



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

FILE NUMBER: A-2024-0109

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)** Main Street Developments Inc.
Address C/O Parente Borean LLP
3883 Hwy 7 Suite 207, Vaughan, ON L4L 6C1
Phone # 647-561-6515 **Fax #** _____
Email info@ivorygroup.ca

2. **Name of Agent** Gerard C. Borean
Address C/O Parente Borean LLP
3883 Hwy 7 Suite 207, Vaughan, ON L4L 6C1
Phone # 416-798-7077 ext 228 **Fax #** 905-850-6069
Email gborean@parenteborean.com

3. **Nature and extent of relief applied for (variances requested):**
 To allow for an increase in height and density from the approved ZBL (27-2023) to permit a mixed-use high-rise development on the site.

4. **Why is it not possible to comply with the provisions of the by-law?**
 The proposed development plans have been revised to permit a higher density development that is consistent with the long term vision for the area and the planned transit station for the LRT located at Main Street and Charolais Boulevard.

5. **Legal Description of the subject land:**
Lot Number 1 & 2
Plan Number/Concession Number Concession 1 Plan 43R-890
Municipal Address 227 & 229 Main Street South

6. **Dimension of subject land (in metric units)**
Frontage 67.49m (Main Street) 73.45 m (Charolais Blvd)
Depth 81 m
Area 6,346

7. **Access to the subject land is by:**

| | | | |
|------------------------------------|-------------------------------------|-------------------|--------------------------|
| Provincial Highway | <input type="checkbox"/> | Seasonal Road | <input type="checkbox"/> |
| Municipal Road Maintained All Year | <input checked="" type="checkbox"/> | Other Public Road | <input type="checkbox"/> |
| Private Right-of-Way | <input type="checkbox"/> | Water | <input type="checkbox"/> |

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- 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.)

The existing low-rise commercial building will be demolished. The site is zoned for a mixed-use high-rise development with a 7 storey podium and two towers up to 76 m in height.

PROPOSED BUILDINGS/STRUCTURES on the subject land:

Mixed-use high-rise development with an 8 storey podium and two 35 Storey towers.

- 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 See Attachment 1- Pages 6 of 9 and 7 of 9
 Rear yard setback _____
 Side yard setback _____
 Side yard setback _____

PROPOSED

Front yard setback See Attachment 1 - Pages 6 of 9 and 7 of 9.
 Rear yard setback See Attachment 2 - Context Plan 8 of 9 and Site Plan 9 of 9
 Side yard setback _____
 Side yard setback _____

- 10. Date of Acquisition of subject land: December 21, 2020
- 11. Existing uses of subject property: Commercial (Approved for Mixed-Use High Rise)
- 12. Proposed uses of subject property: Mixed-Use High Rise and Townhouses
- 13. Existing uses of abutting properties: Retirement Home and Residential
- 14. Date of construction of all buildings & structures on subject land: 1980's-1990's
- 15. Length of time the existing uses of the subject property have been continued: 30-40 years

- 16. (a) What water supply is existing/proposed?
 Municipal Other (specify) _____
 Well
- (b) What sewage disposal is/will be provided?
 Municipal Other (specify) _____
 Septic
- (c) What storm drainage system is existing/proposed?
 Sewers Other (specify) _____
 Ditches
 Swales

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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 of Applicant(s) or Authorized Agent

DATED AT THE City _____ OF Vaughan _____

THIS 22 DAY OF March, 2024.

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, Gerard C. Borean, OF THE City _____ OF Vaughan _____

IN THE Regional Municipality _____ OF York _____ 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 Vaughan _____

IN THE Regional Municipality _____ OF

York _____ THIS 22 DAY OF

March _____, 2024.

Signature of Applicant or Authorized Agent

A Commissioner etc.

Christina Bianca Presenza, a Commissioner, etc.,

| |
|--|
| Province of Ontario, for Parente, Borean LLP, FOR OFFICE USE ONLY |
| Barristers and Solicitors Present Official Plan Designation: _____ Expires June 21, 2025 |
| 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 11, 2024

Date Application Deemed Complete by the Municipality VL

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: 227 and 229 Main Street South

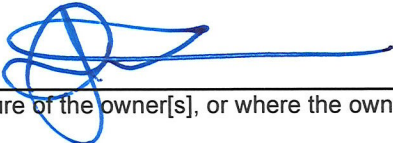
I/We, Main Street Developments Inc.
please print/type the full name of the owner(s)

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

Gerard C. Borean
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 22 day of March, 2024.



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

Joseph Falvo A.S.O.
(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

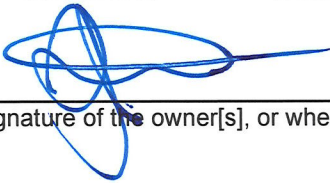
To: The Secretary-Treasurer
Committee of Adjustment
City of Brampton
2 Wellington Street West
Brampton, Ontario
L6Y 4R2
coa@brampton.ca

LOCATION OF THE SUBJECT LAND: 227 and 229 Main Street South

I/We, Main Street Developments 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 22 day of March, 2024.



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

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

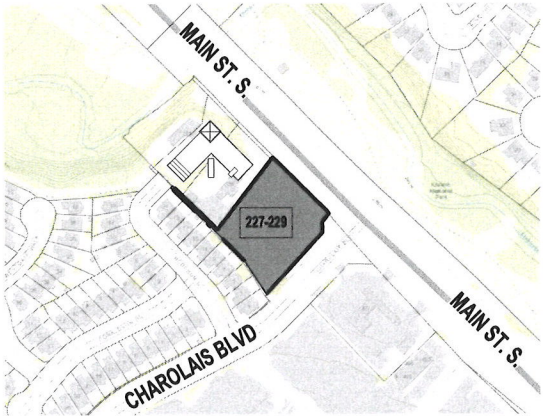
NOTE: If the owner is a firm or corporation, the corporate seal shall be affixed hereto.

NO DISCUSSION SHALL TAKE PLACE BETWEEN THE COMMITTEE MEMBERS AND THE APPLICANT DURING THE SITE INSPECTION

5 of 9

227-229 MAIN ST. SOUTH

Received / Revised
 MAY 22 2024
 Committee of Adjustment



1 CONTEXT PLAN 1 : 5000

| SITE AREA | | 227-229 MAIN ST. S. | | | |
|---------------------------------------|---------------------|---------------------|-------------------------------|------------------------------|--|
| ADDRESS | HECTARE | ACRES | m ² | ft ² | |
| 227, 229 Main St. South, Brampton, ON | 0.64 hectare | 1.57 acres | 6,366.75 m ² | 68,531 ft ² | |
| | 0.00 hectare | 0.00 acres | | 0 ft ² | |
| TOTAL | 0.64 hectare | 1.57 acres | 6,366.75 m² | 68,531 ft² | |

| OPA & ZONING BUILDING STATS COMPARISON | | 227-229 MAIN ST. S. | |
|---|--------------------------------------|--------------------------------------|--|
| DESCRIPTION | Permitted | Proposal | |
| Official Plan 2006-234 / Designation | High Density Residential | High Density Residential | |
| Official Plan 2006-234 / Use | Mixed-Use Permitted @ Ground Floor | | |
| Official Plan 2006-234, Zoning By-Law 27-2023 / Height | 45° Angle from Rear Lot PL up to 76m | 84 | |
| Zoning By-Law 27-2023 / Designation | HMU1 (H)-(Huronario Mixed Use One) | HMU1 | |
| Max. Podium Height | 27.0 m | 41.0 m (12-STOREY) | |
| Min. Tower Separation | 25.0 m | 22.0 m | |
| Max. GFA | 39000 m ² | 45,571.00 m ² | |
| Min. Tower Setback from edge of Podium at Front Yard | 3.0 m | 0.0 m | |
| Min. Tower Setback from edge of Podium at Side Yard | 2.5 m | 0.0 m | |
| Min. Front Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m | |
| Min. Front Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m | |
| Min. Exterior Yard Setback Below 8 meters in Height | 0.0 m | 0.0 m | |
| Min. Exterior Yard Setback Above 8 meters in Height | 7.5 m | 7.5 m | |
| Min. Interior Side Yard Setback to a Podium | 12.5 m | 12.5 m | |
| Min. Interior Side Yard Setback to a Tower | 25.0 m | 25.0 m | |
| Min. Rear Yard Depth to Any Portion of Building that is <= to the Height of 7.5 m | 35.0 m | 35.0 m | |
| Min. Rear Yard Depth to Any Portion of Building that is Taller than the Height of 7.5 m | 35.0 m | 35.0 m | |
| TOWNHOMES HEIGHT | | EAST SIDE: 11.60M - WEST SIDE: 8.90M | |

| PROPOSED DENSITY - FSI | | 227-229 MAIN ST. S. |
|------------------------------------|--|---------------------|
| FSI = TOTAL ZONING GFA / SITE AREA | | 7.16 |

| COVERAGE | | | | 227-229 MAIN ST. S. | |
|-------------------|-------------------------------|------------------------------|--|---------------------|--|
| BUILDING COVERAGE | 3,000.00 m ² | 32,292 ft ² | | 47.12% | |
| DRIVEWAY AREA | 1,100.00 m ² | 11,840 ft ² | | 17.28% | |
| PAVED AREAS | 1,150.00 m ² | 12,378 ft ² | | 18.06% | |
| LANDSCAPED AREAS | 1,116.75 m ² | 12,021 ft ² | | 17.54% | |
| SITE AREA | 6,366.75 m² | 68,531 ft² | | 100.00% | |

| GFA Does not include Patios, Terraces, Balcones and Below Grade | | | | | | | | | | 227-229 MAIN ST. S. | | | |
|---|----|--------|------------|--|--------------------------------|-------------------------------|-----------------------|------------|--|---------------------|--|--|--|
| LEVEL | TO | FLOORS | BUILDING A | AREA (PER FLOOR) | AREA (COMBINED) | APT. UNITS PER FLOOR | APT. UNITS (COMBINED) | | | | | | |
| LEVEL 1 | TO | 1 | X 1 | LEVEL 1 (LOBBY & SERVICE AREA & AMENITY) | 930.00 m ² | 10,010 ft ² | 0 | 0 | | | | | |
| LEVEL 2 | TO | 2 | X 1 | LEVEL 2 (RES. APARTMENT) | 930.00 m ² | 10,010 ft ² | 14 | 14 | | | | | |
| LEVEL 3 | TO | 12 | X 10 | LEVEL 3-12 (RES. APARTMENT) | 1,200.00 m ² | 12,917 ft ² | 20 | 200 | | | | | |
| LEVEL 13 | TO | 14 | X 2 | LEVEL 13-14 (RES. APARTMENT) | 893.00 m ² | 9,612 ft ² | 14 | 28 | | | | | |
| LEVEL 15 | TO | 15 | X 1 | LEVEL 15 (RES. APARTMENT) | 825.00 m ² | 8,880 ft ² | 14 | 14 | | | | | |
| LEVEL 16 | TO | 16 | X 1 | LEVEL 16 (RES. APARTMENT) | 757.00 m ² | 8,148 ft ² | 11 | 11 | | | | | |
| LEVEL 17 | TO | 17 | X 1 | LEVEL 17 (RES. APARTMENT) | 689.00 m ² | 7,416 ft ² | 11 | 11 | | | | | |
| LEVEL 18 | TO | 18 | X 1 | LEVEL 18 (RES. APARTMENT) | 621.00 m ² | 6,684 ft ² | 10 | 10 | | | | | |
| LEVEL 19 | TO | 19 | X 1 | LEVEL 19 (RES. APARTMENT) | 552.00 m ² | 5,942 ft ² | 10 | 10 | | | | | |
| LEVEL 20 | TO | 20 | X 1 | LEVEL 20 (RES. APARTMENT) | 484.00 m ² | 5,210 ft ² | 8 | 8 | | | | | |
| LEVEL 21 | TO | 21 | X 1 | LEVEL 21 (RES. APARTMENT) | 416.00 m ² | 4,478 ft ² | 8 | 8 | | | | | |
| LEVEL 22 | TO | 25 | X 4 | LEVEL 22-25 (RES. APARTMENT) | 348.00 m ² | 3,746 ft ² | 4 | 16 | | | | | |
| SUB TOTAL | | | | | 21,382.00 m² | 230,154 ft² | | 330 | | | | | |

| LEVEL | TO | FLOORS | BUILDING B | AREA (PER FLOOR) | AREA (COMBINED) | APT. UNITS PER FLOOR | APT. UNITS (COMBINED) | |
|------------------|----|--------|------------|--|--------------------------------|-------------------------------|-----------------------|------------|
| LEVEL 1 | TO | 1 | X 1 | LEVEL 1 (LOBBY & SERVICE AREA & AMENITY) | 1,030.00 m ² | 11,087 ft ² | 0 | |
| LEVEL 2 | TO | 2 | X 1 | LEVEL 2 (RES. APARTMENT) | 1,030.00 m ² | 11,087 ft ² | 16 | |
| LEVEL 3 | TO | 12 | X 10 | LEVEL 3-12 (RES. APARTMENT) | 1,200.00 m ² | 12,917 ft ² | 20 | |
| LEVEL 13 | TO | 14 | X 2 | LEVEL 13-14 (RES. APARTMENT) | 886.00 m ² | 9,537 ft ² | 14 | |
| LEVEL 15 | TO | 15 | X 1 | LEVEL 15 (RES. APARTMENT) | 847.00 m ² | 9,117 ft ² | 14 | |
| LEVEL 16 | TO | 16 | X 1 | LEVEL 16 (RES. APARTMENT) | 782.00 m ² | 8,417 ft ² | 12 | |
| LEVEL 17 | TO | 17 | X 1 | LEVEL 17 (RES. APARTMENT) | 720.00 m ² | 7,750 ft ² | 12 | |
| LEVEL 18 | TO | 18 | X 1 | LEVEL 18 (RES. APARTMENT) | 655.00 m ² | 7,050 ft ² | 10 | |
| LEVEL 19 | TO | 19 | X 1 | LEVEL 19 (RES. APARTMENT) | 590.00 m ² | 6,351 ft ² | 10 | |
| LEVEL 20 | TO | 20 | X 1 | LEVEL 20 (RES. APARTMENT) | 525.00 m ² | 5,651 ft ² | 8 | |
| LEVEL 21 | TO | 21 | X 1 | LEVEL 21 (RES. APARTMENT) | 446.00 m ² | 4,801 ft ² | 8 | |
| LEVEL 22 | TO | 25 | X 4 | LEVEL 22-25 (RES. APARTMENT) | 381.00 m ² | 4,101 ft ² | 4 | |
| SUB TOTAL | | | | | 21,921.00 m² | 235,955 ft² | | 334 |

