

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

FILE NUMBER: A-2025-0037

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) CAPREIT LTD PARTNERSHIP & ACCOUNTS PAYABLE DEPT
Address 31 DAVISVILLE AVE, TORONTO, ON M4S 2Y9
Phone # 416-306-3479 Fax #
Email e.lenser@capreit.net

2. Name of Agent KELSEY MOIR c/o BAUDIT INTERIOR DESIGN
Address 3077 NEW ST, SUITE 101, BURLINGTON, ON L7N 1M6
Phone # 905-335-9828 Fax #
Email kelsey@baudit.ca

3. Nature and extent of relief applied for (variances requested):
TO ADD ONE ADDITIONAL APARTMENT UNIT TO EXISTING APARTMENT BUILDING
EXISTING STORAGE ROOM WITHIN EXISTING APARTMENT BUILDING TO BE
CONVERTED INTO 1 BEDROOM APARTMENT.

4. Why is it not possible to comply with the provisions of the by-law?
ACCORDING TO SCHEDULE C-149 OF THE ZONING BY-LAW, THE MAXIMUM
NUMBER OF UNITS ALLOWED WITHIN BUILDING C IS 196, BUT THERE ARE
EXISTING 212 UNITS WITHIN THE BUILDING.

5. Legal Description of the subject land:
Lot Number PLAN 962 BLK D
Plan Number/Concession Number
Municipal Address 5 KINGS CROSS ROAD

6. Dimension of subject land (in metric units)
Frontage
Depth
Area 39,918 sq m

7. Access to the subject land is by:
Provincial Highway ☐ Seasonal Road ☐
Municipal Road Maintained All Year ☒ Other Public Road ☐
Private Right-of-Way ☐ 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.)

3 EXISTING HIGH RISE APARTMENT BUILDINGS
BUILDING A - 26 STOREYS
BUILDING B - 18 STOREYS
BUILDING C - 18 STOREYS (SUBJECT BUILDING)

PROPOSED BUILDINGS/STRUCTURES on the subject land:

TO ADD ONE ADDITIONAL APARTMENT UNIT WITHIN THE EXISTING BUILDING C
APARTMENT BUILDING
EXISTING STORAGE ROOM TO BE CONVERTED INTO NEW 1 BEDROOM
APARTMENT

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	BLDG B - 53.34m - BLDG C - 14.33m
Rear yard setback	BLDG A - 25.91m
Side yard setback	BLDG A - 9.14m, BLDG B - 68.58m
Side yard setback	BLDG C - 11.13m

PROPOSED

Front yard setback	BLDG B - 53.34m, BLDG C - 14.33m
Rear yard setback	BLDG A - 25.91m
Side yard setback	BLDG A - 9.14m, BLDG B - 68.58m
Side yard setback	BLDG C - 11.13m

10. Date of Acquisition of subject land: _____
11. Existing uses of subject property: HIGH RISE RESIDENTIAL APARTMENT BUILDINGS
12. Proposed uses of subject property: HIGH RISE RESIDENTIAL APARTMENT BUILDINGS
13. Existing uses of abutting properties: _____
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: _____

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 # _____ Status _____

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

DATED AT THE MUNICIPALITY OF ~~BURLINGTON~~ BRAMPTON
THIS ~~4th~~ 1st DAY OF ~~MARCH~~ APRIL, 20 25.

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, KELSEY MOIR, OF THE CITY OF BRAMPTON
IN THE REGION OF PEEL 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 Brampton

IN THE Region OF

Peel THIS 01 DAY OF

April 20 25

Meaghan Osayamen
a Commissioner, etc.,

Province of Ontario
for the Corporation of the

City of Brampton.
Expires June 20, 2025.

[Signature] [Signature]
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 April 01, 2025

Date Application Deemed Complete by the Municipality Meaghan

Revised 2022/02/17

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: 5 KINGS CROSS ROAD, BRAMPTON


I/We, CAPREIT Apartments Inc.
please print/type the full name of the owner(s)

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

KELSEY MOIR c/o BAUDIT INTERIOR DESIGN
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 26th day of February, 2025.


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

Elise Lenser
(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: 5 KINGS CROSS ROAD, BRAMPTON

I/We, CAPREIT Apartments Inc.

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 26th day of February, 20 25.



