

**Application for Minor Variance**Section 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,  
4<sup>th</sup> 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](mailto: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](mailto: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](mailto: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](http://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](http://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](mailto: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](mailto: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](mailto:coa@brampton.ca)





## 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**

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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.



*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	<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.)

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 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, 2028.

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 Sept 26, 2023

Date Application Deemed Complete by the Municipality Clara

**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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 245 Steeles Avenue West

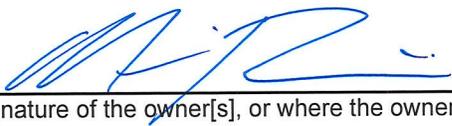
I/We, National Brixen (Steeles) Inc.  
please print/type the full name of the owner(s)

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 26<sup>th</sup> 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](mailto: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 26<sup>th</sup> 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 PATZOWSKI

\_\_\_\_\_  
(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	800	8,611
27	800	8,611	800	8,611
28	800	8,611	800	8,611
29	800	8,611	800	8,611
MPH	675	7,266		
Total Above Grade	25,784	277,534	22,339	240,455
Total Below Grade	48,123	517,989		
TOTAL	68,459	736,884		

TOWER B						
AMENITY	LEVEL	INDOOR AMENITY		OUTDOOR AMENITY		TOTALS
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M. / 100 FT.
	10R	433	4,661	428	4,607	861 / 9,268
	GL					
AMENITY RATE PROVIDED (PROVIDED SQ.M. / UNIT)		1.73		1.22		2.45
AMENITY RATE TARGET (TARGET SQ.M. / UNIT)		1.08		1.39		2.68

TOWER C						
AMENITY	LEVEL	INDOOR AMENITY		OUTDOOR AMENITY		TOTALS
		SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M. / 100 FT.
	MPH	384	4,133	105	1,130	7,115
	GL					
AMENITY RATE PROVIDED (PROVIDED SQ.M. / UNIT)		1.73		1.23		2.50
AMENITY RATE TARGET (TARGET 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 12	UNIT 13	UNIT 1	UNIT 7	UNIT 9	UNIT 5	UNIT 3	UNIT 5	UNIT 9	UNIT 11	UNIT 12	UNIT 13				
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		
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		
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21	441	486	442	454	540	533	518			598	564		657	678	655	649							7215	13		
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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				96				93				54				60				18				198417	351
AVERAGE:	0.00				457.72				593.37				581.00				659.03				791.33					
UNIT %:	0.0%				27.4%				20.5%				15.4%				25.6%				5.1%					

## 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 11	UNIT 1	UNIT 10	UNIT 13	UNIT 2	UNIT 4	UNIT 6	UNIT 8	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 1	UNIT 7	UNIT 9	UNIT 5	UNIT 3	UNIT 5	UNIT 9	UNIT 11	UNIT 12	UNIT 13				
2	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
3	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
4	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
5	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
6	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
7	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
8	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
9	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
10	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
11	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
12	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
13	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
14	413	485	464	425	501	531	501		591	566		648	636	675	754								7190	13		
15	413																									



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 / STOGE	MECH/SERV / ICE ROOMS	PARKING / PARKING RAMP	COMMON WASHRD OM			OPEN TO BELOW
																	0.0	0.0
Ground Floor	1,325	20.3						42.2	51.0	190.0			70.2				383.5	757.1
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	3471	18868
TOTAL RETAIL GFA																	0	0
TOTAL BELOW GRADE	0																0	0
TOTAL GFA																	0	18,868