| LEVEL | TO | FLOORS | 5 TOWNHOMES | AREA (PER FLOOR) | AREA (COMBINED) | TOWNHOMES (COMBINED) | |
|------------------|----|--------|-------------|---------------------------|-----------------------------|-----------------------------|-----------|
| LEVEL 1 | TO | 1 | X 1 | LEVEL 1 (GARAGE & STAIRS) | 270.00 m ² | 2,906 ft ² | |
| LEVEL 2 | TO | 2 | X 1 | LEVEL 2 RESIDENTIAL | 270.00 m ² | 2,906 ft ² | |
| LEVEL 3 | TO | 3 | X 1 | LEVEL 3 RESIDENTIAL | 270.00 m ² | 2,906 ft ² | |
| SUB TOTAL | | | | | 810.00 m² | 8,719 ft² | 10 |

| LEVEL | TO | FLOORS | 9 TOWNHOMES | AREA (PER FLOOR) | AREA (COMBINED) | TOWNHOMES (COMBINED) | |
|------------------|----|--------|-------------|---------------------------|-------------------------------|------------------------------|-----------|
| LEVEL 1 | TO | 1 | X 1 | LEVEL 1 (GARAGE & STAIRS) | 486.00 m ² | 5,231 ft ² | |
| LEVEL 2 | TO | 2 | X 1 | LEVEL 2 RESIDENTIAL | 486.00 m ² | 5,231 ft ² | |
| LEVEL 3 | TO | 3 | X 1 | LEVEL 3 RESIDENTIAL | 486.00 m ² | 5,231 ft ² | |
| SUB TOTAL | | | | | 1,458.00 m² | 15,694 ft² | 18 |

| | | | | | | | |
|--------------|--|--|--------------------------------|-------------------------------|-------------------------|-----------------------|------------|
| TOTAL | | | 45,571.00 m² | 490,522 ft² | APT. UNITS = 664 | TOWNHOMES = 28 | 692 |
|--------------|--|--|--------------------------------|-------------------------------|-------------------------|-----------------------|------------|

| | | | |
|---------------------|----------|-----------------------|--------|
| A | 24-05-22 | ISSUED FOR C OF A | WL |
| No | Date | Revision | By |
| WAYNE LONG | | | C OF A |
| ARCHITECT | | | A1 |
| 24 Brant Road North | | Cambridge, ON N3C 2K1 | |
| Tel: 781.914.8871 | | Fax: 781.914.8871 | |

Y:\227-229 Main St South\Drawings\CONSULT\CONSULT\MAIN ST S - 227-229 Main St S.rvt
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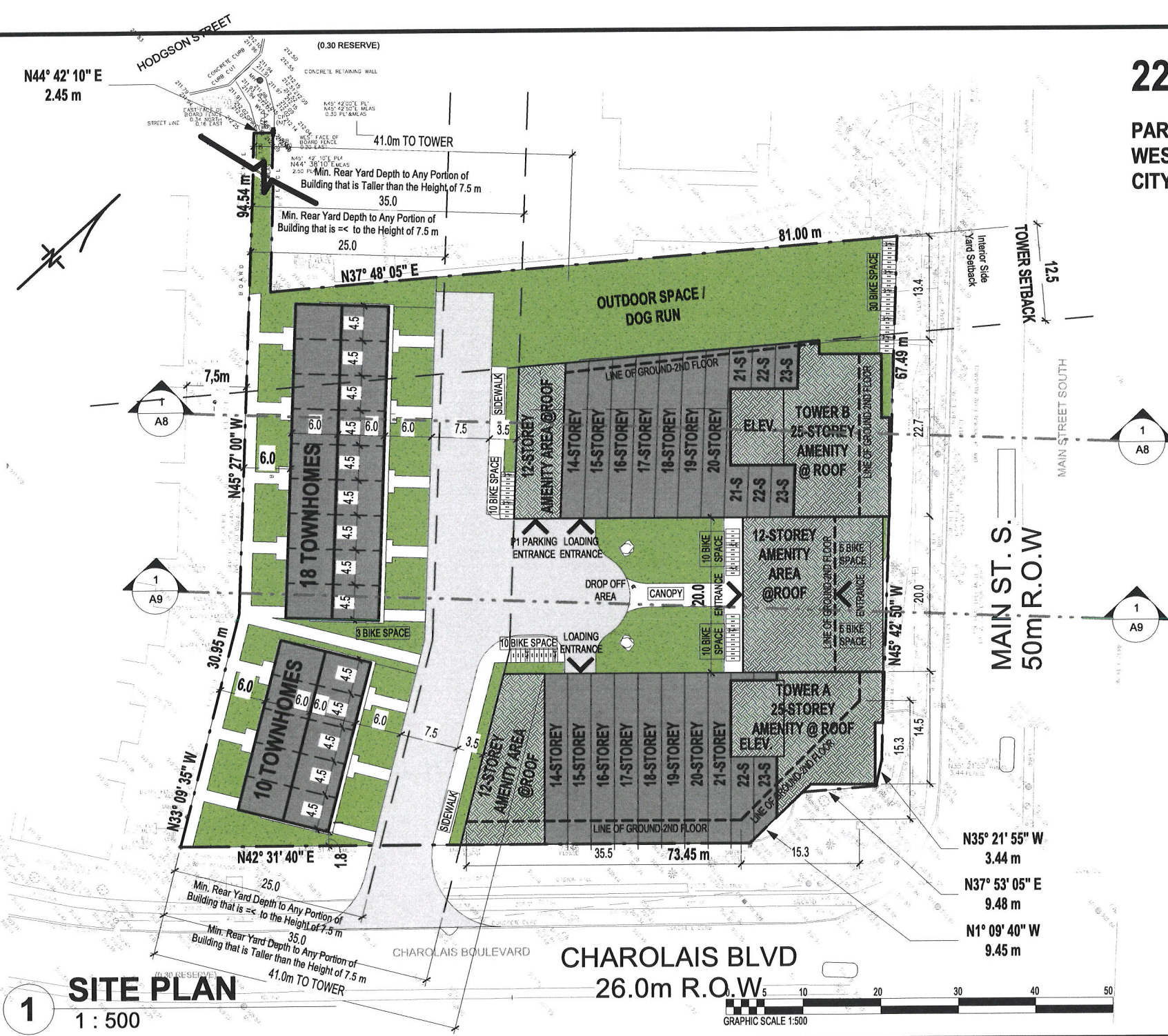
227-229 MAIN ST. SOUTH

PART OF LOTS 1 AND 2, CONSESSION 1
WEST OF HURONTARIO STREET
CITY OF BRAMPTON

Received / Revised

MAY 22 2024

Committee of Adjustment



SITE PLAN

1 : 500

CHAROLAIS BLVD
26.0m R.O.W.

GRAPHIC SCALE 1:500

| A | 24-05-22 | ISSUED FOR C OF A | WL |
|--|----------|--|--------|
| No | Date | Revision | By |
| WAYNE LONG | | | C OF A |
| ARCHITECT | | | A2 |
| 24 Spadina Ave. Suite 1000 Toronto, ON M5S 2S1 Tel: 416-593-8873 | | Collingwood, ON N2L 2N1 Tel: 519-883-8873 | |

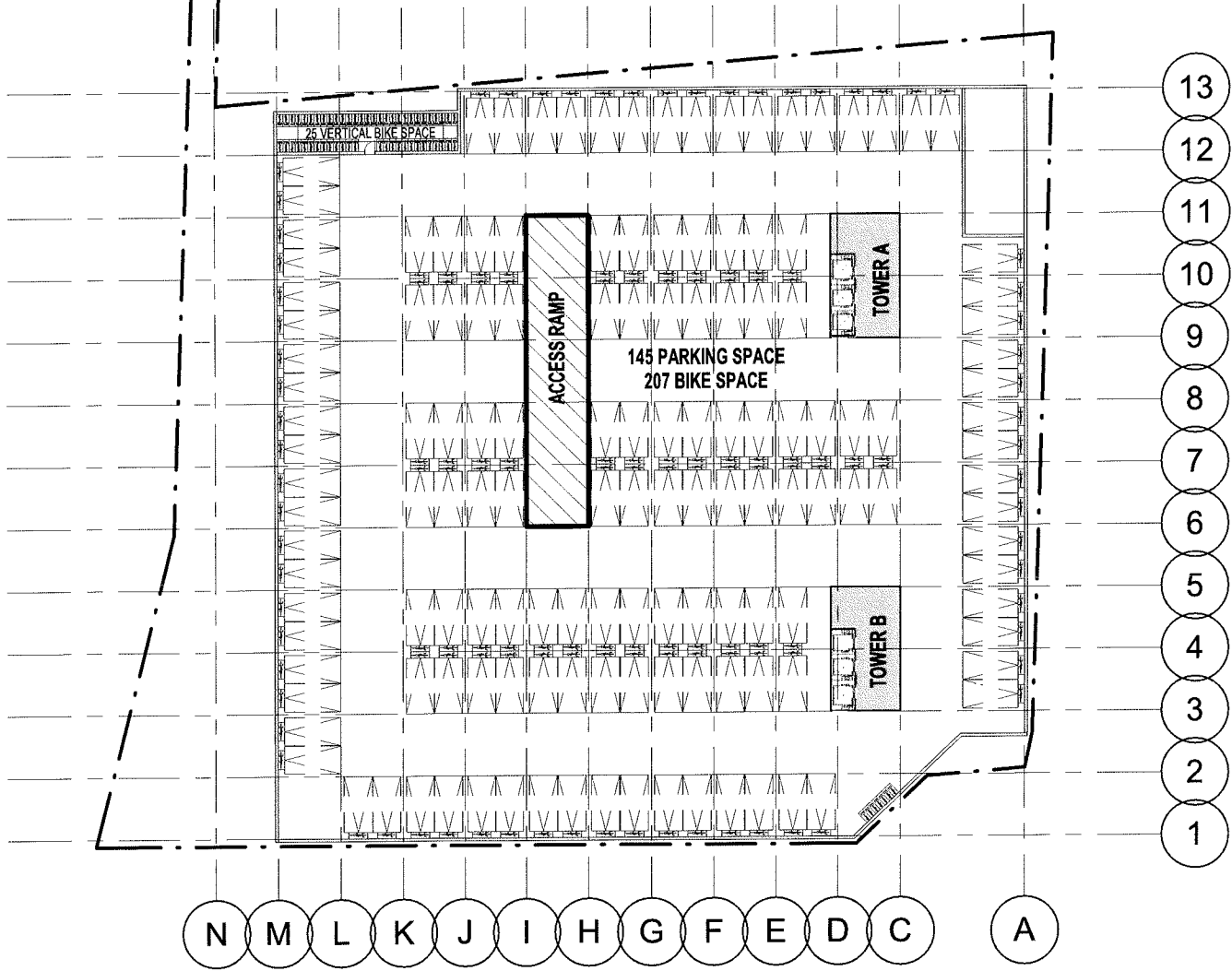
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227-229 MAIN ST. SOUTH

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MAY 22 2024

Committee of Adjustment



1

LEVEL P1, P2 FLOOR PLAN

1 : 500



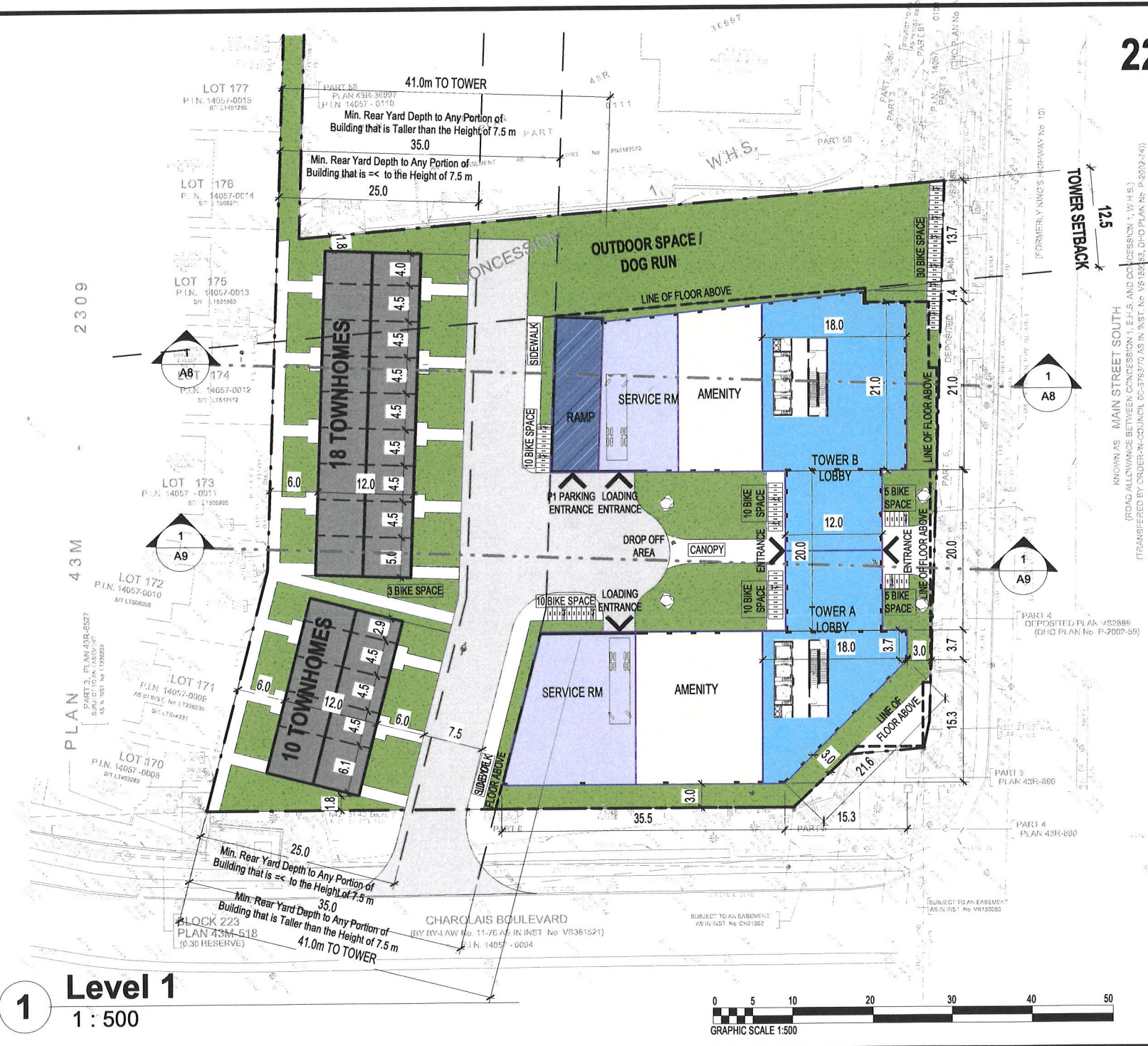
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| | | | |
| WAYNE LONG | | | COFA |
| ARCHITECT | | | A3 |

