



Report Committee of Adjustment

Filing Date: April 1, 2025
Hearing Date: May 27, 2025

File: A-2025-0037

Owner: Capreit Ltd. Partnership & Accounts Payable Dept.
Applicant: Kelsey Moir c/o Baudit Interior Design

Address: 5 Kings Cross Road

Ward: WARD 7

Contact: Shiza Athar, Planner I

Recommendations:

That application A-2025-0037 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 the applicant obtain a building permit for the residential unit within 60 days of the final date of the Committee's decision, or within an extended period of time at the discretion of the Chief Building Official;
 3. That the applicant provides the required \$1,250.00 Toronto and Region Conservation Authority (TRCA) review fee as per the letter dated May 16, 2025; and
 4. 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 is subject to Schedule 'C' – Section 149, 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 213 units in Building C, whereas the by-law permits Building C a maximum of 196 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' (Schedule A – General Land Use Designations) in the 2006 Official Plan and is further designated 'High Density' in the Queen Street Corridor Secondary Plan (Area 36). The subject property is designated 'Community Areas', is in a 'Primary Major Transit Station Area' and an 'Urban Centre' and is located within the Central Park – Bramalea Terminal (Schedule 1A – City Structure) and 'Neighbourhoods' (Schedule 2 – Designations) in the 2024 Brampton Plan. On May 16, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, formally known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6, 2024, except for any sections that may be subject to appeal. Schedule 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations remain in effect until the appeal is resolved.

The proposed variance facilitates the conversion of a ground-floor storage room into one residential unit, increasing the total unit count by one, to a total of 213 units. The requested variance aligns with the higher order policies and maintains the general intent and purpose of the Official Plan.

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

The variance requests to vary Schedule 'C' – Section 149 of the by-law to permit 213 units in Building C, whereas the by-law permits Building C a maximum of 196 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 C to 196. 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 C into a residential unit. 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

This variance seeks approval to permit 213 residential units in Building C. This increase results from converting a storage room into a residential unit. An additional 15 units were approved in the year 1975. 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 an appropriate development of the land.

5. Minor in Nature

The requested variance seeks approval for one additional unit in the apartment building by converting a storage room. Given the high-density nature of the property, the addition of this unit 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,

Shiza Athar

Shiza Athar, Planner I