

FILE NUMBER: A-2023-0363

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)

Daniels MPV Corporation

Address

130 Queens Quay East, West Tower, 8th Floor

Toronto, Ontario, M5A 0P6

Phone #

416.591.2914

Fax #

Email

dgrandilli@danielscorp.com

2.

Name of Agent

same as above

Address

Phone #

Fax #

Email

3.

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

Please refer to attached Cover Letter.

4.

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

Please refer to attached Cover Letter.

5.

Legal Description of the subject land:

Full Legal Description:
BLOCK 4, PLAN 43M1927 SUBJECT TO AN EASEMENT IN GROSS
OVER PT 7 PL 43R35230 AS IN PR2366810 SUBJECT TO AN
EASEMENT FOR ENTRY AS IN PR2389562 CITY OF BRAMPTON

Lot Number

Plan Number/Concession Number

Plan 43M-1927

Municipal Address

10-40 Lagerfeld Drive

6.

Dimension of subject land (in metric units)

Frontage 134 m on Bovaird Drive West and 72 m on Lagerfeld Drive

Depth 60 m from Bovaird Drive West frontage

Area 0.83 ha (2.05ac)

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.)

Under Construction for a rental tower and condo development. one 26-storey rental, one 6-storey midrise, two 3-storey back to back stacked townhouse blocks all on top of a shared 3 storey underground garage.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

same as above

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	Frontage to Bovaird Drive West: 2.3m
Rear yard setback	Rear yard setback varies. Building C is 7.1m, Building B is 8.1m and Building D is a max of 45m.
Side yard setback	From Lagerfeld Drive: 1.5m
Side yard setback	From east property boundary: 11.8m

PROPOSED

Front yard setback	Same as above.
Rear yard setback	
Side yard setback	
Side yard setback	

10. Date of Acquisition of subject land: April 13, 2018
11. Existing uses of subject property: Under Construction
12. Proposed uses of subject property: Residential, Mixed Use
13. Existing uses of abutting properties: Residential, Commercial, Transit (GO Station)
14. Date of construction of all buildings & structures on subject land: N/A - under construction
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 | <input checked="" type="checkbox"/> | Other (specify) | |
| Well | <input type="checkbox"/> | | |
- (b) What sewage disposal is/will be provided?
- | | | | |
|-----------|-------------------------------------|-----------------|--|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) | |
| Septic | <input type="checkbox"/> | | |
- (c) What storm drainage system is existing/proposed?
- | | | | |
|---------|-------------------------------------|-----------------|--|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) | |
| Ditches | <input type="checkbox"/> | | |
| Swales | <input type="checkbox"/> | | |

17. Is the subject property the subject of an application under the Planning Act, for approval of a plan of subdivision or consent?

Yes ☒ No ☐

If answer is yes, provide details: File # 21T-10022B

Status Approved (Plan 43M-1927)

18. Has a pre-consultation application been filed?

Yes ☐ No ☒

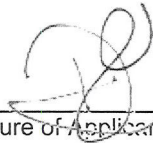
19. Has the subject property ever been the subject of an application for minor variance?

Yes ☒ No ☐ Unknown ☐

If answer is yes, provide details:

File # A19-144 Decision Approved
File # A2020-0115 Decision Approved
File # A2021-0043 Decision Approved

Relief Multiple Variances
Relief Multiple Variances
Relief Variances



Daniel Grandilli, Development Manager

Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Toronto

THIS _____ DAY OF October, 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, Daniel Grandilli, OF THE City OF Toronto

IN THE _____ OF _____ SOLEMNLY DECLARE THAT:

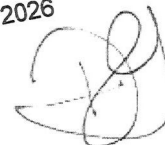
ALL OF THE ABOVE STATEMENTS ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH.

DECLARED BEFORE ME AT THE

City OF Brampton
IN THE Region OF
Peele THIS 16th DAY OF
November, 2023.

A Commissioner etc.

