

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 and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, 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) 1335338 Ontario Limited, William Robert Hewson, & 6602142 Canada Inc.

Address 12700 McLaughlin Road Caledon, ON, L7C 2A1

Phone # 905 843 2542 & (561) 306 1764 Fax #

Email bill.hewson@bellnet.ca, wgreenspoon@mpnholdings.com

2. Name of Agent Glen Schnarr and Associates Inc.

Address 10 Kingsbridge Garden Circle, Mississauga ON L5R 3K6 Suite 700

Phone # 416-648-2111 Fax #

Email patrickp@gsai.ca

3. Nature and extent of relief applied for (variances requested):

1. Section 2913.2(14) - To allow each storey higher than 12m above grade to have a maximum Gross Floor Area of 1,900m2 up to a building height of 27 metres, whereas a maximum of 800m2 is permitted for each storey above 12m (not shown on plan);

2. Section 2913.2(15) - To allow a maximum building width of 66m for the portion of the building between 12 meters and 27meters above grade, whereas the width of any portion of the building greater than 12 meters above grade shall not exceed 50% of the building at grade; and

4. Why is it not possible to comply with the provisions of the by-law?

Refer to justification outlined in the Cover Letter.

5. Legal Description of the subject land:

Lot Number 23 & 24

Plan Number/Concession Number PT LTS 23 & 24 BLK C PL BR13 AS IN VS264092 SAVE & EXCEPT PT 1 EXPRO. PL PR1617325, BRAMPTON.

Municipal Address 174, 178, and 180 Queen Street East

6. Dimension of subject land (in metric units)

Frontage 11.6 m

Depth 57.75 m

Area 0.0669 hectares (669 sq.m)

7. Access to the subject land is by:

Provincial Highway ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

None.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

20 storey mixed use development (residential/retail). See Cover Letter for details.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

<u>EXISTING</u>	
Front yard setback	<u>N/A</u>
Rear yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>
Side yard setback	<u>N/A</u>
 <u>PROPOSED</u>	
Front yard setback	<u>0m</u>
Rear yard setback	<u>3m</u>
Side yard setback	<u>0m</u>
Side yard setback	<u>0m</u>

10. Date of Acquisition of subject land: July 3, 2007
11. Existing uses of subject property: Vacant
12. Proposed uses of subject property: Mixed use (Res/Commercial)
13. Existing uses of abutting properties: Commercial
14. Date of construction of all buildings & structures on subject land: N/a
15. Length of time the existing uses of the subject property have been continued: N/a

16. (a) What water supply is existing/proposed?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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 ☐ Unknown

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 # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF ~~Mississauga~~ Brampton.

THIS 15 DAY OF ~~November~~ December, 2023.

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, Anu Sasi Kumar, OF THE City _____ OF ~~Mississauga~~ York.

IN THE Region _____ OF ~~Peel~~ York 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 ~~Mississauga~~ Brampton

IN THE Region _____ OF _____

Peel _____ THIS 5th DAY OF

December, 2023

Signature of Applicant or Authorized Agent

Clara Van
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton

FOR OFFICE USE ONLY
Expires September 20, 2026

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 Dec 5, 2023

Date Application Deemed
Complete by the Municipality

VL

Revised 2022/02/17

APPOINTMENT AND AUTHORIZATION OF AGENT

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

LOCATION OF THE SUBJECT LAND: 174, 178, and 180 Queen Street East

I/We, 1335338 Ontario Limited, William Robert Hewson, & 6602142 Canada Inc.
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Glen Schnarr and Associates Inc.
please print/type the full name of the agent(s)

to make application to the **City of Brampton Committee of Adjustment** in the matter of an application for **minor variance** with respect to the subject land.

Dated this 17th day of November, 2023.

Per: [Signature] Pres.
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

(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.

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

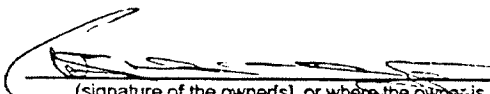
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 174, 178, and 180 Queen Street East

I/We, 1335338 Ontario Limited, William Robert Hewson, & 6602142 Canada Inc.
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.

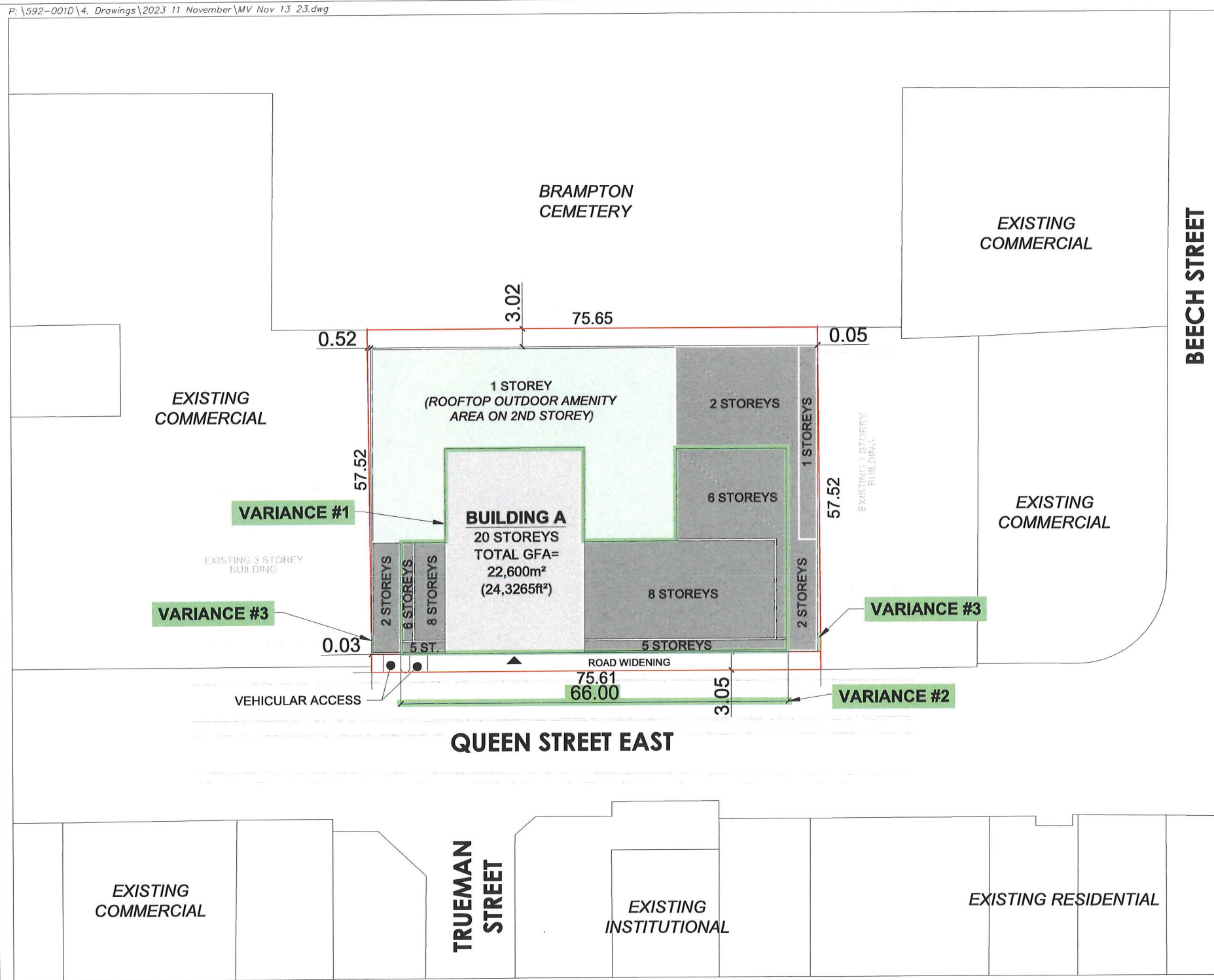
Dated this 17th day of November, 2023.


