



**NOTICE OF AN APPLICATION FOR CONSENT**

An application for consent has been made by **DANIELS CHOICE MOUNT PLEASANT CORPORATION**

**Purpose and Effect**

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 8313 square metres (2.05 acres). The effect of the application is to create a new lot having frontage of approximately 65.4 metres (214.57 feet) and an area of approximately 4478 square metres (1.11 acres), together with reciprocal easements including access, servicing, maintenance, parking and any associated easements for both the proposed severed and retained lands. A 25 storey rental apartment building is proposed for the "retained" land and one 6 storey midrise condominium plus two 3 storey blocks of back- to-back townhouses are proposed for the "severed" land.

**Location of Land:**

Municipal Address: 10 to 40 Lagerfeld Drive

Former Township: Chinguacousy

Legal Description: Block 4, Plan 43M-1927

**Meeting**

The Committee of Adjustment has appointed **TUESDAY, October 20 2020 at 9:00 A.M.** by electronic meeting broadcast from the Council Chambers, 4<sup>th</sup> Floor, City Hall, 2 Wellington Street West, Brampton, for considering the application.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property, or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** You may attend the meeting in person to express your views about this application or you may be represented by an agent or counsel for that purpose. If you do not attend the meeting, a signed written submission shall be accepted by the Secretary-Treasurer prior to or during the meeting and such submission shall be available for inspection at the meeting by any interested person. If you do not attend the meeting, the Committee may proceed and make a decision with respect to this application in your absence. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. **This will also entitle you to be advised of a possible Local Planning Appeal Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment Decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.**

**PLEASE SEE ATTACHED PARTICIPTION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC**

=====

**LAST DAY FOR RECEIVING COMMENTS: OCTOBER 15 , 2020**

=====

**NOTE:** IT IS LIKELY THAT COMMITTEE MEMBER(S) WILL CONDUCT A SITE INSPECTION RELATED TO THE APPLICATION PRIOR TO THE MEETING.

**Other Planning Act Applications**

The land which is the subject of the application is the subject of an application under the *Planning Act* for:

Official Plan Amendment:	NO	File Number:
Zoning By-law Amendment:	NO	File Number:
Minor Variance:	NO	File Number:

**Decision and Appeal**

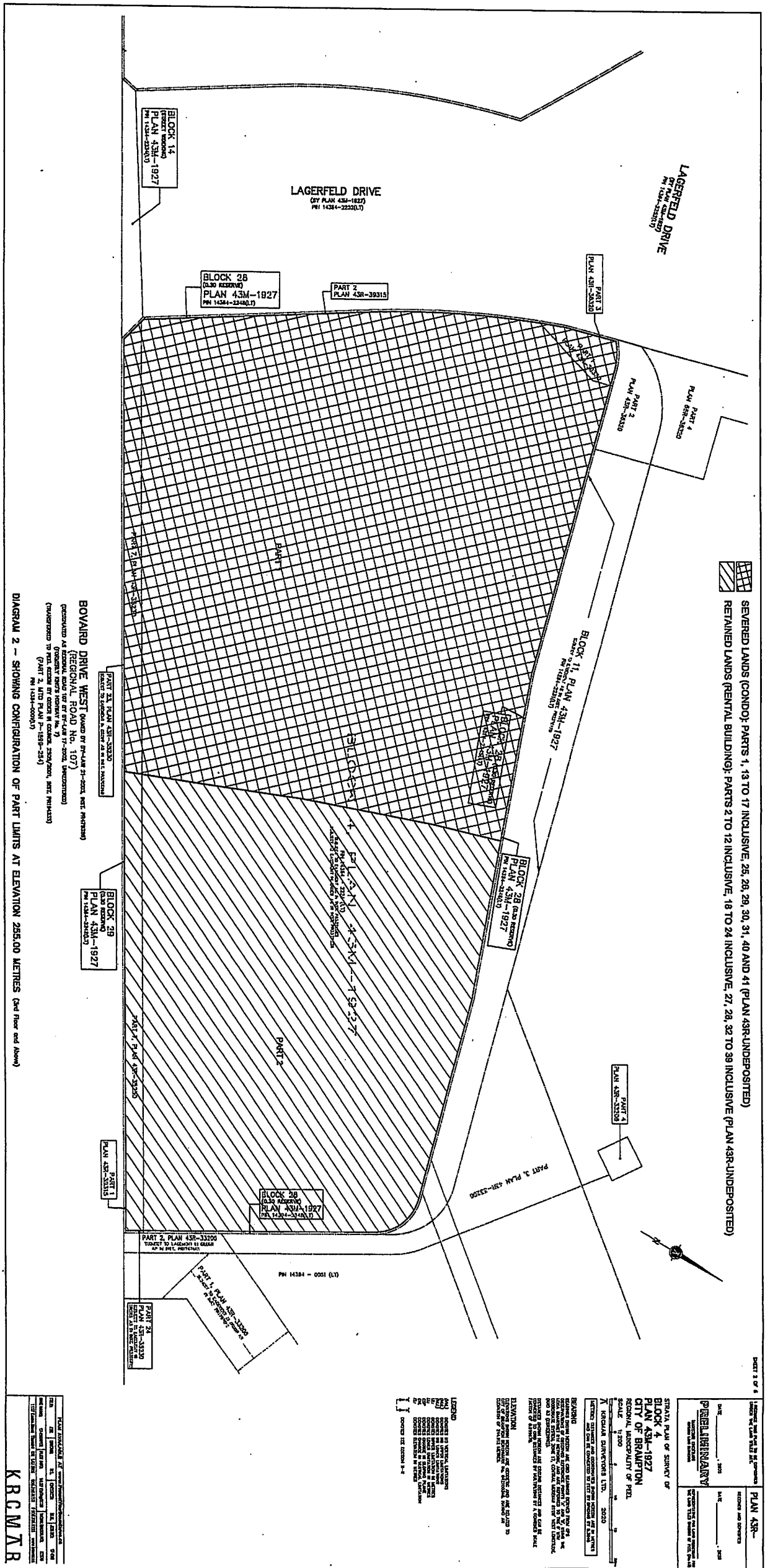
Any person or public body may, not later than **20 days after the giving of the notice of decision**, appeal the decision or any condition imposed by the Committee of Adjustment or appeal both the decision and any condition to the Local Planning Appeal Tribunal by filing with the Secretary-Treasurer of the Committee of Adjustment a notice of appeal, accompanied by the fee prescribed under the *Local Planning Appeal Tribunal Act*. The appeal form is available from the Environment and Land Tribunals Ontario website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca)

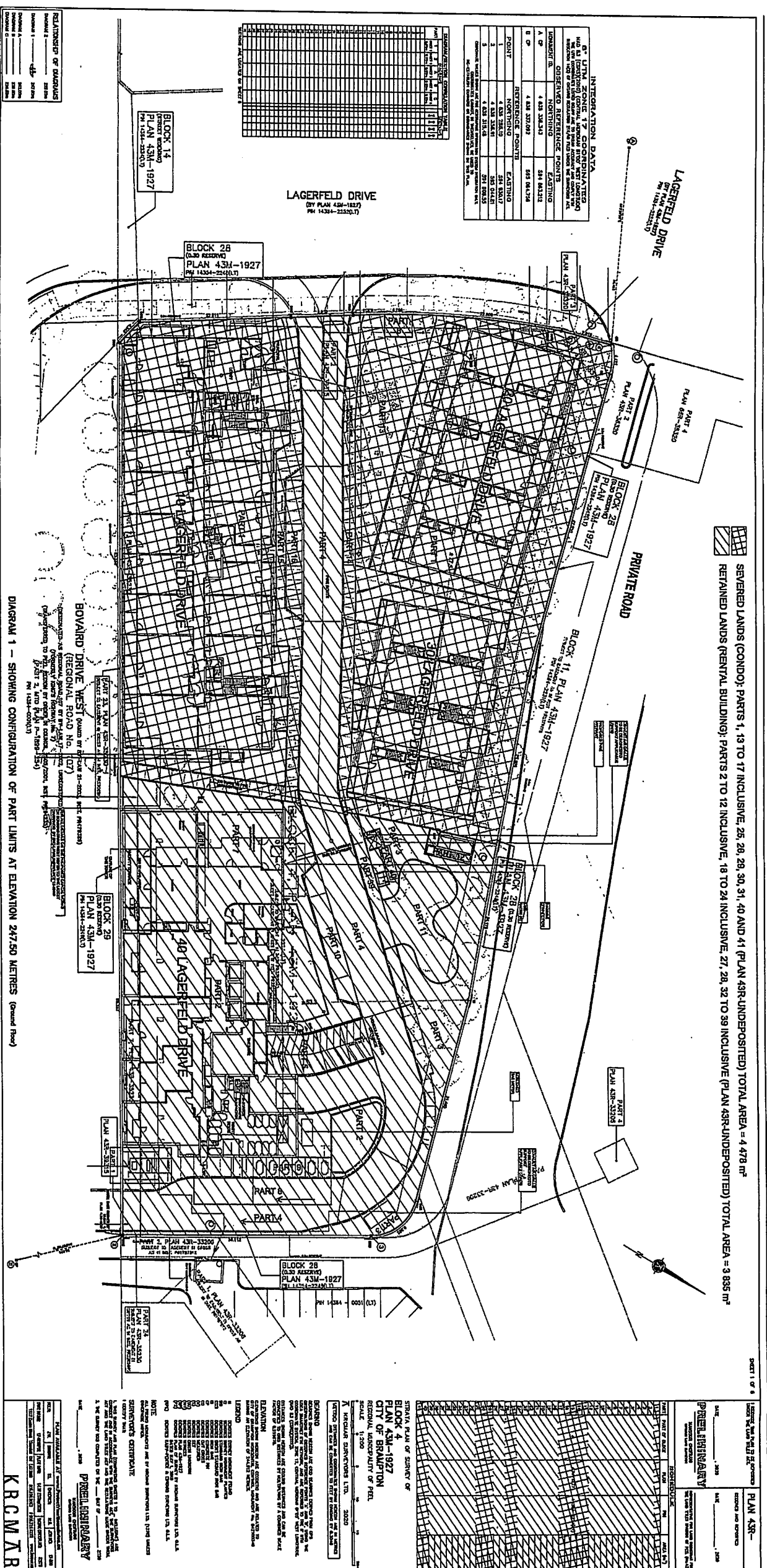
If a person or public body, that files an appeal of a decision of the Committee of Adjustment in respect of the proposed consent, does not make a written submission to the Committee of Adjustment before it gives or refuses to give a provisional consent, then the Local Planning Appeal Tribunal may dismiss the appeal.

