

Notice of Passing of Zoning By-law 93-2024**210 and 220 Steeles Avenue West****Date of Decision: June 26, 2024****Date of Notice: July 5, 2024****Last Date of Appeal: July 25, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 93-2024, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Kaneff Group, Ward 3 (File: OZS-2022-0023).

The Purpose and Effect of the Zoning By-law: to facilitate the development of the subject property to permit two 45 storey rental apartment towers on a 6-storey podium, a 40 storey rental apartment tower on a 6 storey podium, a 14 storey rental apartment building that transitions to a 9 storey mid-rise building, and a 6 storey mid-rise rental apartment building permit the use of the subject lands for an apartment dwelling and back-to-back stacked townhouses. The development will yield 255 residential units.

Location of Lands Affected: municipally known as 210 and 220 Steeles Avenue West (Peel Condominium Plan 248 and Peel Condominium Plan 251).

Obtaining Additional Information: A copy of the by-law is provided. The complete background information is available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Harsh Padhya, Planner, Planning, Building and Growth Management Services Department at 905-874-3825 or Harsh.Padhya@Brampton.ca.

Any and all written submissions relating to this amendment that were made to Council, and the Planning and Development Committee, before its decision and any and all oral submissions related to these applications that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on these matters.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: An appeal of the by-law amendment to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than July 25, 2024 at 4:30 p.m.** An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 93 - 2024

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended.

WHEREAS The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows;

1. By-law 270-2004, as amended, is hereby further amended:

- (1) by deleting Schedule C – Section 3101
- (2) by changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL APARTMENT A – SECTION 3101 (R4A-3101)	RESIDENTIAL APARTMENT A – SECTION 3783 (R4A-3783)

(3) By adding thereto, the following section:

"3783 The lands designated R4A-3783 on Schedule A to this by-law:

3783.1 Shall only be used for the following purposes:

- a) An apartment dwelling
- b) Only in conjunction with an apartment dwelling, and located within an apartment dwelling, the following uses are permitted:
 - i) The uses permitted by the Commercial One (C1) Zone;
 - ii) A day nursery;

- iii) A commercial school;
- iv) Purposes accessory to other permitted purposes, except that a drive-through facility shall not be permitted.

3783.2 Shall be subject to the following requirements and restrictions:

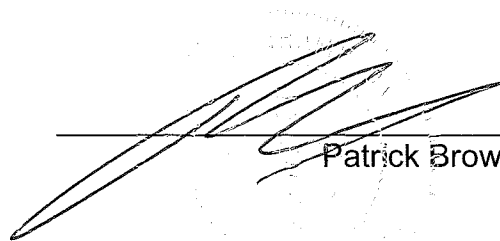
- a) All lands zoned R4A-3783 shall be treated as one lot for Zoning purposes;
- b) For the purpose of this section, the lot line abutting Steeles Avenue West shall be deemed the front lot line;
- c) Maximum number of residential units: 2,400;
- d) Minimum front yard setback: 3 metres to Steeles Avenue West and 0 metres to a daylight rounding or triangle;
- e) Minimum rear yard setback: 3 metres;
- f) Minimum easterly interior side yard setback: 9 metres;
- g) Minimum westerly interior side yard setback:
 - i) 9 metres;
 - ii) 20 metres for any portion of a building greater than 25 metres in height but equal to or less than 30 metres in height;
 - iii) 35 metres for any portion of a building greater than 30 metres in height.
- h) Balconies, stairs, and patios may encroach 3.0 metres into any minimum required yard;
- i) Minimum setback to an underground parking garage: 0 metres;
- j) Maximum Lot Coverage: 50%;
- k) Maximum Building Height:
 - i) 22 metres for any portion of a building located within 12 metres of the easterly interior side lot line yard;
 - ii) 127 metres for any portion of a building located 12 metres or greater from the easterly interior side yard and 6 metres from the rear lot line;
 - iii) 25 metres for any portion of a building located within 25 metres of the westerly side lot line and within 25 metres of the front lot line;
 - iv) 50 metres for any portion of a building that is setback 35 metres or more from the westerly lot line, but less than 100 metres from the westerly side lot line;
 - v) Maximum building height: 45 storeys (138 metres).
- l) Mechanical equipment on the roof of a building shall be screened from view from the street;
- m) Minimum Tower Separation Distance:
 - a. Those portions of all buildings greater than 30 metres in height shall be separated from each other a minimum of 19.5 metres;

- b. Those portions of all buildings greater than 50 metres in height shall be separated from each other a minimum of 24 metres.
- n) Maximum Floor Space Index (FSI): 4.2;
- o) Maximum floor plate area for the portion of a building exceeding 50 metres in height: 800 square metres;
- p) Minimum amenity area per dwelling unit: 4.0 square metres;
- i) For the purpose of this section, amenity area shall be those areas used for amenity and open space purposes located at grade, on any rooftop/terrace, or within a building.
- q) Minimum number of bicycle parking spaces: 0.5 spaces/unit.”