227-229 MAIN ST. SOUTH

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MAY 22 2024

Committee of Adjustment



KNOWN AS MAIN STREET SOUTH
 (ROAD ALLOWANCE BETWEEN CONCESSION 1, E.H.S. AND CONCESSION 1, W.H.S.)
 (TRANSFERRED BY ORDER-IN-COUNCIL CC-538379 AS IN INST. No. VS-58383, DVO PLAN No. P-2022-741)
 P.I.N. 14093-0-48

| A | 24-05-22 | ISSUED FOR C OF A | WL |
|----------------------|----------|-------------------|-----------|
| No | Date | Revision | By |
| WAYNE LONG ARCHITECT | | | C OF A |
| | | | A4 |

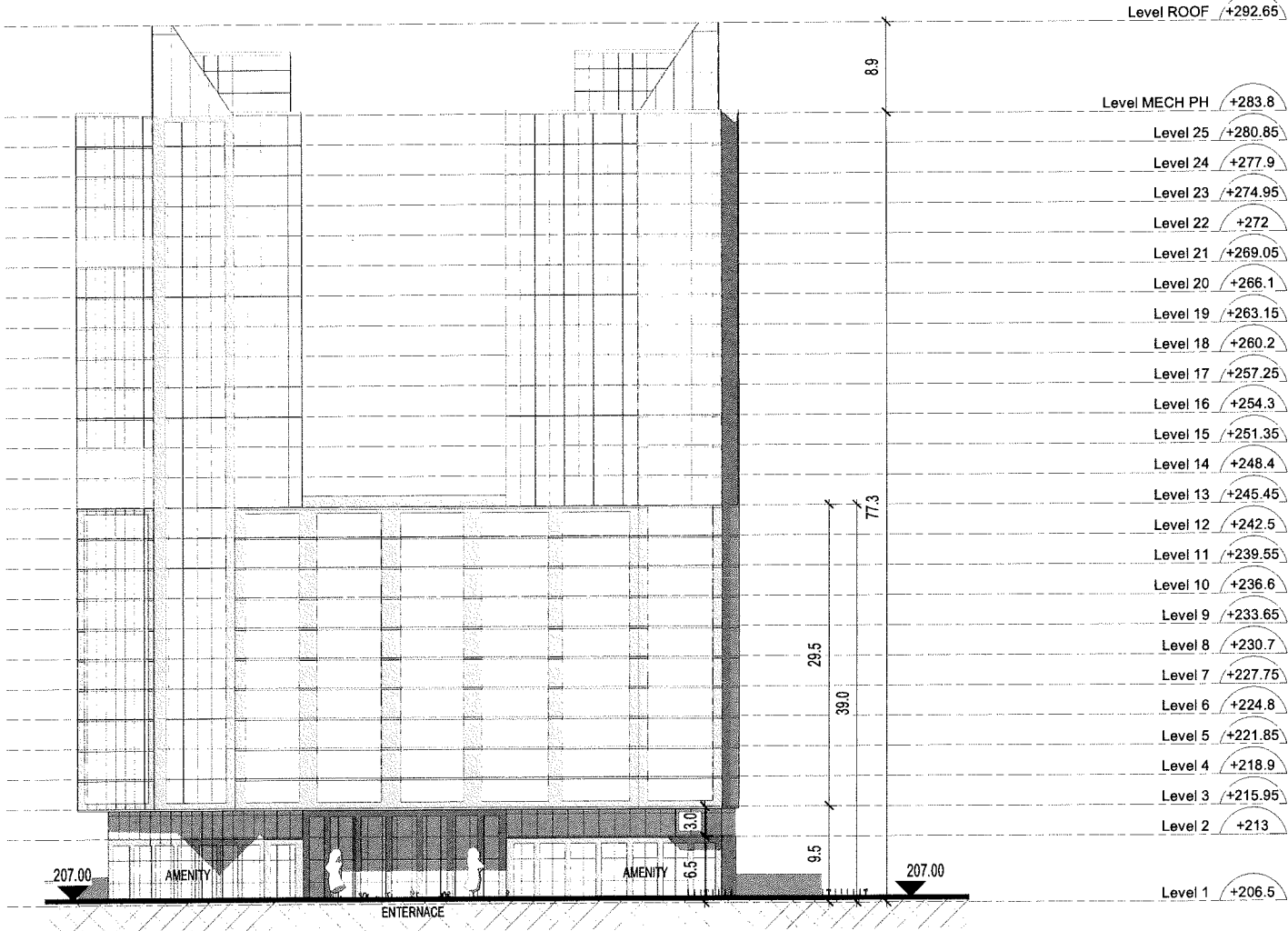
V:\227-229 Main Street\Barron\3-0 CONSULT\AMT\ST-0 ARCHITECTURE\2 Drawings\Rev\1-24-05-22 - 227-229 Main Street
 PLOT DATE: 2024-05-22 2:30:29 PM

227-229 MAIN ST. SOUTH

Received / Revised

MAY 22 2024

Committee of Adjustment

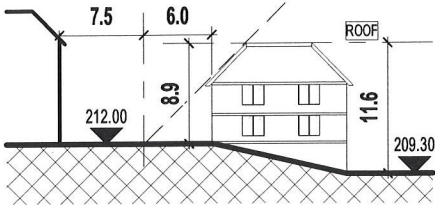


1 EAST ELEVATION
1 : 500

| | | | |
|------------------------------------|----------|-------------------|--------|
| A | 24-05-22 | ISSUED FOR C OF A | WL |
| No | Date | Revision | By |
| | | | |
| WAYNE LONG | | | C OF A |
| ARCHITECT | | | A5 |
| PROJECT NO. 227-229 MAIN ST. SOUTH | | | |

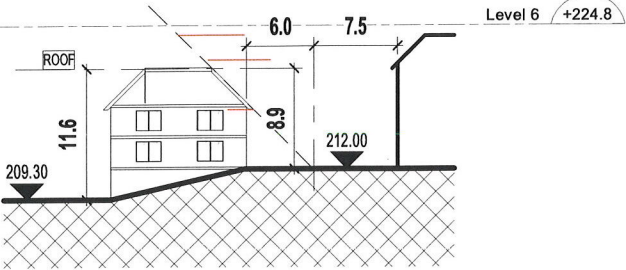
227-229 MAIN ST. SOUTH - 2024-05-22 - 2D ARCHITECTURAL DRAWING - EAST ELEVATION - 1:500 - 227-229 MAIN ST. SOUTH

227-229 MAIN ST. SOUTH



3 TOWNHOMES SOUTH ELEVATION

1 : 500



2 TOWNHOMES NORTH ELEVATION

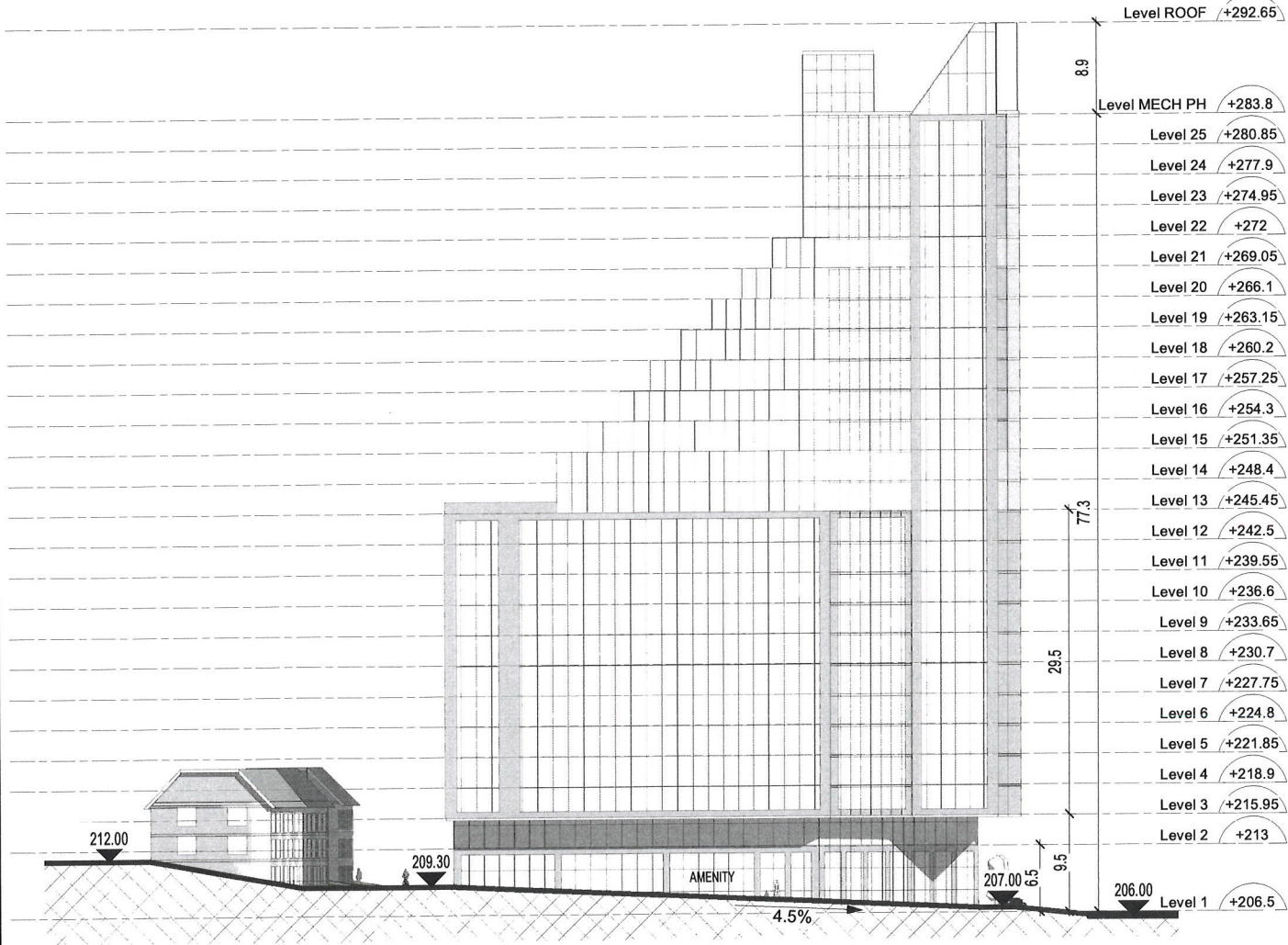
1 : 500

Received / Revised

MAY 22 2024

Committee of Adjustment

| | | | |
|---|----------|----------------------------|--------|
| A | 24-05-22 | ISSUED FOR C OF A | WL |
| No | Date | Revision | By |
| | | | |
| WAYNE LONG | | | C OF A |
| ARCHITECT | | | A6 |
| 24 Brent Road North Cambridge, ON N2C 2K1 Tel: 519-834-3873 | | www.waynelongarchitect.com | |

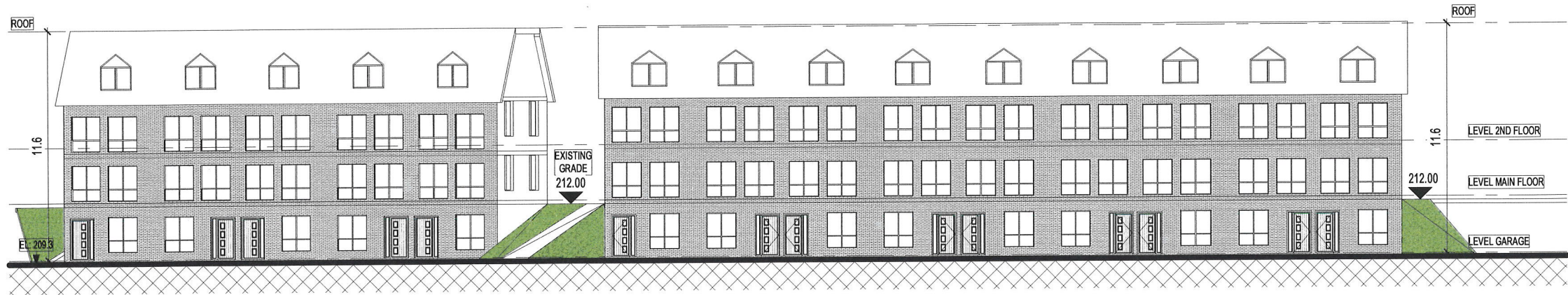


1 SOUTH ELEVATION

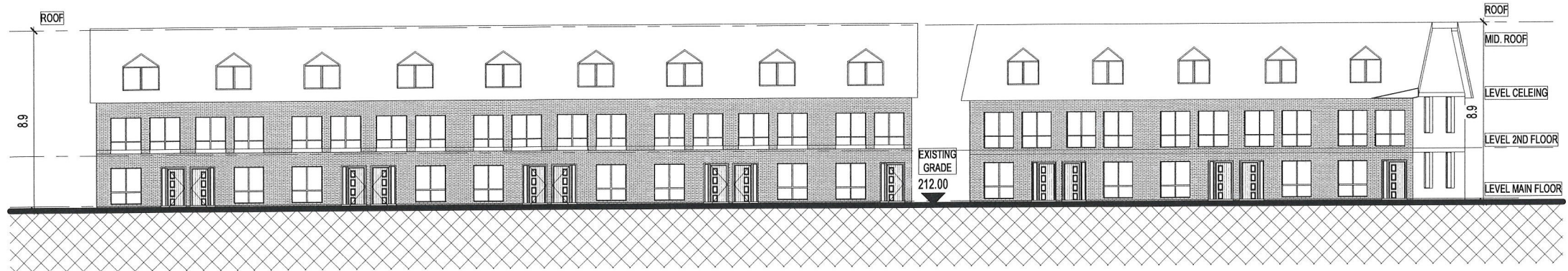
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227-229 MAIN ST. SOUTH



