

**Adoption of Official Plan Amendment OP2006-236 (By-law 38-2023)
and Zoning By-law 39-2023**

80 Bramalea Road

Date of Decision: March 1, 2023
Date of Notice: March 13, 2023
Last Date of Appeal: April 3, 2023

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 38-2023, to adopt Official Plan Amendment OP2006-236, and By-law 39-2023, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by – Crown-Jewel Corporation c/o HBNG Holborn Group – Malone Given Parsons Ltd. – 80 Bramalea Road, Ward 7, File: OZS-2021-0043.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect of Official Plan Amendment OP2006-236 (By-law 38-2023): To amend the Official Plan to facilitate a residential apartment development.

The Purpose and Effect of Zoning By-law 39-2023: To amend the Zoning By-law to facilitate a 7-storey residential apartment development.

Location of Lands Affected: Located on the southwest corner of the intersection of Bramalea Road and Avondale Boulevard.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Emma De Melo, City of Brampton, Planning, Building and Growth Management, Emma.Demelo@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

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

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than April 3, 2023**, shown above as the last date of appeal. 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 St. W.,
Brampton, ON L6Y 4R2
905.874.3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 38 - 2023

To adopt Amendment Number OP-2006- 236 to the Official Plan of the City of
Brampton Planning Area

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. Amendment Number OP-2006- 236 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law

ENACTED and PASSED this 1st day of March, 2023.

Approved as to
form.

2023/02/24

AWP

Approved as to
content.

2023/02/23

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 236
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment is to amend the Bramalea Secondary Plan to redesignate the lands shown outlined on Schedule A to this amendment from “Low Density 1 Residential” to “High Density Residential” subject to a special policy to permit the development of an apartment building.

2.0 LOCATION

The lands subject to this amendment are located on the southwest corner of the intersection of Bramalea Road and Avondale Boulevard. The property has a gross area of 0.19 ha (0.46 acres) and net area of 0.17 ha (0.42 acres) and is legally described as Block J of Plan 613, Chinguacousy, in the City of Brampton. Schedule A to this amendment shows the location of the lands subject to this Amendment.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

3.1 The document known as the 2006 Official Plan of the City of Brampton Planning Area is hereby amended:

- 1) By adding to the list of amendments pertaining to Secondary Plan Area Number 3: Bramalea as set out in Part II: Secondary Plans, Amendment Number OP 2006- 236.

