

Application for Minor VarianceSection 45 of the *Planning Act*, R.S.O. 1990 c.P.13**Please Note: You are receiving this notice as you are within 60 meters of the subject property.**

Application Number: A-2024-0109
Property Address: 227 and 229 Main Street South
Legal Description: Con 1 Part Lot 2, Plan 43M518, Part Block 213, Ward 3
Agent: Gerard C. Borean
Owner(s): Main Street Developments Inc., c/o Parente Borean LLP
Other applications: nil
under the *Planning Act*
Meeting Date and Time: Tuesday, July 16, 2024, at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers,
4th Floor Brampton City Hall, 2 Wellington Street West

Purpose of the Application:

1. To permit a back-to-back townhouse dwelling, whereas the By-law does not permit the use;
2. To provide no commercial uses within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd, whereas the By-law requires any portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street and Charolais Blvd shall be used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies;
3. To permit a rear yard depth of 6.0 metres to a proposed back-to-back townhouse dwelling, Whereas the By-law requires a minimum rear yard depth of 25 metres for any portion of the building less than or equal to a height of 7.5 metres, and 35 metres to any portion of the building taller than 7.5 metres;
4. To permit a front yard setback of 60 metres to a proposed back-to-back townhouse dwelling, Whereas the by-law does not permit a back-to-back townhouse dwelling;
5. To permit an interior side yard setback of 1.8 metres to a proposed back-to-back townhouse dwelling, whereas the by-law does not permit a back-to-back townhouse dwelling;
6. To permit an exterior side yard setback of 1.8 metres to a proposed back-to-back townhouse dwelling, whereas the by-law does not permit a back-to-back townhouse dwelling;
7. To permit a 0.0m tower setback from the edge of the podium at front yard, whereas the by-law requires a minimum tower setback of 3.0 metres from the edge of podium at the front yard;
8. To permit a 0.0m tower setback from the edge of the podium at side yard, whereas the by-law requires a minimum tower setback of 2.5 metres from the edge of podium at the side yard;
9. To permit all portions of the building with the exception of the elevator shaft and mechanical rooftop equipment to be located within the height limits set by a line that extends upward at a 45-degree angle from the rear property line, to a maximum height of 80 metres, whereas the by-law requires all portions of a building must be located within the height limits set by a line that extends upwards at a 45 degree angle, or lower, from the rear property line to a maximum height of 76 metres;
10. To permit a maximum height of 11.8 metres for the back-to-back townhouse dwelling, Whereas the by-law does not permit a back-to-back townhouse dwelling;
11. To permit a maximum podium Height of 41.0 metres, whereas the By-law permit a maximum podium height of 27.0 metres;
12. To permit a maximum Gross Floor Area of 48,500 square metres, whereas the By-law permits a maximum gross floor area of 39,000 square metres;
13. To permit a tower separation of 20 metres, whereas the by-law requires a tower separation of 25 metres;
14. To permit a maximum FSI of 7.62, whereas the by-law permits a maximum FSI of 3.0;
15. To permit a minimum landscaped open space of 24.9% of the lot area, including landscaped hard surfaces, whereas the by-law requires a minimum landscaped open space of 35% of the lot area, including landscaped hard surfaces;
16. To permit parking to be calculated at a rate of 0.2 spaces per unit for residents and 0.15 spaces per unit for visitors, whereas the by-law requires that parking be calculated at a rate of 0.38 spaces per unit for residents and 0.20 spaces per unit for visitors;

17. To permit the first storey of any back-to-back townhouse wall adjacent to a street, to have a minimum 10% of the gross area of the portion of the wall above grade shall have windows and/or doors, whereas the by-law requires the first storey of any wall adjacent to a street, a minimum 70% of the gross area of the portion of the wall above grade shall have windows and/or doors; and
18. To permit a continuous street wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, privately-owned publicly accessible spaces, required rear yard setback to the back-to-back townhomes and the length of frontage occupied by the back to back townhomes along Charolais Blvd, whereas the by-law requires that a continuous street wall at grade level must occupy at least 95% of the entire available frontage facing Main Street and 95% of the entire available frontage facing any other public street. For the purposes of this subsection, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

Participate in the Meeting:

- Send an email with your written comments to coa@brampton.ca. Written submissions must include your name and mailing address, the application number or property address you are commenting on, along with authorization to post your correspondence on the agenda and must be received no later than **4:00 pm on Thursday, July 11, 2024**.
- Participate in person by attending the meeting on the date and time noted above. You are encouraged to register for in person attendance by emailing coa@brampton.ca and indicating if you plan to address Committee.
- Participate virtually (computer, tablet or smartphone). To participate virtually via WebEx, you must register in advance, no later than **4:00 pm on Thursday, July 11, 2024**, by emailing coa@brampton.ca, and providing your name, mailing address, phone number and email address. Confirmation of registration and participation instructions will be provided.

Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may make a decision in your absence, and you will not be entitled to any further notice in the proceedings.

