



# CITY OF BRAMPTON

## COMMITTEE OF ADJUSTMENT *APPLICATION FOR MINOR VARIANCE*

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65 KINGS CROSS ROAD

**Kings Vista Condos Inc.**

CITY FILE NO.: A-2023-0277

October 2023

# SITE LOCATION MAP (AERIAL)

ADDRESS: 25 & 65 Kings Cross Road

SITE AREA: Total: 1.62 HA



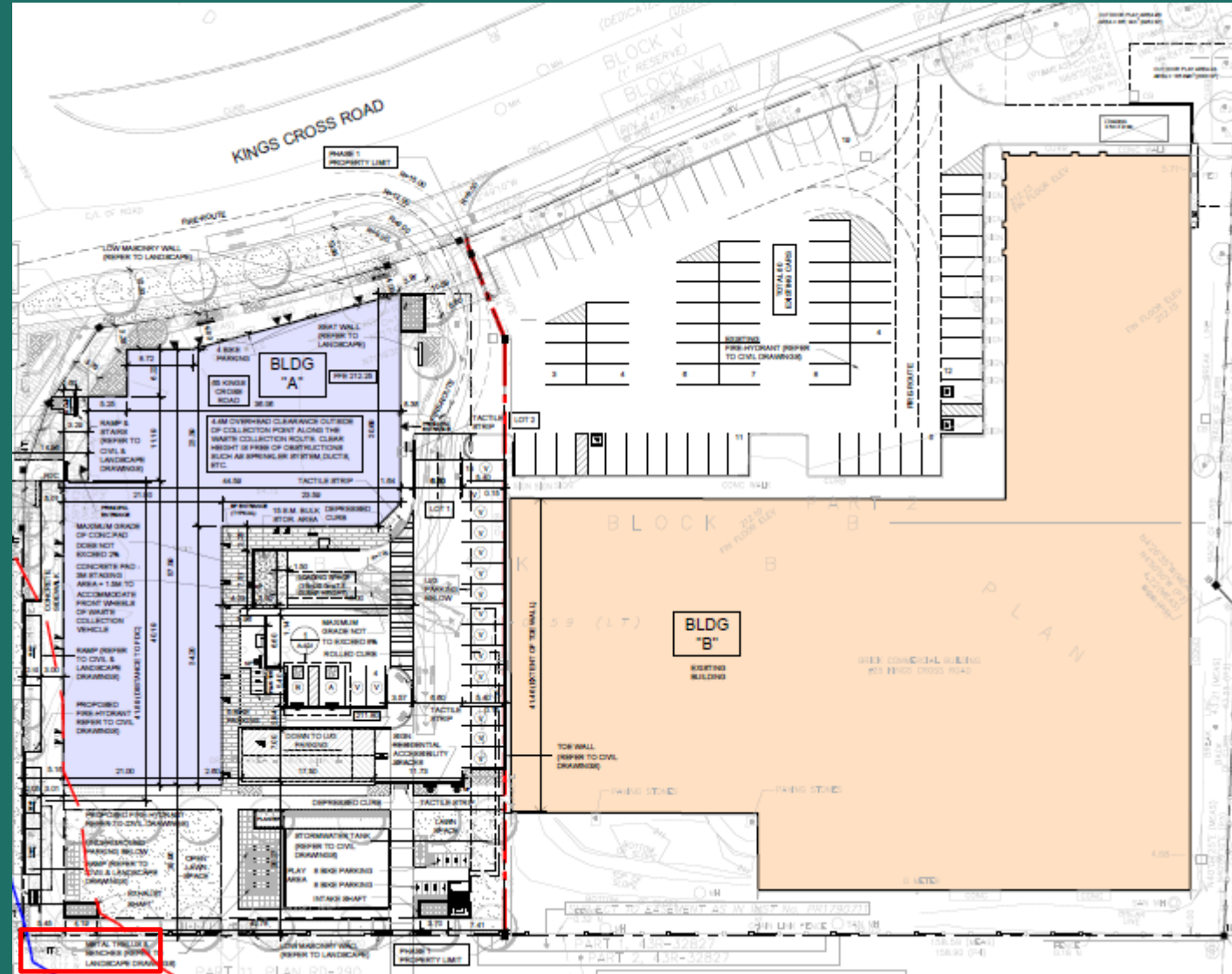
SUBJECT SITE



# PHASE 1 DESIGN (LOT 1)

ADDRESS: 65 Kings Cross Road (Lot 1 — on the left)  
25 Kings Cross Road (Lot 2 — on the right)

