

**Notice of Passing of By-law 139-2021
KLM Planning Partners Inc. – i2 Developments (Brampton) Inc.
Ward 4**

Date of Decision: June 16, 2021
Date of Notice: June 30, 2021
Last Date of Appeal: July 20, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 139-2021**, 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 KLM Planning Partners Inc. – i2 Developments (Brampton) Inc. – File OZS-2020-0028.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by KLM Planning Partners Inc. – i2 Developments (Brampton) Inc., to develop a site with a 21-storey residential building with a maximum 290 units on Block 2 of Plan 43M-2062, and to lift the Holding (H) symbol on both Block 2 and Block 3 of Plan 43M-2062.

Location of Lands Affected: south side of Steeles Avenue, east and north-east side of Malta Avenue, municipally known as 225 Malta Avenue, being part of Block 2 and Block 3 on 43M-2064 in Part of Lot 15, Concession 1 W.H.S. 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 Himanshu Katyal, Development Planner, Planning, Building and Economic Development, at (905) 874-3359 or himanshu.katyal@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 20, 2021**. 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

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 139 - 2021

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, as amended, hereby ENACTS as follows:

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

- (1) By changing the zoning designation of the lands identified at Schedule "A" to this By-law:

From:	To:
Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – Section 2532)	Residential Apartment A(3) – Section 3017 (R4A(3) – Section 3017); and, Residential Apartment A(3) – Section 2532 (R4A(3) – Section 2532)

- (2) By deleting Section 2532.2.(3) in its entirety and renumbering Section 2532.2(4) to Section 2532.2(17);
- (3) By amending Section 2532 to remove the (H) symbol from the zone designation and by deleting Section 2532.2.(18) in its entirety;
- (4) By adding thereto the following section thereto:

"3017 The lands designated R4A(3) – Section 3017 on Schedule "A" to this by-law:

3017.1 Shall only be used for the following:

- 1) An apartment dwelling,
- 2) A stacked townhouse dwelling,
- 3) A back-to-back townhouse dwelling,
- 4) 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 dining room restaurant, a take-out restaurant,
- g. a service shop,
- h. a personal service shop,
- i. a printing or copying establishment,
- j. an art gallery,
- k. a community club,
- l. a commercial school,
- m. a health or fitness centre,
- n. a place of worship,
- o. a day nursery, and
- p. a library

3017.2 Shall be subject to the following requirements and restrictions:

- 1) Non-residential uses shall only be permitted on the ground floor or second floor of an apartment dwelling abutting a public or private road. For greater clarity, common areas including fitness centres, lobbies, service areas, library, games, room, kids play zone, co-working spaces, party room and other facilities for the private use of the residents of the building may be permitted anywhere in the building.
- 2) The maximum gross floor area for an individual non-residential use shall be 1500 square metres and shall not include residential common areas noted in 3017.2.1) above.
- 3) The maximum number of residential units shall not exceed 290.
- 4) The maximum floor space index shall be 5.0 FSI.
- 5) Minimum Lot Width is not applicable.
- 6) The maximum building height shall be 21-storeys having a maximum building height of 65 metres measured from established grade.
- 7) The minimum floor-to-floor height of the ground floor of an apartment building shall be 4.5 metres.
- 8) The minimum setback from Malta Avenue shall be an additional 3.0 metres for the portion of a building that is 15 metres above grade or greater.
- 9) The minimum setback from Malta Avenue shall be 2.5 metres excluding sunken patios, porches (covered and


uncovered), stairs, and both hard and soft landscaping which may encroach to within 0 metres of the Lot Line.

- 10) For the purpose of this section, Malta Avenue shall be deemed to be the Front Lot Line.
- 11) The minimum below grade setback to all yards shall be 0 metres.
- 12) Minimum Lot Area: 14 square metres per dwelling unit.
- 13) Minimum Interior Side Yard Width: 0.0 metres.
- 14) Minimum setback from a Lot Line for a hydro transformer: 1.5 metres.
- 15) Maximum Lot Coverage: 50%
- 16) Minimum Landscape Open Space: 35% of the lot area
- 17) The minimum landscape strip, along the lot line abutting Malta Avenue shall be 2.5 metres, except at approved access locations. Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, pedestrian ramps, sunken patios and porches (covered and uncovered) and utility infrastructure.
- 18) 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.
- 19) Minimum Distance Between Buildings: No requirement.”