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

(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**



**MINOR VARIANCE SKETCH
1335338 ONTARIO LIMITED,
WILLIAM ROBERT HEWSON &
790788 ONTARIO LIMITED**

174-184 QUEEN STREET EAST
PART OF LOTS 23 & 24,
BLOCK C, REGISTERED PLAN BR13
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL

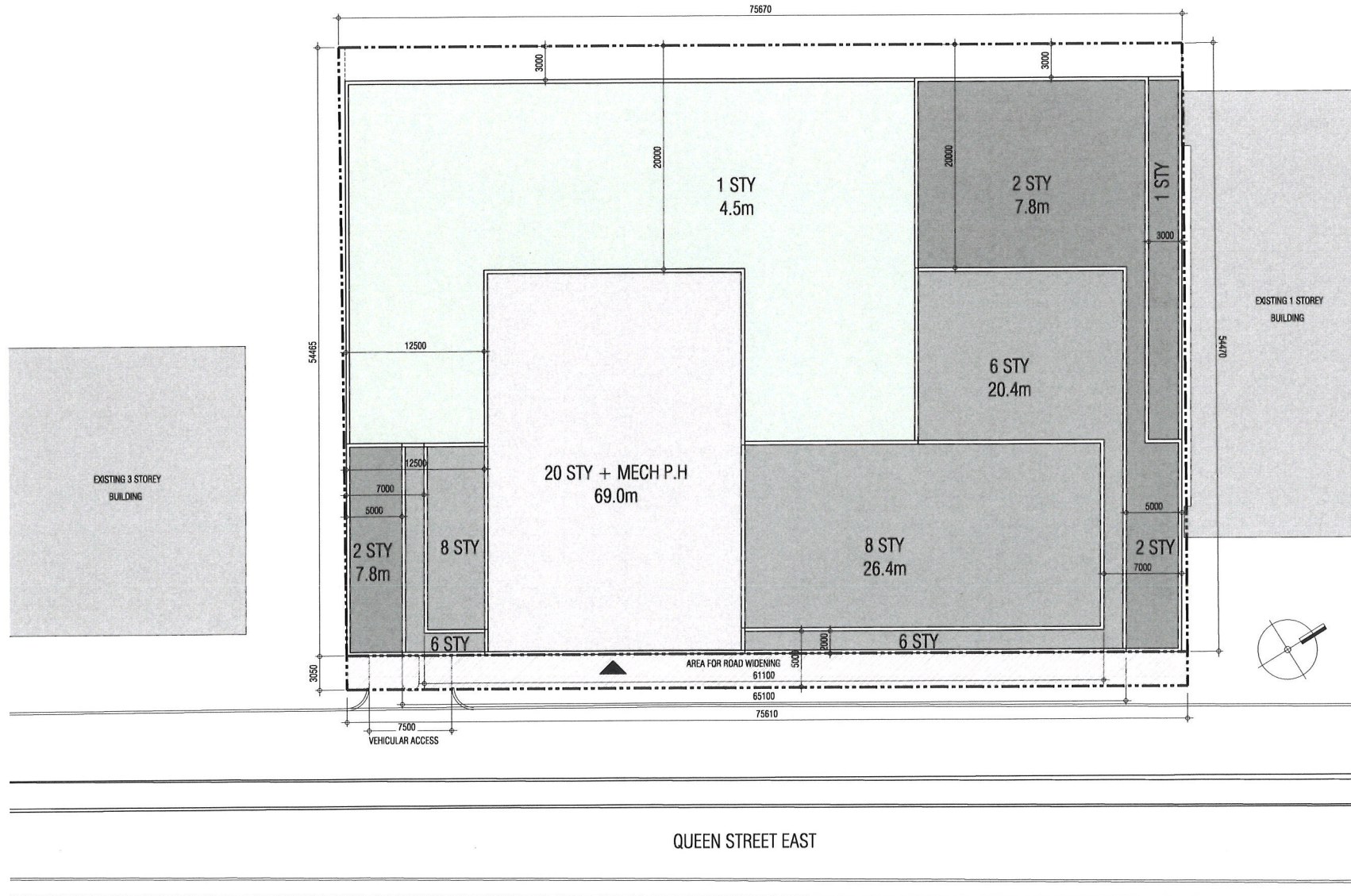
REQUESTED VARIANCES

1. TO ALLOW EACH STOREY HIGHER THAN 12m ABOVE GRADE TO HAVE A MAXIMUM GROSS FLOOR AREA OF 1,900m² UP TO A BUILDING HEIGHT OF 27 METRES WHEREAS A MAXIMUM OF 800m² IS PERMITTED FOR EACH STOREY ABOVE 12m.
(NOT SHOWN ON PLAN)
2. TO ALLOW A MAXIMUM BUILDING WIDTH OF 66m FOR THE PORTION OF THE BUILDING BETWEEN 12m AND 27m ABOVE GRADE WHEREAS THE WIDTH OF ANY PORTION OF THE BUILDING GREATER THAN 12.0 METRES ABOVE GRADE SHALL NOT EXCEED 50% OF THE WIDTH OF THE BUILDING AT GRADE.
3. TO ALLOW 0% OF THE SIDE WALLS WITHIN 6 METRES OF THE FRONT LOT LINE LESS THAN 4.0 METRES ABOVE GRADE TO HAVE WINDOWS AND DOORS WHEREAS THE PORTION OF BOTH SIDE WALLS WITHIN 6.0 METRES OF THE FRONT LOT LINE ARE REQUIRED TO HAVE A MINIMUM OF 70% OF THE GROSS AREA OF THE PORTION OF THE WALL THAT IS LESS THAN 4.0 METRES ABOVE GRADE TO HAVE WINDOWS AND DOORS.
(NOT SHOWN ON PLAN)



