



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

FILE NUMBER: A-2024-0473

*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 2 Corporation  
**Address** 130 Queens Quay East, West Tower, 8th Floor  
Toronto, ON  
M5A 0P6  
**Phone #** 437-995-8896 **Fax #** \_\_\_\_\_  
**Email** emcgregor@danielscorp.com

2. **Name of Agent** Bousfields Inc., c/o Himanshu Katyal  
**Address** 3 Church Street, Suite 200  
Toronto ON M5F 1M2  
**Phone #** 416-947-9744 **Fax #** \_\_\_\_\_  
**Email** hkatyal@bousfields.com

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:**  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** Block 1, Plan 43M-2153  
**Municipal Address** 145 Lagerfeld Drive

6. **Dimension of subject land (in metric units)**  
**Frontage** 80.118 m  
**Depth** 157.75 m  
**Area** 1.9861 ha

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.)

Existing temporary sales office (SO 21-01). One storey, 18.45m by 22.97m.

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

Preliminary proposed use are townhouses. However, a site plan application has NOT been filed for this block and the typology has not been decided. This block is still in the pre-design development stage.

- 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 4.5 m  
 Rear yard setback \_\_\_\_\_  
 Side yard setback 12.768 m  
 Side yard setback \_\_\_\_\_

**PROPOSED**

Front yard setback TBD  
 Rear yard setback TBD  
 Side yard setback TBD  
 Side yard setback TBD

- 10. Date of Acquisition of subject land: April 2019
- 11. Existing uses of subject property: Vacant with a temporary sales office on a portion of the land.
- 12. Proposed uses of subject property: Residential.
- 13. Existing uses of abutting properties: west - resi - proposed, and under construction, north, south and east - vacant
- 14. Date of construction of all buildings & structures on subject land: 2021 (temp sales office)
- 15. Length of time the existing uses of the subject property have been continued: 3 years

- 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 # 21T-19017B Status Registered (Sept 2023)

18. Has a pre-consultation application been filed?

Yes  No

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

Yes  No  Unknown

If answer is yes, provide details:

File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

\_\_\_\_\_  
Signature of Applicant(s) or Authorized Agent

DATED AT THE \_\_\_\_\_ OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

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, \_\_\_\_\_, OF THE \_\_\_\_\_ OF \_\_\_\_\_

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 \_\_\_\_\_ OF \_\_\_\_\_  
IN THE \_\_\_\_\_ OF \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
A Commissioner etc.

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

**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 \_\_\_\_\_

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: 145 Lagerfeld Drive

I/We, Daniels MPV 2 Corporation  
please print/type the full name of the owner(s)

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

Bousfields Inc., c/o Himanshu Katyal  
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 17 day of December, 2024.

DocuSigned by:  
Remo Agostino  
B99524D7A86F1493  
(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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 145 Lagerfeld Drive

I/We, Daniels MPV 2 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 17 day of December, 2024.

DocuSigned by:

*Remo Agostino*

B99521A83E1493...

(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.**

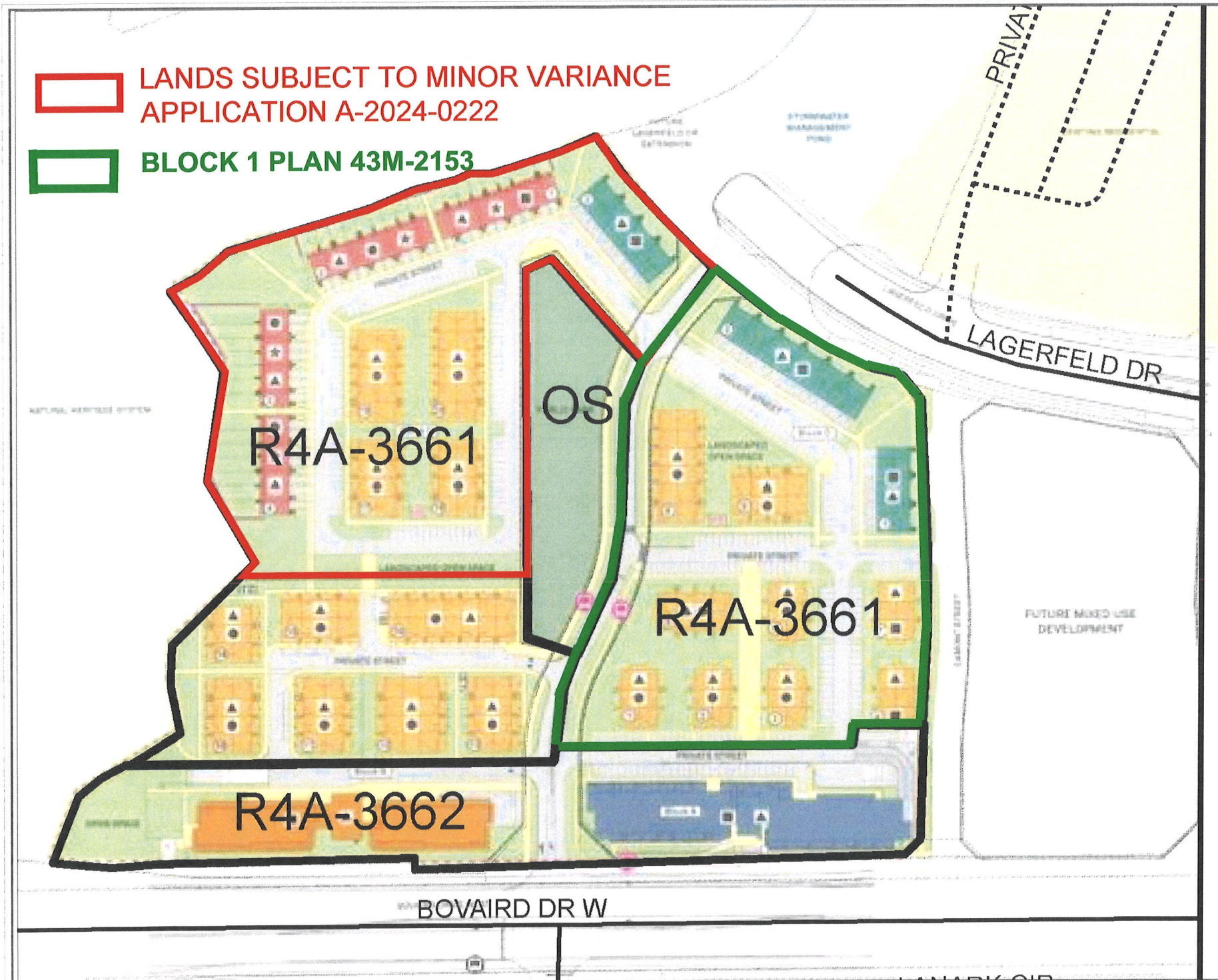
**NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION**



