

**Adoption of Official Plan Amendment OP2006-184 (By-law 137-2020)  
and Zoning By-law 138-2020  
17, 19, 21, 23, 25, 27 and 29 Clarence Street  
Ward 3**

**Date of Decision: July 8, 2020  
Date of Notice: July 23, 2020  
Last Date of Appeal: August 12, 2020**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 137-2020, to adopt **Official Plan Amendment OP2006-184, and By-law 138-2020**, 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 The Biglieri Group – Landmark Clarence Inc. – File C01E04.015.

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:** to amend comprehensive Zoning By-law 270-2004, as amended, pursuant to an application by The Biglieri Group – Landmark Clarence Inc. to permit the development of the site with 90 dwelling units, in 4 stacked back-to-back townhouse buildings.

**Location of Lands Affected:** South side of Clarence Street, east of Main Street South, municipally known as 17, 19, 21, 23, 25, 27 and 29 Clarence Street, being part of Lot 4, Concession 1, WHS in the City of Brampton – Ward 3.

**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](http://www.brampton.ca). Further enquiries or questions should be directed to Cynthia Owusu-Gyimah, Development Planner, Planning, Building and Economic Development, at 905.874.2064 or [cynthia.owusugyimah@brampton.ca](mailto:cynthia.owusugyimah@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 Local Planning and Appeal Tribunal (LPAT) must be filed with the Clerk of the City of Brampton **no later than August 12, 2020**, shown above as the last date of appeal. An appeal form is available from the LPAT website at [www.elto.gov.on.ca/tribunals/lpat/forms](http://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 an Official Plan Amendment and/or zoning by-law to the Local Planning Appeal Tribunal. 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 LPAT, 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  
905.874.2116

<p><b>Note:</b> 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 <a href="mailto:cityclerksoffice@brampton.ca">cityclerksoffice@brampton.ca</a>.</p>
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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 137 - 2020

To Adopt Amendment Number OP 2006 - 184  
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, as amended, hereby ENACTS as follows:

1. Amendment Number OP 2006 - 184 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 8<sup>th</sup> day of July, 2020.

Approved as to  
form.

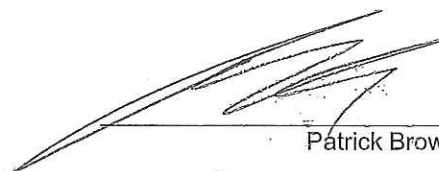
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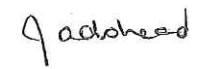
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Approved as to  
content.

2020/06/24

AAP

  
Patrick Brown, Mayor

  
Janice Adshead, Deputy Clerk  
for Peter Fay, City Clerk



AMENDMENT NUMBER OP 2006 – 184  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to change the land use designation of the lands shown outlined on Schedule A to "Medium/High Density Residential", and to revise existing site specific density and design policies to permit the development of the lands for stacked back-to-back townhouses.

2.0 Location:

The lands subject to this amendment are municipally known as 17, 19, 21, 23, 25, 27 and 29 Clarence Street and are located on the south side of Clarence Street, approximately 45m east of Main Street South in the City of Brampton. The property has frontage of approximately 105 metres on Clarence Street, and is located in part of Lot 4, Concession 1, WHS in the City of Brampton.

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:

- (1) By adding to the list of amendments pertaining to Secondary Plan Area Number 7: Downtown Brampton Secondary Plan as set out in Part II: Secondary Plans thereof, 'Amendment Number OP 2006 - 184'.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Downtown Brampton Secondary Plan (Being Part Two: Secondary Plans, as amended) are hereby further amended:

- (1) By changing on Schedule SP7(A) of Chapter 7: Downtown Brampton Secondary Plan of Part II: Secondary Plans, the land use designation of the lands outlined on Schedule A to this amendment from "Medium Density" to "Medium-High/High Density"
- (2) By deleting Section 5.6.7 "Special Policy Area 8" of Chapter 7: Downtown Brampton Secondary Plan and replacing it with the following:

**"Special Policy Area Number 8**

- 5.6.7 The lands identified as "Special Policy Area Number 8" on Schedule SP7(C) may be developed for medium-high/high density residential uses subject to the following policies:
- (i) A maximum of 90 stacked and back to back townhouse dwelling units shall be permitted on the site at a maximum density of 141 units per net hectare;
  - (ii) The maximum building height shall be three storeys (not including basements or a roof structure used to house enclosed stairways and or mechanical equipment);
  - (iii) The design of the development, including building scale, massing, composition, material and design features, shall be compatible with the character of the surrounding area; and,
  - (iv) The architectural design of new buildings shall take inspiration from heritage resources in the vicinity of the site.
  - (v) Appropriate urban and architectural design features shall be established by the exercise of site plan control pursuant to Section 41 of the Planning Act, R.S.O 1990, and development standards shall be established by the implementing zoning by-law.

