

October 27, 2023

City of Brampton – Planning & Development Department  
2 Wellington Street West  
City Hall, 3rd Floor  
Brampton, ON  
L6Y 4R2

**Attention: Secretary Treasurer, Committee of Adjustment**

**RE: Addendum to Minor Variance Rationale (A2023-0244)**  
**2 Bramkay Street, Brampton, ON**  
**TBG Project No. 23971**

On behalf of our client, 2 Bramkay St Holdings ULC (owner of 2 Bramkay Street, Brampton), The Biglieri Group Ltd. ("TBG") is pleased to submit this addendum rationale to facilitate the additional minor variance required to implement the proposed site plan application on the lands municipally known as 2 Bramkay Street, Brampton ("Subject Site").

As background, a related application for Site Plan Approval (PRE-2023-0059) was submitted to the City of Brampton on September 9, 2023, with an updated cover letter submitted September 15, 2023.

On September 26, 2023 a revised Cover Letter and Planning Rationale, a revised Parking Study, and a revised Application Form for the Minor Variance application was submitted to the Secretary Treasurer and other City staff. Since that time, through discussions with Zoning Staff Amanda Dickie, it was determined that another minor variance is required.

#### **PROPOSED MINOR VARIANCES**

The Subject Site is zoned *Industrial Type 2 – M3A-366* in the City of Brampton Zoning By-law #207-2004. The proposed building expansion is designed in a manner to conform to as many zoning provisions as possible while optimizing the development potential of the site.

The following zoning provision applies to the lands through Zoning Exception 366:

*(g) Minimum Landscaped Open Space:*

*(1) for a corner lot:*

- 50 percent of the required front yard area;
- 50 percent of the required exterior side yard width; and,

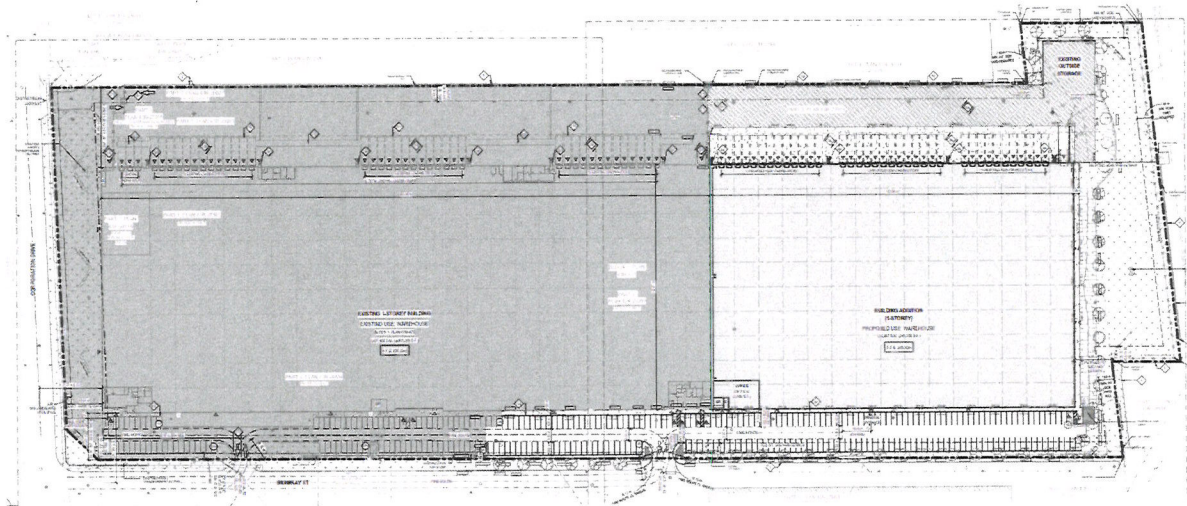
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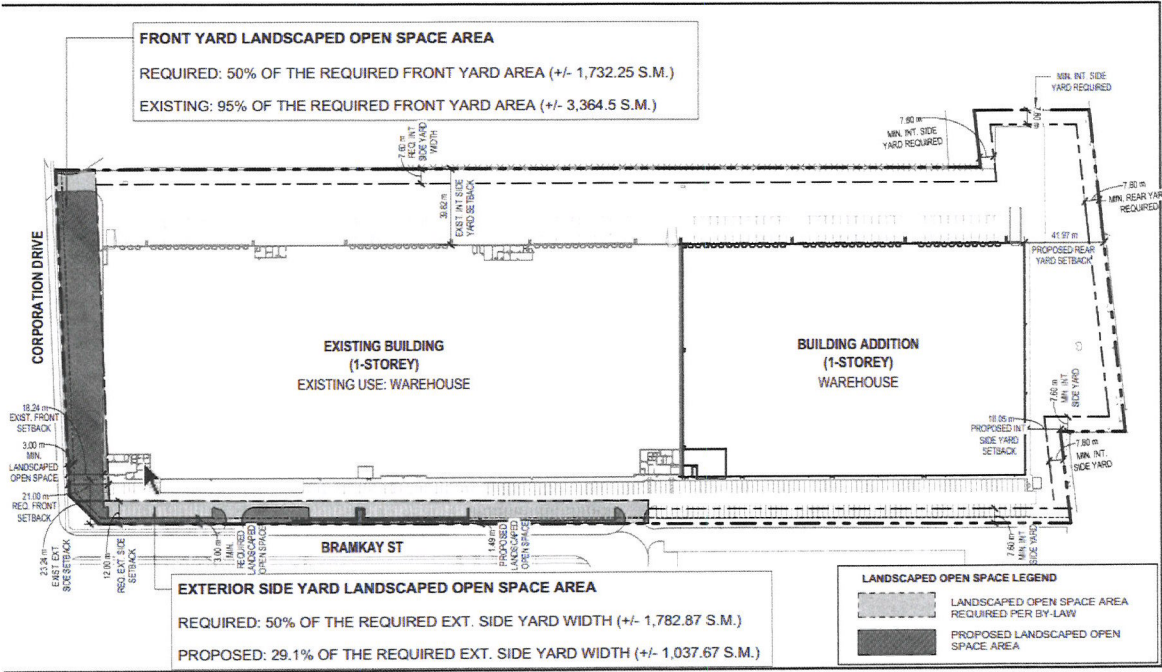
PLANNING | DEVELOPMENT | PROJECT MANAGEMENT | URBAN DESIGN

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- *none required for an interior side yard.*

Through review with the Zoning Examiner, it was determined that a variance to the required exterior side yard landscaped open space is required. Given that the site is a corner lot, 50% of the required exterior side yard width is required to be landscaped open space. The required exterior side yard width is 12 metres in width and extends from the site frontage to the end of the Bramkay Street cul-de-sac. The extent of the exterior side yard has been confirmed with Zoning staff and conforms to the Definitions within the City of Brampton By-law. Upon development of the proposed addition, portions of the parking area adjacent to the exterior side yard will be reconstructed, which will result in a reduced landscaped open space. The Site Plan submitted shows the lands and parking areas that are to remain shaded in gray, and the remainder constitutes the areas to be developed. See below.





The figure above, prepared by Alex Rebanks Architect, demonstrates the percentage of landscaped open space for the front yard and the exterior side yard. As noted, the required percentage of landscaped open space of the required exterior side yard width is 50%. The proposed percentage of landscaped open space is 29.1%. as shown above, which consists of a landscape strip buffer that ranges in width between 1.5 metres to approximately 9 metres. Please note that the area covered by the existing retainer wall has not been included in the calculation.

The currently existing landscaped open space within the required exterior side yard is approximately 46%, which is less than required.

Proposed Minor Variance

- Variance to Zoning By-law #207-2004, Industrial M3A-366 to allow a minimum landscaped open space of 29% to the exterior side yard width.

ANALYSIS

Pursuant to section 3(5) of the Planning Act (“the Act”), variances must be consistent with the Provincial Policy Statement, 2020 (“PPS”) and must conform with the Growth Plan for the Greater Golden Horseshoe (2020) (“Growth Plan”). In addition, Section 45(1) of the Act outlines the four tests which must be satisfied in order for a minor variance to be approved. The variances have been reviewed against the relevant Provincial policies and it is TBG’s professional opinion that the variances conform with Provincial policy.



## Four Tests

### 1. Are the variances in keeping with the general intent and purpose of the Official Plan?

The proposed variance is in keeping with the general intent and purpose of the City of Brampton Official Plan ("OP"). The Subject Site is designated as Industrial and the proposed building will comply with the policies of this section. The planned function of lands designated Industrial is to "provide for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution" (Section 4.4.2). This designation permits a range of industrial, manufacturing, distribution, warehousing and other related uses. Limited office uses are also permitted on lands designated Industrial (Policy 4.4.2.1). Furthermore, the Subject Site is designated as General Employment 2 in the Airport Intermodal Secondary Plan. The General Employment 2 designation permits a broad range of industrial uses including warehousing and storage of goods, manufacturing, and distribution centers (Policy 1.2.1). The development of industrial facilities that achieve sufficient massing and gross floor area is encouraged to achieve long-term economies of scale (Policy 4.4.2.10). As it relates to design, development shall promote appropriate massing, provide satisfactory access, provide an attractive and safe built environment, encourage high quality landscape treatment, and minimize the impact of parking areas (Policy 4.4.2.22).