LANDS SUBJECT TO MINOR VARIANCE  
APPLICATION A-2024-0222



BLOCK 1 PLAN 43M-2153







Project No. 2477-1

December 18, 2024

Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Chair and Committee Members,

**Re:   Block 1 on Plan 43M-2153  
      Planning Rationale Letter  
      Application for Minor Variance**

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We are planning consultant to Daniels MPV 2 Corporation (“Daniels”), the owner of lands bounded by Lagerfeld Drive to the north, natural heritage system to the west, Bovaird Drive West to the south and Eamont Street to the east, legally known as Block 1, Plan 43M-2153 in the City of Brampton (the “subject site”).

A minor variance application (A-2024-0222) was approved by the Committee of Adjustment (“COA”) on September 17, 2024 to permit a townhouse development with 84 units within a Common Element Condominium tenure Block 1 on Plan 43M-2152. The COA Approval included (4) conditions. Condition #4 states that a minor variance application shall be submitted within 90 days of the date of the Committee’s decision for all other lands zoned R4A-3661 to similarly exclude the lands that are subject to minor variance application A-2024-0222 from being treated as part of the same lot for zoning purposes.

On behalf of our client, we are pleased to submit this letter to the Committee of Adjustment in support of a minor variance application to exclude the lands that are subject to minor variance application A-2024-0222 from being treated as part of the same lot for zoning purposes. This application is being submitted to satisfy approval Condition #4 of Minor Variance Application A-2024-0222.

This letter provides background on the application and proposal, as well as a review of the surrounding built form, the policy and regulatory context, and planning rationale in support of the minor variance application. It is our opinion that the proposal and requested minor variance satisfies the four tests set out in Section 45(1) of the *Planning Act*, namely: (1) it maintains the general intent and purpose of the Official

Plan; (2) it maintains the general intent and purpose of the Zoning By-law; (3) it is desirable for the appropriate development and use of the lands; and (4) it is minor in nature. The proposal and implementing minor variance has regard to matters of provincial interest set out in Section 2 of the *Planning Act*, and it is consistent with the Provincial Policy Statement.

## **SITE AND SURROUNDINGS**

### Subject Site

The subject site is bounded by Lagerfeld Drive to the north, All Nations Drive to the west, a future development block to the south and Eamont Street to the east, in the City of Brampton.

The subject site is irregular in shape, has an area of approximately 1.98 hectares (4.89 acres), and frontage of approximately 86 metres on Lagerfeld Drive.

### Background

#### Mount Pleasant Village Block 1 Development

In 2019, the owner submitted Zoning By-Law Amendment and Draft Plan of Subdivision applications for the comprehensive development of Block 1 on Plan 43M-1927 ("Block 1 Development") (see **Figure 1** – Context Map). The Zoning By-law Amendment Application sought to permit a range of townhouse typologies, increase the permitted height of apartment buildings at the south end of the property to 15 storeys, and reduce the parking requirements for the apartment uses.

The Draft Plan of Subdivision for Block 1 Development divided the site into 4 development blocks (see **Figure 2** – Mount Pleasant Village Development Blocks), created a new north-south public street (All Nations Drive) and a public park at the centre of the block. Natural Heritage System lands exist to the west of the site and the development limits associated with that were established prior to Daniels acquisition of the lands.

A total of 890 residential units within a wide range of built-form typologies were approved through the Draft Plan of Subdivision process, divided between the 4 new residential blocks, as follows:

- Block A (Block 2, Plan 43M-2153) is an apartment residential block with a permitted height of up to 15 storeys and an active site plan application for two 6-storey apartment buildings (File SPA-2021-0266).
- Block B (Block 3, Plan 43M-2153) is a townhouse and apartment block consisting of 120 stacked back-to-back townhouses and apartment buildings (314 units) with a height range of 12-14 storeys. Block B is under construction currently with first occupancies commencing in early 2026.
- Block C (Block 1, Plan 43M-2152) is a medium density block that permits a range of townhouse typologies, including traditional, stacked and stacked back-to-back townhouses. Block C was the subject of Minor Variance Application A-2024-0222, which was approved by the COA on September 17, 2024, with conditions.
- Block D (Block 1, Plan 43M-2153) is also a medium density block permits a range of townhouse typologies as well as apartment buildings up to 6-storeys in height. A Site Plan Application has not yet been submitted for this block.

The Zoning By-law Amendment Block 1 Development was approved by the City on October 20, 2021 (By-law 239-2021), and the Draft Plan of Subdivision was registered in September 2023. At the time of registration the public road (All Nations Drive) and future public park lands were conveyed to the City. Daniels continues to have commitments relating to the road and park construction through the Subdivision Agreement which is registered on title.



