

**Adoption of Official Plan Amendment OP2006-244 (By-law 86-2023)
and Zoning By-law 87-2023**

55, 59 and 61 Beech Street, and 136, 140, and 142 Church Street East

Date of Decision: May 17, 2023
Date of Notice: May 30, 2023
Last Date of Appeal: June 19, 2023

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 86-2023, to adopt Official Plan Amendment OP2006-244, and By-law 87-2023, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc., Ward 1, File: OZS-2021-0011.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect of Official Plan Amendment OP2006-244: To redesignate the lands from 'Low Density Residential' to 'High Density Residential' and 'Special Site Area 8' to facilitate the proposed residential development.

The Purpose and Effect of Zoning By-law 87-2023: To rezone the lands from 'Residential Single Detached B (R1B)' to 'Residential Townhouse A(3) (R3A(3)-3689)' and 'Residential Single Detached B (R1B)' to facilitate a residential development. The residential development is comprised of two stacked townhouse blocks, one 14-storey apartment, one back-to-back stacked townhouse block as well as a Heritage Listed Dwelling that will be relocated to 132 Church Street East.

Location of Lands Affected: The north side of Church Street and the west side of Beech Street.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Tejinder Sidhu, Planner, Planning, Building and Growth Management at (905) 874-2386 or tejinder.sidhu@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application 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 this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than June 19, 2023**, shown above as the last date of appeal. 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 St. W.,
Brampton, ON L6Y 4R2
905.874.3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 86 - 2023

To Adopt Amendment Number OP 2006- 244 to the Official Plan of the City of
Brampton Planning Area

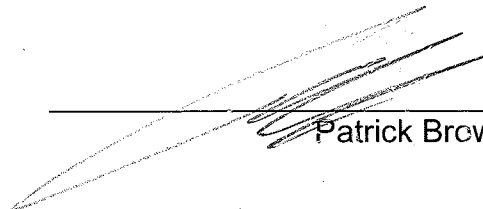
The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c P. 13, hereby ENACTS as follows:

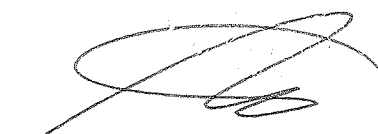
1. Amendment Number OP 2006- 244 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED this 17th day of May, 2023.

Approved as to
form.
2023/05/12
SDSR

Approved as to
content.
2023/05/11
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006-244

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose

The purpose of this Amendment is to permit the development of an apartment building and three townhouse blocks including back-to-back stacked townhouses and stacked townhouses.

This amendment re-designates the subject lands from 'Low Density Residential' to 'High Density Residential' and 'Special Site Area 8' in the Brampton Flowertown Secondary Plan (Area 6) as identified on Schedule 'A'.

2.0 Location

The lands subject to this amendment are located on the north side of Church Street and the west side of Beech Street and legally described as Lots 5, 6, 7 and 8, Block D Registered Plan BR-26; Lot 5, Block 1 Registered Plan BR-37; and Part of Lots 4 and 5, Block 2 Registered Plan BR-37.

The lands are municipally known as 55, 59 and 61 Beech Street and 132, 136, 140 and 142 Church Street East.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended as follows:

(1) By adding to the list of amendments pertaining to the Secondary Plan Area Number 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006-244.

3.2 The document known as Secondary Plan Area 6 – Brampton Flowertown Secondary Plan (Part Two: Secondary Plan, as amended, of the City of Brampton Official Plan) is hereby further amended as follows:

(1) By amending Schedule 6 of the Brampton Flowertown Secondary Plan to re-designate the lands from 'Low Density Residential' to 'High Density Residential' and 'Special Site Area 8' as shown in Schedule A of this amendment.

(2) By adding to **Section 8, Special Site Areas**, a new sub-section as follows:

"8.8 Special Site Area 8

Notwithstanding Section 1.4.1, the following shall apply to lands designated High Density Residential within **Special Site Area 8**, located on the north side of Church Street and west side of Beech Street:

