

**Notice of Passing of By-law 10-2022**  
**Martinway Bramalea Project Inc. – 1685-1701 Queen Street East**  
**Ward 7**

**Date of Decision: January 26, 2022**  
**Date of Notice: February 8, 2022**  
**Last Date of Appeal: February 28, 2022**

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 10-2022**, 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 **Martinway Bramalea Project Inc. – 1685-1701 Queen Street East** – File OZS-2021-0008.

**The Purpose and Effect:** to amend comprehensive Zoning By-law 270-2004, as amended - to permit a residential development consisting of 30 and 33 storey towers located on a 5-storey shared podium.

**Location of Lands Affected:** south side of Queen St E to the east of Kings Cross Rd, and are municipally known as 1685 and 1701 Queen Street East within Part of Lot 5, Concession 4 E.H.S, in the City of Brampton – Ward 7.

**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](http://www.brampton.ca). Further enquiries should be directed to Nicholas Deibler, Development Planner, Planning, Building and Economic Development, at (905)874-3556 or at [Nicholas.Deibler@brampton.ca](mailto:Nicholas.Deibler@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 Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than February 28, 2022**. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

**The Notice of Appeal must:**

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

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). 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 Ontario Land 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) 874-2107

**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. An appointment to attend City Hall may be booked by emailing the Clerk's Office at: [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca)**

**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](mailto:cityclerksoffice@brampton.ca).**



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 10 - 2022

To amend Comprehensive Zoning 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 on Schedule A thereto of the By-law the zoning designation of the lands shown outlined on Schedule A attached to this by-law:

From:	To:
"Downtown Commercial – Section 2382 (DC-2382)"	"Downtown Commercial (Holding) – Section 2382 (DC (H)-2382)"

(2) by adding thereto the following section:

"2382 The lands designated Downtown Commercial (Holding) – Section 2382 (DC (H) -2382) on Schedule A to this by-law:

2382.1 Shall only be used for:

- (1) An apartment dwelling
- (2) An office
- (3) Only in conjunction with an apartment dwelling or an office within the same building:
  - a) a retail establishment
  - b) a grocery store or supermarket
  - c) a service shop
  - d) a personal service shop
  - e) a bank, trust company, or financial company
  - f) a dry cleaning and laundry distribution station
  - g) a laundromat
  - h) a parking lot
  - i) a dining room restaurant, a convenience restaurant, a take- out restaurant
  - j) a printing or copying establishment
  - k) a commercial school
  - l) a temporary open air market

- m) a place of commercial recreation
  - n) a community club
  - o) a health or fitness centre
  - p) a theatre
  - q) an art gallery or studio
  - r) a hotel
  - s) an animal hospital
  - t) an administrative office of any public authority
  - u) a place of worship
- (4) purposes accessory to the other permitted purposes

2382.2 That the following uses be prohibited:

- (1) an adult video store
- (2) an adult entertainment parlour
- (3) a massage or body rub parlour
- (4) a drive-through facility
- (5) outside storage of goods, materials or machinery, except that outdoor display and sale of goods is permitted in conjunction with a permitted commercial use.

2382.3 Shall be subject to the following requirements and restrictions:

- 1) Minimum Front Yard Depth: 2.5 metres
- 2) Minimum Rear Yard Depth: 14 metres
- 3) Minimum Exterior Side Yard: 2.5 metres
- 4) Minimum Exterior Side Yard Setback to Canopy: 1 metre
- 5) Minimum Interior Side Yard Width to Podium: 8 metres
- 6) Minimum Interior Side Yard Width to Tower: 12 metres
- 7) Minimum Setback for an Underground Parking Garage: 0 metres
- 8) Maximum Building Height:  
33 storeys for the westernmost tower and 30 Storeys for the easternmost tower.
- 9) Minimum Building Height: 3 Storeys
- 10) Maximum Tower Floorplate:  
750 square metres if residential uses are located in the tower
- 11) Minimum Tower Separation: 25.0 metres
- 12) Maximum Gross Floor Area: 52,045 square metres
- 13) Maximum Number of Units: 704
- 14) Minimum Ground Floor Height: 6 metres
- 15) Windows and Doors at Grade:  
For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors.
- 16) Continuous Streetwall:

