



For Office Use Only  
(to be inserted by the Secretary-Treasurer after application is deemed complete)

FILE NUMBER: A-2024-0236

*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)** i2 Developments (Brampton) Inc. c/o Bruno Suppa  
**Address** 3800 Steeles Avenue West, Suite 201W  
Woodbridge, Ontario L4L 4G9  
**Phone #** (905) 850-3453 **Fax #** \_\_\_\_\_  
**Email** Bruno@i2developmentsinc.com

2. **Name of Agent** KLM Planning Partners Inc. c/o Lauren Dynes  
**Address** 64 Jardin Drive Unit 1B  
Concord, ON L4K 3P3  
**Phone #** 416-660-5655 **Fax #** \_\_\_\_\_  
**Email** ldynes@klmplanning.com

3. **Nature and extent of relief applied for (variances requested):**  
 The Owner is requesting two variances to the zoning. The requested variances are:  
 • To permit a maximum of 466 residential dwelling units on the Subject Lands.  
 • To permit 51 visitor parking spaces on the Subject Lands

4. **Why is it not possible to comply with the provisions of the by-law?**  
 The approved site-specific zoning under Zoning By-law 34-2022 permits a maximum of 462 dwelling units. The approved site-specific zoning under Zoning By-law 34-2022 as amended through approval of A-2022-0346 requires a rate of 0.11 visitor spaces per dwelling unit, equaling 52 required spaces for 466 residential units.

5. **Legal Description of the subject land:**  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** All of Block 3 and Part of Block 2 for RP 43M-2062, Part of Block 35, RP 43M-1644  
**Municipal Address** 209 Steeles Avenue West

6. **Dimension of subject land (in metric units)**  
**Frontage** +/- 55 m  
**Depth** +/- 113 m  
**Area** 2,670.84 m2

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 on the site, however, construction of the underground for the subject building has begun in January 2024.

**PROPOSED BUILDINGS/STRUCTURES on the subject land:**

The Owner has submitted a related Site Plan Application (City file SPA-2021-0230) for Phase 3 on the Subject Lands to implement the approved site-specific ZBA to facilitate a 40-storey tower containing 462 residential apartment units ranging from 1 bedroom to 2 bedroom plus den, and 381.40 m2 of ground floor retail with a total Floor Space Index (FSI) of 12.21.

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 \_\_\_\_\_  
Rear yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_  
Side yard setback \_\_\_\_\_

**PROPOSED**

Front yard setback No changes to setbacks for the site plan under SPA-2021-0230 are proposed  
Rear yard setback No changes to setbacks for the site plan under SPA-2021-0230 are proposed  
Side yard setback No changes to setbacks for the site plan under SPA-2021-0230 are proposed  
Side yard setback No changes to setbacks for the site plan under SPA-2021-0230 are proposed

10. Date of Acquisition of subject land: Unknown.

11. Existing uses of subject property: Construction of the underground for the subject building - commenced in January, 2024.

12. Proposed uses of subject property: 40-storey tower - residential with ground floor retail.

13. Existing uses of abutting properties: Phase 1 & 2 of Owner's development- back-to-back townhouse dwellings and 21-storey condominium apartment building under construction.

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: Unknown.

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 # n/a Status n/a

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 # <u>A-2022-0345</u>	Decision <u>Approved</u>	Relief <u>Refer to submission cover letter for details.</u>
File # <u>A-2022-0346</u>	Decision <u>Approved</u>	Relief <u>Refer to submission cover letter for details.</u>
File # _____	Decision _____	Relief _____

*[Handwritten Signature]*

Signature of Applicant(s) or Authorized Agent

DATED AT THE City Vaughan OF Brampton

THIS 12-14 DAY OF June, 2024.

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, Lauren Dynes *Joseph Wang*, OF THE City OF Toronto

IN THE City OF Vaughan 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 Brampton OF Vaughan

IN THE Peel Region OF

York THIS 12-14 DAY OF

June, 2024.

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

*[Handwritten Signature]*  
Signature of Applicant or Authorized Agent

Victoria Potkanska,  
a Commissioner, etc., Province of Ontario  
for KLM Planning and Development  
Expires July 30, 2024  
*[Handwritten Signature]*

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 June 14, 2024  
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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 209 Steeles Avenue West

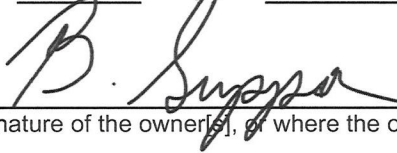
I/We, i2 Developments (Brampton) Inc. c/o Bruno Suppa  
please print/type the full name of the owner(s)

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

KLM Planning Partners Inc. c/o Lauren Dynes  
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 12 day of June, 2024.