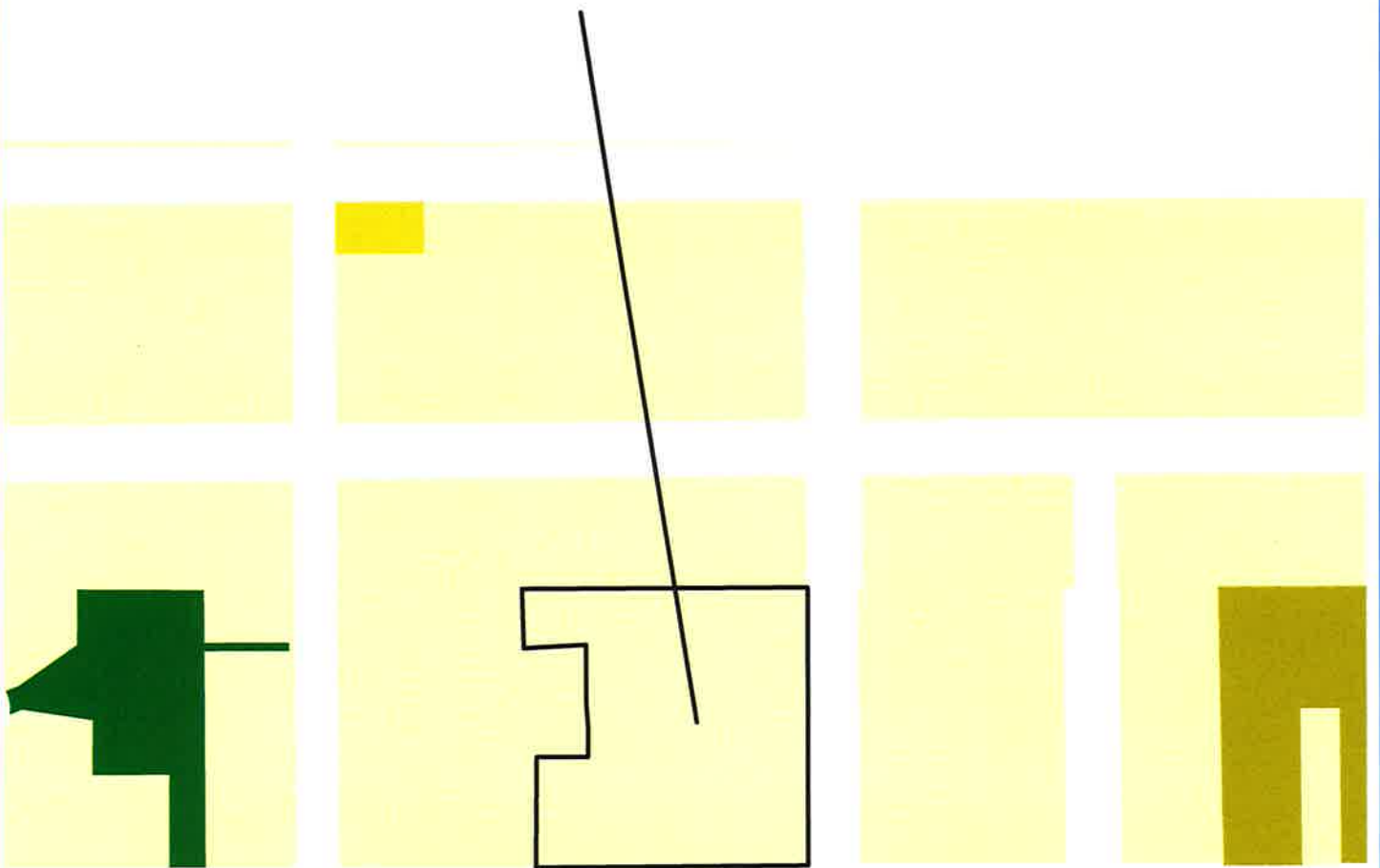
i) Maximum permitted density shall be 3.11 Floor Space Index.

ii) Maximum permitted height of apartment shall be 14 storeys.

iii) Maximum permitted height of stacked and back-to-back stacked townhouses shall be 4 storeys.

iv) A Heritage Listed Dwelling is to be relocated to 132 Church Street East."

LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL" AND SPECIAL SITE AREA 8"



EXTRACT FROM SCHEDULE SP6(A) OF THE DOCUMENT KNOWN AS THE BRAMPTON FLOWERTOWN SECONDARY PLAN

COMMERCIAL	RESIDENTIAL	INSTITUTIONAL	OPEN SPACE
NEIGHBOURHOOD RETAIL	LOW DENSITY RESIDENTIAL	ELEMENTARY SCHOOL	NATURAL HERITAGE SYSTEM
DISTRICT RETAIL	MEDIUM DENSITY RESIDENTIAL	MIDDLE SCHOOL	RECREATION OPEN SPACE
CONVENIENCE RETAIL	MEDIUM/HIGH DENSITY RESIDENTIAL	SECONDARY SCHOOL	CEMETERY
HIGHWAY COMMERCIAL	HIGH DENSITY RESIDENTIAL	GENERAL EMPLOYMENT 1	ROADS
SERVICE COMMERCIAL	RAILWAY	PLACE OF WORSHIP	
HIGHWAY AND SERVICE COMMERCIAL	SPECIAL SITE AREA	INSTITUTIONAL	MINOR ARTERIAL ROAD
UTILITY	SPECIAL POLICY AREA	EMPLOYMENT	MAJOR ARTERIAL ROAD
UTILITY	SECONDARY PLAN BOUNDARY	GENERAL EMPLOYMENT 1	PROVINCIAL HIGHWAY





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 87 - 2023

To amend comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) by changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Single Detached B (R1B)	Residential Apartment A(3) (R4A)(3) – Section 3698
	Residential Single Detached B (R1B)

(2) by adding thereto the following Section:

3698 The lands zoned Residential Apartment (3) -3698 on Schedule A to this By-law:

3698.1 Shall only be used for the following purposes:

- 1) Apartment Dwelling;
- 2) Stacked Townhouse Dwelling;
- 3) Back-to-Back Stacked Townhouse Dwelling; and
- 4) Purposes accessory to the other permitted purposes.