Gagandeep Jaswal
a Commissioner, etc.,
Province of Ontario,
for the Corporation of the
City of Brampton
Expires September 20, 2026



Daniel Grandilli, Development Manager

Signature of Applicant or Authorized Agent

FOR OFFICE USE ONLY

Present Official Plan Designation:

Present Zoning By-law Classification:

R4A-3527

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

2023-10-26

Date

DATE RECEIVED

November 16, 2023

Date Application Deemed
Complete by the Municipality

✓

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: 10-40 Lagerfeld Drive, Brampton, ON - Block 4, Plan 43M-1927

I/We, Remo Agostino A.S.O. - Daniels MPV Corporation
please print/type the full name of the owner(s)

the undersigned, being the registered owner(s) of the subject lands, hereby authorize

Daniel Grandilli
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 _____ day of October, 2023.



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

Remo Agostino, A.S.O.
(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: 10-40 Lagerfeld Drive, Brampton, ON - Block 4, Plan 43M-1927

I/We, Remo Agostino A.S.O. - Daniels MPV Corporation

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 _____ day of October, 2023.



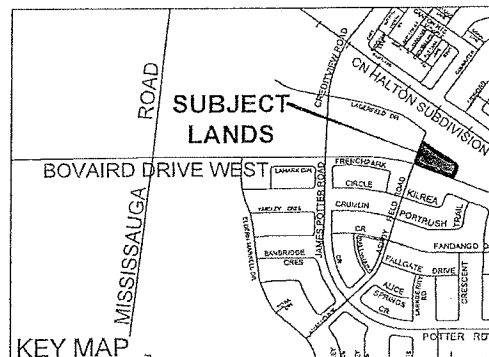
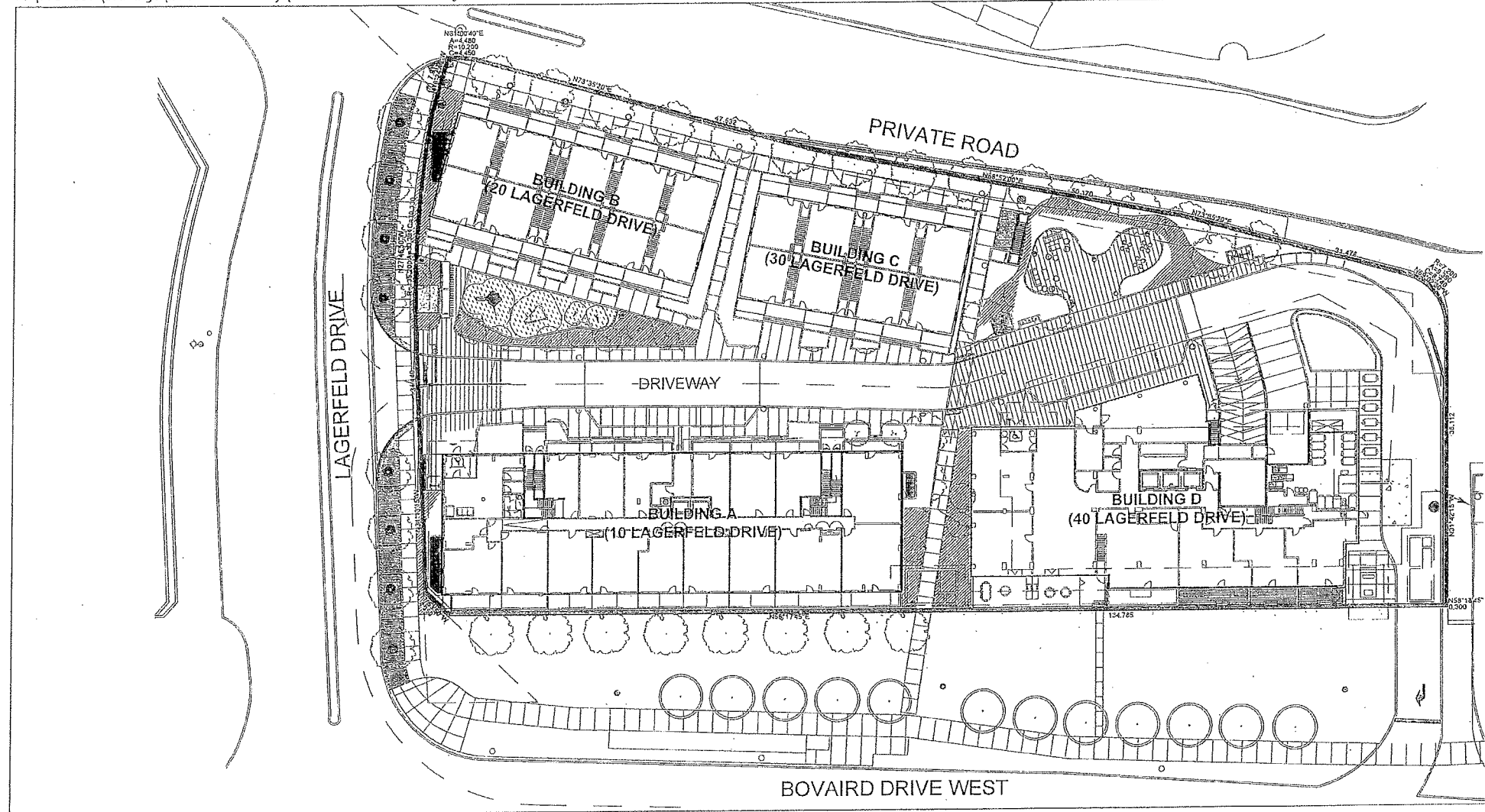
(signature of the owner[s], or where the owner is a firm or corporation, the signature of an officer of the owner.)