SCALE 1:800
NOVEMBER 13, 2023



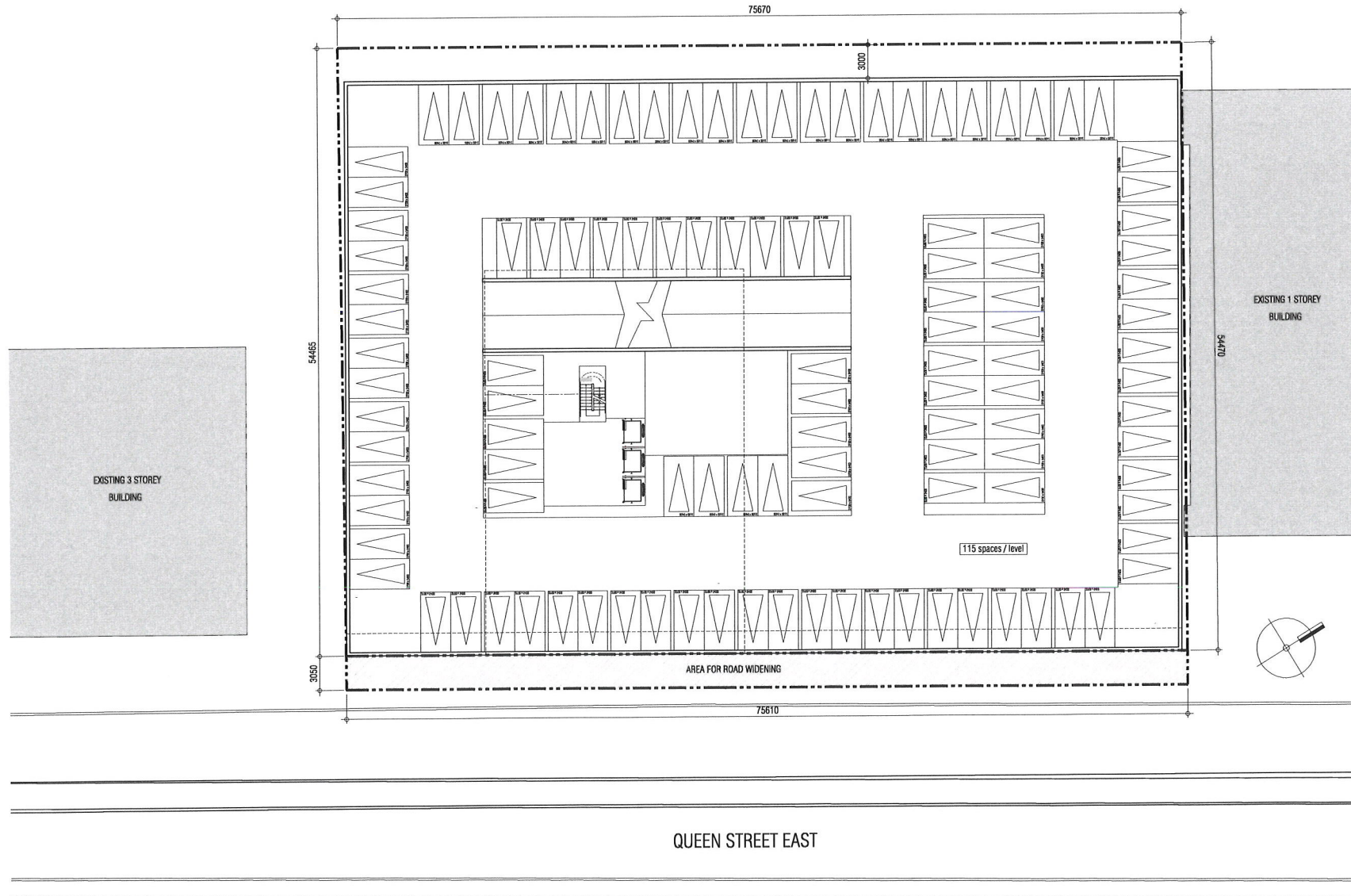


PROJECT STATISTICS			
1. SITE AREA			
site area			4538 m2 (48,847 ft2)
road widening			229 m2 (2465 ft2)
NET Site Area			4309 m2 (46,382 ft2)
2. GFA			
	COMMERCIAL GFA	RESIDENTIAL GFA	TOTAL GFA
ground	600 m2	240 m2	840 m2
2nd		2000 m2	2000 m2
3rd-6th (1825 m2 x 4)		7300 m2	7300 m2
7th-8th (1430 m2 x 2)		2860 m2	2860 m2
9th-20th (800 m2 x 12)		9600 m2	9600 m2
Total	600 m2	22 000 m2	22 600 m2
3. FSI			
			5.2
4. Unit Count			
			304 units
5. Unit Breakdown			
	1 bedroom		215
	2 bedroom		89
6. Parking Required			
residential	0.0		= 0 cars
residential visitors	0.2 x 304		= 60 cars
	total		= 60 cars
7. Parking Provided			
			= 295 cars
8. Building Height			
			20 STY
9. Lockers and Bicycle Storage			
	bicycle storage required		= 304

SITE PLAN

PLANS

• Queen Street Mixed Use Group • 174-184 QUEEN STREET E. • 21.69.23 • Oct. 23, 2023

