

**Notice of Passing of Zoning By-law 117-2022**

**7800 & 7890 Hurontario Street – Ward 4**

**Date of Decision: May 18, 2022**  
**Date of Notice: June 2, 2022**  
**Last Date of Appeal: June 22, 2022**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 117-2022, 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 189389 Ontario Inc. – G-Force Planners & Consultants – 7800 & 7890 Hurontario Street – Ward 4 (File T01W14.010).

**The Purpose and Effect:** to permit the development of a 23 story mixed use apartment building.

**Location of Lands Affected:** 7800 and 7890 Hurontario Street, Part of Lot 14, Concession 1, W.H.S., in the City of Brampton.

**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](http://www.brampton.ca). Further enquiries should be directed to David VanderBerg, Manager, Development Services, Planning, Building and Economic Development, at 905-874-2325 or [david.vandenberg@brampton.ca](mailto:david.vandenberg@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 June 22, 2022**. 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) 874-2114



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 117 - 2022

To amend Comprehensive Zoning By-law 270-2004

The Council of The Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
  - a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Highway Commercial One –Section 2566 (HC1-2566)	Hurontario Corridor Mixed-Use One - – Section 2969 (HMU1-2969)
and	
Highway Commercial Two – Section 2586 (HC2-2586)	

- b. By adding thereto the following Section:

“2969 The lands zoned HMU1-2969 on Schedule A to this by-law:

2969.1 Shall only be used for the following purposes:

- (a) all of the uses permitted by the HMU1 zone;
- (b) a retail establishment, that has a gross floor area of less than 4,500 square metres; and,
- (c) a supermarket, that has a gross floor area of less than 4,500 square metres.

2969.2 Shall be subject to the following requirements and restrictions:

- (a) Maximum Floor Space Index: No requirement;
- (b) Maximum Gross Floor Area: 21,450 square metres;
- (c) Minimum Streetline Setback: 2.5 metres;
- (d) Maximum Streetline Setback: 3.0 metres;
- (e) The tower portion of the building shall be setback a minimum of 2.5 metres from the edge of the podium;

- (f) Maximum Building Height:
  - i) For a podium: 24.0 metres; and,
  - ii) Overall building height: 75.0 metres, excluding mechanical penthouses and architectural features;
- (g) Maximum gross floor area for an individual storey: 800.0 square metres above the 6<sup>th</sup> floor;
- (h) Minimum Landscape Open Space:
  - i) Where any portion of the site abuts an institutional or residential zone, a minimum of 3.0 metres shall be provided;
- (i) Motor Vehicle Parking:
  - i) Motor vehicle surface parking shall only be located within a rear and/or an interior side yard and shall not exceed a maximum of 45 surface parking spaces; and,
  - ii) An above grade parking structure shall be prohibited.

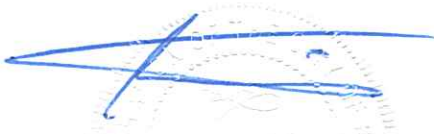

2969.3 All lands zoned HMU1-2969 shall be treated as one lot for zoning purposes.

2969.4 For the purposes of this section, a Podium shall be defined as follows:  
“Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to the tower, rest.”