Remo Agostino, A.S.O.

(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

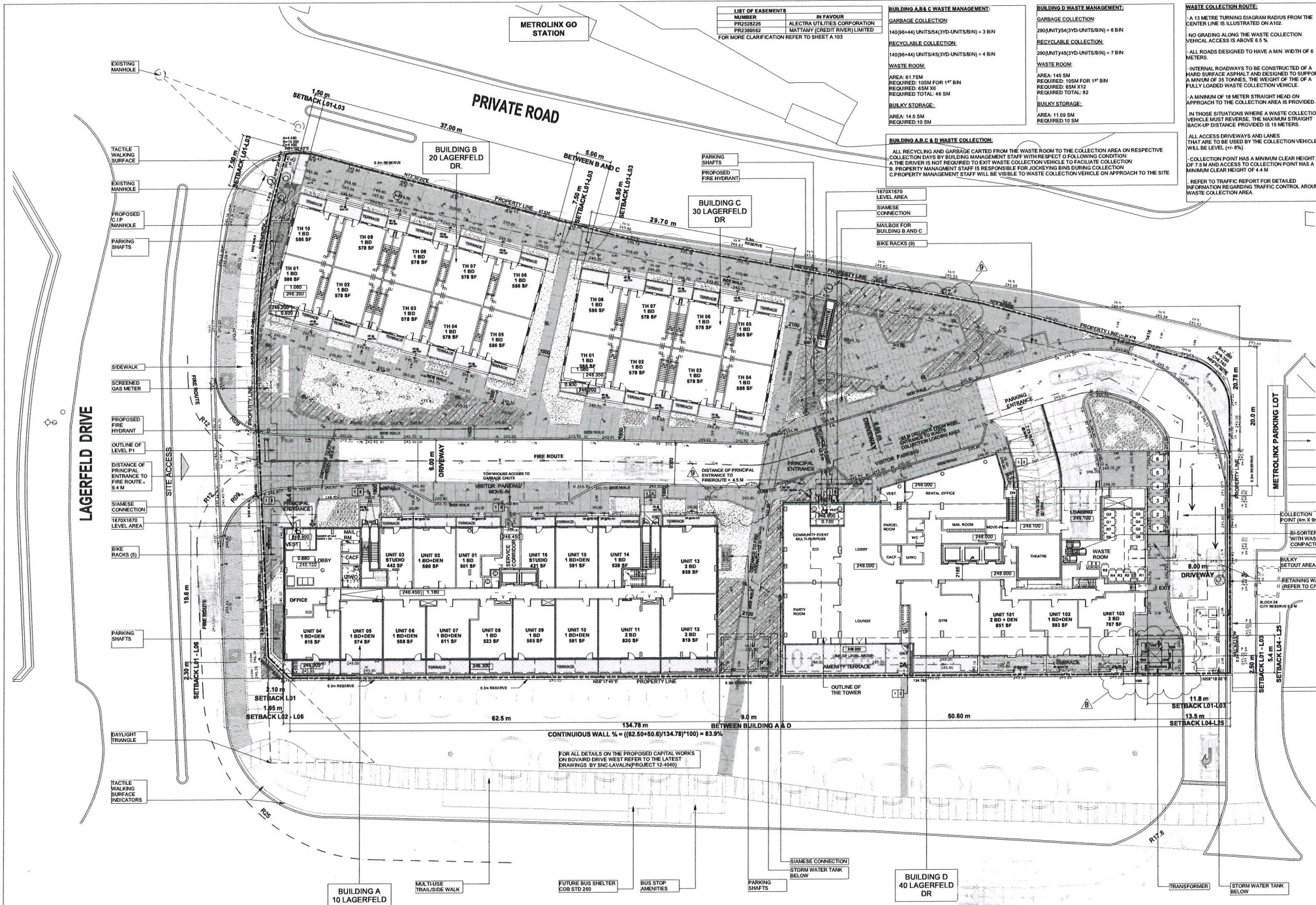


COMMITTEE OF ADJUSTMENT
MINOR VARIANCE SKETCH PLAN
DANIELS CHOICE MOUNT
PLEASANT CORPORATION
10, 20, 30, & 40 LAGERFELD DRIVE

BLOCK 4, PLAN 43M-1927
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
Subject Lands - 0.83ha (2.05ac)

REQUIRED VARIANCE:

TO PERMIT A RESIDENT PARKING RATE OF 0.85 SPACES PER UNIT FOR 1-BEDROOM
WHEREAS THE SITE SPECIFIC ZONING BY-LAW PERMITS A PARKING RATE OF 0.9'S
PER UNIT FOR 1-BEDROOM UNITS.



- LIST OF EASEMENTS**

NUMBER	IN FAVOUR
PR2329236	ALECTRA UTILITIES CORPORATION
PR2385562	MATIMAY (CREDIT RIVER) LIMITED

FOR MORE CLARIFICATION REFER TO SHEET A.103
- BUILDING A,B,C & D WASTE MANAGEMENT:**

GARBAGE COLLECTION:
140(86-44) UNITS/54(3YD-UNITS/54IN) = 3 BIN

RECYCLABLE COLLECTION:
140(86-44) UNITS/54(3YD-UNITS/54IN) = 4 BIN

WASTE ROOM:
AREA: 61.75M
REQUIRED: 105M FOR 17" BIN
REQUIRED: 45M X 12