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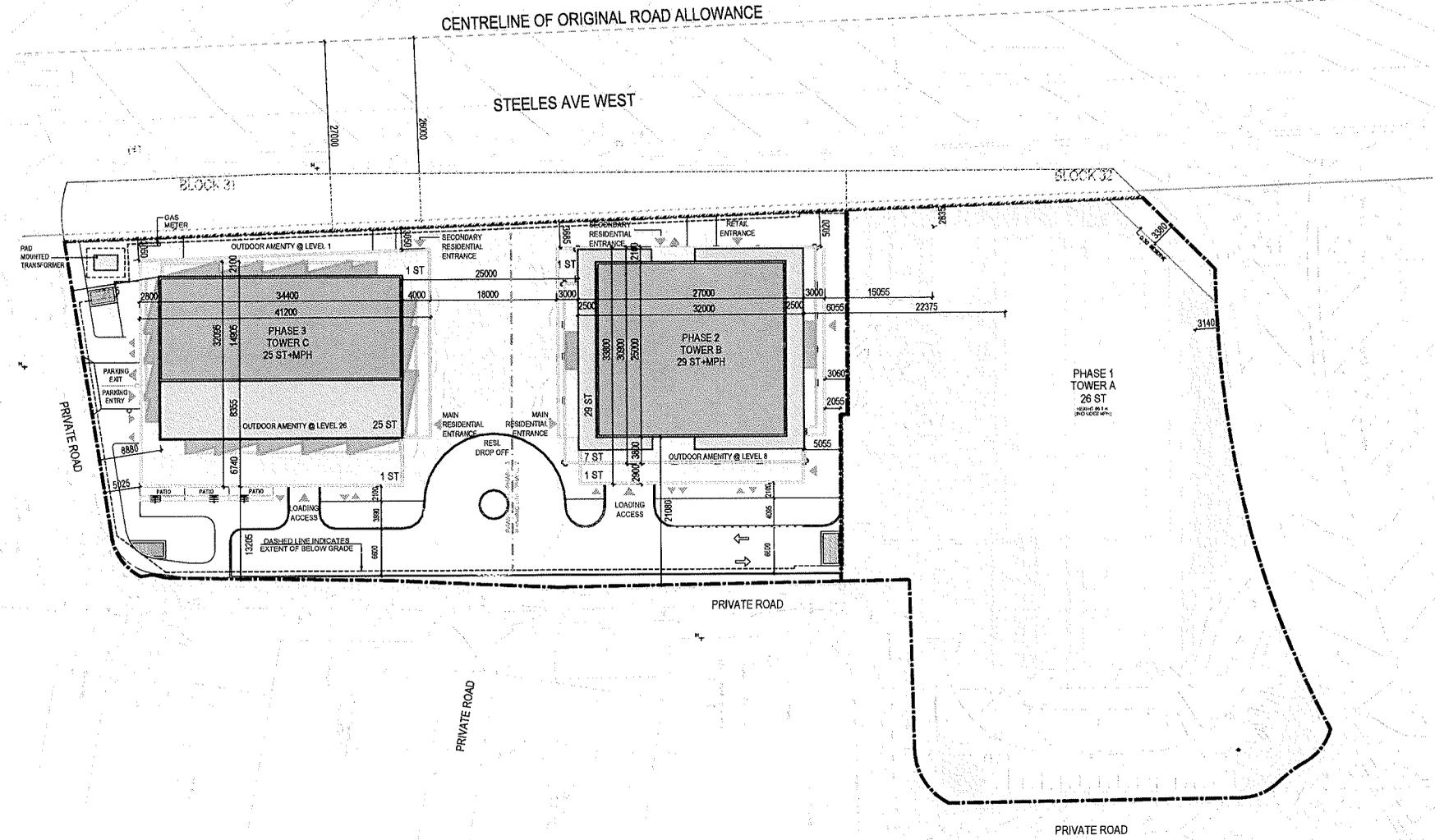
PROJECT  
**245 STEELES AVE. W.**

PROJECT NO: 133907	SCALE:
DRAWN BY:	CHECKED BY:
PROJECT MGR.	APPROVED BY:

SHEET TITLE  
**PROJECT STATISTICS  
TOWER C**

SHEET NUMBER <b>A001b</b>	ISSUE <b>00</b>
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PROJECT  
**245 STEELES AVE. W.**