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

Appeal Process: If you wish to be notified of the decision of Committee, you must submit a written request to coa@brampton.ca. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please be advised that only the applicant, municipality, certain public bodies and the Minister can appeal a decision to the OLT. If a decision is appealed, you may request participant status by contacting olt.clo@ontario.ca.

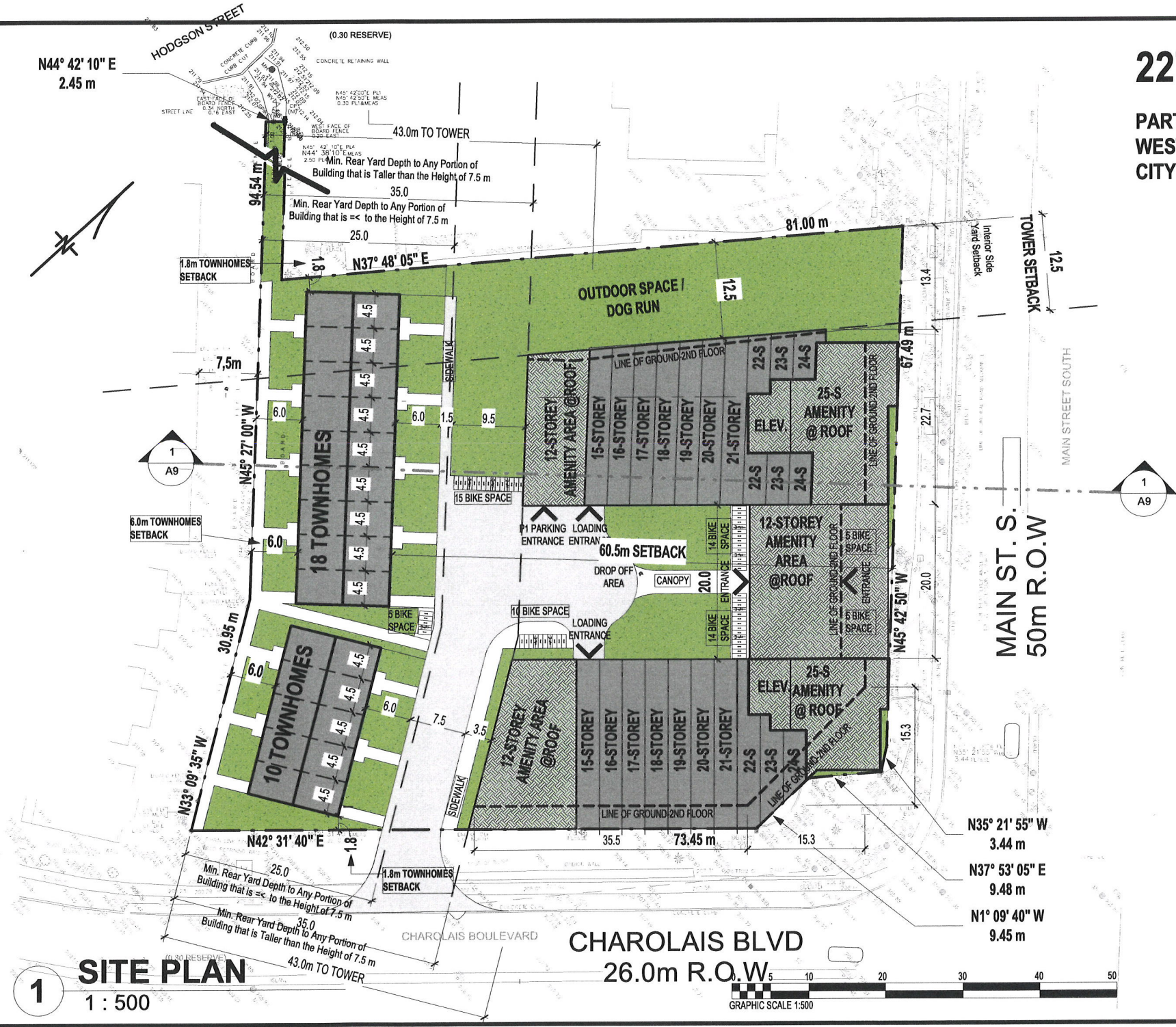
Owners are requested to ensure that their tenant(s) are notified of this application and meeting date. This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

Dated this 2nd day of July 2024

Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
P: 905.874.2117
E: coa@brampton.ca

227-229 MAIN ST. SOUTH

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



Received / Revised

JUN 04 2024

Committee of Adjustment

2	24-05-30	LEVEL 25 FLOOR PLAN	WL
1	24-05-30	RE-ISSUED FOR C OF A	WL
A	24-05-22	ISSUED FOR C OF A	WL

No	Date	Revision	By
WAYNE LONG			C OF A
ARCHITECT			A2

1 SITE PLAN
1 : 500



V:\227-229 Main St. South Brampton\3-0 CONSULTANT\1-0 ARCHITECT\1-2 Drawings\Rev\ICZ-05-21 - 227-229 Main St.rvt