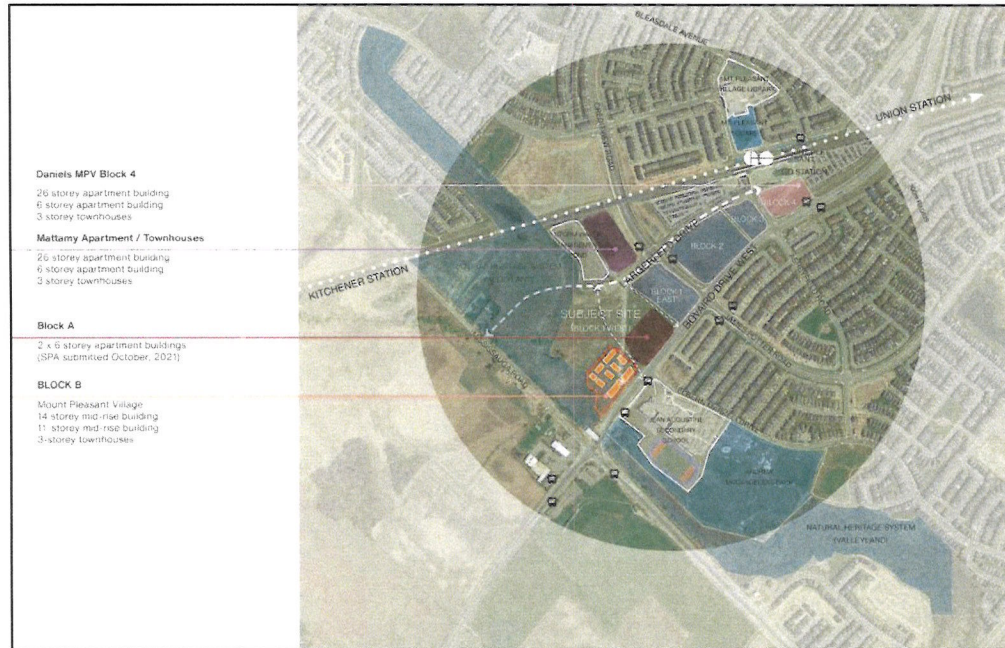


Figure 1 – Context Map

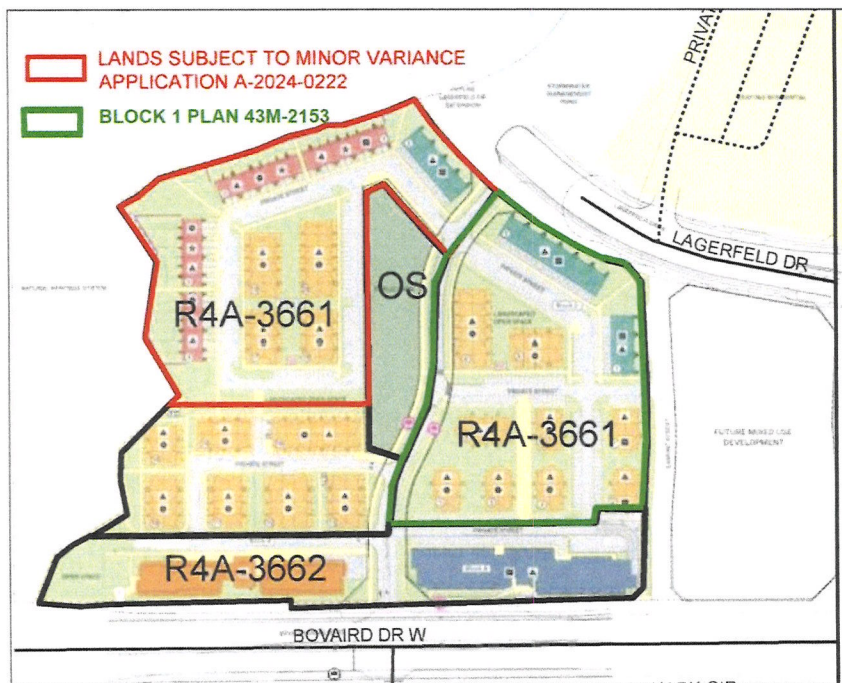


Figure 2 – Minor Variance Sketch



Block C / Block 1 on Plan 43M-2152 ("Lands subject to Minor Variance Application A-2024-0222")

The lands identified as 'Block C' and legally referred to as Block 1 on Plan 43M-2152 within the approved Draft Plan of Subdivision for Block 1 West Development were subject to the minor variance application A-2024-0222. The subject site comprises lands to the southwest of Lagerfeld Drive and All Nations Drive.

Block 1 on Plan 43M-2153

The lands identified in the sketch above are subject to this minor variance application, which is required as a condition of the minor variance application A-2024-0222.

Surrounding Area

The subject site is located in the Mount Pleasant neighbourhood of Brampton, located in the northwestern portion of the City. The neighbourhood is generally centered around the Mount Pleasant GO Station. The neighbourhood is characterized by higher density uses in the vicinity of the station consisting of mid-rise and tall mixed-use/apartment buildings and townhouses and low-rise residential uses moving further away from the station.

To the immediate north of the subject site is Lagerfeld Drive, that runs in an east-west direction from Mount Pleasant GO Station and currently terminates at the subject site. Lagerfeld Drive is planned to be extended further west. Further north, is a stormwater management pond. To its east is an existing development consisting of a 6-storey apartment building and a townhouse development with 10 blocks of 3-storey townhouse units.

To the immediate east of the subject site is Eamont Street and a future commercial development site. Further east are currently vacant lands that are proposed for future development with a range of land uses, beyond which is the Mount Pleasant GO Station complex.

To the immediate south of the subject site, are high density lands zoned R4A-3662.

To the immediate west of the subject site is All Nations Drive and the lands subject to Minor Variance Application A-2024-0222.

