

**Application for Minor Variance**Section 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-2024-0352  
**Property Address:** 122-130 Main Street North, 6 & 7 Nelson Street East,  
7 & 11 Church Street East  
**Legal Description:** Plan BR2, Lots 53 and 54 Part Lots 49 to 52, 55 to 59, 85,  
86 E Hurontario St N, Queen St, and RP 43R6278, Parts 1  
and 2, Ward 1  
**Agent:** UrbanSolutions Planning & Land Development  
Consultants Inc.  
**Owner(s):** Rose Garden Investments LP,  
**Meeting Date and Time:** Tuesday, October 15, 2024 at 9:30 am  
**Meeting Location:** Hybrid in-person and virtual meeting – Council Chambers,  
4<sup>th</sup> Floor Brampton City Hall, 2 Wellington Street West

**The applicant(s) are requesting the following variance(s) associated with the Consent Application(s):**

1. To permit a maximum front yard setback (Main Street North) of 8.5 metres, whereas the by-law permits a maximum front yard setback of 3.0 metres;
2. To permit a minimum front yard setback of 8.5 metres to a tower and 0.0 metres to a podium, whereas the by-law requires a minimum front yard setback of 10.0 metres to a tower and 1.7 metres to a podium;
3. To permit an interior side yard setback of 0.0 metres to a podium abutting a commercial zone, whereas the by-law permits a minimum interior side yard setback of 0.5 metres podium abutting a commercial zone;
4. To permit an exterior side yard setback of 9.5 metres to a podium, whereas the by-law requires a minimum exterior side yard setback of 15.0 metres;
5. To permit a minimum rear yard setback of 1.2 metres to a zone boundary, whereas the by-law requires a minimum rear yard setback of 10.0 metres to the zone boundary;
6. To permit a maximum building height of 35 storeys, whereas a maximum building height of 29-storeys is currently permitted;
7. To permit a minimum non-residential gross floor area of 405 square metres, whereas a minimum non-residential gross floor area of 2000.0 metres is currently permitted; and
8. To permit a visitor parking rate of 0.05 spaces per unit, whereas the by-law requires a minimum visitor parking rate of 0.20 spaces per unit.

**Participate in the Meeting:**

- Send an email with your written comments to [coa@brampton.ca](mailto: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 comments on the agenda and must be received no later than **12:00 pm on Thursday, October 10, 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](mailto: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, October 10, 2024**, by emailing [coa@brampton.ca](mailto: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 decide in your absence, and you will not be entitled to any further notice in the proceedings.

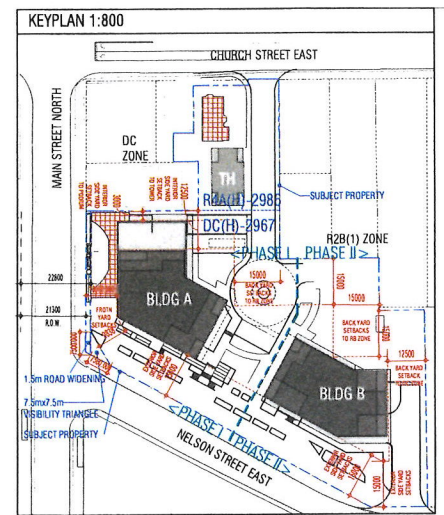
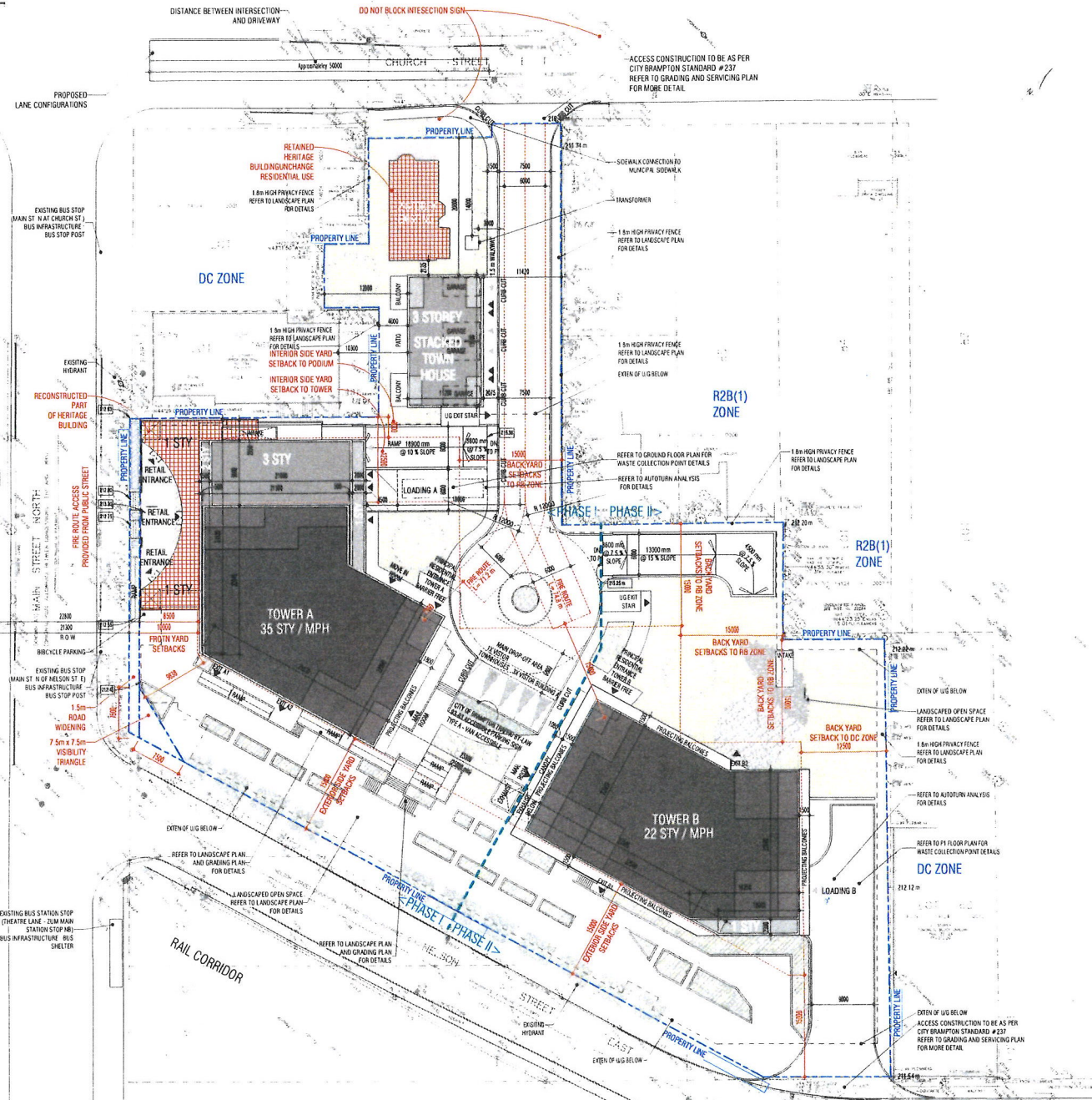
**Viewing Application Materials:** The application and related materials are available online at [www.brampton.ca/en/city-hall/meetings-agendas](http://www.brampton.ca/en/city-hall/meetings-agendas) and may be viewed in person in the City Clerk's Office during regular business hours. More information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