ENACTED and PASSED this 16th day of June, 2021.

Approved as to form. 2021/05/26 C.deSereville

Approved as to content. 2021/05/25 AAP

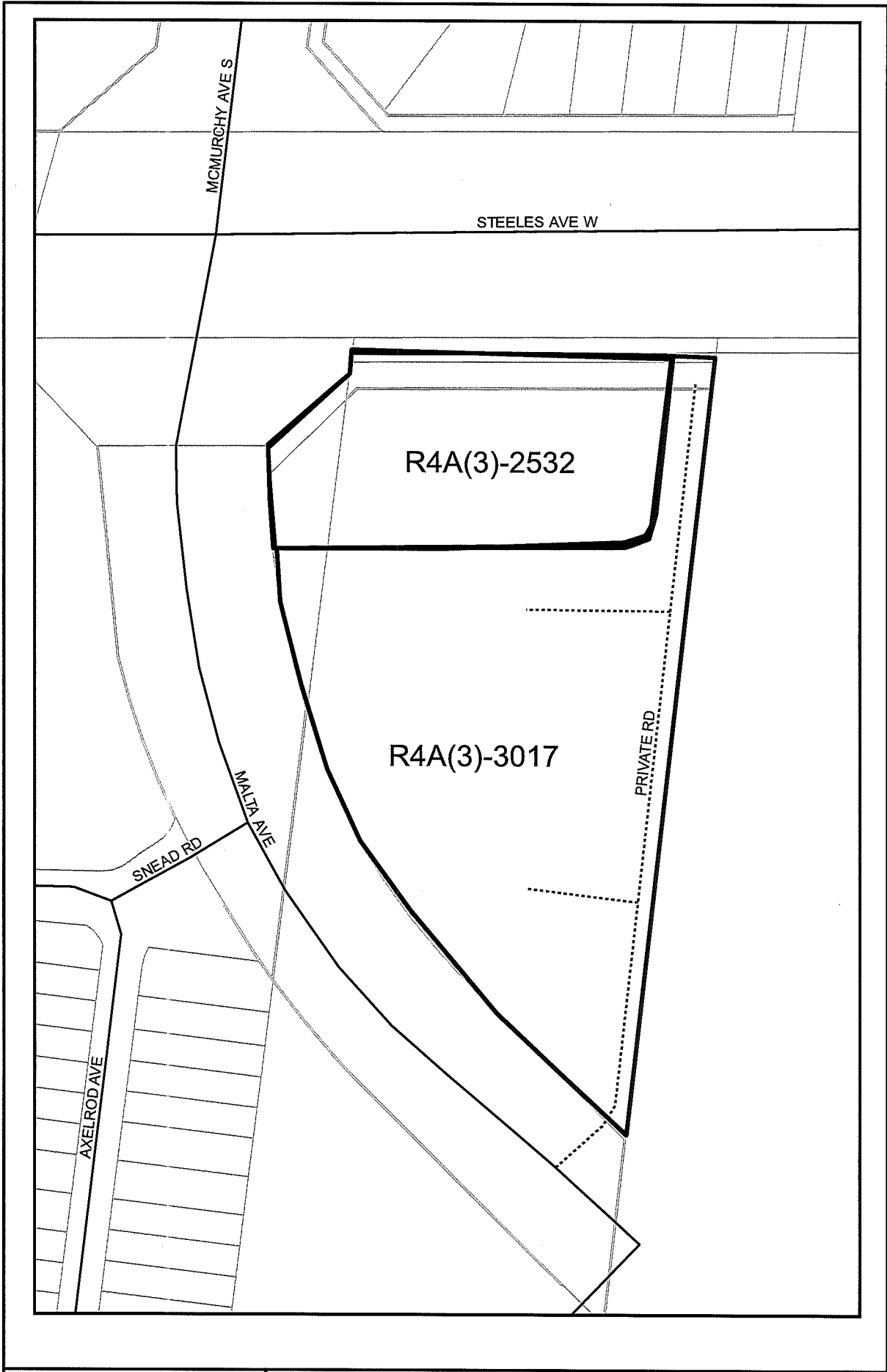


Patrick Brown, Mayor



Peter Fay, City Clerk

(file: OZS-2020-0028)



