

Notice of Passing of Zoning By-law 54-2024**241 Queen Street East****Date of Decision: April 17, 2024****Date of Notice: May 2, 2024****Last Date of Appeal: May 22, 2024**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 54-2024, 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 Hampton Development Corp., c/o SGL Planning and Design Inc., Ward 3 (File: OZS-2023-0021 and OZS-2023-0044).

The Purpose and Effect of the Zoning By-law: To permit a mixed-use development consisting of three phases, consisting of four (4) 35-storey residential apartment buildings and a mid-rise commercial building

Location of Lands Affected: south of Queen Street East, between Hansen Road South and Kennedy Road South, legally described as Part Block I and Part Lane, Plan 518, and municipally known as 241 Queen Street East.

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 Nicole Hanson, Principal Planner/Supervisor, Planning, Building and Growth Management Services Department at 905-874-2439 or nicole.hanson@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, except for an application for a Draft Plan of Subdivision 21T-23010B.

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 May 22, 2024**. 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 54 - 2024

To amend By-law 270-2004, as amended

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule "A" to this By-law:

From:	To:
Downtown Commercial One - Holding -Special Section 3521 (DC1(H)-3521)	Downtown Commercial One (Holding) - Special Section 3780 (DC1(H) – 3780) Downtown Commercial One (Holding) - Special Section 3781 (DC1(H) – 3781) Downtown Commercial One (Holding) - Special Section 3782 (DC1(H) – 3782)

(2) By adding thereto, the following section:

"3780 The lands designated Downtown Commercial One (Holding) – Section 3780 (DC1(H) – 3780) on Schedule A to this By-law:

3780.1 Shall only be used for the following purposes:

1. The uses permitted by the Downtown Commercial One (DC1) Zone;
2. Apartment Dwelling;
3. Residential Care Home;
4. Student Residence;
5. On the ground floor of an Apartment Dwelling, the following additional uses shall be permitted:
 - a. Medical offices and related medical diagnostics facilities;
 - b. Pharmacy

3780.2 Shall be subject to the following requirements and restrictions:

1. The lands zoned DC1(H) – 3780 and DC1(H) – 3781 are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan

of condominium, consent, conveyance of private roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.

2. For the purpose of this zone, Queen Street East shall be deemed to be the front lot line.
3. Maximum Gross Floor Area: 48,000 square metres for all uses.
4. Minimum Gross Floor Area for all non-residential uses: 900 square metres.
5. Maximum Building Height: 110 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 6.16).
6. Maximum Number of Dwellings: 800
7. Notwithstanding the maximum gross floor area, maximum building height and maximum number of dwelling units set out in 3780.2(3), (5) and (6), if a 3-storey podium, having a minimum height of 10 metres, is provided, the following provisions shall apply:
 - i. The maximum building height may be increased to 120 metres;
 - ii. The Maximum Gross Floor Area may be increased to 52,500 square metres; and
 - iii. The Maximum Number of Dwellings: 850.
8. Minimum Front Yard Depth along Queen Street East: 3.0 Meters
9. Minimum Interior Side Yard Width (West Side): 3.0 Metres
10. Minimum Interior Side Yard Width (East Side): 6.0 Metres
11. Minimum Rear Yard Depth: Not Applicable
12. Minimum tower separation distance: 25 metres
13. Minimum podium separation distance: 13 metres
14. Notwithstanding Section 20.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses. A minimum of one loading space shall be provided for each building.
15. Notwithstanding any other sections of this By-law, required parking spaces for visitor parking, retail commercial and office uses may be shared..
16. Minimum Setback for a Below Grade Parking Garage to a Lot Line:
 - a) 0.0 metres,
17. Minimum total Interior Amenity Space for each building: 300 square metres.
18. Minimum total Exterior Amenity Space for each building: 700 square metres.
19. Maximum Floor Space Index for all uses combined: Not Applicable

3780 .3 For the purposes of DC1(H)-3780

Podium: Shall mean any of the various building elements that form the lower part of a building and does not include the tower.

Student Residence: Shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

3780 .4 shall only be used for the following purposes while the Holding (H) symbol is in place:

- 1) Purposes permitted in the Downtown Commercial One (Holding)-3521 (DC1(H)-3521) zone subject to the requirements and restrictions of the Downtown Commercial One Holding (DC1(H)-3521 zone.

