



## Report Committee of Adjustment

**Filing Date:** January 24, 2025  
**Hearing Date:** February 25, 2025

**File:** A-2025-0014

**Owner/  
Applicant:** Capreit Limited Partnership C/O Ben McCauley

**Address:** 3 Knightsbridge Road

**Ward:** WARD 7

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

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### **Recommendations:**

That application A-2025-0014 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance 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:**

#### Existing Zoning

The property is zoned 'Residential Apartment A(3) - Special Section 149 (R4A(3)-149)' and Schedule C, according to By-law 270-2004, as amended.

#### Requested Variance:

The applicant is requesting the following variance:

1. To vary Schedule 'C' - Section 149 of the by-law to permit 310 units in Building A, whereas the by-law permits Building A a maximum of 308 dwelling units in accordance to Schedule 'C' - Section 149 of the by-law.

### **Current Situation:**

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

The property is designated 'Central Area' in the 2006 Official Plan and 'High Density' in the Queen St Corridor Secondary Plan (Area 36). The subject property is designated as 'Community Areas', Urban Growth Centre, and is located within the Central Park (Bramalea Terminal) as per (Schedule 1A – City Structure) and 'Neighbourhood' (Schedule 2 – Designations) in the Brampton Plan. On May 16th, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known 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 the appeal is resolved.

The variance is requested to increase the total unit count by two to facilitate the conversion of ground floor space into additional residential apartment units. The requested variance aligns with the higher order policies and maintain the general intent and purpose of the Official Plan.

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

The variance is requests to vary Schedule 'C' - Section 149 of the by-law to permit 310 units in Building A, whereas the by-law permits Building A a maximum of 308 dwelling units in accordance to Schedule 'C' - Section 149 of the by-law. Special Section 149 of the Zoning By-law restricts the maximum number of residential units in Building A to 308. The intent of the by-law in imposing a maximum number of residential units is to control residential density, ensure appropriate infrastructure capacity, and maintain compatibility with surrounding land uses.

The subject property consists of three high-density residential apartment buildings constructed in the 1970s. The variance is requested to allow the conversion of a ground-floor storage room in Building A into a residential unit and to formally recognize an existing unapproved unit within the building. There are no anticipated impacts tied to the proposed increase in units. Subject to the recommended conditions of approval, the requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

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

The variance seeks approval to permit 310 residential units in Building A, exceeding the current allowance by two units. This increase results from converting a storage room into a residential unit and formalizing an existing unrecognized unit. The variance is desirable as it will contribute to the creation of new units in the existing residential apartment building without impacting the functionality of the property. Subject to the recommended conditions of approval, the requested variance is considered desirable and appropriate development of the land.

### 4. Minor in Nature

The requested variance seeks approval for two additional units in the apartment building by converting a storage room and formalizing an existing unrecognized unit. Given the high-density nature of the property, the addition of these units is not considered a significant deviation from current regulations.

Subject to the recommended conditions of approval, the requested variance is considered minor in nature.

Respectfully Submitted,

*François Hémon-Morneau*

François Hémon-Morneau, Principal Planner/ Supervisor