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

**Bruno Suppa**

(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**

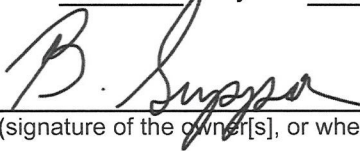
To: The Secretary-Treasurer  
Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2  
[coa@brampton.ca](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 209 Steeles Avenue West

I/We, i2 Developments (Brampton) Inc./c/o Bruno Suppa  
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 12 day of June, 2024.



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

**Bruno Suppa**

(where the owner is a firm or corporation, please print or type the full name of the person signing.)

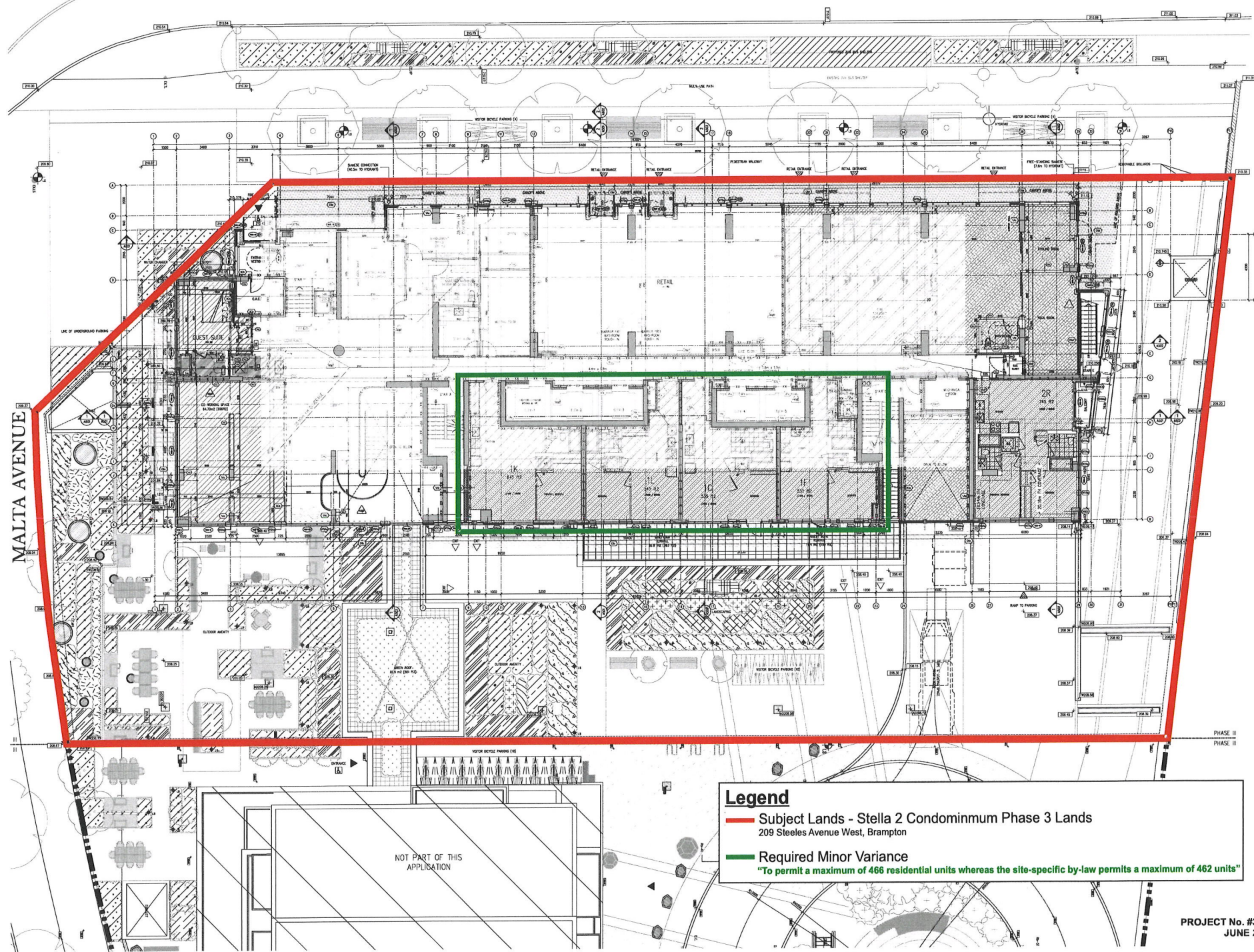
**NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.**

