

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13

Application Number: A-2023-0300
Property Address: 245 STEELES AVENUE WEST
Legal Description: BLOCK 31, PLAN 43M1644
Agent: GLEN SCHNARR AND ASSOCIATES INC.
c/o COLIN CHUNG
Owner(s): NATIONAL BRIXEN (STEELES INC),
C/O MICHAEL PARADISI
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, OCTOBER 24, 2023 at 9:00 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. TO PERMIT A FRONT YARD SETBACK OF 3 METRE TO A PROPOSED APARTMENT DWELLING, WHEREAS THE BY-LAW REQUIRES A MINIMUM FRONT YARD SETBACK OF 15 METRES;
2. TO PERMIT A MINIMUM DISTANCE OF 18 METRES BETWEEN PROPOSED APARTMENT DWELLINGS, WHEREAS THE BY-LAW REQUIRES A MINIMUM DISTANCE BETWEEN BUILDINGS OF 30 METRE;
3. TO PERMIT A MAXIMUM FLOOR SPACE INDEX OF 7.5, WHEREAS THE BYLAW PERMITS A MAXIMUM FLOOR SPACE INDEX OF 4.5; AND
4. TO PERMIT AN APARTMENT DWELLING HAVING A BUILDING HEIGHT OF 29 STOREYS, WHEREAS THE BY-LAW PERMITS A MAXIMUM BUILDING HEIGHT OF 25 STOREYS.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, and must be received no later than **4:00 pm on Thursday, October 19, 2023**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, October 19, 2023**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

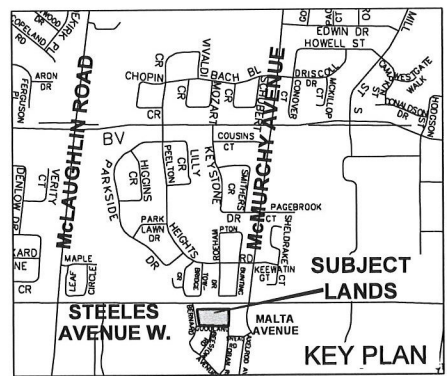
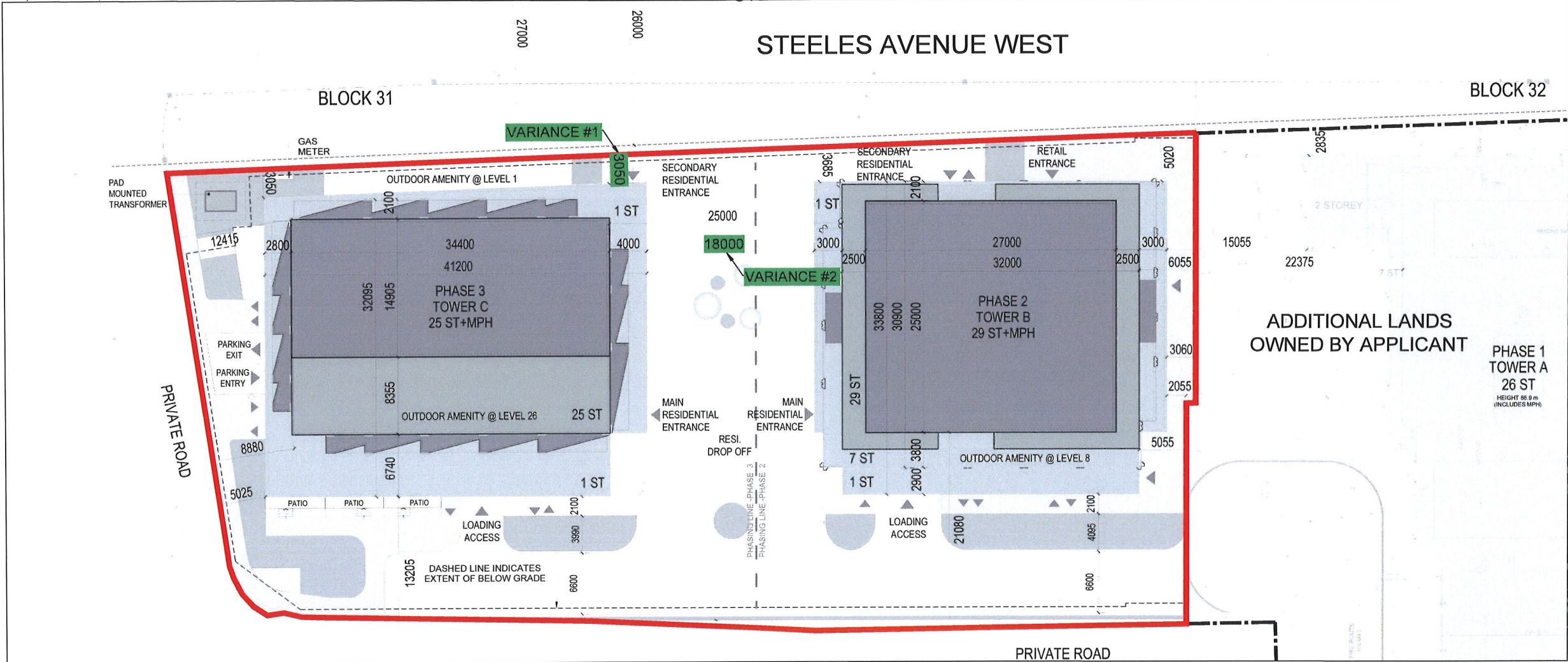
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 13th day of October 2023

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca



**MINOR VARIANCE
SKETCH**
245 STEELES AVENUE W.
BLOCK 31, PLAN 43M1644
CITY OF BRAMPTON
REGION OF PEEL

- REQUIRED VARIANCES:**
1. TO PERMIT A MINIMUM FRONT YARD SETBACK OF 3.0 METRES TO THE FIRST STOREY; WHEREAS THE ZONING BY-LAW PERMITS A MINIMUM FRONT YARD SETBACK OF 15 METRES;
 2. TO PERMIT A MINIMUM DISTANCE BETWEEN BUILDINGS OF 18.0 METRES WHEREAS THE ZONING BY-LAW PERMITS A MINIMUM DISTANCE OF 30.0 METRES BETWEEN BUILDINGS;
 3. TO PERMIT A COMBINED MAXIMUM RESIDENTIAL AND COMMERCIAL FLOOR SPACE INDEX OF 7.5 WHEREAS THE ZONING BY-LAW PERMITS A MAXIMUM RESIDENTIAL FLOOR SPACE INDEX OF 4.5; (NOT SHOWN ON PLAN)
 4. TO PERMIT A MAXIMUM BUILDING HEIGHT OF 29 STOREYS EXCLUDING OF ANY ROOF-TOP MECHANICAL PENTHOUSE, WHEREAS THE BY-LAW PERMITS A MAXIMUM HEIGHT OF 25 STOREYS. (NOT SHOWN ON PLAN)



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**

September 26, 2023

GSAI File: 815-009

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

Attention: Clara Vani
Secretary-Treasurer

**Re: Minor Variance Application
Submission Cover Letter & Planning Justification Brief
245 Steeles Avenue West
National Brixen (Steeles) Inc.
City of Brampton, Region of Peel**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants for National Brixen (Steeles) Inc., the registered owner of 245 Steeles Avenue West (herein referred to as the 'subject property' or 'site'). In this capacity, we are pleased to submit the enclosed Minor Variance Application to facilitate a proposed residential development consisting of 663 total units on their remaining lands.

The subject property is located on the south side of Steeles Avenue West, east of Bernard Avenue, and north of Goodland Road in the City of Brampton. The subject property is approximately 0.57 hectares (1.41 acres) in size, has approximately 110 metres of frontage along Steeles Avenue West, and is currently vacant. The site is legally described as Block 31, Plan 43M-1644.

The subject property represents Tower B and C of an overall proposed development. Phase 1 (Tower A) of this development consists of a 26-storey residential tower (349 units with retail at-grade) at 260 Malta Avenue, directly east of the subject property. Phase 1 (Tower A) was subject to approved Site Plan Approval application SPA-2021-0143 and Minor Variance application A-2022-0023. The Phase 1 Minor Variance application was presented to the Committee of Adjustment on March 8, 2022 and approved on March 29, 2022.

The intent and purpose of this application is to provide our planning opinion and seek permission for four (4) zoning variances applicable to the subject property, based on our review of the City of Brampton Official Plan, Fletchers Creek South Secondary Plan (SPA24(a)) and the Zoning By-law 270-2004. A concurrent Site Plan Approval application is also planned to refine the design of the proposed development.



Land Use Context of Site and Surrounding Area

The Site is currently designated “Residential” in the City of Brampton Official Plan (*Schedule A: General Land Use Designations*) and “Residential High Density” in the Fletchers Creek South Secondary Plan 32(a). The Site also fronts on to Steeles Avenue West, which is an identified “Bus Rapid Transit (BRT) Corridor” (*Schedule C: Transit Network*). As further identified within the adjacent Hurontario-Main Corridor Secondary Plan, the Site is within a Gateway Mobility Hub and adjacent to the identified Gateway Terminal Major Transit Station Area (*Schedule SP55(a)*).

The Site is zoned *Residential High Density – Special Section 2808 (R4A-2808)*, which permits apartment residential uses, a front lot line setback of 15 metres, a minimum distance between buildings of 30 metres, a floor space index (FSI) of 4.5, and a maximum height of 25 storeys.

The existing site-specific zoning was enacted prior to the 2040 Brampton Vision and the updated planning intent for the Steeles Avenue West corridor, as well as the relationship of the subject property to the Uptown Core planning vision. The proposed development, as discussed below, will contribute to the vision for this broader neighbourhood as a mixed-use, walkable, and transit-supportive community. The existing area context includes a significant mix of uses along the Steeles Avenue West corridor, including major commercial (Shoppers World), institutional (Sheridan College), residential (low and high rise) and open space.

As noted, the subject property is currently vacant, with no existing structures, and abuts an approved residential high rise to the east (Phase 1 of the proposed development). The surrounding residential uses consist of low-rise townhouses, single and semi-detached units, and high-rise towers. The subject property is 500 metres from Shoppers World Brampton, 500 metres from Sheridan College (Davis Campus), and 800 metres from the Steeles Avenue West/Hurontario Street intersection and the Brampton Gateway Transit Terminal. Accordingly, the site is well-serviced by a number of existing Brampton Transit routes.

