



Brampton

Zoning By-Law Office Consolidation

(OMB 160479)

3527 The lands zoned Residential Apartment A – SECTION 3527 on Schedule A to this by-law:

3527.1 Shall only be used for the following purposes:

- a) Residential
 - i) an apartment dwelling
 - ii) purposes accessory to the other permitted purposes
 - iii) Ground Floor Townhouse Dwelling Units
- b) Institutional Uses
 - i) Retirement Home
 - ii) Nursing Home
- c) Other
 - i) Mixed Use Development

3527.2 For the purposes of this section (R4A – SECTION 3527) the following provisions shall apply:

- a) Despite any division of the lands, including a Public Street network, all lands zoned R4A – SECTION 3527 shall be treated as one lot for zoning purposes.
- b) There are no minimum lot depth, minimum exterior side yard depth, minimum lot width or minimum lot area requirements.
- c) For the purposes of this section, Bovaird Drive West shall be deemed to be the front yard, the east/west section of Lagerfeld Drive the rear yard and the north/south section of Lagerfeld Drive the exterior side yard.
- d) “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.



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- e) “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- f) “Mixed Use Development” means a building containing ground floor non-residential uses listed in 3526.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.

3527.3 The residential uses permitted under Section 3527.1 a) shall be subject to the following additional requirements and restrictions:

a) Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	1.5 metres
b) Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	7.5 metres
c) Minimum setback to C3 – SECTION 3526 zone:	1.5 metres
d) Minimum Rear Yard Depth:	3.0 metres
e) Maximum Rear Yard Depth not abutting a road:	7.5 metres
f) Minimum Side Yard Width:	3.0 metres
g) Minimum Building Height:	6 storeys
h) Maximum Building Height:	25 storeys



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i) Maximum Tower Floor Plate:	The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
j) Minimum Tower Separation:	Tower elements of a building shall have a minimum separation distance of 25 metres
k) Minimum ground floor height:	4.5 m
l) Maximum lot coverage:	No requirement
m) Minimum landscaped open space:	No requirement
n) Minimum landscape buffer:	Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
o) Minimum number of parking spaces:	<p>Resident Spaces:</p> <ul style="list-style-type: none">i) 0.9 spaces for a one-bedroom dwelling unit.ii) 1.0 spaces for a two- bedroom dwelling unit.iii) 1.20 spaces for a three- bedroom dwelling unit. <p>Visitor Spaces:</p> <ul style="list-style-type: none">iv) 0.15 spaces per dwelling unit
p) Podium Requirements:	<ul style="list-style-type: none">i) Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in



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	<p>height.</p> <p>ii) For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.</p>
q) Continuous Building Wall:	<p>Building walls located between the 1.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.</p> <p>For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.</p>
r) Garbage, Refuse and Waste:	<p>All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.</p>
s) Bicycle parking:	<p>i) Bicycle parking must be located on the same lot as the use or building for which it is required.</p> <p>ii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.</p>



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	<p>iii) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:</p> <ol style="list-style-type: none">1) a building or structure2) a secure area such as a supervised parking lot or enclosure; or3) bicycle lockers <p>iv) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.</p> <p>v) <u>Dimensions:</u></p> <ol style="list-style-type: none">1) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.2) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m. <p>vi) <u>Rates:</u></p> <ol style="list-style-type: none">1) For Residential uses: 0.50 spaces per dwelling unit.2) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor
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	area or portion thereof.
t) No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an R4A – SECTION 3527 zone for any portion of a parking garage that is below grade.	

3527.4 The Retirement Home and Nursing Home uses permitted under Section 3527.1 b) shall be subject to the provisions of 3527.3. Notwithstanding the provisions of Section 3527.3, the following additional regulations shall apply:

a) Minimum number of parking spaces:	i) Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and ii) Nursing Home/ Long-Term Care Facilities: 0.35 to 0.45 space per bed
b) Bicycle Parking:	No requirement

3527.5 The Mixed Use Development as defined under Section 3527.2 f) shall be subject to the following additional requirements and restrictions:

a) Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	1.5 metres
b) Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	7.5 metres
c) Minimum setback to C3 – SECTION 3526 zone:	1.5 metres
d) Minimum Rear Yard Depth:	3.0 metres



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e) Maximum Rear Yard Depth not abutting a road:	7.5 metres
f) Minimum Side Yard Width:	3.0 metres
g) Minimum Building Height:	6 storeys
h) Maximum Building Height:	25 storeys
i) Maximum Tower Floor Plate:	The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
j) Minimum Tower Separation:	Tower elements of a building shall have a minimum separation distance of 25 metres
k) Minimum ground floor height:	4.5 m
l) Maximum lot coverage:	No requirement
m) Minimum landscaped open space:	No requirement
n) Podium Requirements:	<ul style="list-style-type: none">i) Mixed Use buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.ii) For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.
o) Continuous Street Wall:	Building walls located between the minimum 1.5 metre setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.



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	For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
p) Minimum landscape buffer:	Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
q) Minimum number of parking spaces:	<p>Resident Spaces:</p> <ul style="list-style-type: none">i) 0.9 spaces for a one-bedroom dwelling unit.ii) 1.0 spaces for a two- bedroom dwelling unit.iii) 1.20 spaces for a three-bedroom dwelling unit. <p>Visitor Spaces:</p> <ul style="list-style-type: none">iv) 0.15 spaces per dwelling unit <p>Non Residential:</p> <ul style="list-style-type: none">v) one space per 23 square metres of gross commercial floor area.
r) Garbage, Refuse and Waste:	All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
s) Bicycle Parking:	<ul style="list-style-type: none">i) Bicycle parking must be located on the same lot as the use or building for which it is required.ii) A maximum of 50% of the required



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	<p>bicycle parking may be vertical spaces, and the rest must be horizontal spaces.</p> <p>iii) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:</p> <ol style="list-style-type: none">1) a building or structure2) a secure area such as a supervised parking lot or enclosure; or3) bicycle lockers <p>iv) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.</p> <p>v) <u>Dimensions:</u></p> <ol style="list-style-type: none">1) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.2) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m. <p>vi) <u>Rates:</u></p> <ol style="list-style-type: none">1) For Residential uses: 0.50 spaces per dwelling unit.2) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.
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3527 The lands zoned Residential Apartment A – SECTION 3527 on Schedule A to this by-law:



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3527.1 Shall only be used for the following purposes:

- d) Residential
 - iv) an apartment dwelling
 - v) purposes accessory to the other permitted purposes
 - vi) Ground Floor Townhouse Dwelling Units
- e) Institutional Uses
 - iii) Retirement Home
 - iv) Nursing Home
- f) Other
 - ii) Mixed Use Development

3527.2 For the purposes of this section (R4A – SECTION 3527) the following provisions shall apply:

- g) Despite any division of the lands, including a Public Street network, all lands zoned R4A – SECTION 3527 shall be treated as one lot for zoning purposes.
- h) There are no minimum lot depth, minimum exterior side yard depth, minimum lot width or minimum lot area requirements.
- i) For the purposes of this section, Bovaird Drive West shall be deemed to be the front yard, the east/west section of Lagerfeld Drive the rear yard and the north/south section of Lagerfeld Drive the exterior side yard.
- j) “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- k) “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- l) “Mixed Use Development” means a building containing ground floor non-residential uses listed in 3526.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.