**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



# MINOR VARIANCE SKETCH

STEELES AVENUE



NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE (NBC), CANADA, AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140), AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140).
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE (NBC), CANADA, AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140), AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140).
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE (NBC), CANADA, AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140), AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140).
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- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE (NBC), CANADA, AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140), AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140).
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE (NBC), CANADA, AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140), AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140).
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- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 NATIONAL BUILDING CODE (NBC), CANADA, AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140), AND THE 2015 MGT. BY-LAW, BRAMPTON, ONT. (S.I. 140).

GLAZING SCHEDULE CHART (SEE PLAN FOR UNIT NO.)	
(Hatched Pattern)	GLAZING (20% MIN)
(Hatched Pattern)	GLAZING (40% MIN)
(Hatched Pattern)	GLAZING (50% MIN)
(Hatched Pattern)	GLAZING (70% MIN)
(Hatched Pattern)	GLAZING (80% MIN)
(Hatched Pattern)	GLAZING (90% MIN)
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(Hatched Pattern)	GLAZING (110% MIN)
(Hatched Pattern)	GLAZING (120% MIN)
(Hatched Pattern)	GLAZING (130% MIN)
(Hatched Pattern)	GLAZING (140% MIN)
(Hatched Pattern)	GLAZING (150% MIN)
(Hatched Pattern)	GLAZING (160% MIN)
(Hatched Pattern)	GLAZING (170% MIN)
(Hatched Pattern)	GLAZING (180% MIN)
(Hatched Pattern)	GLAZING (190% MIN)
(Hatched Pattern)	GLAZING (200% MIN)

- 9 issued for addendum#2 05.14.24
  - 8 issued for building permit 03.11.24
  - 7 issued for addendum#1 03.08.24
  - 6 issued for coordination 11.24.23
  - 5 issued for building permit 07.24.23
  - 4 issued for coordination 02.08.23
  - 3 issued for coordination 11.24.22
  - 2 issued for coordination 03.14.22
  - 1 issued for preliminary coordination 01.04.22
- revisions:

architectural team:  
mark tvicker  
bonnie southright  
eugenia planigara

engineer:  
stefia iliac  
project:  
stefia iliac & partners  
engineer:  
stefia iliac consulting engineers inc.  
revised:  
stefia iliac design landscape architects inc.  
approved:  
stefia iliac & associates ltd.

project:  
stefia iliac condominiums  
209 steeles avenue west  
brampton, ontario  
unit/lot number:

ground floor  
overall plan

date: 15.05.2024  
sheet: 1/29  
project:  
drawing number: A302

**Legend**

- █ Subject Lands - Stella 2 Condominium Phase 3 Lands  
209 Steeles Avenue West, Brampton
- █ Required Minor Variance  
"To permit a maximum of 466 residential units whereas the site-specific by-law permits a maximum of 462 units"