## **POLICY CONTEXT**

### *Provincial Policy Statement, 2024*

The Provincial Policy Statement 2024 (“PPS”) came into effect on October 20, 2024, and provides policy direction on matters of Provincial interest related to land use planning and development. In accordance with Section 3(5) of the *Planning Act*, all land use planning decisions are required to be consistent with the PPS.

The 2024 PPS emphasizes flexibility, with the intent of helping get more homes built across the Province, while continuing to protect agricultural lands, cultural heritage and natural areas. To that end, the PPS contains a number of policies that promote intensification, redevelopment and compact built form, particularly in areas well served by public transit.

### *Bill 23 – More Homes Built Faster Act 2022 (Planning Act)*

On October 25, 2022, the Province of Ontario introduced Bill 23, the More Homes Built Faster Act, which introduced legislative changes to streamline the construction of 1.5 million new homes by 2031. These sweeping legislative changes aimed at addressing Ontario’s housing crises received Royal Assent on November 28, 2022.

Notable changes include, but are not limited to, requiring municipalities to update zoning and establish minimum as-of-right heights and densities within approved Major Transit Station Areas (MTSAs). Furthermore, Bill 23 encouraged “gentle density” through increased permissions regarding additional units in low-rise dwelling types, capping and allowing for flexibility with regard to parkland dedication, removing approval authority from upper-tier municipalities, limiting appeal rights, and reducing the scope and applicability of site plan control.

### *Region of Peel Official Plan*

The Region of Peel Council adopted the new Region of Peel Official Plan (“RPOP”) on April 28, 2022. The Minister of Municipal Affairs and Housing issued a decision to approve the new RPOP with 44 modifications on November 4, 2022.

The subject site is located within the *Urban System* in the Region of Peel Official Plan (Schedule E-1). The *Urban System* consists of lands within the Regional Urban Boundary and includes lands identified as Strategic Growth Areas, among others.

Policy 5.4.11 of the RPOP directs a significant portion of new growth to the *Delineated Built-up Areas* of the community through intensification. Objective 5.4.18.6 requires optimization of all intensification opportunities across the Region and maximize development within *Strategic Growth Areas*. Objective 5.4.18.8 further requires the achievement of diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

In this regard, Schedule E-5 of the Peel OP identifies the subject site within the Mount Pleasant GO Station MTSA. Additionally, Schedule F-1 identifies Mount Pleasant GO Station with 15 minute two-way all day service and Bovaird Drive West as *Other Rapid Transit Corridors* to recognize the planned future dedicated rapid transit corridor along this avenue. The subject site would be considered within a *Major Transit Station Area* as identified by the Growth Plan and as such, would be located within a Strategic Growth Area.

The objectives for MTSA's in the Regional OP encourage a balance mix of transit-supportive uses and range and type of residential unit typologies. The larger master planned development provides a range and mix of uses and unit types, with the current phase on the subject site consisting of townhouse unit types.

*City of Brampton Current Official Plan (Official Consolidation September 2020)*

The subject site is identified within *Community Areas* on Schedule 1- City Concept and designated *Residential* on Schedule 2 – General Land Use Designations.

Policy 3.2.2.1 of the Brampton OP provides that by 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26, 500 residential units between 2006 and 2031 to the built-up area.

Policy 4.2.1.3 requires that the City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate. Policy 4.2.1.6 further requires that Brampton shall contribute to the achievement of the Region's intensification targets as set out in Policy 3.2.2.1 by planning to



accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area.

Policy 4.2.1.14 recognizes the key elements of design for residential areas, including:

- (i) Variety of housing types and architectural styles;
- (ii) Siting and building setbacks;
- (iii) Garage placement and driveway design including attached garages, lot widths related to attached garages, rear yard garage locations and driveways;
- (iv) Street façade development and allowable projections, including street address, entrance architecture, grade relationship, windows, projecting elements and roof forms;
- (v) Upgraded elevations at focal locations including corner lots, housing abutting open space and pedestrian links, housing at “T” intersections, and housing at parkettes;
- (vi) Incorporation of multiple unit dwellings and apartments; and,
- (vii) Landscaping and fencing on private property.

The policy further notes that these elements will be further refined through the preparation of Block Plans, and area specific Design Guidelines, draft plans of subdivision, rezoning applications and Design Briefs as appropriate.

*Council Adopted City of Brampton Official Plan (November 2023)*

On November 1, 2023, the City of Brampton Council adopted the new Official Plan of the City of Brampton, known as “Brampton Plan”. The Brampton Plan replaces all portions of the 2006 Official Plan, except for secondary plans and block plans adopted under the 2006 Official Plan. The Brampton Plan is currently with the Region of Peel for consideration and approval.

The subject is located within the *Community Areas* as per Schedule 1 – City Concept of the Brampton Plan. Community areas reflect the locations where a mix of new and existing residential, commercial and residential serving institutional areas. Additionally, the subject site is identified with the *Mount Pleasant GO Station MTSA* and within a *Town Centre*. The Brampton Plan policies for MTSA provide that these areas are generally defined as the areas within an approximate 500 to 800 metre radius from a transit station, representing a 10 to 15 minute walk and represent significant locations for intensification.

Schedule 2 – Designations of the Brampton Draft OP designates the subject site as *Neighbourhoods*, which are defined as places where most residents live and are comprised of a mix of uses and low-scale built form. Within *Neighbourhoods*, the City-wide Urban Design Guidelines will be used to evaluate and provide guidance on infill proposals (Policy 2.2.7.2). Additionally, planning for *Neighbourhoods* within the built-up area will require a comprehensive approach and will take into consideration neighbourhood supportive uses, a grid network of streets and pedestrian routes, parks and open spaces, services and facilities, access to transit, a compact built form, and a housing mix that contributes to the full range of housing options along the housing continuum for all age groups, life stages, incomes, and abilities.