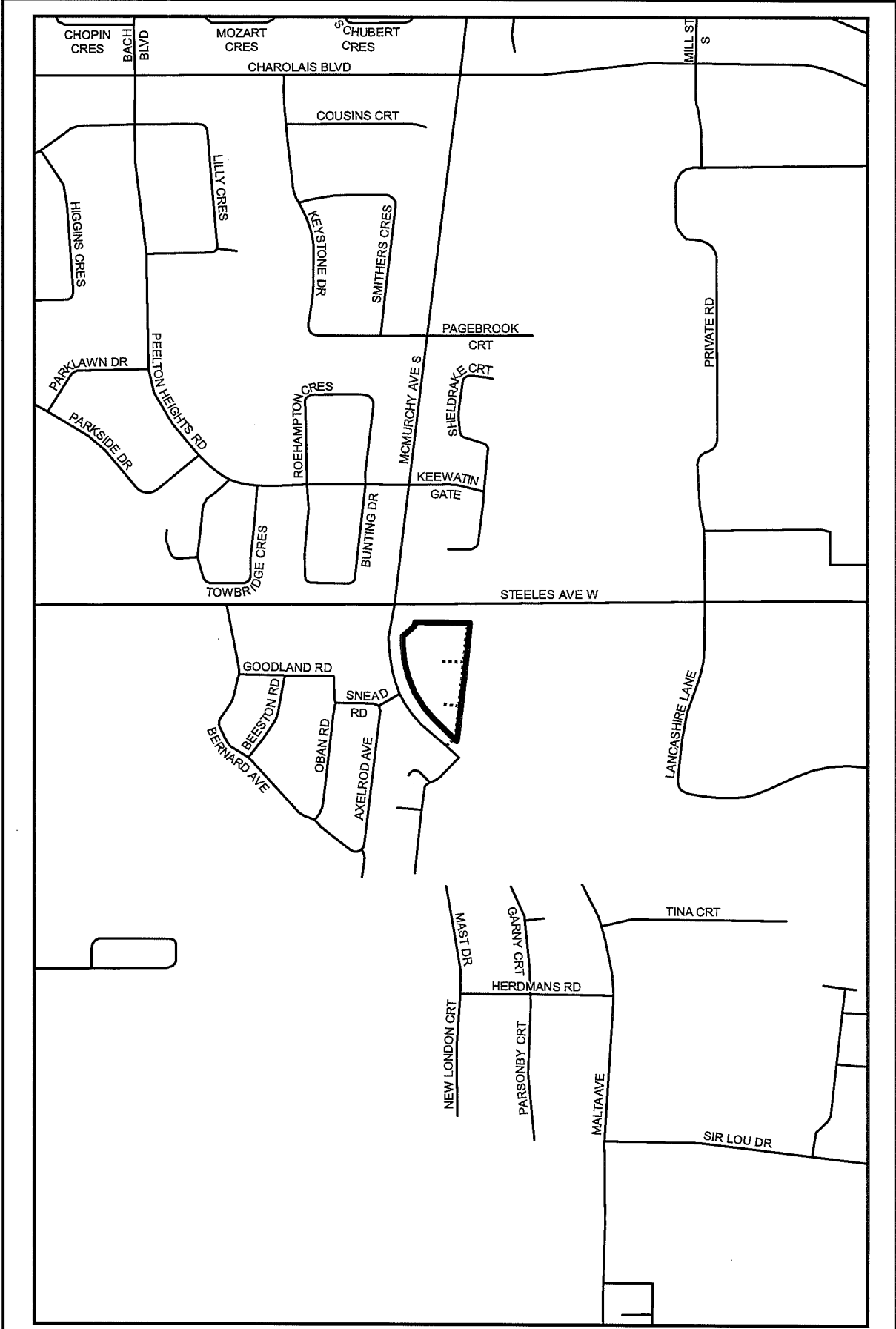

BRAMPTON
 Flower City
brampton.ca
 PLANNING, BUILDING AND ECONOMIC DEVELOPMENT
 File: OZS-2020-0028_ZBLA
 Date: 2021/05/04 Drawn by: ckovac



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

BY-LAW 139-2021

SCHEDULE A



 SUBJECT LANDS



BRAMPTON
Flower City



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

File: OZS-2020-0028_ZKM
Date: 2021/05/04 Drawn by: ckovac

KEY MAP

BY-LAW 139-2021