



CITY OF BRAMPTON

COMMITTEE OF ADJUSTMENT *APPLICATION FOR MINOR VARIANCE*

0 NEXUS AVENUE

The Gore Plaza Inc.

CITY FILE NO.: A2018-0011

JANUARY 2024

SITE LOCATION MAP (AERIAL)

SITE AREA: 0.43 ha (1.06 ac)

FRONTAGE: 92 m (301.9 ft) (NEXUS AVENUE)

OP DESIGNATION:
IN-EFFECT: BUSINESS CORRIDOR, MIXED
COMMERCIAL/INDUSTRIAL

COUNCIL APPROVED BOP:
NEIGHBOURHOODS
THE GORE PMTSA

ZONE: Industrial Four - Section 2568
M4-2568



SUBJECT SITE

CONCEPT PLAN

PROPOSED DEVELOPMENT CONCEPT HIGHLIGHTS:

- RETIREMENT COMMUNITY (“RESIDENTIAL” USE)
- 47 SELF CONTAINED SUITES
- AT GRADE, ON SITE PARKING
- COMMERCIAL/RETAIL/LIMITED OFFICE AT GRADE



**SUBJECT TO REVISION THROUGH SITE PLAN APPROVALS PROCESS*

AREAS SUBJECT TO VARIANCE(S)

To permit residential uses on site in conjunction with permitted non-residential uses, whereas the site-specific zone does not permit residential uses on site.



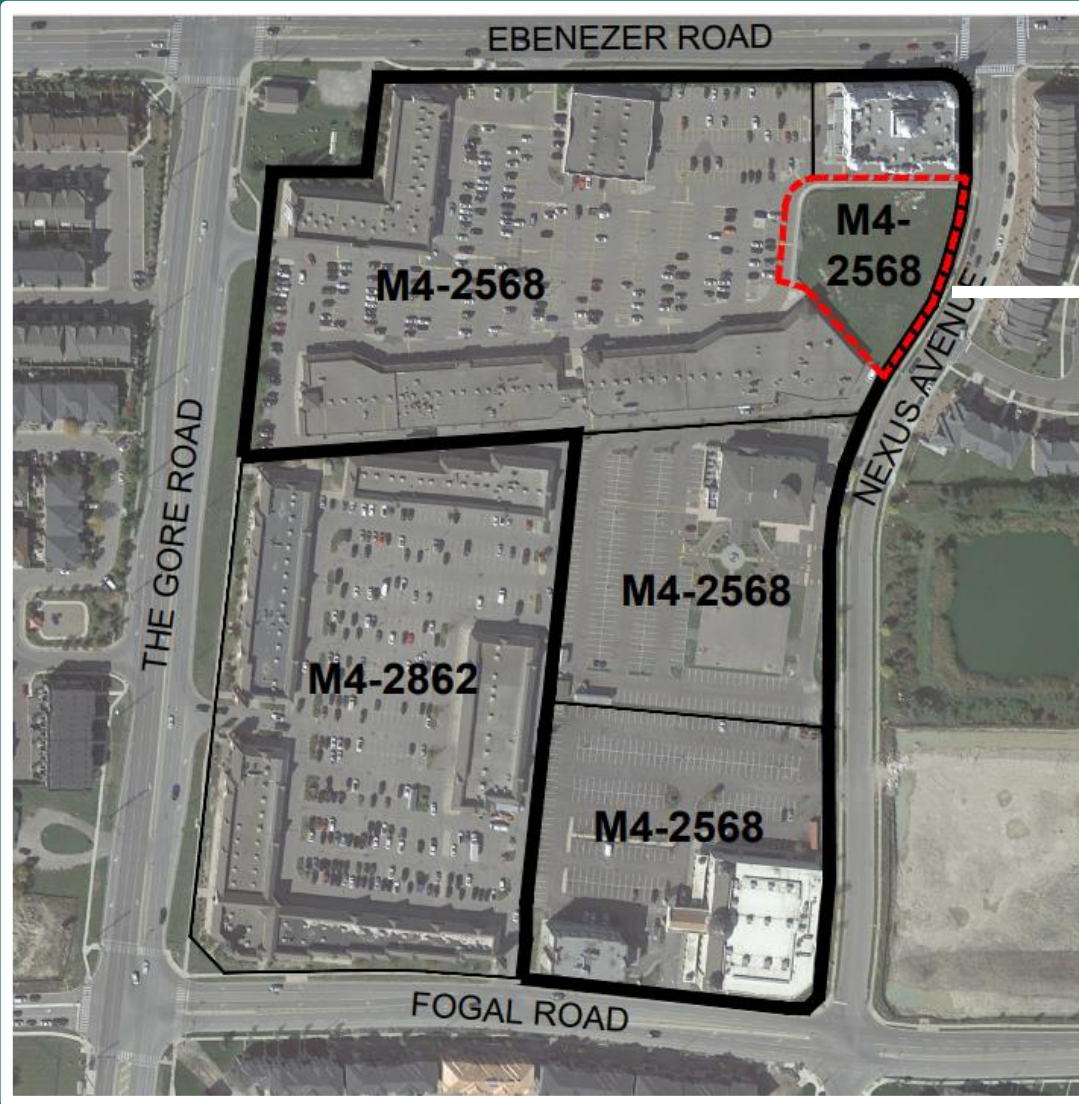
To permit a building set back of 3.0 m to Nexus Avenue whereas the By-Law requires a minimum building setback of 6.0 m from Nexus Avenue;

To permit a landscape strip of 3.0 m to Nexus Avenue whereas the By-Law requires a minimum landscape strip of 6.0 m from Nexus Avenue;

THANK YOU



CONCEPT PLAN — PARKING ARRANGEMENT



 M4-2568 ZONE BOUNDARY
 SUBJECT PROPERTY

 SUBJECT PROPERTY