

**Adoption of Official Plan Amendment OP2006-185 (By-law 139-2020)  
and Zoning By-law 140-2020  
80 Scott Street  
Ward 1**

**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 139-2020, to adopt **Official Plan Amendment OP2006-185, and By-law 140-2020**, 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 Gagnon Walker Domes Ltd. – JTS Properties Inc. – File C01E06.054.

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 Gagnon Walker Domes Ltd. – JTS Properties Inc. to to develop a site with a 17-storey residential building with a maximum 385 units.

**Location of Lands Affected:** East side of Scott Street, North of Church Street East, municipally known as 80 Scott Street, being Part of Lot 6, Concession 1 EHS, in the City of Brampton – Ward 1.

**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 Carmen Caruso, Development Planner, Planning, Building and Economic Development, at 905.874.2439 or [carmen.caruso@brampton.ca](mailto:carmen.caruso@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

**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 139 - 2020

To Adopt Amendment Number OP2006- 185

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 OP2006- 185 to the Official of the City of Brampton Planning Area is hereby adopted and made part of this Official Plan.

ENACTED and PASSED this 24<sup>th</sup> day of June, 2020.

Approved as to  
form.

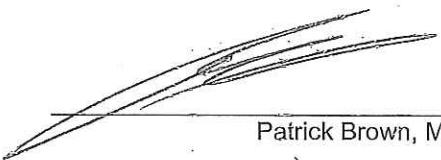
2020/06/03

AWP

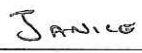
Approved as to  
content.

2020/06/01

AAP

  
Patrick Brown, Mayor



  
for Janice Aspinhead, Deputy Clerk  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 – 185  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to add site specific policies to the lands shown on Schedule 'A' to this amendment to guide the development of the subject lands for high density residential purposes.

2.0 Location:

The lands subject to this amendment are known municipally as 80 Scott Street. The lands are located approximately 100 metres (328 feet) north of Church Street and have a frontage of approximately 101 metres (331 feet) on the east side of Scott Street and are located in Part of Lot 6, Concession 1, E.H.S., in the City of Brampton and identified as Part Lots 1, 2, and 3 Block H, Registered Plan BR 26.

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 6: Brampton Flowertown Secondary Plan as set out in Part II: Secondary Plans, Amendment Number OP 2006-185

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 BramptonFlowertown Secondary Plan (being Part Two: Secondary Plans, as amended) are hereby further amended:

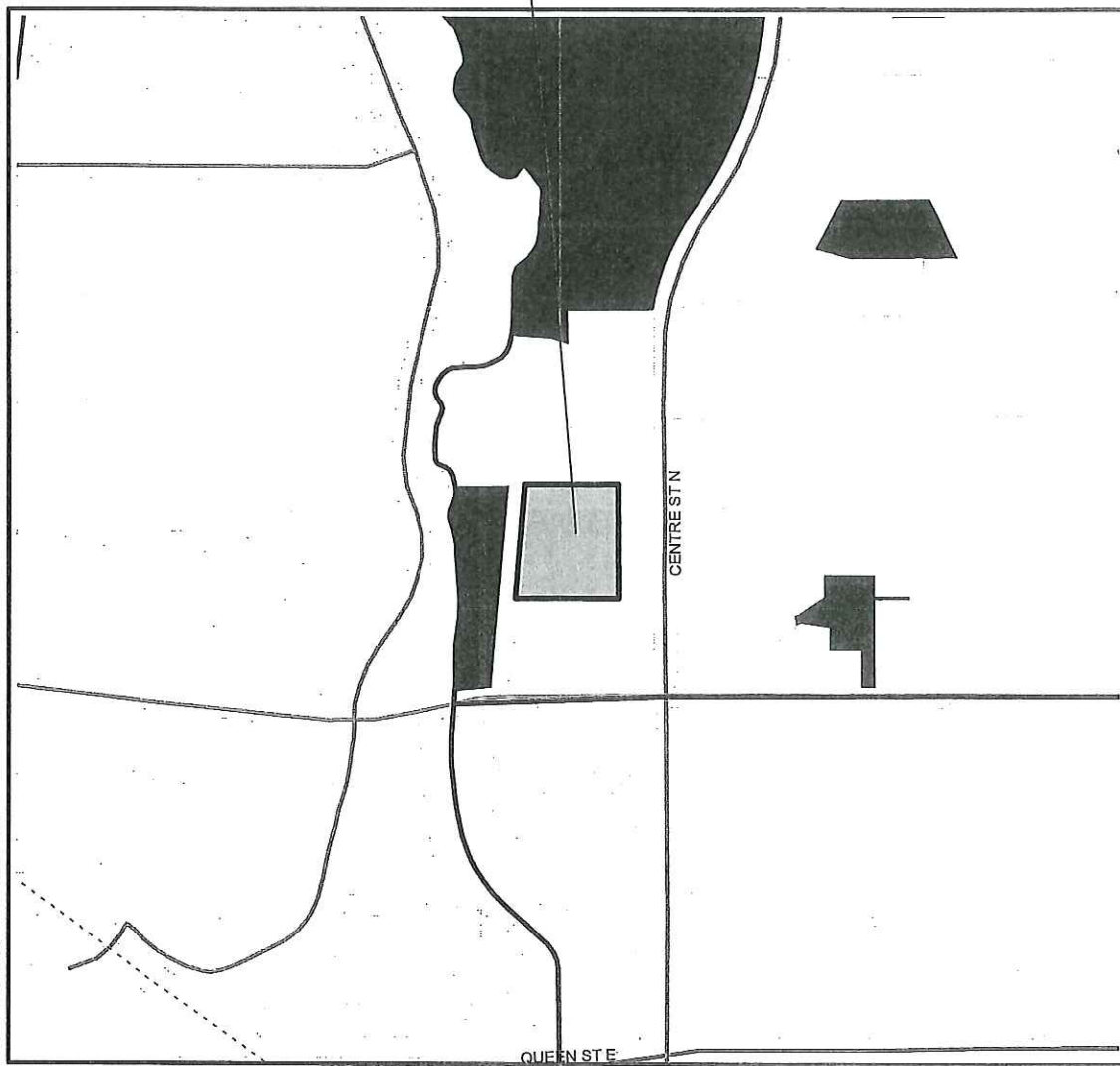
- (1) by adding on Schedule 6 of Chapter 6: Brampton Flowertown Secondary Plan, Special Site Area 6 as outlined on Schedule A to this amendment.
- (2) by adding the following as Section 8.6 to Section 8 of Chapter 6: Brampton Flowertown Secondary Plan:

8.6 The lands designated "High Density Residential" in Special Site Area 6 shall be developed for an apartment building,

and shall be developed in accordance with the following principles:

- i) a maximum floor space index of 4.0 (exclusive of the parking garage);
- ii) to minimize the impact upon abutting residential uses, appropriate property line setbacks shall be established in the zoning by-law relative to the height of the building. For clarity, rear and side yard setbacks shall increase as the height of the building increases;
- iii) Building facades are to have a high degree of architectural articulation to break up the massing of the façade;
- iv) Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e. stucco) finish is strongly discouraged and the use of EIFS should be limited for architectural features and accents.
- v) development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape."

# LANDS TO BE DESIGNATED SPECIAL SITE AREA 6



EXTRACT FROM SCHEDULE A( LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

## COMMERCIAL

- NEIGHBOURHOOD RETAIL
- DISTRICT RETAIL
- CONVENIENCE RETAIL
- HIGHWAY COMMERCIAL
- RESEARCH COMMERCIAL

## RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM-HIGH DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

## UTILITY

- UTILITY

## INSTITUTIONAL

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- SECONDARY SCHOOL
- GENERAL EMPLOYMENT 1
- PLACE OF WORSHIP
- INSTITUTIONAL

## OPEN SPACE

- NATURAL HERITAGE SYSTEM
- RECREATION OPEN SPACE
- CEMETERY
- RAILWAY
- SPECIAL SITE AREA
- SPECIAL POLICY AREA
- SECONDARY PLAN BOUNDARY