As it relates to housing, Policy 3.3.1.6 a) of the Brampton Plan provides that development of new housing supply shall ensure the development of a range of housing choices in terms of housing tenure, type, price or affordability levels and consider new housing innovations that meet the housing needs of the city.

#### Mount Pleasant Secondary Plan

The subject site is designated *District Retail* in the Mount Pleasant Secondary Plan (Area 51). This designation permits a range of uses, including Medium Density Residential uses comprising single-detached, semi-detached, apartments, townhouses, among others. Permitted building heights range between 2 to 6 storeys with a maximum density of 60 units per net residential hectare.

#### Mount Pleasant Community Block Plan 51-1

The Mount Pleasant Community Block 51-1 (“Block Plan”) forms part of the Mount Pleasant Secondary Plan and provides design direction for the implementation of the vision and intent identified and approved at the secondary plan agreement. It serves as a supplement to the City’s Development Design Guidelines and represents a more detailed refinement of the Mount Pleasant Secondary Plan.

The Block Plan focuses on the physical design of the community, with particular references to major structuring elements, including the natural heritage system, road network, trails and pathways network, parks and open spaces and mixed use nodes. The subject site, as part of the larger master planned community, was planned in accordance with the City’s guidelines and reflects the general vision and principles set out in these documents.

City of Brampton Zoning By-law No. 274-2004

The site is subject to the City of Brampton Zoning By-law No. 274-2006, as amended and is zoned Residential Apartment A – Section 3661 (“R4A-3661”), as amended by By-law 239-2021. The R4A-3661 permits a range of residential unit types, including Townhouse Dwellings. Furthermore, it includes several site-specific provisions relating to site-specific setbacks, height and parking provisions.

**MINOR VARIANCE APPLICATION**

The requested minor variance application is the result of a condition of approval of minor variance application A-2024-0222 that permitted 12 variances to permit a townhouse development with 84 townhouse units within a Common Element Condominium tenure.

Given that the development in Block C (Block 1 on Plan 43M-2152) is proposed to be registered as a Common Element Condominium while Block 1 on Plan 43M-2153 contemplates a Standard Condominium tenure, the requested variance seeks to exclude Block 1 on Plan 43M-2152 that are subject to minor variance application A-2024-0222 from being treated as part of the same lot for zoning purposes. This will have the effect of allowing Block 1 on 43M-2153 to be treated as one lot for zoning purposes. This satisfies the requested condition of approval for minor variance approval A-2024-0222.

***Requested Variances***

Zoning By-Law 270-2004

**1. Section 3661.2(1) – Exclusion from one lot for zoning purposes**

To deem the subject site (Block 1 on Plan 43M-2153) as one lot for zoning purposes, whereas the bylaw deems all lands zoned R4A-3661, including the lands subject to minor variance application A-2024-0222, as one lot for zoning purposes.



## **PLANNING ANALYSIS**

It is our opinion that the requested variance, satisfies the four tests set out in Section 45(1) of the *Planning Act* namely, the variances: (1) maintain the general intent and purpose of the Official Plan; (2) maintain the general intent and purpose of the Zoning By-law; (3) are desirable for the appropriate development and use of the lands.; and (4) are minor in nature.

### **(1) Maintaining the General Intent and Purpose of the Official Plan**

In our opinion, the requested variance maintains the general intent and purpose of the Official Plan. The proposal will provide new medium-density residential uses in a manner that is consistent with the *Residential* designation in the Official Plan and *District Retail* designation in the Secondary Plan. The Official Plan encourages contribution to the City's housing supply in accordance with the Regional housing targets and supports modest intensification particularly in proximity to public transit.

The broader Block 1 Subdivision Development proposes a range of residential unit types, including apartments, a variety of townhouse types in Common Element and Standard Condominium tenures that are suitable for a range of family sizes, income groups and age groups.

It is our opinion that the requested variance meets the intent of the Official Plan and allows the flexibility for contemplated developments in the various blocks to proceed under the proposed condominium tenures.

For these reasons, the requested variances meet the general intent and purpose of the Official Plan.

### **(2) Maintains the General Intent and Purpose of the Zoning By-law**

The site-specific R4A-3661 Zone deems all lands under this zone to be considered one lot for zoning purposes. This site-specific zone was created to permit standard condominium tenure developments within Block 1 Subdivision. However, the minor variance application A-2024-0222 permits a townhouse development in Block C within the Common Element Condominium tenure. As such, this variance is required to exclude the lands subject to the aforementioned minor variance application from being deemed as one lot under the R4A-3661 Zone. This variance will have the effect of allowing developments on the remainder of blocks within a Standard Condominium

tenure. In our opinion, the requested variance maintains the general intent and purpose of the Zoning By-law.

**(3) Desirable for the Appropriate Development and Use of the Land**

It is our opinion that the requested variance is appropriate and desirable as it is required as a condition of an approved minor variance application that permits the development of 84 townhouse dwellings.

The requested variance will facilitate the construction of a land use that is already permitted by the site-specific Zoning By-law. Given that the proposed development forms part of the Block 1 Development, it forms part of a complete community that provides a range and type of housing opportunities comprising of townhouses and apartment units.

Should the variance be approved, the development will be subject to further detailed and technical review through the associated Site Plan Approval process. As such, it is our opinion that the variances are desirable for the appropriate development of the land.

**(4) Minor in Nature**

It is our opinion that the requested variance is minor in nature and will not result in unacceptable impacts on adjacent or surrounding properties or uses.