The proposed variance of allowing a reduced percentage of landscaped open space within the exterior side yard does not trigger an issue of non-conformance with the Official Plan. The proposed variance will maintain a sufficient landscaped strip adjacent to the existing parking area and to the area of parking to be constructed as part of the proposed addition. In addition, the existing condition of the landscaped open space percentage was already slightly deficient as it was calculated to be approximately 46%. The reduced landscaped open space will not compromise safety or attractiveness, and it is not required for stormwater management. In our opinion, the proposed variance is in keeping with the general intent and purpose of the Official Plan.

### 2. Are the proposed variances in keeping with the general intent and purpose of the Zoning By-law?

The intent and purpose of the 50% minimum landscaped open space for the exterior side yard width is to increase the amount of landscaping to be provided in this area, relative to the requirements within the parent By-law. The minimum landscaped open space requirement within the exterior side yard was implemented through the exception that applies to the site and is not a requirement within the parent By-law, M3A. The M3A provision for landscaped open space requires a 3 metre landscape strip. The proposed variance looks to reduce the amount of open landscaped space required within the exterior side yard, though it should be noted that for other sites within the M3A zone, this provision is not required.

In addition, the intent of the requirement is to provide for sufficient landscaped area on site to provide for a comfortable separation and condition for pedestrians. The front yard area is required to have 50% landscaped open space as well, whereas 95% is being provided (see figure above). The amount of pedestrian traffic along Bramkay Street is limited, as the sidewalk concludes soon after the first access point and Bramkay does not connect to Queen Street. Most pedestrian traffic to the school across the street would be limited to Corporation Drive, with limited pedestrian activity on



Bramkay. Any pedestrian traffic on Bramkay related to the school on would be located on the other side of Bramkay. As such, given the overprovision of landscaped area within the front yard and the limited amount of pedestrian traffic and activity expected adjacent to the exterior side yard, it is our opinion that the proposed variance meets the intent and purpose of the Zoning By-law.

**3. Are the proposed variances desirable for the appropriate development or use of the land?**

The proposed variance is desirable for the appropriate development and use of the land, as it facilitates modification of the site which enhances the relationship to the surrounding area. The majority of the landscaping condition along the exterior side yard within the northern portion of the site will be maintained with the existing 3 metre landscape strip. The portion of the exterior side yard that needs to be reconstructed is located south of this area. The purpose of this reconstruction is to move the current second access point to the Bramkay cul-de-sac. This has the effect of being able to use the area previously covered by the driveway for a parking area, which reduces the landscaped open space percentage. It should be noted that while the landscaped open space will be minimized due to the introduction of a parking area where the driveway used to be, the relocated driveway will no longer be used for tracker trailers, and will be used for visitor and employee vehicles instead. This is a significant improvement. In addition, the relocated access point is being positioned further away from the school across the street. In summary, the proposed building addition, and the changes to the second access point on Bramkay greatly enhances the relationship to the surrounding area, especially the school site across the street, while proposing a minor reduction to the landscaped open space area. In our opinion, the proposed variance is desirable for the appropriate development and use of the land.

**4. Are the variances minor in nature?**

The proposed variance is minor in nature as it represents a minor deviation from the required landscaped open space, and the impact to the surrounding area or future users of the proposed development is negligible. The proposed variance facilitates the extension of the existing parking area, which simply continues the existing condition of two rows of parking being located within the exterior side yard. Given the above, the variance is minor and it facilitates the improved relationship between the site and the land uses across Bramkay Street, as trailer movements are reduced and the access is moved away from the school.

We trust that you will find all in order, however if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,  
**THE BIGLIERI GROUP LTD.**



Mallory Nievas, MES, MCIP, RPP  
Senior Planner

**Cc:** Christian Nguyen, Associate Director, Turner & Townsend Cavalieri  
Rawan Khan, Development Manager, Pure Industrial  
Michael Duff, Vice President, Development, Pure Industrial

Flower City



brampton.ca

FILE NUMBER:

A-2023-0244

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request. Questions about the collection of personal information should be directed to the Freedom of Information and Privacy Coordinator, City of Brampton.

### APPLICATION

### Minor Variance or Special Permission

(Please read Instructions)

**NOTE:** It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law 270-2004.

1. Name of Owner(s) 2 Bramkay St Holdings ULC  
 Address 121 King Street West, Suite 1200, Toronto, ON, M5H 3T9  
 Phone # 416-524-3644 Fax #   
 Email rkhan@pureindustrial.ca; mduff@pureindustrial.ca

2. Name of Agent Mallory Nieves, The Biglieri Group Ltd  
 Address 2472 Kingston Road, Toronto, ON, M1N 1V3  
 Phone # 647-882-2726 Fax #   
 Email mnieves@thebiglierigroup.com

3. Nature and extent of relief applied for (variances requested):  
 Please see enclosed Cover Letter.  
Variance to Zoning By-law 207-2004 Provision 30.5 required, in order to permit a minimum parking rate of 1 space per 202.125 square metres. Total number of parking spaces proposed is 296 while 403 is required.  
In addition, a variance is required to permit a front yard setback of 18.24 m (which is existing), as the proposed building height has now increased to 15 metres, with the proposed addition. Per the applicable zoning, a 21 metre setback is required for a building over 12 metres in height.

4. Why is it not possible to comply with the provisions of the by-law?  
Given the current parking requirements, the resulting building GFA due to the proposed building expansion requires more parking spaces than is possible to provide on site. In addition, the front yard setback is already established by the existing building on site.

5. Legal Description of the subject land:  
 Lot Number Part of Lot 6  
 Plan Number/Concession Number Registered Plan 43M-875, Concession 6  
 Municipal Address 2 Bramkay Street, Brampton, L6S 6E9

6. Dimension of subject land (in metric units)  
 Frontage 170 m  
 Depth 508.49 m  
 Area 10.4 Ha [103,993 S.M.]

7. Access to the subject land is by:  
 Provincial Highway ☐ Seasonal Road ☐  
 Municipal Road Maintained All Year ☒ Other Public Road ☐  
 Private Right-of-Way ☐ Water ☐



17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details: File # \_\_\_\_\_ Status \_\_\_\_\_

18. Has a pre-consultation application been filed?

Yes ☒ No ☐

19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File #	Unknown	Decision	200/04	Relief	unknown
File #	_____	Decision	_____	Relief	_____
File #	_____	Decision	_____	Relief	_____

  
\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City \_\_\_\_\_ OF \_\_\_\_\_ Toronto

THIS 26 DAY OF September 20 23.

IF THIS APPLICATION IS SIGNED BY AN AGENT, SOLICITOR OR ANY PERSON OTHER THAN THE OWNER OF THE SUBJECT LANDS, WRITTEN AUTHORIZATION OF THE OWNER MUST ACCOMPANY THE APPLICATION. IF THE APPLICANT IS A CORPORATION, THE APPLICATION SHALL BE SIGNED BY AN OFFICER OF THE CORPORATION AND THE CORPORATION'S SEAL SHALL BE AFFIXED.

I, Mallory Nieves, OF THE City OF Toronto

IN THE province OF Ontario SOLEMNLY DECLARE THAT:

ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE


City \_\_\_\_\_ OF \_\_\_\_\_ Toronto

IN THE province OF \_\_\_\_\_

Ontario THIS 26 DAY OF

September 20 23.

  
A Commissioner etc.

  
\_\_\_\_\_  
Signature of Applicant or Authorized Agent,  
**Susan Louise Bighien, a Commissioner,**  
**etc., Province of Ontario, for The**  
**Biglieri Group Ltd. and The Living**  
**Wall An Ecological Sound Barrier**  
**Solution Inc., Expires August 26, 2026.**

FOR OFFICE USE ONLY

Present Official Plan Designation: \_\_\_\_\_

Present Zoning By-law Classification: \_\_\_\_\_

This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Date

DATE RECEIVED \_\_\_\_\_

**PERMISSION TO ENTER**

To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 2 Bramkay Street, Brampton, ON, L6S 6E9

I/We, 2 Bramkay St Holdings ULC  
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the City of Brampton Committee of Adjustment and City of Brampton staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Minor Variance and/or consent.

Dated this 26 day of September, 20 23.



\_\_\_\_\_  
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Michael Duff

\_\_\_\_\_  
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**

# Zoning Non-compliance Checklist

File No.  
A-2023-0244

Applicant: 2 Bramkay St. Holdings ULC  
Address: 2 Bramkay  
Zoning: M3A-366  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To provide 296 parking spaces	Whereas the By-law requires a minimum of 403 parking spaces	30.5
SCHEDULE "C"			
OTHER – DECK			



Reviewed by Zoning

July 26, 2023  
Date



September 26, 2023

SEP 27 2023

CITY CLERK'S OFFICE

**City of Brampton – Planning & Development Department**  
2 Wellington Street West  
City Hall, 3rd Floor  
Brampton, ON L6Y 4R2

**Attention:** Secretary Treasurer, Committee of Adjustment

**RE:** Revised Minor Variance Application  
2 Bramkay Street, Brampton, ON  
TBG Project No. 23971

On behalf of our client, 2 Bramkay St Holdings ULC (owner of 2 Bramkay Street, Brampton), The Biglieri Group Ltd. ("TBG") is pleased to submit a Minor Variance Application to facilitate the proposed site plan application on the lands municipally known as 2 Bramkay Street, Brampton ("Subject Site"), to expand the existing warehouse on the Subject Site and add additional loading docks and surface parking spaces.