## ROADS

- COLLECTOR ROAD
- MINOR ARTERIAL ROAD
- MAJOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY



**BRAMPTON**  
Flower City

PLANNING AND DEVELOPMENT SERVICES



**SCHEDULE A TO OFFICIAL PLAN AMENDMENT**  
OP2006# 185



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 140 - 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 changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Apartment A (R4A)	Residential Apartment A – Section 2998 (R4A-2998)

(2) By adding the following Sections:

"2998 The lands designated R4A – 2998 on Schedule A to this by-law:

2998.1 Shall only be used for the purposes permitted in the R4A zone.

2298.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: 0.7 hectares
- 2) Maximum Number of Units: 385
- 3) Minimum Interior Side Yard Width:
  - a. For any portion of a building 3 storeys in height or less: 7.5 metres
  - b. For any portion of a building 4 to 7 storeys in height: 10.0 metres
  - c. For any portion of a building 8 to 11 storeys in height: 16.0 metres
  - d. For any portion of the building 12 to 15 storeys in height: 21.0 metres
  - e. For any portion of the building 16 to 17 storeys in height: 26.0 metres
- 4) Minimum Rear Yard Depth:
  - a. For any portion of a building 5 storeys in height or less: 7.5 metres
  - b. For any portion of a building 6 to 7 storeys in height: 10.0 metres
  - c. For any portion of a building 8 to 11 storeys in height: 16.0 metres

- d. For any portion of the building  
12 to 17 storeys in height: 33.0 metres
- 5) Any portion of a below grade parking garage that projects less than 3.0 metres above ground level, may encroach into the required rear yard provided that it is no closer than 3.0 metres to the lot line.
- 6) Maximum Building Height: 17 storeys
- 7) Maximum Floor Space Index (FSI): 4.0
- 8) Maximum Lot Coverage: 50%
- 9) Minimum Landscaped Open Space: 30% of the lot area
- 10) For the purpose of this section, a retaining wall shall be permitted within required landscaped open space.
- 11) Minimum Ground Floor Height: 4.5 metres
- 12) Minimum Setback to a Hydro Transformer in any yard: 1.5 metres
- 13) Windows and Doors at Grade:
  - a. On the wall facing the front lot line, a minimum of 60% of the gross area of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.
  - b. On the side walls of the building within 6.0 metres of the wall facing the front lot line, a minimum of 60% of the portion of the wall that is less than 4.0 metres above grade shall have windows and/or doors.
- 14) Motor Vehicle Parking shall be provided in accordance with the following:
  - a. one-bedroom dwelling unit: 0.9 spaces/unit;
  - b. two-bedroom dwelling unit: 1.0 spaces/unit;
  - c. three-bedroom dwelling unit: 1.20 spaces/unit;
  - d. visitor parking: 0.15 spaces/unit.
- 15) Minimum Number of Loading Spaces: 1 space
- 16) Notwithstanding Section 6.17.2 (d)(3) of the By-law, the minimum width of an aisle leading to an at grade visitor parking space with an angle of 70 degrees up to an including 90 degrees shall be 6.0 metres.
- 17) 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 0.50 spaces per dwelling unit shall be provided.
  - c. A maximum of 50% of the required bicycle parking may be vertical spaces, the remainder shall be horizontal 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 1.5 metres and a minimum width of 0.5m.

18) All garbage and refuse storage, including any containers for storage of recyclable materials, shall be located within a main building."

ENACTED and PASSED this 24<sup>th</sup> day of June, 2020.

Approved as to  
form.

2020/06/03

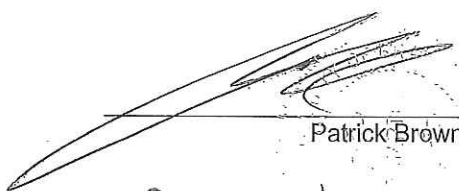
AWP

Approved as to  
content.

