


LEGEND

 **SUBJECT LANDS**
 AREA= 1.81 Ha. (4.473 Acs.)

| BLOCK 1 | | | | |
|----------------------------|--------------|-----------|-----------------|--------|
| Site Area | 18097.1 | | m ² | |
| | 194795.4 | | ft ² | |
| | 1.81 | | ha | |
| GFA | Above Grade | 23333 | m ² | |
| | | 251153 | ft ² | |
| | Below Grade | 341 | m ² | |
| | | 3670 | ft ² | |
| Building Coverage | 3917 | | m ² | |
| | 42157 | | ft ² | |
| Residential FSI | 1.3 | | | |
| GFA Breakdown | Retail | N/A | m ² | N/A |
| | Office | N/A | m ² | N/A |
| | Residential | 23674 | m ² | 254826 |
| Units | No. of Units | 298 | | |
| Parking | Required | Residents | 1.0 / Unit | 298 |
| | | Visitor | 0.2 / Unit | 59 |
| | Provided | GF | 54 | 959 |
| | | P1 | 292 | 959 |
| Lockers | 302 | | | |
| Landscaped Area Percentage | 50% | | | |
| Loading Spaces | 1 | | | |

VARIANCE AREA

Maximum number of dwelling units
 To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;

Minimum number of parking spaces
 To permit a minimum residential parking rate of 0.98 parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits a minimum residential parking rate of 1.0 parking space per dwelling unit.

FUTURE MIXED-USE

NTS

December 2, 2022



Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **January 24, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, January 19, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, January 19, 2023.**
 2. To participate in-person, please email the Secretary-Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, January 19, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, January 19, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk's Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

TRANSMITTAL



To: Jeanie Myers
Secretary Treasurer, City of Brampton
Committee of Adjustment

From: Ally Krstajic – KLM Planning Partners Inc.

File: P - 3195

Date: December 13, 2022

Re: 4320 Queen Street East – Block 1 of Draft
Approved Plan

Cc: Minor Variance Application

Urgent For Review Please Comment Please Reply Please Recycle

A-2022-0405

On behalf of our client Forestside Estates Inc., KLM Planning Partners Inc. is pleased to submit the enclosed hard copy submission for the Block 1 Minor Variance Application.

In accordance with the Minor Variance submission requirements, please see enclosed the following materials:

1. One (1) copy of the Executed Minor Variance Application form;
2. One (1) copy of the Site Plan Minor Variance Sketch in legal size format, prepared by KLM Planning Partners, dated December 2, 2022;
3. One (1) copy of the Parking Justification Memo, prepared by Candevcon Ltd., dated October 31, 2022.
4. One (1) copy of the Draft Approved Draft Plan of Subdivision, prepared by KLM Planning Partners Inc., dated January 18, 2022; and
5. One (1) cheque in the amount of \$2,662.00 for the Minor Variance Application fee.

Should you require anything further, do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in blue ink that reads 'akrstajic'.

Ally Krstajic B.U.R.PI
Intermediate Planner

October 31st 2022

City of Brampton
Engineering Division / Public Works & Engineering Department
1975 Williams Parkway
Brampton, ON
L6Y 4R2

Attn: Mr. Scott McIntyre
Traffic Technologist

**Re: Parking Review
Forestsides Estates Inc.
Proposed Residential Development – Block 1
Palleschi Drive/Queen Street East
City of Brampton
City File No. SPA-2022-0096
Our File No. W21094**

Dear Scott:

This letter summarizes the results of our Parking Review for the proposed Residential Development in Block 1 of the subject subdivision.

PROPOSED DEVELOPMENT

Block 1 of the proposed Subdivision is located immediately south of Attmar Drive and west of the proposed Palleschi Drive Extension and comprises three (3) mid-rise apartment buildings of 6 storeys, with a total of 298 apartment units, with 353 parking spaces both at grade and in one (1) level of underground parking. The proposed Site Plan for Block 1 is provided in **Figure 1**.

PARKING REQUIREMENT BASED ON ZONING BY-LAW AND PROPOSED PARKING SUPPLY

Based on the current City of Brampton parking standard, the minimum parking rate requirement is 1.0 parking space per residential unit and 0.20 parking space per unit for visitors. The requirements are summarized in **Table 1**.

Page 2

October 31st 2022

Attn: Mr. Scott McIntyre
Traffic Technologist

Re: Parking Review
Forestside Estates Inc.
Proposed Residential Development – Block 1
Palleschi Drive/Queen Street East
City of Brampton
City File No. SAP-2022-0096
Our File No. W21094

TABLE 1
THE PROPOSED PARKING REQUIREMENT AND SUPPLY

| Uses | Units | | Parking Rate | Parking Spaces Required Based on By-Law | Parking Spaces Provided |
|-----------|-------|-----------|--------------|---|-------------------------|
| Apartment | 298 | Residents | 1.0 / unit | 298 | 299 |
| | 298 | Visitors | 0.2 / unit | 59 | 54 |
| | | | Total | 357 | 353 |

The Subject Development requires 357 parking spaces based on the City of Brampton’s Zoning By-law. The proposed parking supply is 353 parking spaces in total, as per the Site Plan prepared by Graziani and Corazza Architect¹.

Based on the above information, the proposed parking supply will be deficient by 4 parking spaces, which is equivalent to approximately 1% deficiency (combined parking rate of 1.18 spaces/unit).

¹ Drawing A101 and A102 – Site Plan, Graziani and Corazza Architect, October 20th 2022

Page 3

October 31st 2022

Attn: Mr. Scott McIntyre
Traffic Technologist

Re: Parking Review
Forestside Estates Inc.
Proposed Residential Development – Block 1
Palleschi Drive/Queen Street East
City of Brampton
City File No. SAP-2022-0096
Our File No. W21094

REVIEW OF PARKING REQUIREMENTS

With the recent emerging trends of more transit-oriented communities and more emphasis on active transportation initiatives, the need to reduce the overall parking supply is evident. The objective of the current on-going City of Brampton’s “Parking Plan” Study is to evaluate parking usage and trends in similar size Municipalities in North America pursuant to optimizing the parking requirements for the City.

The following are existing and proposed infrastructure elements which will assist in reducing the overall parking requirement:

Existing Transit Facilities

The subject site is adjacent to Queen Street East, which is a major transit corridor. It is serviced by 1) Zum Queen bus 501, 501A and 501C, which runs in the east-west direction daily, 2) McVean bus 31, which runs along Queen Street and north and south direction on McVean Drive daily and 3) Queen bus 1 and 1A which runs along Ebenezer Road and ultimately on Queen Street towards downtown.

Accordingly, the subject site is well serviced by transit and a reduced parking supply will encourage the use of transit and support higher level transit infrastructure.

Active Transportation

Active transportation infrastructure including pedestrian networks (wider sidewalks, direct connections etc.), bicycle networks and trails and paths help promote alternative modes of transportation.

There is currently a multi-use trail on Queen Street and existing and proposed sidewalks on Attmar Drive and Palleschi Drive connecting to Queen Street, The Gore Road and Ebenezer Road.