3698.2 Shall be subject to the following requirements and restrictions

- 1) For the purpose of this section, the lot line abutting Church Street East shall be deemed the front lot line.
- 2) All lands zoned R4A-3698 shall be treated as one lot for zoning purposes.
- 3) Minimum lot width: No requirement
- 4) Minimum lot depth: No requirement
- 5) Maximum Floor Space Index: 3.11
- 6) Notwithstanding Section 6.13, the following encroachments shall be permitted:
 - a. A Window bay, with or without foundations may encroach a maximum of 1.6 metres into any yard;
 - b. A Deck or Balcony may encroach a maximum of 1.8 metres into the minimum required front yard and minimum required exterior side yard;
- 7) Notwithstanding Section 6.13, air shafts shall not be subject to the setbacks and yard requirements of the zone in which they are located.

- 8) Section 10.3 shall not apply to play structures and gazebos owned by a Condominium Corporation.
- 9) Notwithstanding Section 6.10, minimum setback to utility infrastructure including hydro transformers: 0 metres.
- 10) Notwithstanding section 10.23 below grade exterior stairways may be located between the main wall of the dwelling and the flankage lot line.
- 11) Notwithstanding section 10.23 the required setback to a below grade exterior stairways in the flankage lot line is 0m.
- 12) Maximum Lot Coverage: 38%
- 13) Minimum number of parking spaces: 0.95 spaces per unit
- 14) Minimum number of visitor parking spaces: 0.20 spaces per unit
- 15) Minimum landscaped open space: 34% of the lot area
- 16) Definitions – For the purpose of this section:
 - “Air Shaft” refers to a ventilation shaft for below grade spaces.
 - “Dwelling, Back-to-Back Stacked Townhouse” shall mean a building containing four or more dwelling units where each unit is separated horizontally and vertically from another dwelling with a common wall, and which may also have a rear common wall

3698.3 the following requirements and restrictions shall apply for Stacked Townhouse Dwelling:

- 1) Maximum number of Dwelling Units: 30
- 2) Minimum dwelling unit width: 6.4 metres
- 3) Minimum setback from the front wall of a dwelling to the curb of a private street or lane: 2.0 metres
- 4) Minimum building separation distance: 3.0 metres
- 5) Maximum Building Height: 4 storeys
- 6) Minimum Building Setbacks:
 - a. Front Yard Depth: 72.0 metres
 - b. Interior Side Yard Width: 7.0 metres
 - c. Exterior Side Yard Width: 2.0 metres
 - d. Rear Yard Depth: 10.0 metres

3698.4 the following requirements and restrictions shall apply for Stacked Back-to-Back Townhouse Dwellings:

- 1) Maximum number of Dwelling Units: 20
- 2) Minimum dwelling unit width: 6.4 metres
- 3) Minimum building separation distance: 11.0 metres
- 4) Maximum Building Height: 4 storeys
- 5) Minimum Building Setbacks:
 - a. Front Yard Depth: 32.0 metres
 - b. Interior Side Yard Width: 11.0 metres
 - c. Exterior Side Yard Width: 47.0 metres
 - d. Rear Yard Depth: 35.0 metres


3698.5 the following requirements and restrictions shall apply for Apartment Dwellings:

- 1) Maximum number of Dwelling Units: 273
- 2) Minimum building setback to a daylight triangle: 2.2 metres
- 3) Maximum Building Height: 14 storeys
- 4) Minimum Building Setbacks:
 - a) Front Yard Depth:
 - i. For the first 4 storeys: 3.0 metres
 - ii. For any portion above the 4th storey up to and including the 11th storey: 5.0 metres
 - iii. For any portion above the 11th storey up to and including the 14th storey: 7.0 metres
 - b) Interior Side Yard Width: 0.6 metres
 - c) Exterior Side Yard Width:
 - i. For the first 4 storeys: 2.5 metres
 - ii. For any portion above the 4th storey up to and including the 11th storey: 4.5 metres
 - iii. For any portion above the 11th storey up to and including the 14th storey: 6.5 metres
 - d) Rear Yard Depth: 40.0 metres


ENACTED and PASSED this 17th day of May, 2023.