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3527.3 The residential uses permitted under Section 3527.1 a) shall be subject to the following additional requirements and restrictions:

u) Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	1.5 metres
v) Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	7.5 metres
w) Minimum setback to C3 – SECTION 3526 zone:	1.5 metres
x) Minimum Rear Yard Depth:	3.0 metres
y) Maximum Rear Yard Depth not abutting a road:	7.5 metres
z) Minimum Side Yard Width:	3.0 metres
aa) Minimum Building Height:	6 storeys
bb) Maximum Building Height:	25 storeys
cc) Maximum Tower Floor Plate:	The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
dd) Minimum Tower Separation:	Tower elements of a building shall have a minimum separation distance of 25 metres



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ee) Minimum ground floor height:	4.5 m
ff) Maximum lot coverage:	No requirement
gg) Minimum landscaped open space:	No requirement
hh) Minimum landscape buffer:	Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
ii) Minimum number of parking spaces:	<p>Resident Spaces:</p> <p>v) 0.9 spaces for a one-bedroom dwelling unit.</p> <p>vi) 1.0 spaces for a two- bedroom dwelling unit.</p> <p>vii) 1.20 spaces for a three- bedroom dwelling unit.</p> <p>Visitor Spaces:</p> <p>viii) 0.15 spaces per dwelling unit</p>
jj) Podium Requirements:	<p>iii) Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.</p> <p>iv) For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the</p>



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	Podium.
kk) Continuous Building Wall:	<p>Building walls located between the 1.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.</p> <p>For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.</p>
ll) Garbage, Refuse and Waste:	<p>All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.</p>
mm) Bicycle parking:	<p>vii) Bicycle parking must be located on the same lot as the use or building for which it is required.</p> <p>viii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.</p> <p>ix) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:</p> <p>4) a building or structure</p> <p>5) a secure area such as a</p>



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	<p>supervised parking lot or enclosure; or</p> <p>6) bicycle lockers</p> <p>x) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.</p> <p>xi) <u>Dimensions:</u></p> <p>3) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.</p> <p>4) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.</p> <p>xii) <u>Rates:</u></p> <p>3) For Residential uses: 0.50 spaces per dwelling unit.</p> <p>4) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.</p>
<p>nn) No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an R4A – SECTION 3527 zone for any portion of a parking garage that is below grade.</p>	



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3527.4 The Retirement Home and Nursing Home uses permitted under Section 3527.1 b) shall be subject to the provisions of 3527.3. Notwithstanding the provisions of Section 3527.3, the following additional regulations shall apply:

c) Minimum number of parking spaces:	iii) Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and iv) Nursing Home/ Long-Term Care Facilities: 0.35 to 0.45 space per bed
d) Bicycle Parking:	No requirement

3527.5 The Mixed Use Development as defined under Section 3527.2 f) shall be subject to the following additional requirements and restrictions:

t) Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	1.5 metres
u) Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	7.5 metres
v) Minimum setback to C3 – SECTION 3526 zone:	1.5 metres
w) Minimum Rear Yard Depth:	3.0 metres
x) Maximum Rear Yard Depth not abutting a road:	7.5 metres
y) Minimum Side Yard Width:	3.0 metres
z) Minimum Building Height:	6 storeys



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aa) Maximum Building Height:	25 storeys
bb) Maximum Tower Floor Plate:	The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
cc) Minimum Tower Separation:	Tower elements of a building shall have a minimum separation distance of 25 metres
dd) Minimum ground floor height:	4.5 m
ee) Maximum lot coverage:	No requirement
ff) Minimum landscaped open space:	No requirement
gg) Podium Requirements:	<div><div>iii) Mixed Use buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.</div><div>iv) For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.</div></div>
hh) Continuous Street Wall:	<p>Building walls located between the minimum 1.5 metre setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.</p> <p>For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.</p>
ii) Minimum landscape buffer:	Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a



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	private street, private lane, or a lot line abutting a public street.
jj) Minimum number of parking spaces:	<p>Resident Spaces:</p> <p>vi) 0.9 spaces for a one-bedroom dwelling unit.</p> <p>vii) 1.0 spaces for a two- bedroom dwelling unit.</p> <p>viii) 1.20 spaces for a three-bedroom dwelling unit.</p> <p>Visitor Spaces:</p> <p>ix) 0.15 spaces per dwelling unit</p> <p>Non Residential:</p> <p>x) one space per 23 square metres of gross commercial floor area.</p>
kk) Garbage, Refuse and Waste:	All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
ll) Bicycle Parking:	<p>vii) Bicycle parking must be located on the same lot as the use or building for which it is required.</p> <p>viii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.</p> <p>ix) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be</p>



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	<p>located within:</p> <ul style="list-style-type: none">4) a building or structure5) a secure area such as a supervised parking lot or enclosure; or6) bicycle lockers <p>x) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.</p> <p>xi) <u>Dimensions:</u></p> <ul style="list-style-type: none">3) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.4) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m. <p>xii) <u>Rates:</u></p> <ul style="list-style-type: none">3) For Residential uses: 0.50 spaces per dwelling unit.4) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.
t) No setback required from Lagerfeld Drive, Bovaird Drive West, Creditview Road and an R4A – SECTION 3527 zone for any portion of a parking garage that is below grade.	