#### **SITE DESCRIPTION & PROPOSAL**

The Subject Site is located at the southeast corner of the intersection of Corporation Drive and Bramkay Street, and is northwest of Queen Street East. The Subject Site is 103,993 m<sup>2</sup> in size with an approximate frontage of approximately 508 metres on Bramkay Street and 170 metres onto Corporation Drive. There is an existing industrial building on the Subject Site which is used for warehousing with a gross floor area of 37,462 m<sup>2</sup>. The height of the existing building is 11.7 metres. Additionally, there are a total of 42 existing loading docks along the rear wall of the building. Surface parking is located at the front of the building, adjacent to Bramkay Street, totaling 93 spaces. Of the existing 93 parking spaces, there are a total of 8 accessible spaces, 4 of both Type A and Type B. Outdoor storage is present on the remainder of the Subject Site. The proposed addition will add 22,367m<sup>2</sup> of building GFA, resulting in an overall total building GFA of approximately 59,829 m<sup>2</sup>. The proposed height of the addition measures a total of 15 metres, to the parapet located at the main entrance of the addition. The height for the majority of the building is 14 metres.

An application for Site Plan Approval was submitted to the City of Brampton on September 9, 2023, with an updated cover letter submitted September 15, 2023. TBG and City of Brampton completed a zoning review and identified that a minor variance application would be required as the proposed parking supply does not meet the minimum parking requirements per Zoning By-law #207-2004 Provision 30.5.

In addition, a second minor variance is required for the front yard depth. Per the Zoning By-law exception 366, the minimum front yard depth for a building with a height less than 12 metres, is 18 metres. The existing building on site conforms to this requirement. The proposed addition has a building height of 15 metres (including the parapet) and therefore, the required front yard depth is 21

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[tbg@thebiglierigroup.com](mailto:tbg@thebiglierigroup.com)

metres, for a building with a height over 12 metres. As such, a minor variance is required to approve this condition.

## PROPOSED MINOR VARIANCES

The Subject Site is zoned *Industrial – Type M3A-366* in the City of Brampton Zoning By-law #207-2004. The proposed building expansion was designed in a manner to conform to as many zoning provisions as possible while maximizing the permissible building size on the Subject Site; however, the proposed development is deficient in total proposed parking. The existing building meets the legal non-conforming requirements for minimum landscaped open space in all front, rear, and interior/exterior side yards, and parking stall minimum size requirements.

Zoning By-law #207-2004 sets out the following provisions/requirements with respect to parking:

- A parallel parking space shall be a rectangular area measuring not less than 2.70 metres in width and 6.5 metres in length, the long side of which is parallel to an aisle (Provision 6.17.1 (b)); and
- The minimum number of parking spaces required is 403 (Provision 30.5).

The existing building is legal non-conforming for the required dimensions for parking stalls as per Provision 6.17.1 (b); however, all new proposed parking stalls meet the required dimensions. The proposed Site Plan contemplates 296 parking spots for the existing building and expansion; therefore, a variance of 107 parking spaces is required to Provision 30.5.

The applicable zoning exception 366 specifies the following:

- (b) Minimum Front Yard Depth:

(3) for a building 12.0 metres or less in height, but greater than 10.0 metres in height: 18.0 metres

(4) for a building 15.0 metres or less, but greater than 12.0 metres in height: 21.0 metres

The existing and proposed front yard depth is 18.24 metres.

### Proposed Minor Variances:

- Variance to Zoning By-law #207-2004 Provision 30.5 to make the minimum parking requirement be 1 space per 202 spaces (rounded from 202.125m<sup>2</sup>) of building GFA.
- Variance to Zoning By-law #207-2004, exception 366 to permit a front yard setback of 18.24 metre for a building with a height of more than 12 metres.



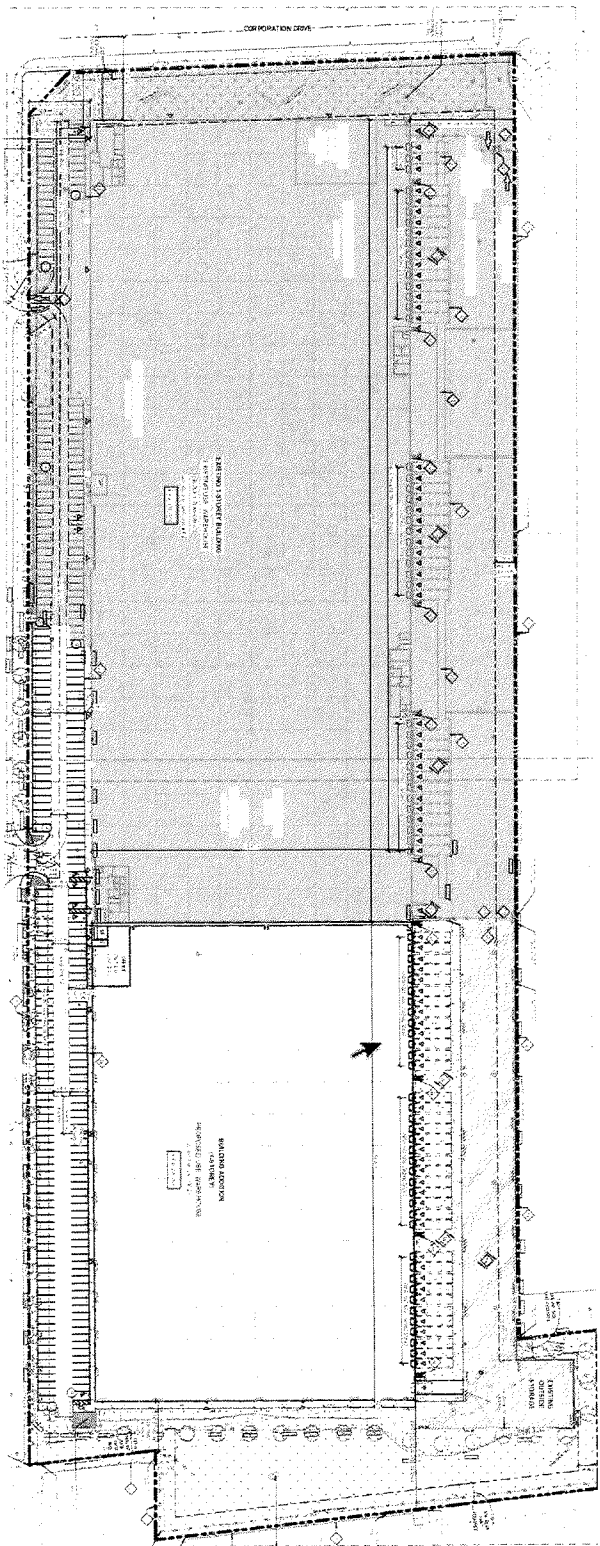


Figure 1 – Site Plan

## ANALYSIS

### Provincial Policies

Pursuant to section 3(5) of the Planning Act (“the Act”), variances must be consistent with the Provincial Policy Statement, 2020 (“PPS”) and must conform with the Growth Plan for the Greater Golden Horseshoe (2020) (“Growth Plan”). In addition, Section 45(1) of the Act outlines the four tests which must be satisfied in order for a minor variance to be approved. The variances have been reviewed against the relevant Provincial policies and it is TBG’s professional opinion that the variances conform with Provincial policy.

### Four Tests

#### 1. Are the variances in keeping with the general intent and purpose of the Official Plan?

The proposed variance is in keeping with the general intent and purpose of the City of Brampton Official Plan (“OP”). The Subject Site is designated as *Industrial* and the proposed building will comply with the policies of this section. The planned function of lands designated *Industrial* is to “provide for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution” (Section 4.4.2). This designation permits a range of industrial, manufacturing, distribution, warehousing and other related uses. Limited office uses are also permitted on lands designated *Industrial* (Policy 4.4.2.1). Furthermore, the Subject Site is designated as *General Employment 2* in the Airport Intermodal Secondary Plan. The *General Employment 2* designation permits a broad range of industrial uses including warehousing and storage of goods, manufacturing, and distribution centers (Policy 1.2.1). The City shall accommodate 70,000 to 90,000 employment land jobs, with some growth occurring through the intensification of existing employment areas (Policy 4.4.2.2). Secondary Plans are intended to refine the *Industrial* designation into sub-categories, with specific policies (Policy 4.4.2.5). The development of industrial facilities that achieve sufficient massing and gross floor area, is encouraged to achieve long-term economies of scale (Policy 4.4.2.10). As it relates to design, development shall promote appropriate massing, provide satisfactory access, provide an attractive and safe built environment, encourage high quality landscape treatment, and minimize the impact of parking areas (Policy 4.4.2.22).