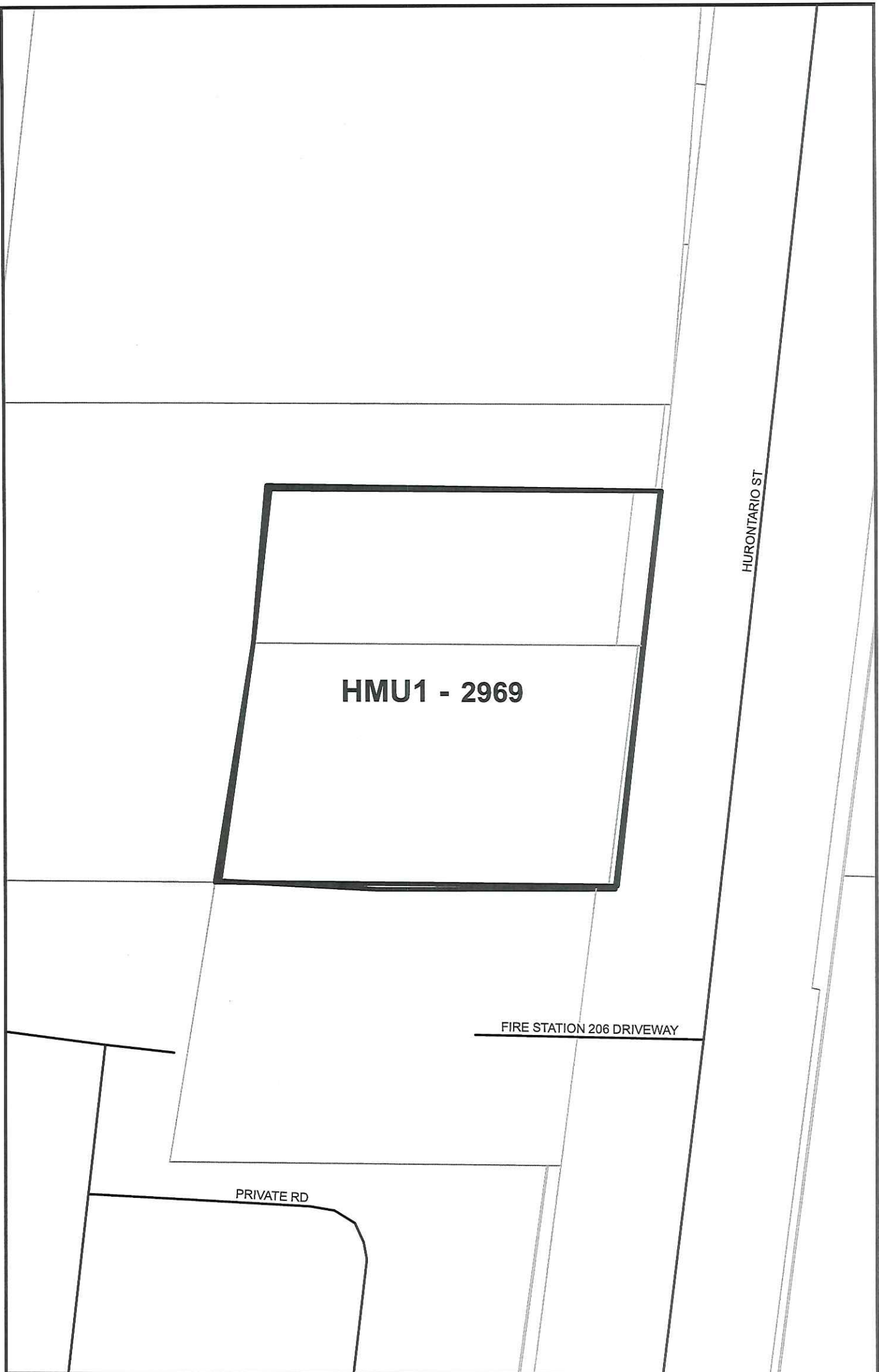
ENACTED and PASSED this 18<sup>th</sup> day of May, 2022.

Approved as to form.  
2022/05/06  
SDSR

Approved as to content.  
2022/05/06  
AAP

  
\_\_\_\_\_  
Patrick Brown, Mayor  
*MARTIN MEDEIROS, DEPUTY MAYOR*  
  
\_\_\_\_\_  
Peter Fay, City Clerk

(T01W14.010)



