

June 18, 2021

To Whom It May Concern:

**SUBJECT:**

Application to Amend the Official Plan Amendment and Zoning By Law Amendment  
**Weston Consulting – Black Creek Group, 2797180 Ontario Inc.**

**Description:** The proposed development contemplates a 9 storey residential building with 201 units.

**File Number:** OZS-2021-0017

12089 Hurontario Street  
WARD 2

---

A public meeting with respect to the above referenced development proposal will be held at the July 26, 2021, 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 and public health orders prohibiting public gatherings 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 Tejinder Sidhu, Planner 1, [Tejinder.sidhu@brampton.ca](mailto:Tejinder.sidhu@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. on Tuesday, July 20, 2021.
- 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, July 20, 2021. 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 Tejinder Sidhu, Planner I, Development Services at 905-874-2386, [tejinder.sidhu@brampton.ca](mailto:tejinder.sidhu@brampton.ca).

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



**Planning, Building and Economic  
Development  
Development Services**

A handwritten signature in blue ink that reads 'Allan Parsons'. The signature is stylized and includes a large, looping initial 'A'.

---

Allan Parsons, MCIP, RPP  
Director, Development Services  
City of Brampton

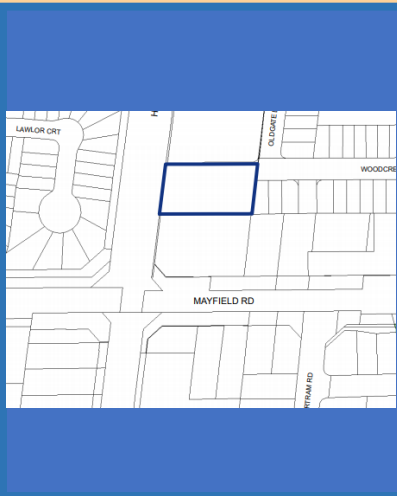
## Weston Consulting – Black Creek Group 2797180 Ontario Inc.

### Application to Amend the Official Plan and Zoning By-law

Location: 12089 Hurontario  
Street, Northeast corner of  
Mayfield Road and Hurontario  
Street


Ward: 2


City File: OZS-2021-0017



Public Notice

 July 26, 2021

 7:00 PM

 Virtual meeting  
[http://video.isilive.ca/  
brampton/live.html](http://video.isilive.ca/brampton/live.html)

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

### Purpose and Effect

An application has been submitted to amend the Official Plan and Zoning By-law to develop a 9-storey residential building on the site.

The property is located at 12089 Hurontario Street.

#### Proposal Highlights:

- 201 residential units consisting of
  - 81 one-bedroom units;
  - 112 two-bedroom units;
  - 8 three-bedroom units;
- Site area of 3,929.2m<sup>2</sup>;
- Floor Space Index (Density) of 3.64;
- 1,064.0m<sup>2</sup> of amenity space;
- One vehicular access point from Hurontario Street; and,
- 197 parking spaces.



**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 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:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Municipal Board; and,
- (b) The person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, 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 Tuesday, July 20, 2021 to pre-register.

