

Notice of Passing of Zoning By-law 65-2025**137 Steeles Avenue West****Date of Decision: April 9, 2025****Date of Notice: April 10, 2025****Last Date of Appeal: April 25, 2025 (no later than 4:30 p.m.)**

On the date noted above, the Council of the Corporation of the City of Brampton passed By-law 65-2025, to amend Zoning By-law 270-2004, as amended, under Section 34 of the *Planning Act*, R.S.O., c.P.13, pursuant to an application by Blackthorn Development Corp., c/o Avalon Developments Inc., Ward 4 (File: OZS-2024-0040).

The Purpose and Effect of the Zoning By-law: to request an amendment to the Zoning By-law to permit a mixed-use, two-phase development comprised of four apartment buildings (45-50 storeys), ground floor retail, new Public Road, Private Roads and a Public Park.

Location of Lands Affected: south of Steeles Avenue West, between Malta Avenue and Lancashire Lane, legally described as Plan 347 Part Lot 15, and municipally known as 137 Steeles Avenue West.

Obtaining Additional Information: A copy of the by-law is provided and a key map showing the the subject lands. 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 Arjun Singh, Planner, Planning, Building and Growth Management Services Department at 905-874-2254 or Arjun.Singh@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 the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Brampton (City) – Clerk as the Approval Authority
- If the e-file portal is down, you can submit your appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk's Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on April 25, 2025**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

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.

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



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 65 - 2025

To amend By-law 270-2004, 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 Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule "A" to this By-law:

From:	To:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A (H) - SECTION 3736 (R4A(H) - 3736) OPEN SPACE (OS)

(2) By deleting Section R4A(H)-3736 in its entirety and replacing it with the following:

"3736 The lands designated Residential Apartment A (H) Section
— 3736 (R4A (H) — 3736).

3736.1 Shall only be used for the following purposes:

a) Residential

(1). Uses permitted by the Residential Apartment A (R4A) Zone;

b) The following Non – Residential uses shall be permitted only in conjunction with an apartment dwelling:

(1) a retail establishment, having no outside storage

(2) a bank, trust company or financial institution

- (3) an office, including the office of a medical, dental and drugless practitioner;
- (4) a convenience store;
- (5) a convenience restaurant, excluding a drive-through facility;
- (6) a dining room restaurant;
- (7) a take-out restaurant;
- (8) a dry cleaning and laundry distribution station;
- (9) a service shop;
- (10) a personal service shop;
- (11) a commercial school;
- (12) a health or fitness centre;
- (13) a day nursery,
- (14) a pharmacy,
- (15) a business incubator,
- (16) a custom workshop,
- (17) sales centre,
- and,

(c) purposes accessory to the other permitted uses.

3736.2 Shall be subject to the following requirements and restrictions:

1. For the purpose of this by-law, all lands zoned R4A-3736 shall be deemed to be one lot for Zoning purposes, regardless of the number of buildings constructed, the creation of separate units and/or lots by way of Plan of Condominium, Consent, conveyance of private or public roads; strata title arrangements, or other permissions, and any easements or registrations that are granted.
2. For the purposes of this zone, Steeles Avenue West shall be deemed to be the front lot line;
3. Minimum Front Yard Depth: 3.0 Meters
4. Minimum Interior Side Yard Width: 9 Metres
5. Minimum Rear Yard Depth: 106 Metres
6. Minimum Tower Step-Back:
 - a) The front walls of each tower oriented toward Steeles Avenue West shall be stepped back a minimum of 3.0 metres from the edge of the podium below.
 - b) The side walls of the tower oriented toward the east and west side lot lines shall be stepped back a minimum of 1 metre;
 - c) No step-back is required along the walls of any tower/podium oriented toward the rear lot line;
7. Maximum Gross Floor Area for all buildings: 224,000 square metres;

8. Maximum Building Height:

- a) 167 metres for a building within 34.5 meters of the lot line abutting Steeles Avenue West;
- b) 164 metres for a building located more than 34.5 metres from the lot line abutting Steeles Avenue West but less than or equal to 86.5 metres from the lot line abutting Steeles Avenue West;
- c) 155 metres for a building located more than 86.5 metres of the lot line abutting Steeles Avenue West but less than or equal to 135 metres the lot line abutting Steeles Avenue West;
- d) 152 metres for a building located more than 135 metres from the lot line abutting Steeles Avenue West;

9. Minimum Ground Storey Height: 4.5 Meters;

10. Bicycle Parking shall be provided in accordance with the following:

- a) Minimum 0.5 spaces per apartment dwelling unit
- b) Minimum 0.10 visitor spaces per apartment dwelling unit.