PROJECT NO:  
**133907**

SCALE:  
**1:300**

DRAWN BY:  
**CHECKED BY:**

PROJECT MGR:  
**APPROVED BY:**

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A100**

ISSUE  
**00**

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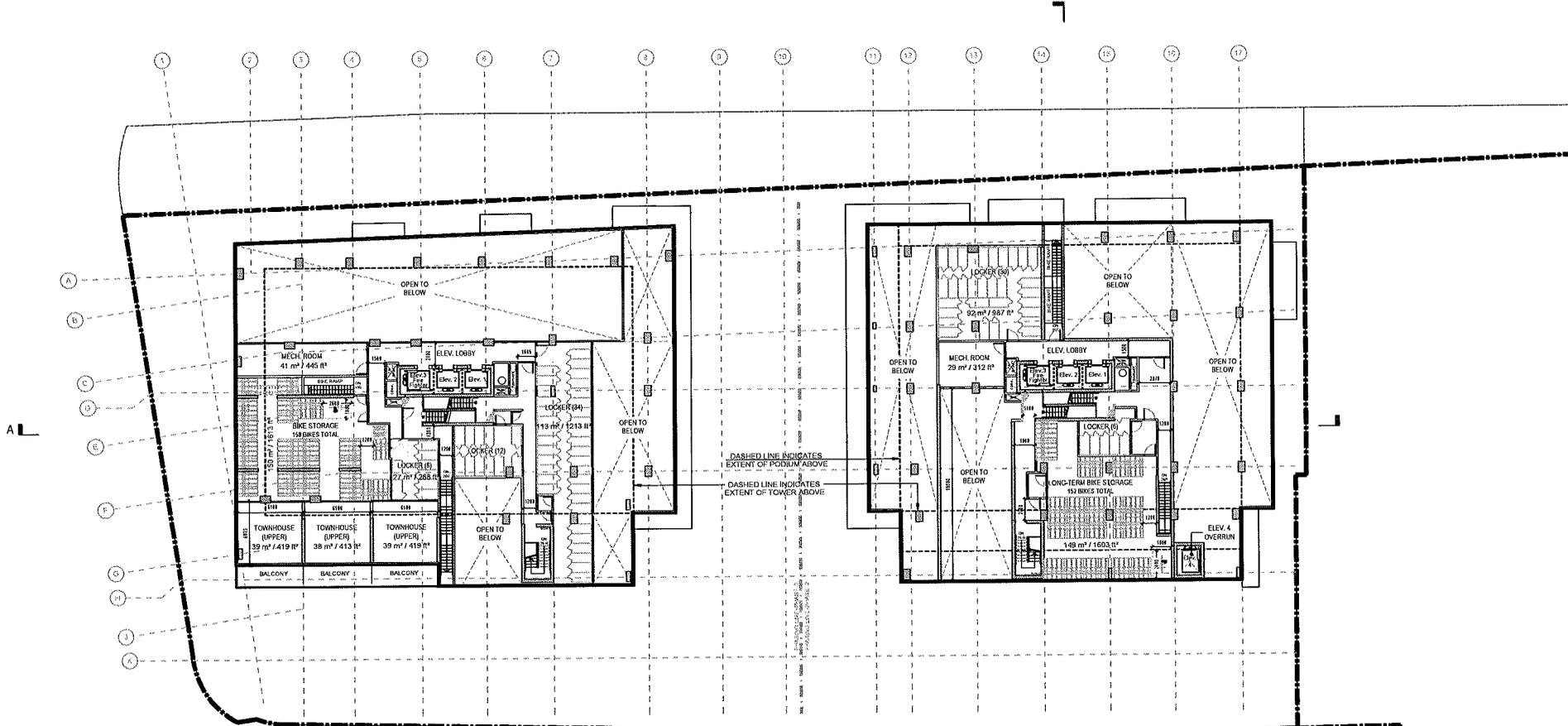




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PROJECT  
**245 STEELES AVE. W.**

PROJECT NO: 133007	SCALE 1:200
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE  
**MEZZANINE LEVEL PLAN**