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

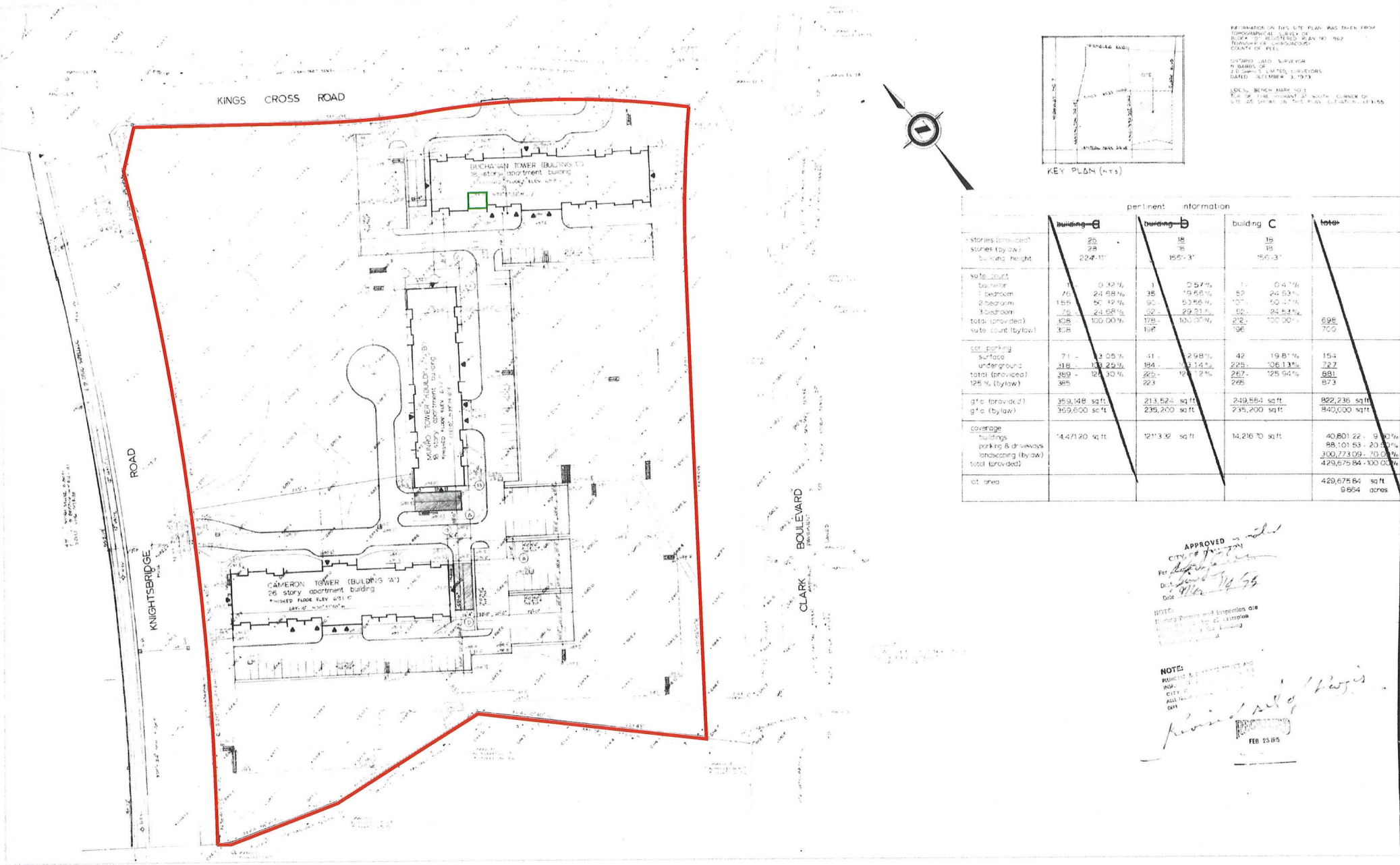
Elise Lenser

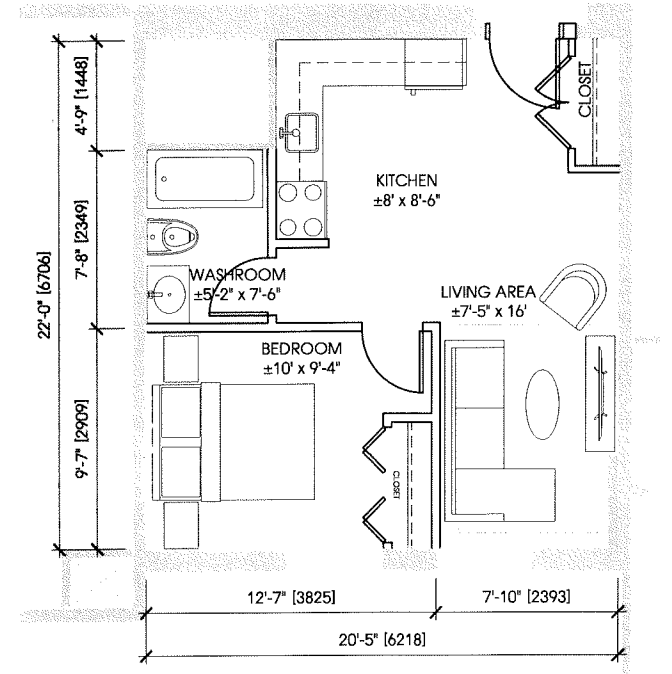
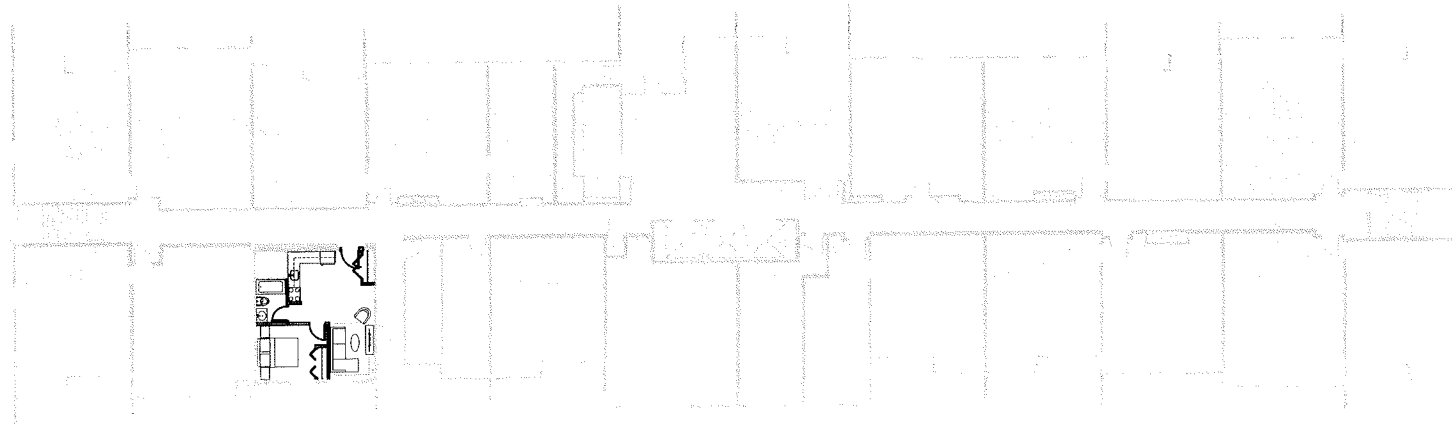
(where the owner is a firm or corporation, please print or type the full name of the person signing.)

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

8. Committee of Adjustment		
Residential Minor Variance Applications		
Above/Below Grade Variance (Door/Window)	\$11,949	Per Application
Driveway Variance	\$11,949	Per Application
Parking Variance	\$11,949	Per Application
Variances to Section 10.16 (Garden Suites) of the Zoning By-Law	\$11,949	Per Application
All Other Variances	\$2,990	Per Variance
Maximum Fee	\$11,949	Per Application
Institutional, Commercial or Industrial (ICI) Minor Variance Applications		
Minor Variance Application	11,949	Per Application
"After the Fact" Variance (Residential or ICI) Variance application resulting from a registered complaint, construction inspection, building order or enforcement action.	\$11,949	Per Application
Consent Applications		
Consent Application – Lot Creation	\$10,157	Per Application
Consent Application – All Other (in accordance with Planning Act S.57, 50(18), or 53(23))	\$5,078	Per Application