3780.5 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

- 1) Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 2) Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 3) Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
- 4) Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Waste collection and access plan been received."

"3781 The lands designated Downtown Commercial One (Holding) – Section 3781 (DC1(H) – 3781) on Schedule A to this By-law:

3781.1 Shall only be used for the following purposes:

1. The uses permitted by the Downtown Commercial One (DC1) Zone;
2. Apartment Dwelling;
3. Residential Care Home;
4. Student Residence;
5. Day Nursery.

3781.2 Shall be subject to the following requirements and restrictions:

1. The lands zoned DC1(H) – 3780 and DC1(H) – 3781 are deemed to be one lot, regardless of the number of buildings constructed thereon, the creation of separate units and/or lots by way of plan of condominium, consent, conveyance of private roads, strata title arrangements, or other permissions, and any easements or registrations that are granted.
2. Maximum Gross Floor Area: 48,000 square metres for all uses.
3. Minimum Gross Floor Area for all non-residential uses: 400 square metres.
4. Maximum Building Heights: 110 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 6.16).
5. Maximum Number of Dwellings: 800.

6. For the purpose of this zone, Queen Street East shall be deemed to be the front lot line.
7. Minimum Rear Yard Depth to a Public Street: 3.0 Meters;
8. Minimum Interior Side Yard Width (West Side): 3.0 Metres
9. Minimum Interior Side Yard Width (East Side): 6.0 Metres
10. Minimum tower separation distance: 25 metres
11. Minimum podium separation distance: 10 metres
12. Notwithstanding Section 20.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses. A minimum of one loading space shall be provided for each building.
13. Notwithstanding any other sections of this By-law, required parking spaces for visitor parking, retail commercial and office uses may be shared.
14. Minimum Setback for a Below Grade Parking Garage to a Lot Line:
 - a) 0.0 metres,
15. Minimum total Interior Amenity Space for each building: 300 square metres.
16. Minimum total Exterior Amenity Space for each building: 700 square metres.
17. Maximum Floor Space Index for all uses combined: Not Applicable.

3781 .3 For the purposes of DC1(H)-3781

Podium: Shall mean any of the various building elements that form the lower part of a building and does not include the tower.

Student Residence: Shall mean premises operated by a public school, private school, commercial school, post-secondary school or educational facility, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation.

3781.4 shall only be used for the following purposes while the Holding (H) symbol is in place:

- 1) Purposes permitted in the Downtown Commercial One (Holding)-3521 (DC1(H)-3521) zone subject to the requirements and restrictions of the Downtown Commercial One Holding (DC1(H)-3521) zone.

3781.5 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

- 1) Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 2) Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.
- 3) Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that

includes phasing and staging requirements for water and wastewater servicing has been received.

- 4) Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactorily Waste collection and access plan been received.
- 5) Confirmation that the Draft Plan of Subdivision (OZS-2023-0044/ 21T-23010B) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.

"3782 The lands designated Downtown Commercial One (Holding) – Section 3782 (DC1(H) – 3782) on Schedule A to this By-law:

3782.1 Shall only be used for the following purposes:

1. The uses permitted by the Downtown Commercial One (DC1) Zone, except for Residential Uses;
2. Medical Offices and related Medical Diagnostics Facilities;
3. Rehabilitation Facilities;
4. Pharmacy;
5. Day Nursery.

3782. 2 Shall be subject to the following requirements and restrictions:

1. Maximum Gross Floor Area: 14,400 square metres.
2. Maximum Building Height: 34 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 6.16).
3. Minimum Building Height: 15 metres (exclusive of any roof-top mechanical penthouse, architectural features or other features permitted by section 6.16).
4. Minimum Front Yard Depth along a Public street (North Side): 3.0 metres.
5. Minimum Interior Side Yard Width (West Side): 3.0 metres.
6. Minimum Interior Side Yard Width (East Side): 7.5 metres.
7. Minimum Rear Yard Depth (South Side): 3.0 metres.
8. Minimum Setback Below Grade Parking Garage to a Lot Line: 0.0 metres.

3782.3 shall only be used for the following purposes while the Holding (H) symbol is in place:

- 1) Purposes permitted in the Downtown Commercial One (Holding)-3521 (DC1(H)-3521) zone subject to the requirements and restrictions of the Downtown Commercial One Holding (DC1(H)-3521 zone.