SHEET NUMBER <b>A106</b>	ISSUE <b>00</b>
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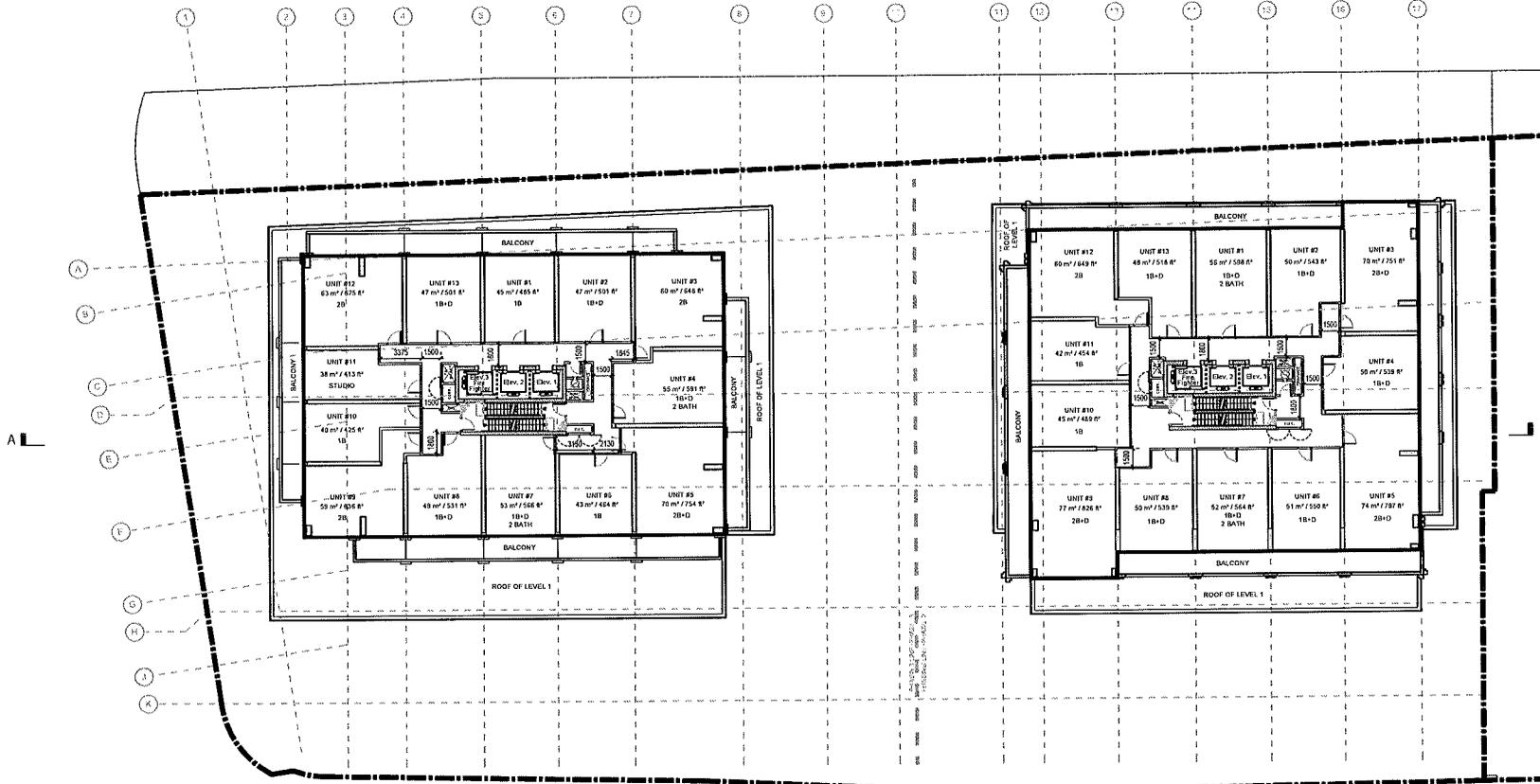
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 Plot Sheet: A106  
 Plot Issue: 00  
 Plot Client: BRIXEN DEVELOPMENTS INC.  
 Plot Project: 245 STEELES AVE. W.  
 Plot Location: TORONTO ON, M4V 2V7, CANADA  
 Plot Contact: T 416 598 1900  
 Plot Website: www.arcadis.com