AND/OR

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

AND/OR

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

AND/OR

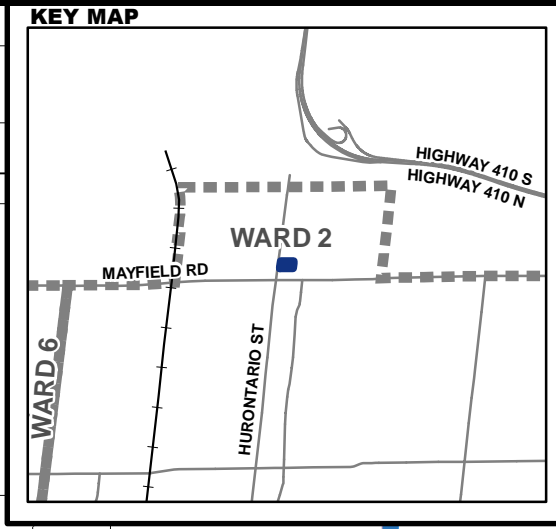
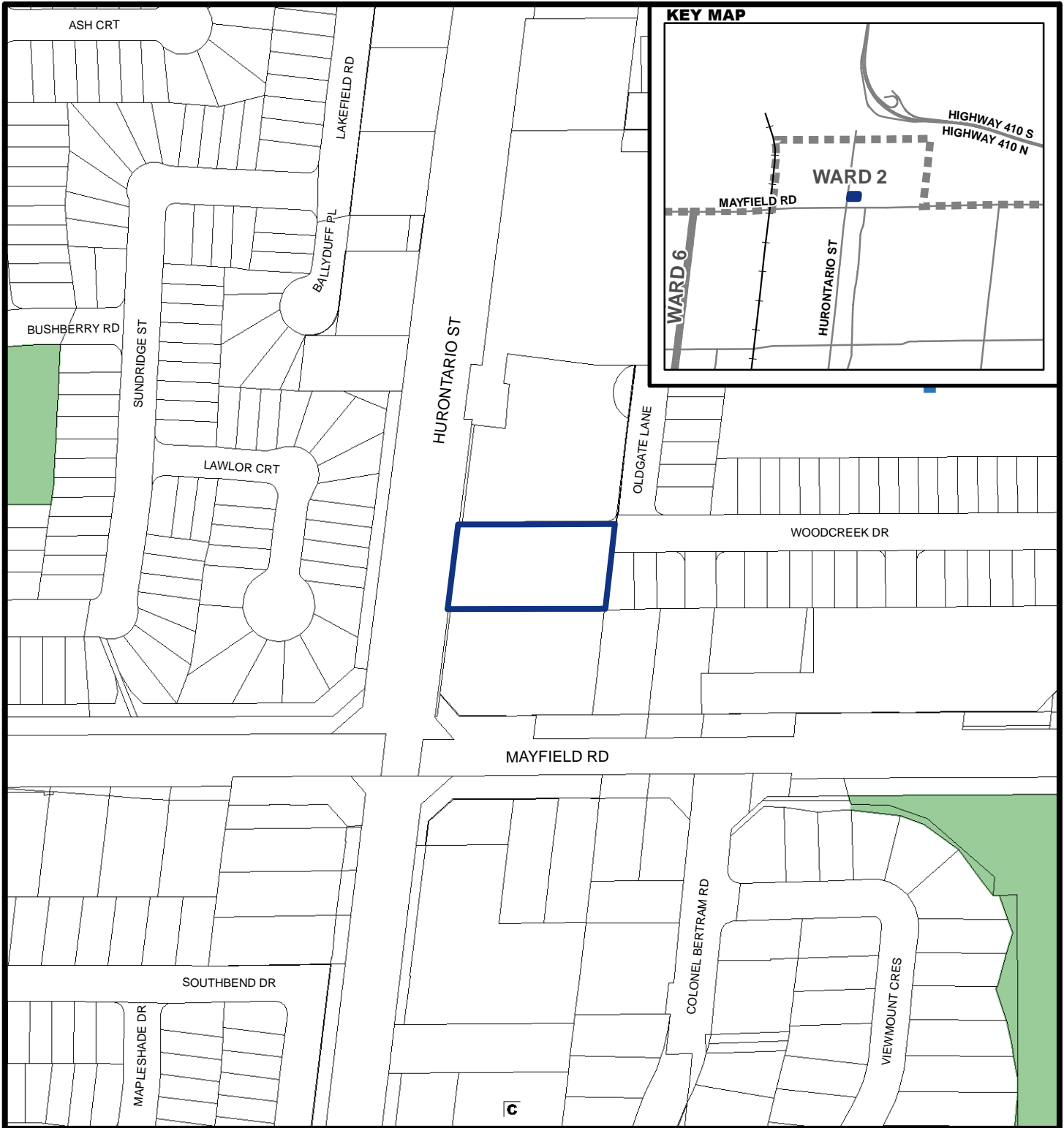
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, July 20, 2021.

If you wish to be notified of the decision of the City in respect of 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.

**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
- PROPERTY LINE
- c CEMETERY