The minor variances requested will facilitate the addition to an existing warehouse building, and the provision of additional loading and vehicular parking spaces on the Subject Site, thereby intensifying the site. The proposed development is an expansion of a permitted use on the Subject Site and will help to accommodate the forecasted employment growth and attain long-term economies of scale in the City of Brampton. As it relates to the design policies, the proposal will be appropriately massed and provide satisfactory access. The proposed variance to reduce the number of required parking spaces is not only supported from an operational perspective, as detailed in the Parking Justification Study, prepared by GHD, but will also help to provide an attractive and safe built environment with a smaller surface parking lot and associated hardscaping. Further, the reduced parking will help to minimize the impact of the surface parking area, which is further minimized by site conditions where the lower grade makes the surface parking less visible from the street. GHD has provided a rationale that relies on existing parking demand within the subject site and data from six proxy sites. The

study concludes that the proposed parking supply of 296 spaces (1 space per 202 m<sup>2</sup>) is expected to exceed the parking demand of the proposed expansion and is supportable from a transportation planning perspective.

The proposed variance to the front yard depth also has the effect of facilitating an appropriate massing and relationship of the existing employment building to Corporation Drive. In addition, the increased building height related to the addition is located towards to the rear of the lot, away from the lot frontage, therefore, the additional massing from the addition will not be apparent from Corporation Drive.

In our opinion, the proposed variances related to parking and the front yard lot depth meet the general intent and purpose of the Official Plan.

## **2. Are the proposed variances in keeping with the general intent and purpose of the Zoning Bylaw?**

The property is zoned as *Industrial – M3A-366* Zone in the City of Brampton Zoning By-law #207-2004. Warehousing is a permitted use in the *M3A-366* Zone. Furthermore, the general requirements and number of required parking spaces are set out in the Zoning By-law with the intent to ensure that the use of the Subject Site can be supported by ensuring there are enough parking spaces for employees and visitors.

The By-law requires a total of 403 parking spaces for the Subject Site, while the development proposes a total of 296. Of the 296 parking spaces, 93 are already existing. As such, these parking spaces do not meet the general provisions, as set out in 6.17.1. The 203 new parking spaces proposed for the Subject Site will conform with the general provisions set out in Provision 6.17.1 in the Zoning By-law. However, the total of 296 parking spaces, does not meet the minimum requirements set out in Section 30.5, which requires a total of 403. Despite not meeting the general requirements and number of required parking spaces, the proposed variances are in keeping with the general intent and purpose of the By-law. The purpose and intent of the Zoning By-law is to require a minimum parking rate that will ensure that the proposed development is adequately serviced. The Parking Study confirms that the proposed parking supply and dimensions will support the warehouse expansion at the Subject Site. Furthermore, based on the conclusions of the Parking Justification Study prepared by GHD, the proposed parking rate is in keeping with other proxy sites that were reviewed and can adequately service the anticipated futures needs of the Subject Site. The proposed parking supply of 296 spaces (1 space per 202 m<sup>2</sup>) is expected to exceed the parking demand of the proposed expansion and is supportable from a transportation planning perspective.

Per the Zoning By-law exception 366, the minimum front yard depth for a building with a height less than 12 metres is 18 metres. The existing building on site conforms to this requirement with a setback of 18.24 metres. The required front yard depth is 21 metres for a building with a height over 12 metres. The proposed addition has a building height of 15 metres (including the parapet) and therefore, a minor variance is required to approve the existing front yard condition. The purpose and intent of the zoning, for increasing the front yard depth for a taller building is to provide for a comfortable relationship between the



building and the public realm, and to mitigate the appearance of mass. The increased building height related to the proposed addition is located towards to the rear of the lot, away from the lot frontage, therefore, the additional massing from the building will not be apparent from Corporation Drive. As such, the variance to the permitted front yard depth meets the intent and purpose of the Zoning By-law, as the relationship between the building height and front yard depth is maintained.

In our opinion, the proposed variances related to parking and the front yard lot depth meet the general intent and purpose of the Zoning By-law.

**3. Are the proposed variances desirable for the appropriate development or use of the land?**

The variances requested are desirable for the appropriate development of the land. The Subject Site is located within an *Employment Area* in the City of Brampton and is surrounded by other industrial uses. The expansion of the warehouse building will intensify the economic activity at the Subject Site, while creating a more attractive built form. The proposed variances will support the expansion of the warehouse and the provision of less parking will support a more attractive built form environment and minimize the visual impact of a surface parking lot. In addition, the variance related to the front yard depth is desirable, as it provides for a compatible and comfortable relationship between the existing building massing and the public realm related to Corporation Drive.

In our opinion, the proposed variances are desirable for the appropriate development of the land.

**4. Are the variances minor in nature?**

The variances are minor in nature as the dimensions of the existing parking spaces are not significantly different than the requirements of Provision 6.17.1 and have historically and presently supported the existing warehousing use at the Subject Site. Further, the reduction of 107 parking spaces is minor in nature as the Parking Justification Study confirms that the proposed parking rate is sufficient to support the expansion of the warehousing use at the Subject Site. Please see enclosed Parking Assessment for full study. The reduced parking rate will help to minimize the visual impact of surface parking, and as such will benefit the surrounding community and achieve a more attractive built form.

The proposed variance to the minimum required front yard depth is 2.76 metres. The proposed variance is minor in nature, as the required variance is only triggered due to the increase in the building height of the addition, which is located towards the rear of the site, away from the frontage. The relationship between the building mass and public realm is maintained, and the increase in building height is not discernable from the lot frontage along Corporation Drive.

As such, it is our opinion that both variances are minor in nature.

## SUPPORTING DOCUMENTS

In support of the current application, please find enclosed the following:

- This revised Planning Rationale and Covering Letter, prepared by TBG and dated September 26<sup>st</sup>, 2023;
- Revised Application form, prepared by TBG and dated September 26, 2023 (including Agent Authorization and Permission to Enter);
- Site Plan, prepared by Alex Rebanks Architects, dated September 6, 2023; and
- Survey, prepared by R. Avis Surveying Inc., dated October 5, 2018.

We trust that you will find all in order, however if you have any questions or require additional information, please contact us at your earliest convenience.

Respectfully,

**THE BIGLIERI GROUP LTD.**



Mallory Nievas  
Senior Planner

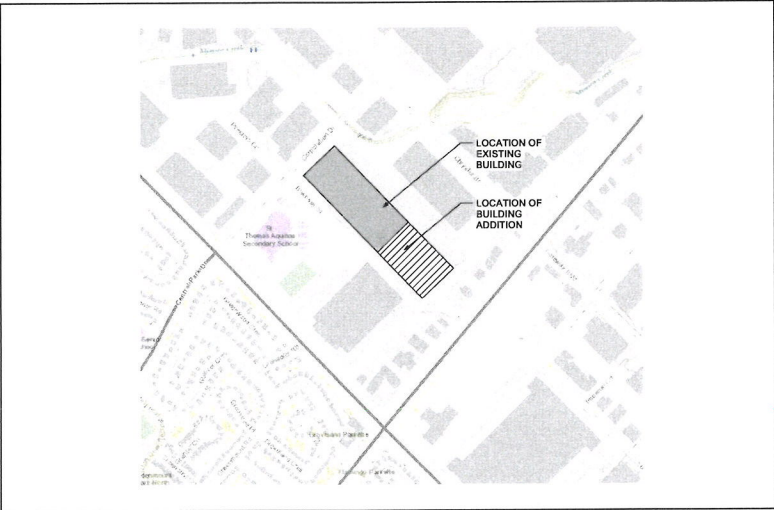
Cc: Christian Nguyen, Project Director, Turner & Townsend Cavalieri  
Rawan Khan, Development Manager, Pure Industrial  
Michael Duff, Vice President, Development, Pure Industrial

RECEIVED  
SEP 27 2023  
CITY CLERK'S OFFICE

# INDUSTRIAL BUILDING EXPANSION

PURE INDUSTRIAL  
2 BRAMKAY STREET, L6S 6E9  
BRAMPTON, ON

## LOCATION PLAN



## ISSUED FOR SPA

ISSUED DATE: SEPTEMBER 6TH, 2023

## PROJECT TEAM DIRECTORY

### OWNER

PURE INDUSTRIAL  
11 KING ST. W. SUITE 100, PO BOX 111  
TORONTO, ON M5T 1T8  
CONTACT: GREGORY LUFF, VP DEVELOPMENT  
EMAIL: gregory.luff@pureindustrial.ca

### PROJECT MANAGEMENT CONSULTANT

#### CAVALIERI ASSOCIATES

2145 DUNDAS DRIVE, SUITE 114  
MISSISSAUGA, ON L4X 1L3  
CONTACT: GREGORY LUFF, PROJECT DIRECTOR  
PHONE: 905.882.4477  
EMAIL: gregory.luff@pureindustrial.ca