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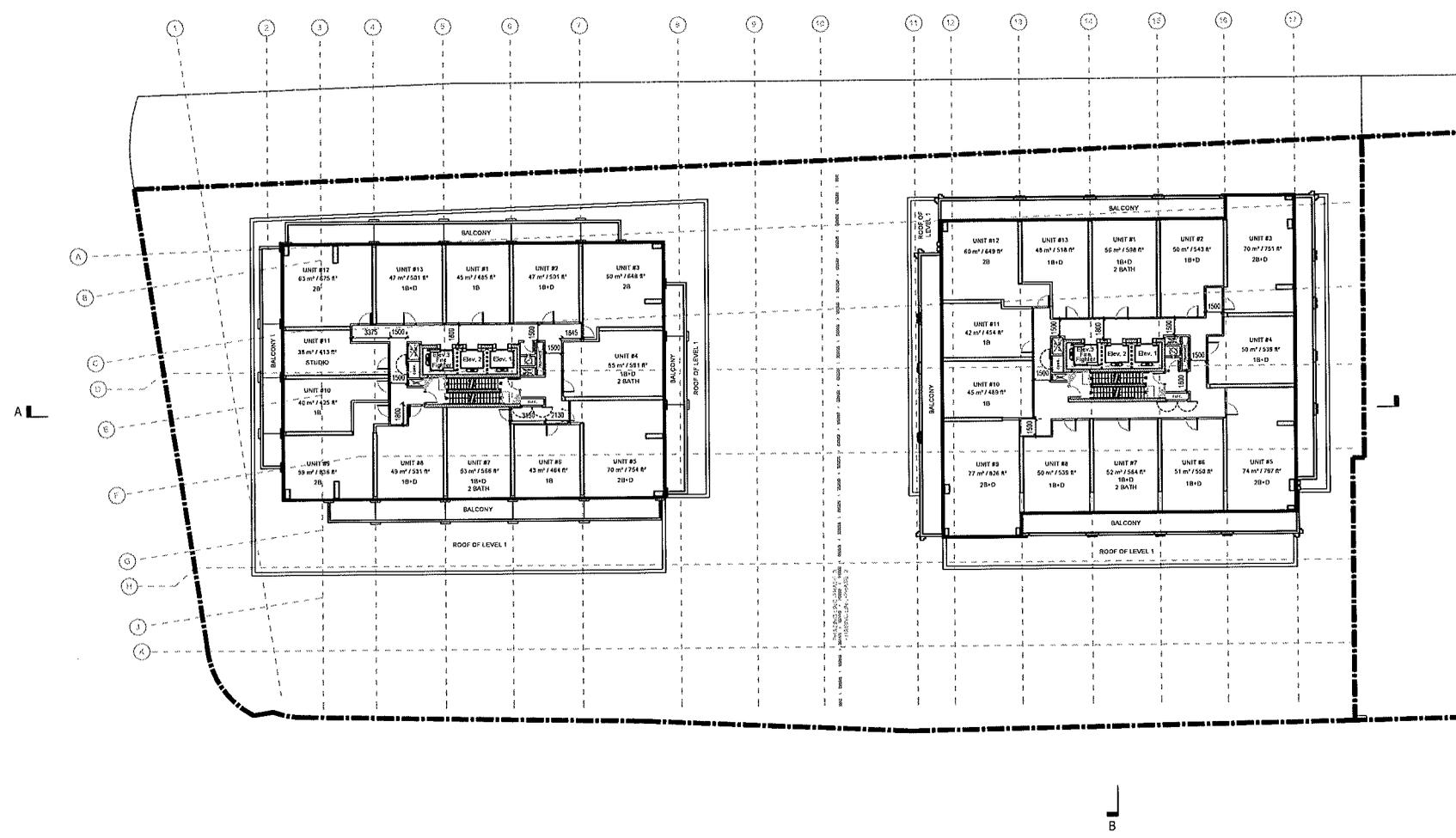
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**245 STEELES AVE. W.**