Proposed Development

The Proposed Development is comprised of two (2) residential towers. Tower B is located at the east of the site and Tower C is located at the west of the site. Tower B is 29-storeys, excluding mechanical penthouse, with a 7-storey podium at the base, and retail use at-grade. Tower C is 25-storeys, excluding mechanical penthouse, with an outdoor amenity above, a 2-storey podium at the base, and three (3) townhouse units at-grade at the southwest of the site. Tower B will provide 351 units and Tower C will provide 312 units, for a total of 663 residential units.

The distance between Tower B and C at ground floor level is 18 metres, however, this is a pinch point for the lower floor podiums. The distance between Tower B and C above their respective podium bases is 25 metres.



Four levels of underground parking are provided for both Towers, consisting of 443 residential spaces (including 8 accessible) and 101 visitor spaces (including 5 accessible). Tower B will provide 211 bicycle parking spaces and Tower C will provide 190 bicycle parking spaces, for a total of 401 spaces.

One (1) vehicle access is proposed from Bernard Avenue at the west of the site, to facilitate underground parking access for residents and visitors. Underground parking access will also be provided from Malta Avenue, through the underground access of 260 Malta Avenue (Phase 1). Loading vehicle access is provided at the south of the site, through the connecting access shared with 260 Malta Avenue to the east (Phase 1). Primary pedestrian access is provided from a central courtyard between Towers B and C, creating a north-south mid-block pedestrian connection. A second pedestrian courtyard is also provided to the east of Tower B, connecting with the adjacent development at 260 Malta Avenue and creating another north-south mid-block pedestrian connection. Secondary pedestrian access to Towers B and C is provided from Steeles Avenue West, and tertiary pedestrian accesses are provided to the west of Tower C and the south of both Towers.

We expect the Proposed Development will be subject to further refinement through a forthcoming Site Plan Approval application with the City.

Proposed Variances

To facilitate the proposed development, the following variances are requested:

1. To permit a minimum front lot line setback of 3.0 metres to the first storey, whereas the Zoning By-law permits a minimum front lot line setback of 15.0 metres;
2. To permit a minimum distance between buildings of 18.0 metres, whereas the Zoning By-law permits a building separation of 30.0 metres between buildings;
3. To permit a combined maximum residential and commercial floor space index of 7.5, whereas the Zoning By-law requires a maximum residential floor space index of 4.5;
4. To permit a maximum building height of 29 storeys excluding of any rooftop mechanical penthouse, whereas the Zoning By-law permits a maximum building height of 25 storeys.

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

As understood through Section 4.2 pertaining to “Residential” designations, a primary focus of Official Plan residential policy shall be on promoting sustainable and accessible residential communities which accommodate a variety of housing forms, mix of uses, attractive streetscapes, walkable environment, and accessible open space to create a high quality public realm. The proposed variances are intended to facilitate a development that implements this Official Plan policy and maintain the general intent and purpose of the Official Plan.

Permitting an increased height of 29 storeys and an FSI of 7.5, whereas the Zoning By-law permits 25 storeys and an FSI of 4.5, will allow for additional residential units on site. The total 663 units provided consist of Studio, 1-bedroom, and 2-bedroom forms, which contributes towards the goal of sustainable residential growth within Brampton. This growth remains sustainable when considering that the subject property is located in an identified Mobility Hub, adjacent to a Major Transit Station Area, and fronting a Primary Intensification Corridor. When considering the surrounding land use context, these variances allow for the highest and best use of the site in an area that provides a significant mix of uses for the proposed population. These variances do not interfere with the general intent for residential uses, and further serve to enhance the vibrancy of the area.

Permitting a reduced front yard setback of 3.0 metres and a reduced distance between residential towers of 18.0 metres, whereas the Zoning By-law permits 15.0 metres and 30.0 metres, respectively, further provides for a more efficient use of the subject property. These minor variances primarily allow for a building design that permits the increased density and thus increased residential units of the proposed development. In doing so within such an area of focused growth, as identified within the Official Plan, these variances allow for the highest and best use of the land. The public realm and Steeles Avenue West frontage will not be negatively impacted by the proposed variances due to intentional building design that places indoor/outdoor amenities, at-grade retail, and mid-block courtyard connections in prominent locations. A strong built form edge will contribute to transit-supportive intensification objectives for the identified Mobility Hub and BRT Corridor along Steeles Avenue West. In their contribution towards sustainable residential growth in the City of Brampton, it is our opinion that the proposed variances meet the general intent and purpose of the Official Plan.

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

The proposed variances do not compromise the intended use of the site for primarily residential uses, nor compromise the intended built form, as prescribed by the *R4A-2808* zone. Rather, they serve to facilitate a more desirable mix of complementary uses and effective transition from the intensification areas to the east. Residential towers are considered within the parent *R4A* zone and the variances requested herein are intended to accommodate a more efficient site design and layout,



without introducing non-compatibility with the surrounding area, thus meeting the general intent and purpose of the Zoning By-law.

3. *Minor in nature*

It is our opinion the requested variances are minor in nature as the proposed development remains compatible with surrounding planned and existing uses, and the site zoning already contemplates increase density through the *R4A-2808* zone. The proposed maximum building height of 29 storeys provides for additional height on Tower B only, whereas Tower C currently meets the prescribed maximum height of 25 storeys. In our opinion, this is a minor increase in height that facilitates an appropriate form of development within an intensification area. The proposed increase in FSI to 7.5 further facilitates this form and provides for an appropriate distribution of density and massing within a Mobility Hub and along a Primary Intensification Corridor. It further complements the intended transit-supportive development of the adjacent Major Transit Station Area.

The proposed reduction in front yard setback and distance between buildings are minor given the surrounding intensification area and contribution to building function. A vibrant public realm is maintained through building design and neither the transit supportive Steeles Avenue West corridor, nor the intended residential use of the subject lands are impeded through the proposed variances. Given the surrounding land use context, including highly accessible recreation and commercial uses, the proposed variances are minor in nature and do not challenge neighbourhood compatibility.

4. *Desirable for the appropriate development of the land*

The proposed variances are desirable as they will facilitate a development concept that is generally consistent with the intent and vision of the Official Plan, Secondary Plan, and Zoning By-law in their service towards sustainable residential growth and an enriched public sphere. The proposed development remains compatible with surrounding planned and existing uses and is consistent with the direction of other similar developments in the City of Brampton. The proposed variances, in facilitating a greater contribution to the City's growth targets, will further contribute to the vibrancy of the institutional and commercial opportunities in the area.

The building design and increased height and density contribute towards a greater mix of housing forms in the area, and continue to be serviced by municipal infrastructure and transit. The proposed variances are justified considering the significant mix of land uses in the neighbourhood, especially those accessible through active or public transportation. The increased density is balanced by amenity spaces and an emphasis on an active public sphere at street level, where the proposed development plans for at-grade retail, residential amenity, mid-block pedestrian connections, pedestrian courtyards, and southerly townhouses. Multiple pedestrian accesses are provided to



Towers B and C, as well as to the surrounding properties, ensuring an open movement of pedestrian traffic throughout the site.

Further, the proposed variances facilitate a development that complements the adjacent 260 Malta Avenue development to the east. This provides for consistency in the development of the land and a consistent visual character for the area. The desirable urban edge along Steeles Avenue West adds character and visual interest to the area and the proposed building design allocates primary uses and traffic towards the north of the site. In doing so, a reasonable transition is provided to the existing residential areas to the south, and no negative impact is expected on the offices and open areas to the west of the site, nor the residential uses to the north of the site, across Steeles Avenue West. As such, the proposed variances are desirable for the appropriate development of the land.

It is our opinion the requested variances meet the four (4) tests for a Minor Variance under Section 45 (1) of the *Planning Act*.

Application Materials

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

- One completed Minor Variance Application Form and authorization;
- One cheque in the amount of \$2838.00 made payable to the City of Brampton;
- One copy of the Minor Variance Sketch Plan, prepared by Glen Schnarr & Associates Inc., dated September 26, 2023; and,
- One copy of Architectural Drawings, prepared by Arcadis, dated September 2023 (for reference).

We trust this is sufficient for staff's review and respectfully request this application. Please contact the undersigned if you require additional information or wish to clarify anything contained in this application.

Respectfully submitted,

GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, MCIP, RPP
Managing Partner

cc. Michael Paradisi, Brixen Developments Inc.

FILE NUMBER:

A-2023-0300

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)

National Brixen (Steeles) Inc. (c/o Michael Paradisi)

Address

3800 Steeles Avenue W., Suite 103W, Woodbridge, On. L4L 4G9

Phone #

Office: (289)-657-1315 Cell:(416)-659-9989

Fax #

Email

mparadisi@brixen.ca

2.

Name of Agent

Glen Schnarr & Associates Inc. (c/o Colin Chung)

Address

700 - 10 Kingsbridge Garden Circle, Mississauga, ON. L5R 3K6

Phone #

905-568-8888 x 224

Fax #

Email

colinc@gsai.ca

3.

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

1. To permit a minimum front lot line setback of 3.0 metres to the first storey, whereas the Zoning By-law permits a minimum front lot line setback of 15.0 metres;

2. To permit a minimum distance between buildings of 18.0 metres, whereas the Zoning By-law permits a building separation of 30.0 metres between buildings;

3. To permit a combined maximum residential and commercial floor space index of 7.5, whereas the Zoning By-law requires a maximum residential floor space index of 4.5;

4. To permit a maximum building height of 29 storeys excluding of any rooftop mechanical penthouse, whereas the Zoning By-law permits a maximum building height of 25 storeys.

Please refer to the enclosed Cover Letter and Minor Variance Sketch for the full list and description of the proposed variances.

4.

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

Variances are required to facilitate the implementation of the proposed development on the subject lands and achieve the most desirable and efficient use of the site. Please refer to the enclosed Cover Letter for further detail.

5.

Legal Description of the subject land:

Lot Number

Plan Number/Concession Number

BLOCK 31, PLAN 43M1644

Municipal Address

245 Steeles Avenue West

6.

Dimension of subject land (in metric units)

Frontage

110m

Depth

58m

Area

0.57ha

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.)

No existing buildings or structures

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Two residential towers. Tower C is 25 storeys with a 2-storey podium and three townhouse units at grade. Tower B is 29 storeys with a ~~2~~ 7-storey podium and retail at grade.

