

Notice of Passing of By-law 34-2022
i2 Developments Inc. – KLM Planning Partners Inc.
209 Steeles Avenue West
Ward 4

Date of Decision: March 2, 2022
Date of Notice: March 16, 2022
Last Date of Appeal: April 5, 2022

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 34-2022**, 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 i2 Developments Inc. – KLM Planning Partners Inc. (File No. OZS-2021-0032).

The Purpose and Effect: to amend the Zoning By-Law of the City of Brampton planning Area pursuant to an application by i2 Developments Inc. – KLM Planning Partners Inc - to permit the development of a 40-storey mixed use apartment building containing approximately 462 residential units with 382.9 square metres of commercial floor area at grade.

Location of Lands Affected: 209 Steeles Avenue West located at the southeast corner of the intersection of Steeles Avenue West and Malta Avenue, being Part of Block 2 and all of Block 3 on Registered Plan 43M-2062, and Part of Block 35 on Registered Plan 43M-1644, in the City of Brampton – Ward 4.

Obtaining Additional Information: 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 Angelo Ambrico, Development Planner, Planning, Building and Economic Development, at 905-874-3455 or at Angelo.Ambrico@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 April 5, 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) 874-2107

Note: In consideration of current public health orders requiring physical distancing, Notice of Appeals may be hand delivered by appointment only; walk-ins are not permitted. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: cityclerksoffice@brampton.ca

Note: In consideration of the ongoing COVID-19 pandemic and community-wide restrictions and closures, if you have any questions regarding this public notice, please contact the City Clerk's Office at cityclerksoffice@brampton.ca.



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 34 - 2022

To amend Comprehensive Zoning 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 on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
"Residential Apartment A(3) – Section 2532 (R4A(3) – Section 2532); and Residential Apartment A(3) – 3017 (R4A(3) – Section 3017)	"Residential Apartment A(3) - Section 3023 (R4A(3) – 3023)"

(2) by adding thereto the following section:

"3023 The lands designated Residential Apartment A(3) – Section 3023 (R4A(3) – Section 3023) –on Schedule A to this by-law:

3023.1 Shall only be used for the following:

- (1) An apartment dwelling
- (2) only in conjunction with an apartment dwelling, the following non-residential uses are permitted:
 - a) an office;
 - b) a bank, trust company or financial institution;
 - c) a retail establishment;
 - d) a convenience store;
 - e) a dry cleaning and laundry distribution station;
 - f) a laundromat;
 - g) a dining room restaurant;
 - h) a take-out restaurant;
 - i) a service shop;

- j) a personal service shop;
- k) a printing or copying establishment;
- l) an art gallery;
- m) a community club;
- n) a commercial school;
- o) a health or fitness centre;
- p) a place of worship;
- q) day nursery;
- r) library;
- s) a theatre;
- t) a grocery store;
- u) a place of commercial recreation;
- v) an administrative office of any public authority;
- w) a hotel;
- x) an animal hospital;
- y) a travel agency;
- z) a business incubator;
- aa) a micro manufacturing use; and
- bb) a custom workshop.

(3) Purposes accessory to the other permitted purposes

3023.2 Shall be subject to the following requirements and restrictions:

- 1) For the purposes of this section, the lot line abutting Steeles Ave W shall be the front lot line.
- 2) All lands zoned R4A(3)-3017 and R4A(3)-3023 shall be treated as one lot for required bicycle and vehicular parking, access and lot area.
- 3) Minimum gross floor commercial area: 150 square metres
- 4) Maximum number of residential units: 462
- 5) Maximum Floor Space Index: 12.5
- 6) Building Height: The minimum height shall be 8 storeys and the maximum height shall be 40 storeys having a maximum height of 125 metres, exclusive of any roof-top mechanical penthouse or architectural feature.
- 7) Where any portion of a floor level is wholly or partially below established grade, it shall not be considered to be a storey for zoning purposes.
- 8) Minimum Ground Storey Height: 6 metres
- 9) Minimum Front Yard Setback for any portion of the podium that is less than 1 storey above grade: 1.5 metres
- 10) Minimum Front Yard Setback for any portion of the podium that is equal to and greater than 1 storey above grade: 0 metres
- 11) Minimum setback to a daylight triangle at the intersection of Steeles Ave W and Malta Ave: 0 metres
- 12) Minimum Rear Yard Depth to One-Storey Pedestrian Connection Building: 0 metres
- 13) Minimum Rear Yard Depth to Podium: 7.5 metres
- 14) Minimum Rear Yard Depth to Tower: 13 metres
- 15) Minimum Exterior Side Yard Width: 3 metres