11. Minimum Tower Separation Distance: 25 meters

12. Minimum Podium Separation Distance: 18 meters

13. Maximum Tower Floorplate Area: 850 square metres

14. A minimum 35 percent of the apartment dwelling units shall include a minimum of two bedrooms;

15. Minimum Indoor Amenity Area:

- a) for buildings within 86.5 metres of Steeles Avenue West: 2,100 square metres combined total;
- b) for buildings beyond 86.5 metres of Steeles Avenue West: 1,950 square metres combined total;

16. Minimum Outdoor Amenity Area:

- a) for buildings within 86.5 metres of Steeles Avenue West: 515 square metres combined total;
- b) for buildings beyond 86.5 metres of Steeles Avenue West: 485 square metres combined total;

17. Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 70% of the gross area of the wall shall have clear vision windows and/or doors.

18. Minimum Non-Residential Gross Floor Area: 1,000 square metres

19. Required Non-Residential Uses at Grade: The portion of the floor area within the first storey of a building located within 34.5 metres of Steeles Avenue West shall be used for commercial purposes. Notwithstanding the foregoing, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing Steeles Avenue West is occupied by entrances or lobbies

20. Continuous Street Wall: A building at grade level, must occupy at least 95% of the entire available frontage facing Steeles Avenue West and 75% of the entire available frontage facing any other public street. For the purpose of this subsection, “available frontage” means the total frontage excluding any required side yard setbacks, approved pedestrian and vehicular access locations, and privately-owned publicly accessible spaces.

21. Loading, Unloading and Waste Disposal and Storage:

- a. Minimum 2 loading space shall be provided.
- b. Loading, unloading and waste disposal facilities, except access thereto, shall not be located on the wall facing a street, and must be adequately screened from view from a street.
- c. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use.
- d. Notwithstanding Section 20.6 of this By-law, loading spaces may be shared between retail commercial uses and office uses.

3736.3 For the purposes of R4A - 3736:

Podium shall mean any of various building elements that form the base or bottom storeys of a building, and does not include the Tower.

Tower shall mean the portion of the building located above a podium with a Floor Plate area of 850 square metres or less.

Floor Plate means the total gross floor area of an individual storey of the building measured from exterior walls.

Business Incubator shall mean an establishment that is dedicated to nurturing the development and commercialization of start-ups, early-stage companies, and established companies (enterprises) by providing incubator services such as management training, networking facilities, programming, mentorship programs, business assistance services, and office space.

Custom Workshop shall mean a building where the design and custom production of goods and articles occurs on the premises, including custom woodworking, clothing articles, signs, jewelry, antique refinishing, custom metalworking, and similar products.

Indoor Amenity Space shall mean a recreational and/or common area within the building exclusively accessible to residents.

3736.4 Uses Permitted Prior to Removal of the (H) Holding Symbol:

1. Uses legally existing on the effective date of the amending by-law;

3736.5 The (H) Holding Symbol on land zoned (R4A(H) — 3736) shall not be removed until such time as the following conditions have been satisfied:

1. A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel (or successor), City of Brampton, and the Credit Valley Conservation Authority in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane;

2. A Traffic Impact Study supporting interim and permanent public access for any proposed phase of development has been completed in accordance with the City of Brampton and Region of Peel Terms of Reference in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane to the satisfaction of the Region of Peel (or successor) and City of Brampton;
3. The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed via the extension of Malta Avenue and/or Lancashire Lane and conveyed to the City, or other alternative access arrangements including but not limited to an acceptable interim access and interim road network to the satisfaction of the Commissioner of Public Works;
4. Any requisite permits or approvals from Credit Valley Conservation under O. Reg 160/06 be received"

ENACTED and PASSED this 9th day of April, 2025.

Approved as to
form.

2025/04/04

MR

Approved as to
content.