DATED AT THE CITY OF BRAMPTON THIS 2nd Day of October, 2020

Comments may be sent to and information may be obtained between 8:30 a.m. to 4:30 p.m. Monday to Friday from:

**Jeanie Myers, Secretary-Treasurer**  
City of Brampton Committee of Adjustment  
City Clerk's Office, Brampton City Hall  
2 Wellington Street West  
Brampton, Ontario L6Y 4R2  
Phone: (905)874-2117 Fax: (905)874-2119  
[Jeanie.myers@brampton.ca](mailto:Jeanie.myers@brampton.ca)





Under the authority of the *Emergency Management and Civil Protection Act* and the *Municipal Act, 2001*, City Council approved Committee Meetings to be held electronically during the COVID-19 Emergency

**Electronic Hearing Procedures**  
**How to get involved in the Virtual Hearing**

Brampton City Hall is temporarily closed to help stop the spread of COVID-19. In-person Committee of Adjustment Hearings have been cancelled since mid-March 2020. Brampton City Council and some of its Committee are now meeting electronically during the Emergency. The Committee of Adjustment will conduct its meeting electronically until further notice.

**How to Participate in the Hearing:**

- All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, October 15, 2020**.
- Advance registration for applicants, agents and other interested persons is required to participate in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary-Treasurer at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca) by **4:30 pm, Friday, October 16, 2020**.
  - Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Friday, October 16, 2020**. City staff will contact you and provide you with further details.
- All Hearings will be livestreamed on the City of Brampton YouTube account at: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>.

If holding an electronic rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) or [jeanie.myers@brampton.ca](mailto:jeanie.myers@brampton.ca). If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party's participation and the party will not be entitled to any further notice regarding the proceeding.

**NOTE** Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City's website, [www.brampton.ca](http://www.brampton.ca). By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.

DANIELS CHOICE MOUNT PLEASANT CORPORATION

130 Queens Quay E  
8<sup>th</sup> Fl., West Tower  
Toronto, ON M5A 0P6  
P: (416) 598-2129  
F: (416) 797-0415

September 24, 2020

**Attn:** Jeanie Myers  
Legislative Coordinator and Secretary-Treasurer  
City of Brampton  
Committee of Adjustment  
2 Wellington Street W.  
Brampton, ON L6Y 4R2

B-2020-0018

**RE: 10-40 Lagerfeld Drive, northeast corner of Lagerfeld Dr. and Bovaird Dr. West  
Block 4 Plan 43M-1927  
Application for Consent**

---

Daniels Choice Mount Pleasant Corporation ('Daniels/Choice') is pleased to submit the enclosed consent application to sever its lands at 10-40 Lagerfeld Drive ('subject site'). The subject site is currently under construction to develop a residential condominium and a rental apartment atop a shared underground garage. The purpose of this application is to undertake a strata severance of the existing lot to establish two (2) total lots ("components") and to establish associated reciprocal easements. Daniels/Choice is a joint venture between The Daniels Corporation and Choice Properties REIT, as such, the two components will remain in the name of Daniels/Choice.

#### **Application Overview**

The development on the subject site will include the following two (2) future lots:

1. Rental Component: One 25 storey rental apartment. Parking for the rental lands will be located on P1 and P2 of the shared underground parking.
2. Condominium Component: One 6 storey midrise condo and two 3 storey blocks of back-to-back townhouses. Parking for the condo lands will be located on P2 and P3 of the shared underground garage. The condo lands will be the subject of a future Draft Plan of Condominium application to establish one Standard Condominium.

The application will also establish reciprocal easements over the Rental component and the Condominium component including:

- General Access,
- Repair of Building Access,
- Maintenance of Utilities Access,
- Garbage and Loading Access and Use,
- Parking Access and Use,
- Emergency Egress,
- Support.

Parking for the subject site will be provided in the two and half levels of underground parking.

## DANIELS CHOICE MOUNT PLEASANT CORPORATION

130 Queens Quay E  
8<sup>th</sup> Fl., West Tower  
Toronto, ON M5A 0P6

Access to the parking garage is provided off the main condo road to a ramp on the eastern portion of the site. The rental component will retain ownership of the upper levels of the parking garage while the condo component will retain the lower levels. Visitor parking for the subject site will be located on P1 and under the ownership of the rental component. Bicycle parking for each component will also be located in the parking garage. Access easements will be provided in favour of the condo component where required for access and use.

Waste collection will be centralized to one main collection point located on the eastern portion of the subject site. Waste from the condo component will be collected in a waste room located in the parking garage. On collection days, the waste bins will be driven to the collection point.

The subject site will feature two outdoor landscaped amenity spaces located in the west and northeast of the site. The western amenity space will fall under the ownership of the condo while the northeastern amenity space will under rental ownership.

The rental and condo component will each have a separate connection for municipal infrastructure. Easements will be provided where required.

A Site Plan Application was submitted in June 2018 to permit the development of the subject site under file number SP18-002. Site plan approval is forthcoming. Through the site plan process, the City has approved site servicing, grading and stormwater management plans. In August 2020, a conditional shoring permit was issued. Shoring and excavation activity is currently ongoing.

### **Subject Site and Surrounding Land Uses**

The subject site has a total area of 0.83 ha (2.05 ac).

Lands surrounding the subject site include the following:

- North: Existing Metrolinx Mount Pleasant GO Station and bus terminal
- East: Existing Metrolinx surface parking lot
- South: Existing commercial plaza and low rise residential uses
- West: Vacant lands

### **Policy and Regulatory Assessment**

#### City of Brampton Official Plan

The subject site is designated "Residential" in *Schedule A – General Land Use Designations* in the City of Brampton Official Plan which permits a full range of residential uses and complementary uses such as commercial uses. The subject site is also designed "Communities" and identified within a "Gateway Mobility Hub" in *Schedule 1 – City Concept* of the Official Plan. *Schedule 1 – City Concept* further identifies Bovaird Drive West as a "Primary Intensification Corridor".

#### Fletcher's Secondary Plan

The subject site is designed as "Mixed Use Node" in *Schedule SP 44(a) – Land Use Plan* of the Fletchers Meadow Secondary Plan (Area 4). *Schedule SP 44(a)* also identifies the area surrounding the Mount

DANIELS CHOICE MOUNT PLEASANT CORPORATION

130 Queens Quay E  
8<sup>th</sup> Fl., West Tower  
Toronto, ON M5A 0P6

Pleasant GO Train Station as "GO Transit Special Policy Area 1" which overlaps with the boundaries for the subject site. The subject site also falls under the Fletchers Meadow Block Plan Sub-Area 44-1 (Mount Pleasant Village Block Plan Area 44-1), which similarly designates the property for "Mixed Use.

Zoning Bylaw

Under Zoning By-law 270-2004, the subject site is designated *Residential Apartment A – Section 3527 (R4A-3527)* which permits residential apartments as well as institutional uses and mixed-use development. For the purposes of zoning, the site specific zoning by-law specifies that despite any division of land, the subject site will be treated as one lot (3527.2(a)).

Record of Site Condition

A record of site condition was filed with the Ministry of the Environment, Conservation and Parks (MECP) in May 2019.

---

For your review and consideration, the following materials are enclosed in support of the above application:

- Completed application form,
- Plan of survey, prepared by Krcmar Surveyors,
- Draft reference plan, prepared by Krcmar Surveyors,
- Draft reference plan with architectural overlay, prepared by Krcmar Surveyors,
- Copy of Site Specific Zoning By-law R4A-3527.