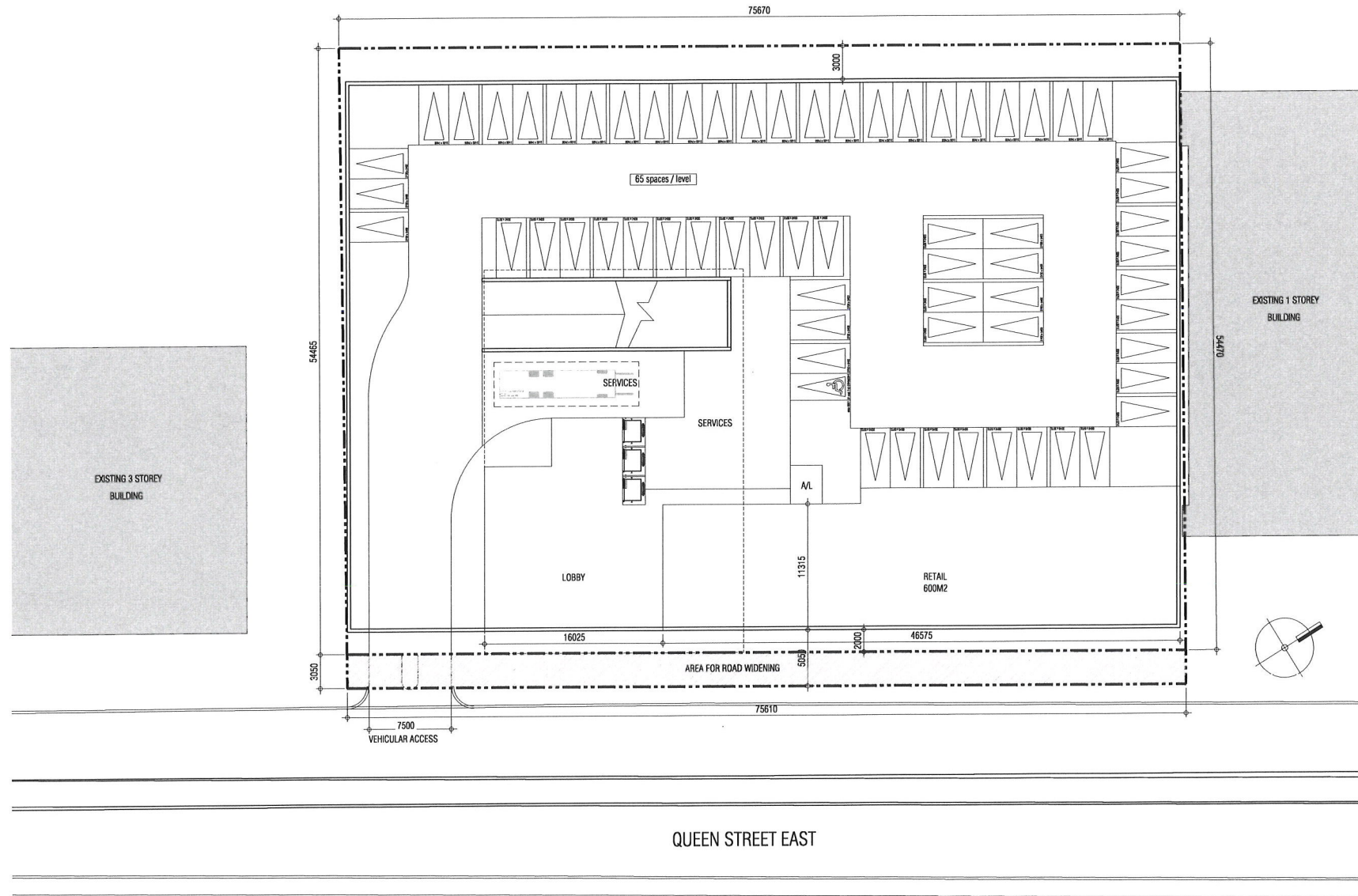


UNDERGROUND

PLANS

• Queen Street Mixed Use Group • 174-184 QUEEN STREET E. • 2169.23 • Oct. 23, 2023





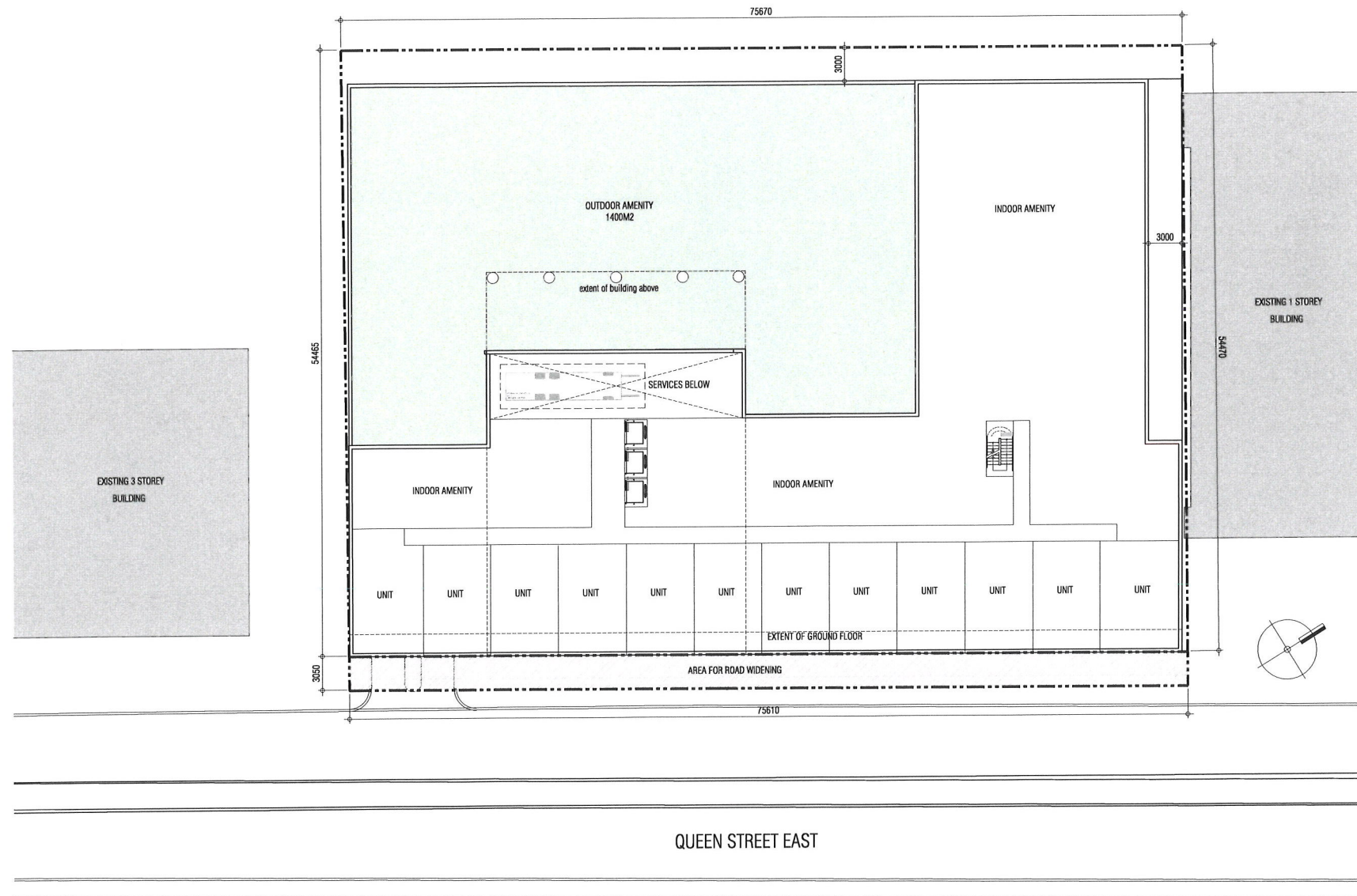
GROUND FLOOR

PLANS

• Queen Street Mixed Use Group • 174-184 QUEEN STREET E. • 2169.23 • Oct. 23, 2023



