

## JINDAL DEVELOPMENTS LTD.

Application to Amend the Zoning By-law

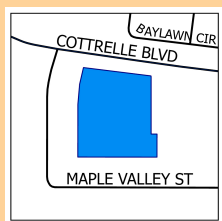
1955 COTTRELLE Blvd,  
BRAMPTON, ON L6P 2H3

City File #: OZS-2023-0045

Ward: 8



Concept Rendering



Key Map

### Public Notice



June 17, 2024



7:00 p.m.



**City Hall Council Chamber & Virtual Option**

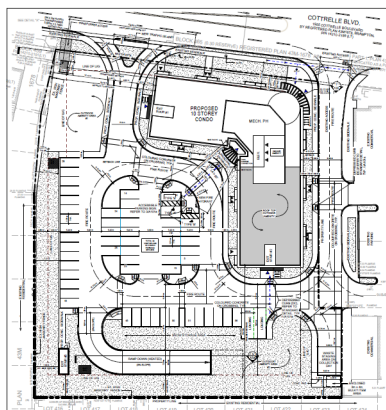
<http://video.isilive.ca/brampton/live.html>

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

### Purpose and Effect

This site was previously zoned by the Ontario Land Tribunal (OLT) for a residential apartment building (26m in height, 72 units), stacked townhouses (24 units) and offices.

This new application to amend the Zoning By-law proposes: a 10-storey apartment building containing 174 dwelling units, consisting of 11 studio units, 95 one-bedroom units, 59 two-bedroom units and 9 three-bedroom units. The proposal contains 209 vehicle parking spaces (56 surface level, 153 underground) and 10 bicycle parking spaces. The project includes two ground-level outdoor amenity spaces and one outdoor rooftop amenity space. The property is located west of McVean Drive and South of Cottrelle Boulevard.



Concept Plan

### We value your input...

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

### How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. Pre-registration is required to speak or delegate virtually at the public meeting. Please email [City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca) no later than 4:30 p.m. on Tuesday, June 11, 2024 to pre-register and receive more details.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing [City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca) to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Harsh Padhya, Development Planner III ([harsh.padhya@brampton.ca](mailto:harsh.padhya@brampton.ca)); AND/OR
- Mail comments to:  
Planning, Building and Economic Development  
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 [City.ClerksOffice@brampton.ca](mailto:City.ClerksOffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, June 11, 2024.

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 proposal, you must make a written request to:

City Clerks, City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2.

### More Information:

Submitted supporting studies and drawings are available on the City's website under Current Development Applications on the Planning & Development page, and by clicking on "Search for an Application" and using City File #OZS-2023-0045 on the following web page: <https://planning.brampton.ca/>.

For more information about this matter, including information about preserving your appeal rights, contact the City Planners identified in this notice.

**If you have received this notice as an owner of a property and the property contains seven 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:

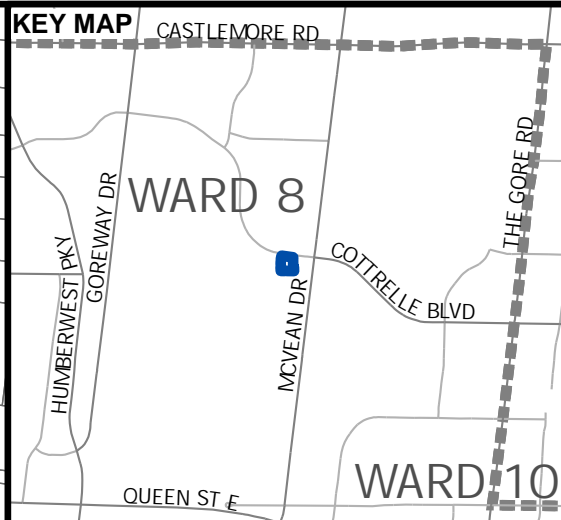
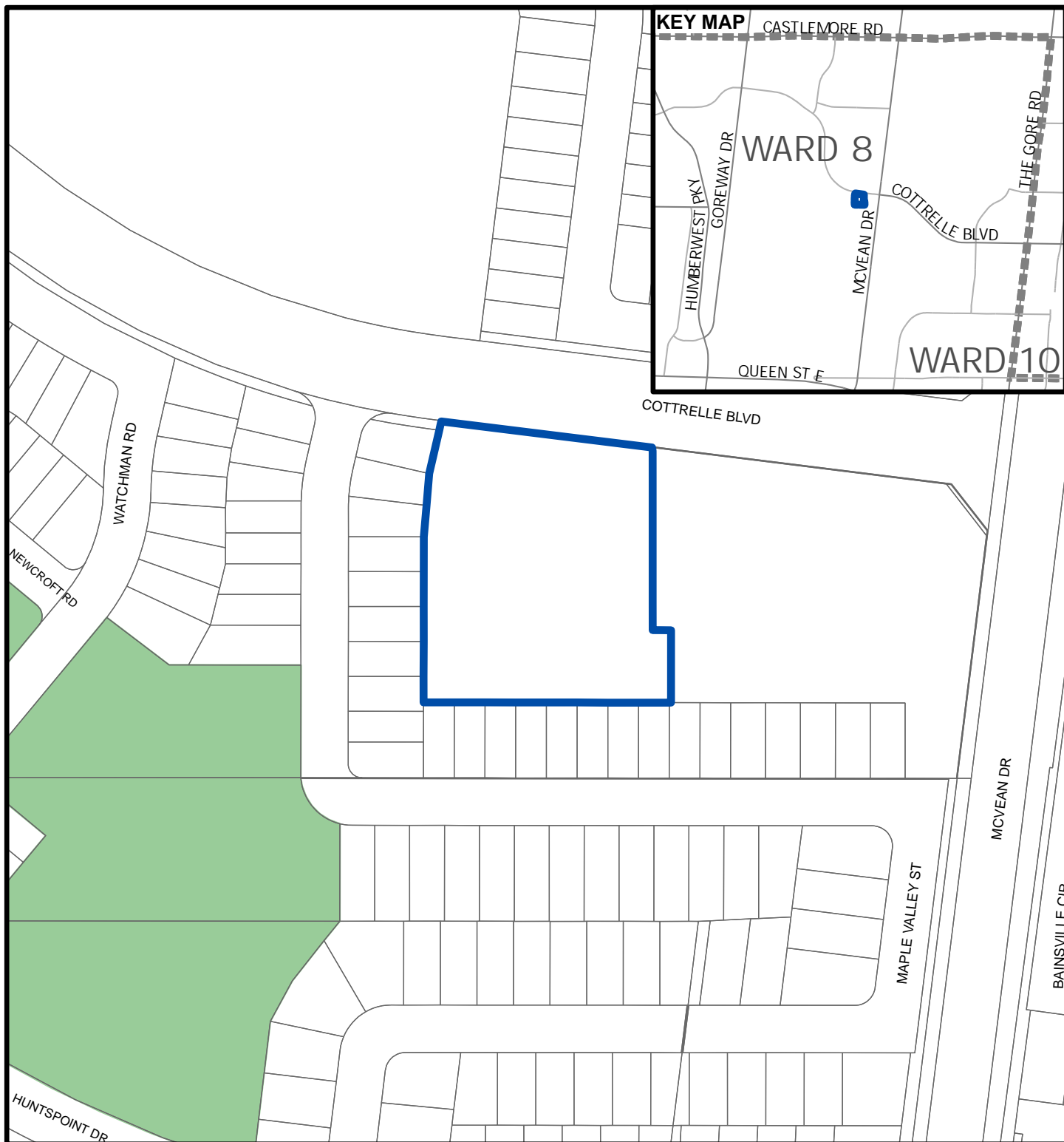
- The person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
- The person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable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



A horizontal scale bar with markings at 0, 10, and 20. The word 'Metres' is written below the bar. The bar is divided into two equal segments by the 10 mark.

**Applicant: G-force Urban Planners & Consultants**  
**Owner: Jindal Developments Ltd.**

CITY FILE: OZS-2023-0045

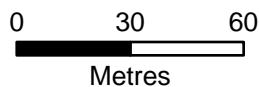


-  Parcel Fabric
-  Subject Lands
-  Park



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: LCarter  
Date: 2024/05/14

## APPENDIX 2 LOCATION MAP

**Applicant: G-force Urban Planners & Consultants**  
**Owner: Jindal Developments Ltd.**

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