- 16) Minimum Interior Side Yard Width: 6 metres
- 17) Tower Setback: Additional 1.5 metres from the edge of the podium
- 18) Minimum Lot Area: No Requirement
- 19) Minimum Lot Width: Not Applicable
- 20) Minimum below grade setback to all yards: 0 metres
- 21) Minimum Setback from a Lot Line for a hydro transformer: 0 metres
- 22) Maximum Lot Coverage: 60%
- 23) Minimum Landscaped Open Space: 30% of the lot area
- 24) The minimum landscaped open space strip, except at approved driveway locations abutting Malta Avenue shall be 2.5 metres and may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.
- 25) Maximum Tower Floor Plate: 800 square metres
- 26) Maximum Width of One-Storey Pedestrian Connection Building: 8.5 metres
- 27) Minimum parking requirements:
 - a. Notwithstanding Section 20.3.2 (a) and (b), Visitor Parking shall be provided at a rate of 0.15 spaces per dwelling unit.
- 28) Minimum Distance between buildings: No requirement
- 29) Bicycle Parking:
 - a. Notwithstanding Section 20.3.4(a) Bicycle Parking for Residents shall be provided at a rate of 0.47 spaces per dwelling unit.
 - b. Notwithstanding Section 20.3.4(b) Bicycle Parking for Visitors shall be provided at a rate of 0.05 spaces per dwelling unit.
 - c. In addition to the requirements of Section 20.3.4, bicycle parking shall be required for commercial uses at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided.
- 30) Maximum Gross Floor Area: 32,750 square metres
- 31) Continuous Streetwall:

The Podium portion of the building shall have a minimum length of 90% of the length of the entire available frontage facing Steeles Ave West. For the purposes of this section, "available frontage" means the total frontage excluding any required side yard setbacks approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.
- 32) Windows and Doors at Grade:

For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the wall shall have clear vision windows and/or doors.
- 33) Loading, Unloading and Waste Disposal and Storage:
 - a. One on-site loading space shall be provided.

- b. Loading, Unloading and waste disposal facilities, accepting access thereto, shall not be located on the wall facing a street, and must be adequately screened.
- c. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

34) Definitions – For the purpose of this section:

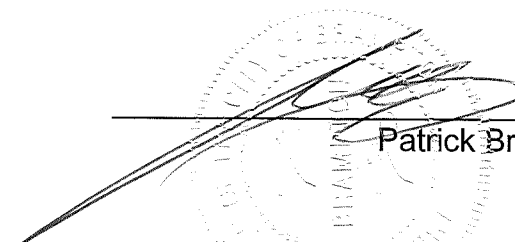
- “Floor Plate” means the total floor area of an individual storey of the building measured from exterior walls.
- “Podium” means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the tower rests.
- “Tower” means the portion of the building which extends upward to the top storeys and rests on the podium.
- “Business Incubator” shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.
- “Workshop” shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.
- “Micro-manufacturing” shall mean a building or part thereof used for small-scale manufacturing or production of goods which are also sold and/or consumed on the premises, and which may include shipment for sale at other locations. Without limiting the generality of the foregoing, a micro manufacturing use shall include a micro-brewer or micro-winery and can be combined with a restaurant use.

ENACTED and PASSED this 2nd day of March, 2022.