Should you have any questions or require additional material, please do not hesitate to contact the undersigned.

Sincerely,

Daniels Choice Mount Pleasant Corporation



Daniel Grandilli  
Development Coordinator  
(416) 598-2129  
[dgrandilli@danielscorp.com](mailto:dgrandilli@danielscorp.com)

cc: Remo Agostino, Daniels Choice Mount Pleasant Corporation  
Amy Chan, Daniels Choice Mount Pleasant Corporation  
Salman Hirani, Daniels Choice Mount Pleasant Corporation



# **Brampton**

## **Zoning By-Law** Office Consolidation

(OMB 160479)

3527 The lands zoned Residential Apartment A – SECTION 3527 on Schedule A to this by-law:

3527.1 Shall only be used for the following purposes:

- a) Residential
  - i) an apartment dwelling
  - ii) purposes accessory to the other permitted purposes
  - iii) Ground Floor Townhouse Dwelling Units
- b) Institutional Uses
  - i) Retirement Home
  - ii) Nursing Home
- c) Other
  - i) Mixed Use Development

3527.2 For the purposes of this section (R4A – SECTION 3527) the following provisions shall apply:

- a) Despite any division of the lands, including a Public Street network, all lands zoned R4A – SECTION 3527 shall be treated as one lot for zoning purposes.
- b) There are no minimum lot depth, minimum exterior side yard depth, minimum lot width or minimum lot area requirements.
- c) For the purposes of this section, Bovaird Drive West shall be deemed to be the front yard, the east/west section of Lagerfeld Drive the rear yard and the north/south section of Lagerfeld Drive the exterior side yard.
- d) “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.



# Brampton

## Zoning By-Law Office Consolidation

- e) "Podium" means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- f) "Mixed Use Development" means a building containing ground floor non-residential uses listed in 3526.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.

3527.3 The residential uses permitted under Section 3527.1 a) shall be subject to the following additional requirements and restrictions:

a) Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	1.5 metres
b) Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	7.5 metres
c) Minimum setback to C3 – SECTION 3526 zone:	1.5 metres
d) Minimum Rear Yard Depth:	3.0 metres
e) Maximum Rear Yard Depth not abutting a road:	7.5 metres
f) Minimum Side Yard Width:	3.0 metres
g) Minimum Building Height:	6 storeys
h) Maximum Building Height:	25 storeys



# Brampton

## Zoning By-Law Office Consolidation

i) Maximum Tower Floor Plate:	The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
j) Minimum Tower Separation:	Tower elements of a building shall have a minimum separation distance of 25 metres
k) Minimum ground floor height:	4.5 m
l) Maximum lot coverage:	No requirement
m) Minimum landscaped open space:	No requirement
n) Minimum landscape buffer:	Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
o) Minimum number of parking spaces:	<p>Resident Spaces:</p> <ul style="list-style-type: none"> <li>i) 0.9 spaces for a one-bedroom dwelling unit.</li> <li>ii) 1.0 spaces for a two- bedroom dwelling unit.</li> <li>iii) 1.20 spaces for a three- bedroom dwelling unit.</li> </ul> <p>Visitor Spaces:</p> <ul style="list-style-type: none"> <li>iv) 0.15 spaces per dwelling unit</li> </ul>
p) Podium Requirements:	i) Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in



# Brampton

## Zoning By-Law Office Consolidation

	<p>height.</p> <p>ii) For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.</p>
q) Continuous Building Wall:	<p>Building walls located between the 1.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.</p> <p>For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.</p>
r) Garbage, Refuse and Waste:	<p>All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.</p>
s) Bicycle parking:	<p>i) Bicycle parking must be located on the same lot as the use or building for which it is required.</p> <p>ii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.</p>



# Brampton

## Zoning By-Law Office Consolidation

	<p>iii) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:</p> <ol style="list-style-type: none"><li>1) a building or structure</li><li>2) a secure area such as a supervised parking lot or enclosure; or</li><li>3) bicycle lockers</li></ol> <p>iv) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.</p> <p>v) <u>Dimensions:</u></p> <ol style="list-style-type: none"><li>1) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.</li><li>2) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.</li></ol> <p>vi) <u>Rates:</u></p> <ol style="list-style-type: none"><li>1) For Residential uses: 0.50 spaces per dwelling unit.</li><li>2) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor</li></ol>
--	--



# Brampton

## Zoning By-Law Office Consolidation

	area or portion thereof.
t) No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an R4A – SECTION 3527 zone for any portion of a parking garage that is below grade.	

3527.4 The Retirement Home and Nursing Home uses permitted under Section 3527.1 b) shall be subject to the provisions of 3527.3. Notwithstanding the provisions of Section 3527.3, the following additional regulations shall apply:

a) Minimum number of parking spaces:	<p>i) Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and</p> <p>ii) Nursing Home/ Long-Term Care Facilities: 0.35 to 0.45 space per bed</p>
b) Bicycle Parking:	No requirement

3527.5 The Mixed Use Development as defined under Section 3527.2 f) shall be subject to the following additional requirements and restrictions:

a) Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	1.5 metres
b) Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	7.5 metres
c) Minimum setback to C3 – SECTION 3526 zone:	1.5 metres
d) Minimum Rear Yard Depth:	3.0 metres



# Brampton

## Zoning By-Law Office Consolidation

e) Maximum Rear Yard Depth not abutting a road:	7.5 metres
f) Minimum Side Yard Width:	3.0 metres
g) Minimum Building Height:	6 storeys
h) Maximum Building Height:	25 storeys
i) Maximum Tower Floor Plate:	The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
j) Minimum Tower Separation:	Tower elements of a building shall have a minimum separation distance of 25 metres
k) Minimum ground floor height:	4.5 m
l) Maximum lot coverage:	No requirement
m) Minimum landscaped open space:	No requirement
n) Podium Requirements:	<p>i) Mixed Use buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.</p> <p>ii) For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.</p>
o) Continuous Street Wall:	Building walls located between the minimum 1.5 metre setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.



# Brampton

## Zoning By-Law Office Consolidation

	For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.
p) Minimum landscape buffer:	Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
q) Minimum number of parking spaces:	<p>Resident Spaces:</p> <ul style="list-style-type: none"> <li>i) 0.9 spaces for a one-bedroom dwelling unit.</li> <li>ii) 1.0 spaces for a two- bedroom dwelling unit.</li> <li>iii) 1.20 spaces for a three-bedroom dwelling unit.</li> </ul> <p>Visitor Spaces:</p> <ul style="list-style-type: none"> <li>iv) 0.15 spaces per dwelling unit</li> </ul> <p>Non Residential:</p> <ul style="list-style-type: none"> <li>v) one space per 23 square metres of gross commercial floor area.</li> </ul>
r) Garbage, Refuse and Waste:	All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
s) Bicycle Parking:	<ul style="list-style-type: none"> <li>i) Bicycle parking must be located on the same lot as the use or building for which it is required.</li> <li>ii) A maximum of 50% of the required</li> </ul>



# Brampton

## Zoning By-Law Office Consolidation

	<p>bicycle parking may be vertical spaces, and the rest must be horizontal spaces.</p> <p>iii) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:</p> <ol style="list-style-type: none"> <li>1) a building or structure</li> <li>2) a secure area such as a supervised parking lot or enclosure; or</li> <li>3) bicycle lockers</li> </ol> <p>iv) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.</p> <p>v) <u>Dimensions:</u></p> <ol style="list-style-type: none"> <li>1) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.</li> <li>2) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.</li> </ol> <p>vi) <u>Rates:</u></p> <ol style="list-style-type: none"> <li>1) For Residential uses: 0.50 spaces per dwelling unit.</li> <li>2) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.</li> </ol>
--	--

3527 The lands zoned Residential Apartment A – SECTION 3527 on Schedule A to this by-law:



# **Brampton**

## **Zoning By-Law** **Office Consolidation**

3527.1 Shall only be used for the following purposes:

- d) Residential
  - iv) an apartment dwelling
  - v) purposes accessory to the other permitted purposes
  - vi) Ground Floor Townhouse Dwelling Units
- e) Institutional Uses
  - iii) Retirement Home
  - iv) Nursing Home
- f) Other
  - ii) Mixed Use Development

3527.2 For the purposes of this section (R4A – SECTION 3527) the following provisions shall apply:

- g) Despite any division of the lands, including a Public Street network, all lands zoned R4A – SECTION 3527 shall be treated as one lot for zoning purposes.
- h) There are no minimum lot depth, minimum exterior side yard depth, minimum lot width or minimum lot area requirements.
- i) For the purposes of this section, Bovaird Drive West shall be deemed to be the front yard, the east/west section of Lagerfeld Drive the rear yard and the north/south section of Lagerfeld Drive the exterior side yard.
- j) “Ground Floor Townhouse Dwelling Unit” means a ground floor dwelling unit which is entered through an independent or common entrance through the exterior wall of the apartment dwelling.
- k) “Podium” means any of various building elements that form the base or bottom storeys of a building, distinguished from and upon which upper storeys of the building rest.
- l) “Mixed Use Development” means a building containing ground floor non-residential uses listed in 3526.1 with apartment units and/or other non-residential uses above including institutional uses permitted within this zone.