Committee of Adjustment Application Re-Circulated Pursuant to A Request by The Applicant to Defer an Application	\$5,000	Per Notice
Consent Certificate	\$2,127	Per Certificate
Replacement Notice Sign	\$75	Per Sign
Committee of Adjustment Application Refunds: <ul style="list-style-type: none"> \$400 refund if withdrawn prior to internal circulation (By-law 231-2007). \$300 refund if withdrawn prior to circulation of public notice of a hearing (By-law 231-2007). No refund if withdrawn once the circulation of the public notice of a hearing has occurred (By-law 231-2007). 		





A KEY PLAN
SCALE 1/32" : 1'-0"

B PROPOSED FLOOR PLAN
SCALE 1/8" : 1'-0"



Zoning Non-compliance Checklist

File No.
A-2025- 0037

Applicant: Elise Lenser c/o Capreit Apartments Inc.
Address: 5 Kingscross
Zoning: R4A(3) - 149
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			
GARAGE DOOR WIDTH			
SCHEDULE 'C'	To vary Schedule 'C' – Section 149 of the by-law to permit 212 units in Building C,	whereas the by-law permits Building C a maximum of 196 in accordance to Schedule 'C' - Section 149 of the by-law.	149.2.(a)(iii))
FENCE			
OUTSIDE STORAGE			

L.Barbuto
Reviewed by Zoning

March 6, 2025
Date