SITE AREA: Lot 1: 0.53 HA  
Lot 2: 1.09 HA  
Total: 1.62 HA

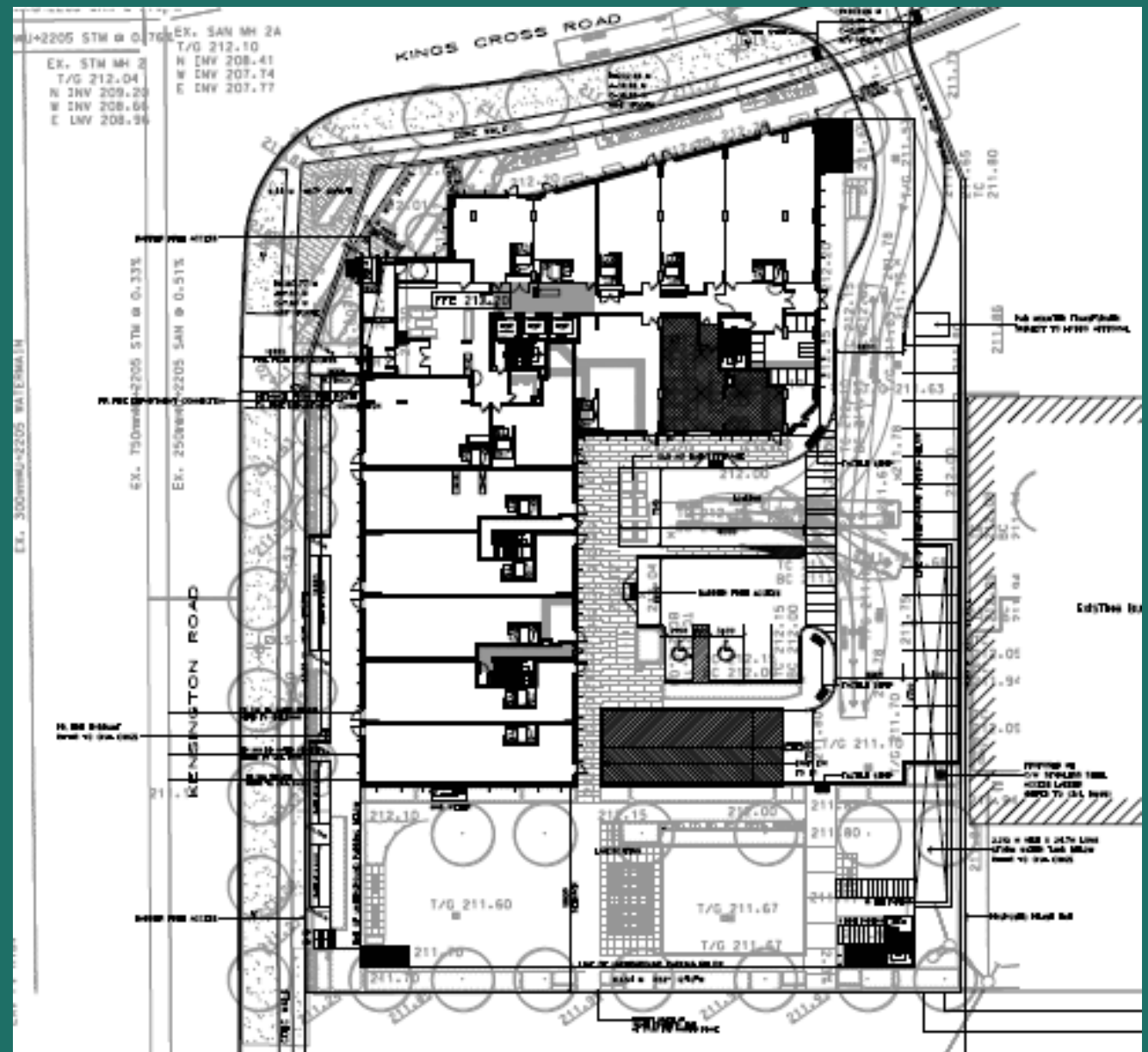


# CONCEPT PLAN

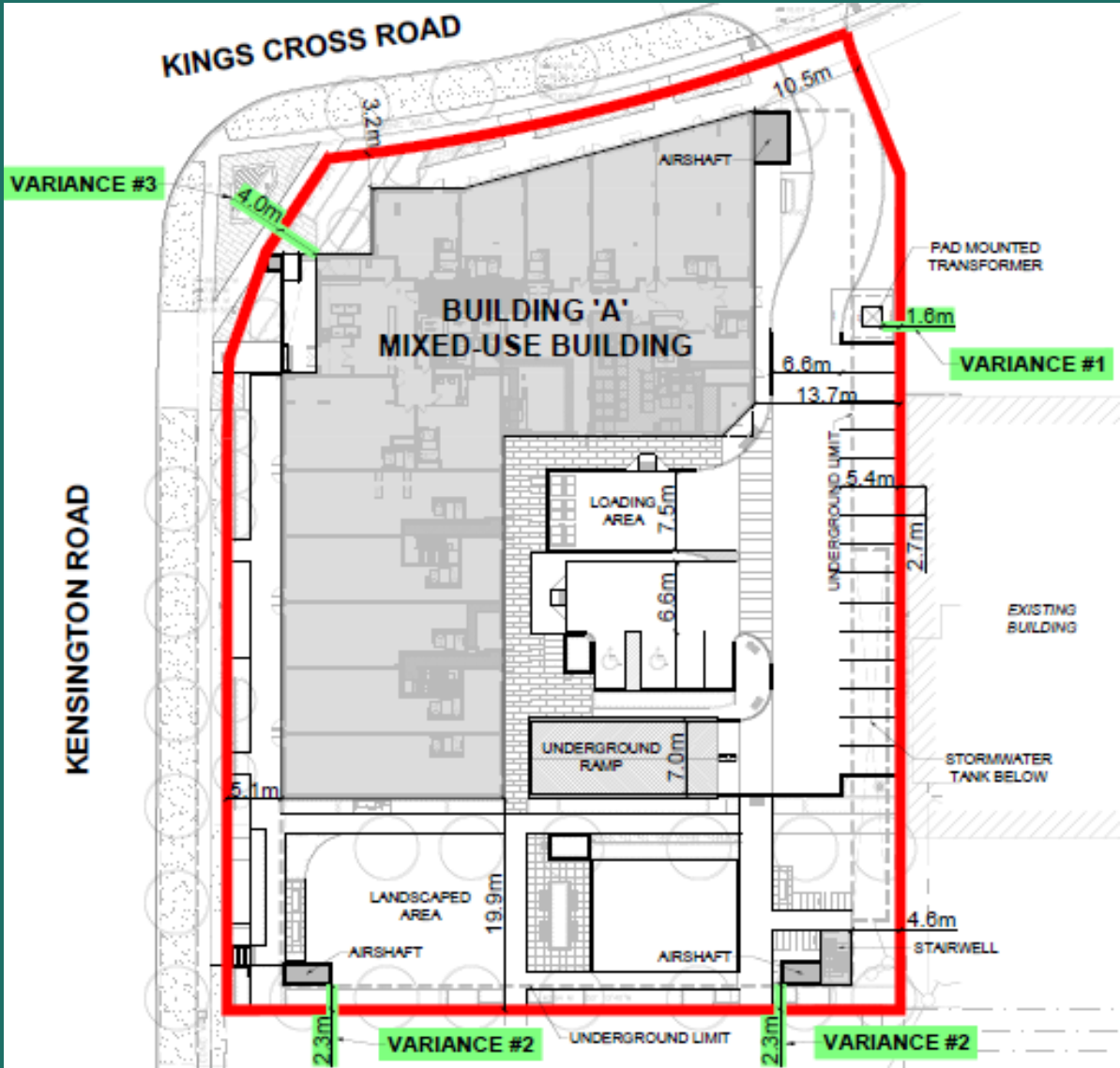
**BUILT FORM:** Mixed Use Residential Tower

**TOTAL UNITS:** 296 APARTMENT UNITS  
13 RETAIL UNITS @ GRADE

**ZONE:** Central Area Mixed Use One — 3025  
(CMU1-3025)



## AREAS SUBJECT TO VARIANCE(S)



## MINOR VARIANCES REQUIRED

1. To permit a **minimum interior side yard setback** to a hydro transformer of 1.60m whereas Zoning By-law 270-2004 requires a minimum interior side yard width of 8.10 m;
2. To permit a **minimum rear yard setback** to an air intake shaft of 2.30m; whereas Zoning By-law 270-2004 requires a minimum rear yard setback to an air intake shaft of 5.00 m; and,
3. To provide a 4.00m **setback to the daylight triangle** whereas the By-law requires a minimum setback of 5.00m.



# THANK YOU



## GSAI

Glen Schnarr & Associates Inc.