# LANDS TO BE REDESIGNATED FROM "MEDIUM DENSITY RESIDENTIAL" TO "MEDIUM/HIGH DENSITY RESIDENTIAL"



EXTRACT FROM SCHEDULE SP7(A) OF THE DOCUMENT KNOWN AS THE DOWNTOWN BRAMPTON SECONDARY PLAN

	<b>Boundary of of SPA 7</b>		<b>Valley Land</b>
	<b>Low Density</b>		<b>Minor Arterial Road</b>
	<b>Medium Density</b>		<b>Collector Road</b>
	<b>Medium/High Density</b>		





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 138 - 2020

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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Townhouse C – Special Section 2466 (R3C-Section 2466)	Residential Apartment A – Special Section 2466 (R4A-Section 2466)

- (2) By deleting Section 2466 in its entirety and replacing it with the following:

"2466 The lands designated R4A-Section 2466 on Schedule A to this by-law:

2466.1 Shall only be used for the following purposes:

- (1) Back-to-Back stacked townhouse dwellings
- (2) Purposes accessory to the other permitted uses.

2466.2 Shall be subject to the following requirements and restrictions:

- (1) Minimum Lot Area: 0.64 ha
- (2) Minimum Front Yard Setback to the lot line abutting Clarence Street: 3m
- (3) Minimum Easterly Side Yard Setback to a principal building: 5.5m
- (4) Minimum Westerly Side Yard Setback to a principal building: 2.7m
- (5) Minimum Rear Yard Setback : 7m
- (6) Minimum Side Yard Setback to a stair enclosure leading to a below grade parking garage: 1m.
- (7) M
- (8) inimum Side Yard Setback to a hydro transformer: 1m.



- (9) Minimum Side Yard Setback to a hydro transformer enclosure:  
0m
- (10) Minimum below grade Setback:
  - a. Front Yard Setback: 0m
  - b. Side Easterly Yard Setback: 1.0m
  - c. Side Yard Westerly Setback: 0.0m
  - d. Rear Yard Setback: 6.5 metres to any structure is required from the southern boundary of the R4A-2466 zone starting from the easterly boundary of the zone and ending at 81 metres from the easterly boundary of the zone, otherwise 1 metre is required.
- (11) Maximum Height: 11m (excluding parapets, railings, privacy screens/dividers, and a roof structure used to house stairways / mechanical and electrical equipment)
- (12) Maximum Coverage: 42%
- (13) Minimum Landscape Open Space: 45%
  - a) 6.5 metres along the southern boundary of the R4C-2466 zone starting from the easterly boundary of the zone and ending at a point 81 metres from the easterly boundary of the zone.
- (14) Maximum FSI: 1.5
- (15) Maximum number of dwelling units: 90
- (16) Minimum width of a private street: 6m
- (17) Permitted Yard Encroachments:
  - a. Window Bays, with or without foundation: 1.3m
  - b. Decks/Balconies: 1.6m
  - c. Porches and exterior stairs: 2.0m
  - d. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets or canopies: 0.6m
  - e. Entry feature columns: 3m
- (18) Maximum Front Yard Fence Height: 1.2m
- (19) Parking Requirements:
  - a. Resident parking spaces: 1.25 spaces per dwelling unit.
  - b. Visitor parking spaces: 0.25 spaces per dwelling unit.
- (20) The provisions of Section 6.27 shall not apply.
- (21) The provisions of Section 10.2 shall not apply.
- (22) A Maximum 25% of required resident parking spaces may be provided in a tandem configuration.

2446.3

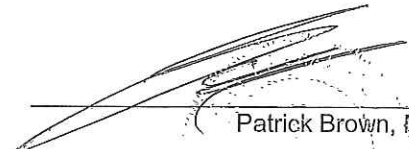
For the purposes of this section a "Back-to-back stacked townhouse dwelling" shall mean a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including a rear common wall, where no rear yard is provided and where each unit is directly accessible from the outside of the building

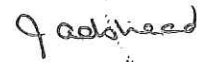
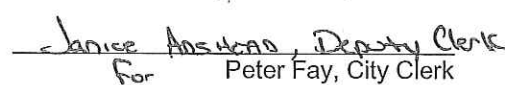


ENACTED and PASSED this 8<sup>th</sup> day of July, 2020.