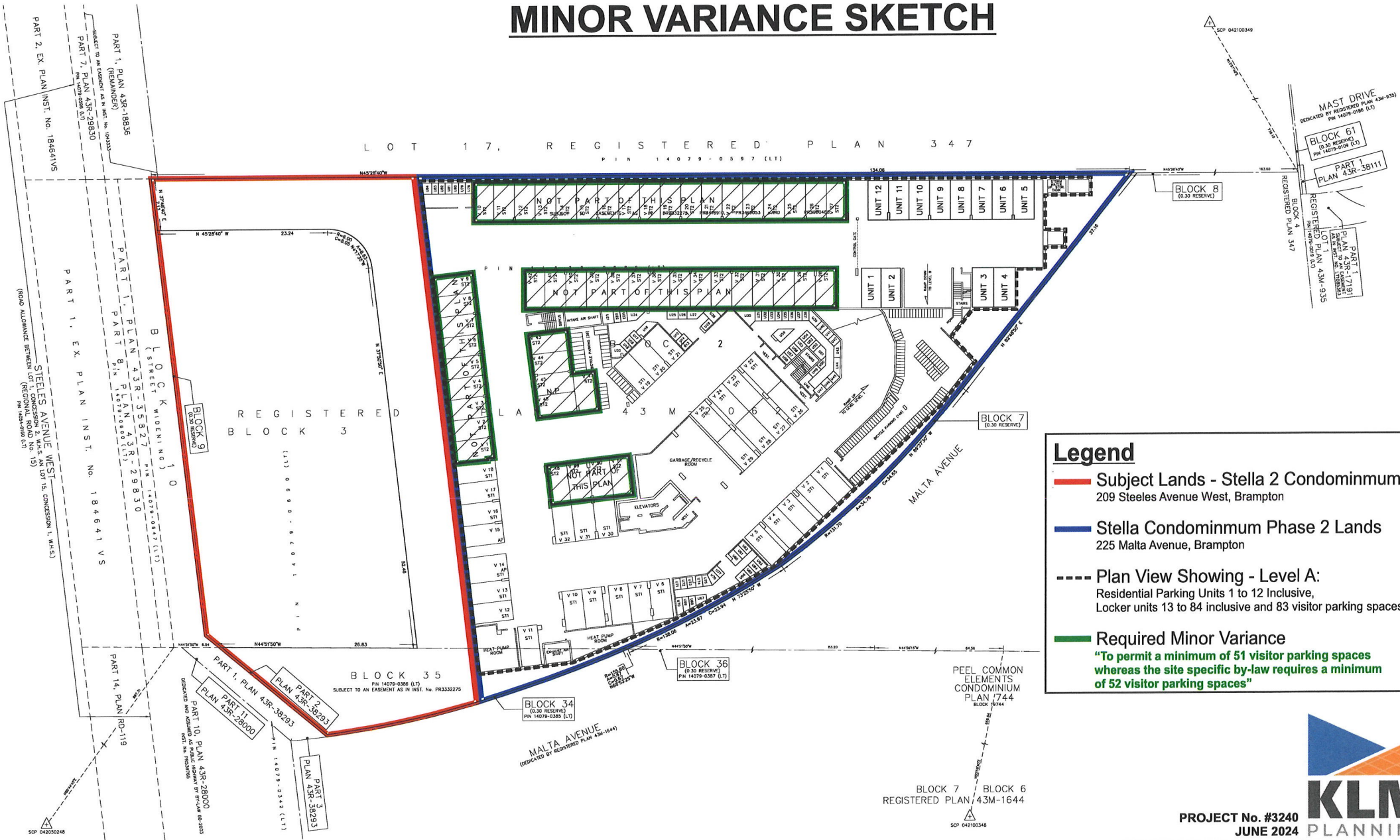
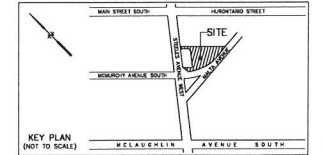
PROJECT No. #3240  
JUNE 2024



# MINOR VARIANCE SKETCH

LOT 17, REGISTERED PLAN 347  
PIN 14079-0597 (LT)

DRAFT PLAN OF STANDARD CONDOMINIUM OF BLOCKS 2, 3 AND 35 REGISTERED PLAN 43M-935 CITY OF BRAMPTON REGIONAL MUNICIPALITY OF PEEL  
SCALE 1 : 200  
R. AVIS SURVEYING INC.  
METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



**Legend**

- Subject Lands - Stella 2 Condominium Phase 3 Lands  
209 Steeles Avenue West, Brampton
- Stella Condominium Phase 2 Lands  
225 Malta Avenue, Brampton
- - - Plan View Showing - Level A:  
Residential Parking Units 1 to 12 Inclusive,  
Locker units 13 to 84 inclusive and 83 visitor parking spaces
- Required Minor Variance  
"To permit a minimum of 51 visitor parking spaces  
whereas the site specific by-law requires a minimum  
of 52 visitor parking spaces"

PROJECT No. #3240  
JUNE 2024

R. AVIS SURVEYING INC.  
SITE 303  
235 YORKLAND BOULEVARD  
TORONTO, ONTARIO  
M2J 4H8  
www.ravisurveying.com  
TEL: (416) 480-8352  
FAX: (416) 481-6208  
PROJECT No.: 3491-0  
DRAWING No.: 3491-0001

PART 1, PLAN 43R-18836 (REMAINING)  
SUBJECT TO AN EASEMENT AS IN INST. NO. 1842323  
PART 7, PLAN 43R-28830  
PART 2, EX. PLAN INST. NO. 184641VS

STEELES AVENUE WEST  
ROAD ALLOWANCE BETWEEN LOT 1, CONGRESSION ROAD NO. 15)  
PART 1, EX. PLAN INST. NO. 184641VS

REGISTERED BLOCK 3  
(LT) 0690-8404

BLOCK 35  
PIN 14079-0386 (LT)  
SUBJECT TO AN EASEMENT AS IN INST. NO. P9333275

BLOCK 34  
(0.30 RESERVE)  
PIN 14079-0380 (LT)