### ARCHITECT

#### ALEX REBANKS ARCHITECTS INC.

40 LOGAN AVENUE, UNIT 101  
TORONTO, ONTARIO, M4W 1P9  
CONTACT: ALEX REBANKS, ARCHITECT  
PHONE: 416.462.4343 FAX: 416.462.4354  
EMAIL: alex@alexrebanks.com

### CIVIL ENGINEER

#### R.J. BURNSIDE & ASSOCIATES

1485 FERRIS PARKWAY, SUITE 200  
FERRIS, ON L1A 1C1  
CONTACT: R.J. BURNSIDE, P. ENG  
PHONE: 905.882.4477  
EMAIL: rj@burnsideassociates.com

### LANDSCAPE ARCHITECT

#### MARTHON SMITH LANDSCAPE ARCHITECTS

175 THE DONKEY WEST, SUITE 200  
NORTH YORK, ON M2C 2C2  
CONTACT: MARTHON SMITH, LANDSCAPE ARCHITECT  
PHONE: 416.462.4343  
EMAIL: marthon@marthon.ca

### ELECTRICAL ENGINEER

#### HAMMERSCHLAG & JOFFE

41 ELMER ROAD  
TORONTO, ON M8B 1T8  
CONTACT: JEFF HAMMERSCHLAG, P. ENG  
PHONE: 416.462.4343 FAX: 416.462.4354  
EMAIL: jeff@hammerschlag.com

## DRAWING LIST

### ARCHITECTURAL DRAWINGS

A01 COVER SHEET  
A02 LAYOUT AND SITE PLAN  
A03 EXISTING BUILDING FLOOR PLAN  
A04 ENLARGED SITE PLAN - PART A  
A05 ENLARGED SITE PLAN - PART B  
A06 ENLARGED SITE PLAN - PART C  
A07 ENLARGED SITE PLAN - PART D  
A08 ENLARGED SITE PLAN - PART E  
A09 ENLARGED SITE PLAN - PART F  
A10 ENLARGED SITE PLAN - PART G  
A11 ENLARGED SITE PLAN - PART H  
A12 ENLARGED SITE PLAN - PART I  
A13 ENLARGED SITE PLAN - PART J  
A14 ENLARGED SITE PLAN - PART K  
A15 ENLARGED SITE PLAN - PART L  
A16 ENLARGED SITE PLAN - PART M  
A17 ENLARGED SITE PLAN - PART N  
A18 ENLARGED SITE PLAN - PART O  
A19 ENLARGED SITE PLAN - PART P  
A20 ENLARGED SITE PLAN - PART Q  
A21 ENLARGED SITE PLAN - PART R  
A22 ENLARGED SITE PLAN - PART S  
A23 ENLARGED SITE PLAN - PART T  
A24 ENLARGED SITE PLAN - PART U  
A25 ENLARGED SITE PLAN - PART V  
A26 ENLARGED SITE PLAN - PART W  
A27 ENLARGED SITE PLAN - PART X  
A28 ENLARGED SITE PLAN - PART Y  
A29 ENLARGED SITE PLAN - PART Z

### CIVIL DRAWINGS

C01 GRADING PLAN  
C02 LAYOUT AND SITE PLAN  
C03 EXISTING BUILDING FLOOR PLAN  
C04 ENLARGED SITE PLAN - PART A  
C05 ENLARGED SITE PLAN - PART B  
C06 ENLARGED SITE PLAN - PART C  
C07 ENLARGED SITE PLAN - PART D  
C08 ENLARGED SITE PLAN - PART E  
C09 ENLARGED SITE PLAN - PART F  
C10 ENLARGED SITE PLAN - PART G  
C11 ENLARGED SITE PLAN - PART H  
C12 ENLARGED SITE PLAN - PART I  
C13 ENLARGED SITE PLAN - PART J  
C14 ENLARGED SITE PLAN - PART K  
C15 ENLARGED SITE PLAN - PART L  
C16 ENLARGED SITE PLAN - PART M  
C17 ENLARGED SITE PLAN - PART N  
C18 ENLARGED SITE PLAN - PART O  
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C20 ENLARGED SITE PLAN - PART Q  
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C22 ENLARGED SITE PLAN - PART S  
C23 ENLARGED SITE PLAN - PART T  
C24 ENLARGED SITE PLAN - PART U  
C25 ENLARGED SITE PLAN - PART V  
C26 ENLARGED SITE PLAN - PART W  
C27 ENLARGED SITE PLAN - PART X  
C28 ENLARGED SITE PLAN - PART Y  
C29 ENLARGED SITE PLAN - PART Z

### SURVEY DRAWINGS

S01 SURVEY

### LANDSCAPE DRAWINGS

L01 LANDSCAPE MASTER PLAN  
L02 LANDSCAPE LAYOUT PLAN  
L03 LANDSCAPE LAYOUT PLAN - PART A  
L04 LANDSCAPE LAYOUT PLAN - PART B  
L05 LANDSCAPE LAYOUT PLAN - PART C  
L06 LANDSCAPE LAYOUT PLAN - PART D  
L07 LANDSCAPE LAYOUT PLAN - PART E  
L08 LANDSCAPE LAYOUT PLAN - PART F  
L09 LANDSCAPE LAYOUT PLAN - PART G  
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L14 LANDSCAPE LAYOUT PLAN - PART L  
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L26 LANDSCAPE LAYOUT PLAN - PART X  
L27 LANDSCAPE LAYOUT PLAN - PART Y  
L28 LANDSCAPE LAYOUT PLAN - PART Z

### ELECTRICAL DRAWINGS

E01 ELECTRICAL PHOTOGRAPHIC SITE PLAN

## ADDRESS

### MUNICIPAL ADDRESS

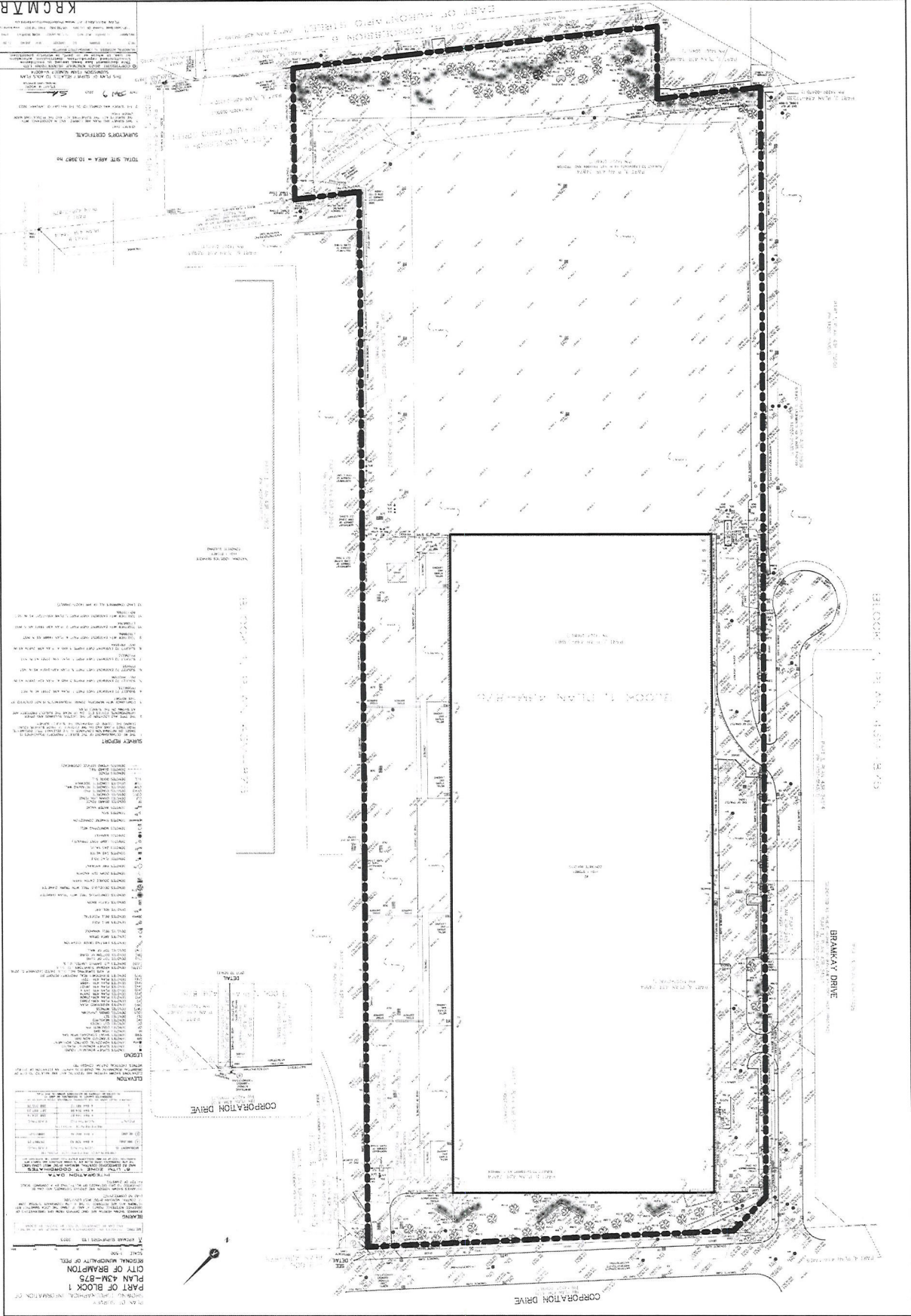
2 BRAMKAY ST  
BRAMPTON, ON

### LEGAL DESCRIPTION

PLAN M57 P1 & 1, DESIGNATED AS P1.2 & 1 ON REF PLAN 000001, SAVE AND  
EXCEPTED ON REF PLAN 000001 AND PLAN M57 P1 & 1, DESIGNATED AS P1.1 ON  
REF PLAN 000001