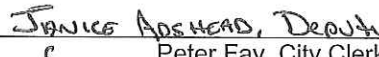
2020/06/01

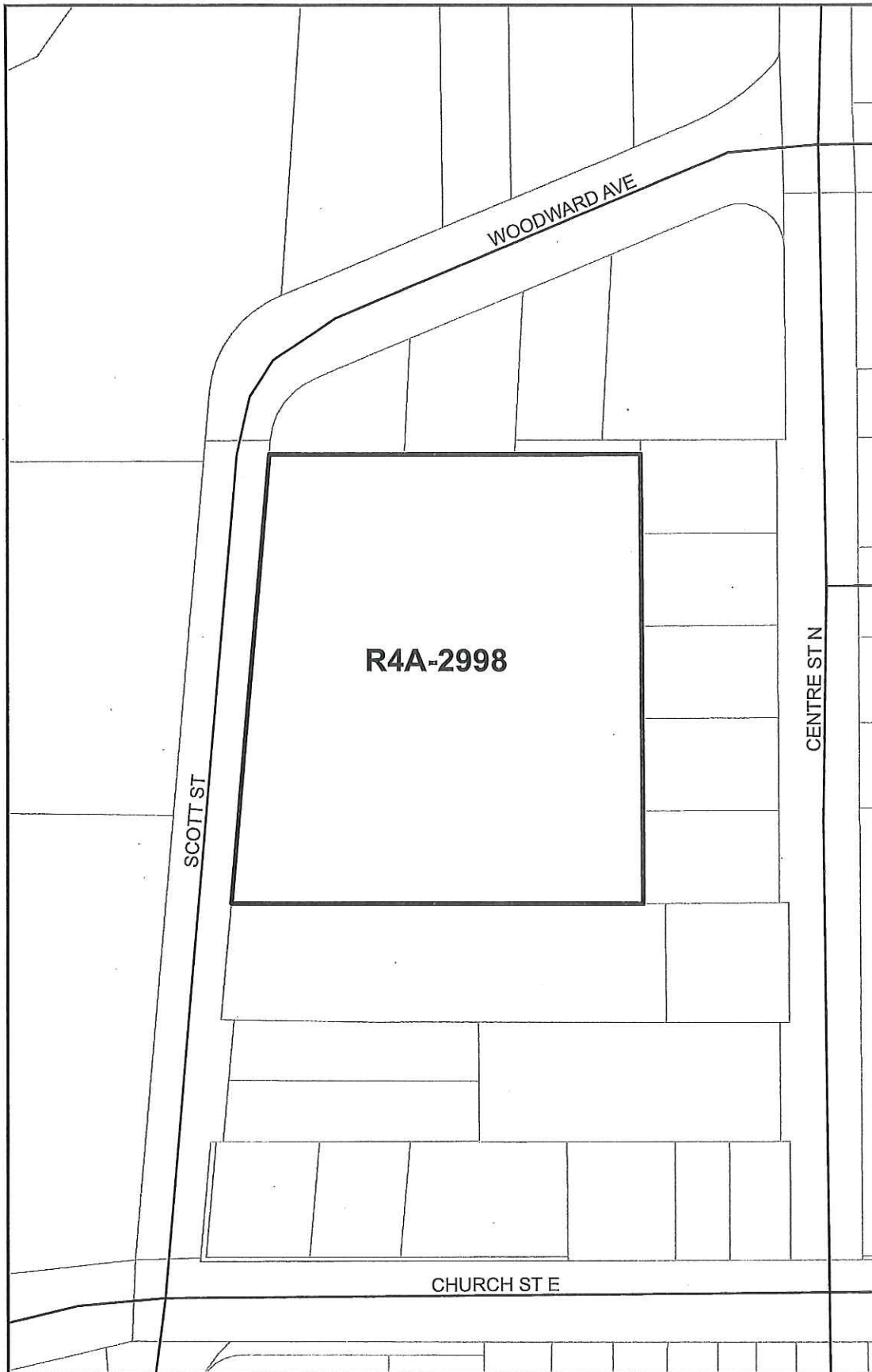
AAP

(file: C01E06.054)