BLOCK 36  
(0.30 RESERVE)  
PIN 14079-0387 (LT)

BLOCK 7  
REGISTERED PLAN 43M-1644

PEEL COMMON ELEMENTS CONDOMINIUM PLAN 744  
BLOCK 16744

BLOCK 61  
(0.30 RESERVE)  
PIN 14079-0108 (LT)

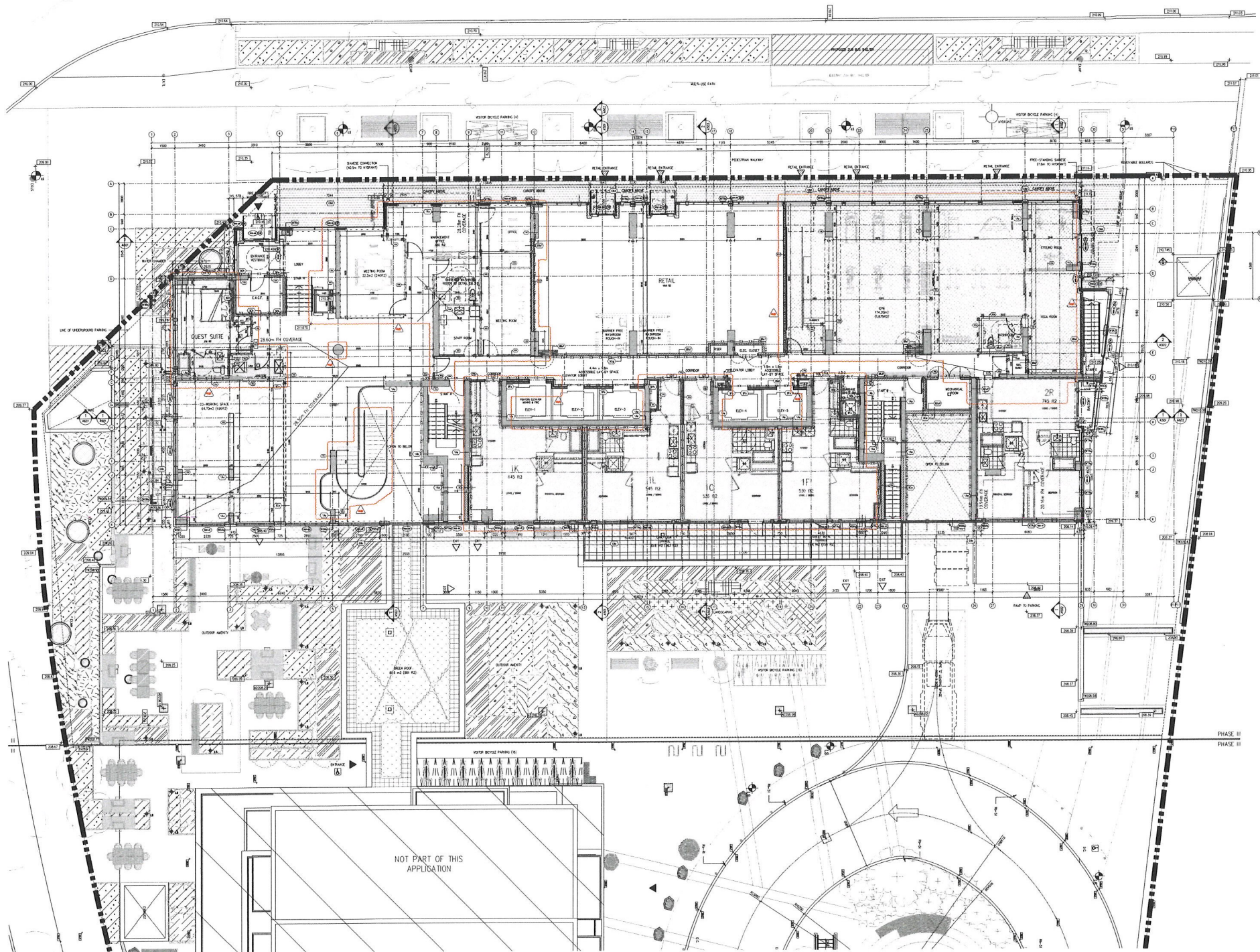
PART 1  
PLAN 43R-38111

REGISTERED PLAN 43M-935  
LOT 17 (RESERVE)  
PART 1  
PLAN 43R-17191  
SUBJECT TO AN EASEMENT AS IN INST. NO. 1842323

SCP 04205048

SCP 04205048





**FIRE RATING LEGEND**

---	0 HR. FIRE RATING
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-----	30 HR. FIRE RATING

