

Notice of Passing of Zoning By-law 216-2022

31-33 George Street North and 18-28 Elizabeth Street North

Date of Decision: September 26, 2022
Date of Notice: October 3, 2022
Last Date of Appeal: October 23, 2022

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 216-2022, 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 Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd. – 31-33 George Street North and 18-28 Elizabeth Street North – Ward 1 (File: OZS-2021-0053).

The Purpose and Effect: to permit residential and commercial uses on the subject lands, in accordance with the requirements set out in the By-law.

Location of Lands Affected: 31-33 George Street North and 18-28 Elizabeth Street North. The site is south of Nelson Street West and east of Elizabeth Street.

Obtaining Additional Information: A copy of the by-law is provided. The complete by-law and background materials are available at the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries should be directed to Tejinder Sidhu, Development Planner, Planning, Building and Growth Management, at 905-874-2386 or Tejinder.sidhu@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 City Clerk, Peter Fay, of the City of Brampton **no later than October 23, 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) 874-2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 216 - 2022

To amend By-law 270-2004 (known as "Zoning By-law 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 Schedule 'A' thereto, the zoning designation of the lands as shown outlined in Schedule A to this by-law:

From:	To:
Downtown Commercial One (DC1) Residential Extended One (R2B(1))	Downtown Commercial One – Section DC1 - 3657

- (2) By adding thereto the following Section:

"3657.1 The lands designated DC1-Section 3657 on Schedule A to this By-law:

3657.2 Shall only be used for the following purposes:

- a) Commercial and Other Uses listed in the DC1 zone, Sections 28.2.1(a) and (c)
- b) A community centre;
- c) An Apartment dwelling; and
- d) The purposes accessory to the other permitted uses

3657.3 Notwithstanding the provisions of Section 6.13, balconies, architectural features, cladding, parapets, canopies, antennas, and railings are permitted to project 1.5 metres into any minimum required yard but shall not extend beyond the lot lines of the subject property.

3657.4 Shall be subject to the following requirements and restrictions:

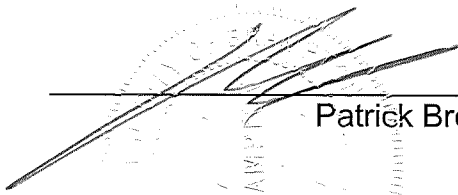
- a) Minimum Front Yard Depth:
 - I. For the first 2 storeys: 1.5 metres
 - II. For any portion above the 2nd storey up to and including 9th storey: 0 metres
 - III. For any portion above the 9th storey up to and including the 10th storey: 7.5 metres
 - IV. For any portion above the 10th storey: 20.0 metres

- b) Minimum Exterior Side Yard Width:
 - I. For the first 2 storeys: 2 metres
 - II. For any portion above the 2nd storey up to and including the 9th storey: 0 metres
 - III. For any portion of a building above 9th storey: 2.1 metres
 - c) Minimum Rear Yard Depth
 - I. For the first 6 storeys: 2 metres
 - II. For any portion above the 6th storey: 3.6 metres
 - d) Minimum Interior Side Yard Width:
 - I. Abutting a Commercial Zone: 0 metres
 - II. Abutting a zone other than a Commercial Zone: 1.5 metres
 - e) Maximum Building Height: 152 metres
 - f) Notwithstanding (e) above, and in addition to the exempted features specified in Section 6.16, the following equipment and structures may project beyond the permitted maximum building height:
 - I. building maintenance units and window washing equipment may exceed the maximum building height by up to a maximum of 4.0 meters;
 - g) Maximum Floor Space Index (FSI): 11.5
 - h) Maximum Tower Floor Plate Area above the 9th storey: 880 square metres
 - i) Minimum separation distance between buildings or portions thereof above 9th storey: 25 metres
(measured from main wall to main wall)
 - j) Maximum encroachment into the George Street and Nelson Street daylight triangle for that portion of the building having a height of 13 metres above established grade: 1.5 metres
 - k) Notwithstanding Section 20.6, the required number of loading spaces is 2.
 - l) The parking of motor vehicles on a lot is subject to the following provisions:
 - I. All motor vehicle parking on a lot shall be located within a parking garage at, above or below grade;
 - II. No setback from any lot line is required for any portion of a parking garage that is below grade;
 - III. No portion of a parking garage at or above grade shall be located any closer to an interior side or rear lot than any other building on a lot;
 - IV. Minimum aisle width for angled parking from 70 degrees up to and including 90 degrees: 6.0 metres
 - m) For the purposes of this Section, *Established Grade* shall be taken from the geodetic elevation of 211.75 metres as measured by an Ontario Land Surveyor.
 - n) For the purposes of this Bylaw, Section 28.2.3 e) and Section 28.2.3 j) shall not apply.
- 3657.5) Definitions – For the purpose of this section:
- a) BUILDING FLOOR PLATE: shall mean the total floor area of an individual storey of the building measured from exterior walls.


