

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-2024-0321
Property Address: 499 Main Street South
Legal Description: Chinguacousy Con 1 WHS Part Lot 1,
RP 43R7534 Parts 2 to 10, Ward 3
Agent: SvN Architects + Planners c/o Kelly Graham
Owner(s): 1388688 Ontario Inc. (RioCan)
Other applications: nil
under the *Planning Act*

Meeting Date and Time: Tuesday, September 17, 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 an above ground parking structure having a rear yard setback of 3.3 metres, whereas the by-law requires a minimum rear yard setback of 6 metres;
2. To permit an above ground parking structure having an interior side yard setback of 0.5 metres, whereas the by-law requires a minimum interior side yard setback of 3 metres;
3. To permit an above ground parking structure having a ground floor height of 2.9 metres, whereas the by-law requires a minimum ground floor height of 4 metres for an above ground parking structure that fronts onto a public street;
4. To permit apartment dwellings having a building height of 132 metres (Tower A) and 117 metres (Tower B), whereas the by-law permits a maximum building height of 97 metres for apartment dwellings;
5. To permit the mechanical penthouse to project beyond the permitted building height by 7.5 metres, whereas the by-law permits the mechanical penthouse to project beyond the permitted building height by a maximum 3 metres;
6. To permit visitor parking spaces to be provided on adjacent lands addressed 499 Main Street South within 100 metres of the subject site (Phase 1 development), whereas the by-law requires that required parking spaces be provided on the same lot or parcel as the use they are intended to serve;
7. To permit a building wall at grade level to occupy 78% of the available frontage facing Steeles Avenue East, whereas the by-law requires that a building wall occupy a minimum 95% of the available frontage facing Steeles Avenue East; and
8. To permit the tower portion of an apartment building located within 15 metres of Steeles Avenue West to be setback 0.0 metres and 1.2 metres from the edge of the podium, whereas the by-law requires that, for any building within 15 metres of Steeles Avenue West, the tower portion of the building must be setback a minimum 2 metres from the edge of the podium.

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 **12:00 pm on Thursday, September 12, 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 **12:00 pm on Thursday, September 12, 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.



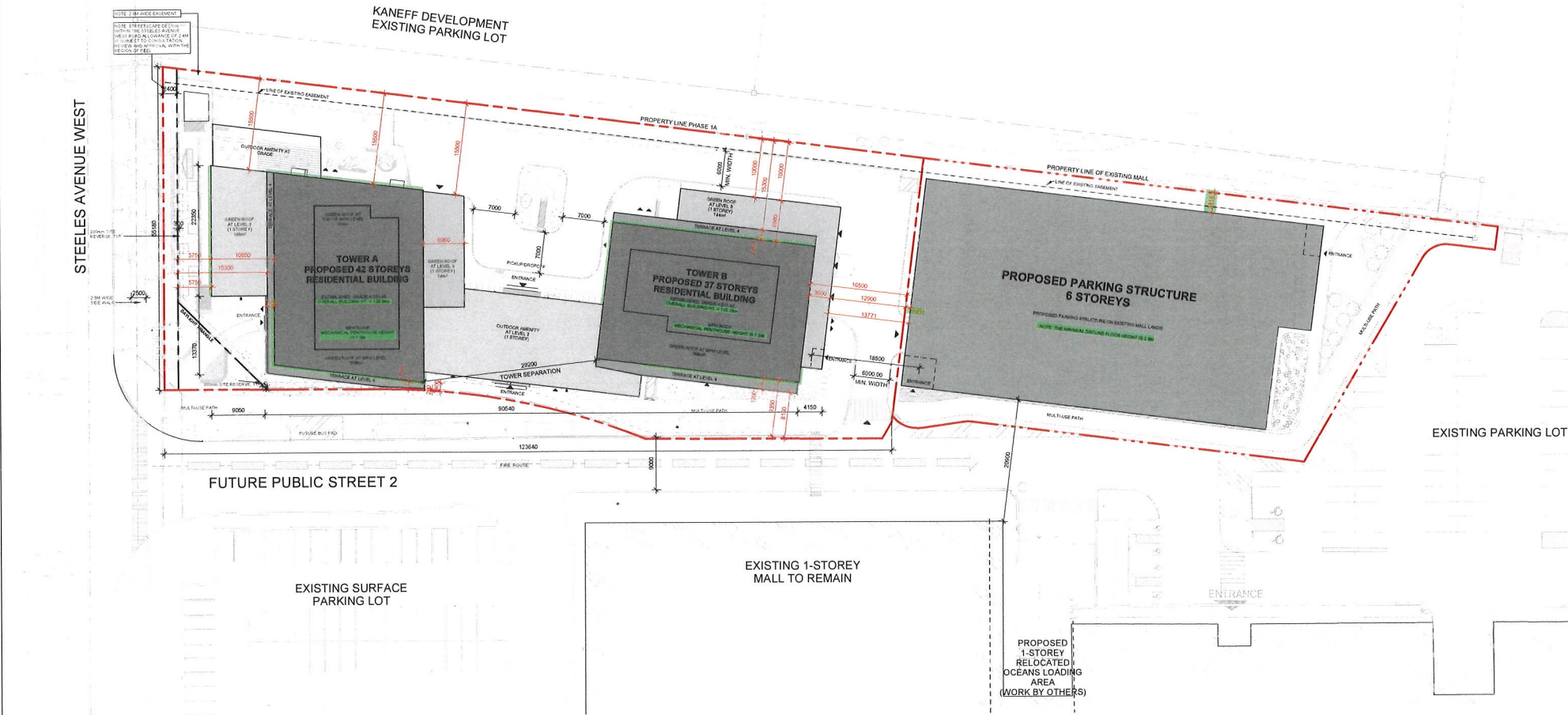
Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas and may be viewed in person in the City Clerk's Office during regular business hours. More information regarding the Committee of Adjustment is available at www.brampton.ca.

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 5th day of September 2024

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



1 | Minor Variance Diagram
1 : 350

City File No.
SPA-2022-0120

ONTARIO ASSOCIATION
OF
ARCHITECTS
REGISTERED
LICENCE

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Do not scale the drawings.

This Drawing is Not To Be Used For Construction Until Signed By the Architect.

Date:

KIRKOR
ARCHITECTS AND PLANNERS

Revisions		
No.	Revision	Date
03	Minor Variance Application	August 12, 2024
02	SPA resubmission #1	April 26, 2024
01	SPA	June 22, 2022
No.	Issued For	Date

RIO CAN

Client:
1388688 Ontario Ltd. RioCan

499 Main Street South, Brampton, ON
Proposed Residential Development

Drawing Title
Minor Variance
Diagram

Scale
1 : 350

Drawn by
AC

Checked by
CA

Project No.
22-104

Date
08/09/24

Drawing No.
A101A/B