DANIELS MPV CORPORATION
130 Queens Quay E
8th Fl., West Tower
Toronto, ON M5A 0P6
P: (416) 598-2129
F: (416) 797-0415

October 17, 2023

Attn: Clara Vani
Legislative Coordinator and Secretary-Treasurer
City of Brampton
Committee of Adjustment
2 Wellington Street W.
Brampton, ON L6Y 4R2

**RE: 10, 20, 30 & 40 Lagerfeld Drive, northeast corner of Lagerfeld Dr. and Bovaird Dr. West
Block 4 Plan 43M-1927
Application for Minor Variance**

Daniels MPV Corporation ('Daniels') is pleased to submit the enclosed application to request a minor variance for the lands located at 10-40 Lagerfeld Drive ('subject site'). The subject site has received site plan approval in January 2021 (SP18-002) and a site plan amendment approval in October 2021 (SPA-2021-0074). The subject site is currently under construction to develop a residential condominium and a rental apartment atop a shared underground garage.

The subject site is municipally located at 10, 20, 30 and 40 Lagerfeld Drive in the Mount Pleasant Village area of northwest Brampton and is legally described as Block 4, Plan 43M-1927. The site is located on the northeast corner of Bovaird Drive West and Lagerfeld Drive. The site is a total of 0.83 ha (2.05 ac) in size with frontage along Bovaird Drive West and Lagerfeld Drive. Adjacent land uses include a commercial plaza and residential uses to the south on the opposite side of Bovaird Drive West, a parking and bus terminal area associated with the Mount Pleasant GO Train Station to the north and east, and vacant lands intended for future mixed use development to the west.

The subject is zoned Residential Apartment A - Section 3527 (R4A-3527), which permits residential apartments, mixed use development and institutional uses. Mixed-use development permits ground floor non-residential uses including a range of commercial and institutional uses within a residential apartment building under R4A-3527.

In March 2021, the subject site received approval at the Committee of Adjustment for a minor variance to the parking requirements to permit 480 parking spaces (413 residential and 67 visitor) under file no. A-2021-0043. The minor variance was required as a result of a utility duct bank being discovered on site during early stages of excavation. The encroaching duct bank required a redesign of the south side of the underground garage resulting in a parking reduction.

The Development

The subject site consists of one 6-storey midrise, one 26-storey rental and two 3-storey back to back stacked townhouses on top of a shared underground garage. The subject site will deliver 302 rental units and 142 condominium units to the Mount Pleasant Village area for a total of 444 units.

Parking for the development will be located in a 3-storey underground garage providing 480 parking stalls with 413 designated as residential and 67 designated as visitor. Of the 480 parking stalls, 80 will support EV charging with over 40 stalls fully wired prior to first occupancy of the building. The site will also provide 227 bicycle parking spaces, above the requirements of the zoning bylaw. A total of 2 parking stalls are also proposed to be small car parking. The proposed small car parking stalls are set to have a length of 5.3m and a width of 2.7m. The current parking stats are shown below in Table 1.

Table 1: Parking Statistics				
Residential	Visitor	Bicycle Parking	EV Available	Small Car
413	67	227	80	2
480				

The zoning bylaw does not permit small car parking stalls. As a result, a variance is proposed to permit the proposed small car parking stalls.

Application Overview

The following variances are proposed:

1. To permit a maximum of 1% of residential parking stalls may be designated small car parking and have a length of less than 5.4m whereas the zoning by-law requires 5.4m.

The proposed variances will support the forthcoming completion of the subject lands in providing intensification of a major transit hub of Brampton.

For your review and consideration, the following materials are enclosed in support of the above application:

- Completed application form,
- P3 Underground Garage Plan, prepared by Krcmar Surveyors,
- Approved site plan, A102, prepared by CORE Architects
- Site Statistics, A100, prepared by CORE Architects
- Committee of Adjustment Notice of Decision for File No. A-2021-0043
- Site Specific Zoning Bylaw SS3527
- Parking memo, prepared by LEA Consulting

Should you have any questions or require additional material, please do not hesitate to contact the undersigned.

DANIELS MPV CORPORATION
130 Queens Quay E
8th Fl., West Tower
Toronto, ON M5A 0P6

Sincerely,

Daniels MPV Corporation

A handwritten signature in black ink, appearing to read 'D. Grandilli', with a stylized flourish at the end.

Daniel Grandilli
Development Manager
(416) 598-2129
dgrandilli@danielscorp.com

MOVED BY: R. Power

SECONDED BY: D. Doerfler

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON MARCH 30, 2021

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

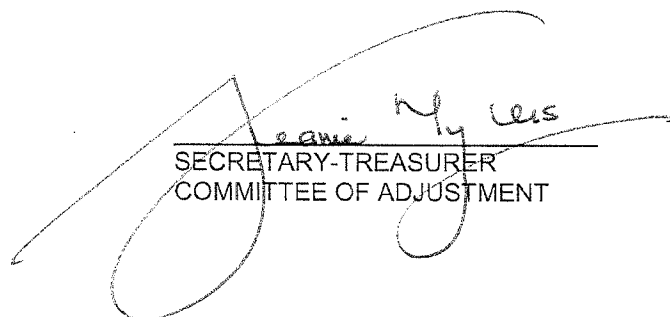
DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 30TH DAY OF MARCH, 2021

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE APRIL 19, 2021

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

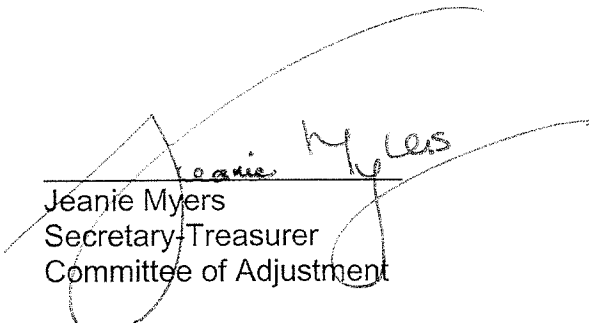
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

APPLICATION NO: **A-2021-0043**

DATED: **MARCH 30, 2021**

Conditions:

1. That the requirement for parking for any combination of uses permitted in the "Residential Apartment A – Special Section 3527" zone be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 488 parking spaces (421 residential and 67 visitor);
2. That the owner finalize site plan approval under City File SP18-002.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



October 16, 2023

Reference Number: 19015

Daniel Grandilli
Development Manager
Daniels Choice Mount Pleasant Corporation
130 Queens Quay East, West Tower, 8th Floor
Toronto, Ontario M5A 0P6

Dear Mr. Grandilli,

RE: 10-40 Lagerfeld Drive – Block 4 Mount Pleasant, Brampton

LEA Consulting Ltd (“LEA”) has been retained by Daniels Choice Mount Pleasant Corporation to provide transportation consulting services in support of the proposed development located at 10-40 Lagerfeld Drive in the City of Brampton. A Transportation Impact Study (TIS) was submitted in May 2019 along with subsequent TIS addendums and supporting letters in September 2019, October 2020, and February 2021.