In this regard, the requested variance is required as part of a condition of the minor variance application A-2024-0222 to exclude the lands subject to it from being deemed as one lot for zoning purposes under the R4A-3661 Zone. The reason for this variance is to separate the lands that have an approved minor variance application (Block 1 on Plan 43M-2152) with those of the remainder of the lands that are subject to the provisions of R4A-3661 Zone (Block 1 on Plan 43M-2153).

The effect of the variance will be to satisfy one of the conditions of the minor variance application A-2024-0222, and in our opinion, is minor in nature given that it will further clarify the applicability of the provisions of the R4A-3661 Zone and the variances granted by the minor variance application A-2024-0222.

**CONCLUSION**

In our opinion, based on the analysis set out above, the requested variance satisfies the four tests set out in Section 45(1) of the *Planning Act*. More specifically, it meets the general intent and purpose of both the Official Plan and the Zoning By-law, it is desirable for the appropriate development and use of the land, and it is minor in nature. In our opinion, the requested minor variance constitutes good planning and should be approved.

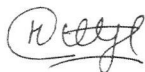
#### **ENCLOSURES**

In support of the Minor Variance applications, please find enclosed the following materials:

1. A completed and signed 2024 Minor Variance Application Form;
2. A Copy of this Planning Justification Letter.

We trust that these materials are satisfactory for your purposes. However, should you require any additional information or clarification, please do not hesitate to contact the undersigned of our office.

Yours truly,  
**Bousfields Inc.**



Himanshu Katyal, MCIP, RPP



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

FILE NUMBER: A-2024-0473

*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 2 Corporation c/o Evan McGregor  
**Address** 130 Queens Quay East, West Tower, 8th Floor  
Toronto, ON  
M5A 0P6  
**Phone #** 437-995-8896 **Fax #** \_\_\_\_\_  
**Email** emcgregor@danielscorp.com

2. **Name of Agent** Bousfields Inc. (c/o Himanshu Katyal)  
**Address** 3 Church Street, Suite 200  
Toronto, ON M5E 1M2  
**Phone #** 416 947 9744 **Fax #** \_\_\_\_\_  
**Email** hkatyal@bousfields.ca

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:**  
**Lot Number** \_\_\_\_\_  
**Plan Number/Concession Number** Block 1, Plan 43M-2152  
**Municipal Address** 0 All Nations Drive, SW corner of All Nations Drive and Lagerfeld Drive

6. **Dimension of subject land (in metric units)**  
**Frontage** See attached cover letter.  
**Depth** \_\_\_\_\_  
**Area** \_\_\_\_\_

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.)

n/a - vacant

PROPOSED BUILDINGS/STRUCTURES on the subject land:

see attached cover letter.

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback n/a - vacant
Rear yard setback
Side yard setback
Side yard setback

PROPOSED

Front yard setback
Rear yard setback
Side yard setback
Side yard setback

10. Date of Acquisition of subject land: April 2019

11. Existing uses of subject property: vacant

12. Proposed uses of subject property: Residential.

13. Existing uses of abutting properties: south - resi under construction, west - NHS, north and east - vacant

14. Date of construction of all buildings & structures on subject land:

15. Length of time the existing uses of the subject property have been continued: 3 years

16. (a) What water supply is existing/proposed?
Municipal [checked]
Well [ ]
Other (specify)

(b) What sewage disposal is/will be provided?
Municipal [checked]
Septic [ ]
Other (specify)

(c) What storm drainage system is existing/proposed?
Sewers [checked]
Ditches [ ]
Swales [ ]
Other (specify)

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-19017B Status Registered (Sept 2023)

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-2024-0222</u>	Decision <u>Approved</u>	Relief _____
File # _____	Decision _____	Relief _____
File # _____	Decision _____	Relief _____

[Signature]  
Signature of Applicant(s) or Authorized Agent

DATED AT THE City OF Toronto

THIS 30th DAY OF October, 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, Himanshu Katyal, OF THE City OF Toronto

IN THE Province OF Ontario 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 Toronto

IN THE Province OF

Ontario THIS 30th DAY OF

October, 2024.

[Signature]  
A Commissioner etc.

[Signature]  
Signature of Applicant or Authorized Agent

Rosanna Maria Le Plane, a  
Commissioner, etc., Province  
of Ontario, for Bousfields Inc.  
Expires February 5, 2026.

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 December 18, 2024

Date Application Deemed Complete by the Municipality Mercey



## 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: 0 All Nations Drive (SW Corner of All Nations Dr and Lagerfeld Dr)

I/We, Daniels MPV 2 Corporation

please print/type the full name of the owner(s)

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

Bousfields Inc., c/o Himanshu Katyal

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 17 day of December, 2024.

DocuSigned by:

Remo Agostino

009E24D\*85E1403...

(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](mailto:coa@brampton.ca)

LOCATION OF THE SUBJECT LAND: 0 All Nations Drive (SW Corner of All Nations Dr and Lagerfeld Dr)

I/We, Daniels MPV 2 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.

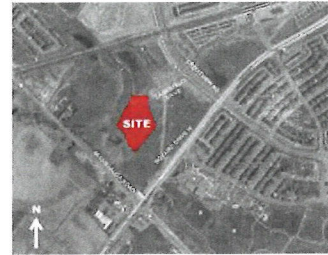
Dated this 17 day of December, 2024.

DocuSigned by:  
Remo Agostino  
89524D485E1493  
(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**



1 Context Plan

All Drawings, Specifications, and Related Documents are the property of the Architect. The Architect reserves the right to correct any errors or omissions in any of these documents for the benefit of the project. The Architect is not responsible for the accuracy of any information provided by third parties. The Architect is not responsible for the accuracy of any information provided by third parties. The Architect is not responsible for the accuracy of any information provided by third parties.



