



September 13, 2024

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

Attention: Clara Vani, Secretary-Treasurer, Committee of Adjustment

**RE: Application for Minor Variances - 499 Main Street South
City File No. A-2024-0321**

On behalf of RioCan Management Inc. and 1388688 Ontario Ltd ("RioCan"), we would like to modify our requested minor variances as shown on the attached redlined agenda item 9.27.

The proposed residential development and ancillary parking structure are subject to active site plan control applications which are currently with Staff for review. The associated City file numbers are SPA-2022-0120 and SPA-2024-01014. It is RioCan's intent to continue to work with City Staff to refine the proposal and return to the Committee of Adjustment at a later date for any variances related to the parking structure (variances #1-3) and the tower setback (variance #8).

For the Phase 1A residential building, it is our intent to proceed with the variances save and except for variance #8 which concerns tower step-backs. While we believe that the minor variance criteria are met, both individually and collectively, we understand that Staff have concerns and we have committed to reviewing the building design with RioCan's architect.

Based on discussions with Planning and Urban Design Staff on September 12, we understand that Staff support the deferral of these variances.

Best regards,

A handwritten signature in black ink, appearing to read 'Kelly Graham'.

Kelly Graham, MCIP, RPP
Associate, Planning

C. Stuart Craig, RioCan
 Joel Farber, Fogler Rubinoff

Attachments: Committee of Adjustment Agenda Item 9.27 redline

1388688 Ontario Inc.

499 Main Street South

Chinguacousy Con 1 WHS Part Lot 1, RP 43R7534 Parts 2 to 10, Ward 3

The applicant(s) are requesting the following variance(s):

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.