The Committee of Adjustment (CoA) approved a site-specific vehicle parking requirement for the proposed development consisting of 421 residential and 67 visitor parking spaces. The CoA decision is provided in **Attachment 1**. The site-specific zoning by-law does not include any provisions for the inclusion of small car parking spaces.

The City of Brampton Zoning By-law Section 6.17.1(a) indicates that standard vehicle parking stalls are required to have a width of 2.7m and a length of 5.4m.

Through the detailed design process, the underground parking garage layout has been refined to account for structural and mechanical elements. As a result, four (4) parking spaces have been identified where a reduced stall length of 5.3m is required. These stalls will be designated as small car spaces. The following letter has been prepared in support of the minor variance application seeking relief from the applicable by-law requirements.

Supporting Justification

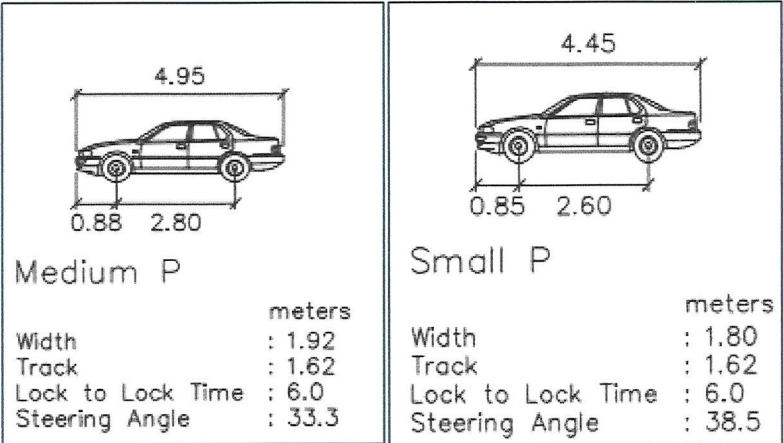
As defined in the *TAC Geometric Design Guide for Canadian Roads (TAC, 2017)*, medium sized passenger vehicles (referred to as Medium P) have the following dimensions: 1.92m width and 4.95m length. These dimensions correspond to a typical passenger sedan (e.g Toyota Camry, Honda Accord).

The TAC guidelines also provide assumed dimensions for small vehicles (referred to as Small P): 1.80m width and 4.45m length. These dimensions are consistent with smaller compact cars (eg. Toyota Yaris).

The assumed dimensions of both vehicle types are provided below in **Figure 1**. A list of typical vehicles that have equivalent or lower dimensions to those assumed for Medium P and Small P vehicles is provided in **Attachment 2**.



Figure 1: Medium P and Small P TAC Vehicle Dimensions



Source: Transportation Association of Canada (TAC)

The proposed four small car spaces (2.7m width, 5.3m length) can therefore accommodate the dimensions of a wide range of small and medium passenger vehicle models, including a typical sedan or compact and some smaller SUVs. The small car spaces can accommodate the full length of these vehicles without resulting in any overhang into the adjacent drive aisle.

With respect to vehicle maneuvering, the primary design considerations that affect the ability of a vehicle to enter or exit a parking stall are:

- The width of the parking stall; and
- The width of the adjacent drive aisle.

No variance is being requested for the width of the parking stalls or drive aisles and both will comply with the required dimensions in the Brampton Zoning By-law. As a result, the small car spaces will remain functional and will permit vehicles to enter and exit the stall without multiple corrections.

Unit purchasers of the four small car spaces will be advised of the stall dimensions to ensure that their personal vehicle is compatible.

Based on these considerations, it is our professional opinion that the proposed four (4) small car parking spaces, with a reduced stall length of 5.3m, are appropriate and can accommodate the typical dimensions of small and medium sized vehicles.

Should you have any questions regarding the contents of this letter, please contact the undersigned at rkeel@lea.ca



Yours truly,

LEA CONSULTING LTD.

A handwritten signature in black ink, appearing to read 'Robert Keel', is positioned above the printed name.

Robert Keel, MSc. Pl, MCIP, RPP
Manager, Transportation Planning

Attachment 1 – CoA Decision

Attachment 2 – Examples of Typical Vehicle Dimensions



Attachment 1



BRAMPTON
Flower City

Notice of Decision

Committee of Adjustment

FILE NUMBER A-2021-0043

HEARING DATE MARCH 30, 2021

APPLICATION MADE BY DANIELS CHOICE MOUNT PLEASANT CORPORATION

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit 480 parking spaces (413 residential + 67 visitor).

(10, 20, 30 AND 40 LAGERFELD DRIVE – BLOCK 4, PLAN 43M-1927)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: R. Power

SECONDED BY: D. Doerfler

CHAIR OF MEETING: RON CHATHA

WE THE COMMITTEE MEMBERS NOTED BELOW HEREBY CONCUR IN THE DECISION

AUTHORIZED BY VOTE HELD AT A MEETING ON MARCH 30, 2021

RON CHATHA, MEMBER

DESIREE DOERFLER, MEMBER

ROD POWER, MEMBER

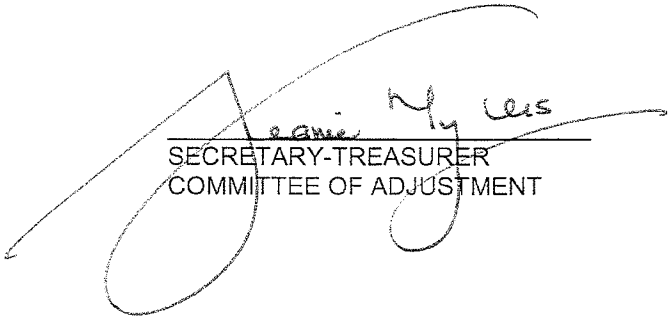
DAVID COLP, MEMBER

ANA CRISTINA MARQUES, MEMBER

DATED THIS 30TH DAY OF MARCH, 2021

NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE APRIL 19, 2021

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.