# Brampton

## Zoning By-Law Office Consolidation

3527.3 The residential uses permitted under Section 3527.1 a) shall be subject to the following additional requirements and restrictions:

u) Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	1.5 metres
v) Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	7.5 metres
w) Minimum setback to C3 – SECTION 3526 zone:	1.5 metres
x) Minimum Rear Yard Depth:	3.0 metres
y) Maximum Rear Yard Depth not abutting a road:	7.5 metres
z) Minimum Side Yard Width:	3.0 metres
aa) Minimum Building Height:	6 storeys
bb) Maximum Building Height:	25 storeys
cc) Maximum Tower Floor Plate:	The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
dd) Minimum Tower Separation:	Tower elements of a building shall have a minimum separation distance of 25 metres



# Brampton

## Zoning By-Law Office Consolidation

ee) Minimum ground floor height:	4.5 m
ff) Maximum lot coverage:	No requirement
gg) Minimum landscaped open space:	No requirement
hh) Minimum landscape buffer:	Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a private street, private lane, or a lot line abutting a public street.
ii) Minimum number of parking spaces:	<p>Resident Spaces:</p> <p>v) 0.9 spaces for a one-bedroom dwelling unit.</p> <p>vi) 1.0 spaces for a two- bedroom dwelling unit.</p> <p>vii) 1.20 spaces for a three- bedroom dwelling unit.</p> <p>Visitor Spaces:</p> <p>viii) 0.15 spaces per dwelling unit</p>
jj) Podium Requirements:	<p>iii) Apartment buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.</p> <p>iv) For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the</p>



# Brampton

## Zoning By-Law Office Consolidation

	Podium.
kk) Continuous Building Wall:	<p>Building walls located between the 1.5 metre minimum setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.</p> <p>For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.</p>
ll) Garbage, Refuse and Waste:	<p>All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.</p>
mm) Bicycle parking:	<p>vii) Bicycle parking must be located on the same lot as the use or building for which it is required.</p> <p>viii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.</p> <p>ix) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:</p> <ol style="list-style-type: none"> <li>4) a building or structure</li> <li>5) a secure area such as a</li> </ol>



# Brampton

## Zoning By-Law Office Consolidation

	<p>supervised parking lot or enclosure; or</p> <p>6) bicycle lockers</p> <p>x) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.</p> <p>xi) <u>Dimensions:</u></p> <p>3) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.</p> <p>4) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.</p> <p>xii) <u>Rates:</u></p> <p>3) For Residential uses: 0.50 spaces per dwelling unit.</p> <p>4) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.</p>
<p>nn) No setback required from Bovaird Drive West, Creditview Road, Lagerfeld Drive and an R4A – SECTION 3527 zone for any portion of a parking garage that is below grade.</p>	



# Brampton

## Zoning By-Law Office Consolidation

3527.4

The Retirement Home and Nursing Home uses permitted under Section 3527.1 b) shall be subject to the provisions of 3527.3. Notwithstanding the provisions of Section 3527.3, the following additional regulations shall apply:

c) Minimum number of parking spaces:	iii) Retirement Home: 0.65 spaces per unit (inclusive of visitor parking); and  iv) Nursing Home/ Long-Term Care Facilities: 0.35 to 0.45 space per bed
d) Bicycle Parking:	No requirement

3527.5

The Mixed Use Development as defined under Section 3527.2 f) shall be subject to the following additional requirements and restrictions:

t) Minimum setback to Bovaird Drive West, Lagerfeld Road and to the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	1.5 metres
u) Maximum setback to Bovaird Drive West, Lagerfeld Drive and the Private Street Adjacent to the Northerly Boundary of Block 4 on Registered Plan 43M-1927:	7.5 metres
v) Minimum setback to C3 – SECTION 3526 zone:	1.5 metres
w) Minimum Rear Yard Depth:	3.0 metres
x) Maximum Rear Yard Depth not abutting a road:	7.5 metres
y) Minimum Side Yard Width:	3.0 metres
z) Minimum Building Height:	6 storeys



# Brampton

## Zoning By-Law Office Consolidation

aa) Maximum Building Height:	25 storeys
bb) Maximum Tower Floor Plate:	The maximum floor plate of any portion of a building greater than 12 storeys shall not be greater than 800 square metres
cc) Minimum Tower Separation:	Tower elements of a building shall have a minimum separation distance of 25 metres
dd) Minimum ground floor height:	4.5 m
ee) Maximum lot coverage:	No requirement
ff) Minimum landscaped open space:	No requirement
gg) Podium Requirements:	<p>iii) Mixed Use buildings greater than 12 storeys in height shall include a Podium that is a minimum of 2 storeys in height.</p> <p>iv) For any building where a Podium is required, the tower portion of the building shall be setback a minimum of 2.5 metres from the front edge of the Podium.</p>
hh) Continuous Street Wall:	<p>Building walls located between the minimum 1.5 metre setback and the 7.5 metre maximum setback to a lot line abutting Bovaird Drive West must occupy at least 60% of the available frontage along Bovaird Drive West for the development area.</p> <p>For the purposes of phasing, the continuous street wall shall apply to the portion of the lands subject to development.</p>
ii) Minimum landscape buffer:	Except at approved access locations, a 1.5 metre wide strip shall be provided between any surface parking lot/driveway and a



# Brampton

## Zoning By-Law Office Consolidation

	private street, private lane, or a lot line abutting a public street.
jj) Minimum number of parking spaces:	<p>Resident Spaces:</p> <ul style="list-style-type: none"> <li>vi) 0.9 spaces for a one-bedroom dwelling unit.</li> <li>vii) 1.0 spaces for a two- bedroom dwelling unit.</li> <li>viii) 1.20 spaces for a three-bedroom dwelling unit.</li> </ul> <p>Visitor Spaces:</p> <ul style="list-style-type: none"> <li>ix) 0.15 spaces per dwelling unit</li> </ul> <p>Non Residential:</p> <ul style="list-style-type: none"> <li>x) one space per 23 square metres of gross commercial floor area.</li> </ul>
kk) Garbage, Refuse and Waste:	All garbage, refuse and waste containers for any use shall be located within the same building containing the use. The waste collection loading area shall be located a minimum of 9.0 metres from the main entrance.
ll) Bicycle Parking:	<ul style="list-style-type: none"> <li>vii) Bicycle parking must be located on the same lot as the use or building for which it is required.</li> <li>viii) A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces.</li> <li>ix) Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be</li> </ul>



# Brampton

## Zoning By-Law Office Consolidation

	<p>located within:</p> <ul style="list-style-type: none"><li>4) a building or structure</li><li>5) a secure area such as a supervised parking lot or enclosure; or</li><li>6) bicycle lockers</li></ul> <p>x) Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.</p> <p>xi) <u>Dimensions:</u></p> <ul style="list-style-type: none"><li>3) If located in a horizontal position (on the ground): a minimum length of 1.8m and a minimum width of 0.6m.</li><li>4) If located in a vertical position (on the wall): a minimum length of 1.5m and a minimum width of 0.5m.</li></ul> <p>xii) <u>Rates:</u></p> <ul style="list-style-type: none"><li>3) For Residential uses: 0.50 spaces per dwelling unit.</li><li>4) For Commercial uses: 1 parking space for each 500 square metres of gross commercial floor area or portion thereof.</li></ul>
t)	No setback required from Lagerfeld Drive, Bovaird Drive West, Creditview Road and an R4A – SECTION 3527 zone for any portion of a parking garage that is below grade.

Flower City



brampton.ca

APPLICATION NUMBER:

"B" 2020-0018

The personal information collected on this form is collected pursuant to subsection 53(2) 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

### Consent

(Please read Instructions)

**NOTE:** Pursuant to subsection 53(2) of the *PLANNING ACT*, the applicant shall provide the Committee of Adjustment with such information or material as the Committee of Adjustment may require. The Committee of Adjustment may refuse to accept or further consider the application until the prescribed information, material and the required fee are received.

1. (a) Name of Owner/Applicant Daniels Choice Mount Pleasant Corporation  
(print given and family names in full)

Address 130 Queens Quay East, 8th Fl, West Tower, Toronto, ON M5A 0P6

Phone # (416) 598-2129

Fax # (416) 979-0415

Email nhaggart@danielscorp.com

(b) Name of Authorized Agent Daniel Grandilli

Address 130 Queens Quay East, 8th Fl, West Tower, Toronto, ON M5A 0P6

Phone # (416) 598-2129

Fax # (416) 979-0415

Email dgrandilli@danielscorp.com

2. The type and the purpose of the proposed transaction, such as transfer for a creation of a new lot, lot addition, an easement, a charge, a lease or a correction of title.