**notes:**

**CEILING SCHEDULE CHART**  
(REFER TO PROJECT MANUAL, DIV. 5)

---	0 HR. FIRE RATING
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- 6 issued for coordination 11.26.23
- 5 issued for building permit 07.24.23
- 4 issued for coordination 03.08.23
- 3 issued for coordination 11.24.22
- 2 issued for coordination 03.11.22
- 1 issued for preliminary coordination 01.04.22

architectural team:

mark zwicker  
barnie douthright  
eugenia pignatelli

engineer:  
stefan b. kondominium  
2011 street avenue west  
vancouver, british columbia  
v6z 2g4  
vancouver, bc  
v6z 2g4

project:  
stefan b. kondominium  
2011 street avenue west  
vancouver, british columbia  
v6z 2g4

ground floor  
overall plan

may 15, 2024  
1:75  
20-51  
bd / ep

drawing number:  
**A302**

UNFOLDED  
 237 ARCHITECTURE INC. 2018 2019 2020 2021 2022 2023 2024





64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055  
KLMPLANNING.COM

KLM file: P-3240

June 7, 2024

City of Brampton  
Committee of Adjustment  
2 Wellington Street West City Hall, 3rd Floor  
Brampton, ON L6Y 4R2

**Attention: Clara Vani, Legislative Coordinator Secretary-Treasurer Committee of Adjustment**

**Re: Application for Minor Variance  
i2 Developments (Brampton) Inc.  
209 Steeles Avenue West  
Part of Block 2 & all of Block 3, Registered Plan 43M-2062 & Part of Block 35,  
Registered Plan 43M-1644  
City of Brampton, Regional Municipality of Peel  
Related City File No.: 21T-14002B, OZS-2021-0032, SPA-2021-0230  
A-2022-0345, A-2022-0346**

---

Dear Ms. Vani,

KLM Planning Partners Inc. is the land use planning firm retained on behalf of our client, i2 Developments (Brampton) Inc., the Owner of the lands located at the southeast corner of the Steeles Avenue West and Malta Avenue intersection, municipally known as 209 Steeles Avenue West, legally described as Part of Block 2 and all of Block 3 on Registered Plan 43M-2062, and Part of Block 35 on Registered Plan 43M-1644 (the "Subject Lands"). On behalf of our client, we are pleased to submit the enclosed materials in support of a Minor Variance Application to the Committee of Adjustment to amend Zoning By-law 34-2022.

### **1.0 Background Information & Related City Files**

The Phase 3 – Stella 2 development on the Subject Lands represents the third and final phase of the overall master development plan proposed by the Owner ("Phase 3") -. The first phase is located on the south side of Malta Avenue and is developed with 109 back-to-back townhouse dwellings that have been constructed and are now occupied. The second phase being Phase 2 - Stella within the overall development consists of a 21-storey condominium apartment building with 290 residential units was first submitted to the City on October 16, 2020, has been assigned City file numbers OZS-2020-0028 and SPA-2020-0152 and the site-specific amendment to the Zoning By-law was approved by Brampton Council on June 17, 2021. Phase 2 is currently under construction.

A Zoning By-law Amendment ("ZBA") Application was submitted for the Subject Lands and assigned City file OZS-2021-0032. The purpose of the ZBA was to rezone the Subject Lands from "Residential Apartment A(3) – Section 2532 (R4A(3)-2532)" and "Residential Apartment A(3) – Section 3017 (R4A(3)-3017)" to "Residential Apartment A(3) – Section 3023 (R4A(3)-3023)" to implement site-specific

amendments to the Zoning By-law. By-law 34-2022 was enacted by the City of Brampton Council on March 2, 2022, and is in full force and effect.

Minor Variance Applications ("MV") were previously submitted for the Subject Lands and Phase 2 and were assigned City file numbers A-2022-0346 and A-2022-0345 respectively. The MV requested relief from the Zoning By-law regarding visitor parking rates, bicycle space orientation, length of vertical parking spaces, and percentage of wall area with clear vision windows/doors. The applications were approved on November 15, 2022. Through the MV, the visitor parking rate was approved at 0.11 spaces per unit. In addition, Application A-2022-0345 was approved to treat all lands zoned R4A(3) – 3017 and R4A(3) – 3023 (Phases 2 and 3 of the overall development) as one lot for the purpose of bicycle and vehicular parking, access and lot area.