Page 4

October 31st 2022

Attn: Mr. Scott McIntyre
Traffic Technologist

Re: Parking Review
Forestside Estates Inc.
Proposed Residential Development – Block 1
Palleschi Drive/Queen Street East
City of Brampton
City File No. SAP-2022-0096
Our File No. W21094

Bicycle Parking

The subject site will provide long-term and short-term bicycle parking, of which no more than 50% of spaces are vertical spaces with a potential bike repair station in the main bicycle parking area. Typically, 1-5 bicycle parking spaces can substitute for a parking space.

Making Housing More Affordable

The provision of parking spaces, particularly underground parking, is a significant cost which reduces the affordability of housing particularly to entry level purchasers. With ready access to transit there is an opportunity to offer purchasers the choice of not paying for a parking space.

As noted above, the combined parking supply is 1.18/unit which exceeds the parking requirement (1.15/unit) for a similar residential development on the east side of The Gore Road, north of Queen Street East as per By Law 172-021 (copy attached). Based on this By Law, the subject development will have a surplus in overall parking of nine (9) parking spaces.

Page 5

October 31st 2022

Attn: Mr. Scott McIntyre
Traffic Technologist

Re: **Parking Review**
Forestside Estates Inc.
Proposed Residential Development – Block 1
Palleschi Drive/Queen Street East
City of Brampton
City File No. SAP-2022-0096
Our File No. W21094

We submit that the proposed parking supply of 353 spaces is acceptable in consideration of the factors and conditions as outlined above. However, if you have any questions or concerns or if we may be of further assistance, please do not hesitate to call us.

Yours truly,

CANDEVCON LIMITED



David Lee, P. Eng.
Manager, Transportation and Noise

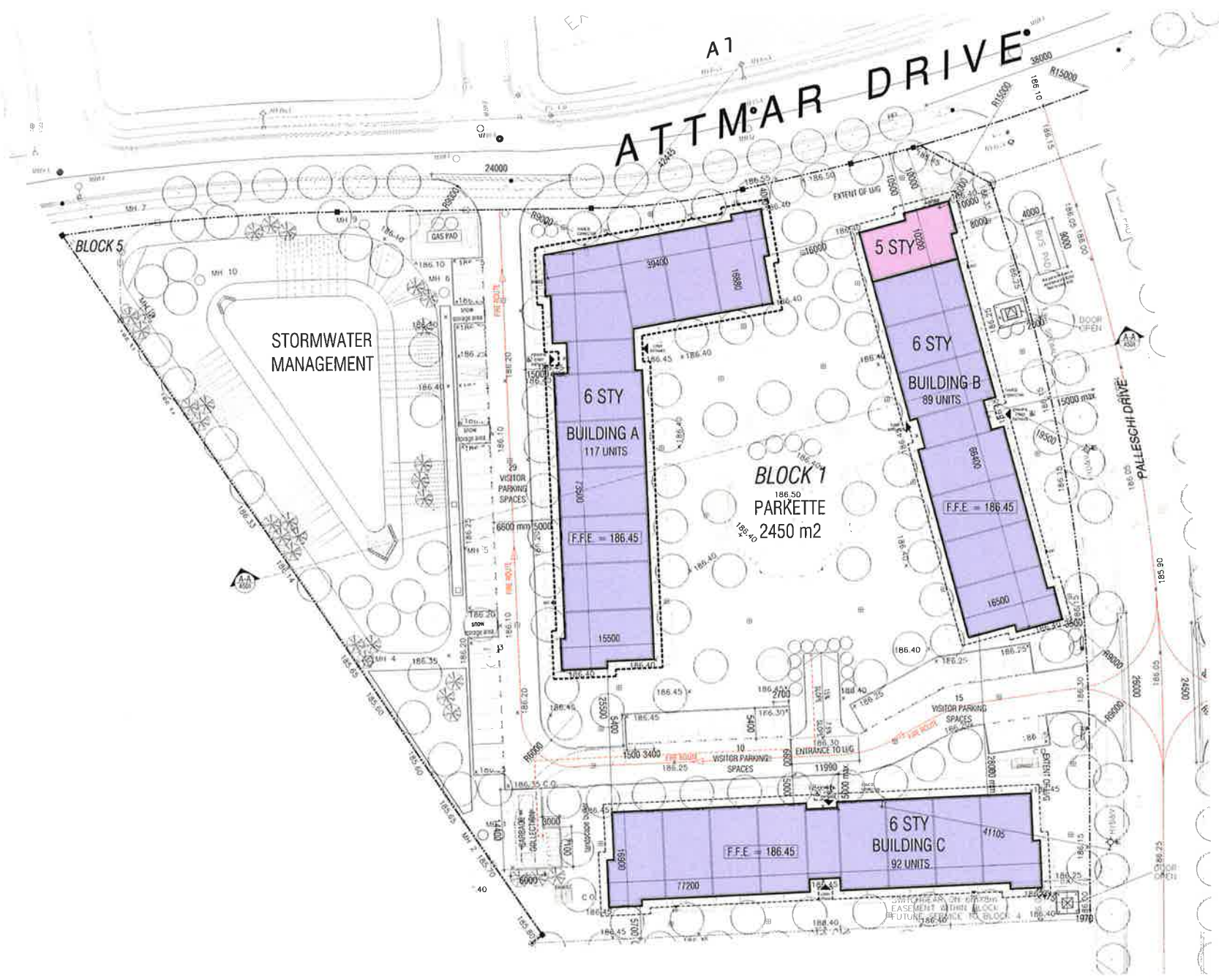


Diarmuid Horgan, P. Eng.
Principal

Attachments: Drawing A101 and A102 – Site Plan, Graziani and Corazza Architect, October 20th 2022

By Law 172-2021

cc Alex Sepe
Marshall Smith
Frank Carogioiello
Marco Marcante



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF GRAZIANI CORAZZI ARCHITECTS INC. THE CONTRACTOR MUST VERIFY AND ACCEPT RESPONSIBILITY FOR ALL DIMENSIONS AND CONDITIONS ON SITE AND MUST NOTIFY GRAZIANI CORAZZI ARCHITECTS INC. IF ANY VARIATIONS FROM THE SURFACE INFORMATION GRAZIANI CORAZZI ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY DATA, MEASUREMENTS, ELECTRICAL AND OTHER INFORMATION APPEARING THEREON. THE DRAWING IS NOT TO BE INTERPRETED AS A CONTRACT DOCUMENT. THE CONTRACTOR MUST OBTAIN TO HIS APPLICABLE LOCAL AND TERRITORY OF THE APPLICABLE LEGISLATION AND REGULATIONS AND BE RESPONSIBLE FOR HIS OWN INTERPRETATION OF THE SAME. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF GRAZIANI CORAZZI ARCHITECTS INC.

REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR.

| NO. | DATE | DESCRIPTION | BY | CHK |
|-----|------------|-------------------|-----|-----|
| 1 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 2 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 3 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 4 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 5 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 6 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 7 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 8 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 9 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 10 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 11 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 12 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 13 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 14 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 15 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 16 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 17 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 18 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 19 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |
| 20 | 2022-07-20 | ISSUED FOR PERMIT | ... | ... |

CITY FILE NO - SPA 2022-0056
 PRE-CONSULTATION FILE NO 025-2021-0021

MUNICIPAL ADDRESS:
 100 PALLESCHI DR - BLDG B
 110 PALLESCHI DR - BLDG A
 120 PALLESCHI DR - BLDG C



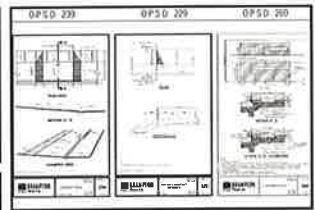
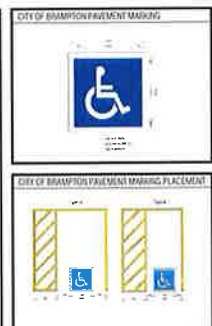
FORESIDSE PHASE 7

| DESCRIPTION | QUEEN ARMS CODE | DATE |
|----------------------|--------------------|-------------|
| PRELIMINARY APPROVAL | B.C. | |
| REVISIONS | D.L. / J.L. / M.A. | |
| ISSUED BY | | |
| PERMIT DATE | | OCT 20 2022 |
| DR # | | 1834 20 |

SITE PLAN
BLOCK 1

1:300 A101

| STATISTICS | | | | | |
|----------------------------|--------------|-----------|------------|--------|-----|
| BLOCK 1 | | | | | |
| Site Area | | 18097.1 | m2 | | |
| | | 194795.4 | ft2 | | |
| | | 1.81 | ha | | |
| GFA | Above Grade | 23333 | m2 | | |
| | | 251155 | ft2 | | |
| | Below Grade | 341 | m2 | | |
| | | 3670 | ft2 | | |
| Building Coverage | | 3917 | m2 | | |
| | | 42157 | ft2 | | |
| Residential FSI | | 1.3 | | | |
| GFA Breakdown | Retail | N/A | m2 | N/A | ft2 |
| | Office | N/A | m2 | N/A | ft2 |
| | Residential | 23674 | m2 | 254826 | ft2 |
| Units | No. of Units | 298 | | | |
| Parking | Required | Residents | 1.0 / unit | 298 | 357 |
| | | Visitor | 0.2 / unit | 59 | |
| | Provided | GF | 54 | 353 | |
| | P1 | 299 | | | |
| Lockers | | 302 | | | |
| Landscaped Area Percentage | | 50% | | | |
| Loading Spaces | | 1 | | | |



SURVEY INFORMATION
 PLAN OF SURVEY OF
 PART OF LOTS 4 AND 5
 CONCESSIONS, NORTH-EAST DIVISION
 (Map of the City of Brampton, Ontario)

CANDIDATE LIMITED
 9355 COREWAY DR
 BRAMPTON, ONTARIO
 L6P 0M7
 TEL: 905 794 0600
 FAX: 905 794 0811
 www.candidelimited.com

GENERAL NOTES

1. THE VEHICLE MARKINGS FOR THE DRIVE AND SIDEWALKS ARE SHOWN AS SHOWN.
2. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
3. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
4. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
5. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
6. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
7. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
8. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
9. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
10. ALL VEHICLE MARKINGS SHALL BE PAINTED IN ACCORDANCE WITH THE CITY OF BRAMPTON STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

GENERAL NOTES

1. For Landscaping refer to Landscape Drawings.
2. For irrigation and watering refer to Irrigation Drawings.
3. All work to be done in accordance with the 2012 Ontario Building Code (O.B.C. as amended).

CLIENT INFORMATION
 FORESTSIDE STAGES INC.
 9501 JAMES HART RD, SUITE 200
 WOODBRIDGE ON
 L4L 9G3
 Tel: 905 876 2100
 Email: info@foreststages.com

LIST OF SUBMITTALS

| | |
|--------------------------|----|
| AS1: 1st Floor Plans | NO |
| AS2: 2nd Floor Plans | NO |
| AS3: 3rd Floor Plans | NO |
| AS4: 4th Floor Plans | NO |
| AS5: 5th Floor Plans | NO |
| AS6: 6th Floor Plans | NO |
| AS7: 7th Floor Plans | NO |
| AS8: 8th Floor Plans | NO |
| AS9: 9th Floor Plans | NO |
| AS10: 10th Floor Plans | NO |
| AS11: 11th Floor Plans | NO |
| AS12: 12th Floor Plans | NO |
| AS13: 13th Floor Plans | NO |
| AS14: 14th Floor Plans | NO |
| AS15: 15th Floor Plans | NO |
| AS16: 16th Floor Plans | NO |
| AS17: 17th Floor Plans | NO |
| AS18: 18th Floor Plans | NO |
| AS19: 19th Floor Plans | NO |
| AS20: 20th Floor Plans | NO |
| AS21: 21st Floor Plans | NO |
| AS22: 22nd Floor Plans | NO |
| AS23: 23rd Floor Plans | NO |
| AS24: 24th Floor Plans | NO |
| AS25: 25th Floor Plans | NO |
| AS26: 26th Floor Plans | NO |
| AS27: 27th Floor Plans | NO |
| AS28: 28th Floor Plans | NO |
| AS29: 29th Floor Plans | NO |
| AS30: 30th Floor Plans | NO |
| AS31: 31st Floor Plans | NO |
| AS32: 32nd Floor Plans | NO |
| AS33: 33rd Floor Plans | NO |
| AS34: 34th Floor Plans | NO |
| AS35: 35th Floor Plans | NO |
| AS36: 36th Floor Plans | NO |
| AS37: 37th Floor Plans | NO |
| AS38: 38th Floor Plans | NO |
| AS39: 39th Floor Plans | NO |
| AS40: 40th Floor Plans | NO |
| AS41: 41st Floor Plans | NO |
| AS42: 42nd Floor Plans | NO |
| AS43: 43rd Floor Plans | NO |
| AS44: 44th Floor Plans | NO |
| AS45: 45th Floor Plans | NO |
| AS46: 46th Floor Plans | NO |
| AS47: 47th Floor Plans | NO |
| AS48: 48th Floor Plans | NO |
| AS49: 49th Floor Plans | NO |
| AS50: 50th Floor Plans | NO |
| AS51: 51st Floor Plans | NO |
| AS52: 52nd Floor Plans | NO |
| AS53: 53rd Floor Plans | NO |
| AS54: 54th Floor Plans | NO |
| AS55: 55th Floor Plans | NO |
| AS56: 56th Floor Plans | NO |
| AS57: 57th Floor Plans | NO |
| AS58: 58th Floor Plans | NO |
| AS59: 59th Floor Plans | NO |
| AS60: 60th Floor Plans | NO |
| AS61: 61st Floor Plans | NO |
| AS62: 62nd Floor Plans | NO |
| AS63: 63rd Floor Plans | NO |
| AS64: 64th Floor Plans | NO |
| AS65: 65th Floor Plans | NO |
| AS66: 66th Floor Plans | NO |
| AS67: 67th Floor Plans | NO |
| AS68: 68th Floor Plans | NO |
| AS69: 69th Floor Plans | NO |
| AS70: 70th Floor Plans | NO |
| AS71: 71st Floor Plans | NO |
| AS72: 72nd Floor Plans | NO |
| AS73: 73rd Floor Plans | NO |
| AS74: 74th Floor Plans | NO |
| AS75: 75th Floor Plans | NO |
| AS76: 76th Floor Plans | NO |
| AS77: 77th Floor Plans | NO |
| AS78: 78th Floor Plans | NO |
| AS79: 79th Floor Plans | NO |
| AS80: 80th Floor Plans | NO |
| AS81: 81st Floor Plans | NO |
| AS82: 82nd Floor Plans | NO |
| AS83: 83rd Floor Plans | NO |
| AS84: 84th Floor Plans | NO |
| AS85: 85th Floor Plans | NO |
| AS86: 86th Floor Plans | NO |
| AS87: 87th Floor Plans | NO |
| AS88: 88th Floor Plans | NO |
| AS89: 89th Floor Plans | NO |
| AS90: 90th Floor Plans | NO |
| AS91: 91st Floor Plans | NO |
| AS92: 92nd Floor Plans | NO |
| AS93: 93rd Floor Plans | NO |
| AS94: 94th Floor Plans | NO |
| AS95: 95th Floor Plans | NO |
| AS96: 96th Floor Plans | NO |
| AS97: 97th Floor Plans | NO |
| AS98: 98th Floor Plans | NO |
| AS99: 99th Floor Plans | NO |
| AS100: 100th Floor Plans | NO |