## OBC MATRIX

Alex Rebanks Architects Inc.		Project	
401 Logan Ave, Unit 101, Toronto, ON, M4W 1P9		PROPOSED INDUSTRIAL BUILDING EXPANSION	
The Certificate of Planning Number		Location	
2145 Dundas Drive, Suite 114, Mississauga, ON, L4X 1L3		2 BRAMKAY ST BRAMPTON, ON, L6S 6E9	
Plan Book: 2023			
Item	Order Building Code Date: March 1, 2015	Building Code Reference Reference: 2015 Building Code	
		Reference: 2015 Building Code	
1	Project Description: Industrial building expansion of 10,000 sq. ft. (10,000 sq. ft. of new space and 10,000 sq. ft. of existing space).	Change from CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
2	Height Classification: Height of 10.1 m (33 ft. 6 in.).	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
3	Building Area (sq. ft.): Existing 10,000 sq. ft. New 10,000 sq. ft. Total 20,000 sq. ft.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
4	Maximum Height (m): Existing 10.1 m (33 ft. 6 in.). New 10.1 m (33 ft. 6 in.). Total 10.1 m (33 ft. 6 in.).	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
5	Number of Storeys: Existing 3. New 3. Total 6.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
6	Building Classification: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
7	Building Classification: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
8	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
9	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
10	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
11	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
12	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
13	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
14	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
15	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
16	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
17	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
18	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
19	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
20	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
21	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2
22	Fire Protection System Proposed: 10.1.1 GROUP 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.	CS 10.1 to CS 10.2	CS 10.1 to CS 10.2












**DENRO SITE PLAN NOTES**

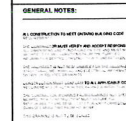
- 1. EXISTING CONCRETED GRAIN TO BE DEMOLISHED
- 2. EXISTING CONCRETED EXTERIOR TO BE DEMOLISHED
- 3. EXISTING PERIMETER WALL TO BE DEMOLISHED
- 4. EXISTING GRAIN BAY FLOOR TO BE DEMOLISHED
- 5. EXISTING EXTERIOR WALL TO BE DEMOLISHED
- 6. EXISTING ALUMINUM TO BE DEMOLISHED
- 7. EXISTING CONCRETED FLOOR TO BE DEMOLISHED
- 8. EXISTING GRAIN TO BE DEMOLISHED

[illegible]





-   
**Alex Rebanks  
Architects**  
www.alexrebanks.com  
Tel 016 452 4342 Fax 016 452 0054  
400 Virginia Road 300, Toronto, M6H 1P6  
www.alexrebanks.com
-    
**PROJECT NORTH** **REAL**
-  **CAVALIERI  
6 ASSOCIATES LTD**  
Project & Development Services
- PROJECT:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
 **PURE INDUSTRIAL**  
2 BRANKAY ST  
25-365  
BRAMPTON ON

SCALE CONVERSION:

DRAWING TITLE:	
<b>ENLARGED SITE PLAN PART A</b>	
DATE: 2023 03 23	DRAWING NO:  <b>A1.3</b>
SCALE: 1:300	
DRAWN: FY	
CHECKED: AR	
AREA #: 2022 34	
NOTE: ALL PERMITS AND CONDITIONS ARE THE LEAD AGENCY OF THE JURISDICTION OF THE PROJECT.	





