

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-2024-0352
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, November 12, 2024 at 9:30 am
Meeting Location: Hybrid in-person and virtual meeting – Council Chambers, 4th
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; and
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.

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 comments on the agenda and must be received no later than **12:00 pm on Thursday, November 7, 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, November 7, 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.

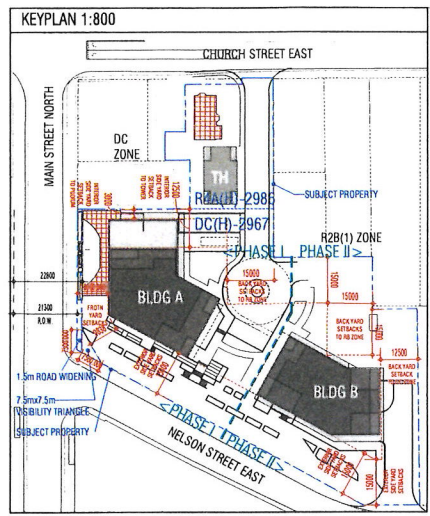
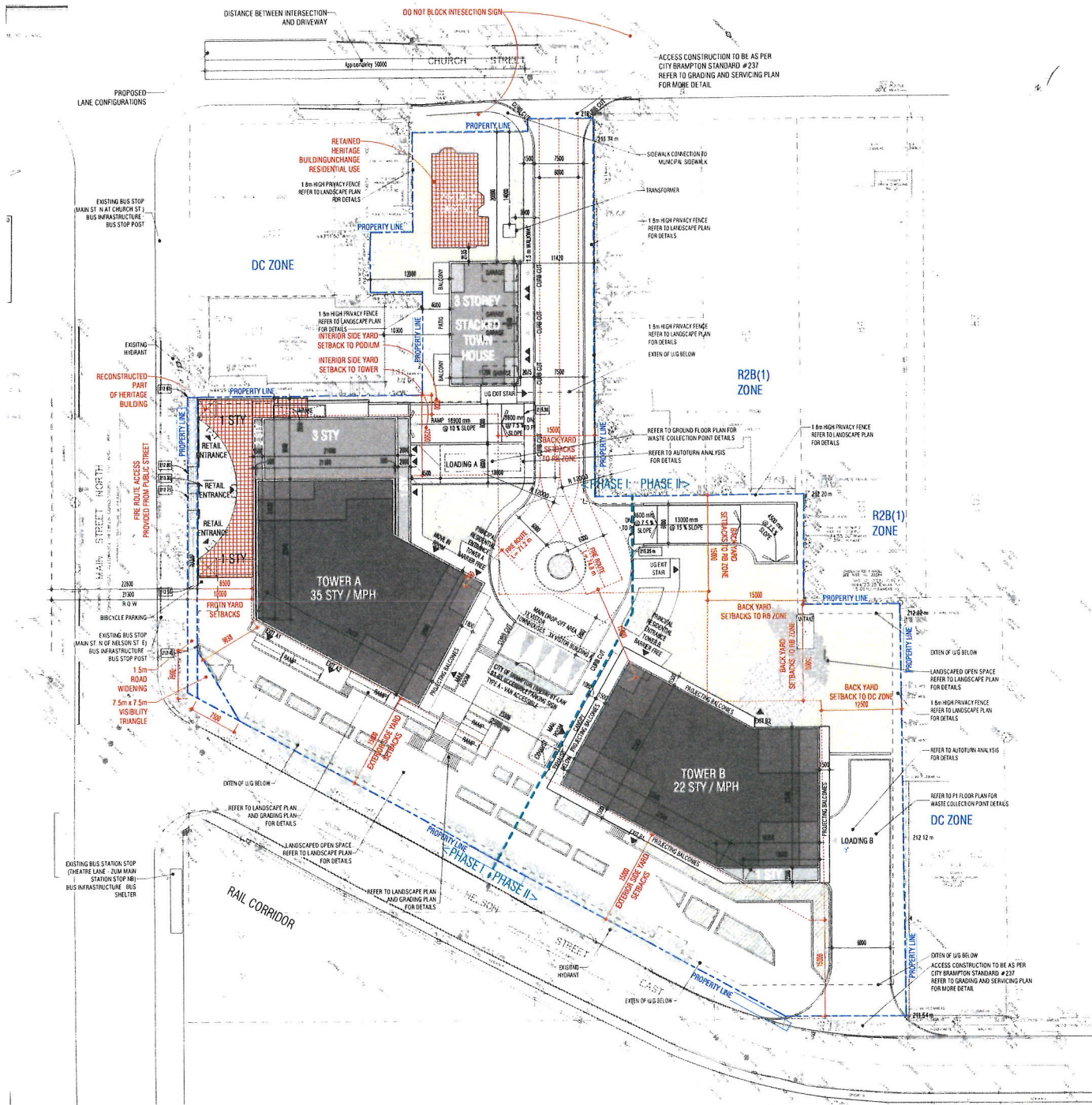
Note: Information provided in your correspondence, virtual or in-person delegation will become part of the public meeting record and will be posted on the City's website. If you do not participate in the public meeting, Committee may decide in your absence, and you will not be entitled to any further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

Viewing Application Materials: The application and related materials are available online at www.brampton.ca/en/city-hall/meetings-agendas 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.

Dated this 24th day of October 2024

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



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS PROVIDED IN AID OF THE PROJECT OF GRAZIANI CORAZZANI ARCHITECTS INC. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRAMPTON AND THE DISTRICT OF BRAMPTON. GRAZIANI CORAZZANI ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BRAMPTON AND THE DISTRICT OF BRAMPTON. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS USED IN CONJUNCTION WITH THE INSTRUMENT OF SERVICE AND THE INSTRUMENT OF SERVICE IS REGISTERED WITH THE LAND REGISTRY OF ONTARIO.

PARKING LEGEND

5.6M DRIVE ABLE

6.6M DRIVE ABLE

SIGNAGE - ACCESSIBLE PARKING - VISITORS

PARKING - ACCESSIBLE PARKING - RESIDENTIAL

ROSE GARDEN
122-130 MAIN ST N

GRAZIANI CORAZZANI ARCHITECTS
840 JANE STREET, SUITE 300, CHICAGO, ONTARIO L4N 1A4
PHONE: 905 778 2200

PROFESSIONAL DEVELOPMENT

No.	Date	Description	Issued by
001	NOV 12 2021	ISSUED FOR D.P.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	OCT 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.

SITE PLAN
1:300 A.103