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	Tower C: 3.05m; Tower B: 3.68m
Rear yard setback	Tower C: 12.69m; Tower B:12.79
Side yard setback	Tower C: 5.02m (exterior)
Side yard setback	Tower B: 2.05m (interior)

10. Date of Acquisition of subject land: May 14, 2021

11. Existing uses of subject property: Vacant

12. Proposed uses of subject property: Residential + retail

13. Existing uses of abutting properties: Residential and retail to the east, residential to the south

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 ☒ 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 # _____ 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 OF Region of Peel

THIS 26 DAY OF September, 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, Zechariah Bouchard, OF THE City OF Mississauga

IN THE Region OF Peel 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

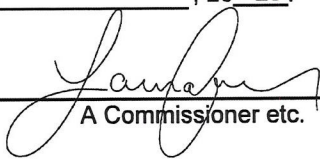
IN THE Region OF

Peel THIS 26th DAY OF

September, 2023.



Signature of Applicant or Authorized Agent


A Commissioner etc.

Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnerr & Associates Inc.
Expires March 3, 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

Date Application Deemed
Complete by the Municipality

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: 245 Steeles Avenue West


I/We, National Brixen (Steeles) 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 & 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 26th day of SEPTEMBER, 2023.


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

MICHAEL PARADISI
(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: 245 Steeles Avenue West

I/We, National Brixen (Steeles) 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 26th day of SEPTEMBER, 2023.


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

MICHAEL PADZINSKI
(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

DUO - 245 STEELES - PHASE 2 & 3

PROGRESS SET
SEPTEMBER 2023

LEVEL	TOWER B		TOWER C	
	GCA (m2)	GCA (ft2)	GCA (m2)	GCA (ft2)
P4	5,084	54,724		
P3	5,084	54,724		
P2	5,084	54,724		
P1	5,084	54,724		
1	1,244	13,390	1,325	14,262
MEZ	1,244	13,390	1,301	14,004
2	883	9,505	800	8,611
3	883	9,505	800	8,611
4	883	9,505	800	8,611
5	883	9,505	800	8,611
6	883	9,505	800	8,611
7	883	9,505	800	8,611
8	523	5,627	800	8,611
9	800	8,611	800	8,611
10	800	8,611	800	8,611
11	800	8,611	800	8,611
12	800	8,611	800	8,611
13	800	8,611	800	8,611
14	800	8,611	800	8,611
15	800	8,611	800	8,611
16	800	8,611	800	8,611
17	800	8,611	800	8,611
18	800	8,611	800	8,611
19	800	8,611	800	8,611
20	800	8,611	800	8,611
21	800	8,611	800	8,611
22	800	8,611	800	8,611
23	800	8,611	800	8,611
24	800	8,611	800	8,611
25	800	8,611	800	8,611
26	800	8,611	513	5,522
27	800	8,611		
28	800	8,611		
29	800	8,611		
MPH	675	7,266		
Total Above Grade	25,784	277,534	22,339	240,455
Total Above Grade	48,123	517,989		
Total Below Grade	20,336	218,895		
TOTAL	68,459	736,884		

TOWER B						
AMENITY	LEVEL	INDOOR AMENITY		OUTDOOR AMENITY		TOTALS
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M. SQ.FT.
	10R	533	5,691	428	4,607	961 9,708
	GL					
AMENITY RATE PROVIDED (PROVIDED SQ.M. / UNIT)		1.73		1.22		2.45
AMENITY RATE TARGET (PROVIDED SQ.M. / UNIT)		1.08		1.39		2.48

TOWER C						
AMENITY	LEVEL	INDOOR AMENITY		OUTDOOR AMENITY		TOTALS
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M. SQ.FT.
	MPH	20	215	277	2,982	785 7,115
	GL	384	4,133	105	1,130	
AMENITY RATE PROVIDED (PROVIDED SQ.M. / UNIT)		1.71		1.73		2.50
AMENITY RATE TARGET (PROVIDED SQ.M. / UNIT)		1.08		1.39		2.48

BUILDING B

LEVEL	Studio <400 SF				1B 425-510 SF				1B+D 520-575 SF				1B+D (2 Bath) <600 SF				2B <700 SF				2B+D <800 SF				TOTAL AREA	COUNT																												
	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 2	UNIT 4	UNIT 6	UNIT 8	UNIT 10	UNIT 11	UNIT 1	UNIT 7	UNIT 3	UNIT 5	UNIT 9	UNIT 12	UNIT 1	UNIT 7	UNIT 3	UNIT 5	UNIT 9	UNIT 12																																
2	489	454							543	539	550	539	518	598	564		649				751	797	826	7817	13																													
3	489	454							543	539	550	539	518	598	564		649				751	797	826	7817	13																													
4	489	454							543	539	550	539	518	598	564		649				751	797	826	7817	13																													
5	489	454							543	539	550	539	518	598	564		649				751	797	826	7817	13																													
6	489	454							543	539	550	539	518	598	564		649				751	797	826	7817	13																													
7	489	454							543	539	550	539	518	598	564		649				751	797	826	7817	13																													
8																																																						
9	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
10	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
11	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
12	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
13	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
14	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
15	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
16	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
17	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
18	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
19	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
20	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
21	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
22	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
23	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
24	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
25	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
26	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
27	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
28	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
29	441	486	442	454					540	533	518			598	564		657	678	655	649				7215	13																													
MPH																																																						
TOTAL COUNT:	0				COUNT:				96				COUNT:				93				COUNT:				54				COUNT:				90				COUNT:				18				198417	351								
AVERAGE:	0.00				AVERAGE:				457.72				AVERAGE:				533.37				AVERAGE:				581.00				AVERAGE:				659.03				AVERAGE:				791.33													
UNIT %	0.0%				UNIT %				27.4%				UNIT %				26.5%				UNIT %				15.4%				UNIT %				15.4%				UNIT %				25.6%				UNIT %				3.1%					

BUILDING C

LEVEL	Studio <400 SF				1B 425-510 SF				1B+D 520-575 SF				1B+D (2 Bath) <600 SF				2B <700 SF				2B+D <800 SF				TOTAL AREA	COUNT																										
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18	UNIT 19	UNIT 20	UNIT 21	UNIT 22																														
2																																																				
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24																																																				
MPH																																																				
TOTAL COUNT:	24				COUNT:				72				COUNT:				72				COUNT:				48				COUNT:				72				COUNT:				24				172560				312			
AVERAGE:	413.00				AVERAGE:				458.00				AVERAGE:				511.00				AVERAGE:				578.50				AVERAGE:				653.00				AVERAGE:				754.00											
UNIT %	7.7%				UNIT %				23.1%				UNIT %				23.1%				UNIT %				15.4%				UNIT %				23.1%				UNIT %				7.7%											
AVERAGE:	553.1																																																			

PHASE 2 - TOWER B										
LEVEL	GCA (m2)	GCA (ft2)	RES. GFA (m2)	RES. GFA (ft2)	RES. SALEBALE (m2)	RES. SALEBALE (ft2)	RETAIL GFA (m2)	RETAIL GFA (ft2)	GFA/GCA Eff. (%)	SALE/GCA Eff. (%)
P4	5,084	54,724	0	0					0%	0%
P3	5,084	54,724	0	0					0%	0%
P2	5,084	54,724	0	0					0%	0%
P1	5,084	54,724	0	0					0%	0%
1	1,244	13,390	416	4,479	0	0	421	4,536	33%	0%
MEZ	1,244	13,390	191	2,055					15%	0%
2	883	9,505	834	8,979	726	7,816			94%	82%
3	883	9,505	834	8,979	726	7,816			94%	82%
4	883	9,505	834	8,979	726	7,816			94%	82%
5	883	9,505	834	8,979	726	7,816			94%	82%
6	883	9,505	834	8,979	726	7,816			94%	82%
7	883	9,505	834	8,979	726	7,816			94%	82%
8	523	5,630	32	348	0	0			6%	0%
9	800	8,611	751	8,086	670	7,215			94%	84%
10	800	8,611	751	8,086	670	7,215			94%	84%
11	800	8,611	751	8,086	670	7,215			94%	84%
12	800	8,611	751	8,086	670	7,215			94%	84%
13	800	8,611	751	8,086	670	7,215			94%	84%
14	800	8,611	751	8,086	670	7,215			94%	84%
15	800	8,611	751	8,086	670	7,215			94%	84%
16	800	8,611	751	8,086	670	7,215			94%	84%
17	800	8,611	751	8,086	670	7,215			94%	84%
18	800	8,611	751	8,086	670	7,215			94%	84%
19	800	8,611	751	8,086	670	7,215			94%	84%
20	800	8,611	751	8,086	670	7,215			94%	84%
21	800	8,611	751	8,086	670	7,215			94%	84%
22	800	8,611	751	8,086	670	7,215			94%	84%
23	800	8,611	751	8,086	670	7,215			94%	84%
24	800	8,611	751	8,086	670	7,215			94%	84%
25	800	8,611	751	8,086	670	7,215			94%	84%
26	800	8,611	751	8,086	670	7,215			94%	84%
27	800	8,611	751	8,086	670	7,215			94%	84%
28	800	8,611	751	8,086	670	7,215			94%	84%
29	800	8,611	751	8,086	670	7,215			94%	84%
MPH	675	7,266								
Above Grade	25,784	277,537	21,420	230,560	18,433	198,410	421	4,536	83%	71%
Below Grade	20,336	218,895	0	0	0	0	0	0	0%	0%
TOTAL	46,120	496,432	21,420	230,560	18,433	198,410	421	4,536	46%	40%

ZONING GFA (METRIC)																		
Floor/Level	Gross Construction Area (GCA)* sqm	Deductions sq.m.																
		ELEVATOR SHAFT	PIPE SHAFT	GAS SHAFT	GARBAGE CHUTE	FRESH AIR	COMM	ELEC CLST	STAIRS	BIKES	LOADING / STAGING / GARBAGE RM	LOCKERS STGE	MECH/SERV ICE ROOMS	PARKING / PARKING RAMP	COMMON WASHRO OM	OPEN TO BELOW	RETAIL / RETAIL GARBAGE	OTHER
P4 Parking	5084.0																	5084.0
P3 Parking	5084.0																	5084.0
P2 Parking	5084.0																	5084.0
P1 Parking	5084.0																	5084.0
Ground Floor	1244.0	28.5							28.5	53.0	298.5						421.4	877.9
Mezz.	1244.0	28.5	2.0	0.9	0.4	1.5	1.5		57.1	138.7		102.0						1053.1
2	883.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
3	883.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
4	883.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
5	883.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
6	883.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
7	883.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
8	523.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2				6.0				435.9	48.8
9	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
10	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
11	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
12	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
13	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
14	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
15	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
16	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
17	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
18	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
19	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
20	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
21	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
22	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
23	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
24	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
25	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
26	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
27	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
28	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
29	800.0	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8
MPH	675.0																	875.0
EMR																		0.0
TOTAL ABOVE GRADE RESIDENTIAL	41036	621	81	25	11	44	44	35	652	192	299	102	6	0	0	722	421	436
TOTAL RETAIL GFA																		20336
TOTAL BELOW GRADE	20336																	0
TOTAL GFA																		21,841

CLIENT

BRIXEN DEVELOPMENTS INC.

