

**Adoption of Official Plan Amendment OP 2006-226 (By-law 174-2022)
and Zoning By-law 175-2022**

151 Main Street North

Date of Decision: August 10, 2022
Date of Notice: August 18, 2022
Last Date of Appeal: September 7, 2022

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 174-2022, to adopt Official Plan Amendment OP2006-226, and By-law 175-2022, 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 to amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation – Ward 1 (File OZS-2021-0003).

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 the Official Plan Amendment and Zoning By-law: to permit the use of the subject lands for a 30 storey mixed use building. The development will yield 361 residential units, and commercial space at grade.

Location of Lands Affected: 151 Main Street North - west side of Main Street North, north side of Church Street West within the Downtown Brampton Secondary Plan Area 7.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Further enquiries or questions should be directed to Nasir Mahmood, Development Planner, Planning, Building and Economic Development, at 905-874-2094 or nasir.mahmood@brampton.ca.

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

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.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) must be filed with the City Clerk, Peter Fay, of the City of Brampton **no later than September 7, 2022**, 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
905.874.2114



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 174 - 2022

To adopt Amendment Number OP2006-226 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 2006-226 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 10th day of August, 2022.

Approved as to
form.

2022/07/28

SDSR

Approved as to
content.

2022/July/28

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006- 226
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' and 'B' to this amendment, to permit the development of a mixed use building.

2.0 Location:

The lands subject to this amendment are located on the west side of Main Street North, north side of Church Street West, and east side of Thomas Street. The lands have frontages of approximately 34 metres on Main Street North, 62 metres on Church Street West, and 25 metres along Thomas Street. They have an area of approximately 0.18 hectares. The property is municipally described as 151 Main Street North, and is legally described as BR 4 Lot 92 and 93 in the City of Brampton.

3.0 Amendments and Policies Relevant Thereto:

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

- a) by adding to the list of amendments pertaining to the Downtown Brampton Secondary Plan Area 7 as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 226.

3.2 The portions of the document known as the Downtown Brampton Secondary Plan Area 7, Chapter 7 as set out in Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