ENACTED and PASSED this 26th day of September, 2022.

Approved as to
form.
2022/09/26
SDSR

Approved as to
content.
2022/09/26
AAPJ

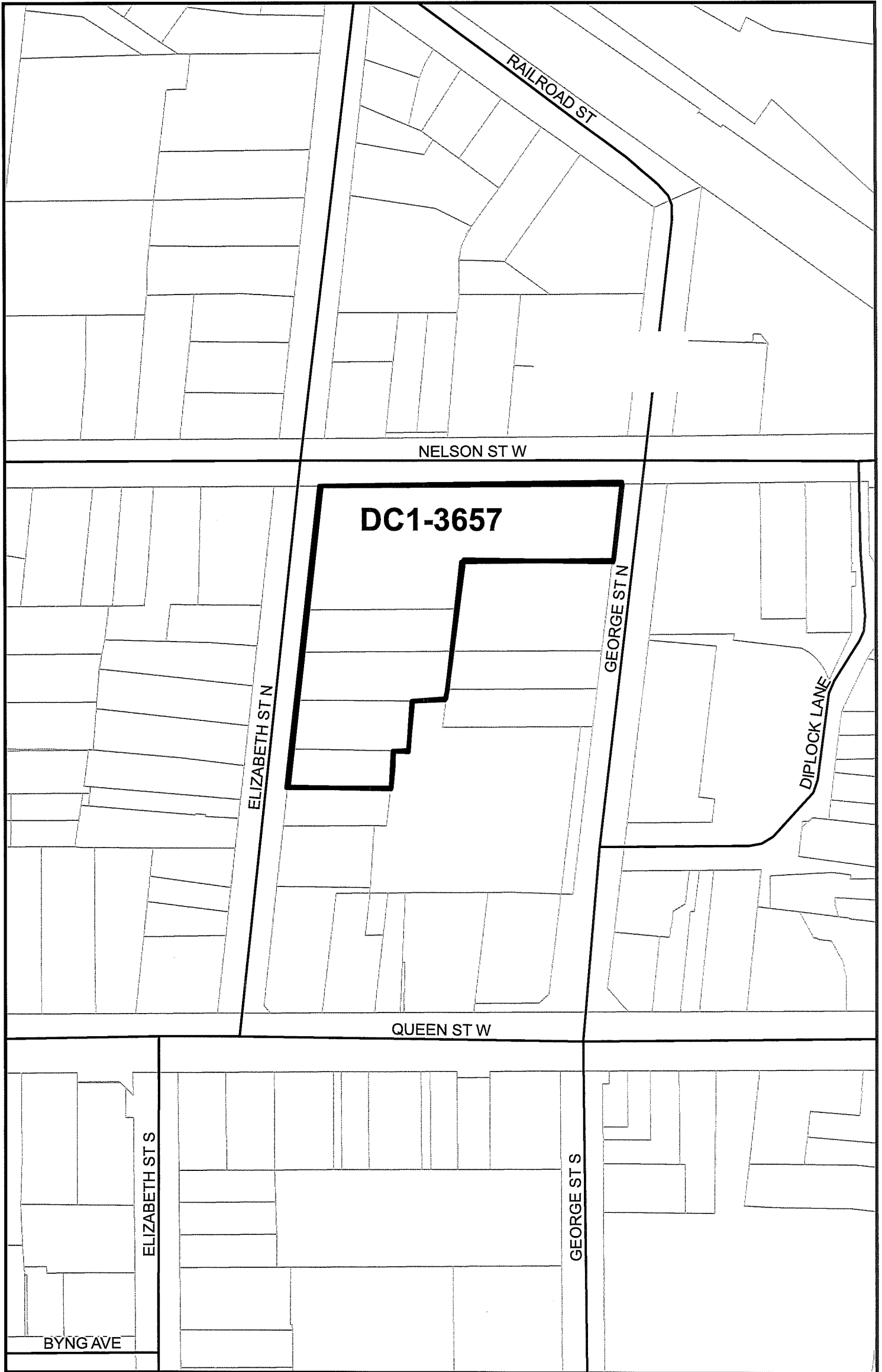


Patrick Brown, Mayor