1 TOWNHOMES EAST ELEVATION
1 : 200



2 TOWNHOMES WEST ELEVATION
1 : 200

Received / Revised

MAY 22 2024

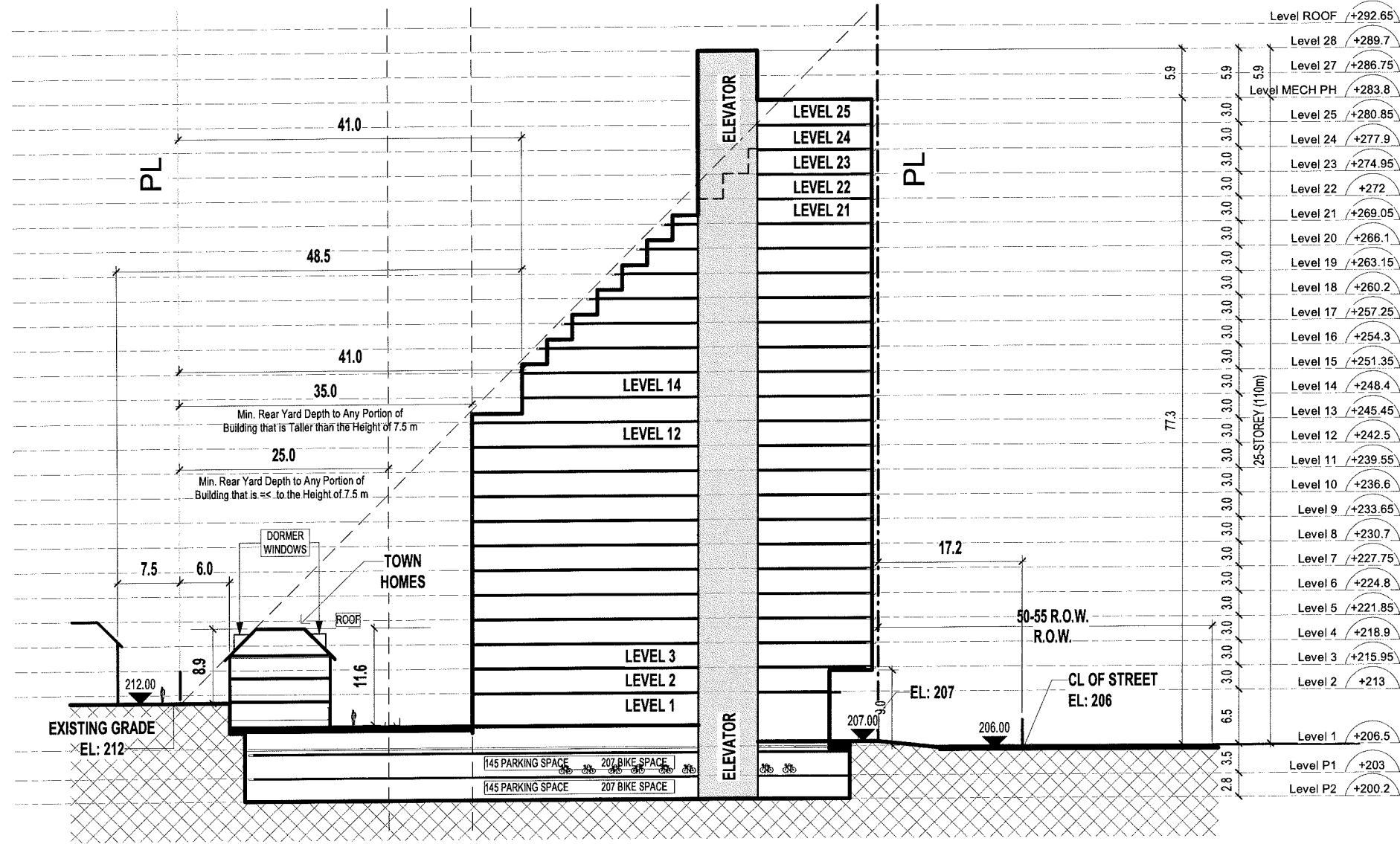
Committee of Adjustment

| A | 24-05-22 | ISSUED FOR C OF A | WL |
|----------------------|----------|----------------------------|-----------|
| No | Date | Revision | By |
| WAYNE | LONG | | C OF A |
| ARCHITECT | | | A7 |
| 24 Brent Road, North | | Cambridge, ON N1S 2K1 | |
| Tel: (416) 904-3873 | | www.waynelongarchitect.com | |

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227-229 MAIN ST. SOUTH
BRAMPTON, ON

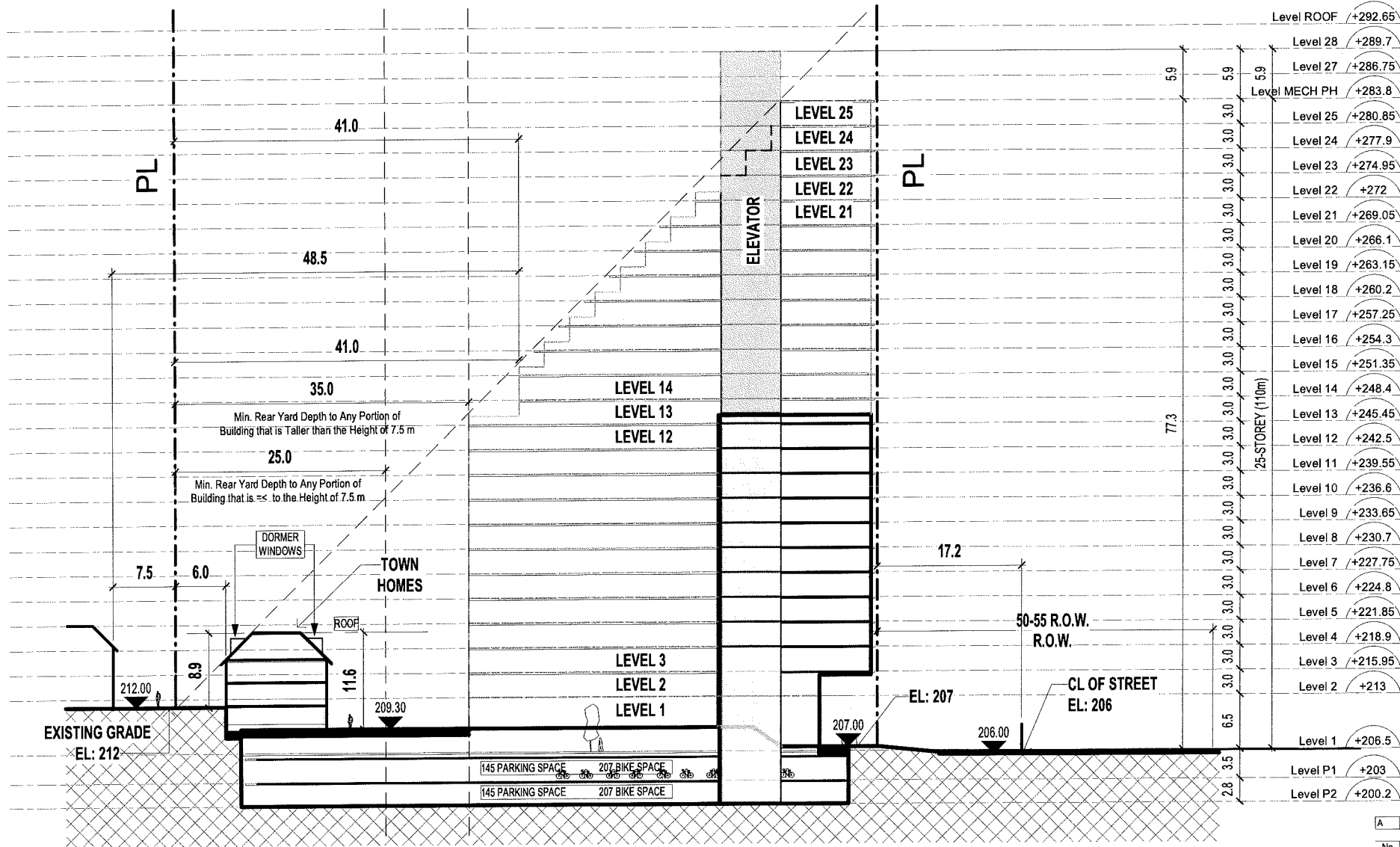
Received / Revised
MAY 22 2024
Committee of Adjustment



1 Section A
1 : 500

| | | |
|------------------------------|------|----------|
| A 24-05-22 ISSUED FOR C OF A | | WL |
| No | Date | Revision |
| WAYNE LONG | | C OF A |
| ARCHITECT | | A8 |

Received / Revised
 MAY 22 2024
 Committee of Adjustment



1 Section B
 1 : 500

| | | | | |
|----|------|------------|-------------------|--------|
| A | | 24-05-22 | ISSUED FOR C OF A | WL |
| No | Date | Revision | | By |
| | | WAYNE LONG | | C OF A |
| | | ARCHITECT | | A9 |

227-229 MAIN ST. SOUTH



Received / Revised

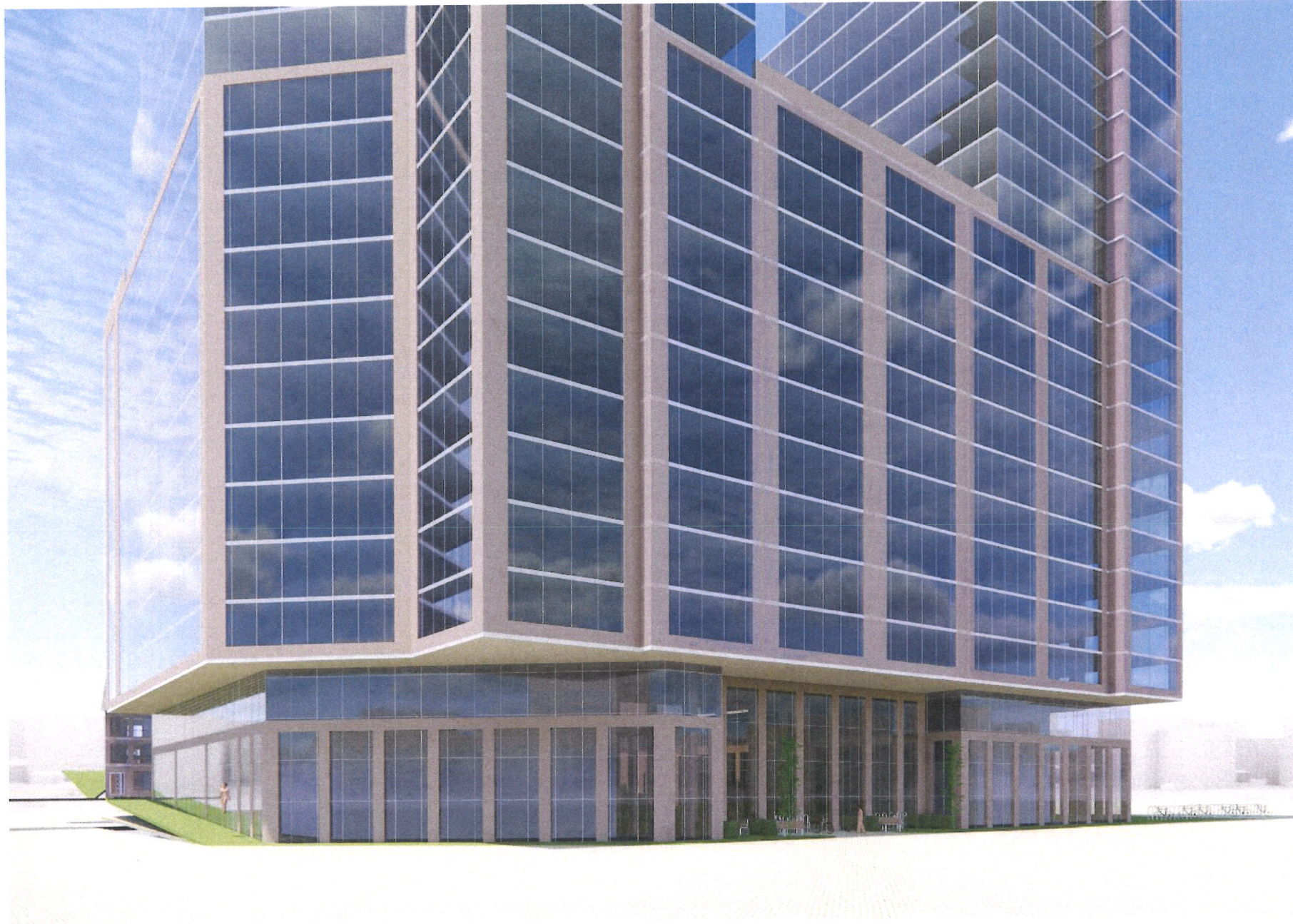
MAY 22 2024

Committee of Adjustment

| | | | |
|---------------------------------------|----------|---|--------|
| A | 24-05-22 | ISSUED FOR C OF A | WL |
| No | Date | Revision | By |
| | | WAYNE LONG | C OF A |
| | | ARCHITECT | A10 |
| 24 Burnt Pine North 7816, 924-8573 | | Cambridge, ON N1C 2M1 www.waynelongarchitect.com | |