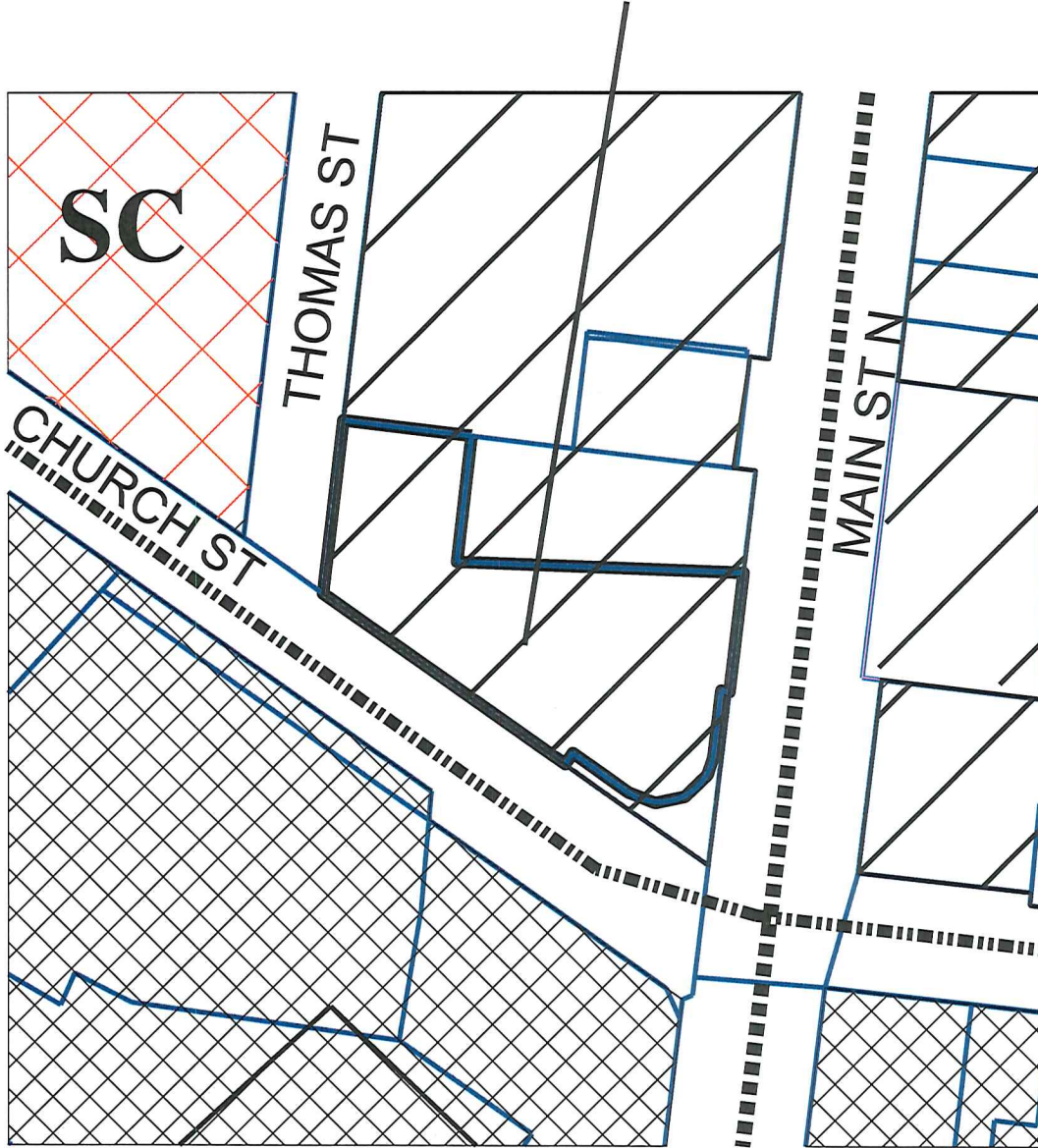
- a) by changing on Schedule SP7(A) of the Downtown Brampton Secondary Plan Area 7, the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Proposed Development Permit System Area: Main Street North Development Permit Area" to "Central Area Mixed-use";
- b) By deleting on Schedule SP 7(C) of Downtown Brampton Secondary Plan Area 7, the 'Special Policy Area 2', shown on Schedule 'B' to this amendment; and,

c) by adding to Section 5.1.2 Central Area Mixed Use, as follows:

"5.1.2.6 On lands designated Central Area Mixed Use located at the north-west corner of Main Street North and Church Street West , the following shall apply:

- i) A maximum density of 2006 units per net residential hectare.
- ii) A maximum height of 30 storeys.
- iii) A maximum floor space index of 13.46."

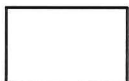
LANDS TO BE REDESIGNATED FROM "PROPOSED DEVELOPMENT PERMIT SYSTEM AREA: MAIN STREET NORTH DEVELOPMENT PERMIT SYSTEM AREA" TO "CENTRAL AREA MIXED USE"



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

TRANSPORTATION

RESIDENTIAL



Low Density

COMMERCIAL



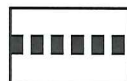
Central Area Mixed Use



Service Commercial



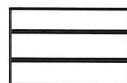
**PROPOSED DEVELOPMENT PERMIT SYSTEM AREA:
MAIN STREET NORTH DEVELOPMENT PERMIT SYSTEM AREA**