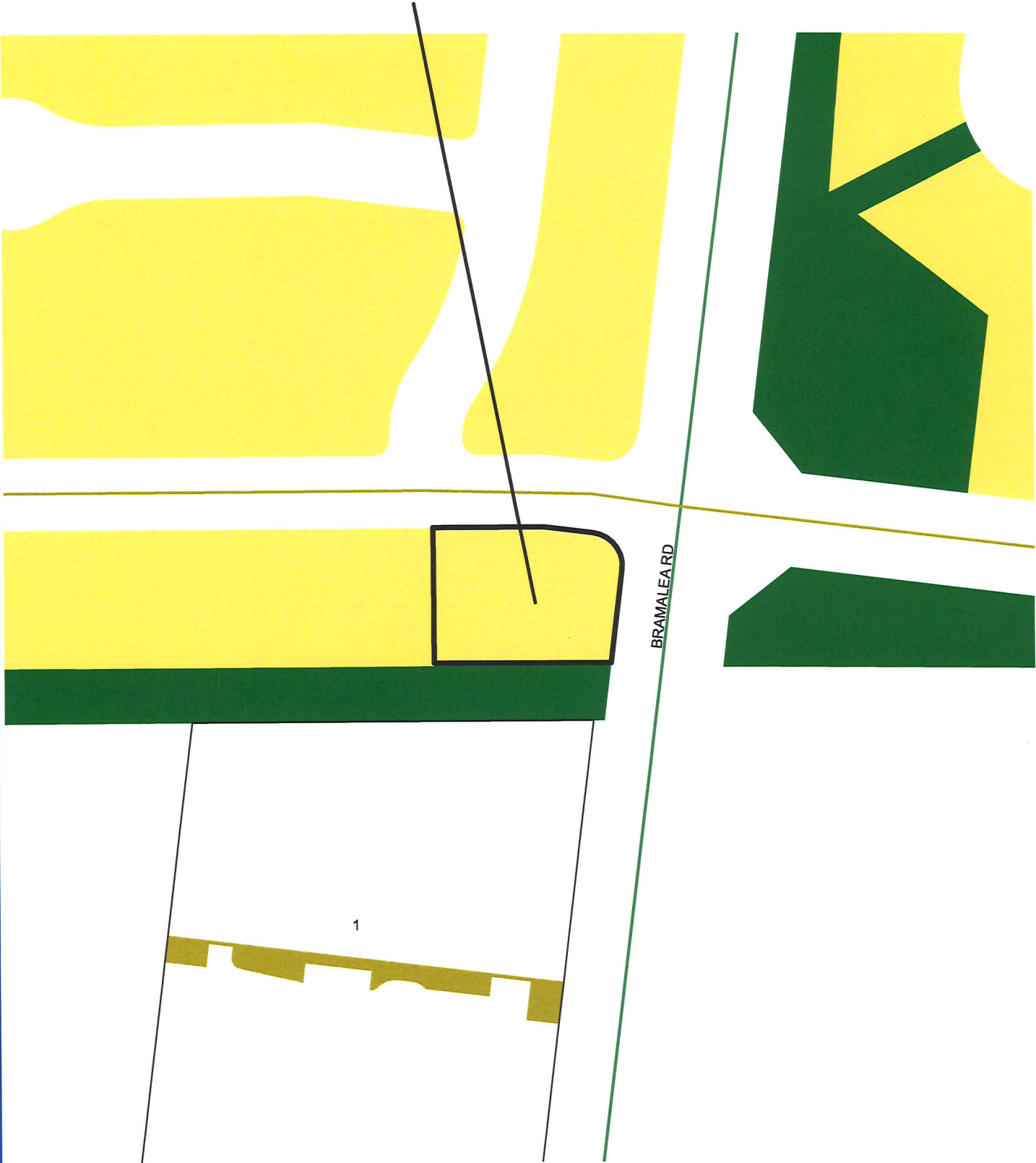
3.2 The document known as the 2006 Official Plan of the City of Brampton Planning Area which remains in force, as it relates to the Bramalea Secondary Plan (Part II Secondary Plans, as amended) are hereby further amended:

- 1) By revising Schedule SP03 of Chapter 3 of Part II: Secondary Plan to redesignate the lands on the southwest corner of the intersection of Bramalea Road and Avondale Boulevard from “Low Density 1 Residential” to “High Density Residential” and “Special Site Area 2”, as shown on Schedule A;
- 2) By adding to Section 8.0 of Chapter 3 of Part II: Secondary Plan, the following subsection 8.2 special site area 2 exception to the High Density Residential designation:

“8.2 Special Site Area 2, located at the south-west corner of Avondale Blvd. and Bramalea Rd shall permit a residential apartment building, in accordance with the following:

- a) A maximum density of 360 units per net residential hectare and a maximum height of 7 storeys are permitted.
- b) The building shall be designed to minimize shadow impacts to adjacent low density residential uses to the west.”

LANDS TO BE REDESIGNATED FROM
"LOW DENSITY 1 RESIDENTIAL" TO
"HIGH DENSITY RESIDENTIAL" AND
"SPECIAL SITE AREA 2"