Approved as to form. 2022/02/16 SDSR
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Approved as to content. 2021/02/15 AAP
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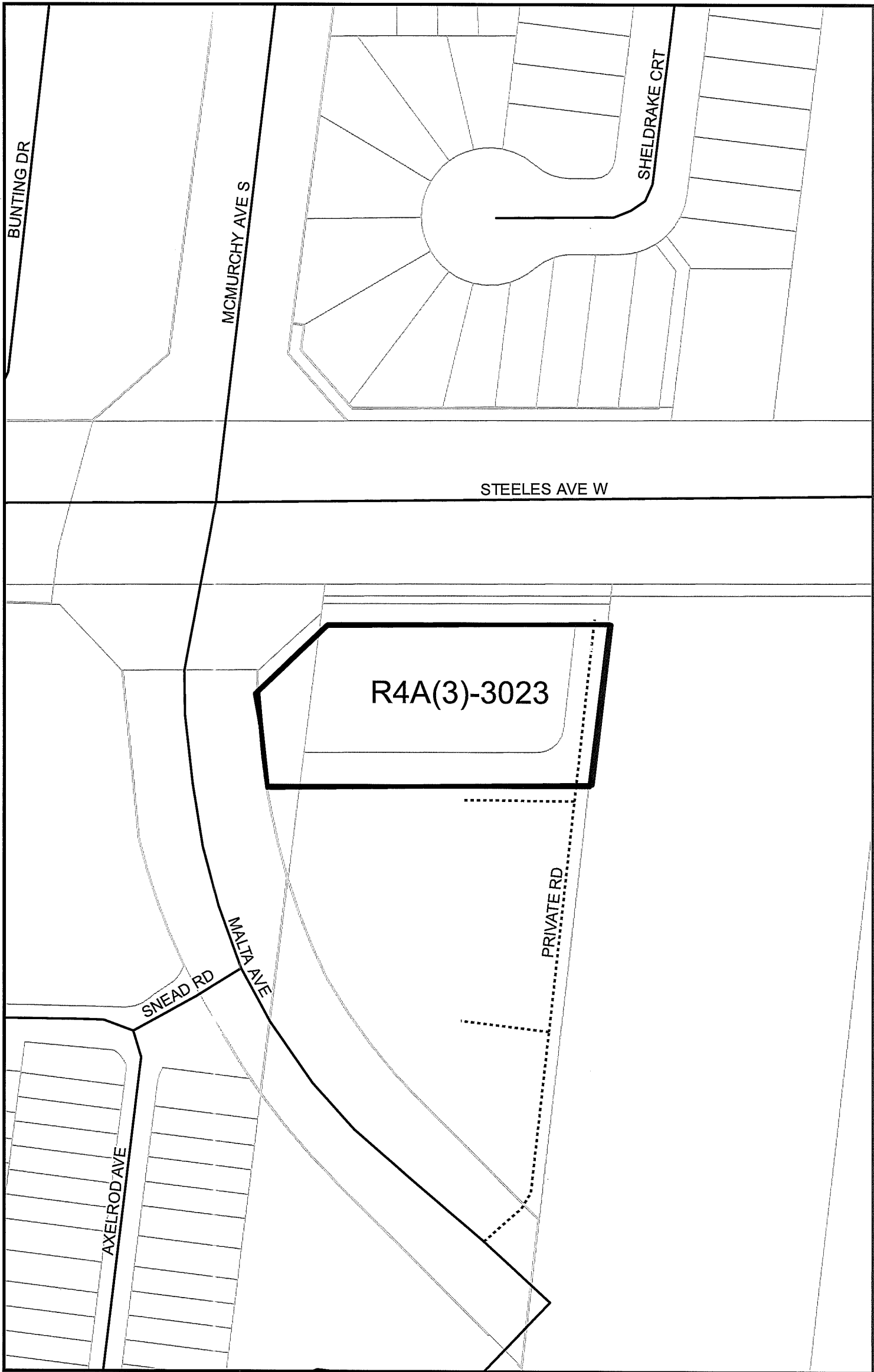