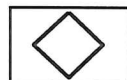
Minor Arterial Road



Collector Road



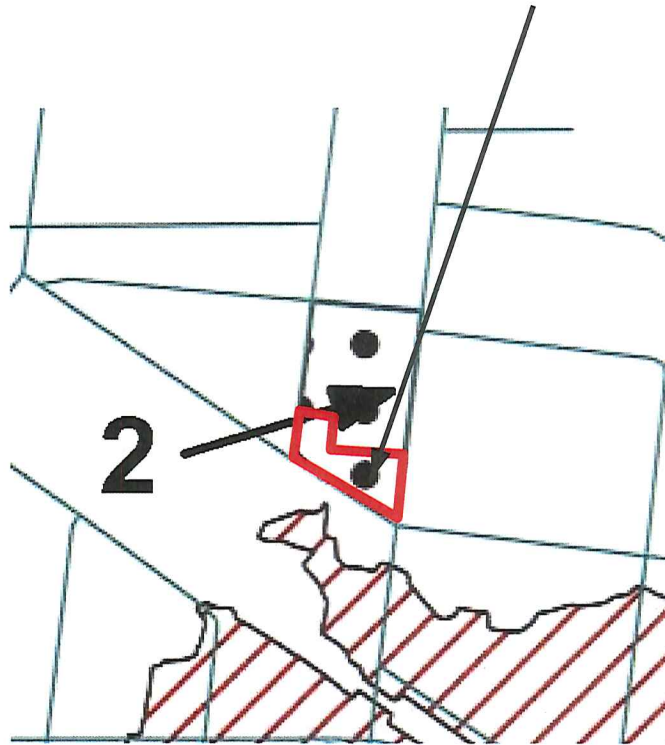
Local Road












Grade Separation



LANDS TO BE DELETED FROM SPECIAL POLICY AREA 2



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

	SL.B.FCT LANDS		SPECIAL POLICY AREA NO. 3		SPECIAL POLICY AREA NO. 6
	SPECIAL POLICY AREA NO. 1 (Refer to Policy 5.6.1)		SPECIAL POLICY AREA NO. 4		SPECIAL POLICY AREA NO. 7
	SPECIAL POLICY AREA NO. 2		SPECIAL POLICY AREA NO. 5 (Refer to Policy 5.6.5)		SPECIAL POLICY AREA NO. 8





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 175 - 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 on Schedule 'A' thereto, the zoning designation of the lands as shown outlined on Schedule 'A' to this by-law:

FROM	TO
HIGHWAY COMMERCIAL TWO (HC2), RESIDENTIAL APARTMENT A (R4A)	DOWNTOWN COMMERCIAL - SECTION 3655 (DC -3655)

(2) By adding thereto, the following sections:

"3655 The lands designated DC-3655 on Schedule A to this by-law:

3655.1 Shall only be used for the following purposes:

a) An apartment dwelling

b) Non-residential uses:

- i. A retail establishment with or without outdoor display and sales;
- ii. An office;
- iii. A grocery store;
- iv. A supermarket;
- v. A service shop;
- vi. A personal service shop, excluding a massage or body rub parlour;
- vii. A bank, trust company or financial company;
- viii. A dry cleaning and laundry distribution station;
- ix. A laundromat;
- x. A dining room restaurant or take-out restaurant;
- xi. A printing or copying establishment;
- xii. A health or fitness centre.

c) Purposes accessory to other permitted uses.

3655.2 Shall be subject to the following requirements and restrictions:

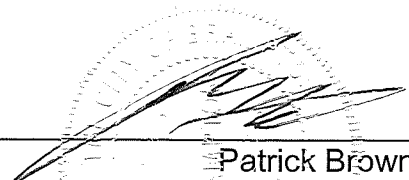
- a) Minimum Lot Width – 30 metres
- b) Minimum Front Yard Depth: 3.0 metres
- c) Minimum Interior Side Yard Width: 4.5 metres
- d) Minimum Exterior Side Yard Width:
 - i. 3.0 metres
 - ii. Notwithstanding 3655.2 (d)(i), a minimum exterior side yard width of 0.0 metres shall be permitted at the third to twelfth stories
- e) Minimum Rear Yard Depth: 4.0 metres
- f) Maximum Building Height: 30 storeys
- g) Maximum number of Dwelling Units: 361
- h) Maximum Lot Coverage: 42% of the lot area
- i) Minimum Landscaped Open Space: 26% of the lot area
- j) Maximum Floor Space Index: 13.46
- k) Minimum Non-residential Gross Floor Area: 290 square metres


3655.3 For zoning purposes, the lands zoned DC-3655 shall be considered a single lot and the front lot line shall be deemed to be Main Street North.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 10th day of August, 2022.