Specify: 1) creation of new lot & 2) create the necessary reciprocal easements including: general access, parking access and use, maintenance of utilities, etc. see cover letter for more details

3. If known, the name of the person to whom the land or an interest in the land is to be transferred, charged or leased.

4. Description of the subject land ("subject land" means the land to be severed and retained):

a) Name of Street Lagerfeld Drive (Northeast corner of Lagerfeld & Bovaird Dr W.) Number 10-40

b) Concession No. \_\_\_\_\_ Lot(s) \_\_\_\_\_

c) Registered Plan No. Plan 43M-1927, Block 4 Lot(s) \_\_\_\_\_

d) Reference Plan No. \_\_\_\_\_ Lot(s) \_\_\_\_\_

e) Assessment Roll No. 10-06-0-003-00341-0000 Geographic or Former Township \_\_\_\_\_

5. Are there any easements or restrictive covenants affecting the subject land?

Yes ☒ No ☐

Specify: 1. EASEMENT IN GROSS OVER PT 7 PL 43R35230 AS IN PR2366810  
2. EASEMENT FOR ENTRY AS IN PR2389562 CITY OF BRAMPTON

6. Description of severed land: (in metric units)

a) Frontage 65.4m Depth ~74.2m in west, 55.3m in east Area 4,478 sq.m

b) Existing Use Conditional Permit issued Aug 2020, shoring and excavation ongoing Proposed Use residential condo

c) Number and use of buildings and structures (both existing and proposed) on the land to be severed:  
(existing) \_\_\_\_\_

(proposed) 3 buildings - two 3-storey blocks of back-to-back townhouses and one 6-storey midrise condo

d) Access will be by:	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

\_\_\_\_\_

f) Water supply will be by:	Existing	Proposed
Publicly owned and operated water system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

g) Sewage disposal will be by:	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	_____	

7. Description of retained land: (in metric units)

a) Frontage 69.4m Depth 58m Area 3,835 sq.m

b) Existing Use Conditional Permit issued Aug 2020, shoring and excavation ongoing Proposed Use rental apartment

c) Number and use of buildings and structures (both existing and proposed) on the land to be retained:  
(existing) \_\_\_\_\_

(proposed) one 25-storey rental tower

d) Access will be by:

	Existing	Proposed
Provincial Highway	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road - Maintained all year	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Road	<input type="checkbox"/>	<input type="checkbox"/>
Regional Road	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Road	<input type="checkbox"/>	<input type="checkbox"/>
Private Right of Way	<input type="checkbox"/>	<input type="checkbox"/>

e) If access is by water only, what parking and docking facilities will be used and what is the approximate distance of these facilities from the subject land and the nearest public road?

---

f) Water supply will be by:

	Existing	Proposed
Publicly owned and operated water system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lake or other body of water	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal well	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<hr/>	

g) Sewage disposal will be by:

	Existing	Proposed
Publicly owned and operated sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Privy	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned and operated individual or communal septic system	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):	<hr/>	

8. What is the current designation of the land in any applicable zoning by-law and official plan?

	Land to be Severed	Land to be Retained
Zoning By-Law	<u>R4A-3527</u>	<u>R4A-3527</u>
Official Plans		
City of Brampton	<u>Residential</u>	<u>Residential</u>
Region of Peel	<u>Urban Structure</u>	<u>Urban Structure</u>

9. Has the subject land ever been the subject of an application for approval of a plan of subdivision under section 51 of the Planning Act or a consent under section 53 of the Act and if the answer is yes and if known, the file number of the application and the decision on the application?

Yes ☒ No ☐

File # 21T-10022B Status/Decision Approved (Plan 43M-1927)

10. Has any land been severed from the parcel originally acquired by the owner of the subject land?

Yes ☐ No ☒

Date of Transfer \_\_\_\_\_ Land Use \_\_\_\_\_

11. If known, is/was the subject land the subject of any other application under the Planning Act, such as:

	File Number	Status
Official Plan Amendment		
Zoning By-law Amendment		
Minister's Zoning Order		
Minor Variance	A19-144	Approved
Validation of the Title		
Approval of Power and Sale		
Plan of Subdivision	21T-10022B	Approved

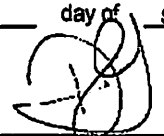
12. Is the proposal consistent with Policy Statements issued under subsection 3(1) of the *Planning Act*?  
Yes ☐ No ☐

13. Is the subject land within an area of land designated under any Provincial Plan?  
Yes ☐ No ☐

14. If the answer is yes, does the application conform to the applicable Provincial Plan?  
Yes ☐ No ☐

15. If the applicant is not the owner of the subject land, the written authorization, of the owner that the applicant is authorized to make the application, shall be attached. (See "APPOINTMENT AND AUTHORIZATION OF AGENTS" form attached).

Dated at the \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Toronto \_\_\_\_\_  
this 22nd day of September, 2020.

  
Signature of Applicant, or Authorized Agent, see note on next page

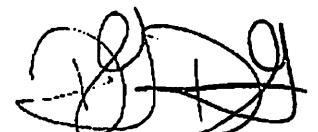
Check box if applicable:

☐ I have the authority to bind the Corporation

### DECLARATION

I, Daniel Grandilli of the \_\_\_\_\_ of Daniel's Choice Mount Pleasant Corporation  
in the County/District/Regional Municipality of Toronto solemnly declare that all the statements contained in this application are true and I make this as if made under oath and by virtue of "The Canada Evidence Act".

Declared before me at the City of Brampton  
in the Region of Peel  
this 24th day of September, 2020.

  
Signature of applicant/solicitor/authorized agent, etc.

Jeanie Cecilia Myers,  
a Commissioner, etc.,  
Province of Ontario,  
for the Corporation of the  
City of Brampton.  
Expires April 8, 2021.

  
Signature of a Commissioner, etc.

### FOR OFFICE USE ONLY - To Be Completed By the Zoning Division

This application has been reviewed with respect to possible variances required and the results of the said review are outlined on the attached checklist.

Hothi S  
Zoning Officer

SEPT. 24. 2020  
Date

DATE RECEIVED

September 24, 2020



FILE NUMBER A19-144

HEARING DATE AUGUST 20, 2019

APPLICATION MADE BY DANIELS CHOICE MOUNT PLEASANT CORPORATION

IN THE MATTER OF SECTION 45 OF THE PLANNING ACT; ZONING BY-LAW 270-2004 AND AN APPLICATION FOR MINOR VARIANCE OR SPECIAL PERMISSION FOR THE FOLLOWING VARIANCE(S):

1. To permit stacked townhouse dwellings;
2. To permit a maximum setback of 45m (147.64 ft.) to a private road;
3. To permit a minimum building height of 3 storeys;
4. To permit a maximum floor space index of 4.5;
5. To permit a maximum tower floor plate size of 860m<sup>2</sup>;
6. To permit a minimum ground floor height of 3.0m (9.84 ft.);
7. To permit a minimum setback of 0.8m (2.62 ft.) from Bovaird Drive West to a hydro transformer;
8. To permit a minimum 1.4m (4.60 ft.) landscape open space buffer between a driveway and a private street.

(NORTHEAST CORNER OF BOVAIRD DRIVE WEST & LAGERFIELD DRIVE – BLOCK 4, PLAN 43M-1927)

THE REQUEST IS HEREBY APPROVED SUBJECT TO THE FOLLOWING CONDITIONS  
(APPROVAL IS GRANTED SUBJECT TO A BUILDING PERMIT BEING ISSUED BY THE CITY OF BRAMPTON WHERE REQUIRED AND DEVELOPMENT CHARGES MAY BE APPLICABLE)

**SEE SCHEDULE “A” ATTACHED**

**REASONS:**

This decision reflects that in the opinion of the Committee:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan are maintained and the variance is minor.

Any and all written submissions relating to this application that were made to the Committee of Adjustment before its decision and any and all oral submissions related to this application that were made at the Committee of Adjustment meeting, held under the *Planning Act*, have been, on balance, taken into consideration by the Committee as part of its deliberations and final decision on this matter.

MOVED BY: D. Doerfler

SECONDED BY: D. Colp

SIGNATURE OF CHAIR OF MEETING: [Signature]

WE THE UNDERSIGNED HEREBY CONCUR IN THE DECISION

[Signature]  
MEMBER

[Signature]  
MEMBER

[Signature]  
MEMBER

[Signature]  
MEMBER

[Signature]  
MEMBER

DATED THIS 20TH DAY OF AUGUST, 2019

**NOTICE IS HEREBY GIVEN THAT THE LAST DAY FOR APPEALING THIS DECISION TO THE LOCAL PLANNING APPEAL TRIBUNAL WILL BE SEPTEMBER 9, 2019**

I, JEANIE MYERS, SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT CERTIFY THAT THE FOREGOING IS A CORRECT COPY OF THE DECISION OF THE COMMITTEE WITH RESPECT TO THE ABOVE APPLICATION.

