

February 1<sup>st</sup>, 2022

To Whom It May Concern:

RE: Virtual Public Meeting Process  
Application for an Official Plan Amendment and Zoning By-law Amendment  
227 and 229 Main Street North  
File: OZS-2021-0056

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A public meeting with respect to the above referenced development proposal will be held at the March 7<sup>th</sup>, 2022 Planning and Development Committee meeting. The notice for the public meeting is enclosed and will inform you of the details of the proposal.

The City of Brampton takes COVID-19 seriously and continues to follow the advice of Peel Public Health. The City has made significant changes to services and programming to help protect the health and wellbeing of our community. In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people, and requirements for physical distancing between persons, the City of Brampton will be holding public meetings virtually via video conference. In-person attendance at this Planning and Development Committee meeting will be limited to Committee Members and essential City staff only. While the meeting will be virtual, the City remains committed to offering opportunities for members of the public to provide input on planning applications and there are a number of ways to do so.

#### **How to view the Public Meeting?**

The Public Meeting can be viewed at the following link: <https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or <http://video.isilive.ca/brampton/live.html>

#### **How to provide comments?**

You can provide comments by;

- Writing an email or letter to Kelly Henderson at [Kelly.Henderson@Brampton.ca](mailto:Kelly.Henderson@Brampton.ca)
- Submitting an audio or video recording (up to 5 minutes) to the City Clerk's Office at [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to be played at the meeting by 4:30 p.m., Tuesday March 1<sup>st</sup>, 2022.
- Speaking at the virtual public meeting. People wishing to speak at the meeting need to pre-register with the Clerk's office by e-mailing [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, March 1<sup>st</sup>, 2022. Once the e-mail is received, the Clerk's Office will provide instructions for how to connect to and speak at the meeting.

For more information on how to participate or on the application, please contact Kelly Henderson at [Kelly.Henderson@Brampton.ca](mailto:Kelly.Henderson@Brampton.ca)

Thank you for your understanding and we look forward to hearing from you.



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Allan Parsons, MCIP, RPP  
Director, Development Services

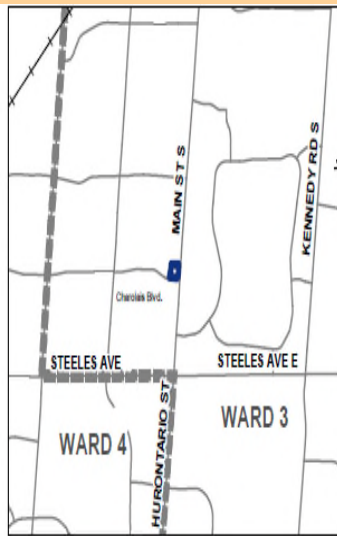
## MPlan Inc. – Ivory Group

Proposed Official Plan  
Amendment and Zoning By-  
law Amendment

Location: 227 and 229 MAIN  
St. South

City File #: OZS-2021-0056

Ward #: 3



### Purpose and Effect

The purpose and effect of the application is to redevelop the subject lands for a mixed-use development. The details of the proposal are as follows:

- 26 storeys in height
- 400 residential units
- 470 square metres (5059 square feet) of ground floor commercial
- 234 vehicle parking spaces and 215 bicycle parking spaces.
- Floor Space Index: 4.61
- Site Coverage: 42.9%



### We value your input...

Any person may express their support, opposition or comments to this application.

### How can I get involved?

- Attend the virtual Public Meeting (City Hall is currently closed to in-person public attendance for the meeting): Pre-registration is required to speak at the meeting. Please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, March 1, 2022, to pre-register.  
AND/OR
- Send comments to Kelly Henderson, Planner III, [Kelly.Henderson@Brampton.ca](mailto:Kelly.Henderson@Brampton.ca) AND/OR  
Mail comments to:  
Planning, Building and Economic Development Services Dept. 2  
Wellington Street West, 3rd Floor  
Brampton ON L6Y 4R2 AND/OR
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, March 1, 2022.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

### More Information:

For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice. Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning, Building, & Economic Development page, and by searching the City File # listed above.

**Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning, Building and Economic Development Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or enact a proposed Zoning By-law or approve in principle a plan of subdivision until at least 30 days after the date of a statutory public meeting.

### Public Notice



March 7, 2022



7:00 p.m.



Virtual Meeting

<http://video.isilive.ca/brampton/live.html>

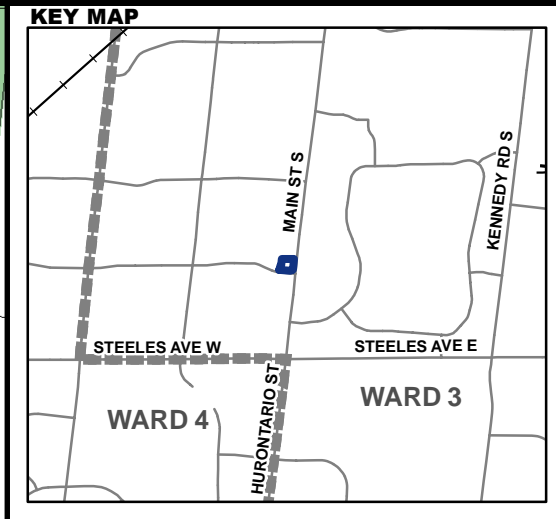
**If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.**

### Important Information about making a submission

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed official plan amendment or proposed zoning by-law amendment before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Information is available in an alternative/accessible format upon request

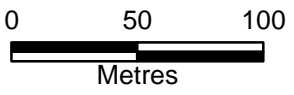


 SUBJECT LAND  GREENSPACE

 PROPERTY LINE



APPENDIX 2  
LOCATION MAP  
MPLAN INC.  
IVORY GROUP



Author: kovac  
Date: 2022/01/13

CITY FILE: OZS-2021-0056