Dated this 26th day of September 2024

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





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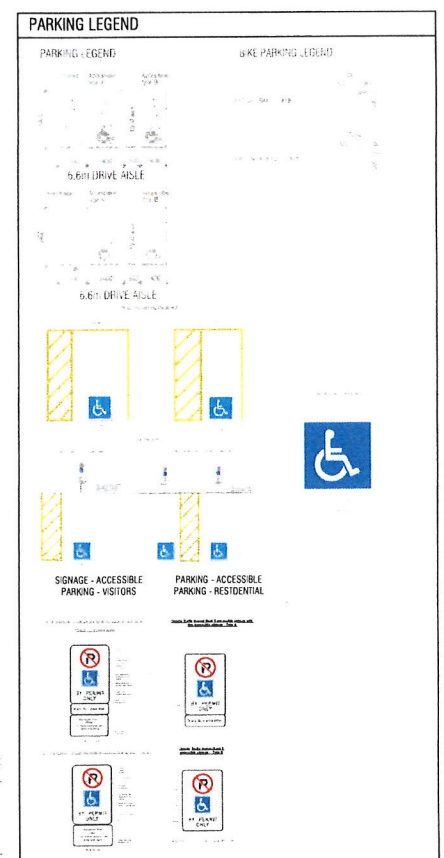
CONDITIONS FOR ELECTRIC INFORMATION PANEL:

ELECTRIC INFORMATION & SUPPLY TO THE OTHER ASSOCIATED PANELS TO BE ASSIGNED IN THE LOCATION OF THEIR WORK. REFER TO THE REVISIONS AND MOST DETERMINE THE COMPLETE AND ACCURATE REFERENCE OF THE INFORMATION IN ORDER TO BE PARTICULARLY RESPONSIBLE.

GRAZIANI CORAZZANI ARCHITECTS INC. SHALL NOT BE RESPONSIBLE FOR:

- 1. ERRORS, OMISSIONS, INCOMPLETENESS DUE TO LOSS OF INFORMATION IN WHOLE OR PART WHEN INFORMATION IS TRANSMITTED.
- 2. MODIFICATION OF ANY INFO OR DAMAGE TO THE RECEIVING ELECTRIC SYSTEM WHEN INFORMATION IS TRANSMITTED.

DATE	ISSUED FOR	BY
001. NOV. 12. 2021	ISSUED FOR D.A.P.	B.G.
002. NOV. 30. 2021	ISSUED FOR S.P.A.	B.G.
003. AUG. 31. 2022	ISSUED FOR S.P.A.	B.G.
004. DEC. 15. 2022	ISSUED FOR S.P.A.	B.G.
005. NOV. 02. 2023	ISSUED FOR S.P.A.	B.G.
006. JUL. 26. 2024	ISSUED FOR S.P.A.	B.G.



No.	Date	Description	Issued by
1	NOV 12 2021	ISSUED FOR D.A.P.	B.G.
2	NOV 30 2021	ISSUED FOR S.P.A.	B.G.
3	AUG 31 2022	ISSUED FOR S.P.A.	B.G.
4	DEC 15 2022	ISSUED FOR S.P.A.	B.G.
5	NOV 02 2023	ISSUED FOR S.P.A.	B.G.
6	JUL 26 2024	ISSUED FOR S.P.A.	B.G.

**GRAZIANI CORAZZANI ARCHITECTS**

122-130 MAIN ST N  
 BRAMPTON ONTARIO

Project	Designer	Drawn By	Checked By	Plot Date	Job #
ROSE GARDEN	B.G.	A.G. / J.K.	D.B.	Jul 26, 2024	1829 20