REQUIRED TOTAL: 46.5M

BULKY STORAGE:
AREA: 14.5 M
REQUIRED: 10.5M
- BUILDING D WASTE MANAGEMENT:**

GARBAGE COLLECTION:
290(UNIT/54(3YD-UNITS/54IN) = 6 BIN

RECYCLABLE COLLECTION:
290(UNIT/54(3YD-UNITS/54IN) = 7 BIN

WASTE ROOM:
AREA: 145.5M
REQUIRED: 105M FOR 17" BIN
REQUIRED: 45M X 12
REQUIRED TOTAL: 62

BULKY STORAGE:
AREA: 11.05 M
REQUIRED: 10.5M

WASTE COLLECTION ROUTE:

A 15 METRE TURNING DIAMETER RADIUS FROM THE CENTER LINE IS ILLUSTRATED ON A102

NO GRADING ALONG THE WASTE COLLECTION VEHICLE ACCESS IS ABOVE 6.5 %

ALL ROADS DESIGNED TO HAVE A MIN. WIDTH OF 6 METERS

INTERNAL ROADWAYS TO BE CONSTRUCTED OF A HARD SURFACE ASPHALT AND DESIGNED TO SUPPORT A MINIMUM OF 30 TONNES. THE WEIGHT OF THE OF A FULLY LOADED WASTE COLLECTION VEHICLE

A MINIMUM OF 18 METER STRAIGHT HEAD ON APPROACH TO THE COLLECTION AREA IS PROVIDED.

IN THOSE SITUATIONS WHERE A WASTE COLLECTION VEHICLE MUST REVERSE, THE MAXIMUM STRAIGHT BACK-UP DISTANCE PROVIDED IS 15 METERS.