EXTRACT FROM SCHEDULE SP3(A) OF THE DOCUMENT KNOWN AS THE BRAMALEA SECONDARY PLAN

COMMERCIAL	INSTITUTIONAL	OPEN SPACE	RESIDENTIAL	ROADS
<div>HIGHWAY COMMERCIAL</div> <div>HIGHWAY SERVICE COMMERCIAL</div> <div>SERVICE COMMERCIAL</div> <div>CONVENIENCE RETAIL</div> <div>NEIGHBOURHOOD RETAIL</div>	<div>ELEMENTARY SCHOOL</div> <div>MIDDLE SCHOOL</div> <div>SECONDARY SCHOOL</div> <div>FIRE STATION</div> <div>PLACE OF WORSHIP</div>	<div>RECREATION OPEN SPACE</div> <div>CEMETERY</div> <div>NATURAL HERITAGE SYSTEM</div> <div>UTILITY</div>	<div>LOW DENSITY 1 RESIDENTIAL</div> <div>MEDIUM DENSITY RESIDENTIAL</div> <div>MEDIUM HIGH DENSITY RESIDENTIAL</div> <div>HIGH DENSITY RESIDENTIAL</div> <div>1 SPECIAL SITE AREA</div> <div>SPECIAL POLICY AREA</div> <div>2 SPECIAL SITE AREA 2</div>	<div>COLLECTOR ROAD</div> <div>MAJOR ARTERIAL ROAD</div> <div>MINOR ARTERIAL ROAD</div> <div>PROVINCIAL HIGHWAY</div> <div>MIXED EMPLOYMENT COMMERCIAL</div>



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 39 - 2023

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton 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
Residential Semi-Detached A(1) (R2A(1))	Residential Apartment A – Section 3683 (R4A-Section 3683)

(2) By adding the following sections:

“3683 The lands designated R4A – Section 3683 on Schedule A to this By-law:

3683.1 Shall only be used for the following purposes:

a) All purposes permitted within the R4A Zone.

3683.2 Shall be subject to the following requirements and restrictions:

1. Minimum Front Yard Depth:

- | | |
|--|------------|
| a. For any portion of a building
2 storeys in height or less: | 0.0 metres |
| b. For any portion of a building
3 storeys in height or more: | 2.5 metres |

2. Minimum Interior Side Yard Width:

- | | |
|--|------------|
| a. For any portion of a building
2 storeys in height or less: | 4.5 metres |
| b. For any portion of a building
3 storeys in height or more: | 7.0 metres |

3. Minimum Exterior Side Yard Width:

- a. For any portion of a building 2 storeys in height or less: 2.5 metres
- b. For any portion of a building 3-6 storeys in height: 5.5 metres
- c. For any portion of a building 7 storeys in height or more: 7.0 metres

4. Minimum Rear Yard Depth:

- a. For any portion of a building 2 storeys in height or less: 2.7 metres
- b. For any portion of a building at the 3rd storey: 5.4 metres
- c. For any portion of a building at the 4th storey: 8.2 metres
- d. For any portion of a building at the 5th storey: 11.3 metres
- e. For any portion of a building at the 6th storey: 14.3 metres
- f. For any portion of a building 7 storeys in height or more: 18.8 metres

5. Minimum Setback from Daylight Triangle:

- a. For any portion of a building 2 storeys in height or less: 0.0 metres
- b. For any portion of a building 3 storeys in height or more: 2.5 metres

6. Maximum lot coverage: 75% of the lot area

7. Minimum Landscaped Open Space: 20% of the lot area

8. Maximum Floor Space Index: 3.3 FSI

9. Maximum Height: 7 storeys

10. Minimum parking requirement for an apartment dwelling use is 0.60 parking spaces per unit for residents and 0.20 parking spaces per unit for visitors.

11. Minimum setback from an electrical switchgear box and any other utility infrastructure to any property line is 0.5 metres.

12. Maximum encroachment of bay windows, awnings, balconies, canopies, architectural features, and structural elements is 1.0 metres into any yard.”

ENACTED THIS 1st day of March, 2023.

Approved as to
form.