The Owner has also submitted a related Site Plan Application (City file SPA-2021-0230) for Phase 3 on the Subject Lands to implement the approved site-specific ZBA to facilitate a 40-storey tower containing 462 residential apartment units ranging from 1 bedroom to 2 bedroom plus den, and 381.40 m<sup>2</sup> of ground floor retail with a total Floor Space Index (FSI) of 12.21. A revised Phase 3 ground floor plan and revised Phase 2 – P1 parking plan is being provided with this Minor Variance Application identifying the revised ground floor and P1 site plan details in support of this application. The Owner is proposing to reduce the amount of ground floor retail GFA and increase the number of residential units from 462 to 466 (i.e. an increase in 4 units). In addition, the Owner is proposing to remove one visitor parking space required in order to accommodate a gate arm delineating the visitor and resident spaces. There are no external site and building changes resulting from the increased unit count and parking reduction, which only require internal ground floor plan and P1 parking plan revisions. The Site Plan Approval memo was issued on May 29, 2024, indicating that the plans were approved subject to clearance from the Legal and Finance Division, at which point the plans will be signed for release.

## **2.0 Requested Relief**

The Owner is requesting two variances to the zoning. The requested variances are:

- To permit a maximum of 466 residential dwelling units on the Subject Lands whereas the approved site-specific zoning under Zoning By-law 34-2022 permits a maximum of 462 dwelling units; and,
- To permit 51 visitor parking spaces on the Subject Lands, whereas the approved site-specific zoning under Zoning By-law 34-2022 as amended through approval of A-2022-0346 requires a rate of 0.11 visitor spaces per dwelling unit, equalling 52 required spaces for 466 residential units.

The proposed Site Plan has since been revised to increase the number of residential units by an additional 4 units, comprising a total of 466 dwelling units. The additional proposed residential units are comprised of four (4) one-bedroom units as shown in the minor variance sketch included within the submission materials. The P1 Parking Plan outlines the 51 visitors parking spaces provided, whereas 52 spaces are required.

## **3.0 Minor Variance Test Discussion**

This section of the letter will summarize how the requested variances meet the four tests in support of a Minor Variance, set out by Section 45(1) of the Planning Act.

### **1. Is the Application consistent with the general intent and purpose of the Official Plan?**

The Official Plan is used to manage how the City grows and develops. The Official Plan guides housing, industry, offices, and shops, as well as the infrastructure required to support a growing City.

The Subject Lands are designated 'Residential' by Schedule 'A' General Land Use Designations within the 2006 City of Brampton Official Plan (the "Official Plan") and designated 'Mixed Use 1' by Schedule SP55 (a) within the 2017 Hurontario Main Corridor Secondary Plan (the "Secondary Plan"). The City of Brampton is experiencing continued growth in population leading to a need for additional housing. The proposed increase in unit count and resultant reduction in one (1) visitor parking space is in keeping with the intent and purpose of the Official Plan and Secondary Plan by supplying housing to a growing City. Furthermore, approval of the requested variance will facilitate the efficient delivery of housing units on lands that are currently contemplated for a high-density residential development by the Official Plan. Therefore, for these reasons, the proposed variances are consistent with the general intent and purpose of the City of Brampton Official Plan.

## **2. Is the Application consistent with the general intent and purpose of the Zoning By-law?**

The City of Brampton Zoning By-law regulates what land uses and building types are permitted on properties within the City. The Minor Variance Application does not require any modification to other zoning variances (i.e. height, density, setbacks, permitted uses, etc.) as the current zoning on site allows for the proposed uses under the 'Residential Apartment A(3) - Section 3023 (R4A(3) - 3023)' zone. The revised Ground Floor Plan provides for 182 m<sup>2</sup> of retail area which does not require relief from the By-law, as the By-law requires a minimum of 150 m<sup>2</sup> of retail for the Subject Lands.

For the parking requirements, Section 20.3.2 of the City's Zoning By-law states there shall be no minimum required parking for any use within the boundaries of Schedule B-7. As the Subject Lands are located within *Schedule B-7 to Zoning By-law 270-2004, as amended, Downtown, Central Area and Hurontario/Main Corridor: Special Parking Provisions*, there are no parking requirements for the residential units, however, residential parking is provided at a rate of 0.75 spaces per unit. Per the approved minor variance application under City file number A-2022-0346, each residential unit requires 0.11 visitor parking spaces, therefore the parking requirement for the proposed 466 units would be 52 visitor spaces. On the Site Plan, 51 visitors parking spaces are provided for the 466 residential units within the P1 level. The variance to reduce the required amount of parking spaces by one (1) space is minor, and in keeping with the intent and purpose of the by-law through providing visitors parking spaces at an adequate rate for the development.