THIS DRAWING IS NOT TO BE SCALE AS ARCHITECTURAL SYMBOLS AND NOTATIONS ARE SHOWN FOR INFORMATION ONLY.
 THE DRAWING IS NOT TO BE SCALE AS ARCHITECTURAL SYMBOLS AND NOTATIONS ARE SHOWN FOR INFORMATION ONLY.
 THE DRAWING IS NOT TO BE SCALE AS ARCHITECTURAL SYMBOLS AND NOTATIONS ARE SHOWN FOR INFORMATION ONLY.

REVISIONS

| No. | Description | Date |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 10/20/2022 |
| 2 | REVISIONS | 10/20/2022 |
| 3 | REVISIONS | 10/20/2022 |
| 4 | REVISIONS | 10/20/2022 |
| 5 | REVISIONS | 10/20/2022 |
| 6 | REVISIONS | 10/20/2022 |
| 7 | REVISIONS | 10/20/2022 |
| 8 | REVISIONS | 10/20/2022 |
| 9 | REVISIONS | 10/20/2022 |
| 10 | REVISIONS | 10/20/2022 |
| 11 | REVISIONS | 10/20/2022 |
| 12 | REVISIONS | 10/20/2022 |
| 13 | REVISIONS | 10/20/2022 |
| 14 | REVISIONS | 10/20/2022 |
| 15 | REVISIONS | 10/20/2022 |
| 16 | REVISIONS | 10/20/2022 |
| 17 | REVISIONS | 10/20/2022 |
| 18 | REVISIONS | 10/20/2022 |
| 19 | REVISIONS | 10/20/2022 |
| 20 | REVISIONS | 10/20/2022 |

CITY FILE NO - SPA 2022-0096
 PRE-CONSULTATION FILE NO Q25-2021-0021
 MUNICIPAL ADDRESS
 100 PALLESCHI DR - BLDG B
 110 PALLESCHI DR - BLDG A
 120 PALLESCHI DR - BLDG C



FORESTSIDE PHASE 7
 QUEEN AND GOOSE
 PERMITTED ARCHITECTURE: N.A.
 ASSISTANT ARCHITECT: N.A.
 DRAWN BY: D.S. / J.H. / M.M.
 CHECKED BY:
 DATE: OCT 20 2022
 JOB NO: 1034 20

GENERAL NOTES
 BLOCK 1



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 172 - 2021

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By amending thereto the following paragraphs in Subsection 4 of Section 5 Residential High Density Zone of Minister's Zoning Order 171/20:

- a. By deleting paragraph 8 in its entirety and replacing with the following:
"8. The maximum building height is 35 storeys."
- b. By deleting paragraph 9 in its entirety and replacing with the following:
"9. The maximum lot coverage of the buildings is 60 per cent of the total lot area."
- c. By deleting paragraph 10 in its entirety and replacing with the following:
"10. The minimum area of the lot to be landscaped is 18 per cent."
- d. By deleting paragraph 13 in its entirety and replacing with the following:
"13. The minimum parking requirement for an apartment dwelling is 1.0 parking space per dwelling unit for residents and 0.15 parking spaces per dwelling unit for visitors."

(2) By adding thereto the following paragraphs to Subsection 4 of Section 5 Residential High Density Zone:

"14. No additional parking shall be required for commercial uses in subsection (3). Residential visitor parking spaces may also be used for permitted commercial uses.

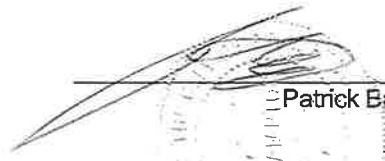
15. Underground buildings or structures shall have a minimum setback of 0 metres from all lot lines."

ENACTED and PASSED this 11th day of August, 2021.

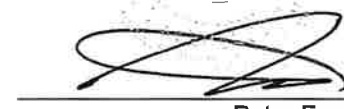
Approved as to
form.
2021/07/22
C.deSereville