Approved as to
form.
2023/05/12
SDSR

Approved as to
content.
2023/05/12
AAP

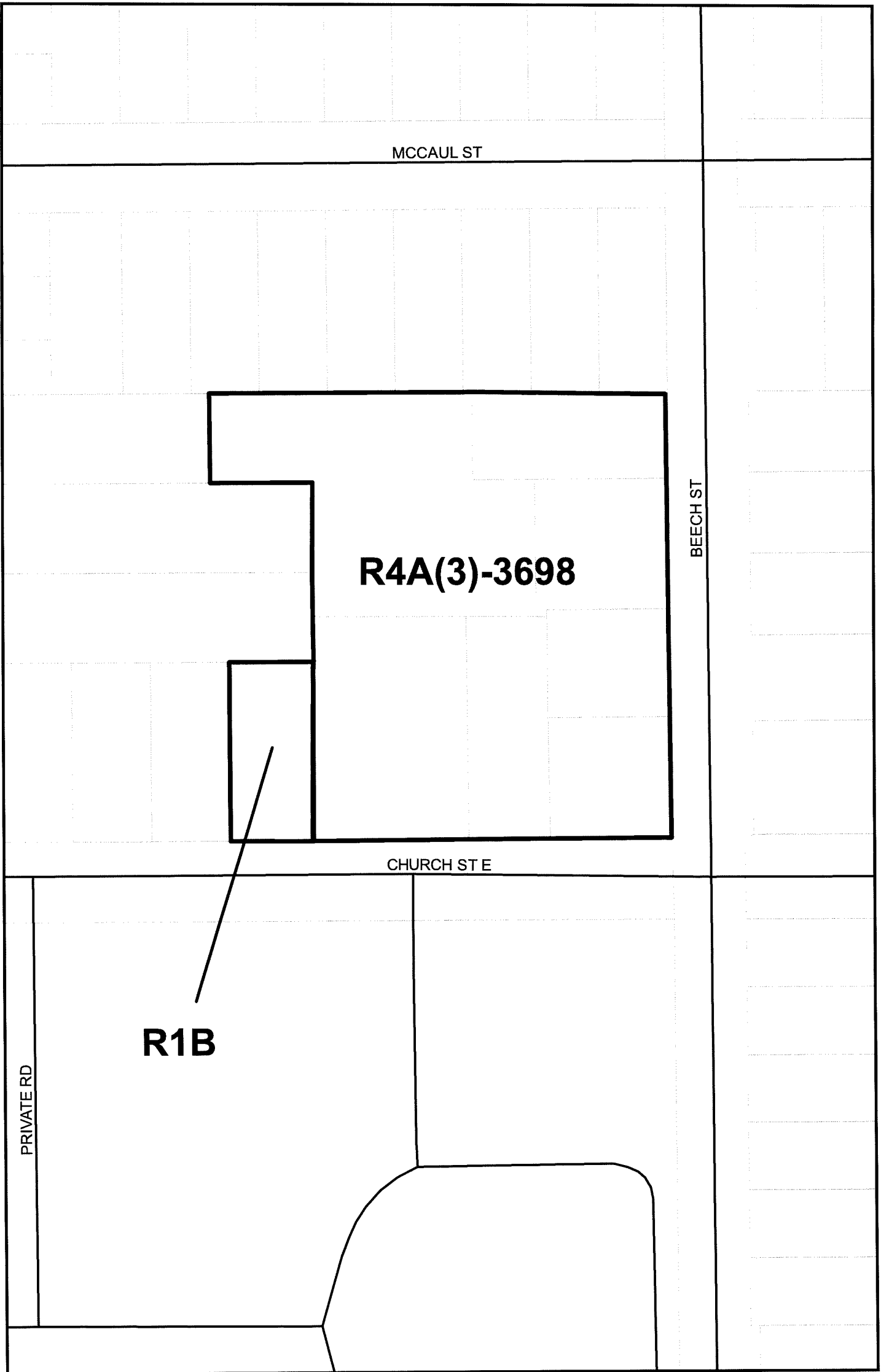


Patrick Brown, Mayor



Peter Fay, City Clerk

(OZS-2021-0011)



SALISBURY CIR

WOODWARD AVE

MCCAUL ST

SOPHIA ST

BEECH ST

BINSELL AVE

CHURCH ST E

PRIVATE RD

PRIVATE RD

PRIVATE RD

PRIVATE RD

PRIVATE RD

WILSON AVE

JUNE AVE

 SUBJECT LANDS



KEY MAP

PLANNING, DEVELOPMENT AND ECONOMIC DEVELOPMENT
File: OZS-2021-0011_ZKM
Date: 2023/05/11

Drawn by: ckovac

BY-LAW 87-2023