

Notice of Passing of By-law 48-2020
Investors Group Trust Company Ltd. – 2 & 4 Hanover Drive
Ward 7

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| Date of Decision: | March 11, 2020 |
| Date of Initial Notice: | March 19, 2020 |
| Date of Re-Issued Notice: | July 7, 2020 |
| Last Date of Appeal: | July 27, 2020 |

On the date noted above, the Council of the Corporation of the City of Brampton passed **By-law 48-2020**, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, as amended, pursuant to an application by Glen Schnarr & Associates Inc. – Investors Group Trust Company Ltd. – File C04E06.027.

Pursuant to Ontario Regulation 149/20, which prescribed special rules relating to a declared emergency in connection with the Covid-19 pandemic, Notice previously issued on March 19, 2020 was deemed not to have been given. In accordance with Ontario Regulation 278/20, Notice is now being re-issued effective July 7, 2020.

The Purpose and Effect: to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by Glen Schnarr & Associates Inc. – Investors Group Trust Company Ltd., to further develop a site containing two existing residential buildings (18 and 22 storeys) with two additional 12-storey and 26-storey residential buildings containing 395 units.

Location of Lands Affected: northwest corner of Queen Street East and Central Park Drive, municipally known as 2 & 4 Hanover Drive, being part of Lot 6, Concession 4 EHS, 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. Further enquiries should be directed to Carmen Caruso, Central Area Planner, Planning and Development Services, at (905) 874-2349 or carmen.caruso@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 *Planning Act* pertaining to the subject lands.

When and How to File an Appeal: An appeal of the by-law amendment to the Local Planning Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no**

later than July 27, 2020. An appeal form is available from the LPAT website at www.elto.gov.on.ca/tribunals/lpat/forms.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Local Planning Appeal Tribunal in the amount of \$300.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

Only individuals, corporations and public bodies may appeal a by-law to the Local Planning Appeal Tribunal (LPAT). 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 Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be mailed/hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116

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| <p>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.</p> |
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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 48 - 2020

To Amend Comprehensive Zoning By-law 270-2004

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 deleting Schedule C – Section 253;

(2) By deleting Section 253 in its entirety and replacing it with the following:

"253 The lands designated R4A(3) – 253 on Schedule A to this by-law:

253.1 Shall only be used for the following purposes:

- a. An apartment dwelling;
- b. Purposes accessory to other permitted purposes.

253.2 Shall be subject to the following requirements and restrictions:

- 1) For the purpose of this section, the lot line abutting Queen Street East shall be the front lot line;
- 2) Maximum Number of Dwelling Units: 1000
- 3) Minimum Lot Area: 3.8 hectares
- 4) Maximum Floor Space Index: 2.4
- 5) Maximum Front Yard Depth: 13 metres
- 6) Minimum Front Yard Depth:
 - a. To a podium: 10 metres
 - b. To a tower: 2.0 metres greater than the podium setback
- 7) Minimum Rear Yard Depth: 10 metres
- 8) Minimum Interior Side Yard Width:
 - a. To the wall of the building: 6.0 metres
 - b. To a balcony: 3.0 metres
- 9) Minimum Exterior Side Yard Width: 16 metres
- 10) Maximum Building Height:
 - a. For a podium: 15 metres
 - b. Overall Building Height: 92 metres, including the podium, the tower, and the mechanical penthouse

- 11) Minimum Building Height:
- a. For the podium: 7.0 metres
 - b. Overall Building Height: 40 metres, including the podium, the tower, and the mechanical penthouse
- 12) Maximum Building Height for buildings within 80 metres of Hanover Road: 50 metres, including the podium, the tower, and the mechanical penthouse
- 13) Maximum Gross Floor Area for an Individual Storey: 800 square metres above 9th storey
- 14) Maximum Lot Coverage: No requirement
- 15) Minimum Landscape Open Space: 55% of the lot area
- 16) Minimum Landscape Open Space strip: 5.0 metres along the lot line abutting Queen Street East
- 17) Minimum Tower Separation Distance: 25.0 metres
- 18) Parking Space Requirements:
- a. Resident Parking: 1 space/unit
 - b. Visitor Parking: 0.14 spaces/unit
 - c. A maximum of 190 parking spaces shall be permitted on a surface parking lot.
 - d. A maximum of 10 percent of required Resident Parking spaces may be tandem spaces.
- 19) An above grade parking structure shall be prohibited.
- 20) Bicycle parking:
- a. Bicycle parking must be located on the same lot as the use or building for which it is required.
 - b. A minimum 0.40 spaces per dwelling unit shall be provided.
 - c. A maximum of 50% of the required bicycle parking may be vertical spaces.
 - d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of the total required must be located within:
 - i. A building or structure;
 - ii. A secure area such as a supervised parking lot or enclosure; or
 - iii. Within bicycle lockers.
 - e. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a bicycle rack that is securely anchored to the ground/wall and attached to a heavy base such as concrete.
 - f. Dimensions:
 - i. If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres.

- ii. If located in a vertical position (on the wall); a minimum length of 1.2 metres and a minimum width of 0.6m.
- 253.3 For the purpose of this section a Podium shall be defined as follows:
"Any of various building elements that form the base or bottom storeys of a building distinguished from and upon which upper storeys of the building, also referred to as the tower, rest."
- 253.4 For the purpose of this Section, all lands zoned R4A(3) – 253 shall be deemed to be one lot for zoning purposes."

ENACTED and PASSED this 11th day of March, 2020.

Approved as to
form.

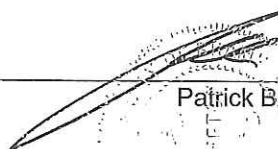
2020/02/18

AWP

Approved as to
content.

2020/02/14

AAP



Patrick Brown, Mayor

Peter Fay, City Clerk



 SUBJECT LANDS

 **BRAMPTON**
Flower City
brampton.ca
PLANNING AND DEVELOPMENT SERVICES



KEY MAP

File: C04E06.027_ZKM

Date: 2020/02/07

Author: ckovac

BY-LAW 48-2020