**NEWS**  
**ALFA ROMEO AND MITCHELL IN THE LEAN WIND OF**  
**ART & DESIGN** (continued)





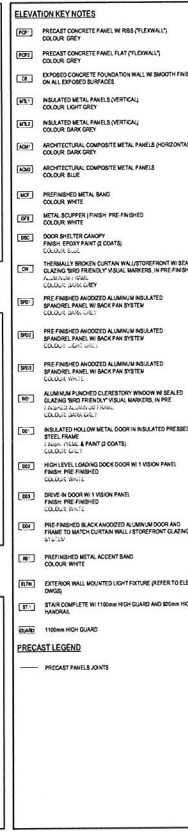






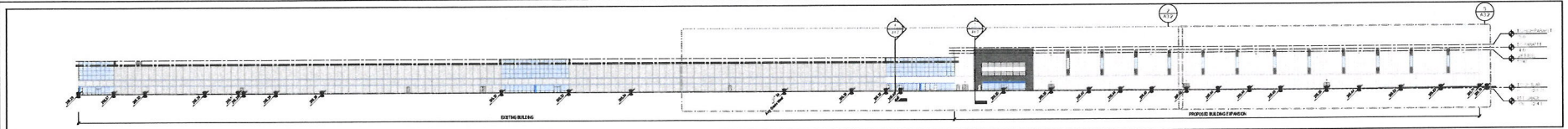




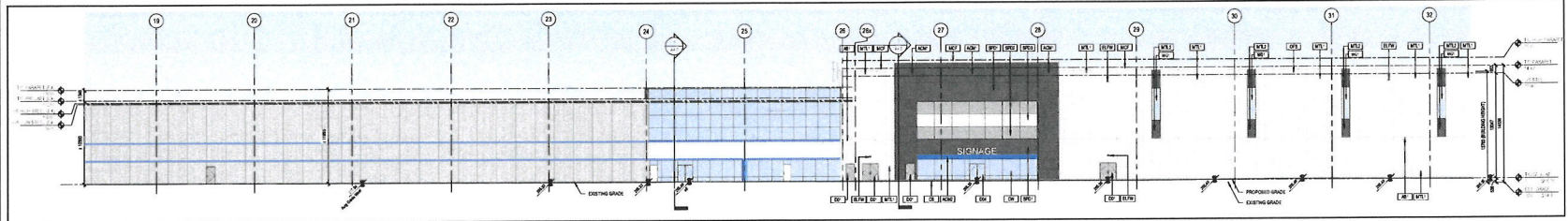


SHEET SIZE: 30x4

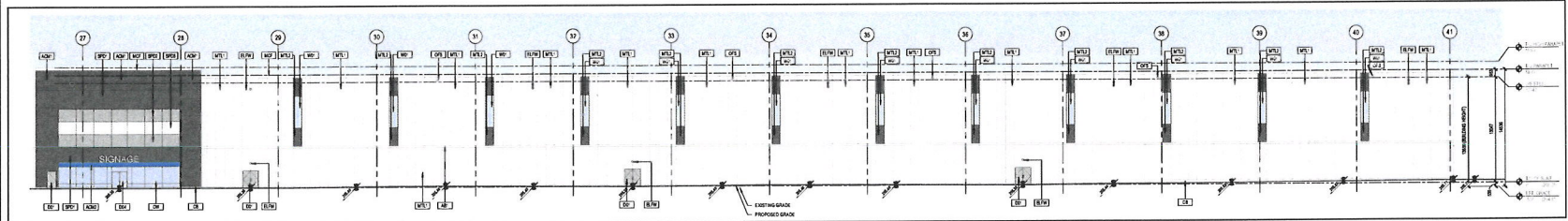




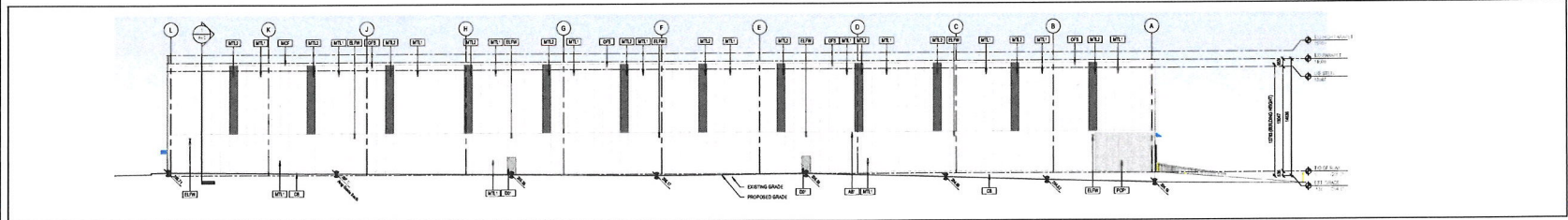
1 WEST ELEVATION (COLOURED)  
1:500



2 WEST ELEVATION - PART 1 (COLOURED)  
1:500



3 WEST ELEVATION - PART 2 (COLOURED)  
1:500



4 SOUTH ELEVATION (COLOURED)  
1:500

**ELEVATION KEY NOTES**

- [P2] PRECAST CONCRETE PANEL W/ RIBS (TYPICAL) COLOUR GREY
- [P3] PRECAST CONCRETE PANEL FLAT (TYPICAL) COLOUR GREY
- [E] EXPOSED CONCRETE EXISTING WALL W/ BRUSHY FINISH ON ALL EXPOSED SURFACES
- [V1] INSULATED METAL PANELS (VERTICAL) COLOUR LIGHT GREY
- [V2] INSULATED METAL PANELS (VERTICAL) COLOUR DARK GREY
- [H1] ARCHITECTURAL COMPOSITE METAL PANELS (HORIZONTAL) COLOUR DARK GREY
- [H2] ARCHITECTURAL COMPOSITE METAL PANELS COLOUR BLUE
- [M1] PREFABRICATED METAL BAND COLOUR WHITE
- [S1] METAL SCUPPER (FINISH: PRE-FINISHED) COLOUR WHITE
- [C1] DOOR WITH GLASS CANOPY FINISH: EPOXY PAINT (2 COATS) COLOUR: BLUE
- [T1] THERMALLY BROKEN CURTAIN WALL (STOREFRONT) W/ SEALED GLAZING W/3 FRENCHLY VISUAL MARKERS, IN PRE-FINISHED ALUMINUM FRAME COLOUR: DARK GREY
- [P1] PRE-FINISHED ANODIZED ALUMINUM INSULATED SPANDREL PANEL W/ BACK PAN SYSTEM COLOUR: WHITE
- [P2] PRE-FINISHED ANODIZED ALUMINUM INSULATED SPANDREL PANEL W/ BACK PAN SYSTEM COLOUR: WHITE
- [P3] PRE-FINISHED ANODIZED ALUMINUM INSULATED SPANDREL PANEL W/ BACK PAN SYSTEM COLOUR: WHITE
- [W1] ALUMINUM FINISHED CLOSETORY WINDOW W/ SEALED GLAZING W/3 FRENCHLY VISUAL MARKERS, IN PRE-FINISHED ALUMINUM FRAME COLOUR: DARK GREY
- [D1] INSULATED ANODIZED METAL DOOR W/ INSULATED PRE-SEAL STEEL FRAME & PAINT (2 COATS) COLOUR: WHITE
- [H1] HIGH LEVEL LOADING DOCK DOOR W/ 1 VISION PANEL FINISH: PRE-FINISHED COLOUR: WHITE
- [D1] DOOR IN DOOR W/ 1 VISION PANEL FINISH: PRE-FINISHED COLOUR: WHITE
- [D2] PRE-FINISHED BLACK ANODIZED ALUMINUM DOOR AND FRAME TO MATCH CURTAIN WALL / STOREFRONT GLAZING SYSTEM
- [A1] PREFABRICATED METAL ACCENT BAND COLOUR: WHITE
- [E1] EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELEC DWG)
- [G1] BEAM COMPLETE W/ 1150mm HIGH GUARD AND 200mm HIGH HANDRAIL
- [G2] 1100mm HIGH GUARD

**PRECAST LEGEND**

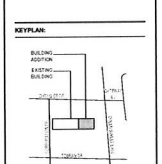
- PRECAST PANELS JOINTS



**PROJECT NORTH** SEAL  
**CAVALIERI ASSOCIATES LTD**  
Project & Development Leader

**PROJECT:**  
**PURE INDUSTRIAL**

**2 BRIMLEY ST**  
**130 B.S.**  
**BRIMLEY, ON**



**GENERAL NOTES:**

1. ALL ELEVATIONS TO MATCH DRAWING SET AND SPECIFICATIONS.
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS TO BE GIVEN IN METERS AND MILLIMETERS.
4. ALL DIMENSIONS TO BE GIVEN TO FACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE GIVEN TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS TO BE GIVEN TO SURFACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS TO BE GIVEN TO CENTERLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS TO BE GIVEN TO SURFACE UNLESS OTHERWISE NOTED.
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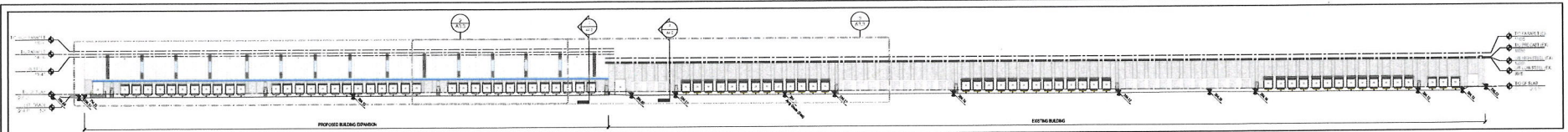
ISSUE RECORD		
NO.	REVISIONS	DATE

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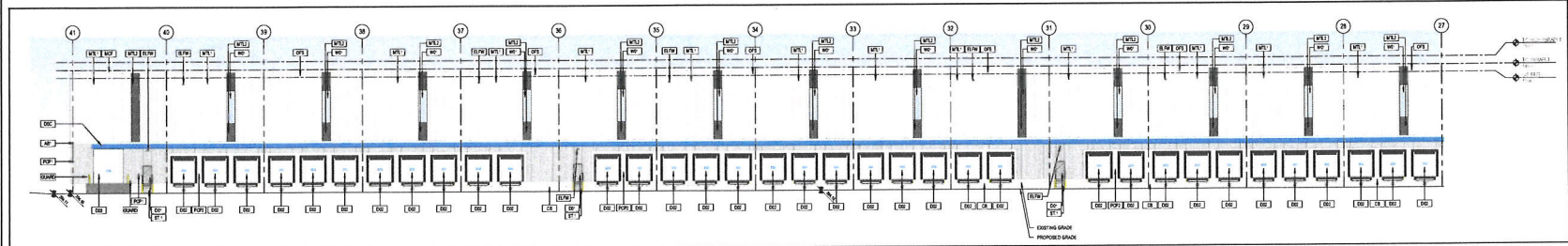

**DRAWING TITLE:**  
**BUILDING ELEVATIONS (COLOURED)**

<b>DATE:</b> 2023.03.23	<b>DRAWING NO.</b>
<b>SCALE:</b> AS NOTED	<b>A3.2</b>
<b>DRAWN:</b> J.V.	<b>CHECKED:</b> J.V.
<b>DATE:</b> 2023.03.23	<b>DATE:</b> 2023.03.23

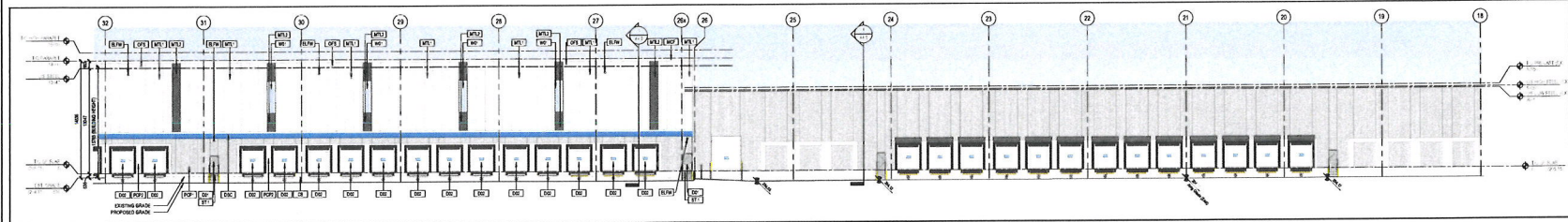
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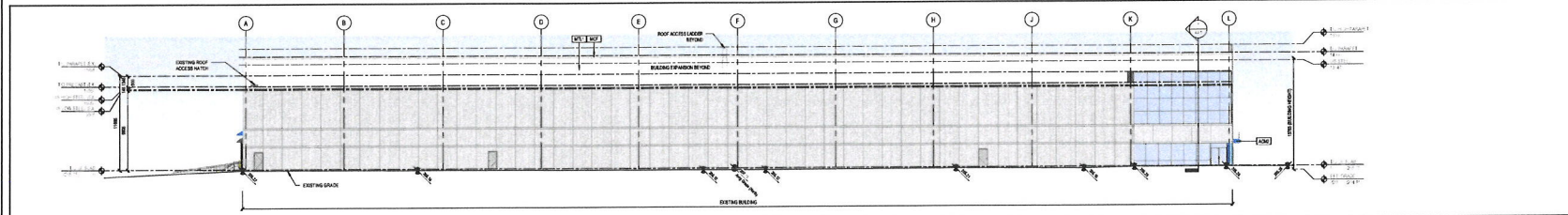
1 EAST ELEVATION (COLOURED)  
1:500