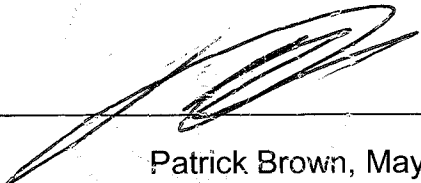
2023/02/24


AWP

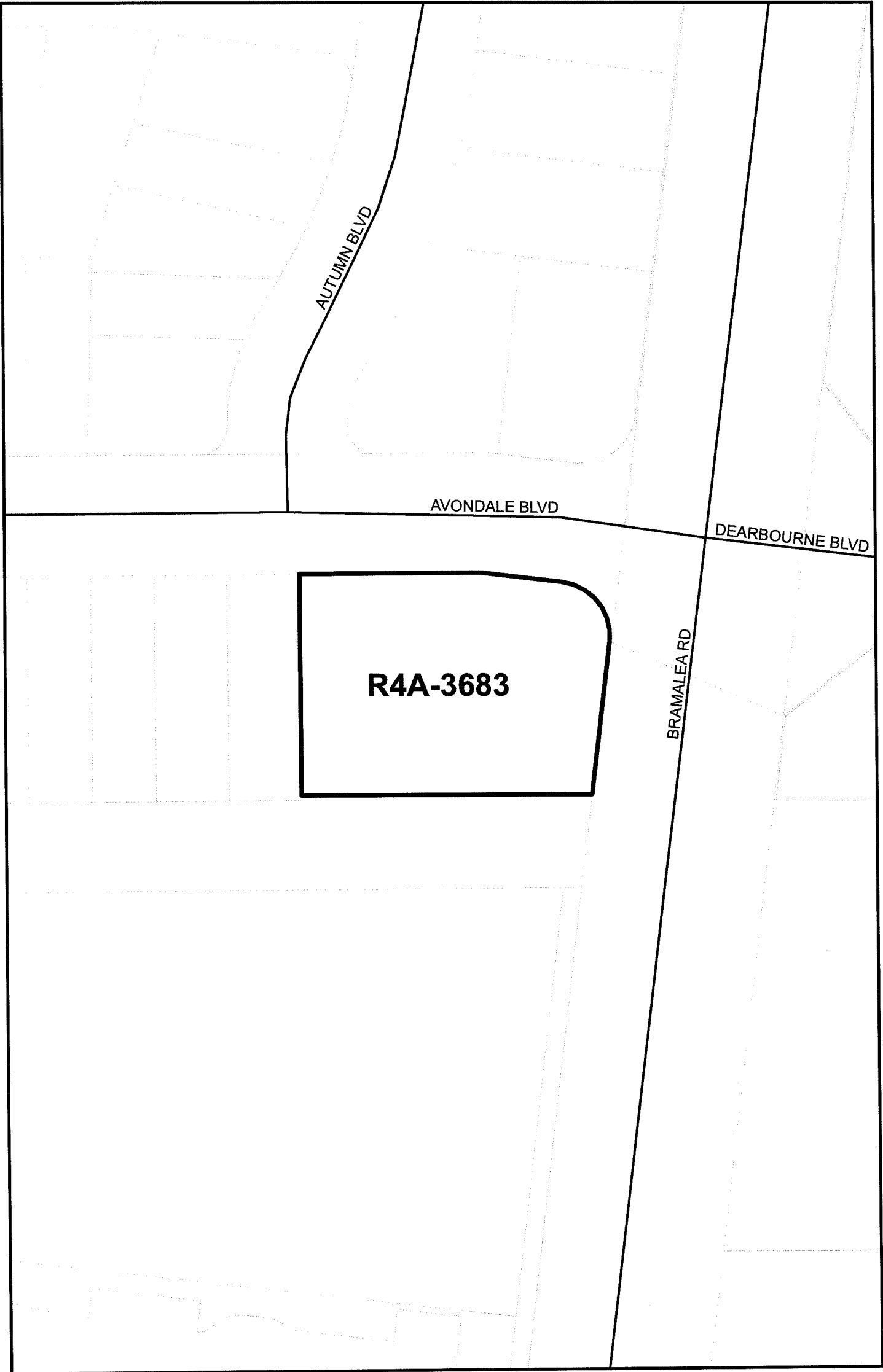
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content.