3800 STEELES AVENUE W., SUITE 103W WOODBRIDGE, ON L4L 4G9

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ISSUES

No.	DESCRIPTION	DATE

SEAL

ARCADIS

7TH FLOOR - 55 ST. CLAIR AVENUE WEST TORONTO ON, M4V 2Y7, CANADA T +1 416 596 1930 www.arcadis.com

PROJECT

245 STEELES AVE. W.

PROJECT NO: 133907

SCALE:

DRAWN BY:

CHECKED BY:

PROJECT MGR:

APPROVED BY:

SHEET TITLE

PROJECT STATISTICS TOWER B

SHEET NUMBER

A001a

ISSUE

00

File Location: \\nameset\dg\proj\01\013390_165\Sheet07a_Production\07a_Correction\07a_Correction_07a_Production.dwg

Last Saved: September 18, 2025, by: Mahmood Sayed

Plotted: Monday, September 18, 2025 11:42:25 AM by: Mahmood Sayed

1/21

PHASE 3 - TOWER C										
LEVEL	GCA (m2)	GCA (ft2)	RES. GFA (m2)	RES. GFA (ft2)	RES. SALEBALE (m2)	RES. SALEBALE (ft2)	RETAIL GFA (m2)	RETAIL GFA (ft2)	GFA/GCA Eff. (%)	SALE/GCA Eff. (%)
1	1,325	14,262	568	6,113	124	1,338			43%	9%
MEZ	1,301	14,004	271	2,919	116	1,250			21%	9%
2	800	8,611	751	8,086	668	7,190			94%	83%
3	800	8,611	751	8,086	668	7,190			94%	83%
4	800	8,611	751	8,086	668	7,190			94%	83%
5	800	8,611	751	8,086	668	7,190			94%	83%
6	800	8,611	751	8,086	668	7,190			94%	83%
7	800	8,611	751	8,086	668	7,190			94%	83%
8	800	8,611	751	8,086	668	7,190			94%	83%
9	800	8,611	751	8,086	668	7,190			94%	83%
10	800	8,611	751	8,086	668	7,190			94%	83%
11	800	8,611	751	8,086	668	7,190			94%	83%
12	800	8,611	751	8,086	668	7,190			94%	83%
13	800	8,611	751	8,086	668	7,190			94%	83%
14	800	8,611	751	8,086	668	7,190			94%	83%
15	800	8,611	751	8,086	668	7,190			94%	83%
16	800	8,611	751	8,086	668	7,190			94%	83%
17	800	8,611	751	8,086	668	7,190			94%	83%
18	800	8,611	751	8,086	668	7,190			94%	83%
19	800	8,611	751	8,086	668	7,190			94%	83%
20	800	8,611	751	8,086	668	7,190			94%	83%
21	800	8,611	751	8,086	668	7,190			94%	83%
22	800	8,611	751	8,086	668	7,190			94%	83%
23	800	8,611	751	8,086	668	7,190			94%	83%
24	800	8,611	751	8,086	668	7,190			94%	83%
25	800	8,611	751	8,086	668	7,190			94%	83%
MPH	513	5,522								
Above Grade	22,339	240,455	18,868	203,092	16,271	175,137	0	0	84%	73%
Below Grade	0	0	0	0	0	0	0	0		
TOTAL	22,339	240,455	18,868	203,092	16,271	175,137	0	0	84%	73%

ZONING GFA (METRIC)																			
Floor/Level	Gross Construction Area (GCA)* sqm	Deductions sq.m.															TOTAL RES. DEDUCTION	RES. GFA	
		ELEVATOR SHAFT	PIPE SHAFT	GAS SHAFT	GARBAGE CHUTE	FRESH AIR	COMM	ELEC CLST	STAIRS	BIKES	LOADING / STAGING / GARBAGE RM	LOCKERS STGE	MECH/SERV ICE ROOMS	PARKING / PARKING RAMP	COMMON WASHROOM	OPEN TO BELOW			RETAIL / RETAIL GARBAGE
																		0.0	0.0
																		0.0	0.0
																		0.0	0.0
Ground Floor	1,325	20.3							42.2	51.0	190.0			70.2				383.5	567.9
Mezz.	1,301	20.3	2.8	0.9	0.4	1.5	1.5		53.5	144.2		156.0	36.2			612.6		1029.8	271.2
2	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
3	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
4	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
5	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
6	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
7	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
8	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
9	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
10	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
11	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
12	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
13	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
14	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
15	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
16	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
17	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
18	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
19	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
20	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
21	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
22	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
23	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
24	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
25	800	20.3	2.8	0.9	0.4	1.5	1.5	1.3	20.2									48.8	751.2
MPH	513																	513.0	0.0
EMR																		0.0	0.0
TOTAL ABOVE GRADE RESIDENTIAL	22339	527	70	21	10	38	38	30	581	195	190	156	36	70	0	613	0	384	18868
TOTAL RETAIL GFA																			0
TOTAL BELOW GRADE	0																		0
TOTAL GFA																			18,868

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PROJECT

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PROJECT NO:
133907

SCALE:

DRAWN BY:

CHECKED BY:

PROJECT MGR.

APPROVED BY:

SHEET TITLE

PROJECT STATISTICS
TOWER C

SHEET NUMBER

A001b

ISSUE

00

FILE LOCATION: \\arcadis\signage\133907\A001b\A001b.dwg

FILE NAME: A001b.dwg

FILE DATE: 2023-11-16 14:27:44

FILE BY: 133907-001

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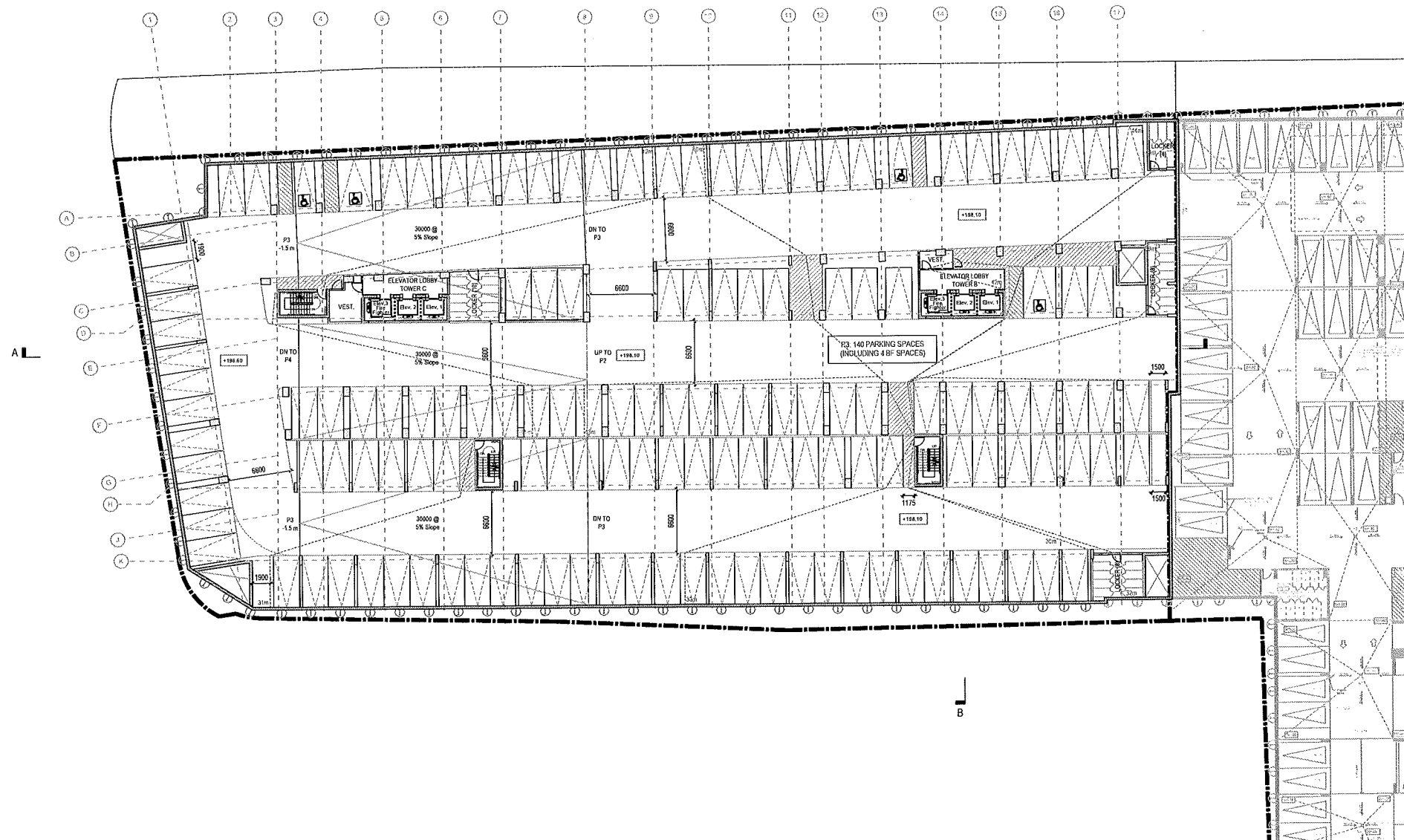
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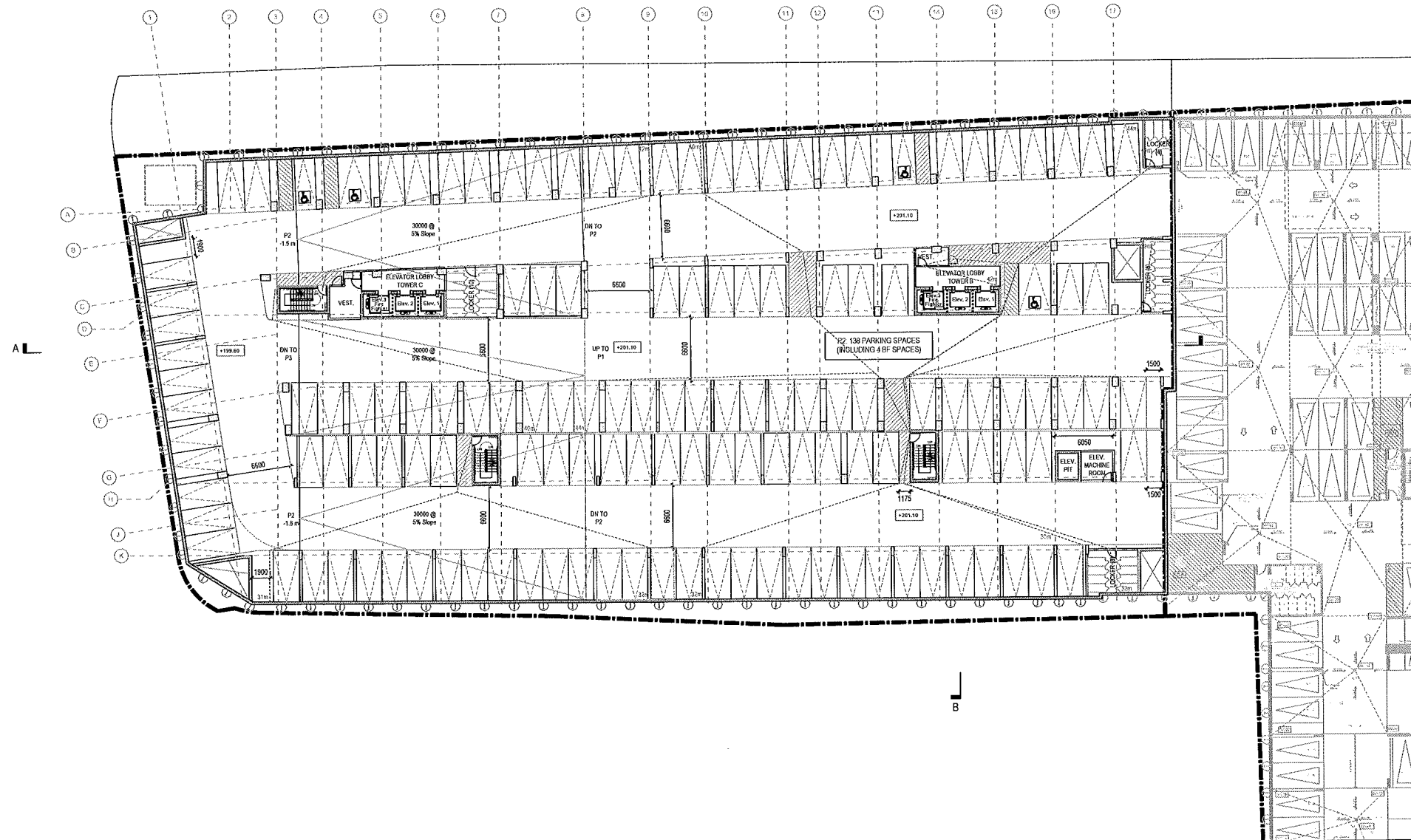
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SHEET TITLE
PARKING P3 PLAN

