

Application for ConsentSection 53 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: B-2024-0015
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
Agent: UrbanSolutions Planning & Land
Development Consultants Inc.
Owner(s): Rose Garden Investments LP,
Other applications: A-2024-0352
under the *Planning Act*
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

Purpose and Effect of the Application:

The purpose of the application is to request consent to sever a parcel of land currently having a total area of approximately 0.87 hectares. The proposed severed lot has a frontage of approximately 18.89 metres; a depth of approximately 84.63 metres and an area of approximately 0.36 hectares. It is proposed that 2 lots be established from the existing lot for future mixed-use development of a 22-storey building on the proposed severed lot, along with the creation of access easements and a blanket easement for stormwater management.

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, 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 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 a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary Treasurer. Contact details are provided below.

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 24th day of October, 2024Secretary Treasurer
Committee of Adjustment, City Clerk's Office
2 Wellington Street West, Brampton, L6Y 4R2
E: coa@brampton.ca



SCALE 1:500

CHURCH STREET EAST

EXISTING COMMERCIAL

EXISTING COMMERCIAL

LOT 56

DC ZONE

LOT 55

PART 1, PLAN 43R-17187

3 STOREY STACKED TOWN HOUSE

EXISTING COMMERCIAL

EXISTING RESIDENTIAL

EXISTING COMMERCIAL

EXISTING RESIDENTIAL

LOT 85

R2B(1) ZONE

LOT 84

R2B(1) ZONE

MAIN STREET NORTH

NELSON STREET EAST

RAIL CORRIDOR

LOT 49

EXISTING RESIDENTIAL

DC ZONE

LANDS TO BE RETAINED: 5,036.0m²

LANDS TO BE SEVERED: 3,556.0m²

TOWER B
22 STY / MPH

TOWER A
35 STY / MPH

PREPARED BY:



URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

3 STUDEBAKER PLACE, UNIT 1
HAMILTON, ON L8L 0C8
905-546-1087 - urbansolutions.info

TITLE:

SEVERANCE SKETCH

PROJECT:

**ROSE GARDEN INVESTMENT
122-130 MAIN ST N
CITY OF BRAMPTON**

CLIENT:

**HI-RISE DEVELOPMENT
ADVISORS INC.**

DESIGN BY: G+C ARCHITECTS

CHECKED BY: S. BEDDIE

DRAWN BY: L. TAIBI

DATE: SEPTEMBER 24, 2024

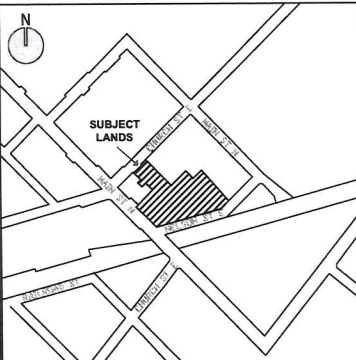
U/S FILE NUMBER:

335-19

SHEET NUMBER:

1

KEY MAP - N.T.S.



LEGEND:

- SUBJECT LANDS
- PROPOSED SEVERANCE LINE
- ZONE BOUNDARY
- LANDS TO BE RETAINED
- LANDS TO BE SEVERED
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDINGS TO REMAIN
- PROPOSED EASEMENT

SCALE 1:500

METRES



**NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY**

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.