Approved as to  
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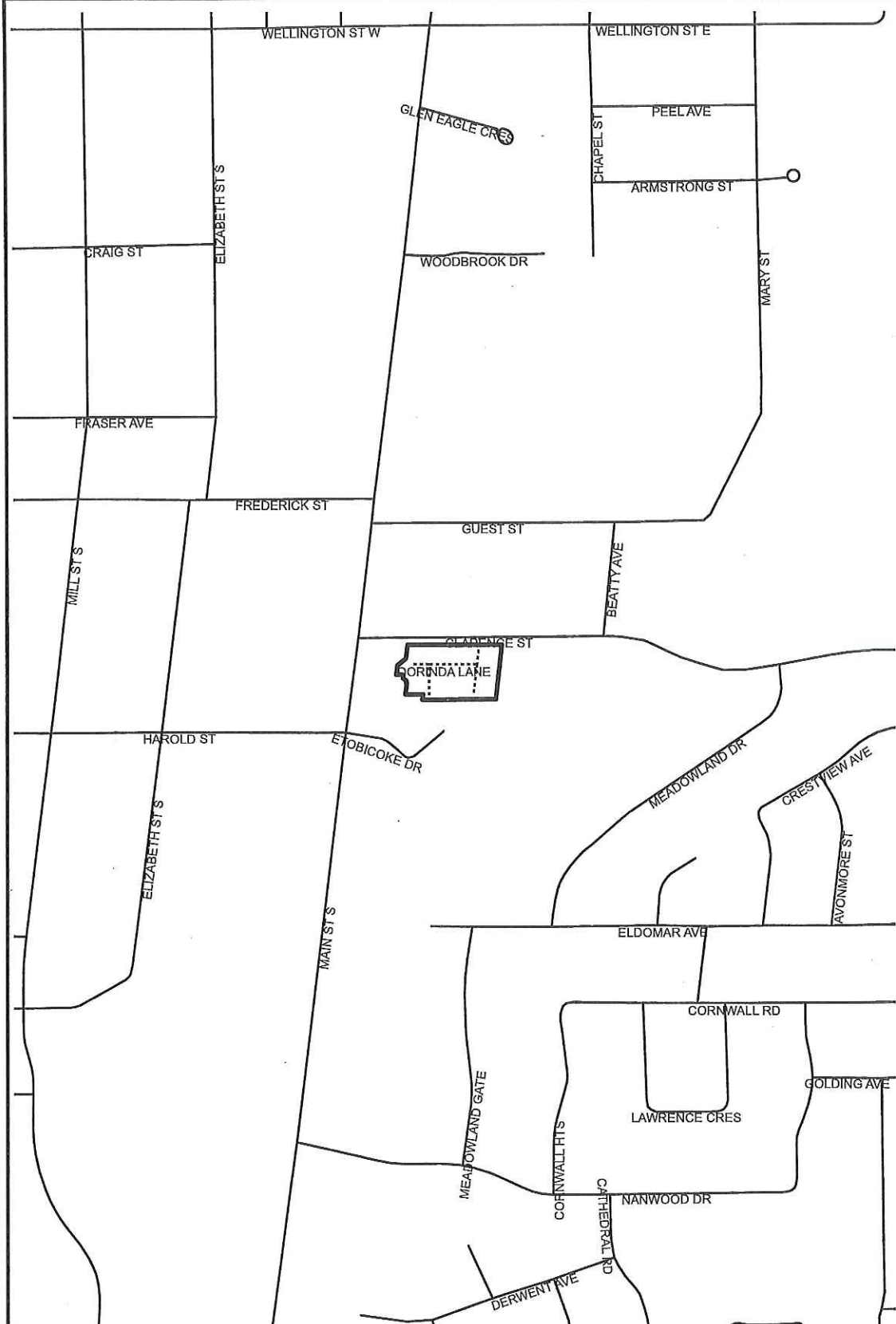
  
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Patrick Brown, Mayor

  
  
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Lance Anshara, Deputy Clerk  
For Peter Fay, City Clerk



 ZONE BOUNDARY





 SUBJECT LANDS



# KEY MAP