



## Report Committee of Adjustment

**Filing Date:** December 18, 2024  
**Hearing Date:** January 28, 2025

**File:** A-2024-0473

**Owner/  
Applicant:** Daniels MPV 2 Corporation c/o Evan McGregor  
Bousfield Inc. c/o Himanshu Katyal

**Address:** 0 All Nations Drive - SW corner of Lagerfeld and All Nations

**Ward:** WARD 6

**Contact:** François Hémon-Morneau, Principal Planner/ Supervisor

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### **Recommendations:**

That application A-2024-0473 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the notice of decision.
  2. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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### **Background:**

The subject site, referred to as 0 All Nations Drive, is located at the southwest corner of Lagerfeld Drive and All Nations Drive. Applications to amend the Zoning By-law (OZS-2019-0007) and Draft Plan of Subdivision by Daniels HR Corporation were approved by Council on October 20, 2021. The proposed development is currently under Site Plan review (City File No. SPA-2024-0097).

### Existing Zoning:

The subject property is zoned 'Residential Apartment A - Special section 3661 (R4A-3661), according to By-law 270-2004, as amended.

### Requested Variances:

The applicant is requesting the following variances:

1. To permit an interior garage width of 4.5 metres, whereas the by-law permits a maximum interior garage width of 3.35 metres; and
2. To permit a garage door width of 3.6 metres, whereas the by-law permits a maximum garage door width of 2.75 metres.

### **Current Situation:**

#### **1. Maintains the General Intent and Purpose of the Official Plan**

The property is designated as 'Community Area' (Schedule 1 – City Concept), 'Neighbourhood within the North-West Brampton Development Area' in the Brampton Plan (Schedule 2 – Designations), and designated as 'District Retail' in the Mount Pleasant Secondary Plan. On May 18th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known hereby as the 'Brampton Plan'. The Plan was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until such appeal is resolved.

The development of the property is being processed through Site Plan application SPA-2024-0097 to develop 84 townhouse units. The variances are requested to facilitate three accessibly designed units featuring a larger interior garage dimension and garage door. The requested variances have no impact within the context of the policies of the Official Plan and Secondary Plan, and maintains the general intent and purpose of the Official Plan.

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

Variance 1 is requested to permit an interior garage width of 4.5 metres, whereas the by-law permits a maximum interior garage width of 3.35 metres. Variance 3 is requested to permit a garage door width of 3.6 metres, whereas the by-law permits a maximum garage door width of 2.75 metres. The site-specific zoning by-law for this property includes development standards designed to ensure a uniform and balanced façade for the townhouse units by limiting the width of garage doors and interior garage dimensions.

The proposal includes three units designed with a maximum interior garage width of 4.5 meters for accessible units. Additionally, these units feature slightly wider garage door openings, measuring 3.6 meters, to facilitate access between the interior and exterior spaces. The variances will apply to three specific units, as indicated on the sketch, and are not expected to negatively affect the development's aesthetics or result in any functional issues. Subject to the recommended conditions of approval, the requested variances are considered to maintain the general intent of the Zoning By-law.

#### **3. Desirable for the Appropriate Development of the Land**

The proposed variances aim to enable the construction of three units with increased garage door and interior garage widths to support mobility needs. These units are part of Daniels' Accessibility Designed Program, which exceeds the accessibility standards outlined in the Ontario Building Code. The

variances are not anticipated to pose any negative visual or functional impacts. Subject to the recommended conditions of approval, the requested variances are considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The proposed increase in interior garage width to 4.5 meters is designed to accommodate mobility needs, while the increase in garage door width to 3.6 meters similarly enhances accessibility for individuals with mobility challenges. These adjustments are limited to three specific units and are not expected to have any functional or aesthetic impacts on the overall development. With the recommended conditions of approval, the variances are deemed minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Principal Planner/ Supervisor