SECRETARY-TREASURER
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

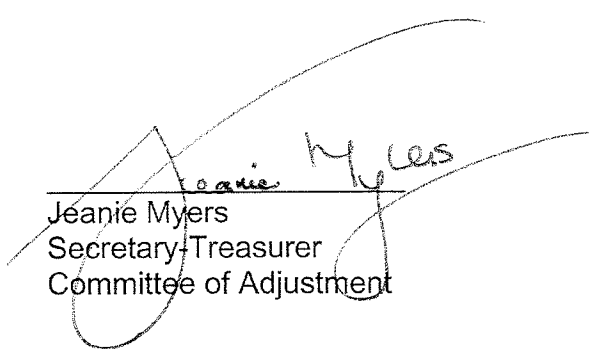
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

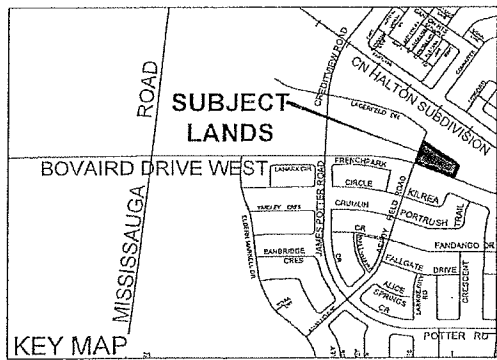
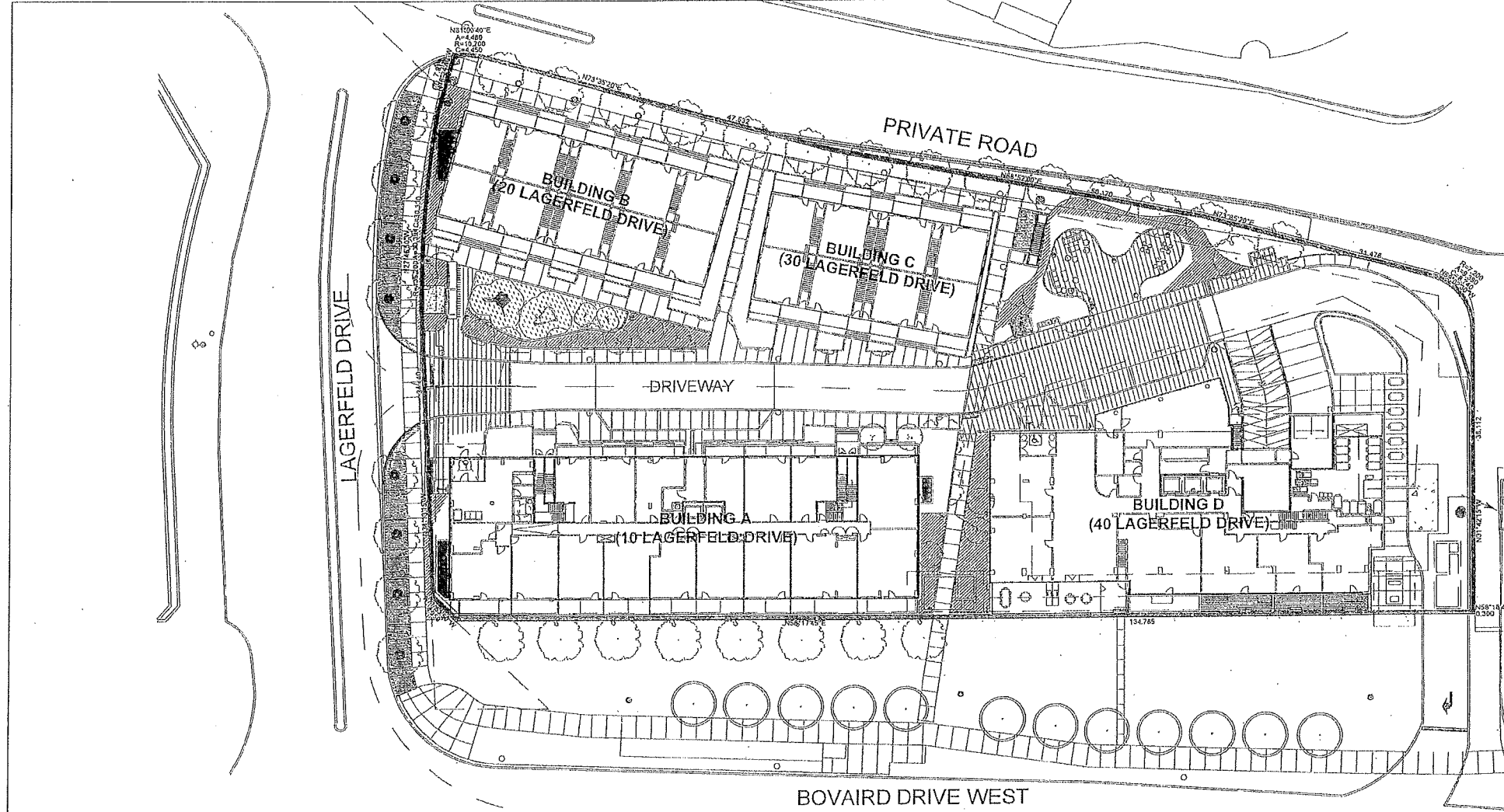
APPLICATION NO: **A-2021-0043**

DATED: **MARCH 30, 2021**

Conditions:

1. That the requirement for parking for any combination of uses permitted in the "Residential Apartment A – Special Section 3527" zone be calculated at the applicable parking rate in accordance with the Zoning By-law and shall not exceed 488 parking spaces (421 residential and 67 visitor);
2. That the owner finalize site plan approval under City File SP18-002.000, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.