SHEET NUMBER	ISSUE
A102	00





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PROJECT

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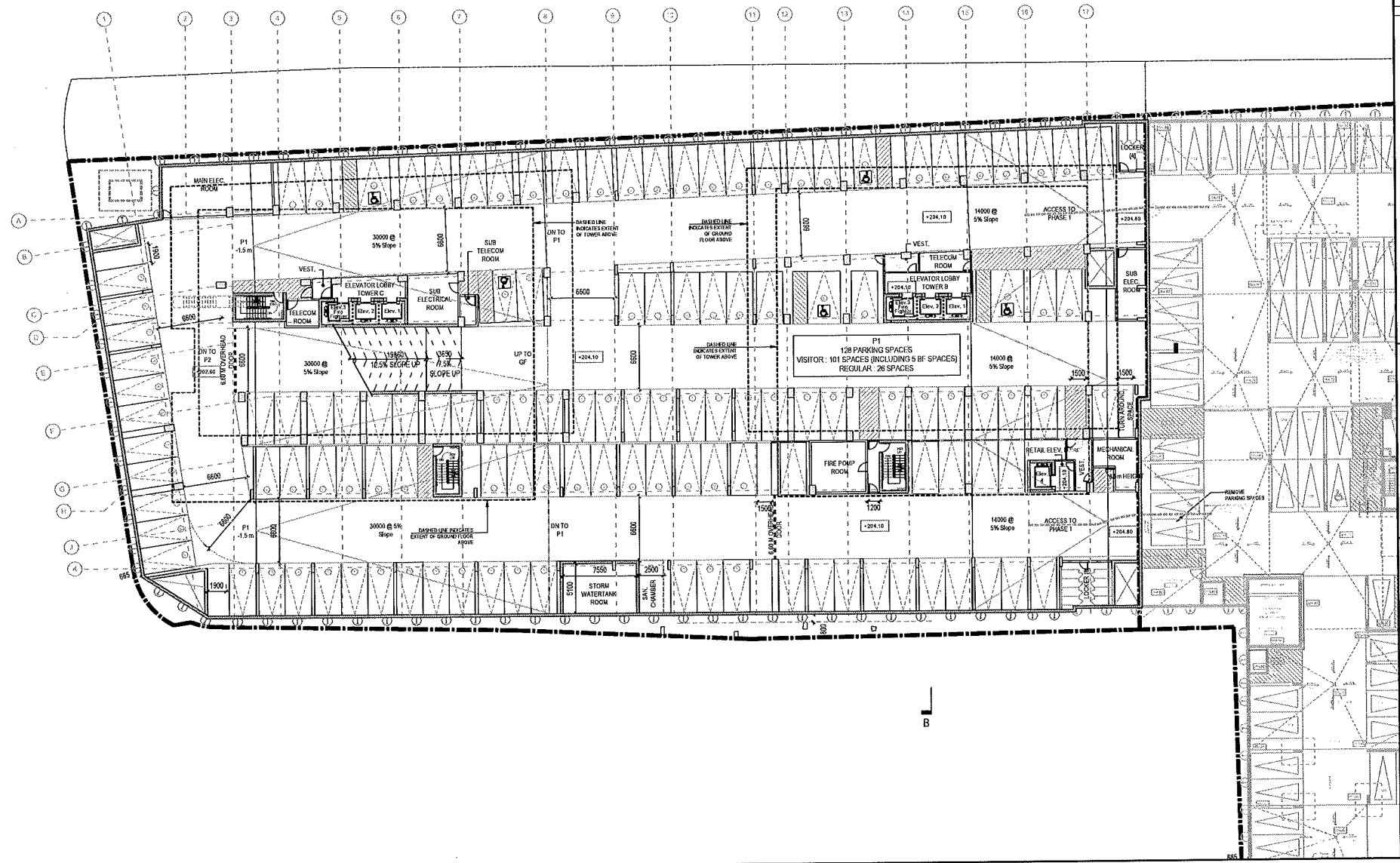
SHEET TITLE

PARKING P2 PLAN

SHEET NUMBER A103	ISSUE 00
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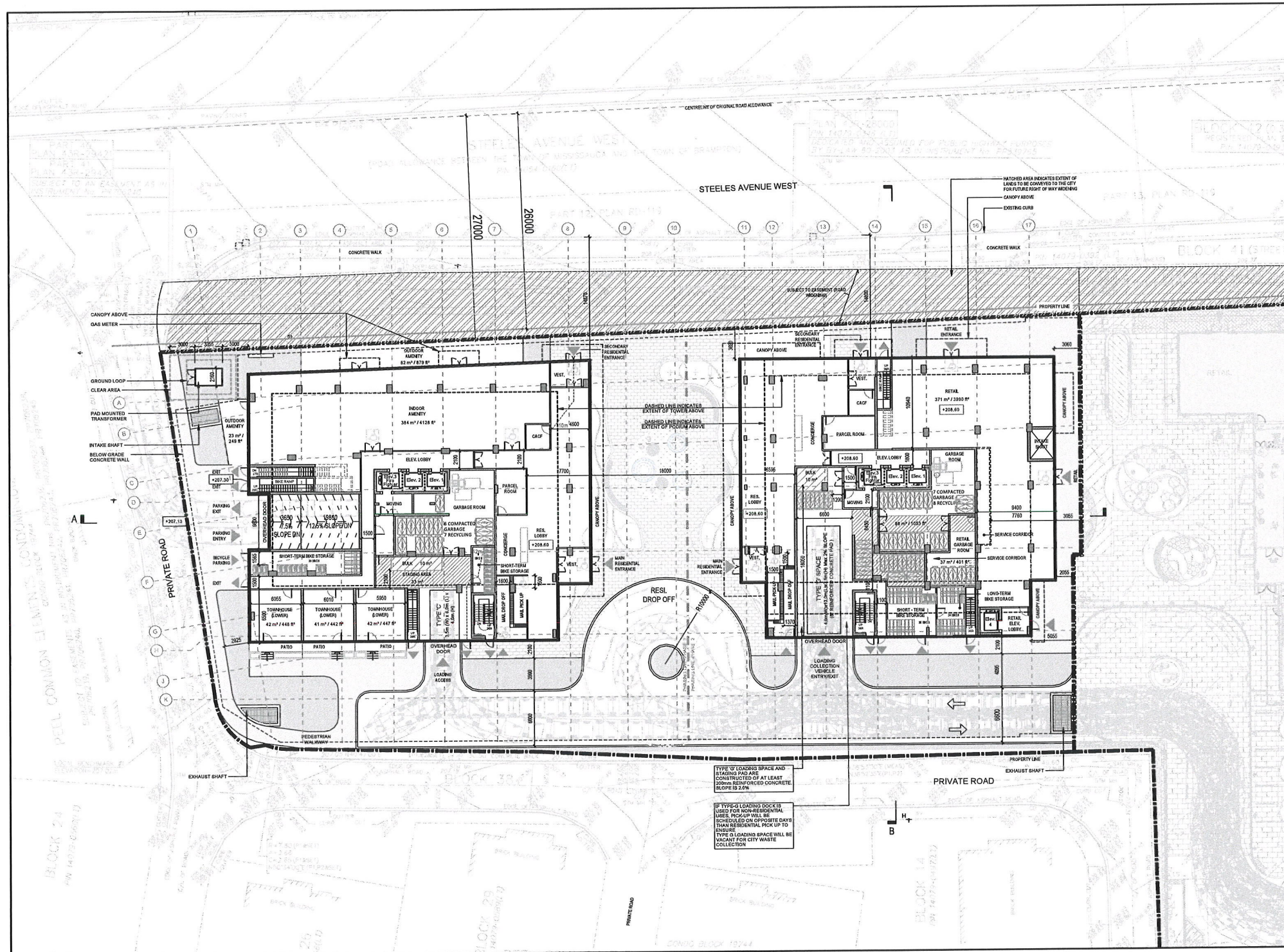
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PROJECT MGR:	APPROVED BY:

SHEET TITLE
PARKING P1 PLAN

SHEET NUMBER A104	ISSUE 00
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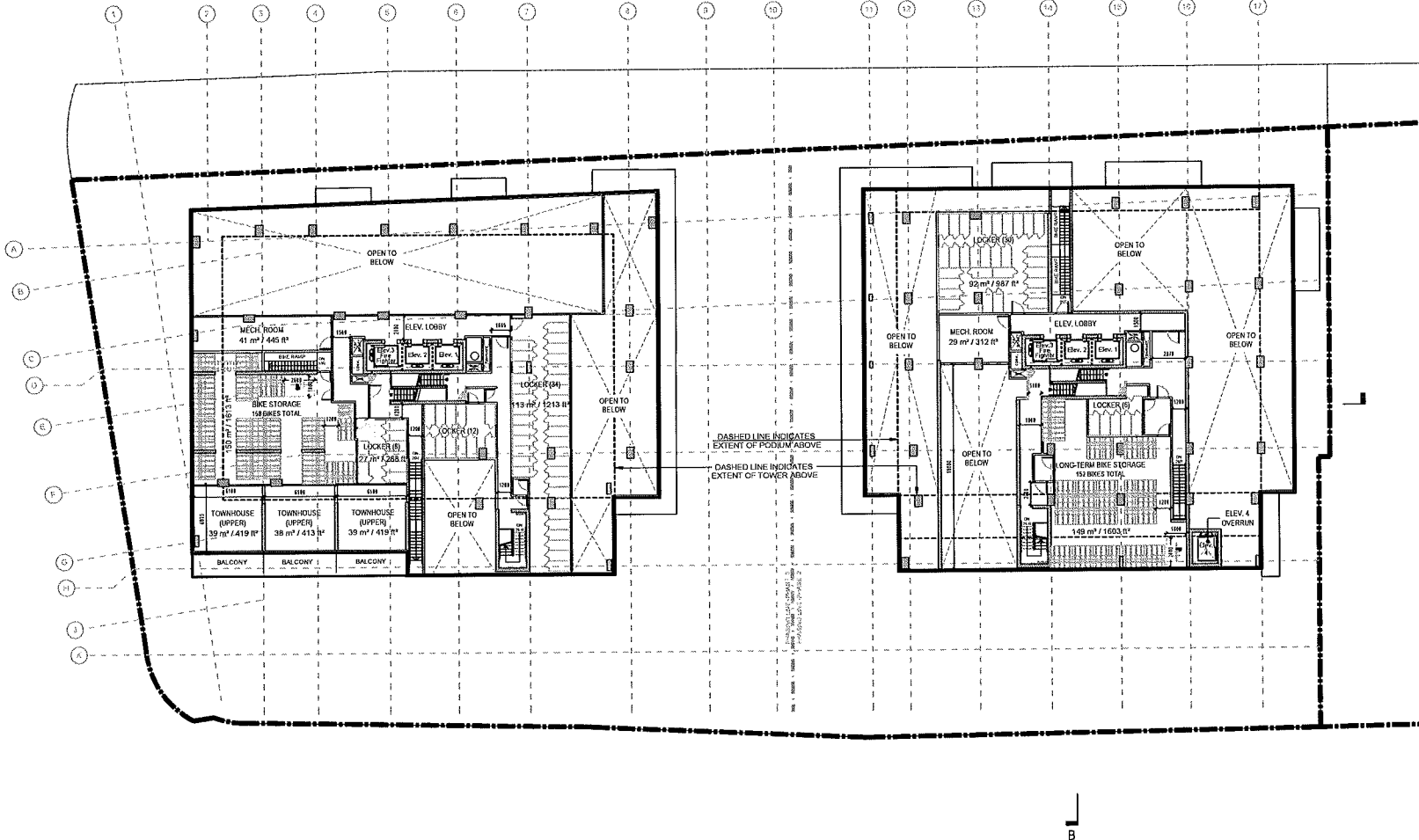
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SHEET TITLE
GROUND FLOOR PLAN

SHEET NUMBER	ISSUE
A105	00

A



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SHEET TITLE

MEZZANINE LEVEL PLAN

SHEET NUMBER	ISSUE
A106	00

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Project: 245 STEELES AVE. W.
Sheet: 245 STEELES AVE. W. - MEZZANINE LEVEL PLAN
Scale: 1:200
Author: jk
Reviewer: jk
Date: 2023-09-18 10:00:00

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No.	DESCRIPTION	DATE

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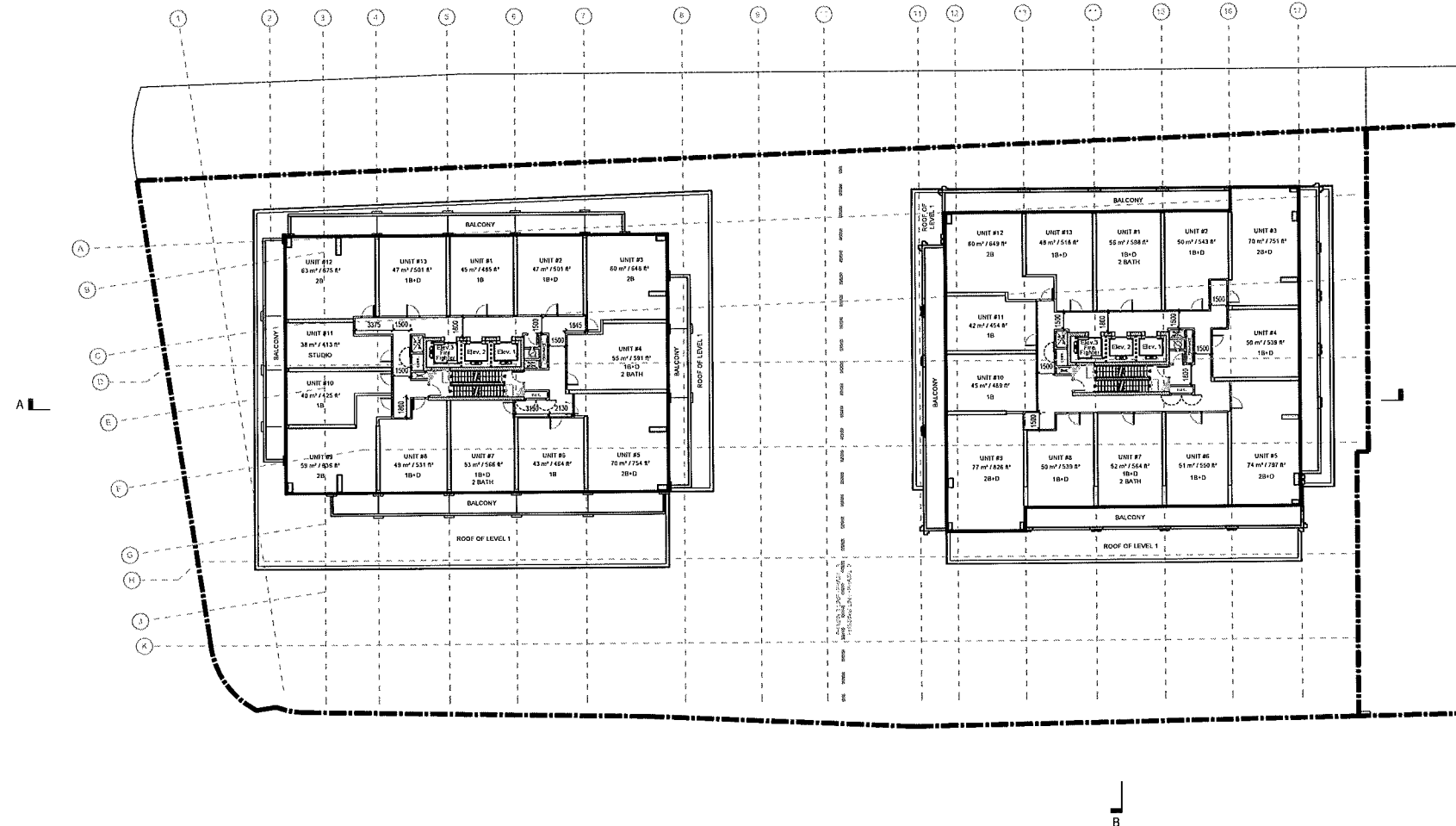
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PROJECT
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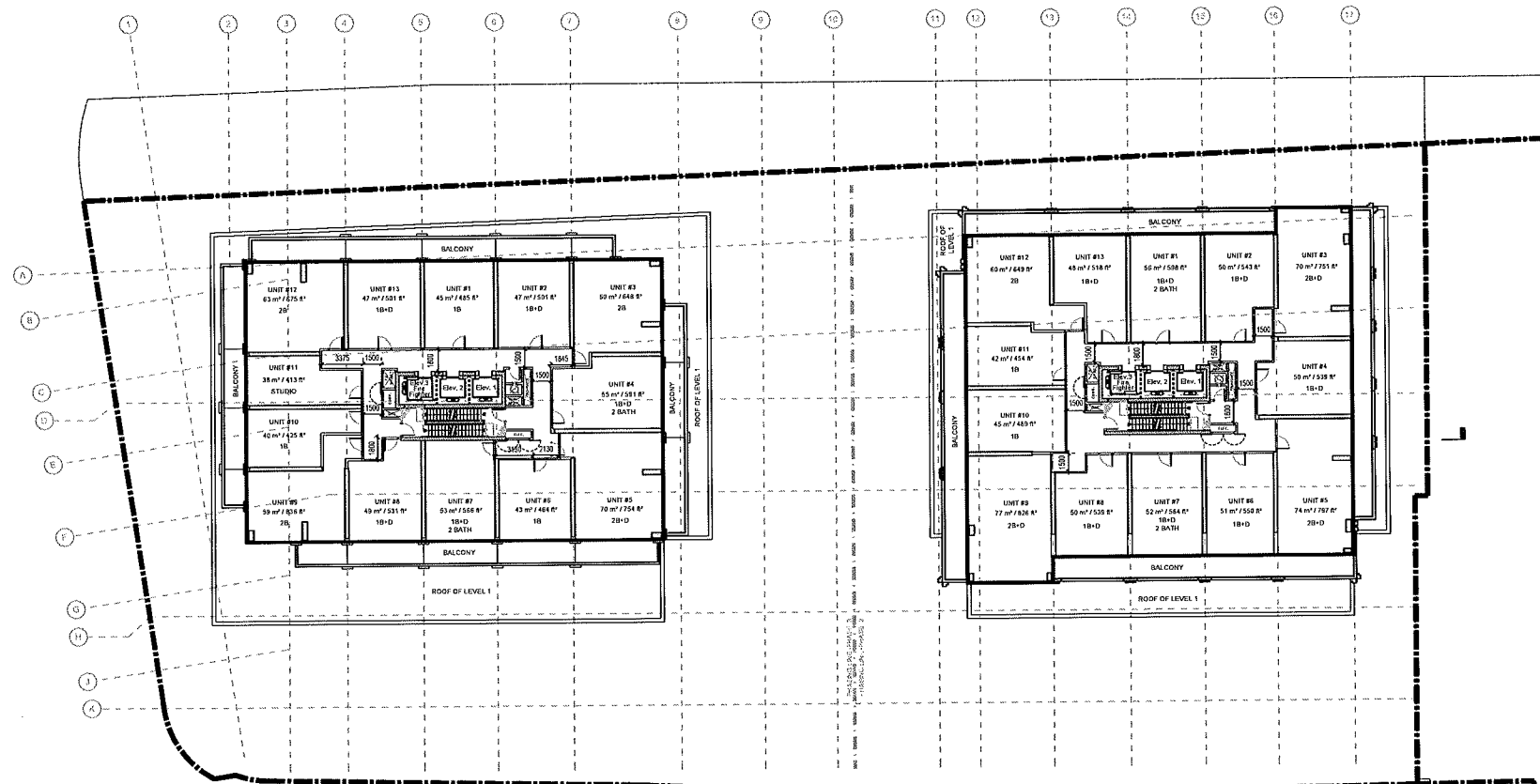
SHEET TITLE
LEVEL 02 PLAN