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

SHEET TITLE  
**LEVEL 02 PLAN**

SHEET NUMBER <b>A107</b>	ISSUE <b>00</b>
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 User: brixen\j.davis  
 Date: 2013-10-15 10:00:00 AM



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**245 STEELES AVE. W.**

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

SHEET TITLE  
**PODIUM LEVEL 03-07 PLAN**

SHEET NUMBER <b>A108</b>	ISSUE <b>00</b>
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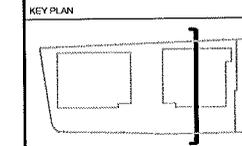




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ISSUES		
NO.	DESCRIPTION	DATE



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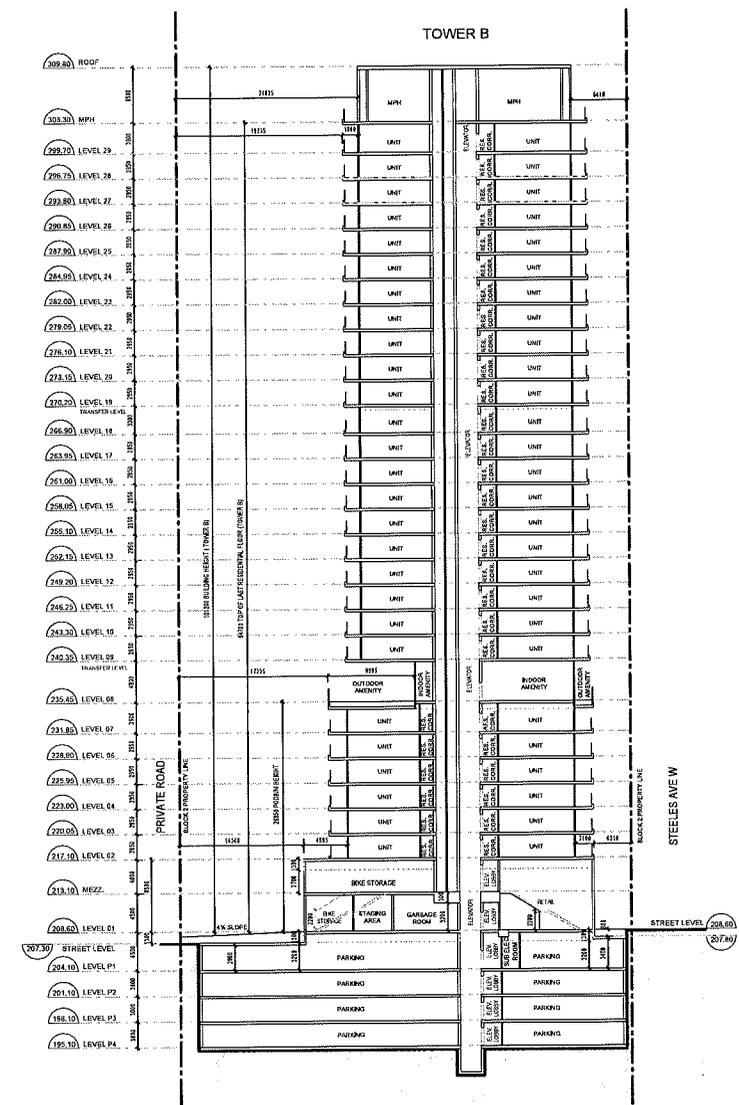
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PROJECT  
**245 STEELES AVE. W.**

PROJECT NO. 133937	SCALE 1:300
DRAWN BY:	CHECKED BY:
PROJECT MGR.	APPROVED BY:

SHEET TITLE  
**SECTION B**

SHEET NUMBER <b>A302</b>	ISSUE <b>00</b>
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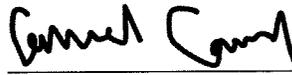
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# Zoning Non-compliance Checklist

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