Peter Fay, City Clerk

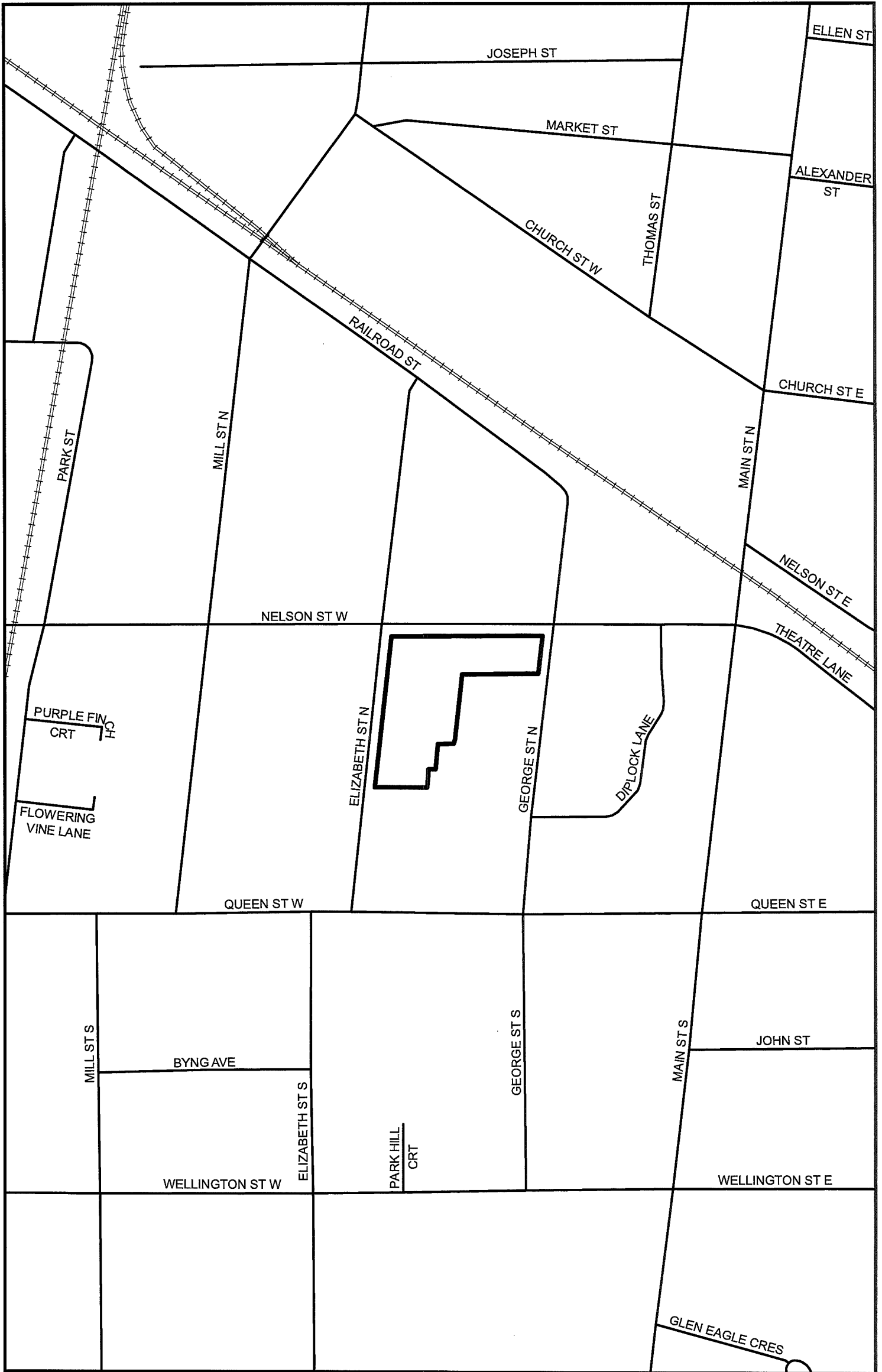
(OZS-2021-0053)



PART LOT 6, CONCESSION 1 W.H.S.

BY-LAW 216-2022

SCHEDULE A



 SUBJECT LANDS  RAILWAYS



KEY MAP