3782.4 That the Holding (H) symbol shall not be removed until such time as the following have been provided:

1. Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.


2. Confirmation that the Draft Plan of Subdivision (OZS-2023-0044/ 21T-23010B) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management.
3. Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.
4. Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactorily Waste collection and access plan been received.
5. Confirmation that the Draft Plan of Subdivision (OZS-2023-0044/ 21T-23010B) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management."

ENACTED and PASSED this 17th day of April, 2024.


Approved as to
form.
2024/04/10
SDSR

Approved as to
content.
2024/04/10
AAP

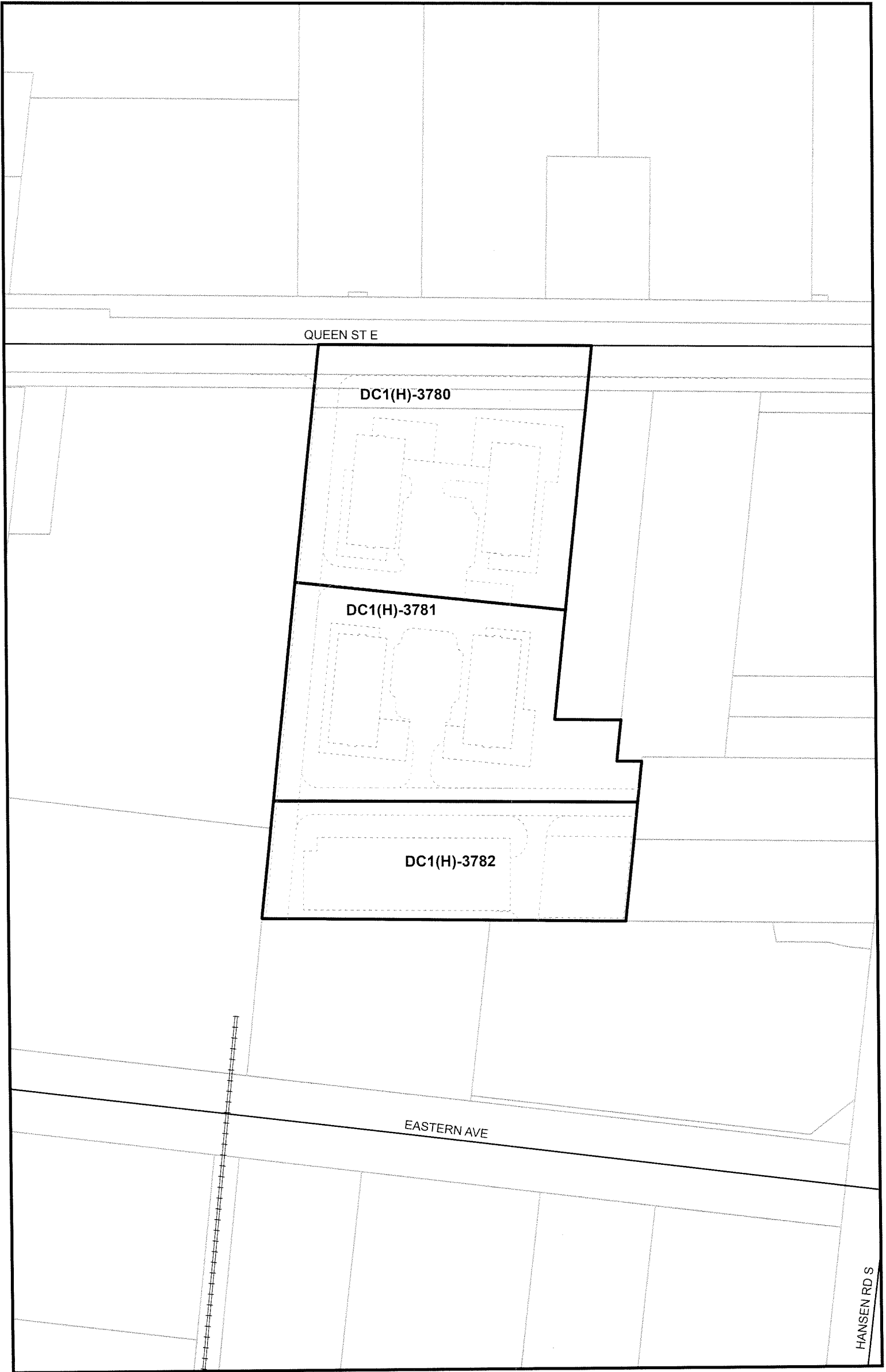
(OZS-2023-0021)