PLOT DATE: 2024-05-22 11:30:37 AM V:\227-229 Main Street\Brampton\8 CONSULTANTS\ARCHITECTURE\Drawings\Rev\A24-05-22-227-229 Main St.rvt

227-229 MAIN ST. SOUTH



Received / Revised

MAY 22 2024

Committee of Adjustment

PROJECT DATE: 2024-05-22 12:30:58 PM

| A | 24-05-22 | ISSUED FOR C OF A | WL |
|--|----------|--|--------|
| No | Date | Revision | By |
| | | WAYNE LONG | C OF A |
| | | ARCHITECT | A11 |
| 24 Brent Road North Toronto, ON M2N 3Z1 | | Cambridge, ON N2C 2W7 www.waynelong.com | |

227 & 229 Main Street South
 Minor Variance Application

Attachment 1: Permitted Zoning Regulations and the Proposed Development

| OPA & ZONING BUILDING STATS COMPARISON | | 227-229 MAIN ST. S. |
|---|--------------------------------------|---------------------------------|
| DESCRIPTION | Permitted | Proposal |
| Zoning By-Law 27-2023 / Height | 45° Angle from Rear Lot PL up to 76m | 110 m |
| Zoning By-Law 27-2023 / Designation | HMU1 (H)- (Huronario Mixed Use One) | HMU1 |
| Max. Podium Height | 27.0 m | 27.0 m |
| Min. Tower Separation | 25.0 m | 22.0 m |
| Max. GFA | 39000 m ² | 58,640.00 m ² |
| Min. Tower Setback from edge of Podium at Front Yard | 3.0 m | 0.0 m |
| Min. Tower Setback from edge of Podium at Side Yard | 2.5 m | 0.0 m |
| Min. Front Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m |
| Min. Front Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m |
| Min. Exterior Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m |
| Min. Exterior Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m |
| Min. Interior Side Yard Setback to a Podium | 7.5 m | No Change |
| Min. Interior Side Yard Setback to a Tower | 12.5 m | No Change |
| Min. Rear Yard Depth to Any Portion of Building that is =< to the Height of 7.5 m | 25.0 m | 25.0 m |
| Min. Rear Yard Depth to Any Portion of Building that is Taller than the Height of 7.5 m | 35.0 m | 35.0 m |
| Proposed Residential Apartment Unit | | 812 |
| Vehicle Parking for Residents | 0.38 Per Unit = 309 | 0.0 to 0.2 Per Unit = Up to 163 |
| Vehicle Parking for Visitors | 0.20 Per Unit = 163 | 0.15 Per Unit = 122 |
| Bicycle Parking - Long Term | 0.05 Per Unit = 41 | 0.05 Per Unit = 41 |
| Bicycle Parking - Short Term | 0.10 Per Unit = 82 | 0.10 Per Unit = 82 |
| PROPOSED DENSITY - FSI | | 227-229 MAIN ST. S. |

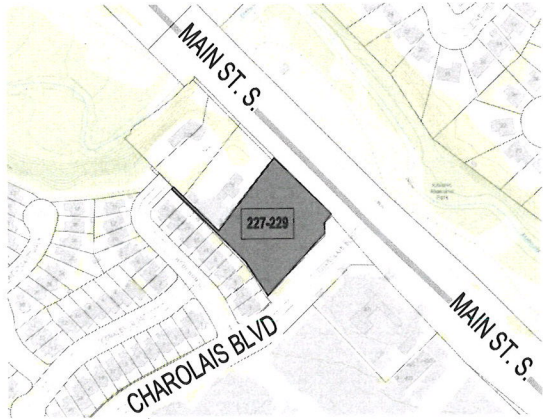
227 & 229 Main Street South
Minor Variance Application

| | |
|---|-------------|
| FSI = TOTAL ZONING GFA / SITE AREA | 9.21 |
|---|-------------|

729

227-229 MAIN ST. SOUTH

REVISED
RECEIVED
April 29, 2024



1 CONTEXT PLAN 1 : 5000

NOTE: BOTH GFA AND BUILDING HEIGHT REFLECT THE CURRENT 35 STOREY HIGH PROPOSAL HOWEVER PER RECENTLY APPROVED MTSA (SOUTH SIDE OF CHAROLAIS BLVD) BOTH GFA AND HEIGHTS WILL BE VARIED TO BE UNLIMITED

| No | Date | Revision | By |
|--|------|----------|--------|
| | | | |
| WAYNE LONG | | | C OF A |
| ARCHITECT | | | A1 |
| 24 Brent Road North Cambridge, ON N1S 2N1 Tel: 7416-954-8877 www.wlongarchitect.com | | | |

| SITE AREA | | 227-229 MAIN ST. S. | | | |
|---------------------------------------|---------------------|---------------------|-------------------------------|------------------------------|--|
| ADDRESS | HECTARE | ACRES | m ² | ft ² | |
| 227, 229 Main St. South, Brampton, ON | 0.64 hectare | 1.57 acres | 6,366.75 m ² | 68,531 ft ² | |
| | 0.00 hectare | 0.00 acres | | 0 ft ² | |
| TOTAL | 0.64 hectare | 1.57 acres | 6,366.75 m² | 68,531 ft² | |

| OPA & ZONING BUILDING STATS COMPARISON | | 227-229 MAIN ST. S. | |
|---|--------------------------------------|--------------------------|--|
| DESCRIPTION | Permitted | Proposal | |
| Official Plan 2006-234 / Designation | High Density Residential | High Density Residential | |
| Official Plan 2006-234 / Use | Mixed-Use Permitted @ Ground Floor | | |
| Official Plan 2006-234, Zoning By-Law 27-2023 / Hight | 45° Angle from Rear Lot PL up to 76m | 110 m | |
| Zoning By-Law 27-2023 / Designation | HMU1 (H)-(Huronario Mixed Use One) | HMU1 | |
| Max. Podium Height | 27.0 m | 27.0 m | |
| Min. Tower Separation | 25.0 m | 22.0 m | |
| Max. GFA | 39000 m ² | 60,908.00 m ² | |
| Min. Tower Setback from edge of Podium at Front Yard | 3.0 m | 0.0 m | |
| Min. Tower Setback from edge of Podium at Side Yard | 2.5 m | 0.0 m | |
| Min. Front Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m | |
| Min. Front Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m | |
| Min. Exterior Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m | |
| Min. Exterior Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m | |
| Min. Interior Side Yard Setback to a Podium | 7.5 m | 7.5 m | |
| Min. Interior Side Yard Setback to a Tower | 12.5 m | 12.5 m | |
| Min. Rear Yard Depth to Any Portion of Building that is =< to the Height of 7.5 m | 25.0 m | 25.0 m | |
| Min. Rear Yard Depth to Any Portion of Building that is Taller than the Height of 7.5 m | 35.0 m | 35.0 m | |

| PROPOSED DENSITY - FSI | | 227-229 MAIN ST. S. | |
|------------------------------------|--|---------------------|--|
| FSI = TOTAL ZONING GFA / SITE AREA | | 9.57 | |

| COVERAGE | | 227-229 MAIN ST. S. | | |
|-------------------|-------------------------------|------------------------------|----------------|--|
| BUILDING COVERAGE | 3,000.00 m ² | 32,292 ft ² | 47.12% | |
| PAVED AREAS | 2,400.00 m ² | 25,833 ft ² | 37.70% | |
| LANDSCAPED AREAS | 966.75 m ² | 10,406 ft ² | 15.18% | |
| SITE AREA | 6,366.75 m² | 68,531 ft² | 100.00% | |

| GFA Does not include Patios, Terraces, Balconies and Below Grade | | | | | | | | | | 227-229 MAIN ST. S. | | | |
|--|----|--------|----|-------------|-----------------------------------|--------------------------------|-------------------------------|--------------------------------|-------------------------------|----------------------|-----|-----------------------|------------|
| LEVEL | | FLOORS | | BUILDING A | | AREA (PER FLOOR) | | AREA (COMBINED) | | APT. UNITS PER FLOOR | | APT. UNITS (COMBINED) | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (LOBBY & SERVICE AREA) | 810.00 m ² | 8,719 ft ² | 810.00 m ² | 8,719 ft ² | 0 | 0 | 0 | 0 |
| LEVEL | 2 | TO | 2 | X 1 | LEVEL 2 (RES. APARTMENT) | 810.00 m ² | 8,719 ft ² | 810.00 m ² | 8,719 ft ² | 10 | 10 | 10 | 10 |
| LEVEL | 3 | TO | 8 | X 6 | LEVEL 3-8 (RES. APARTMENT) | 1,010.00 m ² | 10,872 ft ² | 6,060.00 m ² | 65,229 ft ² | 12 | 72 | 12 | 72 |
| LEVEL | 9 | TO | 35 | X 27 | LEVEL 9-35 TOWER (RES. APARTMENT) | 800.00 m ² | 8,611 ft ² | 21,600.00 m ² | 232,500 ft ² | 12 | 324 | 12 | 324 |
| LEVEL | 36 | TO | 36 | X 1 | ROOFTOP AMENITY | 0.00 m ² | 0 ft ² | 0.00 m ² | 0 ft ² | 0 | 0 | 0 | 0 |
| SUB TOTAL | | | | | | | | 29,280.00 m² | 315,167 ft² | | | 406 | 406 |
| LEVEL | | FLOORS | | BUILDING B | | AREA (PER FLOOR) | | AREA (COMBINED) | | APT. UNITS PER FLOOR | | APT. UNITS (COMBINED) | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (LOBBY & SERVICE AREA) | 910.00 m ² | 9,795 ft ² | 910.00 m ² | 9,795 ft ² | 0 | 0 | 0 | 0 |
| LEVEL | 2 | TO | 2 | X 1 | LEVEL 2 (RES. APARTMENT) | 910.00 m ² | 9,795 ft ² | 910.00 m ² | 9,795 ft ² | 10 | 10 | 10 | 10 |
| LEVEL | 3 | TO | 8 | X 6 | LEVEL 3-8 (RES. APARTMENT) | 990.00 m ² | 10,656 ft ² | 5,940.00 m ² | 63,938 ft ² | 12 | 72 | 12 | 72 |
| LEVEL | 9 | TO | 35 | X 27 | LEVEL 9-35 TOWER (RES. APARTMENT) | 800.00 m ² | 8,611 ft ² | 21,600.00 m ² | 232,500 ft ² | 12 | 324 | 12 | 324 |
| LEVEL | 36 | TO | 36 | X 1 | ROOFTOP AMENITY | 0.00 m ² | 0 ft ² | 0.00 m ² | 0 ft ² | 0 | 0 | 0 | 0 |
| SUB TOTAL | | | | | | | | 29,360.00 m² | 316,028 ft² | | | 406 | 406 |
| LEVEL | | FLOORS | | 5 TOWNHOMES | | AREA (PER FLOOR) | | AREA (COMBINED) | | TOWNHOMES PER FLOOR | | TOWNHOMES (COMBINED) | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (GARAGE & STAIRS) | 270.00 m ² | 2,906 ft ² | 270.00 m ² | 2,906 ft ² | 5 | 5 | 5 | 5 |
| LEVEL | 2 | TO | 2 | X 1 | LEVEL 2 RESIDENTIAL | 270.00 m ² | 2,906 ft ² | 270.00 m ² | 2,906 ft ² | 0 | 0 | 0 | 0 |
| LEVEL | 3 | TO | 3 | X 1 | LEVEL 3 RESIDENTIAL | 270.00 m ² | 2,906 ft ² | 270.00 m ² | 2,906 ft ² | 0 | 0 | 0 | 0 |
| SUB TOTAL | | | | | | | | 810.00 m² | 8,719 ft² | | | 5 | 5 |
| LEVEL | | FLOORS | | 9 TOWNHOMES | | AREA (PER FLOOR) | | AREA (COMBINED) | | TOWNHOMES PER FLOOR | | TOWNHOMES (COMBINED) | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (GARAGE & STAIRS) | 486.00 m ² | 5,231 ft ² | 486.00 m ² | 5,231 ft ² | 9 | 9 | 9 | 9 |
| LEVEL | 2 | TO | 2 | X 1 | LEVEL 2 RESIDENTIAL | 486.00 m ² | 5,231 ft ² | 486.00 m ² | 5,231 ft ² | 0 | 0 | 0 | 0 |
| LEVEL | 3 | TO | 3 | X 1 | LEVEL 3 RESIDENTIAL | 486.00 m ² | 5,231 ft ² | 486.00 m ² | 5,231 ft ² | 0 | 0 | 0 | 0 |
| SUB TOTAL | | | | | | | | 1,458.00 m² | 15,694 ft² | | | 9 | 9 |
| TOTAL | | | | | | 60,908.00 m² | 655,608 ft² | APT. UNITS = 812 | TOWNHOMES = 14 | | | 826 | 826 |

V:\227-229 Main Street Brampton\3-0 CONSULT\AT\SI\1-0 ARCH\TECH\1-2 Drawings\Revit\24-05-20 Main SI.rvt

PLOT DATE: 2024-04-10 3:08:55 PM

N44° 42' 10" E
2.45 m

HODGSON STREET

(0.30 RESERVE)

41.0m TO TOWER

Min. Rear Yard Depth to Any Portion of Building that is Taller than the Height of 7.5 m
35.0

Min. Rear Yard Depth to Any Portion of Building that is ≤ to the Height of 7.5 m
25.0

N37° 48' 05" E

PROPOSED RAMP AFTER R.O.W. REMOVAL

EXISTING RIGHT OF WAY

TOWER SETBACK

12.5

MAIN STREET SOUTH

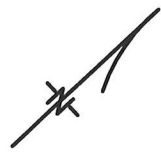
MAIN ST. S.
50m R.O.W.