Approved as to
content.
2021/07/05
AAP

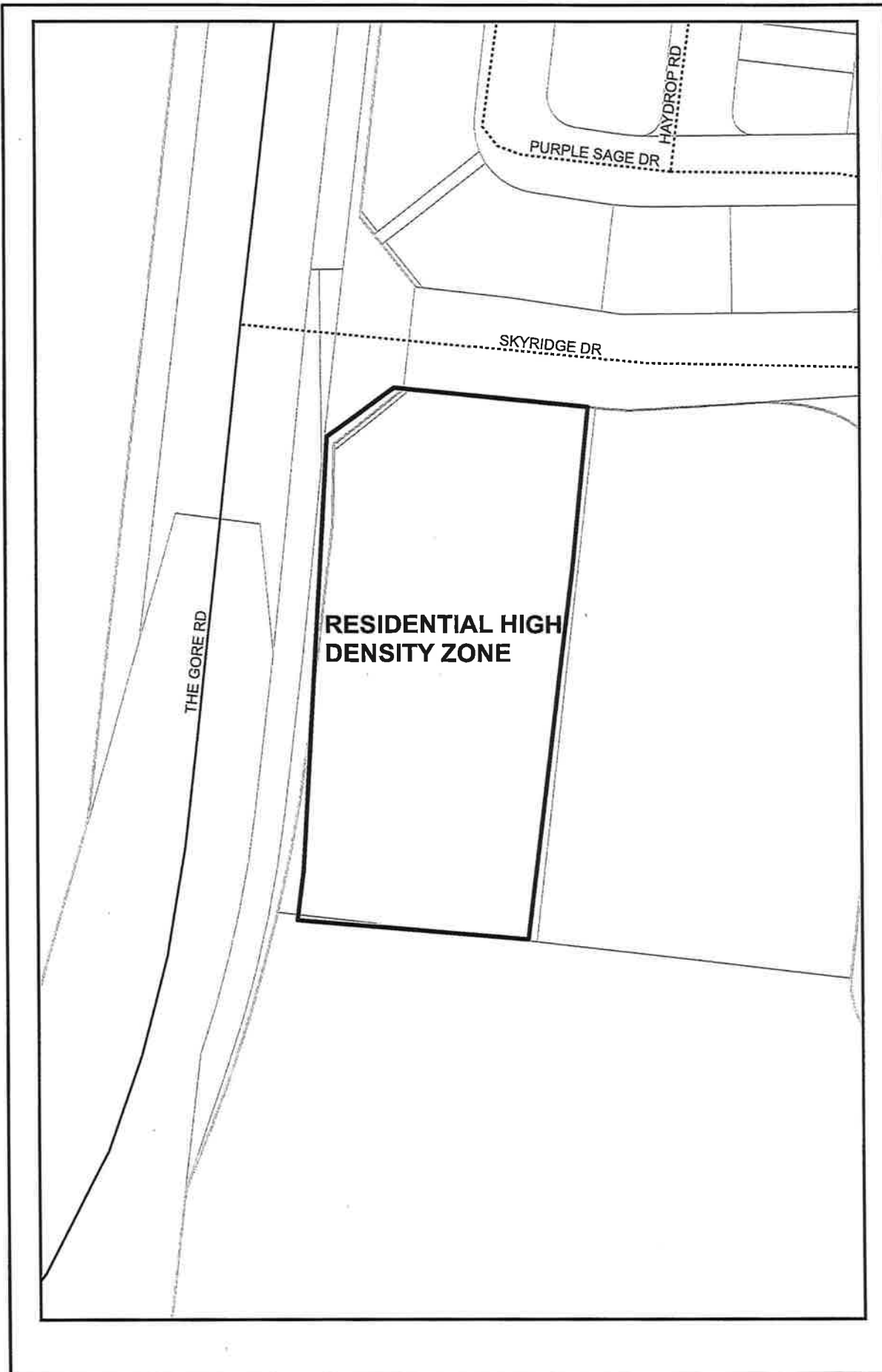
(OZS-2020-0032)



Patrick Brown, Mayor



Peter Fay, City Clerk



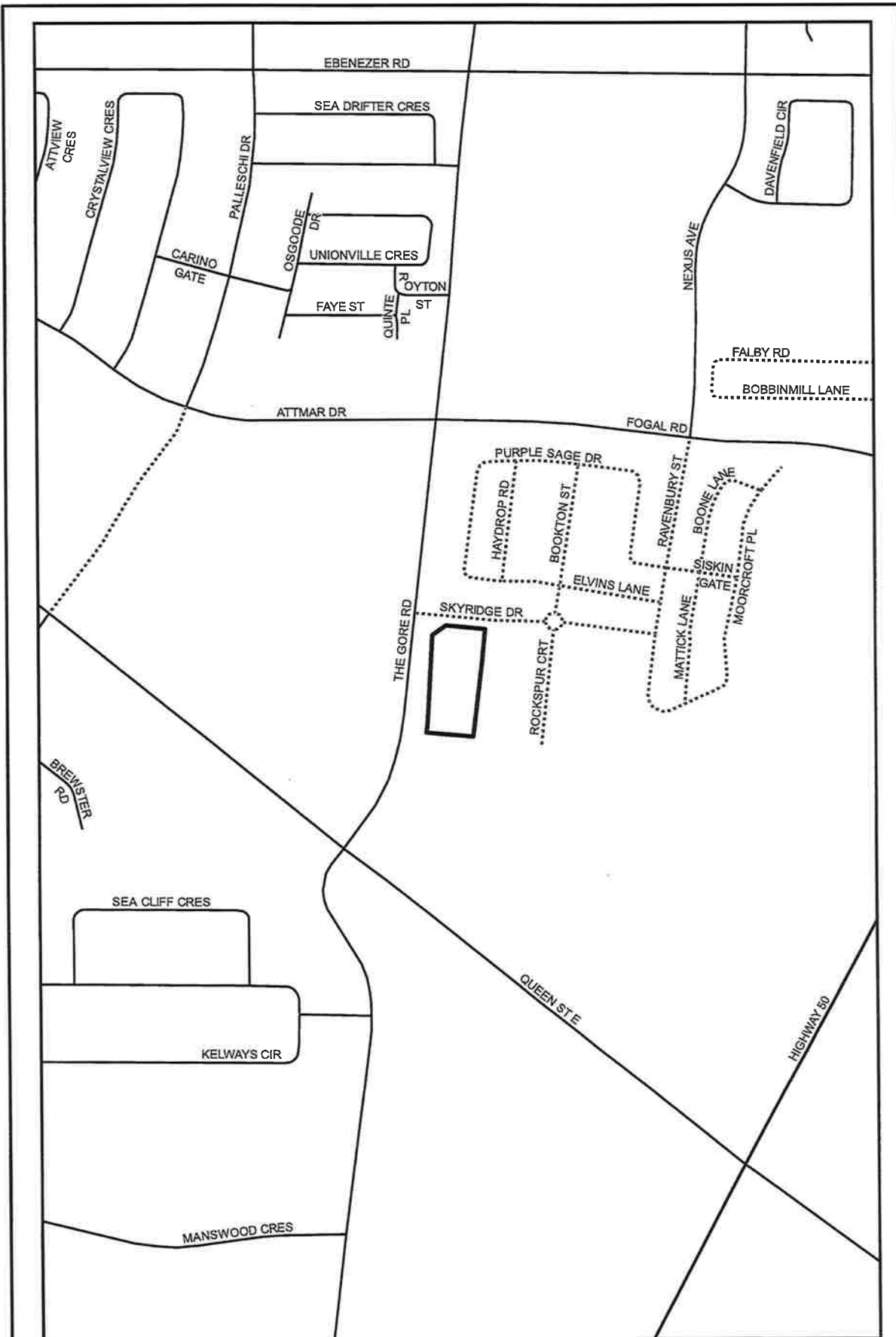

BRAMPTON
 Flower City
 PLANNING, BUILDING AND ECONOMIC DEVELOPMENT
 File: OZS-2020-0032_ZBLA
 Date: 2021/05/25 Drawn by: ckovac



PART LOTS 4 & 5, CONCESSION 10 N.D.