Patrick Brown, Mayor



Charlotte Gravlev, Acting City Clerk



QUEEN ST E

DC1(H)-3780

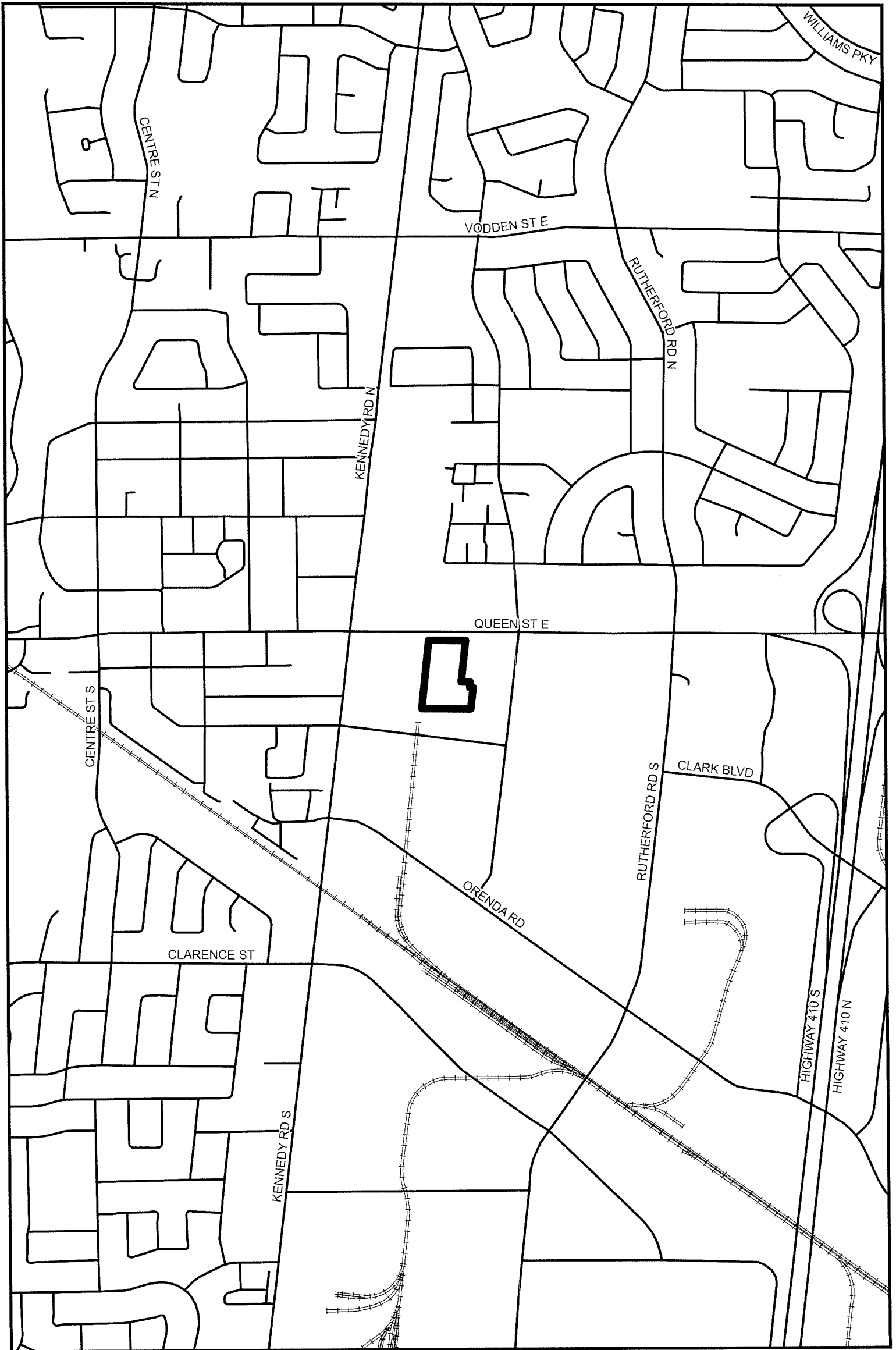
DC1(H)-3781



DC1(H)-3782

EASTERN AVE

HANSEN RD S





 Subject Lands  RAILWAYS