ENACTED and PASSED this 26TH day of June, 2024.

Approved as to
form.
2024/06/20
MR

Approved as to
content.
2024/06/18
AAP



Patrick Brown, Mayor



Genevieve Scharback, City Clerk

MCMURCHY AVE S

PAGEBROOK CRT

SHELDRAKE CRT

KEEWATIN GATE

R4A-3783

STEELES AVE W

LANCASHIRE LANE

PRIVATE RD



BRAMPTON
Flower City

brampton.ca
PLANNING, BUILDING AND GROWTH MANAGEMENT



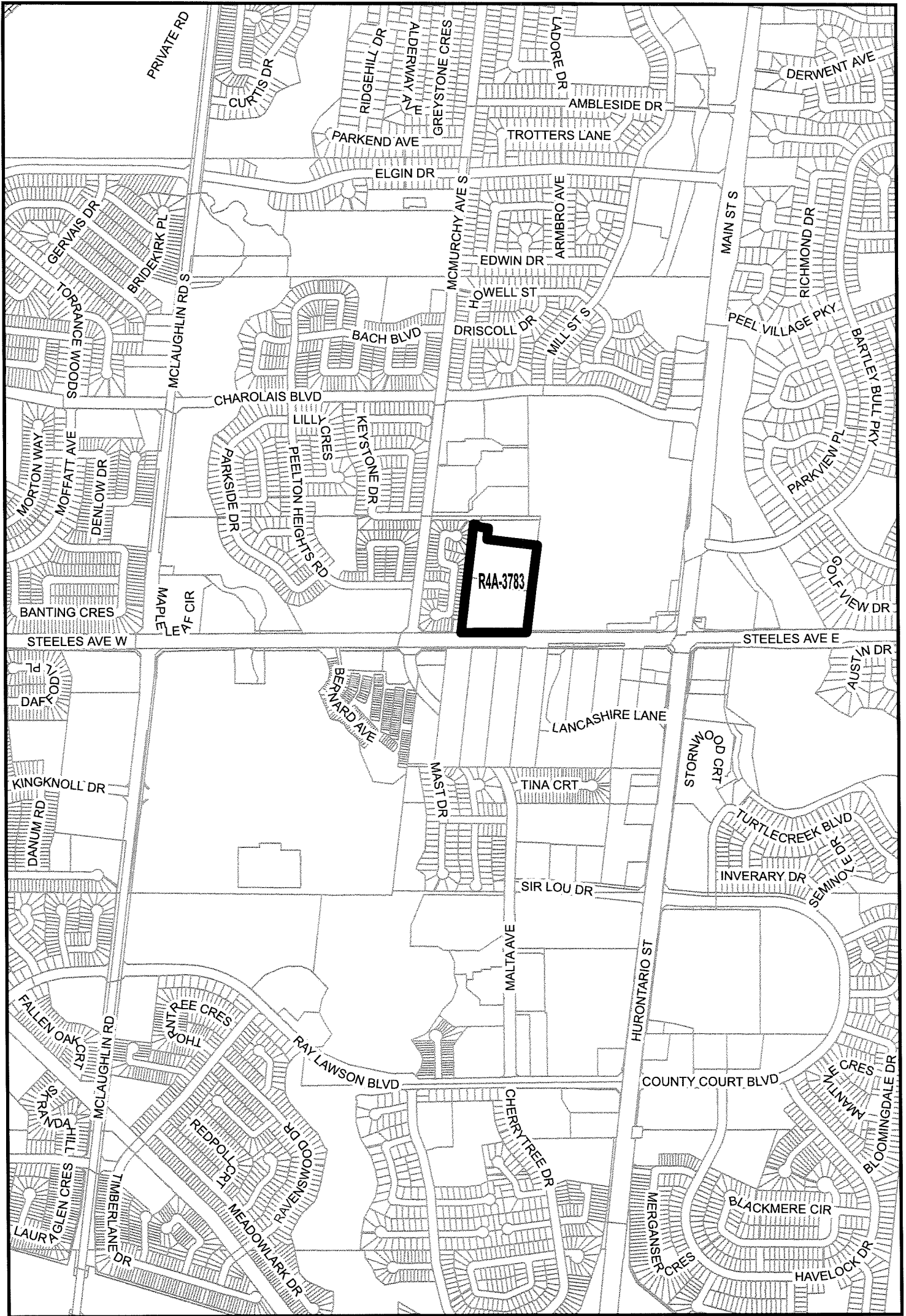
LOT 1, CONCESSION 1 W.H.S


File: OZS-2022-0023
Date: 2024/06/12

Drawn by: CAntoine

BY-LAW 93-2024

SCHEDULE A



 SUBJECT LAND