BY-LAW 172-2021

SCHEDULE A



SUBJECT LANDS

 - - - - RAILWAYS



KEY MAP

File: OZS-2020-0032_ZKM
 Date: 2021/05/25 Drawn by: ckovac

BY-LAW 172-2021



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)** Forestside Estates Inc.
Address 3550 Langstaff Road, Woodbridge ON, L4L 9G3

Phone # 416 213 7181 **Fax #** _____
Email marco@royalpinehomes.com

2. **Name of Agent** KLM Planning Partners Inc. - Marshal Smith
Address 64 Jardin Drive, Concord, ON L4K 3P3

Phone # 416 788 7859 **Fax #** _____
Email msmith@klmplanning.com

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

Maximum number of dwelling units: To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;

Minimum number of parking spaces: To permit a minimum residential parking rate of 0.98 parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits a minimum residential parking rate of 1.0 parking space per dwelling unit.

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

Variances are required to facilitate the site plan. Please see attached Zoning Letter, prepared by KLM Planning Partners Inc., dated November 30, 2022.

5. **Legal Description of the subject land:**
Lot Number Part of Lots 4 and 5
Plan Number/Concession Number Concession 9, Norther Division
Municipal Address 4320 Queen Street East

6. **Dimension of subject land (in metric units)**
Frontage 60m
Depth 170
Area 1.816ha

7. **Access to the subject land is by:**

| | | | |
|------------------------------------|-------------------------------------|-------------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | Seasonal Road | <input type="checkbox"/> |
| Municipal Road Maintained All Year | <input checked="" type="checkbox"/> | Other Public Road | <input type="checkbox"/> |
| Private Right-of-Way | <input type="checkbox"/> | Water | <input type="checkbox"/> |

- 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.)

Site is vacant.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Residential development of 298 residential apartment dwelling units across three (3) apartment buildings with a shared 2,450m² parkette and 353 parking spaces located primarily in a one (1) level underground parking garage.

- 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)

EXISTING

Front yard setback N/A
 Rear yard setback N/A
 Side yard setback N/A
 Side yard setback N/A

PROPOSED

Front yard setback 4m (Attmar Drive)
 Rear yard setback 5.7m
 Side yard setback 3.5m (Exterior)
 Side yard setback 12m (Interior)

10. Date of Acquisition of subject land: 2007

11. Existing uses of subject property: Residential Apartment A – Section 3617 (R4A-3617)

12. Proposed uses of subject property: Residential

13. Existing uses of abutting properties: Future Mixed use (south), Residential (North), Future Mid-rise residential (East) and Industrial (West)

14. Date of construction of all buildings & structures on subject land: 2023

15. Length of time the existing uses of the subject property have been continued: 1 year

16. (a) What water supply is existing/proposed?
 Municipal Other (specify) _____
 Well

(b) What sewage disposal is/will be provided?
 Municipal Other (specify) _____
 Septic

(c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

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 # 21T-21007B/OZS-2021-0021 Status Draft Approved

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]
Signature of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Vaughan
THIS 30 DAY OF November, 2022

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, Marshall Smith - KLM Planning Partners Inc., OF THE City _____ OF Central Elgin

IN THE County _____ OF Elgin 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 Vaughan
IN THE Region _____ OF _____
York _____ THIS 30 DAY OF
November _____, 2022

[Signature]
Signature of Applicant or Authorized Agent

[Signature]
Ruby Lyn Sales del Mundo
a Commissioner, etc., Province of Ontario,
for KLM Planning Partners Inc.
A Commissioner of the Province of Ontario, 2024

Submit by Email

FOR OFFICE USE ONLY

Present Official Plan Designation: _____

Present Zoning By-law Classification: _____

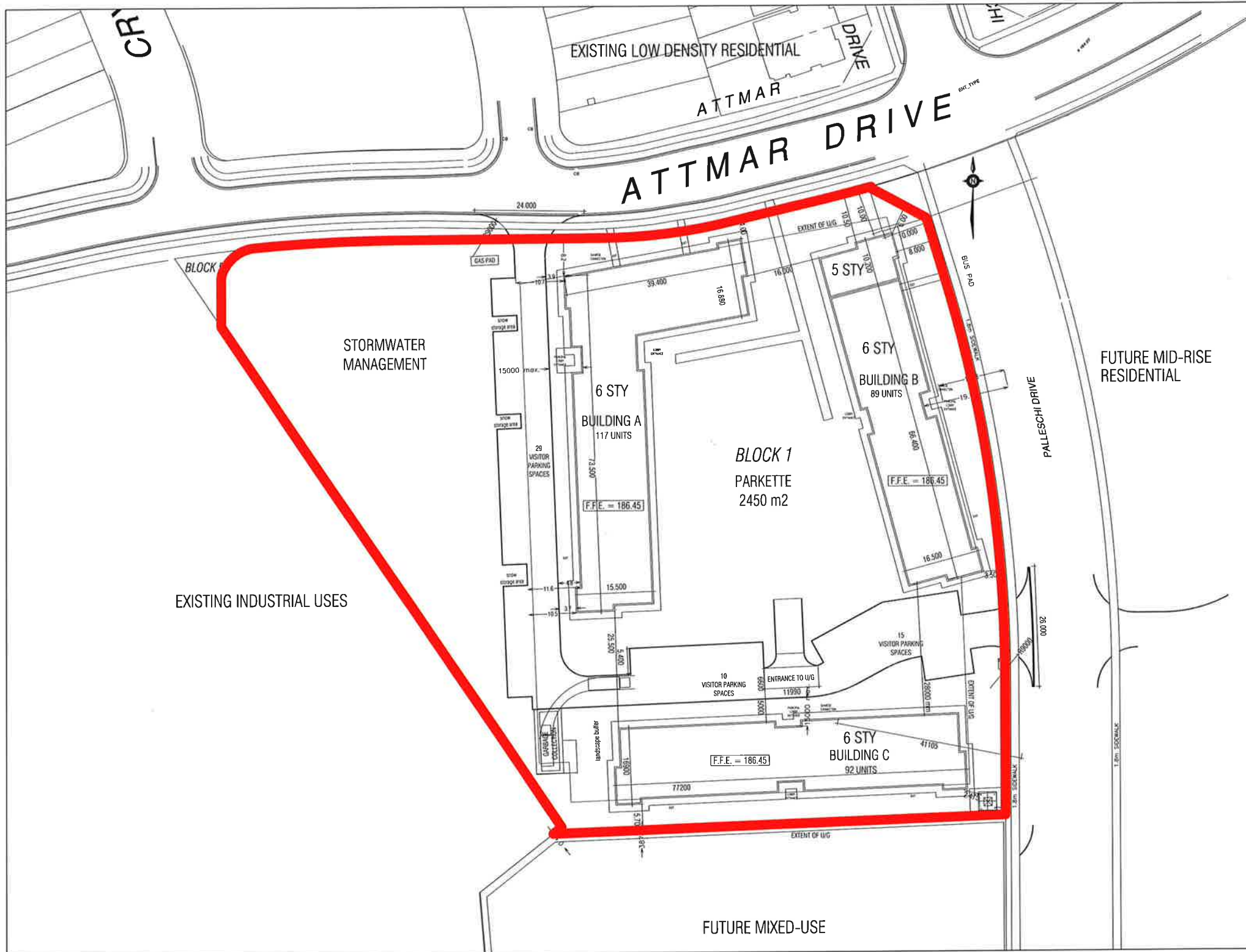
This application has been reviewed with respect to the variances required and the results of the said review are outlined on the attached checklist.