The Podium portion of the building shall have a minimum length of 75% of the length of entire available frontage facing Queen Street East. For the purposes of this section, "available frontage" means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

17) Motor Vehicle Parking:

- (1) Motor vehicle surface parking shall only be located within a rear and/or interior side yard.
- (2) Motor vehicle surface parking is not permitted between a building and a street.
- (3) Except for areas used for vehicular and pedestrian access, no part of a parking garage above grade shall be located within 6.0 metres of the front lot line.

18) Bicycle Parking:

In addition to the requirements of Section 20.3.4, bicycle parking shall be required for commercial uses in accordance with the following:

- (1) Parking spaces shall be provided at a rate of 0.2 spaces per 100 square metres of gross commercial floor area, however no less than 10 spaces shall be provided

19) Loading, Unloading and Waste Disposal and Storage:

- (1) One on-site loading space shall be provided
- (2) Loading, unloading and waste disposal facilities shall not be located on the wall facing a Residential Zone or a public road, nor shall be located in the yard adjacent to a Residential Zone or public road;
- (3) All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.

20) Outdoor Display and Sales:

The outdoor display and sale of goods is permitted as an accessory use provided the display area is accessible to the public and occupies no more than 25% of the gross floor area of the main use.

21) Minimum Landscaped Open Space:

- a) A minimum of 500 square metres shall be provided in a roof-top amenity space;
- c) A minimum 400 square metres of publicly accessible open space shall be provided at the corner of Queen Street and Kings Cross Road, which may also be used for outdoor display and sales associated with a permitted use and a patio associated with a restaurant;

22) Definitions – For the purpose of this section:

- "Podium" means any of the various building elements that form the base or bottom storeys of a building, distinguished from and upon which the towers rest.
- "Tower" means either of the two portions of the building which extend upward to the top storeys and rest on the podium.

- “Canopy” means any of the various building elements that protrude outward from the building wall horizontally and are not balconies.

23) For the purposes of this section, the lot line abutting Queen Street East shall be the front lot line.

2382.4 That lands zoned DC-2382 shall be considered one lot for zoning purposes.

2382.5 Until such time as the Holding (H) symbol is lifted, lands zoned DC(H)-2382 shall not be developed.

2382.6 The Holding (H) symbol for all or any part of the lands zoned DC(H)-2382 shall not be removed until such time as the following conditions have been met:

- (a) appropriate noise mitigation to meet Ministry of Environment, Conservation and Parks requirements be approved to the satisfaction of the Commissioner of Public Works.
- (b) a Functional Servicing Report, inclusive of confirmation of the availability of sanitary sewage capacity to service the proposed development, is approved to the satisfaction of the Region of Peel.

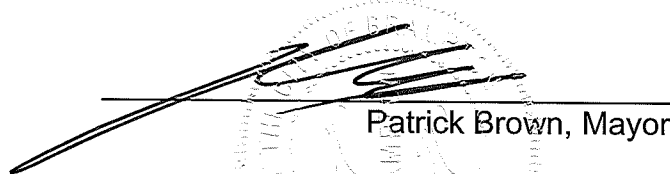
All to the satisfaction of the Commissioner of Planning, Building and Economic Development.”

ENACTED and PASSED this 26<sup>th</sup> day of January, 2022.