[Signature]  
SECRETARY-TREASURER  
COMMITTEE OF ADJUSTMENT

Flower City



brampton.ca

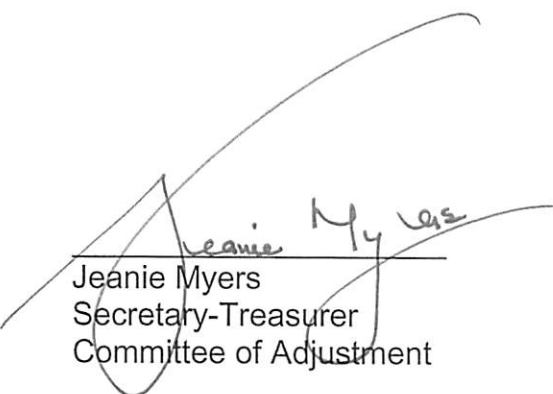
THIS IS SCHEDULE "A" REFERRED TO ON THE NOTICE OF DECISION

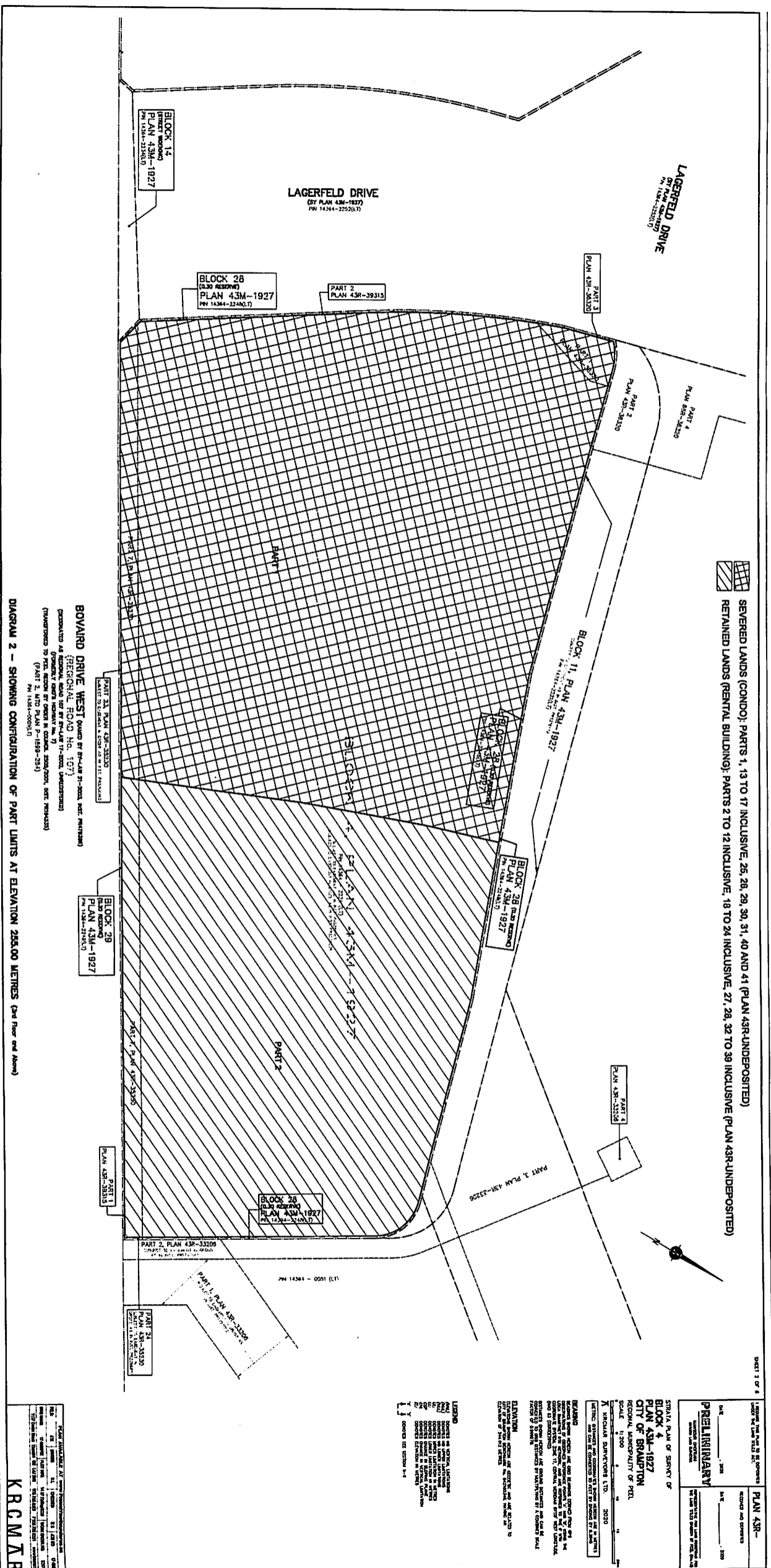
APPLICATION NO: **A19-144**

DATED: **AUGUST 20, 2019**

Conditions:

1. That Variances 1, 3, and 6 shall only be permitted within an area bound by the Private Street to the North, Lagerfeld Drive to the West, a 30m setback from the Private Street to the South, and an 80m setback from Lagerfeld Drive to the East;
2. That Variances 2 and 5 shall only apply to Building "D" as shown on the sketch attached to the Public Notice;
3. That the extent of Variances 7, and 8 be limited to that shown on the sketch attached to the Public Notice; and,
4. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

  
Jeanie Myers  
Secretary-Treasurer  
Committee of Adjustment



SEVERED LANDS (CONDO): PARTS 1, 13 TO 17 INCLUSIVE, 25, 26, 29, 30, 31, 40 AND 41 (PLAN 43R-UNDEPOSITED) TOTAL AREA = 4 478 m<sup>2</sup>  
RETAINED LANDS (RENTAL BUILDING): PARTS 2 TO 12 INCLUSIVE, 18 TO 24 INCLUSIVE, 27, 28, 32 TO 39 INCLUSIVE (PLAN 43R-UNDEPOSITED) TOTAL AREA = 3 835 m<sup>2</sup>

UTM ZONE 18 COORDINATES  
NAD 83 (1983) DATUM  
UTM ZONE 18 COORDINATES  
NAD 83 (1983) DATUM  
UTM ZONE 18 COORDINATES  
NAD 83 (1983) DATUM