Zoning Officer


Date

DATE RECEIVED December 13, 2022

Date Application Deemed Complete by the Municipality _____



LEGEND

 SUBJECT LANDS
AREA= 1.81 Ha. (4.473 Acs.)

| BLOCK 1 | | | | | |
|----------------------------|--------------|-----------|-----------------|-----------------|-----------------|
| Site Area | 18097.1 | | m ² | | |
| | 194785.4 | | ft ² | | |
| | 1.81 | | ha | | |
| GFA | Above Grade | 23333 | | m ² | |
| | | 251159 | | ft ² | |
| | Below Grade | 341 | | m ² | |
| | | 3670 | | ft ² | |
| Building Coverage | 3917 | | m ² | | |
| | 42157 | | ft ² | | |
| Residential FSI | 1.3 | | | | |
| GFA Breakdown | Retail | N/A | m ² | N/A | ft ² |
| | Office | N/A | m ² | N/A | ft ² |
| | Residential | 23674 | m ² | 254826 | ft ² |
| Units | No. of Units | 298 | | | |
| Parking | Required | Residents | 1.0 / unit | 298 | 357 |
| | | Visitor | 0.2 / unit | 59 | |
| | Provided | GF | | 54 | 359 |
| | | P1 | | 299 | |
| Lockers | 302 | | | | |
| Landscaped Area Percentage | 50% | | | | |
| Loading Spaces | 1 | | | | |

VARIANCE AREA

Maximum number of dwelling units
To permit a maximum of 298 dwelling units, whereas Site Specific Zoning By-law 42-2022 permits a maximum number of dwelling units to be 272;

Minimum number of parking spaces
To permit a minimum residential parking rate of 0.98 parking spaces per dwelling unit, whereas Site Specific Zoning By-law 42-2022 permits a minimum residential parking rate of 1.0 parking space per dwelling unit.

DRAFT PLAN OF SUBDIVISION
 PART LOTS 4 AND 5, CONCESSION 9, NORTHERN DIVISION
 NORTHERN DIVISION (TOWNSHIP OF TORONTO, COUNTY OF PEEL)
 CITY OF BRAMPTON
 REGIONAL MUNICIPALITY OF PEEL

DRAFT PLAN T-



KEY PLAN SCALE NTS

SECTION 51, PLANNING ACT,
 ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. SEE SCHEDULE OF LAND USE
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- F.1 NOT APPLICABLE
- G. AS SHOWN ON DRAFT PLAN
- H. MUNICIPAL PIPED WATER AVAILABLE AT TIME OF DEVELOPMENT
- I. CLAY-LOAM
- J. AS SHOWN ON DRAFT PLAN
- K. SANITARY AND STORM SEWERS, GARBAGE COLLECTION, FIRE PROTECTION
- L. AS SHOWN ON DRAFT PLAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LAND ARE ACCURATELY AND CORRECTLY SHOWN.

DATE APRIL 20, 2021

OPHE N. DALDOV O.S.
 OPHE N. DALDOV O.S.

OWNER'S CERTIFICATE

I AUTHORIZE KLM PLANNING PARTNERS INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE REGIONAL MUNICIPALITY OF YORK FOR APPROVAL.

OWNER

FORESTSIDE ESTATES INC.

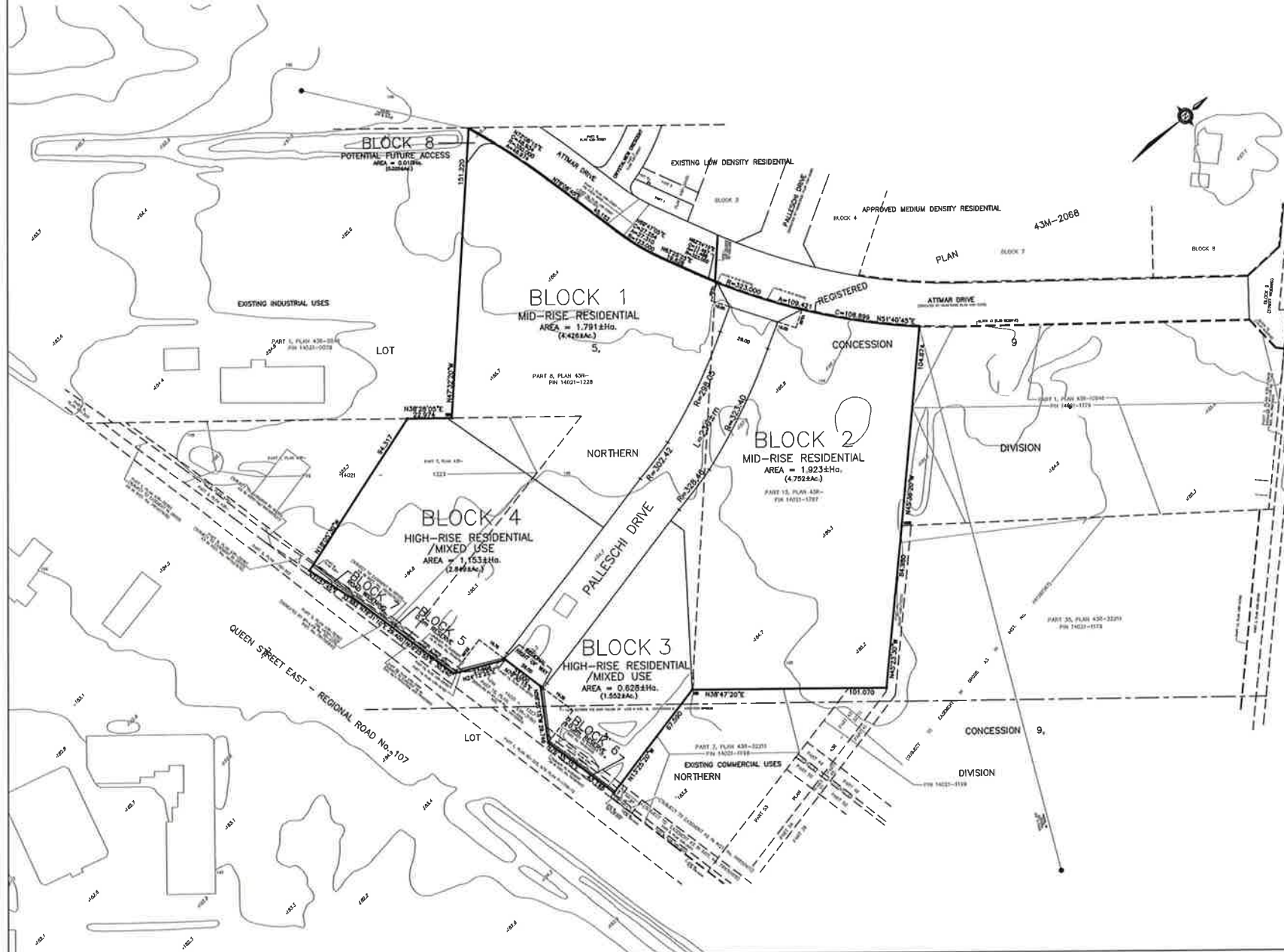
3550 LANGSTAFF ROAD
 SUITE 205
 WOODBRIDGE, ONTARIO,
 L4L 9G3

FRANK CAROCCIOLELO A.S.O.
 FRANK CAROCCIOLELO A.S.O.

SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 6.135±Ha. (15.160±Ac.)

| BLOCKS | LOTS | UNITS | ±Ha. | ±Ac. |
|---|----------|-------|--------------|---------------|
| BLOCK 1 - MID-RISE RESIDENTIAL | 1 | 272 | 1.791 | 4.425 |
| BLOCK 2 - MID-RISE RESIDENTIAL | 1 | 494 | 1.923 | 4.752 |
| BLOCK 3 - HIGH-RISE RESIDENTIAL/ MIXED USE | 1 | 159 | 0.628 | 1.552 |
| BLOCK 4 - HIGH-RISE RESIDENTIAL/ MIXED USE | 1 | 292 | 1.153 | 2.849 |
| BLOCKS 5-6 - 5-6m RESIDENCES | 2 | | 0.006 | 0.015 |
| BLOCK 7 - ROAD WIDENING | 1 | | 0.008 | 0.020 |
| BLOCK 8 - POTENTIAL FUTURE ACCESS | 1 | | 0.010 | 0.025 |
| STREET-PALLESCHI DR | | | 0.616 | 1.522 |
| 28.0m WIDE TOTAL LENGTH 820m WIDTH 87.84m | | | | |
| TOTAL | 7 | | 6.135 | 15.160 |



NOTE - - ELEVATIONS RELATED TO CANADIAN GEODETIC DATUM
 - 0.3m RESERVE IS ENLARGED TO 1.0m FOR VISUAL PURPOSES

PROJECT No. P-3195
 SCALE NTS FEBRUARY 10, 2022
 X-REF: (5100mm & 5100ft)
KLM DWG. No. - 22:4
 PLANNING PARTNERS INC. TEL: (905) 876-4000 FAX: (905) 876-4007 www.klmpartners.com
 Planning • Design • Development

A-2022-0405

a

b

c

d

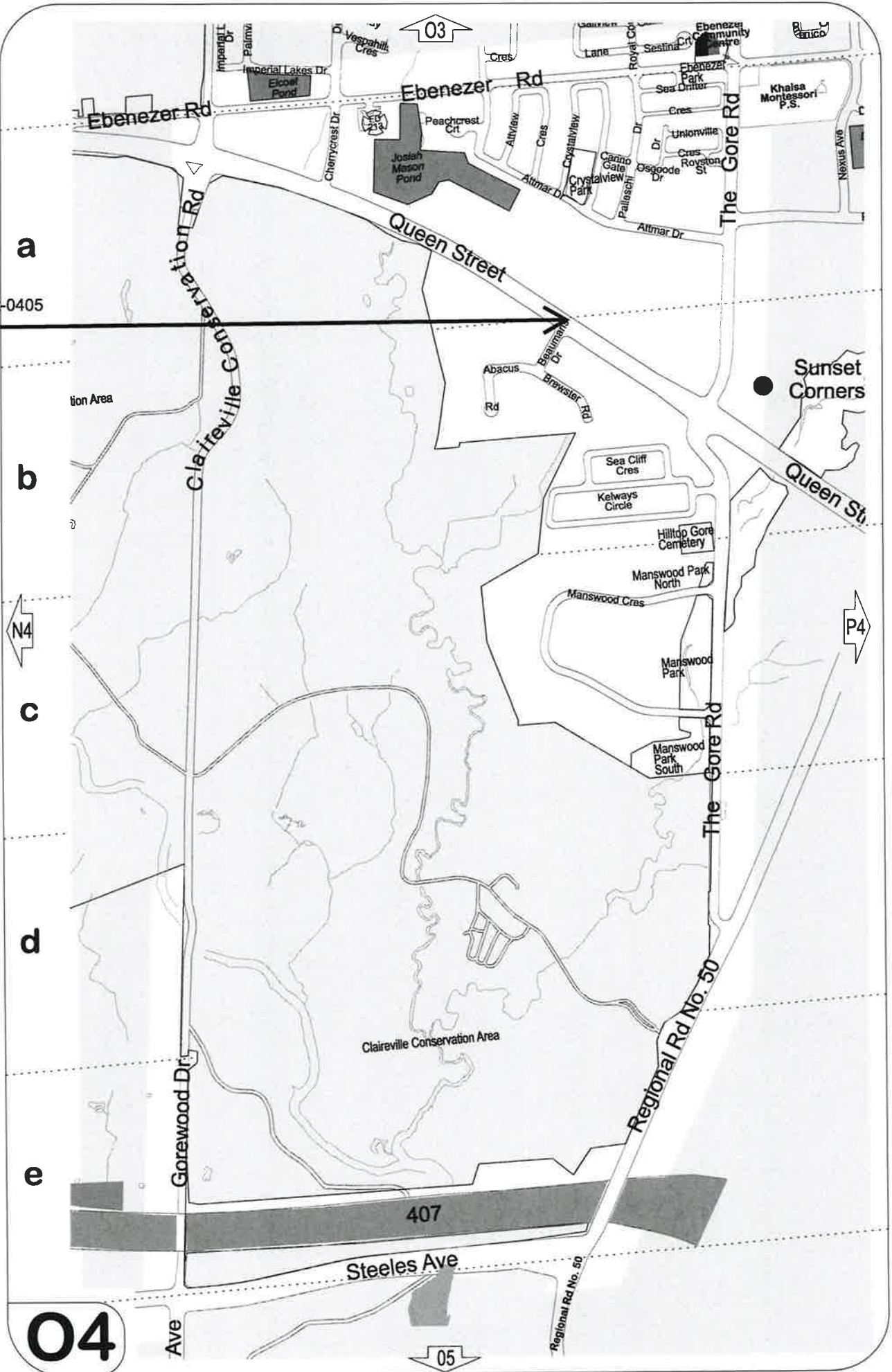
e

04

03

05

P4



tion Area

Imperial Dr
Palms
Imperial Lakes Dr
Ebenezer Rd
Cherrycrest Dr
Vespahill Cres
Cres
Lana
Royal Ct
Sestina Ct
Ebenezer Community Centre
Ebenezer Park
Sea Drifter
Cres
Khalisa Montessori P.S.
Nexus Ave
Unionville Dr
Cres
Royston St
Crystalview Dr
Cres
Crystalview Dr
Attmar Dr
Attmar Dr

Queen Street
Abacus Rd
Brewster Rd
Sunset Corners

Sea Cliff Cres
Kelways Circle
Hilltop Gore Cemetery
Manswood Park North
Manswood Cres

Manswood Park
Manswood Park South
The Gore Rd

Regional Rd No. 50

Claireville Conservation Area

407

Steeles Ave
Regional Rd No. 50