1:400



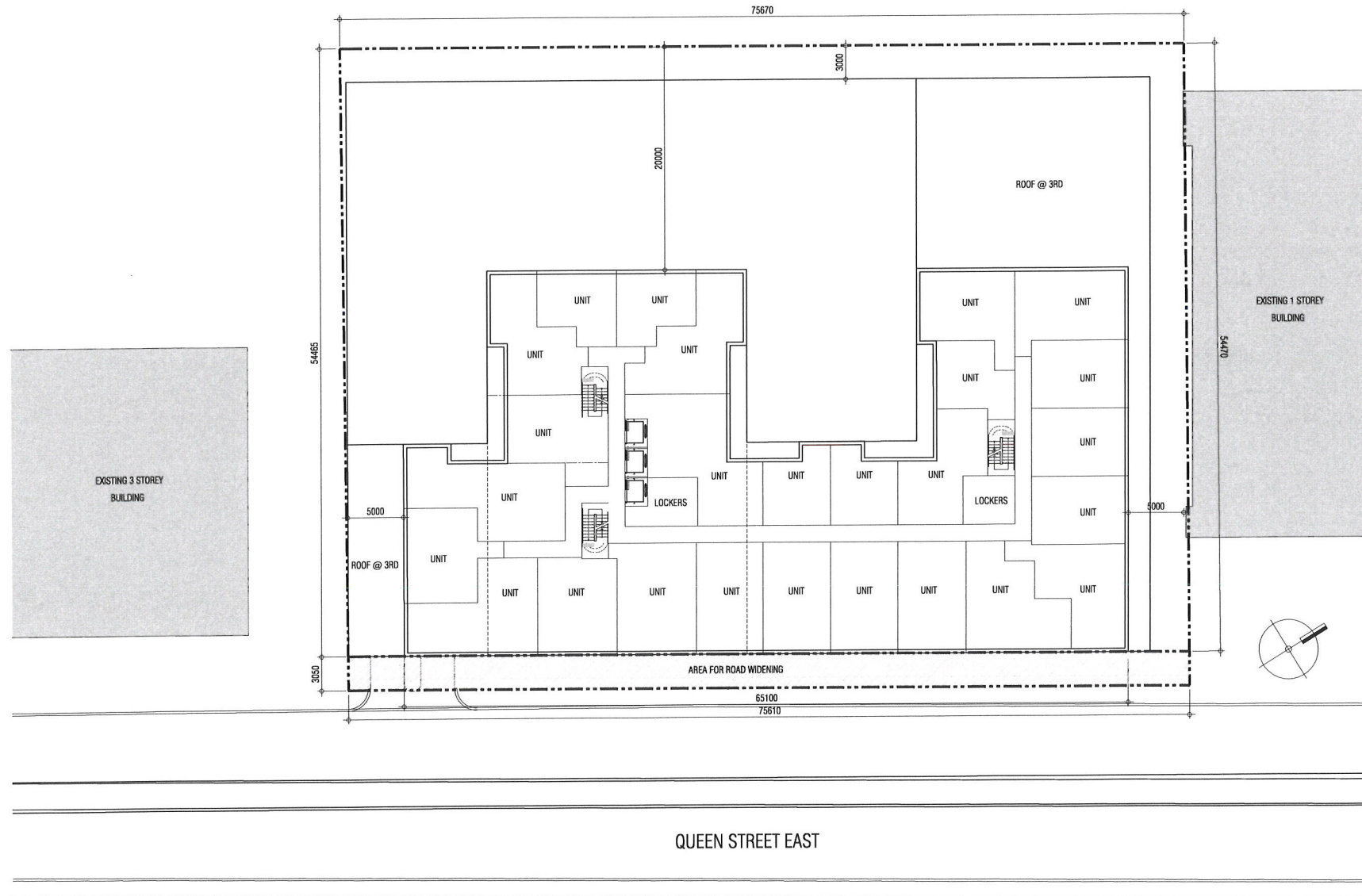
SECOND FLOOR

PLANS

• Queen Street Mixed Use Group • 174-184 QUEEN STREET E. • 2169.23 • Oct. 23, 2023



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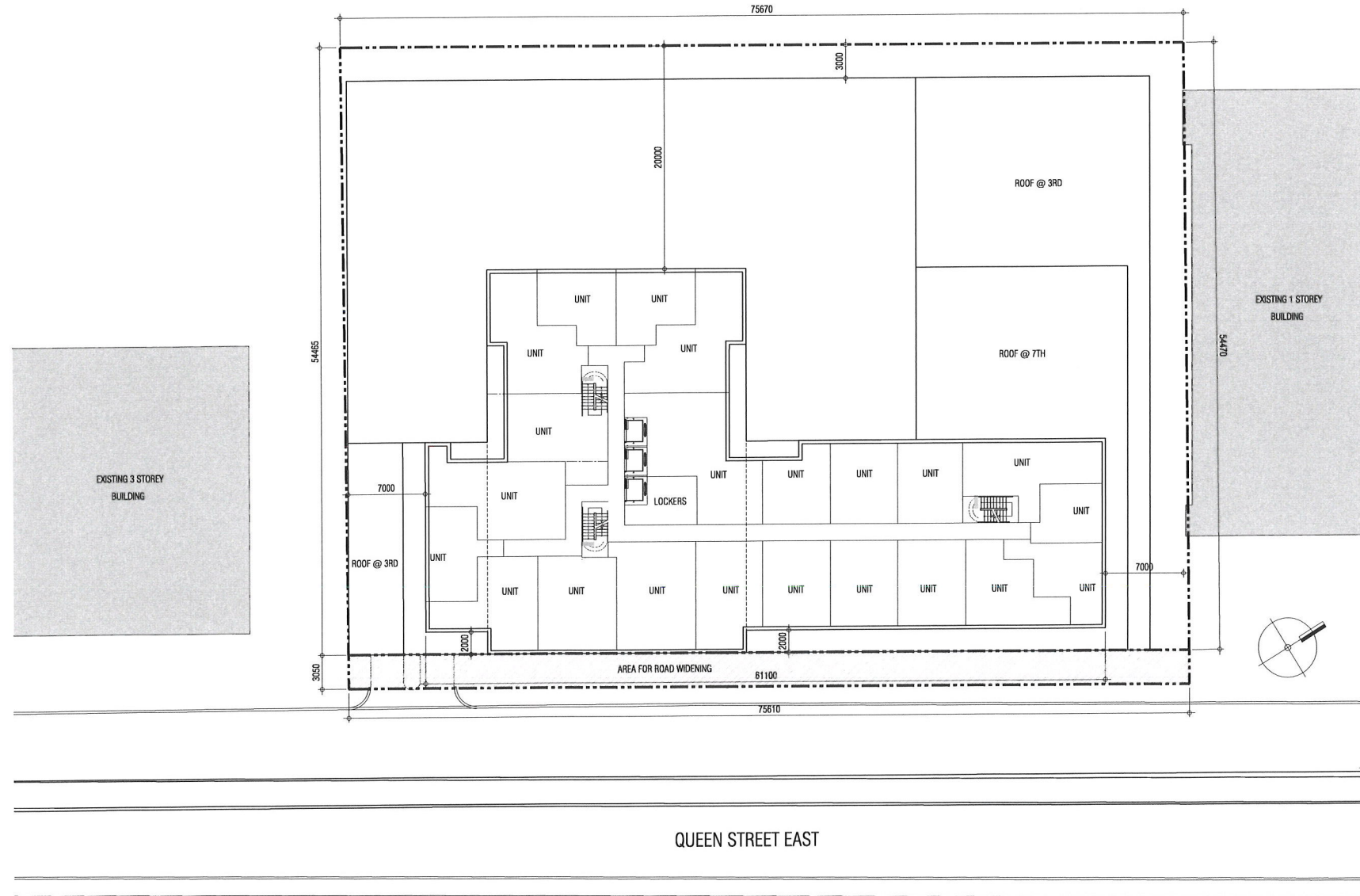


