

**Notice of Passing of By-law 172-2021**  
**TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd.**  
**8775 The Gore Road – Ward 8**

**Date of Decision:** August 11, 2021  
**Date of Notice:** August 25, 2021  
**Last Date of Appeal:** September 14, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 172-2021**, 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 TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd. – File OZS-2020-0032.

**The Purpose and Effect:** to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd. – to permit the development of two high-rise mixed-use towers with a connecting podium.

**Location of Lands Affected:** Northeast corner of The Gore Road and Queen Street East, municipally known as 8775 The Gore Road, being Lot 139 of Registered Plan 43M-2092, in the City of Brampton – Ward 8.

**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](http://www.brampton.ca). Further inquiries should be directed to Mark Michniak, Development Planner, Planning, Building and Economic Development, at (905)-874-3882 or [Mark.Michniak@brampton.ca](mailto:Mark.Michniak@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 September 14, 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](mailto: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](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 172 - 2021

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

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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 amending thereto the following paragraphs in Subsection 4 of Section 5 Residential High Density Zone of Minister's Zoning Order 171/20:

a. By deleting paragraph 8 in its entirety and replacing with the following:

"8. The maximum building height is 35 storeys."

b. By deleting paragraph 9 in its entirety and replacing with the following:

"9. The maximum lot coverage of the buildings is 60 per cent of the total lot area."

c. By deleting paragraph 10 in its entirety and replacing with the following:

"10. The minimum area of the lot to be landscaped is 18 per cent."

d. By deleting paragraph 13 in its entirety and replacing with the following:

"13. The minimum parking requirement for an apartment dwelling is 1.0 parking space per dwelling unit for residents and 0.15 parking spaces per dwelling unit for visitors."

(2) By adding thereto the following paragraphs to Subsection 4 of Section 5 Residential High Density Zone:

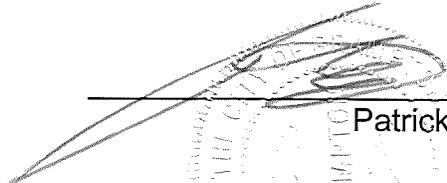
"14. No additional parking shall be required for commercial uses in subsection (3). Residential visitor parking spaces may also be used for permitted commercial uses.

15. Underground buildings or structures shall have a minimum setback of 0 metres from all lot lines."

ENACTED and PASSED this 11<sup>th</sup> day of August, 2021.

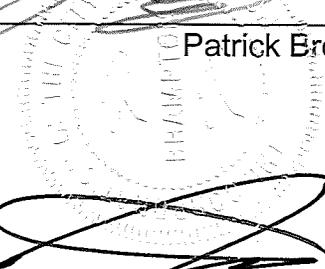
Approved as to  
form.  
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C.deSereville

Approved as to  
content.  
2021/07/05  
AAP



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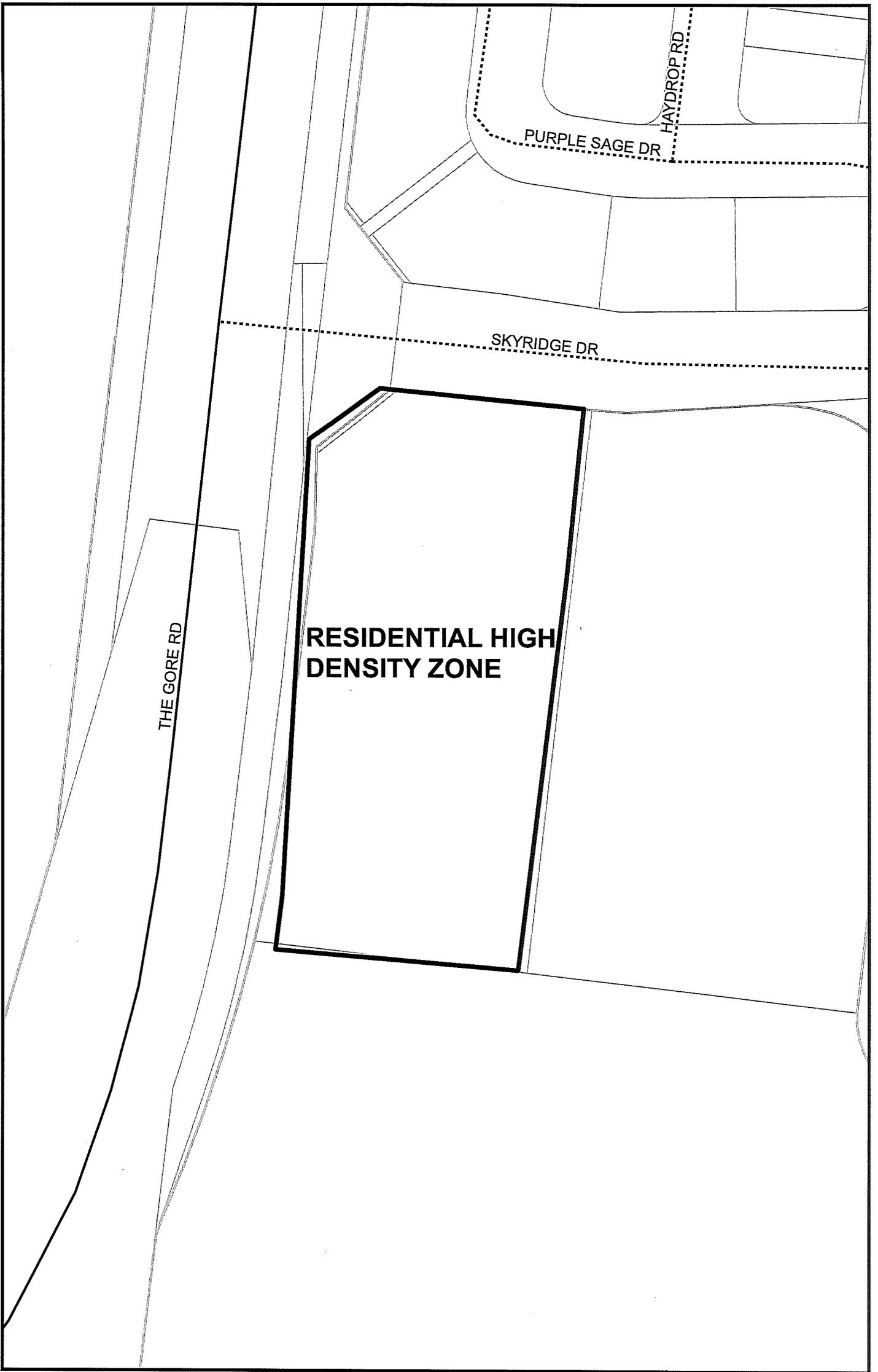
Patrick Brown, Mayor