ALL ACCESS DRIVEWAYS AND LANES THAT ARE TO BE USED BY THE COLLECTION VEHICLE WILL BE LEVEL (1% MAX)

COLLECTION POINT HAS A MINIMUM CLEAR HEIGHT OF 7.5 M AND ACCESS TO COLLECTION POINT HAS A MINIMUM CLEAR HEIGHT OF 4.5 M

REFER TO TRAFFIC REPORT FOR DETAILED INFORMATION REGARDING TRAFFIC CONTROL AROUND WASTE COLLECTION AREA.

- GENERAL NOTES:**
1. ALL EMERGENCY & PRIMARY EXTENTRANCES TO BE DESIGNED TO BE UNIVERSALLY ACCESSIBLE.
 2. ALL ELEVATOR LOBBY, STAIR AND VESTIBULE DOORS TO HAVE MAXIMUM ALLOWABLE GLAZING AS PER OBC.
 3. ALL PEDESTRIAN SIDEWALKS SHALL CROSS VEHICULAR ENTRANCES AS ONE CONTINUOUS LEVEL SURFACE. CURB CUTS SHOULD RAMP UP TO LEVEL OF THE SIDEWALK 50 AS NOT TO IMPIDE PEDESTRIAN MOVEMENT. REFER ALSO TO LANDSCAPE DRAWINGS.
 4. ALL ROADS ARE DESIGN TO HAVE A MINIMUM 6 METERS DISTANCE TO THE SITE ROUTE.
 5. ALL PRINCIPAL ENTRANCES TO HAVE MINIMUM 15 METERS DISTANCE TO THE SITE ROUTE.

CITY OF BRAMPTON

SITE PLAN

APPROVED

subject to an agreement ☒

On This 14 Day of October 2021

Alan Parsons

Allan Parsons, MCIP., RPP,
Director, Development Services

Note: Plans will be signed for approval upon the receipt of clearances from City Legal and Finance.
Allan A. Parsons

6	ISSUED FOR SP401 Rev. 2	MARCH 2021
7	ISSUED FOR SP401	MARCH 2021
8	ISSUED FOR SP401	OCT. 2020
9	ISSUED FOR SP401	OCT. 2020
10	ISSUED FOR SP401	MARCH 31, 2020
11	ISSUED FOR SP401	NOV. 08, 2019
12	ISSUED FOR SP401	MAY 23, 2019
13	ISSUED FOR SP401	DEC. 14, 2018
14	ISSUED FOR SP401	JULY 31, 2018

NO. REVISIONS DATE

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB.

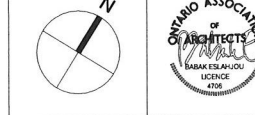
COREARCHITECTS

CORE ARCHITECTS INC.
130 QUEENS QUAY EAST, SUITE 700, WEST TOWER
TORONTO, ON CANADA M5A 0P6
T: +1 416 343 0400 • F: +1 416 343 0401
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WWW.COREARCHITECTS.COM

DANIELS CHOICE MOUNT PLEASANT CORPORATION

BLOCK 4
10, 20, 30 & 40 LAGERFELD DRIVE

BRAMPTON, ON



DRAWN DD,NM	SCALE As Indicated
CHECKED SH	DATE JULY 2018
TITLE SITE PLAN	

City of Brampton
Building Division
Zoning Reviewed

2021/10/07
Amanda Dickie

BOVAIRD DRIVE WEST / REGIONAL ROAD #10

Zoning Non-compliance Checklist

File No.
A-2023-0363

Applicant: Daniels MPV Corporation
Address: 10-40 Lagerfeld
Zoning: R4A-3527
By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
USE			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT / SIDE / REAR			
BUILDING SIZE			
BUILDING HEIGHT			
COVERAGE			
BELOW GRADE ENTRANCE			
ACCESSORY STRUCTURE SETBACKS			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
PARKING SPACE SIZE	To permit a parking space depth of 5.3m	whereas the by-law requires a minimum parking space depth of 5.4m	6.17.1(a)
LANDSCAPED OPEN SPACE			
ENCROACHMENTS			
TWO-UNIT DWELLING			
SCHEDULE "C"			
OTHER – DECK			

Garnet Gony
Reviewed by Zoning

2023-10-26
Date