



November 16, 2023

Clara Vani
Secretary Treasurer to the Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Dear Ms. Vani:

**RE: DEFERRAL REQUEST
1577 MAYFEILD ROAD, BRAMPTON
MHBC FILE: 21416A
CITY FILE: A-2022-0181**

On behalf of our client, JT Developers, the owner 11953 Creditview Road and 1577 Mayfield Road (the 'Subject Lands'), we kindly request that Minor Variance Application A-2022-0181 be deferred.

To support the Site Plan Application, an application for a minor variance was submitted in May of 2022. The proposed variance requested to amend *Section 2454.2.11* of the City of Brampton Zoning By-law 266-2013, to permit a minimum of two stacking spaces per financial institution drive thru, whereas the by-law required a minimum of four stacking spaces per financial institution. This application was held, as changes were anticipated to the concept plan.

Since then, the development concept for the Subject Lands has evolved. A Site Plan resubmission was made on July 19th, 2023 that included a revised development concept. The proposed development has 11,655 m² of commercial GFA, a coverage of 29.91%, an FSI of 0.30, and provides 473 parking spaces, and six loading spaces. Based on these changes, the proposed development is deficient in both required parking supply, as well as required stacking spaces.

Comments received from staff on the most recent Site Plan submission have warranted additional changes to the site plan. We are requesting that Minor Variance Application A-2022-0181 be deferred until June 2024, to ensure that all required variances have been captured and accurately represent the proposed site plan.

Thank you.

Yours Truly,
MHBC

Katherine Rauscher, MCIP, RPP
Associate