227-229 MAIN ST. SOUTH

PART OF LOTS 1 AND 2, CONSESSION 1
WEST OF HURONTARIO STREET
CITY OF BRAMPTON

NOTE: BOTH GFA AND BUILDING HEIGHT REFLECT THE CURRENT
35 STOREY HIGH PROPOSAL
HOWEVER
PER RECENTLY APPROVED MTSA (SOUTH SIDE OF CHAROLAIS
BLVD) BOTH GFA AND HEIGHTS WILL BE VARIED TO BE UNLIMITED

REVISED
RECEIVED
April 29 2024



7.5m

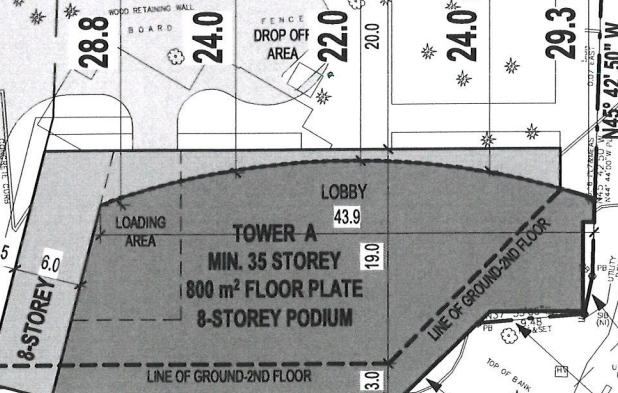
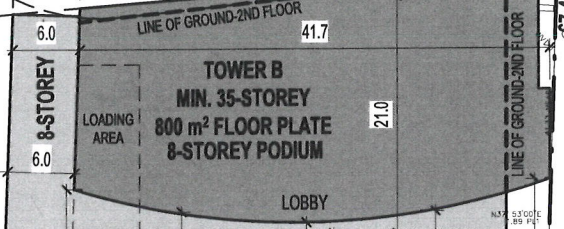
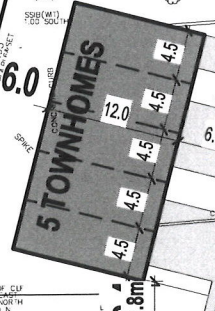
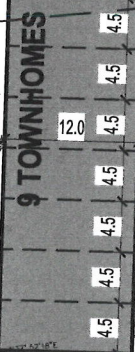
6.0

6.0

6.0

6.0

6.0



SITE PLAN
1 : 500

41.0m TO TOWER

CHAROLAIS BLVD
26.0m R.O.W.



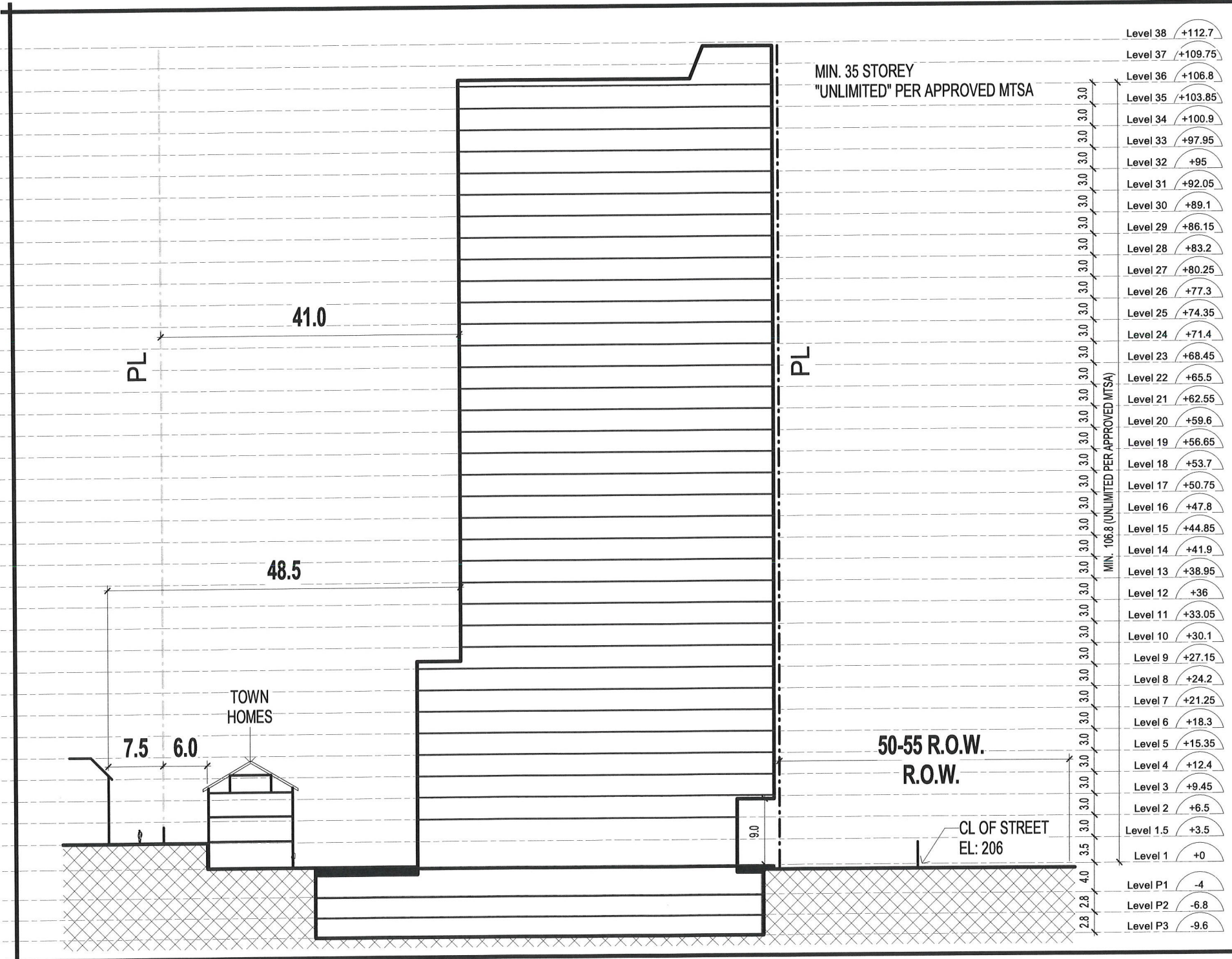
| No | Date | Revision | By |
|----|------|------------|--------|
| | | WAYNE LONG | C OF A |
| | | ARCHITECT | A2 |

V:\227-229 Main Street Brampton\3-CONSULT\PLAN\ST-1-DRAWINGS\REVISED-22-229-Main St.rvt

REVISED
RECEIVED
April 29, 2024

227-229 MAIN ST. SOUTH
BRAMPTON, ON

MIN. 35 STOREY
"UNLIMITED" PER APPROVED MTSA



| | |
|-----------|---------|
| Level 38 | +112.7 |
| Level 37 | +109.75 |
| Level 36 | +106.8 |
| Level 35 | +103.85 |
| Level 34 | +100.9 |
| Level 33 | +97.95 |
| Level 32 | +95 |
| Level 31 | +92.05 |
| Level 30 | +89.1 |
| Level 29 | +86.15 |
| Level 28 | +83.2 |
| Level 27 | +80.25 |
| Level 26 | +77.3 |
| Level 25 | +74.35 |
| Level 24 | +71.4 |
| Level 23 | +68.45 |
| Level 22 | +65.5 |
| Level 21 | +62.55 |
| Level 20 | +59.6 |
| Level 19 | +56.65 |
| Level 18 | +53.7 |
| Level 17 | +50.75 |
| Level 16 | +47.8 |
| Level 15 | +44.85 |
| Level 14 | +41.9 |
| Level 13 | +38.95 |
| Level 12 | +36 |
| Level 11 | +33.05 |
| Level 10 | +30.1 |
| Level 9 | +27.15 |
| Level 8 | +24.2 |
| Level 7 | +21.25 |
| Level 6 | +18.3 |
| Level 5 | +15.35 |
| Level 4 | +12.4 |
| Level 3 | +9.45 |
| Level 2 | +6.5 |
| Level 1.5 | +3.5 |
| Level 1 | +0 |
| Level P1 | -4 |
| Level P2 | -6.8 |
| Level P3 | -9.6 |

1 Section 1
1 : 500

| No | Date | Revision | By |
|------------|------|----------|-------------|
| WAYNE LONG | | | C OF A |
| ARCHITECT | | | A103 |

V:\227-229 Main Street Brampton\30 CONSULTANT\310 ARCHITECT\11-2 Drawings\Rev04-02-20 - Main St.rvt
 PLOT DATE: 2024-04-29 3:28:58 PM

227 & 229 Main Street South
Minor Variance Application

Attachment 1: Permitted Zoning Regulations and the Proposed Development

MINIMUM

| OPA & ZONING BUILDING STATS COMPARISON | | 227-229 MAIN ST. S. |
|---|--------------------------------------|---|
| DESCRIPTION | Permitted | Proposal |
| Zoning By-Law 27-2023 / Height | 45° Angle from Rear Lot PL up to 76m | 110 m <i>ANGULAR PLAN TO TOP OF ROOF UNLIMITED. MAX. HGT UNLIMITED.</i> |
| Zoning By-Law 27-2023 / Designation | HMU1 (H)- (Huronario Mixed Use One) | HMU1 |
| Max. Podium Height | 27.0 m | 27.0 m |
| Min. Tower Separation | 25.0 m | 22.0 m <i>- 25M. MAX.</i> |
| Max. GFA | 39000 m ² | 58,640.00 m ² <i>MINIMUM GFA</i> |
| Min. Tower Setback from edge of Podium at Front Yard | 3.0 m | 0.0 m |
| Min. Tower Setback from edge of Podium at Side Yard | 2.5 m | 0.0 m |
| Min. Front Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m |
| Min. Front Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m |
| Min. Exterior Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m |
| Min. Exterior Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m |
| Min. Interior Side Yard Setback to a Podium | 7.5 m | No Change |
| Min. Interior Side Yard Setback to a Tower | 12.5 m | No Change |
| Min. Rear Yard Depth to Any Portion of Building that is =< to the Height of 7.5 m | 25.0 m | 25.0 m <i>SEE BELOW FOR T.H. SETBACKS. MAX. BIRTH OF T.H. 12M.</i> |
| Min. Rear Yard Depth to Any Portion of Building that is Taller than the Height of 7.5 m | 35.0 m | 35.0 m <i>41.0 M TO TOWER</i> |
| Proposed Residential Apartment Unit | | 812 <i>MINIMUM. NO MAXIMUM</i> |
| Vehicle Parking for Residents | 0.38 Per Unit = 309 | 0.0 to 0.2 Per Unit = Up to 163 |
| Vehicle Parking for Visitors | 0.20 Per Unit = 163 | 0.15 Per Unit = 122 |
| Bicycle Parking - Long Term | 0.05 Per Unit = 41 | 0.05 Per Unit = 41 |
| Bicycle Parking - Short Term | 0.10 Per Unit = 82 | 0.10 Per Unit = 82 |
| PROPOSED DENSITY - FSI | | 227-229 MAIN ST. S. |

UPDATED APRIL 10 2024

TOWNHOUSE SETBACKS - WEST REAR YARD 6.0 M.
 - NORTH SIDE YARD - 1.8 M.
 - SOUTH SIDE YARD - 1.8 M.
 HEIGHT 10M TO FLAT ROOF 13M TO SLOPED
 6-9 ROOF RIDGE.

W.L.A
 APR-10/24.

REVISED
RECEIVED
April 29, 2024

227 & 229 Main Street South
Minor Variance Application

| | | | |
|------------------------------------|---------------------|------|---------------------------|
| FSI = TOTAL ZONING GFA / SITE AREA | <i>As submitted</i> | 9.21 | <i>UNLIMITED ALLOWED.</i> |
|------------------------------------|---------------------|------|---------------------------|

UPDATED APRIL 10 2024. AS.

709

*WVA
APR. 20/24*



PARENTE • BOREAN LLP
BARRISTERS AND SOLICITORS

Lawyer Direct Dial: (905) 850 -6068
E-mail: gborean@parenteborean.com
Law Clerk: (905) 850 -6066 ext. 234
Email: cpresenza@parenteborean.com

March 22, 2024

HAND DELIVERED TO:

City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2

Attention: Secretary Treasurer, Committee of Adjustment

RE: Minor Variance Application of Main Street Developments Inc. with respect to the property municipally known as 227 and 229 Main Street South, Brampton, On (the "Property")

Please be advised that we are the lawyers for Main Street Developments Inc. ("Main Street").

Main Street's principal, Joey Falvo, shall be hand delivering this correspondence and the enclosures to you and shall be paying the application fee via credit card. Accordingly, please find enclosed herein the following:

1. Minor Variance Application, duly executed, including attached thereto:
 - a. Appointment and Authorization of Agent;
 - b. Permission to Enter Form;
 - c. Attachment 1 to the Minor Variance Application, being the proposed variances chart; and
 - d. Attachment 2 to the Minor Variance Application, being the Context Plan and Site Plan.
2. As required, a second set of drawings, in duplicate, being the Context Plan and Site Plan.

If you have any questions or concerns, please feel free to contact me.

Yours truly,

PARENTE, BOREAN LLP
Gerard C. Borean

GCB/cp
Encl.

Zoning Non-compliance Checklist

File No.

A-2024-0109

Applicant: Main Street Developments Inc.