3RD-6TH FLOOR

PLANS

• Queen Street Mixed Use Group • 174-184 QUEEN STREET E. • 2169.23 • Oct. 23, 2023

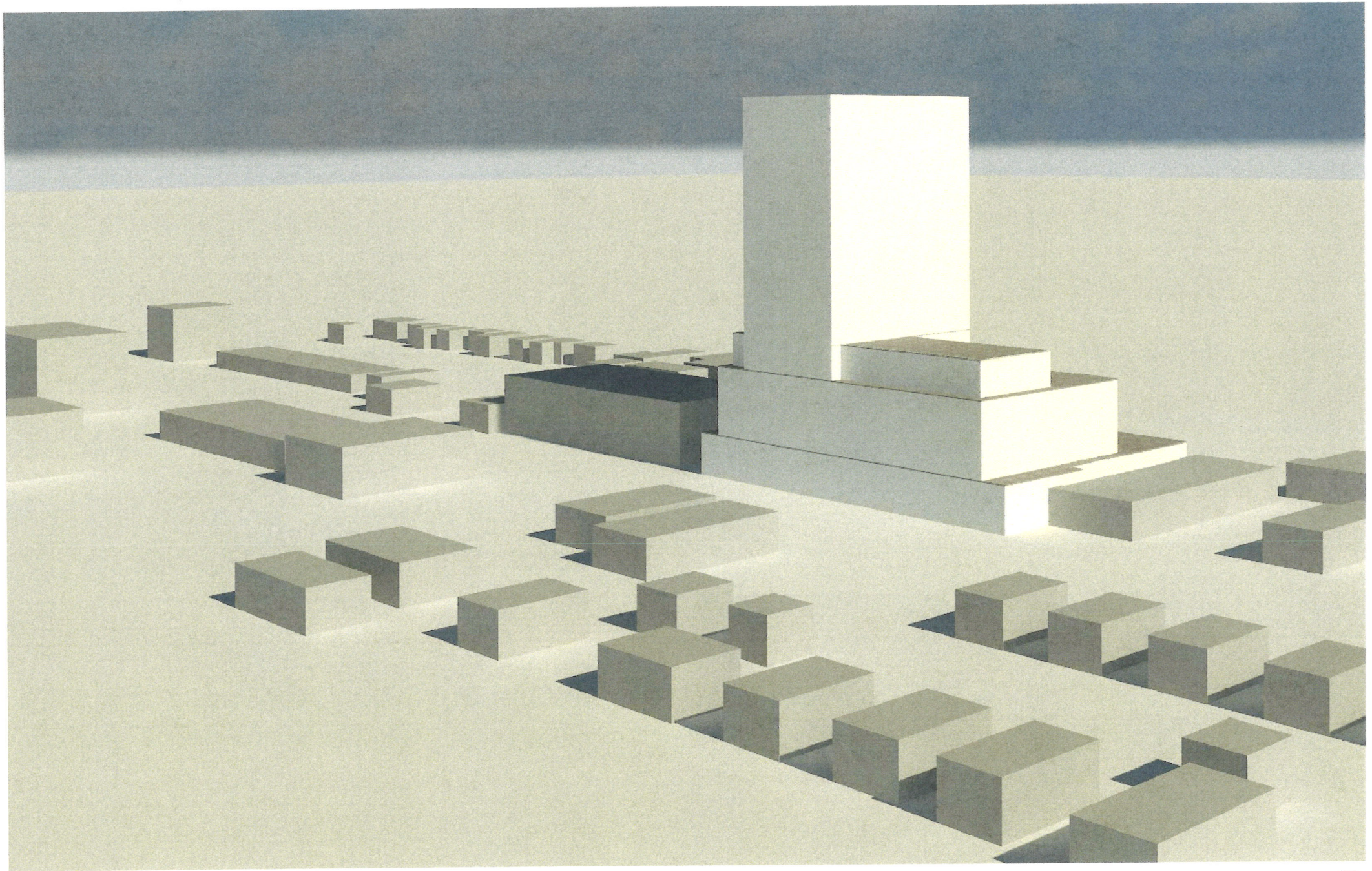




7TH-8TH FLOOR

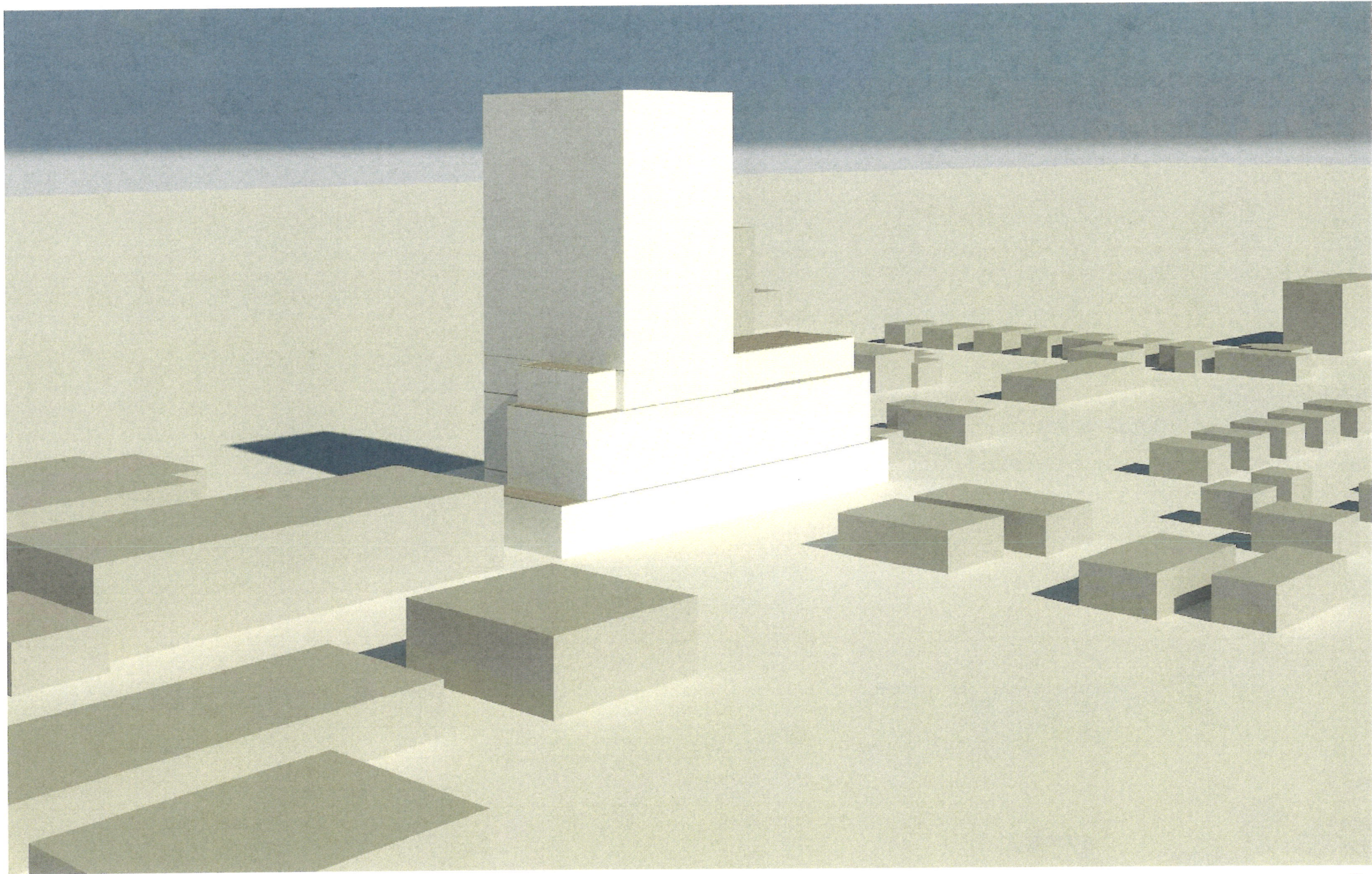
PLANS

• Queen Street Mixed Use Group • 174-184 QUEEN STREET E. • 2169.23 • Oct. 23, 2023



VIEWS

• Queen Street Mixed Use Group • 174-184 QUEEN STREET E. • 2169.23 • Oct. 23, 2023



VIEWS

• Queen Street Mixed Use Group • 174-184 QUEEN STREET E. • 2169.23 • Oct. 23, 2023

Zoning Non-compliance Checklist

File No.
A-2023-0384

Applicant: 13335338 Ontario Limited, William Hewson and 6602142 Ontario Inc.
Address: 174, 178, 180 Queen St. East
Zoning: DC1-2913
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
MAXIMUM RESIDENTIAL FOOTPRINT	To permit a gross floor area of 1900 square metres for each storey greater than 12m above grade containing residential dwelling units	Whereas the by-law permits a maximum gross floor area of 800m for each storey greater than 12 metres above grade containing residential dwelling units	
MAXIMUM TOWER WIDTH	To permit a maximum tower width of 66m (87.2% of the width of the building at grade) for the portion of the building greater than 12m above grade	Whereas the by-law requires that the maximum tower width for any portion of the building greater than 12 metres above grade shall not exceed 50% of the width of the building at grade	
WINDOWS AND DOORS AT GRADE	To permit 0% of the gross area of the side walls within 6m of the front lot line and less than 4m above grade will have windows and/or doors	Whereas the by-law requires that a minimum 70% of the gross area of the side walls within 6m of the front lot line and less than 4m above grade shall have windows and/or doors	
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
OTHER			

Elizabeth Corazzola
Reviewed by Zoning

November 28, 2023
Date



Partners:

Glen Broll, MCIP, RPP
Colin Chung, MCIP, RPP
Jim Levac, MCIP, RPP
Jason Afonso, MCIP, RPP
Karen Bennett, MCIP, RPP

In Memoriam, Founding Partner:
Glen Schnarr

November 13th, 2023

GSAI File: 592-001D

Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON
L6Y 4R2

Attention: Clara Vani
Secretary-Treasurer

Re: Minor Variance Application
174, 178, and 180 Queen Street East
1335338 Ontario Limited, William Hewson and 6602142 Canada Inc.
City of Brampton, Region of Peel