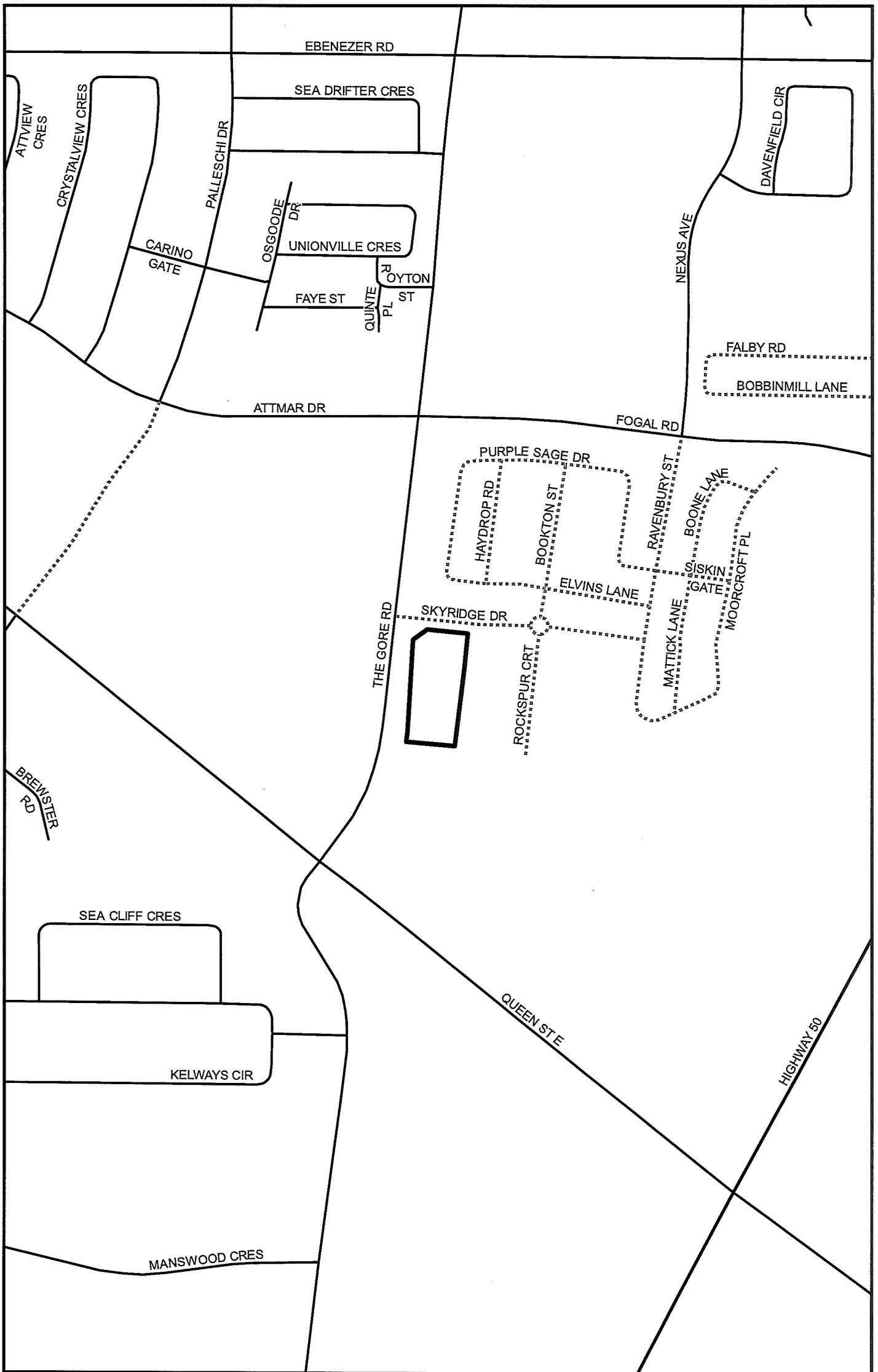


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Peter Fay, City Clerk

(OZS-2020-0032)





 SUBJECT LANDS  RAILWAYS



**KEY MAP**

brampton.ca  
 PLANNING, BUILDING AND ECONOMIC DEVELOPMENT  
 File: OZS-2020-0032\_ZKM  
 Date: 2021/05/25 Drawn by: ckovac

BY-LAW 172-2021