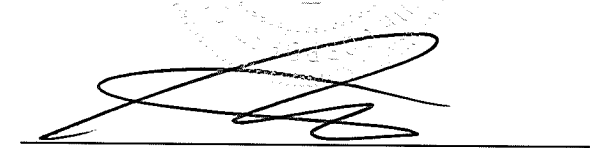
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SDSR

Approved as to  
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2022/01/20  
AAP

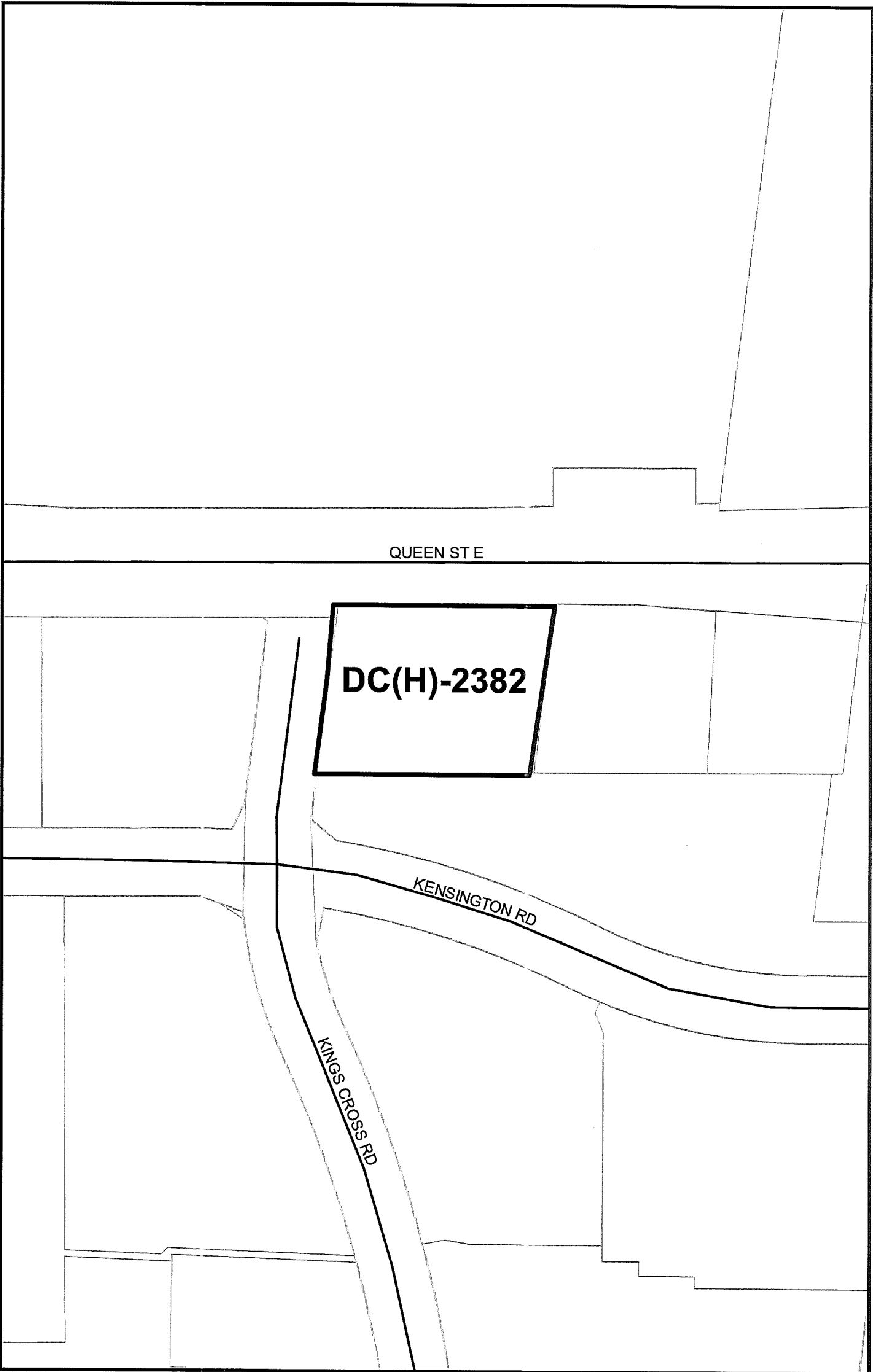
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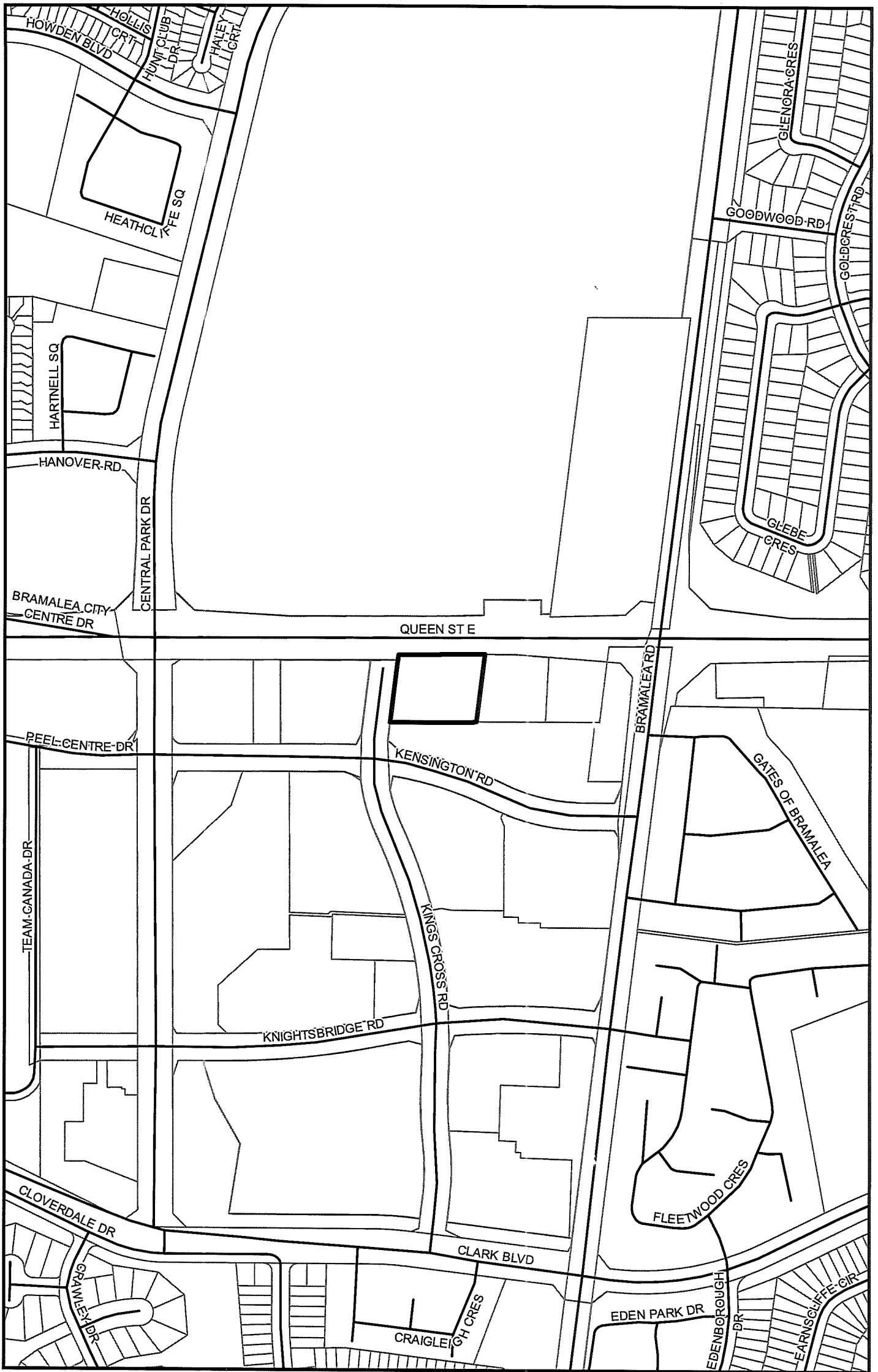


Patrick Brown, Mayor



Peter Fay, City Clerk





 SUBJECT LANDS



**KEY MAP**