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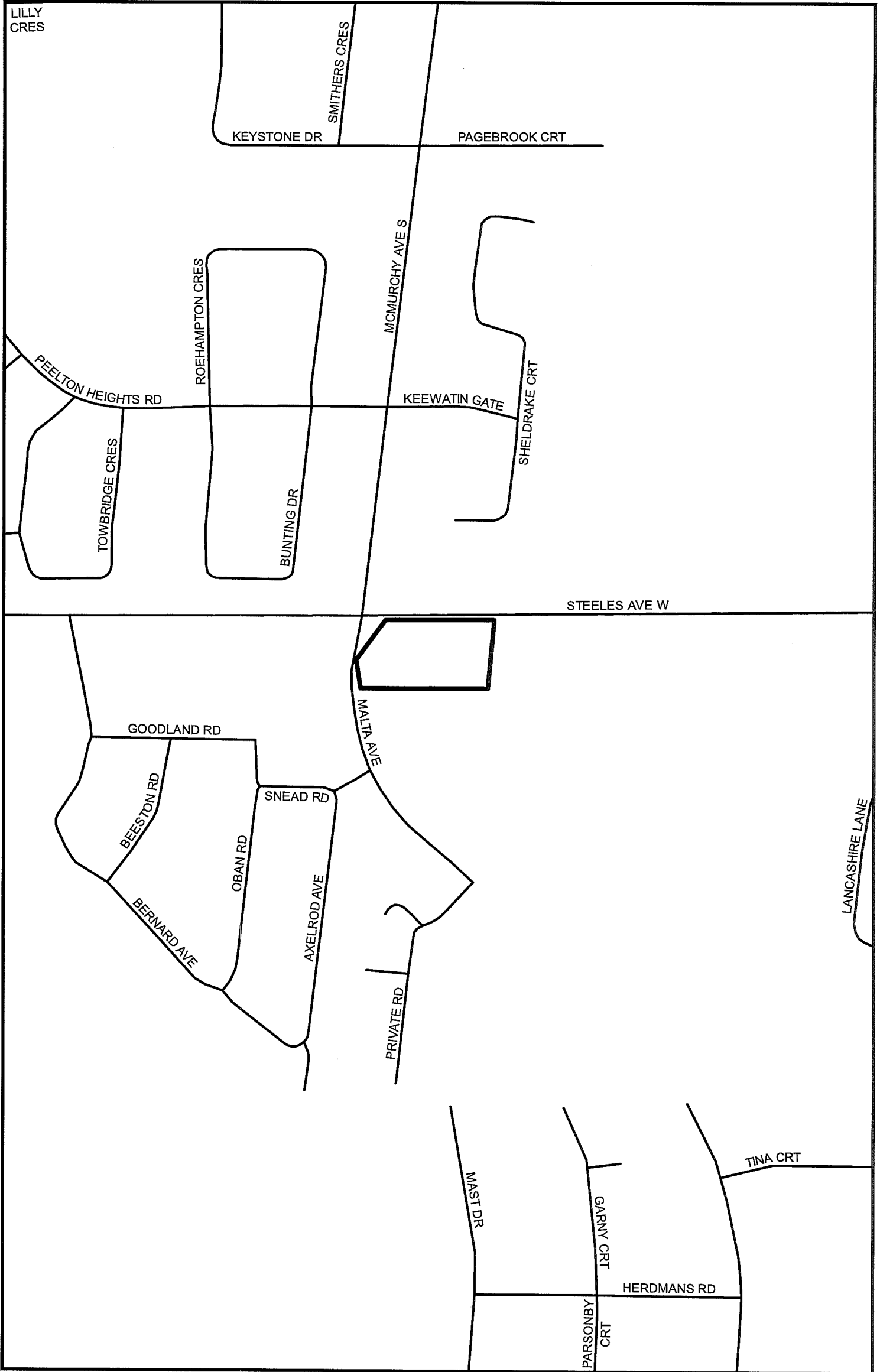


Patrick Brown, Mayor



Peter Fay, City Clerk





KEY MAP

BY-LAW 34-2022