HMU1 - 2969

HURONTARIO ST

FIRE STATION 206 DRIVEWAY

PRIVATE RD

 ZONE BOUNDARY

 **BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES

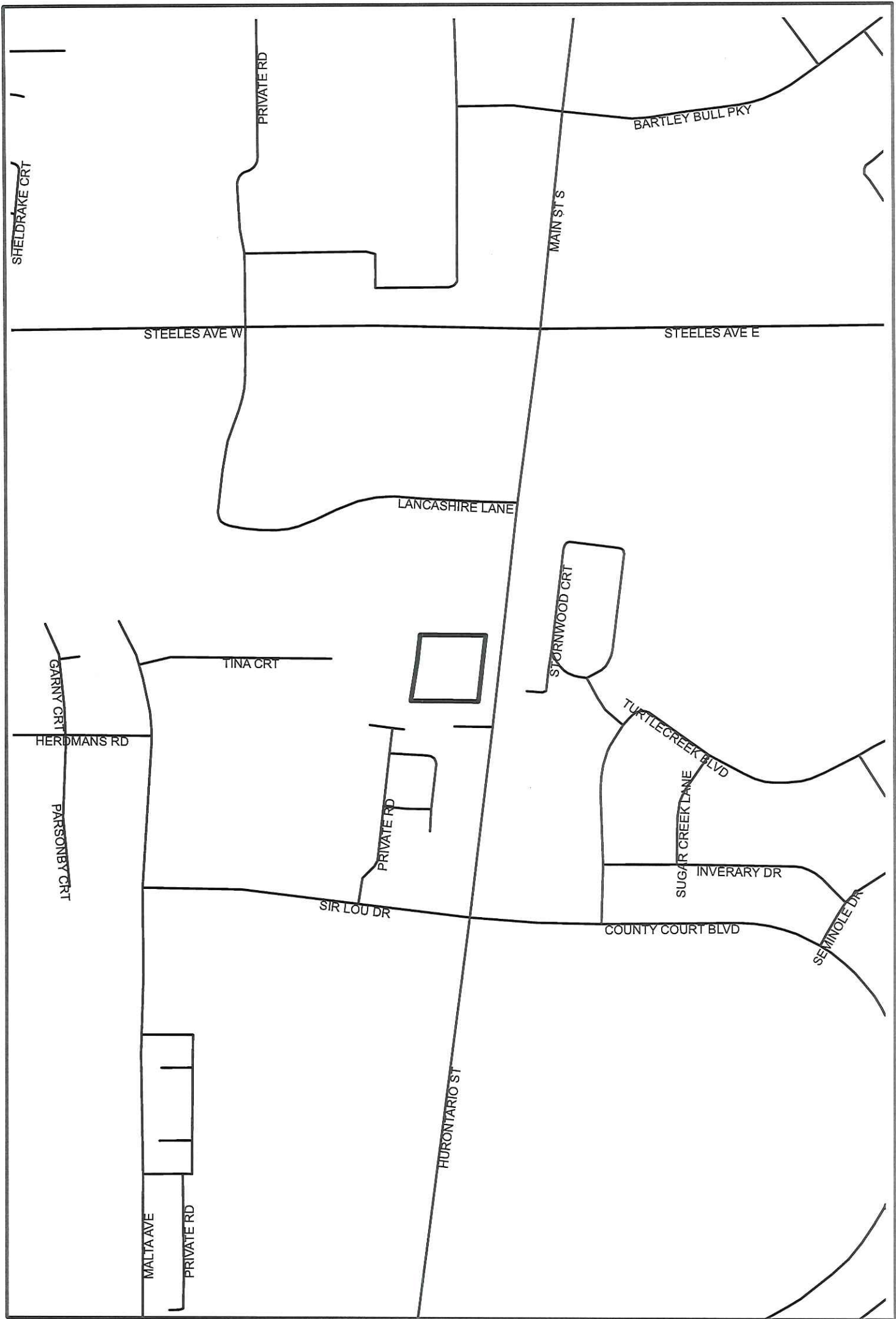




**PART LOT 15, CONCESSION 1 W.H.S. (TOR)**

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Date: 2020/02/07 Drawn by: ckovac

BY-LAW 117-2022

SCHEDULE A



 SUBJECT LANDS
  GISPRD. RAILWAYS


**BRAMPTON**  
 Flower City  
 PLANNING AND DEVELOPMENT SERVICES



**KEY MAP**

File: T01W14.010\_ZKM

Date: 2020/02/07

Author: ckovac

BY-LAW 117-2022