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for 1335338 Ontario Limited. (174 Queen Street East), Mr. William Hewson (178 Queen Street East), and 6602142 Canada Inc. (180 Queen Street East), the registered owners of the above-noted lands (herein referred to as the 'subject lands'). In this capacity, we are pleased to submit the enclosed Minor Variance Application to facilitate a proposed twenty (20) storey mixed-use development consisting of 304 units, and 600m² of grade-related commercial retail (herein referred to as the 'proposed development').

Site Description & Land Use Context

The subject lands are comprised of three adjacent lots municipally known as 174, 178, 180, and 184 Queen Street East and are legally described as Part of Lots 23 & 24 Block C, Plan BR13 as in VS264092, save and except Part 1 on Expropriation Plan PR1617325: Brampton. The combined area of the three lots is approximately 0.43 hectares (1.06 acres), with approximately 11.6 meters of frontage along Queen Street East. The lands are located north of Queen Street East, west of Beech Street, and east of Wilson Avenue. The subject lands are currently vacant, with no existing structures, and abut a 3-storey commercial development to the east and Brampton Cemetery to the North.

The lands are currently designated "*Central Areas*" in the City of Brampton Official Plan, which intends to serve as a significant location for free-standing or mixed-use development, including a full range of office and retail activities and a variety of residential uses. The lands are designated "*Commercial – Central Area Mixed Use*" within the Queen Street Corridor Secondary Plan, which promotes redevelopment in the form of mixed-use commercial/residential projects that front

Queen Street East. Moreover, the lands are subject to a site-specific Official Plan and Zoning By-law Amendment (City File: OP2006-157 & By-law 53-2019 – herein referred to as the ‘OPA/ZBA’). Through the site-specific amendment, the site was zoned to “*Downtown Commercial One – Special Section 2913*” (DC1-2913). The site-specific amendments were approved in 2019 and include site-specific regulations for a mixed-use, high-density development.

Proposed Development:

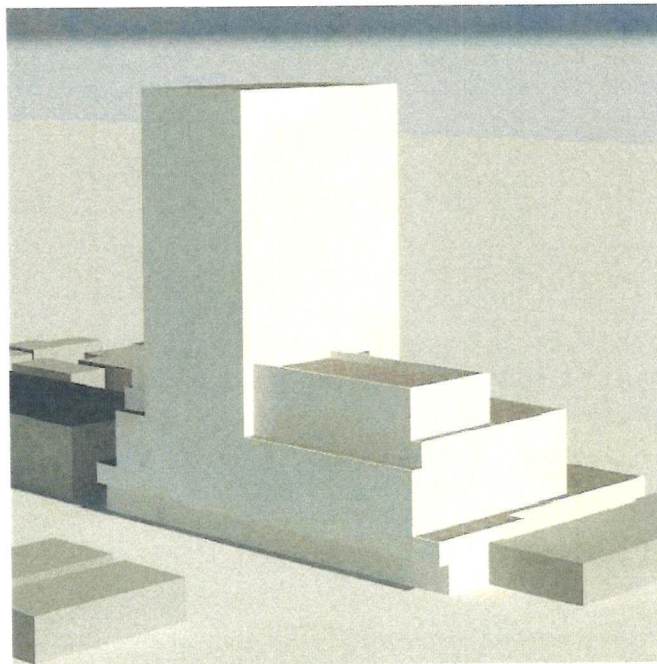
The original concept approved in the 2019 OPA/ZBA contemplated a twenty (20) storey mixed-use development that included a built form made up of a three (3) storey podium, with a seventeen (17) storey block tower. This included two (2) storeys of retail, six (6) storeys of office space, and twelve (12) storeys of residential. See the rendering below from the original approval for reference.