POINT	NORTHING	EASTING
1	4 838 338.41	597 064.79
2	4 838 338.10	597 064.79
3	4 838 338.41	597 064.79

CONSTRUCTION COORDINATES  
NAD 83 (1983) DATUM  
UTM ZONE 18 COORDINATES  
NAD 83 (1983) DATUM

POINT	NORTHING	EASTING
1	4 838 338.41	597 064.79
2	4 838 338.10	597 064.79
3	4 838 338.41	597 064.79

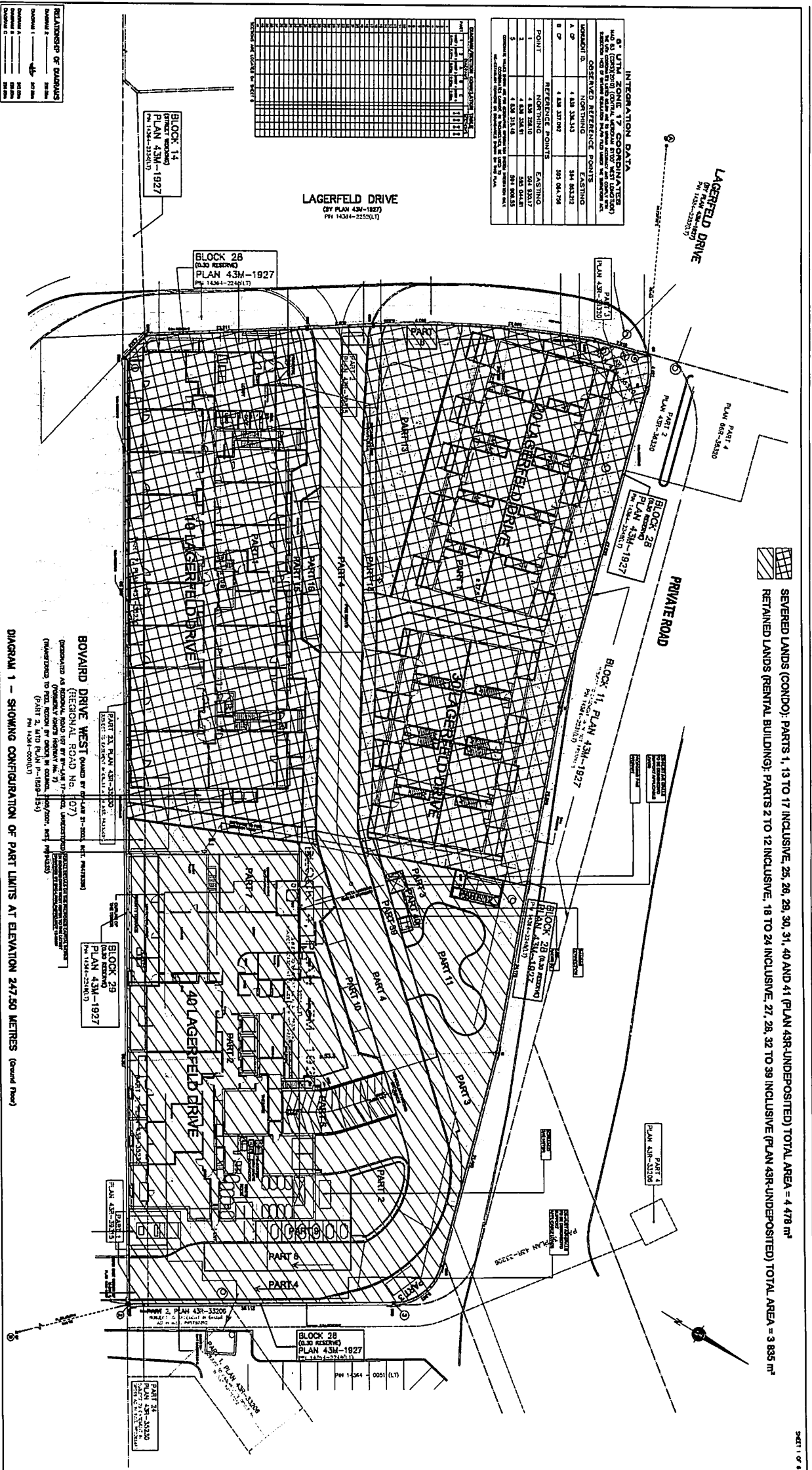


DIAGRAM 1 - SHOWING CONFIGURATION OF PART UNITS AT ELEVATION 247.50 METRES (Ground Floor)

**PLAN 43R-1927**  
PRELIMINARY  
KRCMAB

**LEGEND**  
SEVERED LANDS (CONDO)  
RETAINED LANDS (RENTAL BUILDING)

**NOTES**  
1. THE SHOWN BUILDING IS A PRELIMINARY DESIGN AND IS NOT TO BE CONSIDERED A FINAL DESIGN.  
2. THE SHOWN BUILDING IS A PRELIMINARY DESIGN AND IS NOT TO BE CONSIDERED A FINAL DESIGN.  
3. THE SHOWN BUILDING IS A PRELIMINARY DESIGN AND IS NOT TO BE CONSIDERED A FINAL DESIGN.