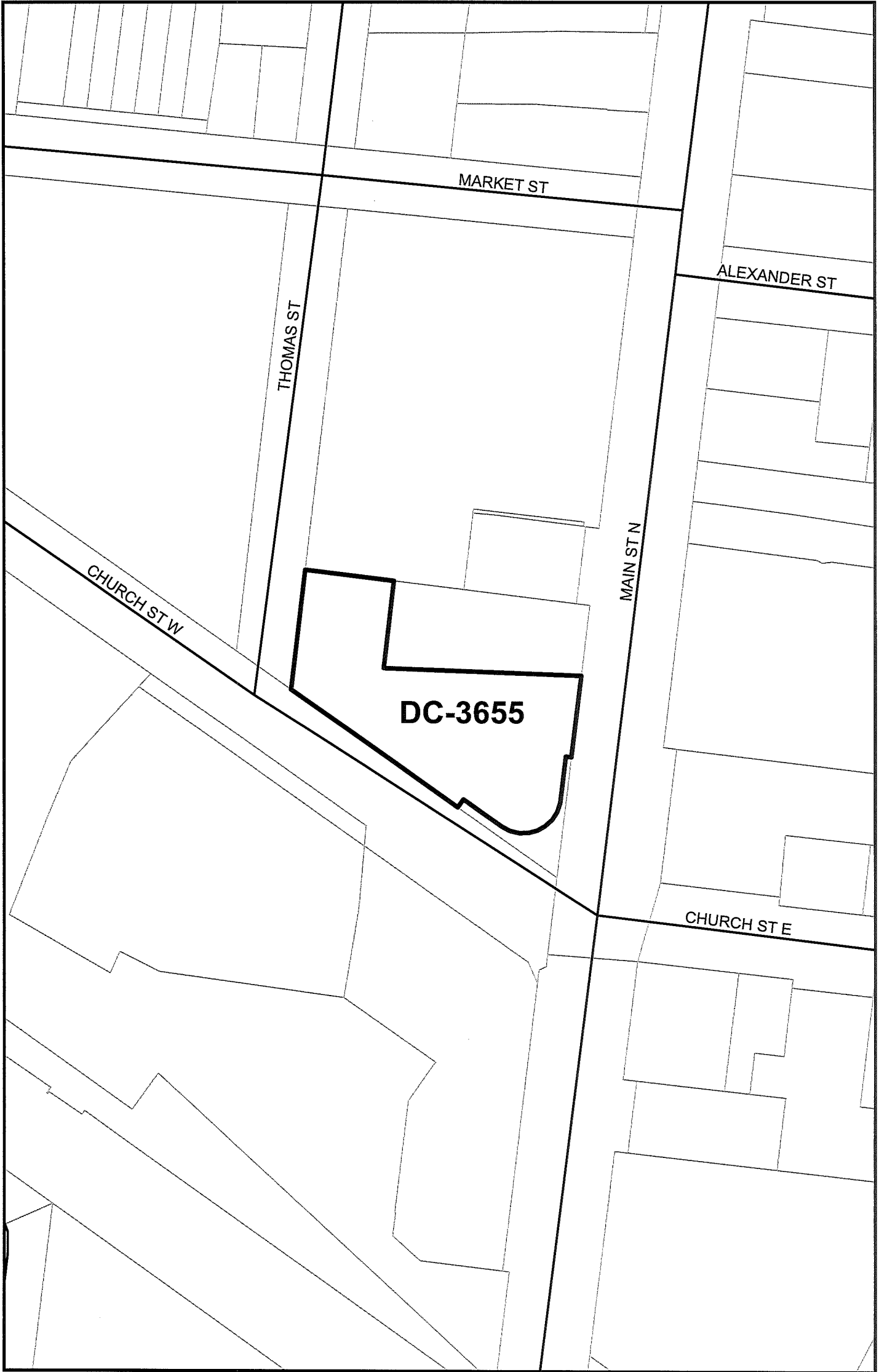
Approved as to
form.
2022/07/29
SDSR

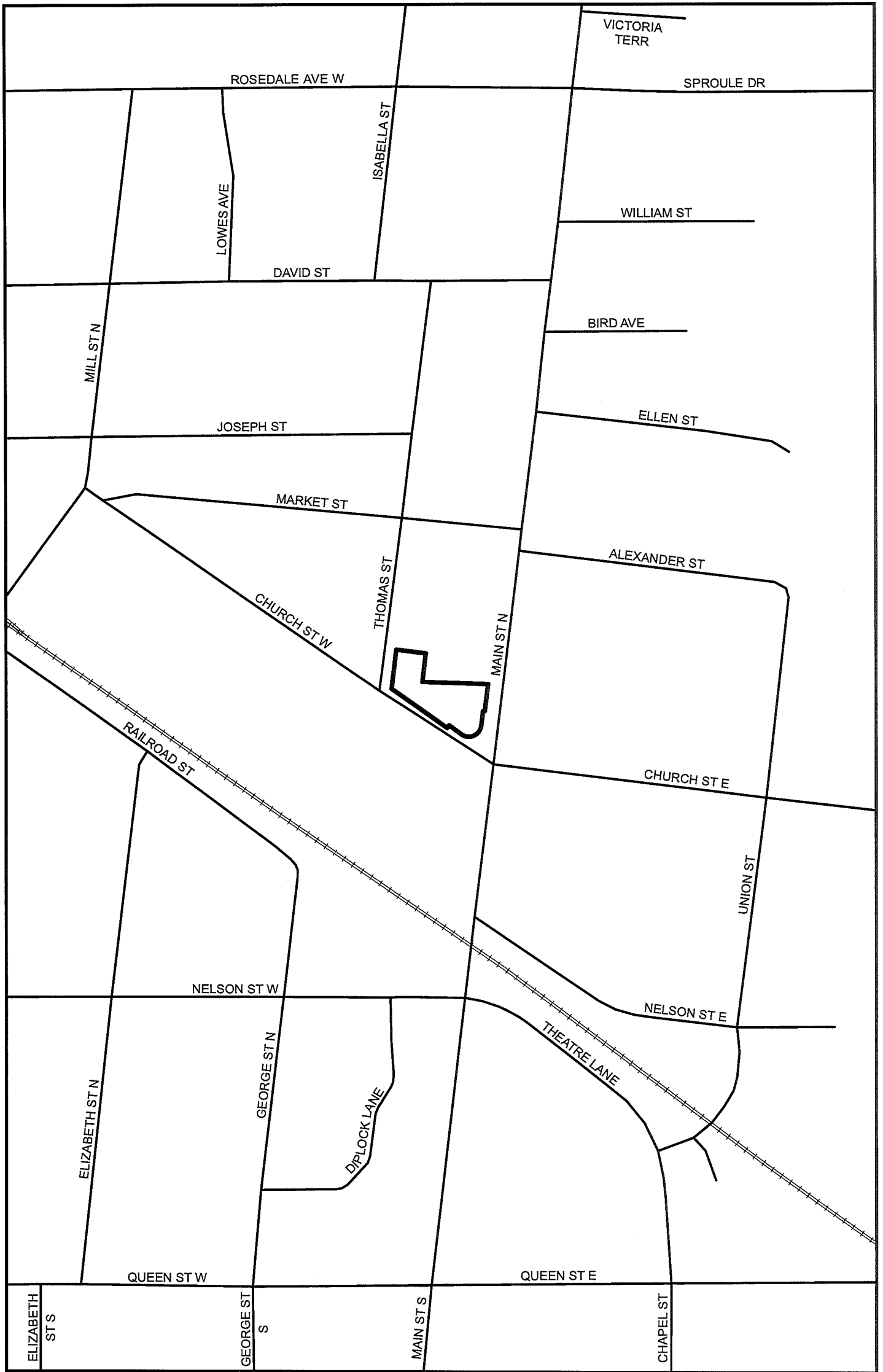
Approved as to
content.
2022/July/28
AAP


Patrick Brown, Mayor


Peter Fay, City Clerk

OZS-2021-0003





 SUBJECT LANDS



KEY MAP