2 PARTIAL EAST ELEVATION - PART 1 (COLOURED)  
1:500



3 PARTIAL EAST ELEVATION - PART 2 (COLOURED)  
1:500



4 NORTH ELEVATION (COLOURED)  
1:500

- ELEVATION KEY NOTES**
- [E1] PRECAST CONCRETE PANEL W/ RIBS (TYPICAL) COLOUR GREY
  - [E2] PRECAST CONCRETE PANEL FLAT (TYPICAL) COLOUR GREY
  - [E3] EXPOSED CONCRETE FOUNDATION WALL W/ SMOOTH FINISH ON ALL EXPOSED SURFACES
  - [E4] INSULATED METAL PANELS (VERTICAL) COLOUR LIGHT GREY
  - [E5] INSULATED METAL PANELS (VERTICAL) COLOUR DARK GREY
  - [E6] ARCHITECTURAL COMPOSITE METAL PANELS (HORIZONTAL) COLOUR DARK GREY
  - [E7] ARCHITECTURAL COMPOSITE METAL PANELS COLOUR BLUE
  - [E8] PREFINISHED METAL BAND COLOUR WHITE
  - [E9] METAL SCUPPER (FINISH: PRE FINISHED COLOUR WHITE)
  - [E10] DOOR SHELTER CANOPY FINISH: EPOXY PAINT (2 COATS) COLOUR BLUE
  - [E11] THERMALLY BROKEN CURTAIN WALL (STREET FRONT) W/ SEALED GLAZING AND TYPICAL FINISH. WINDOW: W/ PRE FINISHED ALUMINUM (100% ANODIZED) COLOUR GREY
  - [E12] PRE FINISHED ANODIZED ALUMINUM INSULATED SPANDREL PANEL W/ BACK PAN SYSTEM COLOUR: WHITE
  - [E13] PRE FINISHED ANODIZED ALUMINUM INSULATED SPANDREL PANEL W/ BACK PAN SYSTEM COLOUR: WHITE
  - [E14] PRE FINISHED ANODIZED ALUMINUM INSULATED SPANDREL PANEL W/ BACK PAN SYSTEM COLOUR: WHITE
  - [E15] ALUMINUM FINISHED CRESTORY WINDOW W/ SEALED GLAZING AND TYPICAL FINISH. WINDOW: W/ PRE FINISHED ALUMINUM (100% ANODIZED) COLOUR GREY
  - [E16] INSULATED HOLLOW METAL DOOR W/ INSULATED PRESTRESSED STEEL FRAME FINISH: PAINT & PAINT (2 COATS) COLOUR: WHITE
  - [E17] HIGH LEVEL LOADING DOCK DOOR W/ 1 VISION PANEL FINISH: PRE FINISHED COLOUR: WHITE
  - [E18] DOOR & DOOR W/ 1 VISION PANEL FINISH: PRE FINISHED COLOUR: WHITE
  - [E19] PRE FINISHED BLACK ANODIZED ALUMINUM DOOR AND FRAME TO MATCH CURTAIN WALL / STOREFRONT GLAZING & FINISH
  - [E20] PREFINISHED METAL ACENT BAND COLOUR WHITE
  - [E21] EXTERIOR WALL MOUNTED LIGHT FIXTURE (REFER TO ELEC. DRWG)
  - [E22] STAIR COMPLETE W/ 1100mm HIGH GUARD AND 800mm HIGH HANDRAIL
  - [E23] 1100mm HIGH GUARD
- PRECAST LEGEND**
- PRECAST PANELS & JOINTS

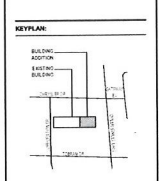
**Alex Rebanks Architects**  
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Tel: 416 462 4345 Fax: 416 462 2654  
Cell: 416 462 4345 and 416 462 2654  
www.alexrebanks.com

**PROJECT NORTH**

**CAVALIERI**  
CONSTRUCTION LTD  
Project & Development Leaders

**PURE INDUSTRIAL**

2 BRAMLEY ST  
100-102  
BRAMLEY, ON



**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TORONTO'S ZONING BY-LAW AND ALL APPLICABLE REGULATIONS BY-LAW.

2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF TORONTO'S ZONING BY-LAW AND ALL APPLICABLE REGULATIONS BY-LAW.

3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF TORONTO'S ZONING BY-LAW AND ALL APPLICABLE REGULATIONS BY-LAW.

4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF TORONTO'S ZONING BY-LAW AND ALL APPLICABLE REGULATIONS BY-LAW.

5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CITY OF TORONTO'S ZONING BY-LAW AND ALL APPLICABLE REGULATIONS BY-LAW.

**REVISION RECORD:**

NO.	REVISIONS	DATE

**SCALE CONVERSION**

**DRAWING TITLE**

**BUILDING ELEVATIONS (COLOURED)**

**DATE:** 2023-03-23  
**SCALE:** AS NOTED  
**DRAWN:** FX  
**CHECKED:** AR  
**DATE:** 2023-03-24

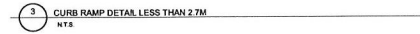
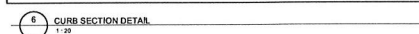
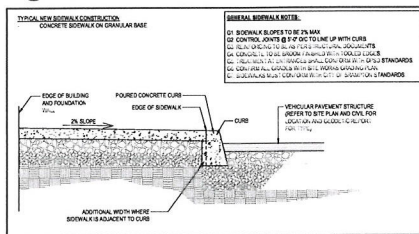
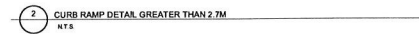
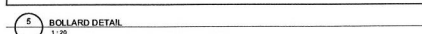
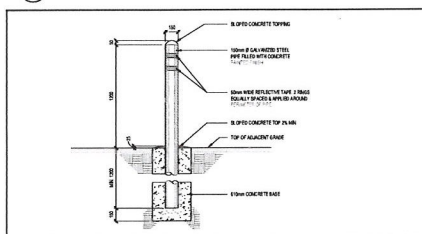
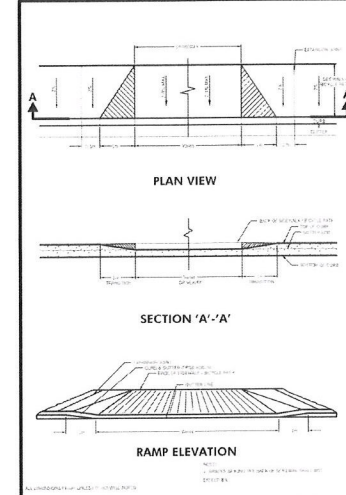
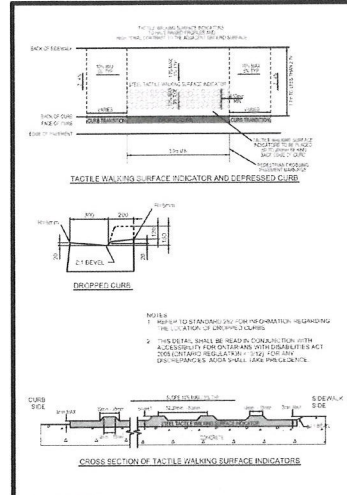
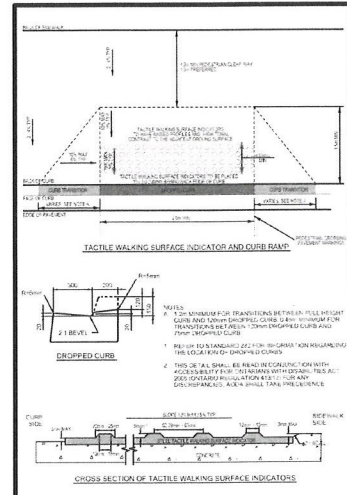
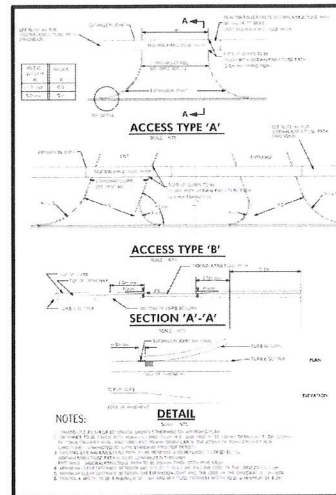
**DRAWING NO. A3.3**

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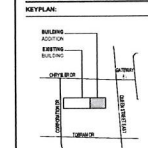








2 BRAMKAY ST  
L6S 6E9  
BRAMPTON, ON



GENERAL NOTES:

[illegible][illegible]

SCALE CONVERSION:

DRAWING TITLE:

## SITE DETAILS

DATE:	2023 05 23	DRAWING NO.  <b>A5.0</b>
SCALE:		
DRAWN:	FV	
CHECKED:	AR	
ARA #:	2022-34	

**ALTA REYNOLDS ARCHITECTS PC** is the LEAN name of  
ALTA REYNOLDS ARCHITECTS, P.C.

# Zoning Non-compliance Checklist

File No.  
A-2023-0244

Applicant: 2 Bramkay St. Holdings ULC  
Address: 2 Bramkay  
Zoning: M3A-366  
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR	To permit a front yard setback of 18.21m	Whereas the By-law requires a minimum front yard setback of 21.0m	366.2.b) 4)
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
PARKING	To provide 296 parking spaces	Whereas the By-law requires a minimum of 404 parking spaces	30.5
SCHEDULE "C"			
OTHER – DECK			



Reviewed by Zoning

OCT.4, 2023  
Date