Jeanie Myers
Secretary-Treasurer
Committee of Adjustment



**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.










Attachment 2

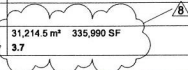


Examples of Vehicle Dimensions

VEHICLE IMAGE	SPECIFICATIONS
	Model: Volvo Make: S80 Length (m): 4.9 Width (m): 1.9 Height (m): 1.5 Source: www.volvo.com
	Model: Toyota Make: Camry Length (m): 4.9 Width (m): 1.8 Height (m): 1.5 Source: www.toyota.ca
	Model: Honda Make: Accord Length (m): 4.9 Width (m): 1.8 Height (m): 1.5 Source: www.honda.ca
	Model: Honda Make: Civic Length (m): 4.6 Width (m): 1.9 Height (m): 1.5 Source: www.honda.ca
	Model: Mazda Make: 3 Length (m): 4.6 Width (m): 2.0 Height (m): 1.5 Source: www.mazda.ca
	Model: Toyota Make: Yaris Length (m): 3.9 Width (m): 1.7 Height (m): 1.5 Source: www.toyota.ca
	Model: Toyota Make: 86 Length (m): 4.3 Width (m): 1.8 Height (m): 1.3 Source: www.toyota.ca



	Model: Ferrari Make: 458 Length (m): 4.6 Width (m): 1.3 Source: www.ferrari.com
	Model: Audi Make: S5 Length (m): 4.7 Width (m): 1.9 Height (m): 1.4 Source: www.audi.ca
	Model: BMW Make: M4 Length (m): 4.7 Width (m): 1.9 Height (m): 1.4 Source: www.bmw.ca
	Model: Lamborghini Make: Huracan Length (m): 4.5 Width (m): 1.9 Height (m): 1.2
	Model: Ford Make: Mustang Length (m): 4.8 Width (m): 1.9 Height (m): 1.4 Source: www.ford.ca
	Model: Infiniti Make: Q60 Length (m): 4.7 Width (m): 1.9 Height (m): 1.4 Source: www.infiniti.ca
	Model: Infiniti Make: Q60 Length (m): 4.7 Width (m): 1.9 Height (m): 1.4 Source: www.nissan.ca

ZONING REQUIREMENTS - Bylaw 270-2004			
SITE AREA	8,112.8 M ² PROVIDED BY SURVEY PLAN		0.63 ha
SITE INFORMATION	SEE SURVEY BY: KRCMAR SURVEYORS LTD.		
PROGRAM	OCCUPANCY IS RESIDENTIAL		
BUILDING CODE CLASSIFICATION			
ZONING	BY-LAW 270-2004		
MAXIMUM BUILDING HEIGHT	REQUIRED / PERMITTED	PROVIDED	
	26 STOREYS	BUILDING A 6 STOREYS @ 20.20 m + MECHANICAL PENTHOUSE @ 4.0m BUILDING B 3 STOREYS @ 9.90 m BUILDING C 3 STOREYS @ 9.90 m BUILDING D 26 STOREYS @ 82.30 m + MECHANICAL PENTHOUSE @ 6.67m	
LOADING	REFER TO TRAFFIC REPORT		
GROSS FLOOR AREA FLOOR SPACE INDEX	BY-LAW 270-2004	31,214.5 m ² 335,990 SF 3.7	
NUMBER OF UNITS	444		
PARKING			
TOTAL REQUIRED	REQUIRED / PERMITTED	PROVIDED	
	PARKING SPACES = 488 (421 RESIDENTS + 66 VISITOR)	480 PARKING SPACES 413 RESIDENT (UNIT) 67 COMMERCIAL OR VISITOR	
TOTAL REQUIRED	444 X 0.5= 222 5% CAN BE PROVIDED AT GRADE	227 BICYCLE SPACES (BELOW GRADE) RESIDENTS (0.8 UNIT) * 9 ADDITIONAL BICYCLE RACKS AT GRADE (4% OF TOTAL)	
	RESIDENTIAL = 11 (5 TYPE A + 6 TYPE B) VISITOR = 3 (1 TYPE A + 2 TYPE B)	7 RESIDENTIAL 13 VISITOR 2 TYPE A 2 TYPE B	

PARKING REQUIREMENT - BUILDING A MID RISE						PROVIDED
VEHICULAR PARKING	REQUIRED / PERMITTED					
	STUDIO 2 X 0.5 = 2	1 BEDROOM 66 X 0.5 = 33	2 BEDROOM 34 X 0.5 = 17	3 BEDROOM	VISITOR 100 X 0.15 = 15	
TOTAL REQUIRED	PARKING SPACES = 115 (99 RESIDENTS + 16 VISITOR)					
RESIDENTIAL BICYCLE PARKING	RESIDENTIAL BICYCLE SPACES: 106 X 0.5= 53					
PARKING REQUIREMENT - BUILDING B&C TOWNHOUSES						PROVIDED
VEHICULAR PARKING	REQUIRED / PERMITTED					
	STUDIO 18 X 0.5 = 9	1 BEDROOM 18 X 0.5 = 9	2 BEDROOM 18 X 0.5 = 9	3 BEDROOM	VISITOR 26 X 0.15 = 4	
TOTAL REQUIRED	40 PARKING SPACES					
RESIDENTIAL BICYCLE PARKING	RESIDENTIAL BICYCLE SPACES THB: 20 X 0.5= 10 RESIDENTIAL BICYCLE SPACES THB: 10 X 0.5= 5					
PARKING REQUIREMENT - BUILDING D HIGH RISE						PROVIDED
VEHICULAR PARKING	REQUIRED / PERMITTED					
	STUDIO 8 X 0.5 = 4	1 BEDROOM 141 X 0.5 = 70.5	2 BEDROOM 148 X 0.5 = 74	3 BEDROOM 4 X 0.5 = 2	VISITOR 302 X 0.15 = 45	
TOTAL REQUIRED	PARKING SPACES = 333 (287 RESIDENTS + 46 VISITOR)					
RESIDENTIAL BICYCLE PARKING	RESIDENTIAL BICYCLE SPACES: 302 X 0.5= 151					