**KIRKOR**

No.	Revision	Date

- Variance 1 and 2
- Property Line



CITY OF BRAMPTON  
SPA-2024-0017  
REGION OF PEELE  
SP-24-097B

SP# Submission #1	Nov 21, 2024
SP# Submission #2	June 25, 2024
No. of Submittals	Date

**Daniels**  
love where you live

Client: Daniels MPV 2 Corporation

All Nations Drive, Brampton  
Proposed Residential Development

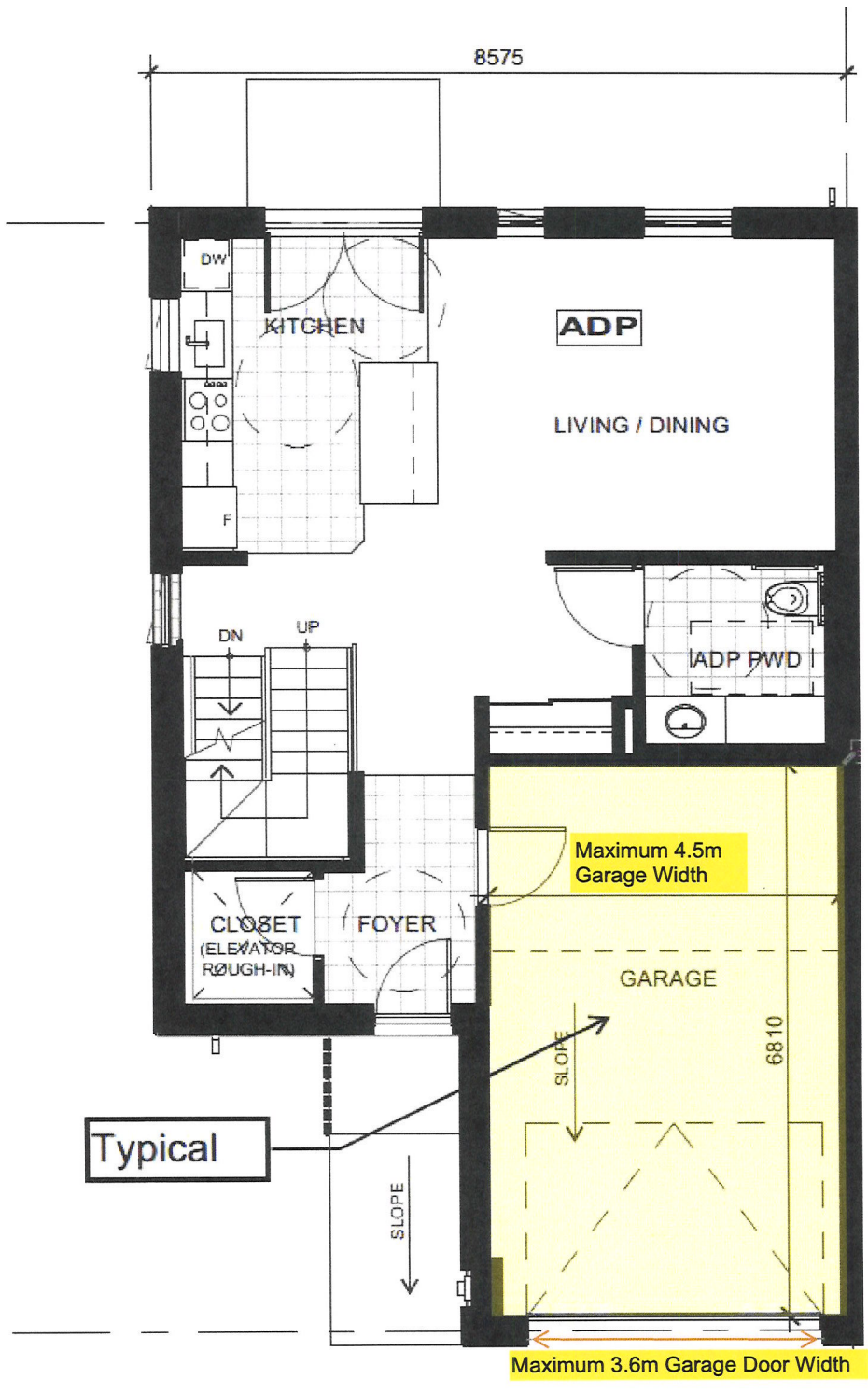
Site Plan, and Context Map

Scale	1:300
Author	DJR
Checker	[unreadable]
Project No.	2411
Date	Nov 06, 2024
Drawing No.	



**da1.01**







# BOUSFIELDS INC.

Project No. 2477-1

December 17, 2024

Committee of Adjustment  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Dear Chair and Committee Members,

**Re: *Mount Pleasant Village - Block "C"***  
***Legal Address: Block 1 on Plan 43M-2152***  
***Planning Rationale Letter***  
***Application for Minor Variance***

---

We are planning consultant to Daniels MPV 2 Corporation ("Daniels"), the owner of lands bounded by Lagerfeld Drive to the north, natural heritage system to the west, a Regional servicing easement to the south and All Nations Drive to the east, legally known as Block 1 on Plan 43M-2152 in the City of Brampton (the "subject site").

On behalf of our client, we are pleased to submit this letter to the Committee of Adjustment in support of a minor variance application to permit a maximum interior garage width of 4.5 metres whereas a maximum interior garage width of 3.35 metres, as well as a maximum garage door width of 3.6 metres whereas a maximum garage door width of 2.75 metres is required.

The need for these variances was identified by City staff as part of the Site Plan Application SPA-2024-0097 review. The SPA application proposes to permit 84 townhouse units, including three accessibly designed units. These accessible units are being designed as part of Daniels' = Accessibility Designed Program ("ADP") which exceeds the accessibility standards set by the Ontario Building Code ("OBC").

