

**Notice of Passing of By-law 261-2020
Henry Chiu Architect Ltd. – 1942411 Ontario Inc.
Ward 6**

Date of Decision: December 9, 2020
Date of Notice: December 17, 2020
Last Date of Appeal: January 6, 2021

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 261-2020**, 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 Henry Chiu Architect Ltd. – 1942411 Ontario Inc. – File T05W15.004.

The Purpose and Effect: to amend comprehensive Zoning By-Law 270-2004, as amended, pursuant to an application by Henry Chiu Architect Ltd. – 1942411 Ontario Inc., to permit the development of the subject lands for hotel, office with ground floor retail, and banquet hall/convention centre purposes.

Location of Lands Affected: west side of Mississauga Road, on the south side of Steeles Avenue West, known legally as Part of Lot 15, Concession 5, W.H.S. – Ward 6.

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 Nasir Mahmood, Development Planner, Planning, Building and Economic Development, at (905) 874-2094 or nasir.mahmood@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 Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than January 6, 2021**. An appeal form is available from the LPAT website at <https://olt.gov.on.ca/tribunals/lpat/forms/>

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal 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 Local Planning Appeal Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/tribunals/lpat/lpat-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). 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 Local Planning Appeal 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.

Appointments to attend City Hall may be booked online at:

<https://www.brampton.ca/EN/Online-Services/Skip-the-line/Pages/Welcome.aspx>

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 261 - 2020

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:
AGRICULTURAL (A), FLOODPLAIN (F)	OFFICE COMMERCIAL – SECTION 3542 (OC-3542), FLOODPLAIN (F), AGRICULTURAL (A)

2) by adding thereto, as Schedule C to this by-law.

3) by adding thereto, the following sections:

“3542 The lands designated OC–3542 on Schedule A to this by-law:

3542.1 Shall only be used for the following purposes:

- a) An office, including the office of a health care practitioner;
- b) A hotel;
- c) A banquet hall;
- d) A conference centre;
- e) The following uses only in conjunction with uses in Section 3542.1 (a), (b), and (c), provided the total gross floor area of the accessory uses do not exceed 25% of the total gross floor areas of the uses listed in (a), (b), and (c) to a maximum total Gross Floor Area of 999 square metres:
 - i. A bank, trust company, or financial institution;
 - ii. A retail establishment;
 - iii. A convenience store;
 - iv. A dry cleaning and laundry distribution station;
 - v. A dining room restaurant, a take-out restaurant;

- vi. A service shop;
- vii. A personal service shop, excluding a massage or body rub parlour;
- viii. A printing or copy establishment;
- ix. A commercial, technical or recreational school;
- x. A community club;
- xi. A fitness centre; and,
- xii. A day nurse.

3542.2 The following uses shall not be permitted;

- a) An adult entertainment parlour; and,
- b) An adult video store.

3542.3 Shall be subject to the following requirements and restrictions:

- a) Minimum Landscape Open Space Area, except at approved access locations:
 - i. A width of 3.0 metres along Mississauga Road and Steeles Avenue West;
 - ii. A width of 1.5 metres along a lot line.
- b) Maximum Building Height: 10 Storeys;
- c) Minimum Building Setback to a Floodplain zone shall be 10 metres;
- d) No outside storage or outdoor display or sales of goods and materials shall be permitted;
- e) No drive-through facilities are permitted;
- f) For the purposes of this Section, the lands zoned OC-3542 shall be treated as one lot for zoning purposes;
- g) For the purposes of this Section, the front lot line shall be deemed to be the Mississauga Road lot line;
- h) A total of two (2) loading spaces are to be provided;
- i) No setback from any lot line is required for any portion of the parking garage that is below grade;
- j) Minimum parking space requirements in accordance with the following:
 - i. Offices, except an office of a health care practitioner, or uses permitted in Section 3542.1 (e): 1 parking space for each 25 square metres of gross commercial floor area or portion thereof;
 - ii. Banquet Hall/Conference Centre: 1 parking space for each 8 square metres of gross commercial floor area; and,
 - iii. Hotel: 1 parking space for every 2 bedrooms.

3542.4 Shall also be subject to the requirements and restrictions relating to the OC Zone and the general provisions of this by-law not in conflict with those set out in Sections 3542.1, 3542.2 and 3542.3;

3542.5 For the purposes of Section 3542;

Conference Centre shall mean a building or place which is used for the assembly of persons for private or public activities of a religious, political, charitable, educational, social, business, cultural, recreational and like purposes, and may include media

communication and dining room facilities accessory to the main assembly function, but shall not include a public or private school or a religious institution.

3542.6 For the purpose of calculating minimum parking requirements on lands zoned OC-3542:

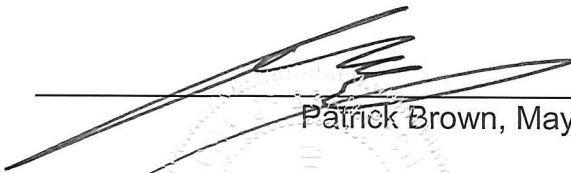
Floor Area, Gross Commercial shall mean the aggregate of the areas of each storey, at, above, or below established grade, measured from the exterior of the outside walls, but excluding any parts of the building used for mechanical equipment, stairwells, elevators, amenity spaces for employees (such as a fitness centre and a cafeteria), atrium spaces, data centres, repair labs, repair training rooms or special purpose rooms that are ancillary to staff work spaces and any part of the building below established grade used for storage purposes.


