

October 16, 2020

To Whom It May Concern:

RE: Virtual Public Meeting Process  
Application for Zoning By-law Amendment  
185 & 187 Queen Street East  
City File: OZS-2020-0013

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A public meeting with respect to the above referenced development proposal will be held at the November 16, 2020 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 well-being of our community. In consideration of the current COVID-19 public health orders 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 Kevin Freeman at [Kevin.Freeman@Brampton.ca](mailto:Kevin.Freeman@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., Friday, November 13, 2020.
- 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 Friday, November 13, 2020. 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 Kevin Freeman at [Kevin.Freeman@Brampton.ca](mailto:Kevin.Freeman@Brampton.ca)

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



Allan Parsons

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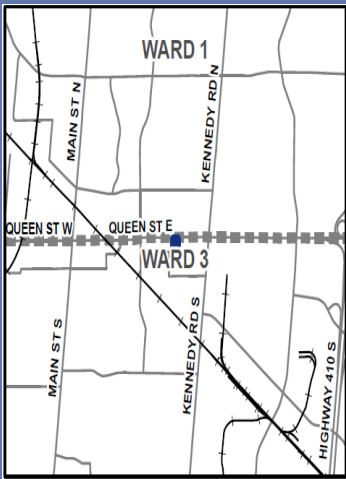
Allan Parsons, MCIP, RPP  
Director, Development Services

**GLEN SCHNARR & ASSOCIATES INC. – G. C JAIN INVESTMENTS LTD.**

Application to Amend the Zoning By-law

Location: 185 & 187 Queen Street East

City File: OZS-2020-0013



**Public Notice**



November 16, 2020



7:00 p.m.



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

Information is available in an alternative/accessible format upon request.

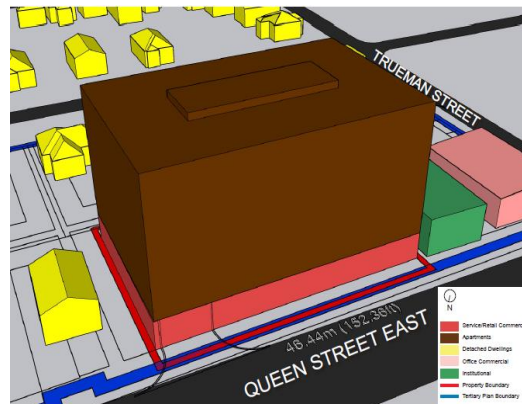
**Purpose and Effect**

The purpose and effect of the application is to amend the Zoning By-law to permit a mixed-use development consisting of a 9 storey apartment building with commercial uses at grade.

Details of the proposal include:

- To permit a total of 4 commercial units;
- To permit a total of 80 residential units;
- To permit a net density of 500 units per net hectare and a floor space index (FSI) of 6.85; and,
- To provide two levels of underground parking consisting of a total of 43 parking spaces.

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 and Development page.



**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 plan of subdivision, proposed official plan amendment or proposed zoning by-law amendment before the City gives or refuses to give approval to the draft plan of subdivision, or 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.

**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 Friday, November 13, 2020, to pre-register.

AND/OR

- Send comments to Kevin Freeman, Development Planner- [Kevin.Freeman@brampton.ca](mailto:Kevin.Freeman@brampton.ca)

AND/OR

- Mail/Fax Comments to: Planning and Development Services Department, 2 Wellington Street West, 3rd Floor, Brampton, ON L6Y 4R2 or Fax: (905)-874-2099

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 Friday, November 13, 2020.

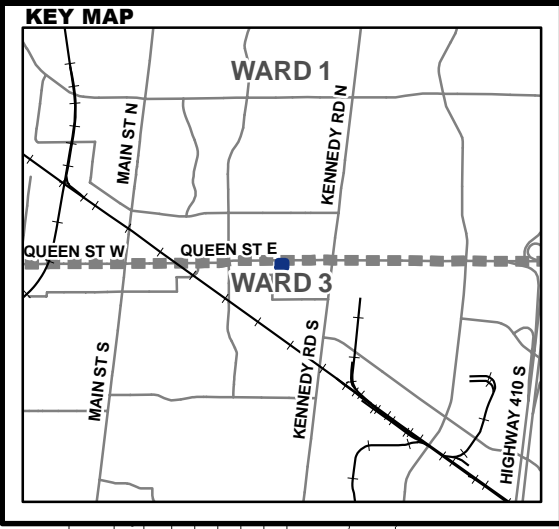
If you wish to be notified of the decision of the City in respect of a proposed plan of subdivision, or a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington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

**Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and 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.



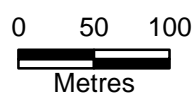


- SUBJECT LAND
- GREENSPACE
- CEMETERY
- SCHOOLS
- PROPERTY LINE
- RAILWAYS
- HOSPITAL

**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES



**APPENDIX 2**  
**LOCATION MAP**  
GLEN SCHNARR & ASSOCIATES INCORPORATED  
G.C. JAIN INVESTMENTS LIMITED



Author: kovac  
Date: 2020/07/21

CITY FILE: OZS-2020-0013