  
Patrick Brown, Mayor

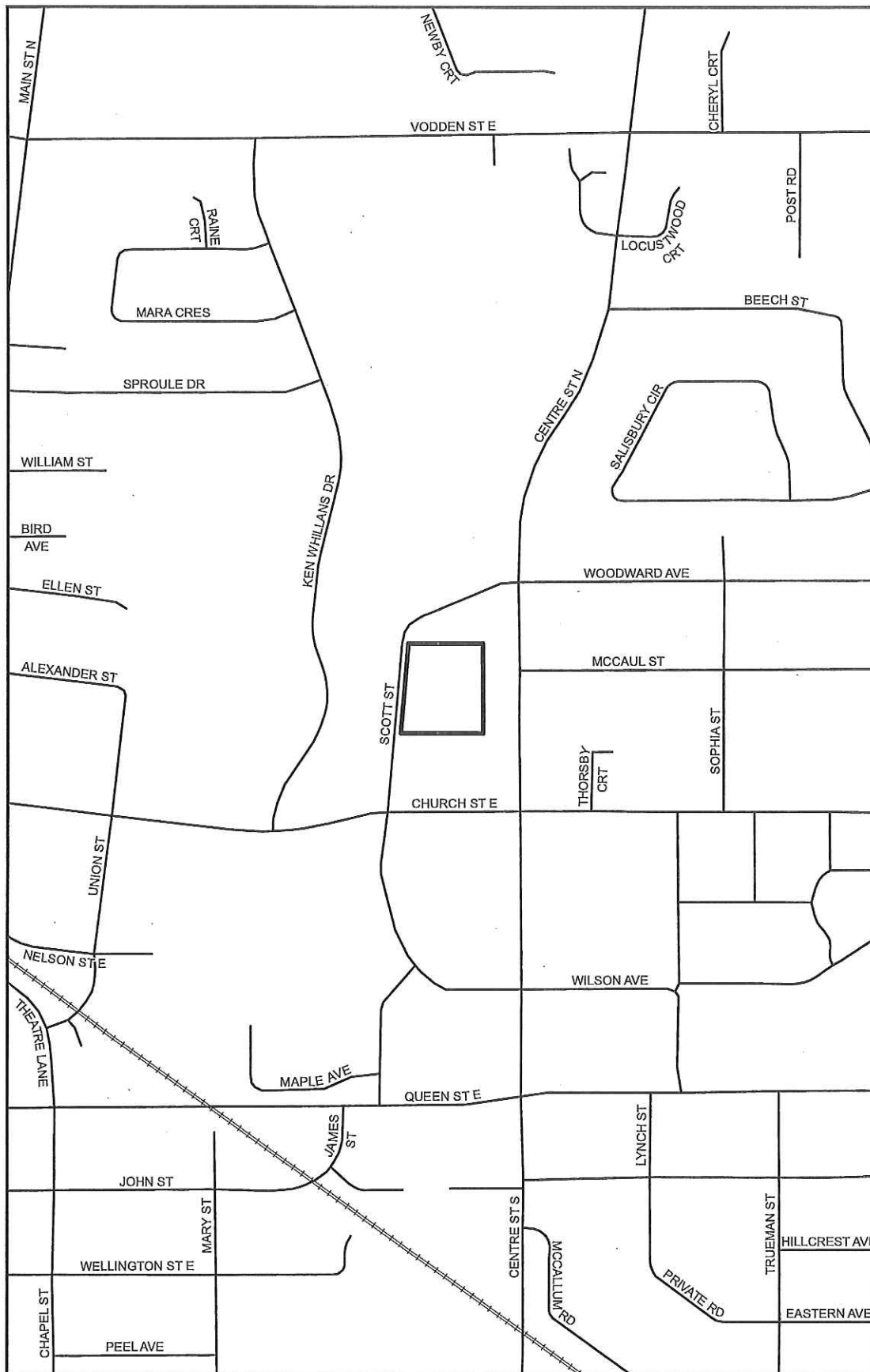
  
Janice Adshead

  
Janice Adshead, Deputy Clerk  
for Peter Fay, City Clerk



☐ ZONE BOUNDARY
 ☐ PARCEL FABRIC





 SUBJECT LANDS



# KEY MAP

BY-LAW 140-2020