3542.7 An office building with a minimum gross floor area of 8,500 square metres shall be located, provided and maintained in the location shown as "Office Building Area" on Schedule C to this by-law."

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL,
This 9th day of December, 2020

Approved as to
form.
2020/11/18
AWP

Approved as to
content.
2020/11/17
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

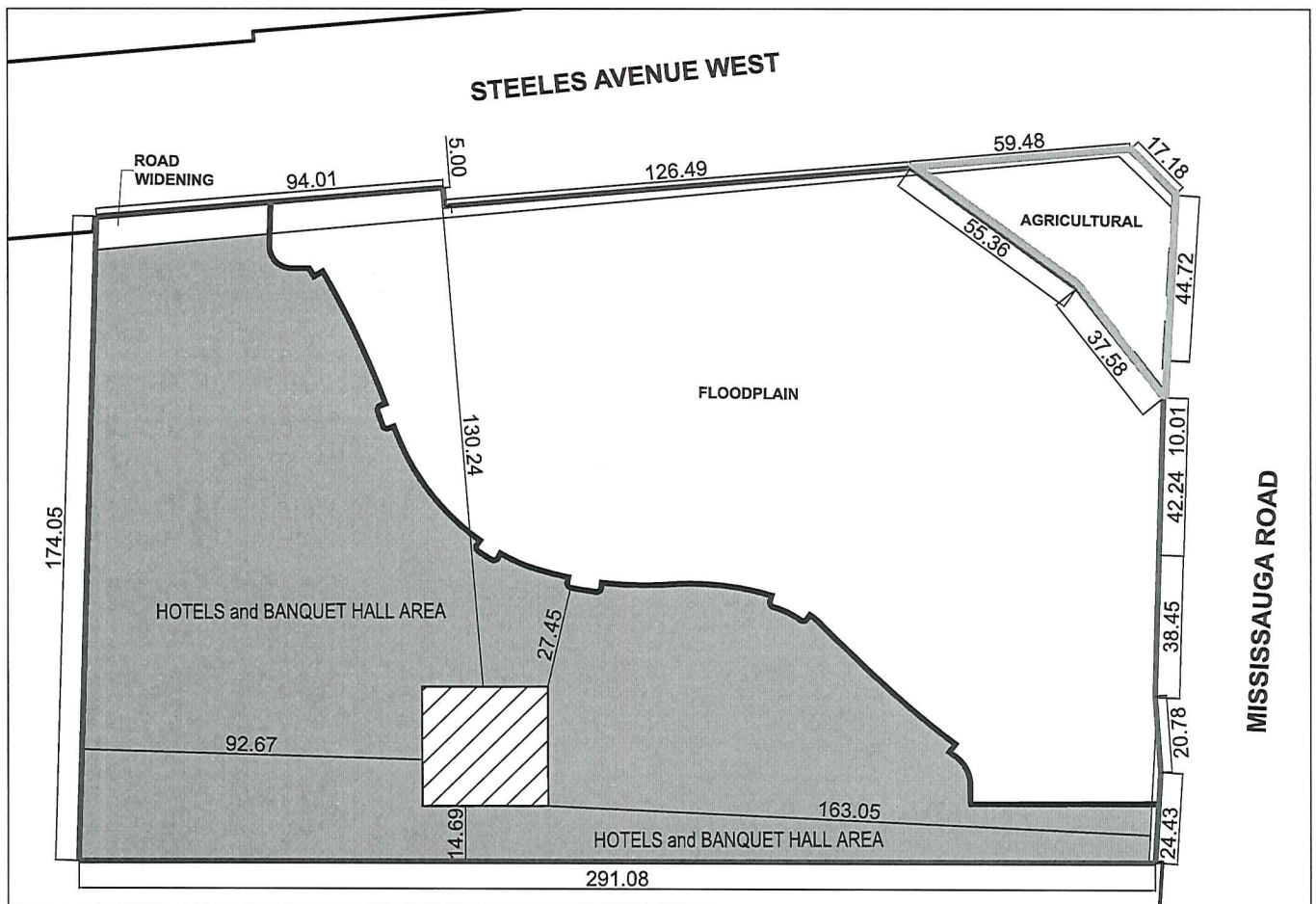





brampton.ca
PLANNING AND DEVELOPMENT SERVICES
File: T05W15.004 ZBLA
Date: 2020/11/06 Drawn by: ckovac

PART LOT 15, CONCESSION 5 W.H.S. (TOR.)

BY-LAW 261-2020

SCHEDULE A



-  SUBJECT LANDS BOUNDARY
-  HOTELS and BANQUET HALL AREA
-  OFFICE BUILDING AREA

**SCHEDULE C - SECTION
BY-LAW 270-2004**

By-Law 261-2020

Schedule B



CITY OF BRAMPTON
Planning, Design and Development

Date: 2020 11 06

Drawn by: CJK

File no. T05W15.004_ZBLA_C