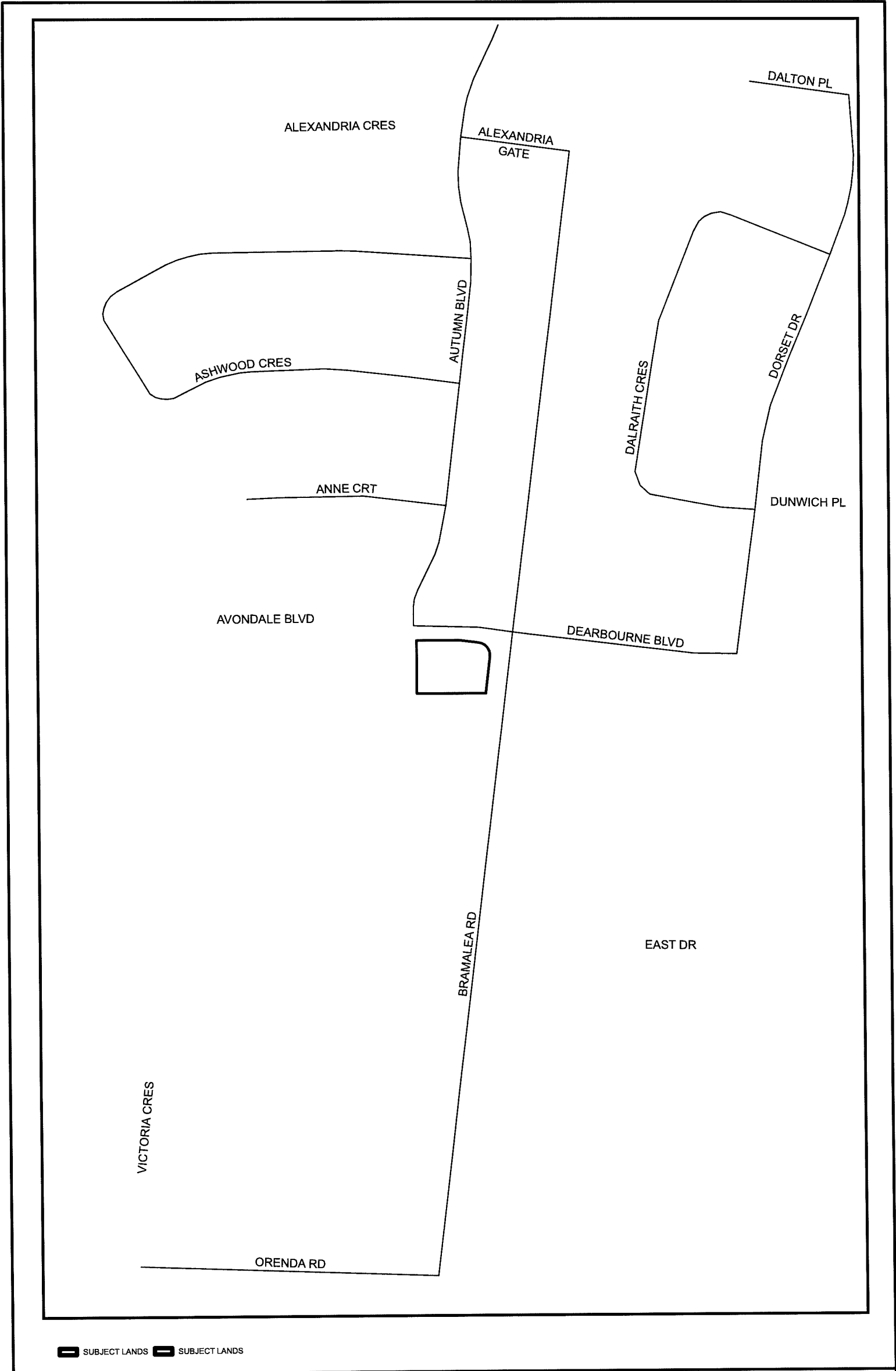
2023/02/23

AAP


Patrick Brown, Mayor


Peter Fay, City Clerk





BRAMPTON
Flower City

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PLANNING, DEVELOPMENT AND GROWTH MANAGEMENT

File: OZS-2021-0043 _ZKM
Date: 2023/01/09



KEY MAP

BY-LAW 39-2023

Drawn by: ckovac