2025/April/03

AAP

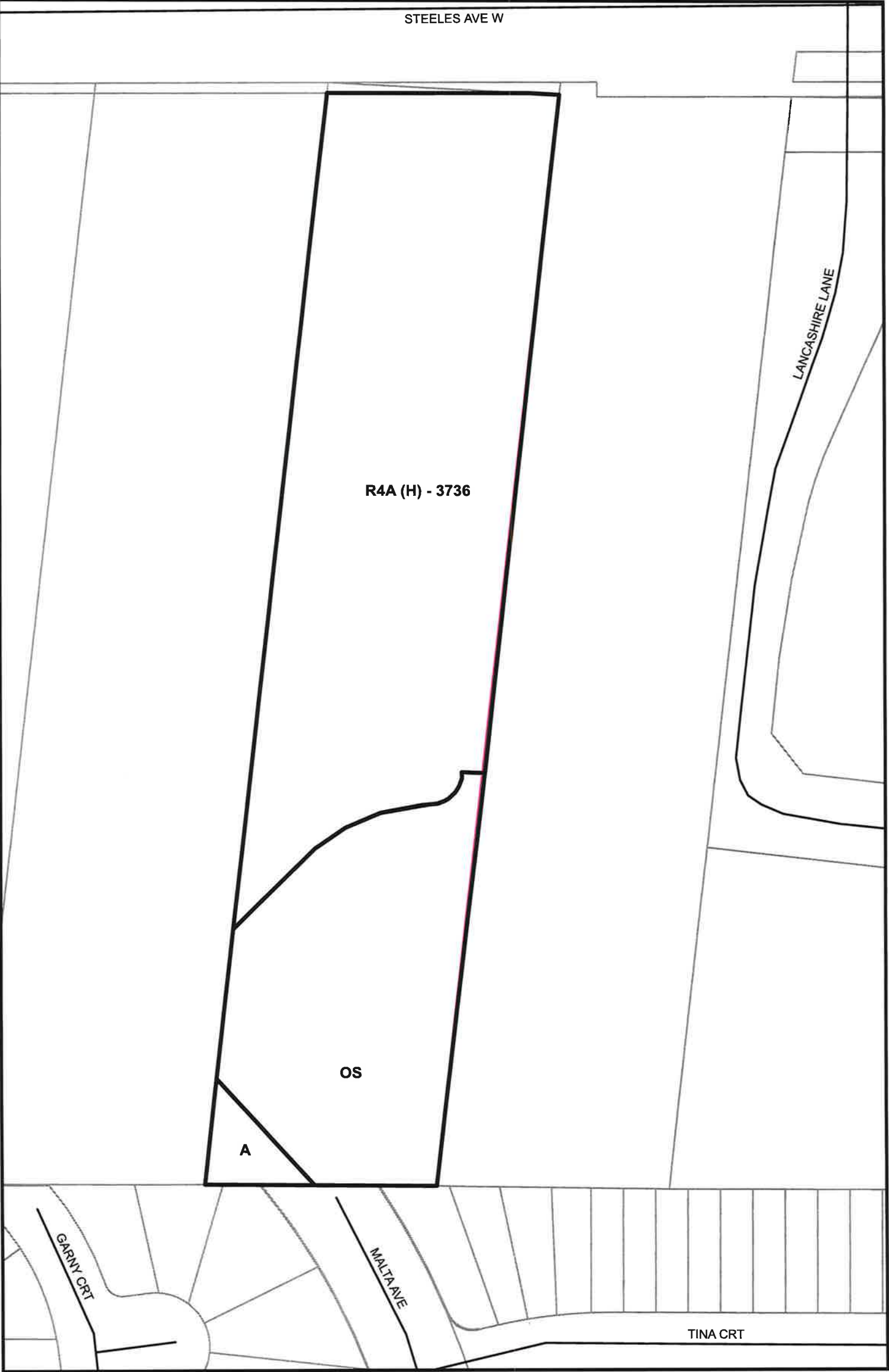
(File: OZS-2024-0040)



Patrick Brown, Mayor



Genevieve Scharback, City Clerk



0 50 Metres

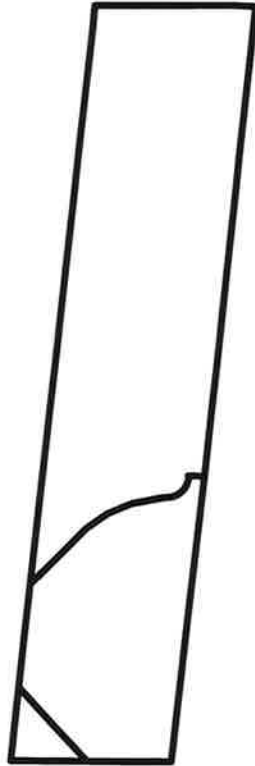
 Zoning Boundary  Parcel Fabric  Street



LOT 15, CONCESSION 1 W.H.S.

BY-LAW 65-2025

SCHEDULE A



0

200



Zoning Boundary

Metres



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

File: OZS-2024-0040_ZKM

Date: 2025/04/03

Drawn by: CAntoine



KEY MAP

BY-LAW

65-2025