SHEET NUMBER	ISSUE
A107	00



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B



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PROJECT

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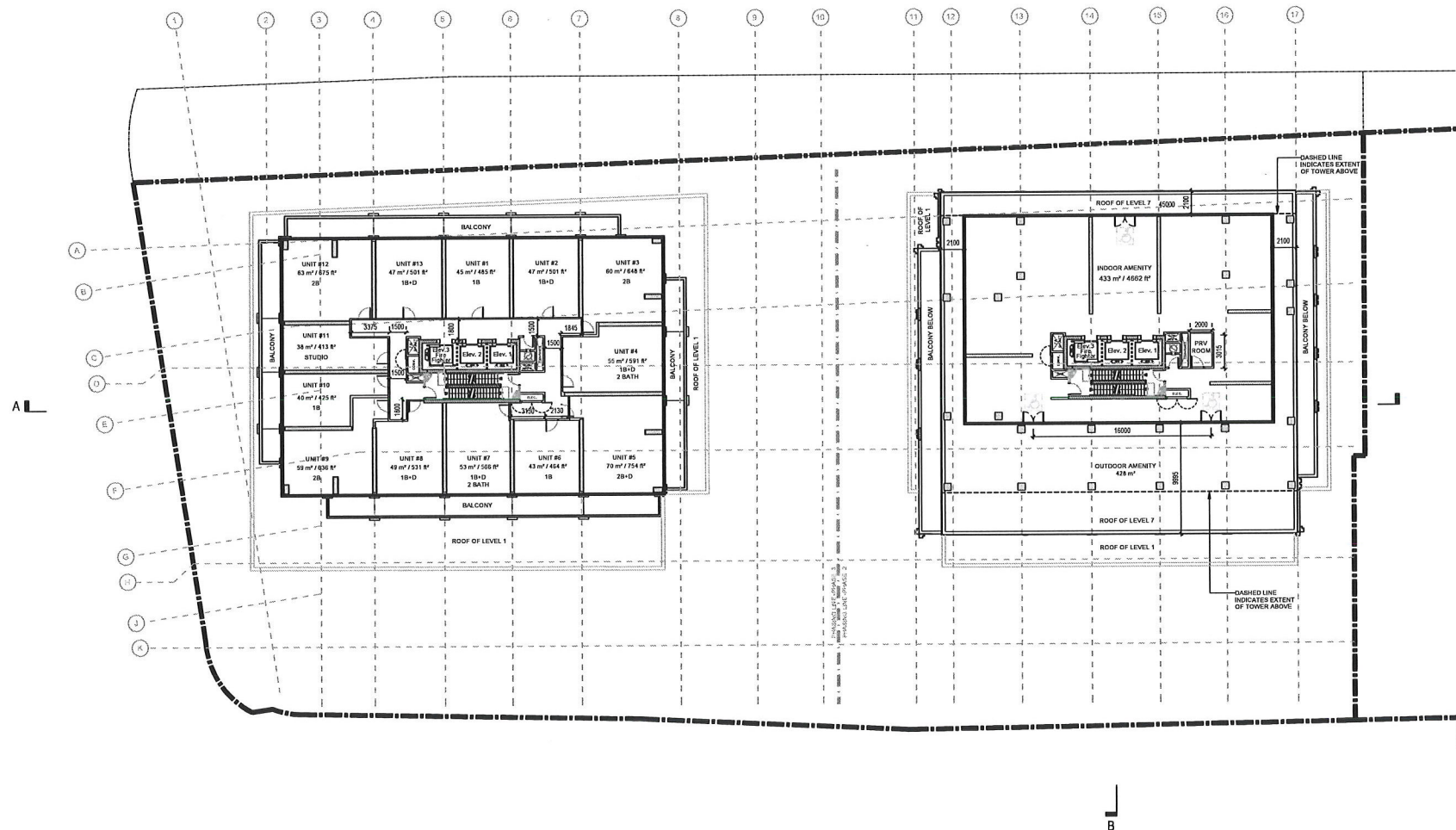
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SHEET TITLE

PODIUM LEVEL 03-07 PLAN

SHEET NUMBER	ISSUE
A108	00

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PROJECT NO: 133907	SCALE: 1:200
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PROJECT MGR:	APPROVED BY:

SHEET TITLE
LEVEL 08 PLAN

SHEET NUMBER	ISSUE
A109	00

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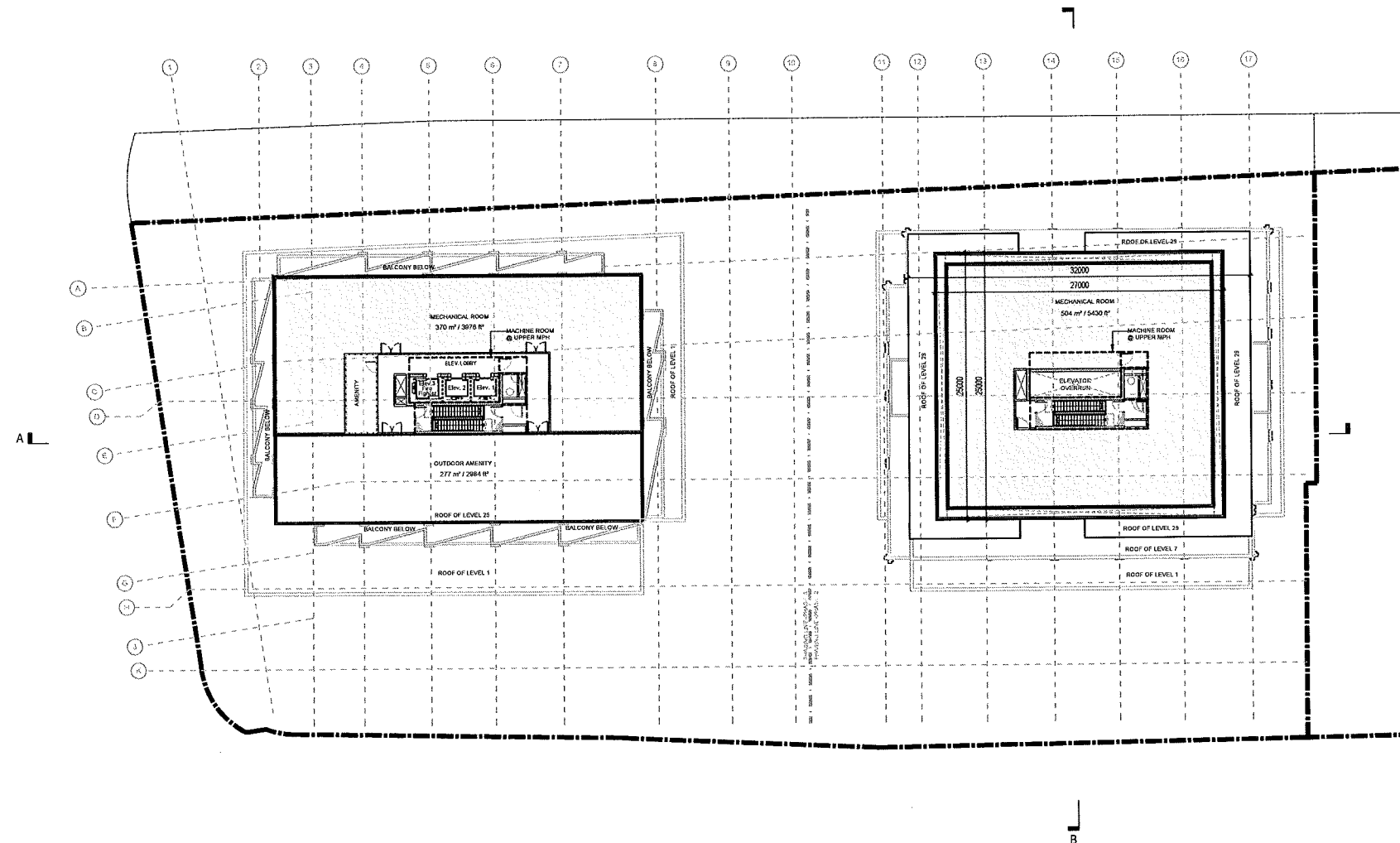
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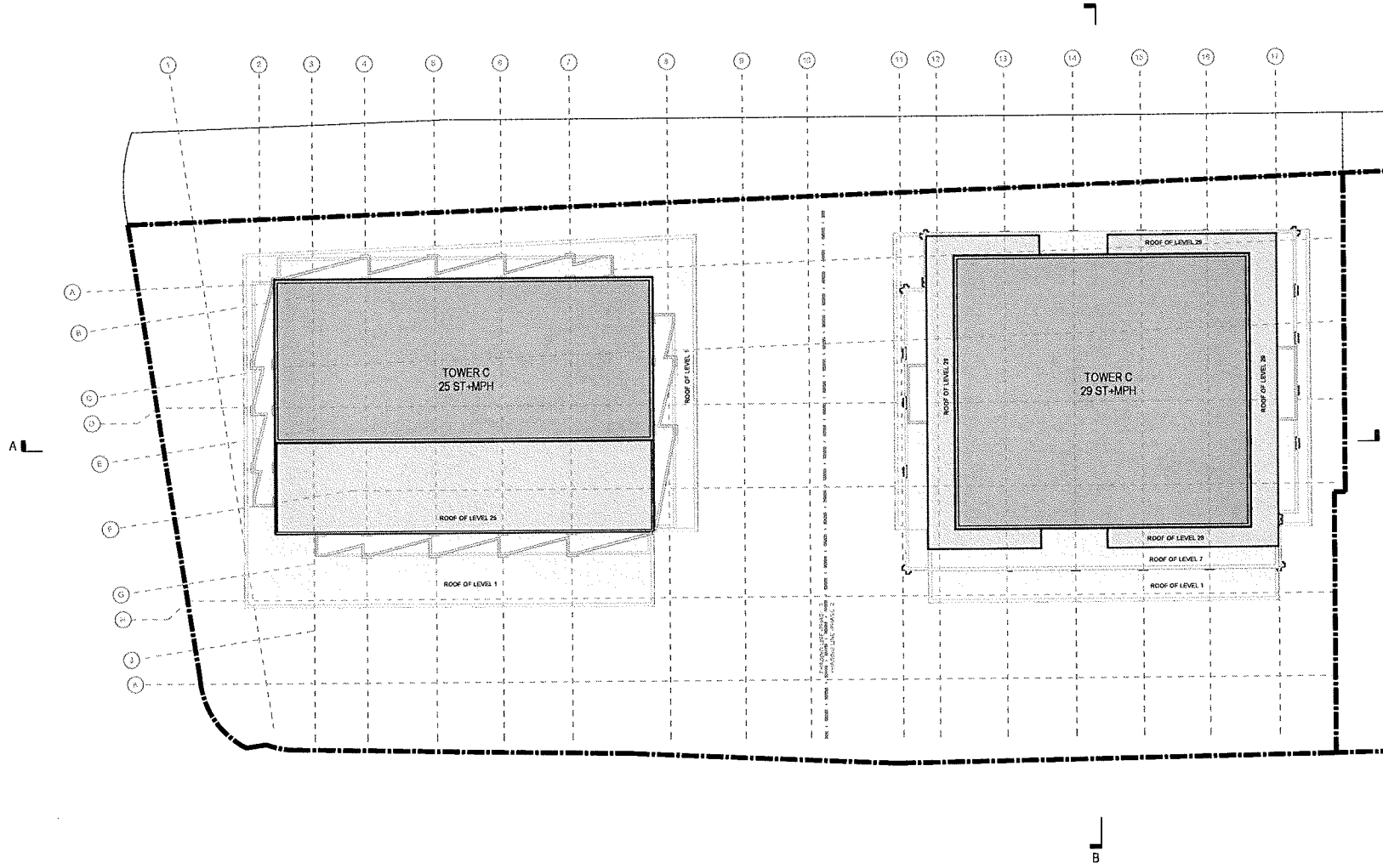
PROJECT
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PROJECT NO: 133907	SCALE: 1:200
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PROJECT MGR:	APPROVED BY:

SHEET TITLE
MPH
LEVEL 26 & LEVEL 30

SHEET NUMBER	ISSUE
A111	00





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No.	DESCRIPTION	DATE
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PROJECT 245 STEELES AVE. W.		
PROJECT NO: 133507	SCALE: 1:200	ISSUE 00
DRAWN BY:	CHECKED BY:	
PROJECT MGR:	APPROVED BY:	
SHEET TITLE ROOF PLAN		
SHEET NUMBER A112		ISSUE 00

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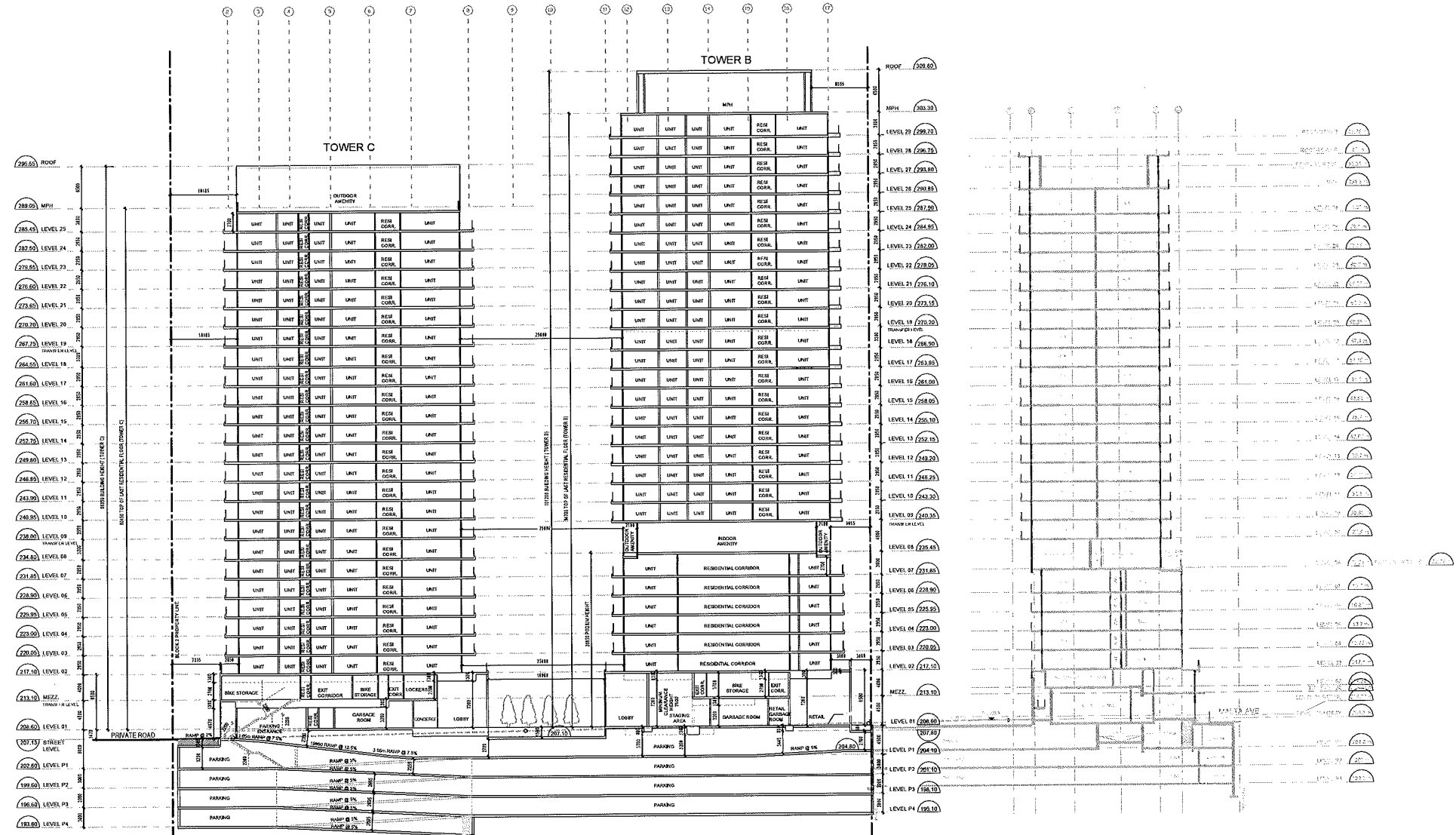
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SEAL

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DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET NUMBER	ISSUE
A301	0

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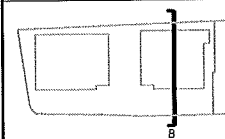
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No.	DESCRIPTION	DATE

KEY PLAN



SEAL



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PROJECT

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PROJECT NO.:

SCALE:

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PROJECT MGR:

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SHEET TITLE

SECTION B

SHEET NUMBER

A302

ISSUE

00

a	Form
File Location: http://post.lbg-group.com/vj/UN33907_24530685VU_02_Produktivität_Kontingente_Lernung.pdf	

Zoning Non-compliance Checklist

File No.

Applicant: Colin Chung
Address: 245 Steeles Ave W
Zoning: R4A-2808
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
BUILDING SETBACKS – DISTANCE BETWEEN BUILDINGS	To permit a minimum distance of 18m between proposed apartment dwellings	whereas the by-law requires a minimum distance between buildings of 30m	2808.2(3)(c)
BUILDING SETBACKS - FRONT	To permit a front yard setback of 3m to a proposed apartment dwelling	whereas the by-law requires a minimum front yard setback of 15m.	2808.2(3)(b)
BUILDING SIZE	To permit a maximum floor space index of 7.5	Whereas the by-law permits a maximum floor space index of 4.5	2808.2(3)(e)
BUILDING HEIGHT	To permit an apartment dwelling having a building height of 29 storeys	whereas the by-law permits a maximum building height of 25 storeys.	2808.2(3)(f)
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE “C”			
OTHER – DECK			


Reviewed by Zoning

2023-10-05
Date