Address: 227 and 229 Main Street South

Zoning: HMU1(H)-3667

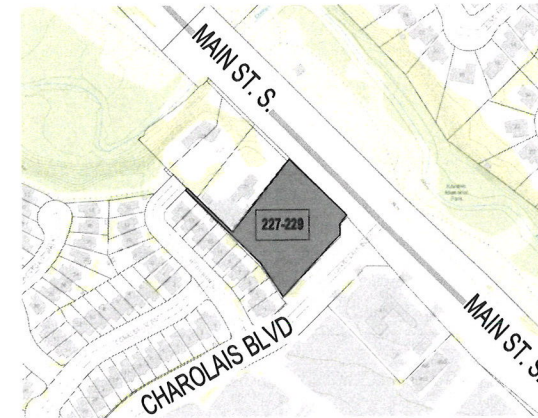
By-law 270-2004, as amended

| Category | Proposal | By-law Requirement | Section # |
|--|--|--|-----------|
| USE | | | |
| LOT DIMENSIONS AREA / DEPTH / WIDTH | | | |
| BUILDING SETBACKS FRONT / SIDE / REAR | To permit a 0.0m front yard setback to the tower | whereas the by-law requires a minimum 3.0 stepback from the edge of podium at the front yard and a 3.0m setback from the podium to the front yard | 3667.3.p) |
| | To permit a 0.0m exterior side yard setback to the tower | whereas the by-law requires a minimum 2.5 stepback from the edge of podium at the side yard and a 3.0m setback from the podium to the exterior side yard | 3667.3.q) |
| BUILDING SIZE | | | |
| BUILDING HEIGHT | To permit a building height of 110 metres | Whereas the by-law permits a maximum height of 76 metres | 3667.3.l) |
| GFA | To permit a Gross Floor Area of 59,640 square metres | whereas the By-law permits a maximum gross floor area of 39,000 square metres | 3667.3.b) |
| TOWER SEPARATION | To permit a tower separation of 22 metres | Whereas the by-law requires a tower separation of 25 metres | 3667.3.o) |
| FSI | To permit an FSI of 9.21 | Whereas the by-law permits a maximum FSI of 3.0 | 29.2.3 a) |
| ACCESSORY STRUCTURE SIZE / HEIGHT | | | |
| MULTIPLE ACCESSORY STRUCTURES | | | |
| DRIVEWAY WIDTH | | | |
| LANDSCAPED OPEN SPACE | To permit 26.18% landscape open space | Whereas the by-law requires a minimum 35% landscape open space | 3667.3.w) |
| ENCROACHMENTS | | | |
| PARKING | To permit 285 parking spaces | Whereas the By-law requires 471 parking spaces | 3667.3.s) |
| SCHEDULE "C" | | | |

____AMANDA DICKIE____
Reviewed by Zoning

____April 3, 2024____
Date

227-229 MAIN ST. SOUTH



1 CONTEXT PLAN 1 : 5000

NOTE: BOTH GFA AND BUILDING HEIGHT REFLECT THE CURRENT 35 STOREY HIGH PROPOSAL HOWEVER PER RECENTLY APPROVED MTSA (SOUTH SIDE OF CHAROLAIS BLVD) BOTH GFA AND HEIGHTS WILL BE VARIED TO BE UNLIMITED

Received / Revised

MAY 07 2024

Committee of Adjustment

| No | Date | Revision | By |
|----|------|------------|--------|
| | | WAYNE LONG | C OF A |
| | | ARCHITECT | A1 |

| SITE AREA | | 227-229 MAIN ST. S. | | | |
|---------------------------------------|---------------------|---------------------|-------------------------------|------------------------------|--|
| ADDRESS | HECTARE | ACRES | m ² | ft ² | |
| 227, 229 Main St. South, Brampton, ON | 0.64 hectare | 1.57 acres | 6,366.75 m ² | 68,531 ft ² | |
| | 0.00 hectare | 0.00 acres | | 0 ft ² | |
| TOTAL | 0.64 hectare | 1.57 acres | 6,366.75 m² | 68,531 ft² | |

| OPA & ZONING BUILDING STATS COMPARISON | | | 227-229 MAIN ST. S. | |
|---|--------------------------------------|-------------------------------|---------------------|--|
| DESCRIPTION | Permitted | Proposed | | |
| Official Plan 2006-234 / Designation | High Density Residential | High Density Residential | | |
| Official Plan 2006-234 / Use | Mixed-Use Permitted @ Ground Floor | | | |
| Official Plan 2006-234, Zoning By-Law 27-2023 / Hight | 45° Angle from Rear Lot PL up to 76m | 110 m | | |
| Zoning By-Law 27-2023 / Designation | HMU1 (H)-(Huronario Mixed Use One) | HMU1 | | |
| Max. Podium Height | 27.0 m | 27.0 m | | |
| Min. Tower Separation | 25.0 m | 22.0 m | | |
| Max. GFA | 39000 m ² | 60,908.00 m ² | | |
| Min. Tower Setback from edge of Podium at Front Yard | 3.0 m | 0.0 m | | |
| Min. Tower Setback from edge of Podium at Side Yard | 2.5 m | 0.0 m | | |
| Min. Front Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m | | |
| Min. Front Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m | | |
| Min. Exterior Yard Setback Below 8 meters in Height | 3.0 m | 3.0 m | | |
| Min. Exterior Yard Setback Above 8 meters in Height | 0.0 m | 0.0 m | | |
| Min. Interior Side Yard Setback to a Podium | 7.5 m | 7.5 m | | |
| Min. Interior Side Yard Setback to a Tower | 12.5 m | 12.5 m | | |
| Min. Rear Yard Depth to Any Portion of Building that is =< to the Height of 7.5 m | 25.0 m | 25.0 m | | |
| Min. Rear Yard Depth to Any Portion of Building that is Taller than the Height of 7.5 m | 35.0 m | 35.0 m | | |
| PARKING | | 450 (3 LEVELS) + 28 TOWNHOMES | | |

| PROPOSED DENSITY - FSI | | 227-229 MAIN ST. S. | |
|------------------------------------|--|---------------------|------|
| FSI = TOTAL ZONING GFA / SITE AREA | | | 9.57 |

| COVERAGE | | | | 227-229 MAIN ST. S. | | |
|-------------------|--|-------------------------------|------------------------------|---------------------|--|----------------|
| BUILDING COVERAGE | | 3,000.00 m ² | 32,292 ft ² | | | 47.12% |
| PAVED AREAS | | 2,400.00 m ² | 25,833 ft ² | | | 37.70% |
| LANDSCAPED AREAS | | 966.75 m ² | 10,406 ft ² | | | 15.18% |
| SITE AREA | | 6,366.75 m² | 68,531 ft² | | | 100.00% |

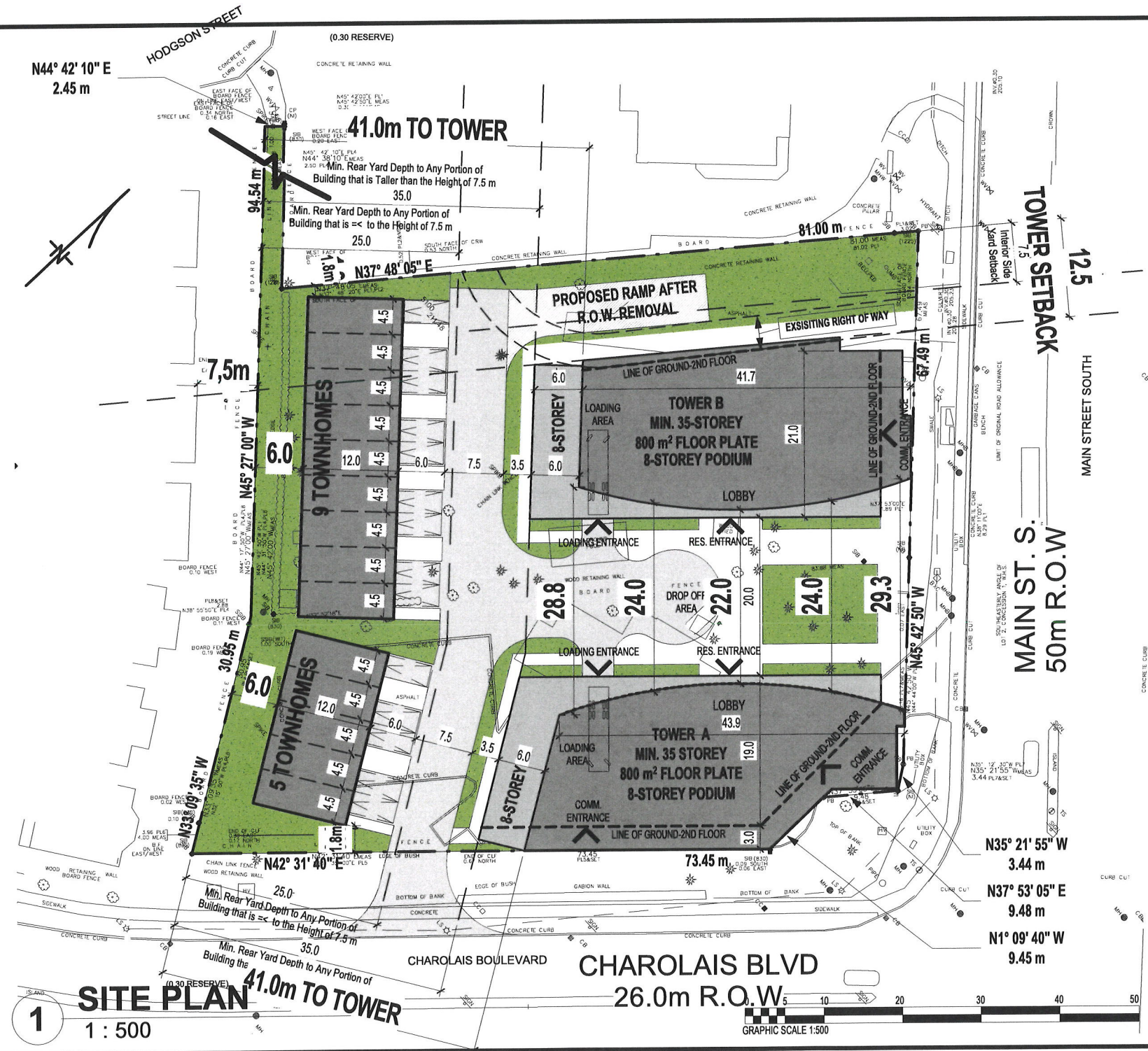
| GFA Does not include Patios, Terraces, Balconies and Below Grade | | | | | | | | | | 227-229 MAIN ST. S. | | | |
|--|----|--------|----|-------------|-----------------------------------|--------------------------------|-------------------------------|--------------------------------|-------------------------------|-----------------------|--|-----------------------|--|
| LEVEL | | FLOORS | | BUILDING A | | AREA (PER FLOOR) | | AREA (COMBINED) | | APT. UNITS PER FLOOR | | APT. UNITS (COMBINED) | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (LOBBY & SERVICE AREA) | 468.00 m ² | 5,038 ft ² | 468.00 m ² | 5,038 ft ² | 0 | | 0 | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (NON-RESIDENTIAL) | 342.00 m ² | 3,681 ft ² | 342.00 m ² | 3,681 ft ² | 0 | | 0 | |
| LEVEL | 2 | TO | 2 | X 1 | LEVEL 2 (RES. APARTMENT) | 810.00 m ² | 8,719 ft ² | 810.00 m ² | 8,719 ft ² | 10 | | 10 | |
| LEVEL | 3 | TO | 8 | X 6 | LEVEL 3-8 (RES. APARTMENT) | 1,010.00 m ² | 10,872 ft ² | 6,060.00 m ² | 65,229 ft ² | 12 | | 72 | |
| LEVEL | 9 | TO | 35 | X 27 | LEVEL 9-35 TOWER (RES. APARTMENT) | 800.00 m ² | 8,611 ft ² | 21,600.00 m ² | 232,500 ft ² | 12 | | 324 | |
| LEVEL | 36 | TO | 36 | X 1 | ROOFTOP AMENITY | 0.00 m ² | 0 ft ² | 0.00 m ² | 0 ft ² | 0 | | 0 | |
| SUB TOTAL | | | | | | | | 29,280.00 m² | 315,167 ft² | | | 406 | |
| LEVEL | | FLOORS | | BUILDING B | | AREA (PER FLOOR) | | AREA (COMBINED) | | APT. UNITS PER FLOOR | | APT. UNITS (COMBINED) | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (LOBBY & SERVICE AREA) | 528.00 m ² | 5,683 ft ² | 528.00 m ² | 5,683 ft ² | 0 | | 0 | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (NON-RESIDENTIAL) | 382.00 m ² | 4,112 ft ² | 382.00 m ² | 4,112 ft ² | 0 | | 0 | |
| LEVEL | 2 | TO | 2 | X 1 | LEVEL 2 (RES. APARTMENT) | 910.00 m ² | 9,795 ft ² | 910.00 m ² | 9,795 ft ² | 10 | | 10 | |
| LEVEL | 3 | TO | 8 | X 6 | LEVEL 3-8 (RES. APARTMENT) | 990.00 m ² | 10,656 ft ² | 5,940.00 m ² | 63,938 ft ² | 12 | | 72 | |
| LEVEL | 9 | TO | 35 | X 27 | LEVEL 9-35 TOWER (RES. APARTMENT) | 800.00 m ² | 8,611 ft ² | 21,600.00 m ² | 232,500 ft ² | 12 | | 324 | |
| LEVEL | 36 | TO | 36 | X 1 | ROOFTOP AMENITY | 0.00 m ² | 0 ft ² | 0.00 m ² | 0 ft ² | 0 | | 0 | |
| SUB TOTAL | | | | | | | | 29,360.00 m² | 316,028 ft² | | | 406 | |
| LEVEL | | FLOORS | | 5 TOWNHOMES | | AREA (PER FLOOR) | | AREA (COMBINED) | | APT. UNITS PER FLOOR | | TOWNHOMES (COMBINED) | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (GARAGE & STAIRS) | 270.00 m ² | 2,906 ft ² | 270.00 m ² | 2,906 ft ² | 5 | | 5 | |
| LEVEL | 2 | TO | 2 | X 1 | LEVEL 2 RESIDENTIAL | 270.00 m ² | 2,906 ft ² | 270.00 m ² | 2,906 ft ² | 0 | | 0 | |
| LEVEL | 3 | TO | 3 | X 1 | LEVEL 3 RESIDENTIAL | 270.00 m ² | 2,906 ft ² | 270.00 m ² | 2,906 ft ² | 0 | | 0 | |
| SUB TOTAL | | | | | | | | 810.00 m² | 8,719 ft² | | | 5 | |
| LEVEL | | FLOORS | | 9 TOWNHOMES | | AREA (PER FLOOR) | | AREA (COMBINED) | | APT. UNITS PER FLOOR | | TOWNHOMES (COMBINED) | |
| LEVEL | 1 | TO | 1 | X 1 | LEVEL 1 (GARAGE & STAIRS) | 486.00 m ² | 5,231 ft ² | 486.00 m ² | 5,231 ft ² | 9 | | 9 | |
| LEVEL | 2 | TO | 2 | X 1 | LEVEL 2 RESIDENTIAL | 486.00 m ² | 5,231 ft ² | 486.00 m ² | 5,231 ft ² | 0 | | 0 | |
| LEVEL | 3 | TO | 3 | X 1 | LEVEL 3 RESIDENTIAL | 486.00 m ² | 5,231 ft ² | 486.00 m ² | 5,231 ft ² | 0 | | 0 | |
| SUB TOTAL | | | | | | | | 1,458.00 m² | 15,694 ft² | | | 9 | |
| TOTAL | | | | | | 60,908.00 m² | 655,608 ft² | APT. UNITS = 812 | | TOWNHOMES = 14 | | 826 | |