It is our opinion that the requested minor variances satisfy the four tests set out in Section 45(1) of the *Planning Act*, namely: (1) they maintain the general intent and

purpose of the Official Plan; (2) they maintain the general intent and purpose of the Zoning By-law; (3) they are desirable for the appropriate development and use of the lands; and (4) they are minor in nature. The proposal and implementing minor variances have regard to matters of provincial interest set out in Section 2 of the *Planning Act*, and it is consistent with the Provincial Policy Statement.

City of Brampton Zoning By-law No. 274-2004

The site is subject to the City of Brampton Zoning By-law No. 274-2006, as amended and is zoned Residential Apartment A – Section 3661 (“R4A-3661”), as amended by By-law 239-2021. The R4A-3661 permits a range of residential unit types, including Townhouse Dwellings. Furthermore, it includes several site-specific provisions relating to site-specific setbacks, height and parking provisions.

As it relates to Townhouse Dwellings, the R4A-3661 zone permits a maximum interior garage width of 3.35 metres.

**MINOR VARIANCE APPLICATION**

The requested minor variance application is the result of two variances identified by City staff as part of the zoning review for the Site Plan Approval application SPA-2024-0097 to permit a townhouse development with 84 townhouse units within a Common Element Condominium tenure.

There are three units within this proposal that propose a maximum interior garage width of 4.5 metres for accessible units. In addition, these three units have a slightly wider garage door opening (at 3.6m wide) to provide access from the interior to exterior space.

***Requested Variances***

Zoning By-Law 270-2004

**1. Section 3661.2(15)j. - Maximum Garage Door Width**

To permit a maximum garage door width of 3.6 metres, whereas the by-law requires a maximum interior garage width of 2.75 metres



## **2. Section 3661.2(15)k. – Maximum Interior Garage Width**

To permit a maximum interior garage width of 4.5 metres, whereas the by-law requires a maximum interior garage width of 3.35 metres.

### **PLANNING ANALYSIS**

It is our opinion that the requested variances, satisfies the four tests set out in Section 45(1) of the *Planning Act* namely, the variances: (1) maintain the general intent and purpose of the Official Plan; (2) maintain the general intent and purpose of the Zoning By-law; (3) are desirable for the appropriate development and use of the lands.; and (4) are minor in nature.

#### **(1) Maintaining the General Intent and Purpose of the Official Plan**

In our opinion, the requested variances maintain the general intent and purpose of the Official Plan. In this regard, the requested variances relate to the proposed three accessibly designed units. The proposed units, in addition to the remainder of the proposal, will add to the City's diverse housing supply.

For these reasons, the requested variances meet the general intent and purpose of the Official Plan.

#### **(2) Maintaining the General Intent and Purpose of the Zoning By-law**

The intent of the site-specific R4A-3661 Zone in restricting interior garage widths and door sizes is to balance the proportion of garages with respect to the overall unit width. In this regard, the requested variance relates to three accessible units while the remainder of the units meet the maximum 3.35 metres interior garage width as well as the maximum 2.75 metres garage door width.

Given that the variances are required to accommodate sufficient space for mobility assistive devices within a garage and to ensure access from the interior garage space to the exterior garage space and is a minor increase from the permitted maximum widths, it is our opinion that the requested variances maintain the general intent and purpose of the Zoning By-law.

#### **(3) Desirable for the Appropriate Development and Use of the Land**

It is our opinion that the requested variances are appropriate and desirable as it represents a minor increase in the interior garage width and garage door width to accommodate for mobility assistive devices within three accessible units.

The variances will permit the construction of a townhouse development with accessible units that will add to City's housing supply with a diversity of housing options.

#### **(4) Minor in Nature**

It is our opinion that the requested variances are minor in nature and will not result in unacceptable impacts on adjacent or surrounding properties or uses.

The requested variances are specific to the three fully accessible units only and will not affect the remainder of the proposed townhouse units.

Given the nature of the requested variances, it is our opinion that the requested variances are minor in nature.

#### **CONCLUSION**

In our opinion, based on the analysis set out above, the requested variances satisfy the four tests set out in Section 45(1) of the *Planning Act*. More specifically, they meet the general intent and purpose of both the Official Plan and the Zoning By-law, they are desirable for the appropriate development and use of the land, and they are minor in nature. In our opinion, the requested minor variances constitute good planning and should be approved.

#### **ENCLOSURES**

In support of the Minor Variance applications, please find enclosed the following materials:

1. A completed and signed 2024 Minor Variance Application Form;
2. A Site Plan outlining the proposed Variance;
3. A Typical Unit Plan showing the proposed garage and door width;
4. A Copy of this Planning Justification Letter.



We trust that these materials are satisfactory for your purposes. However, should you require any additional information or clarification, please do not hesitate to contact the undersigned of our office.

Yours truly,  
**Bousfields Inc.**

A handwritten signature in black ink, appearing to read "H Katyal", enclosed within a circular scribble.

Himanshu Katyal, MCIP, RPP

# Zoning Non-compliance Checklist

File No. A-2024-0473
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Applicant: Daniels

Address: 0 All Nations

Zoning: R4A-3661

By-law 270-2004, as amended

Category	Proposal	By-law Requirement	Section #
OTHER			
LOT DIMENSIONS AREA / DEPTH / WIDTH			
BUILDING SETBACKS FRONT/ SIDE / REAR			
BUILDING SIZE			
SIDE DOOR			
COVERAGE			
PARKING			
DRIVEWAY			
ACCESSORY STRUCTURE			
ACCESSORY STRUCTURE SIZE / HEIGHT			
MULTIPLE ACCESSORY STRUCTURES			
GARAGE WIDTH	To permit an interior garage width of 4.345m	Whereas the by-law permits a maximum interior garage width of 3.35m	3661.2.15. k
LANDSCAPE OPEN SPACE			
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto  
Reviewed by Zoning

December 17, 2024  
Date