BUILDING A - MID RISE										
LEVELS	NO. OF FLOORS	1 BD JR / STUDIO	1 BD	1BED+DEN	2 BD	3 BD	TOTAL			
LEVEL 1	1	0	2	3	0	0	16	0	0	0
LEVEL 2	1	0	6	6	0	0	18	0	0	0
LEVEL 3	1	0	6	6	0	0	18	0	0	0
LEVEL 4-5	2	0	12	10	14	0	36	0	0	0
LEVEL 6	1	0	6	5	7	0	18	0	0	0
TOTAL	2	0	34	34	36	0	108	0	0	0
TOTAL REQUIRED BF UNITS(15%)		11		6			17			
BF UNIT PROVIDED		5	6	6	0	0	17			
BUILDING B - TOWN HOUSE										
LEVELS	NO. OF FLOORS	1 BD JR / STUDIO	1 BD	1BED+DEN	2 BD	3 BD	TOTAL			
LEVEL 1	1	0	10	0	0	0	10	0	0	0
LEVEL 2-3	1	0	0	0	10	0	10	0	0	0
TOTAL	1	0	10	0	10	0	20	0	0	0
BUILDING C - TOWN HOUSE										
LEVELS	NO. OF FLOORS	1 BD JR / STUDIO	1 BD	1BED+DEN	2 BD	3 BD	TOTAL			
LEVEL 1	1	0	8	0	0	0	8	0	0	0
LEVEL 2-3	1	0	0	0	8	0	8	0	0	0
TOTAL	1	0	8	0	8	0	16	0	0	0
BUILDING D - HIGH RISE										
LEVELS	NO. OF FLOORS	1 BD JR / STUDIO	1 BD	1BED+DEN	2 BD	2BED + DEN	3 BD	TOTAL		
LEVEL 1	1	0	0	1	2	0	0	3	0	0
LEVEL 2	1	4	5	0	7	0	0	16	0	0
LEVEL 3	1	4	5	0	7	0	0	16	0	0
LEVEL 4	1	0	6	0	6	0	0	12	0	0
LEVEL 5	1	0	6	0	6	0	0	12	0	0
LEVEL 6-23	18	0	108	0	108	0	0	216	0	0
LEVEL 24-25	2	0	8	0	10	0	0	22	0	0
LEVEL 26	1	0	2	0	2	1	0	5	0	0
TOTAL	1	4	140	1	148	1	0	302	0	0
TOTAL REQUIRED BF UNITS(15%)		22		22	22	1	45			
BF UNIT PROVIDED		0	123	0	25	2	50			
TOTAL UNITS		10	192	35	202	4	444			

DRAWING LIST	
SHEET NAME	SHEET NUMBER
COVER PAGE	A.00
BUILDING STATISTICS & DRAWING LIST	A.100
CONTEXT PLAN, OBC MATRIX	A.101
OBC MATRIX	A.101a
SITE PLAN	A.102
SURVEY	A.103
SITE PLAN PAVEMENT MARKINGS AND SIGNAGE PLACEMENT	A.104
LEVEL P3	A.200
LEVEL P2	A.201
LEVEL P1	A.202
GROUND FLOOR PLAN	A.203
BUILDING A LEVEL 2, 3-6 & MECHANICAL PENTHOUSE	A.204
BUILDING B&C LEVEL 2 & 3	A.205
BUILDING D LEVEL 2-5	A.206
BUILDING D LEVEL 6-23, 24-25 & 26	A.207
ROOF PLANS	A.208
SOUTH ELEVATION BUILDING A & D	A.400
NORTH ELEVATION BUILDING A, B, C & D	A.401
WEST ELEVATION BUILDING A, B, C & D	A.402
SOUTH ELEVATION BUILDING B & C	A.403
EAST ELEVATION BUILDING A, B, C & D	A.404
SECTION A-A	A.405
SECTION E-E	A.406
SHADOW STUDY MARCH 21	A.500
SHADOW STUDY JUNE 21	A.501
SHADOW STUDY SEPTEMBER 21	A.502