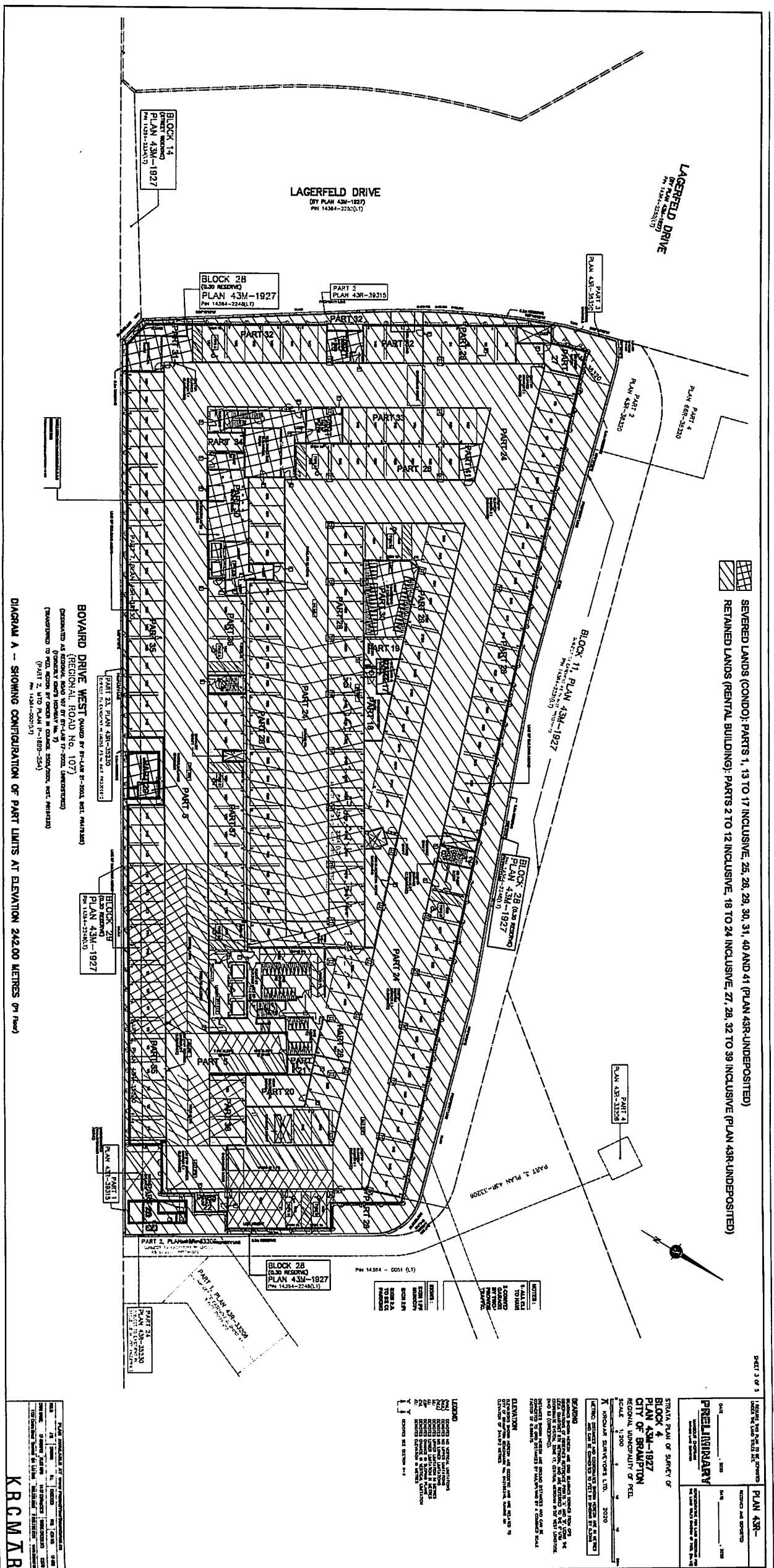
**SCALE**  
1:500

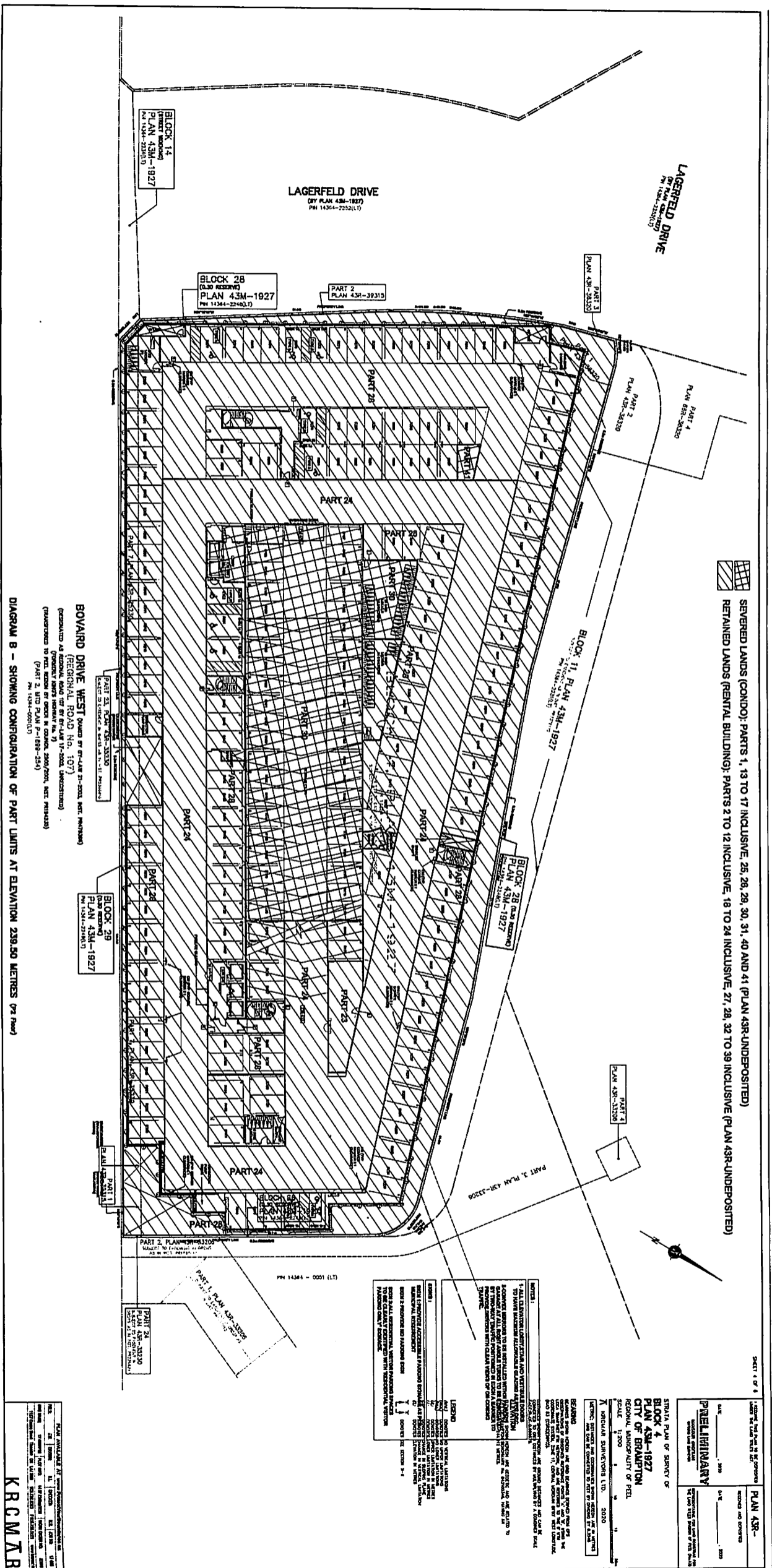
**DATE**  
1/20/2020

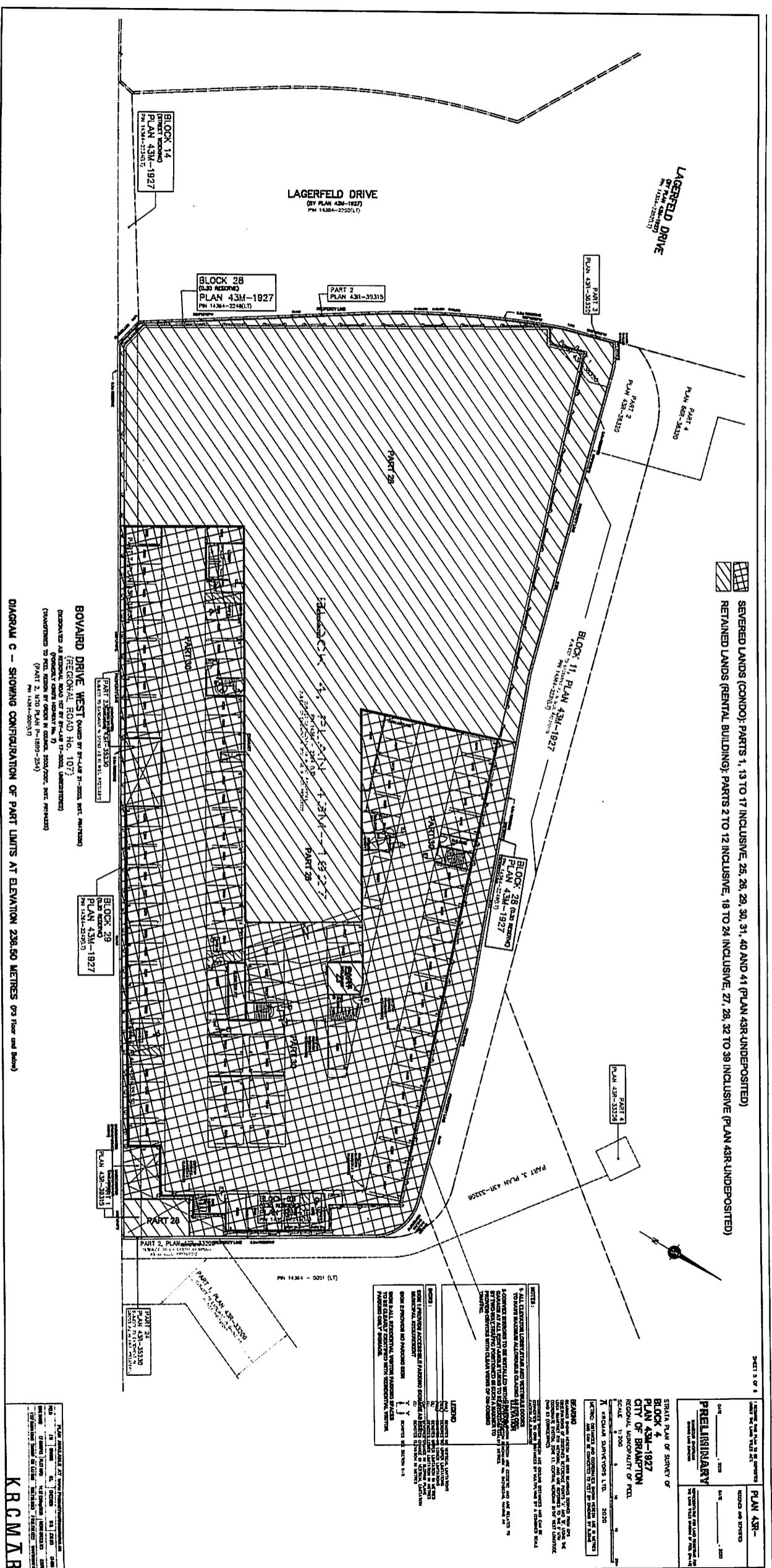
**DRAWN BY**  
KRCMAB

**CHECKED BY**  
KRCMAB

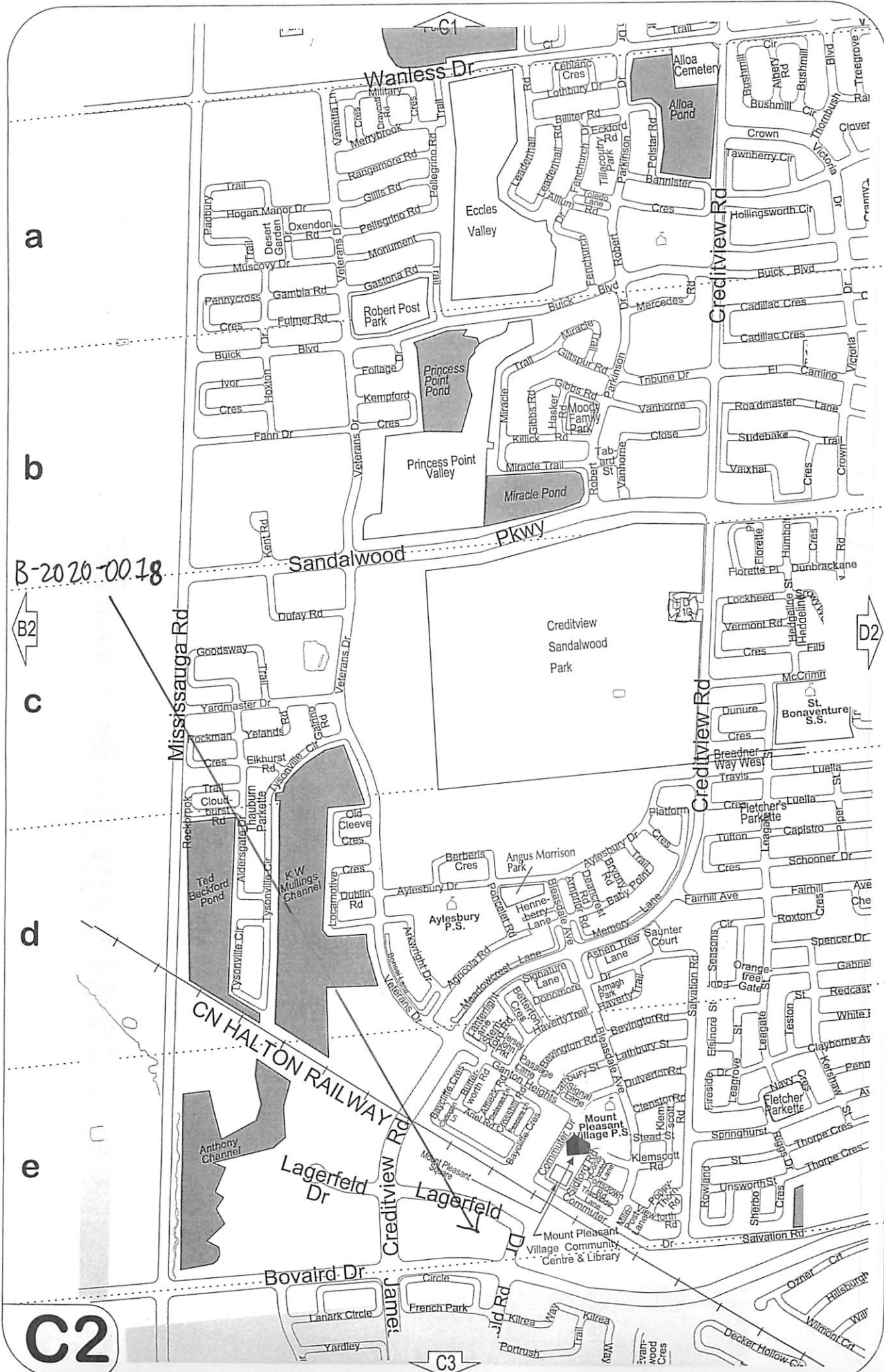
**APPROVED BY**  
KRCMAB











a

b

c

d

e

B-2020-0018

C2

C3