The current zoning on the Subject Lands permits residential development with a maximum unit count of 462. Through the revised Site Plan drawing and statistics which proposes 466 residential units, the proposed minor variance would increase the maximum unit count by four (4) units to 466. The application is consistent with the general intent and purpose of the approved Zoning By-law 34-2022 as the increase in units by 4 is minor and complies with the other zoning provisions of the by-law. Allowing for the minor increase in permitted units would support the City in providing housing to a growing population, particularly in the Hurontario Main Corridor Secondary Plan area.

## **3. Is the Application an appropriate and desirable use of the land?**

The requested minor variances are an appropriate and desirable use of land as they do not change the approved maximum FSI, the existing approved land use, or the approved site plan and exterior building design. Only the internal ground floor plan layout and P1 parking level are proposed to be changed to create four (4) additional units within the approved building envelope and FSI, and remove one (1) visitors parking space. The approved zoning has been supported by various technical reports submitted under approved File OZS-2021-0032 as well as through a detailed review and analysis of Provincial and Municipal land use policies. The lands are located within the Hurontario

Main Corridor Secondary Plan area. The City's vision for this area is that it continues to grow as a vibrant, modern urban centre for residents and businesses. The variance to the approved zoning with an increase in 4 additional units supports the City's goals by providing additional housing to facilitate a growing and vibrant City.

#### **4. Is the Application minor in nature?**

The requested variances are minor in nature and will make only minor adjustments to the development standards of the current zoning on the Subject Lands. There will be no change to the approved Floor Space Index (FSI), and no change to the approved site design or building envelope. The increased unit count is minimal and will not have a negative impact on the development as proposed, as the increase in units is less than 1% of the total proposed units. The removal of one (1) visitor parking space is minor and will not negatively impact the development.

#### **4.0 Conclusion**

It is for the above reasons that KLM Planning Partners Inc. is of the professional planning opinion that the requested variances are consistent with the general intent and purpose of the Official Plan and the Zoning By-law, are desirable for the appropriate development of the lands, and are minor in nature. Furthermore, it is not anticipated that the proposed minor variances will have any adverse impacts to municipal servicing, traffic, parking, amenity space, or upon any abutting lands and will assist with providing housing in a growing City. It is for these reasons that we believe the proposed minor variances represent good land use planning in the public interest.

In support of this Minor Variance Application, please find enclosed:

1. Cover Letter prepared by KLM Planning Partners Inc. dated June 7, 2024;
2. Minor Variance Application Form
3. Minor Variance Sketch - 4 Additional Residential Units prepared by KLM Planning Partners Inc. dated June 2024;
4. Minor Variance Sketch - Visitors Parking Spaces prepared by KLM Planning Partners Inc. dated June 2024;
5. A cheque in the amount of \$2,920 representing the 2024 Minor Variance Application fee.

We trust that the above materials are in order. Should you have any questions with respect to the enclosed, please do not hesitate to contact the undersigned. We look forward to working with the City of Brampton and all other applicable external public agencies with regard to the processing and approval of the Minor Variance Application.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Lauren Dynes, BURPI  
Intermediate Planner II

Copy to: Joseph Hong, i2 Developments (Brampton) Inc.  
Sam DeCaria, i2 Developments (Brampton) Inc.  
Bruno Suppa, i2 Developments (Brampton) Inc.  
Ryan Mino-Leahan, Partner, KLM Planning Partners Inc.



# Zoning Non-compliance Checklist

File No. A-2024- 0236
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Applicant: I2 Developments (Brampton) Inc.  
 Address: 209 Steeles Ave W  
 Zoning: R4A(3) section 3023  
 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			
SIDE DOOR			
COVERAGE			
PARKING	To permit 466 residential units.	Whereas the by-law permits a maximum number of 462 residential units.	3023.2 (4)
	To permit 51 visitor parking spaces.	Whereas the by-law requires 70 parking spaces.	3023.2(27)
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
DRIVEWAY WIDTH			
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE HEIGHT			

Rose Bruno  
 Reviewed by Zoning

June 11, 2024  
 Date