

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 ☐

Municipal Road Maintained All Year ☒

Private Right-of-Way ☐

Seasonal Road ☐

Other Public Road ☐

Water ☐

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

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 | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Well | <input type="checkbox"/> | |
- (b) What sewage disposal is/will be provided?
- | | | |
|-----------|-------------------------------------|-----------------------|
| Municipal | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Septic | <input type="checkbox"/> | |
- (c) What storm drainage system is existing/proposed?
- | | | |
|---------|-------------------------------------|-----------------------|
| Sewers | <input checked="" type="checkbox"/> | Other (specify) _____ |
| Ditches | <input type="checkbox"/> | |
| Swales | <input type="checkbox"/> | |

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

Yes ☒ No ☐

If answer is yes, provide details: File # 21T-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 #	A-2024-0222	Decision	Approved	Relief	
File #		Decision		Relief	
File #		Decision		Relief	

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.

R. LeBlanc
A Commissioner etc.

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

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

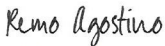
I/We, Daniels MPV 2 Corporation
please print/type the full name of the owner(s)

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:

D09524D485E1483...

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

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

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

NOTE: Unit owners within a Peel Standard Condominium Corporation are to secure authorization from the Directors of the Condominium Corporation in a form satisfactory to the City of Brampton, prior to submission of an application. Signatures from all Members of the Board of Directors are required.

PERMISSION TO ENTER

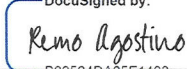
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 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:

B99524DA65E1493
(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

		Rep
Site	Resolution	

1 | Context Plan


 Property Line

	SIPA Subscription #2	Nov 01.
	SIPA Subscription #7	June 25.
No	Issued For	

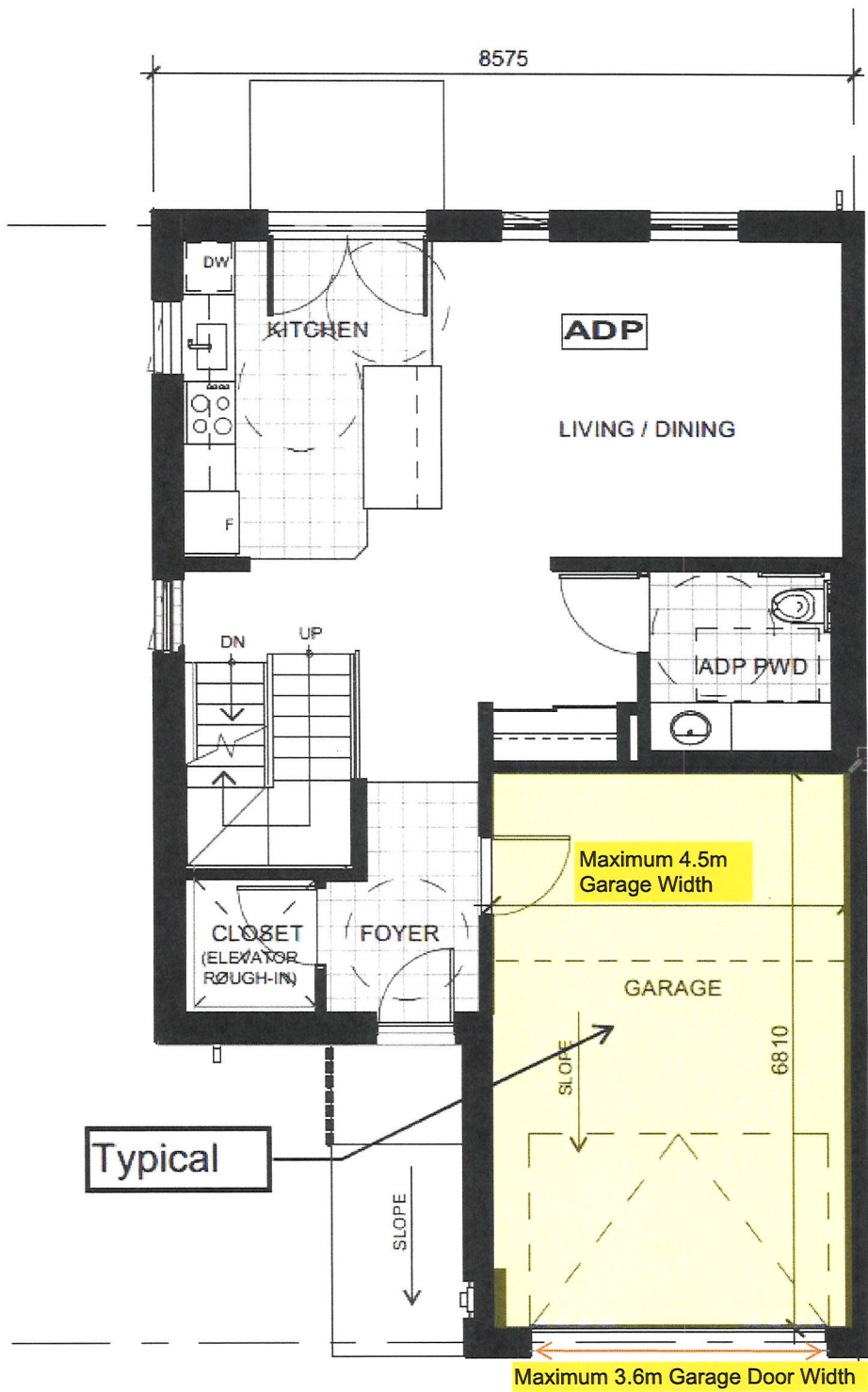
Daniels MPV 2 Corporation

All Nations Drive, Brampton

Site Plan, and Context



dA1.01





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

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

Zoning Non-compliance Checklist

Applicant: Daniels
Address: 0 All Nations REVISED
Zoning: R4A-3661
By-law 270-2004, as amended

File No.
A-2024-0473

Received / Revised

DEC 19 2024

Committee of Adjustment

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 4.5m	Whereas the by-law permits a maximum interior garage width of 3.35m	3661.2.15. k
GARAGE DOOR WIDTH	To permit a garage door width of 3.6m	Whereas the by-law permits a maximum garage door width of 2.75m	3661.2.15.j
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto
Reviewed by Zoning

December 19, 2024
Date

Zoning Non-compliance Checklist

File No.
A-2024-0473 -
REVISED

Received /Revised/

JAN 13 2025

Committee of Adjustment

Applicant: Daniels
Address: 0 All Nations REVISED
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 4.5m	Whereas the by-law permits a maximum interior garage width of 3.35m	3661.2.15. k
GARAGE DOOR WIDTH	To permit a garage door width of 3.6m	Whereas the by-law permits a maximum garage door width of 2.75m	3661.2.15.j
SCHEDULE 'C'			
FENCE			
OUTSIDE STORAGE			

L.Barbuto
Reviewed by Zoning

December 19, 2024
Date