BELOW GRADE		TOTAL GCA				TOTAL GFA				DEDUCTION								VEHICULAR PARKING				ELEVATOR/STAIRWELL		AMENITY		GARBAGE		LOBBY		CIRCULATION/ELEVATOR		SALEABLE	
LEVELS	NO. OF TYPICAL FLOORS	SM	SF	SQM	SF	COMMON WASHROOM	STORAGE	LOADING	SERVICE	VEHICULAR PARKING	ELEVATOR/STAIRWELL	AMENITY	GARBAGE	LOBBY	CIRCULATION/ELEVATOR	SALEABLE																	
LEVEL P3	1	3,553.2	38,249.9	25.6	276	0	0	85.6	921	0	0	44.2	476	3,288.4	35,398	109	1,178	0	0	0	0	0	0	0	0	25.6	276	0	0				
LEVEL P2	1	17,425.9	179,974.7	54.6	689	0	0	300.2	3,231	0	0	93.8	1,010	8,829.0	73,507	143	1,539	0	0	0	0	0	0	0	0	64	689	0	0				
LEVEL P1	1	7,425.4	79,925.9	168.8	1,818	0	0	184	1,981	0	0	410	4,413	6,506.8	70,038	156	1,676	0	0	91.5	985	0	0	0	0	77.3	832	0	0				
TOTAL		18,408.5	198,147.4	258.5	2,782	0	0	569.7	6,133	0	0	548.1	5,899	16,624.2	178,941	408 m²	4,392 SF	0	0	91.5	985	0	0	0	0	166.9	1,797	0	0				
BUILDING A-MIDRISE		TOTAL GCA				TOTAL GFA				DEDUCTIONS								VEHICULAR PARKING				ELEVATOR/STAIR		AMENITY		GARBAGE		LOBBY		CIRCULATION/ELEVATOR		SALEABLE	
LEVELS	NO. OF TYPICAL FLOORS	SM	SF	SQM	SF	COMMON WASHROOM	STORAGE	LOADING	SERVICE	VEHICULAR PARKING	ELEVATOR/STAIR	AMENITY	GARBAGE	LOBBY	CIRCULATION/ELEVATOR	SALEABLE																	
LEVEL 1	1	1,198.2	12,876.4	1,111.4	11,983	9.5	102	0	0	0	0	6.8	73	0	0	68.50	737.38	0	0	12.2	131	112.0	1,206	94.5	1,017	892.7	9,609						
LEVEL 2 - 6	5	5,860.8	64,378.8	5,747.1	61,861	0	0	0	0	0	0	33.9	364	0	0	199.89	2,151.55	0	0	25.9	278	0	0	374.8	4,034	5,346.4	57,548						
LEVEL MECH.	1	860.6	8,249.6	0.0	0	0	0	0	0	0	0	533.7	5,745	0	0	48.87	504.45	0	0	0	0	0	0	0	0	0	0						
TOTAL		7,757.6	83,501.8	6,858.5	73,824	9.5	102	0	0	0	0	97.4	6,162	0	0	315.26	3,393.38	0	0	38.1	410	112.0	1,206	469.3	5,051	6,239.1	67,157						
BUILDING B		TOTAL GCA				TOTAL GFA				DEDUCTION								VEHICULAR PARKING				ELEVATOR/STAIR		AMENITY		GARBAGE		LOBBY		CIRCULATION/ELEVATOR		SALEABLE	
LEVELS	NO. OF TYPICAL FLOORS	SM	SF	SQM	SF	COMMON WASHROOM	STORAGE	LOADING	SERVICE	VEHICULAR PARKING	ELEVATOR/STAIR	AMENITY	GARBAGE	LOBBY	CIRCULATION/ELEVATOR	SALEABLE																	
LEVEL 1	1	540.2	5,814.7	540.2	5,814.7	0	0	0	0	0	0	0	0	0	0	0 m²	0 m²	0	0	0	0	0	0	0	0	540.2	5,815						
LEVEL 2	1	543.3	5,848.0	543.3	5,848.0	0	0	0	0	0	0	0	0	0	0	0 m²	0 m²	0	0	0	0	0	0	0	0	543.3	5,848						
LEVEL 3	1	542.3	5,837.7	542.3	5,837.7	0	0	0	0	0	0	0	0	0	0	0 m²	0 m²	0	0	0	0	0	0	0	0	542.3	5,838						
TOTAL		1,625.8	17,500.3	1,625.8	17,500	0	0	0	0	0	0	0	0	0	0	0 m²	0 m²	0	0	0	0	0	0	0	0	1,625.8	17,500						
BUILDING C		TOTAL GCA				TOTAL GFA				DEDUCTION								VEHICULAR PARKING				ELEVATOR/STAIRCASE		AMENITY		GARBAGE		LOBBY		CIRCULATION/ELEVATOR		SALEABLE	
LEVELS	NO. OF TYPICAL FLOORS	SM	SF	SQM	SF	COMMON WASHROOM	STORAGE	LOADING	SERVICE	VEHICULAR PARKING	ELEVATOR/STAIRCASE	AMENITY	GARBAGE	LOBBY	CIRCULATION/ELEVATOR	SALEABLE																	
LEVEL 1	1	432.5	4,855.9	432.5	4,856	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	432.5	4,856						
LEVEL 2	1	435.4	4,886.2	435.4	4,886	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	435.4	4,886						
LEVEL 3	1	435.4	4,886.0	435.4	4,887	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	435.4	4,887						
TOTAL		1,303.3	14,028.7	1,303.3	14,029	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,303.3	14,029						
BUILDING D-HIGHRISE		TOTAL GCA				TOTAL GFA				DEDUCTION								VEHICULAR PARKING				ELEVATOR/STAIR		AMENITY		GARBAGE		LOBBY		CIRCULATION/ELEVATOR		SALEABLE	
LEVELS	NO. OF TYPICAL FLOORS	SM	SF	SQM	SF	COMMON WASHROOM	STORAGE	LOADING	SERVICE	VEHICULAR PARKING	ELEVATOR/STAIR <th>AMENITY</th> <th>GARBAGE</th> <th>LOBBY</th> <th>CIRCULATION/ELEVATOR</th> <th>SALEABLE</th>	AMENITY	GARBAGE	LOBBY	CIRCULATION/ELEVATOR	SALEABLE																	
LEVEL 1	1	1,291.9	13,905.9	1,093.1	11,786.0	13.8	149	0	0	44.8	482	2.5	27	75.9	817	61.8	665	700.4	7,539	116.1	1,249	0.0	0	0	71.2	767	205.4	2,211					
LEVEL 2	1	1,091.9	11,753.3	1,032.3	11,111.7	0	0	0	0	0	0	7.1	76	0	0	52.5	566	0	0	4.9	53	0.0	0	0	57.8	622	969.8	10,437					
LEVEL 3	1	1,091.9	11,753.1	1,036.8	11,158.1	0	0	0	0	0	0	7.1	76	0	0	48.2	519	0	0	4.8	52	0.0	0	0	57.8	622	974	10,484					
LEVEL 4	1	957.7	9,232.6	892.3	8,836.2	0	0	0	0	0	0	7.1	76	0	0	48.3	520	0	0	4.8	52	0.0	0	0	54.7	589	742.8	7,996					
LEVEL 5	1	957.9	9,234.0	892.3	8,839.0	0	0	0	0	0	0	7.1	76	0	0	48.2	519	0	0	4.8	52	0.0	0	0	54.9	591	742.9	7,996					
LEVEL 6-23	18	15,441.5	169,211.4	14,458.8	125,501.5	0	0	0	0	127.1	1,368	0	0	0	0	867.8	9,341	0	0	86.7	934	0.0	0	0	887.6	10,630	13,372.2	143,937					
LEVEL 24-25	2	1,218.7	18,467.9	1,604.2	17,267.5	0	0	0	0	14.1	152	0	0	0	0	92.4	1,048	0	0	9.6	104	0.0	0	0	109.5	1,178	1,465.1	15,985					
LEVEL 26	1	813.8	8,804.4	350.7	3,775.2	0	0	0	0	175.3	1,887	0	0	0	0	87.6	942	0	0	4.8	52	0.0	0	0	0	345.3	3,753						
TOTAL		22,662.1	247,162.4	21,168.4	227,655	13.8	149	0	0	44.8	482	347.3	3,738	75.9	817	1,312	14,121	700.4	7,539	236.6	2,547	0.0	0	0	1,309.3	15,000	18,837.9	207,769					
BUILDING A, B, C & D		TOTAL GCA				TOTAL GFA				DEDUCTION								VEHICULAR PARKING				ELEVATOR/STAIRCASE		AMENITY		GARBAGE		LOBBY		CIRCULATION/ELEVATOR		SALEABLE	
LEVELS	NO. OF TYPICAL FLOORS	SM	SF	SQM	SF	COMMON WASHROOM	STORAGE	LOADING	SERVICE	VEHICULAR PARKING	ELEVATOR/STAIRCASE	AMENITY	GARBAGE	LOBBY	CIRCULATION/ELEVATOR	SALEABLE																	
SUBTOTAL		52,057.3	560,340.6	31,214.5	335,930	23.3	251	569.7	6,133	44.8	482	1,469.7	15,820	16,700.1	179,758	2,035	21,907	700.4	7,539	366.2	3,942	112.0	1,206	2,029.7	21,848	28,006.1	301,455						



BRAMPTON
Flower City

Notice of Decision

Committee of Adjustment

FILE NUMBER A-2021-0043

HEARING DATE MARCH 30, 2021

APPLICATION MADE BY DANIELS CHOICE MOUNT PLEASANT CORPORATION

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; **ZONING BY-LAW 270-2004** AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION **FOR THE FOLLOWING VARIANCE(S):**

1. To permit 480 parking spaces (413 residential + 67 visitor).

(10, 20, 30 AND 40 LAGERFELD DRIVE – BLOCK 4, PLAN 43M-1927)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

SEE SCHEDULE “A” ATTACHED

REASONS:

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.