P:\227-229 Main St South\Brampton\3.0 CONSULTANT\1.2 Drawings\Rev\024-05-07 - 227-229 Main St.txt

227-229 MAIN ST. SOUTH

PART OF LOTS 1 AND 2, CONSESSION 1
WEST OF HURONTARIO STREET
CITY OF BRAMPTON

NOTE: BOTH GFA AND BUILDING HEIGHT REFLECT THE CURRENT
35 STOREY HIGH PROPOSAL
HOWEVER
PER RECENTLY APPROVED M.T.S.A. (SOUTH SIDE OF CHAROLAIS
BLVD) BOTH GFA AND HEIGHTS WILL BE VARIED TO BE UNLIMITED



Received / Revised

MAY 07 2024

Committee of Adjustment

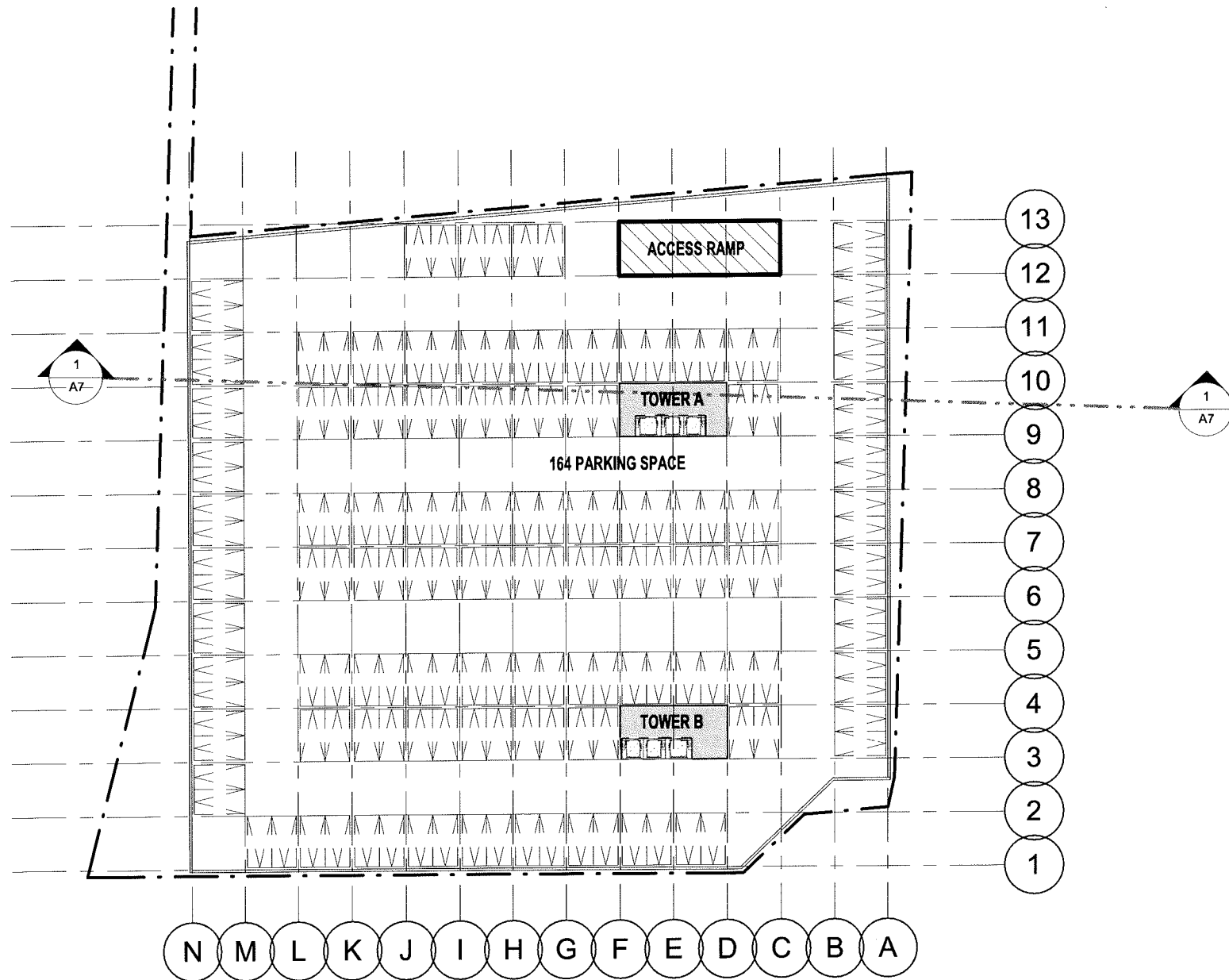
| No | Date | Revision | By |
|----|------|------------|--------|
| 1 | | WAYNE LONG | C OF A |
| | | ARCHITECT | A2 |

1
SITE PLAN
1 : 500

GRAPHIC SCALE 1:500

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227-229 MAIN ST. SOUTH
BRAMPTON, ON



Received / Revised
MAY 07 2024
Committee of Adjustment

1 LEVEL P1, P2, P3 FLOOR PLAN
1 : 500



| No | Date | Revision | By |
|----|------|------------|-----------|
| | | WAYNE LONG | C OF A |
| | | ARCHITECT | A4 |

PROJECT: 227-229 MAIN ST. SOUTH BRAMPTON, ON. ARCHITECT: WAYNE LONG ARCHITECT. DATE: 2024-05-07. SHEET: A4

227-229 MAIN ST. SOUTH
BRAMPTON, ON



1 Level 1
1 : 500

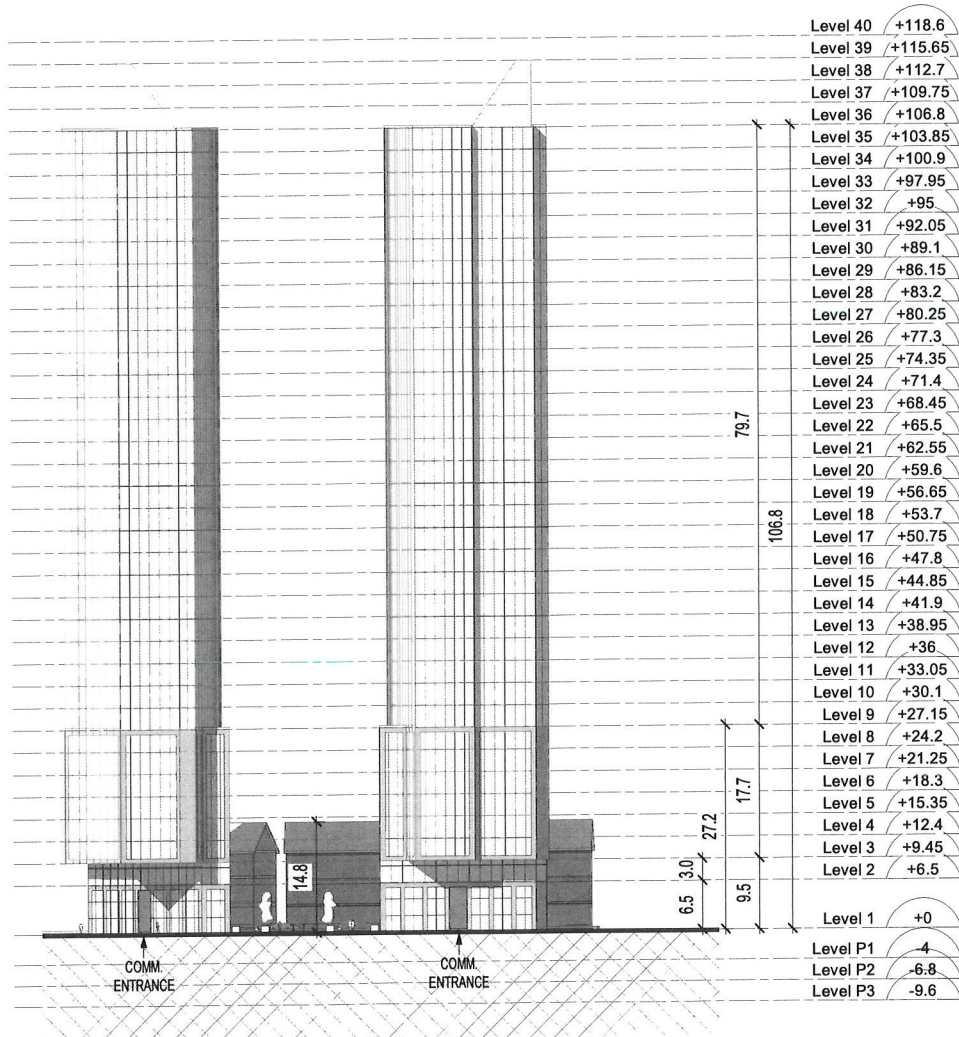


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MAY 07 2024
Committee of Adjustment

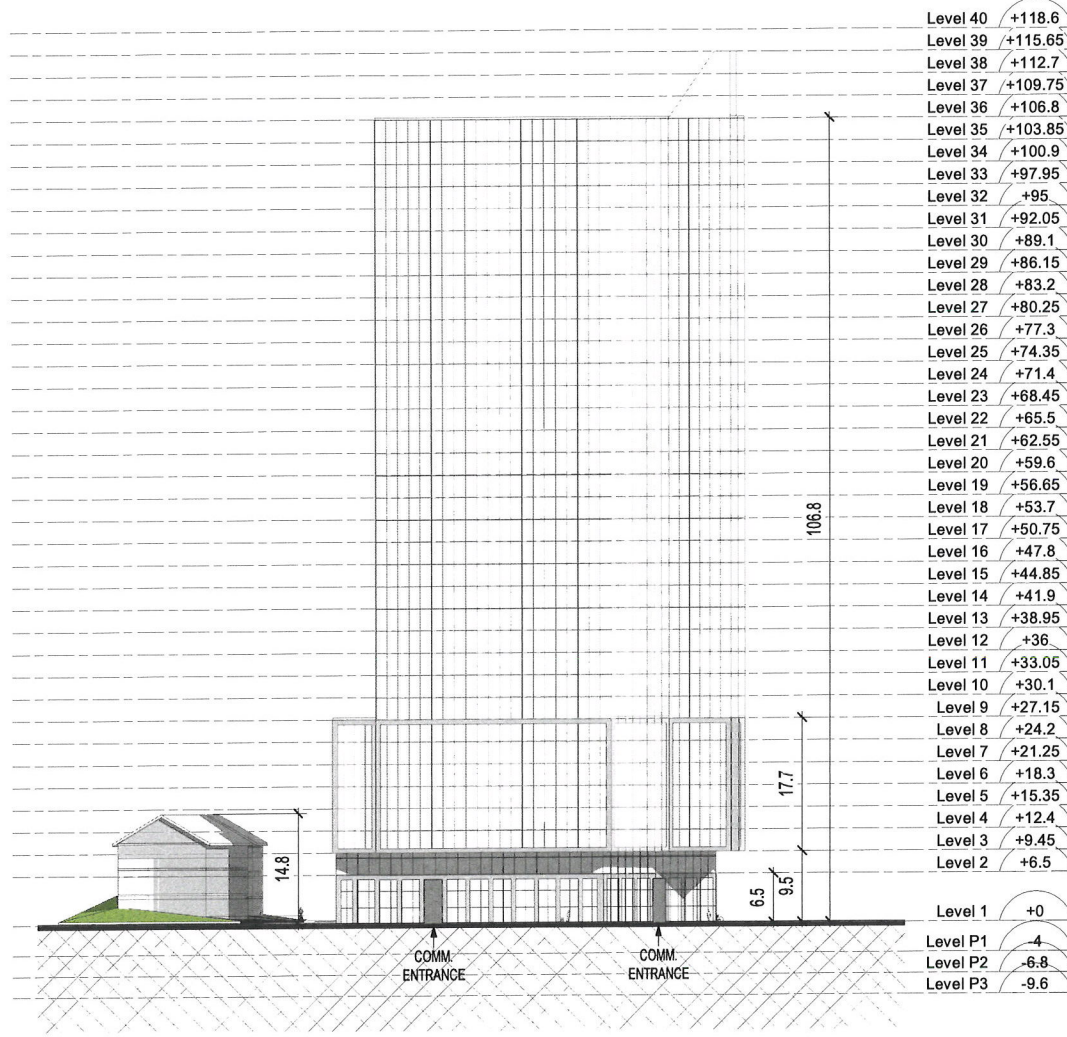
| No | Date | Revision | By |
|----|------|------------|-----------|
| | | WAYNE LONG | C OF A |
| | | ARCHITECT | A5 |

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227-229 MAIN ST. SOUTH
BRAMPTON, ON



1 EAST ELEVATION
1 : 750



2 SOUTH ELEVATION
1 : 750

Received / Revised
MAY 07 2024
Committee of Adjustment

| No | Date | Revision | By |
|----|------|------------|--------|
| | | WAYNE LONG | C OF A |
| | | ARCHITECT | A6 |

PLOT DATE: 2024-05-08 10:07:05 AM