Since 2019, market conditions have changed and as a result, the owner has undertaken some slight revisions to the proposed building design. Namely, the owner has decided to remove the office uses and replace them with residential uses. As a result, the internal layout of the proposed building will need to be revised so it's more suitable to accommodate residential uses. These revisions have altered the revised building massing by increasing the base podium size, while decreasing the block tower size. It's important to note that the revisions to the proposal are in keeping with the height and density permissions applicable to the site. However, the revisions to the proposed built form have triggered a number of variances to the site specific zoning standards, which are outlined below.

The proposed development maintains a total building height of twenty (20) storeys. However, the revised proposal now contemplates a two-storey base podium, a three (3) storey U-shaped block tower (floors 3-5) that is terraced back from adjacent properties, a one (1) storey U-shaped block tower (floor 6) that is terraced back from Queen Street East, a two (2) storey block tower (floors 7-8) that is terraced back from the from adjacent properties, and a twelve (12) storey block tower. The proposed development comprises 304 units, including 215 one-bedroom and 89 two-bedroom units. The buildings contain a residential GFA of approximately 22 600 sq.m with a commercial GFA of 600 sq.m on the ground floor. The GFA will be finalized at the detailed design stage through a Site Plan application.

One level of underground and at-grade parking is proposed for the development, consisting of 295 parking spaces and 60 visitor parking spaces. Underground parking contains 115 parking spaces and 65 at-grade parking spaces. The development will provide 304 lockers and bicycle storage spaces. One (1) vehicle access is proposed from Queen Street East at the west of the site to facilitate underground parking access for residents and visitors. A rendering of the proposed developments massing has been included below to demonstrate the proposed description above.



Proposed Variance(s):

The proposed variances that are required to facilitate the proposed development are outlined as follows:

1. **Section 2913.2(14)** - *To allow each storey higher than 12m above grade to have a maximum Gross Floor Area of 1,900m² up to a building height of 27 metres, whereas a maximum of 800m² is permitted for each storey above 12m (not shown on plan);*
2. **Section 2913.2(15)** - *To allow a maximum building width of 66m for the portion of the building between 12 meters and 27meters above grade, whereas the width of any portion of the building greater than 12 meters above grade shall not exceed 50% of the building at grade; and,*
3. **Section 2913.2(16)** - *To allow 0% of the side walls within 6 meters of the front lot line less than 4.0 meters above grade to have windows and doors, whereas the portion of both side walls within 6.0 meters of the front lot line are required to have a minimum of 70% of the gross area of the portions of the wall that is less than 4.0 meters above grade to have windows and doors (not shown on plan).*

Planning Rationale for the Proposed Variances:

The following section provides an analysis demonstrating how the variances satisfy the four tests of a minor variance as set out in Section 45 of the *Planning Act, R.S.O 1990, c. P.13*, as amended:

1. *Meets the general intent and purpose of the Official Plan:*

The “Central Area” designation in the City of Brampton Official Plan permits a range of uses, including residential and retail. This designation is intended to protect nearby neighborhoods, while also increasing the number of dwelling units to provide people the opportunity to live and work in the same area. Moreover, the site-specific Official Plan Amendment on the subject lands (City File No.: OP2006-157) indicates that development shall demonstrate a high level of design, including a strong definition of the podium/tower, and site elements that contribute to a strong pedestrian streetscape.

The proposed development will facilitate the permissions for much-needed additional dwelling units within the City. Additionally, the proposed development will not increase the overall height, nor will the massing of the building be brought any closer to the cemetery lands to the north, which will help maintain an appropriate transition to its surroundings. Lastly, the overall size of the podium will help create a strong street wall along Queen Street East, which will also help animate the street by providing retail uses at grade. These items are all in keeping with the applicable Official Plan policies.

Moreover, there have been multiple discussions with City staff to discuss the appropriateness of the proposed development’s revised massing. The proposed development is a result of

collaboration with our team and City staff and further design details will be determined through the Site Plan Application process. For these reasons, we are of the opinion that the requested variances meet the general intent and purpose of the Brampton Official Plan.

2. Meets the general intent and purpose of the Zoning By-Law:

Podium Gross Floor Area (Section 2913.2(14)) & Building Width (Section 2913.2(15)):

The purpose and intent of these site-specific zoning provisions are intended to regulate the specific built form which was shown on the plans included in the approved OPA/ZBA on the subject lands. Specifically, these regulations are intended to control the size of the podium and block tower shown on the plans from the originally approved concept. Considering the proposed development is contemplating a larger podium (height, area, and width), we are seeking relief from these site-specific regulations.

The revised building massing shown on the proposed development (specifically the increased podium) will help reinforce the street wall along Queen Street East on a scale that is sensitive to the neighbourhood context. The decrease in block tower size will allow for the preservation of sky views, while also reducing the potential shadow impact on adjacent lands. Moreover, it should be noted that the revised proposal is still in keeping with the height and density permissions applicable to the site. In other words, the overall podium size has increased, but the block tower size has decreased proportionally. For these reasons, we are of the opinion that the proposed development is appropriate and is in keeping with the general intent of the Zoning By-law.

Side Walls Windows and Doors (Section 2913.2(16)):

The purpose and intent of this site-specific zoning provision is to regulate the amount of windows and/or doors that should be provided along the building walls. However, as shown on the Minor Variance Sketch (and the proposed building rendering), the proposed development has zero (0) meter setbacks to the adjacent properties to the east and west. Therefore, the proposed development will abut any future developments along Queen Street East. It will be impossible to have windows/doors on the side walls of the proposed development, therefore we are of the opinion that this development standard is no longer relevant and should be revised. For these reasons, we are of the opinion that the proposed development meets the general intent of the Zoning By-law.

3. Desirable for the appropriate development of the land:

The proposed variances are desirable as they will facilitate a development concept that is consistent with the intent and vision of the Official Plan, Secondary Plan, and Zoning By-law. Approval of the requested variances will allow for the proposed development, as shown on the Minor Variance Sketch. While a similar site-specific development has already been approved on the site through the OPA/ZBA noted above, the proposal represents a development that is more appropriate to the current day market conditions, which is desirable for future growth within the City of Brampton.

Overall, it is our opinion that the proposed variances have been designed to be in keeping with the existing character of the subject lands and will not negatively affect surrounding uses and represent an efficient, compatible and appropriate development.

4. The Variance is Minor in Nature:

It is our opinion the requested variances are minor in nature, as the proposed development remains compatible with the surrounding uses and can be appropriately integrated into the previously approved OPA/ZBA. The variances requested will not result in an adverse impact on adjoining properties or the surrounding area. Overall, the variances will allow for the development of much-needed residential units and commercial retail space, which will contribute to the social and economic vitality of the area. Collectively and individually, it is our opinion that the proposed variances are minor in nature.

Application Materials:

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

- One completed Minor Variance Application Form and authorization;
- One copy of the Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated November 13th, 2023; and,
- One cheque in the amount of \$2838.00 made payable to the City of Brampton.

We trust this completes the Application for Minor Variance and we look forward to being considered for the December 19th, 2023 hearing date. Please feel free to contact us if you have any questions or require more information.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.



Patrick Pearson, MCIP, RPP
Associate