

APPLICATION TO AMEND THE ZONING BY-LAW

**To facilitate the development of a Mixed-Use 38-Storey Tower
249 Queen Street East**

City of Brampton File: OZS-2023-0040

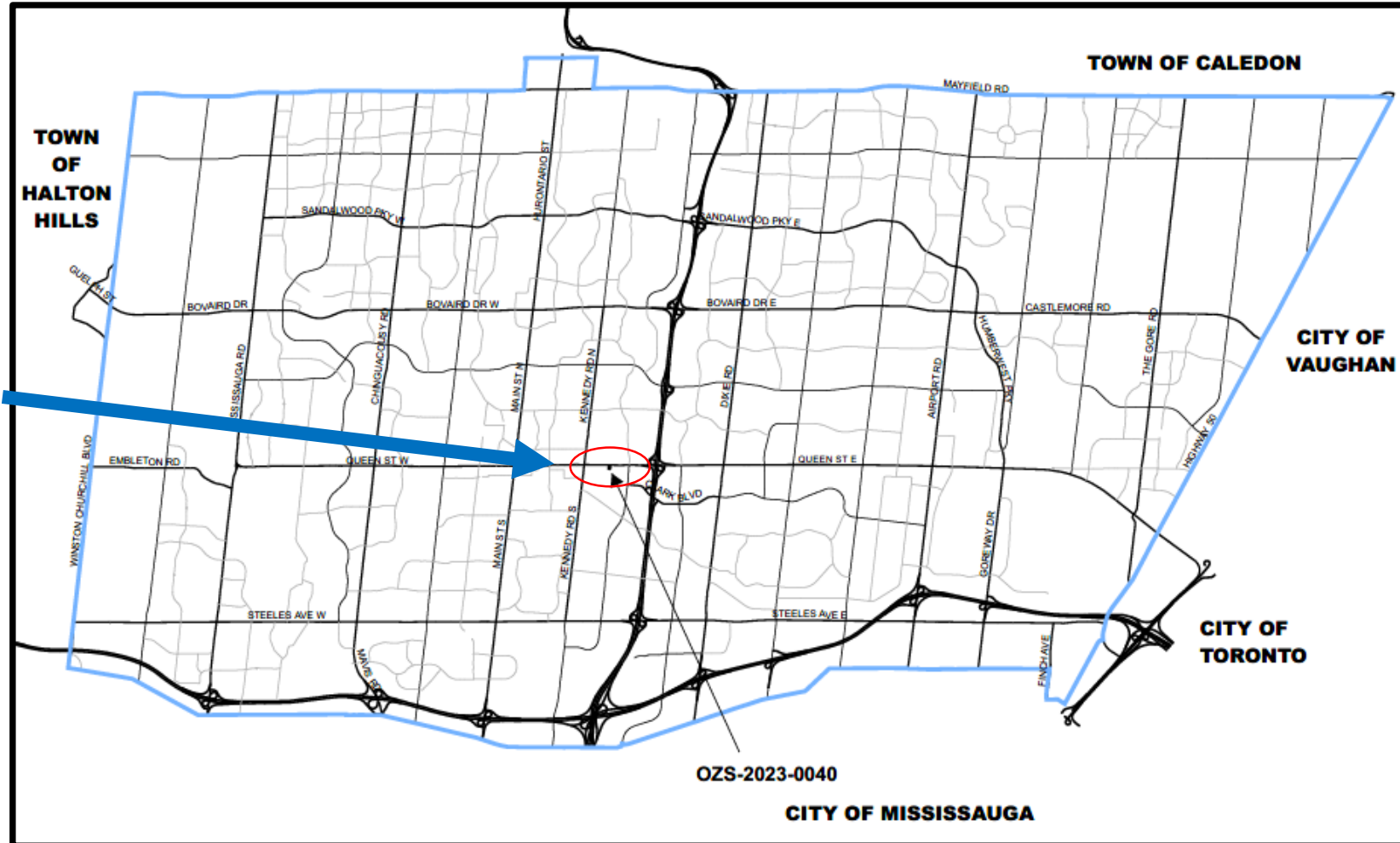
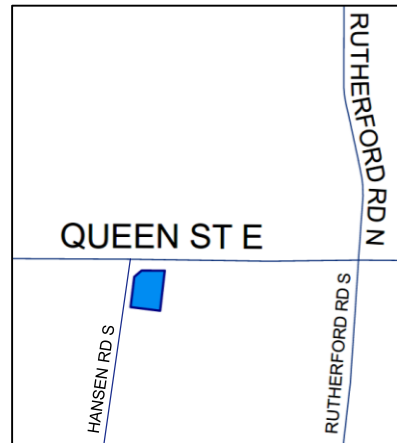
Application by:

GAGNON WALKER DOMES LTD. on behalf of MANGA (QUEEN) INC

WARD : 3

**REGIONAL COUNCILLOR: DENNIS KEENAN
REGIONAL COUNCILLOR: MARTIN MEDEIROS**

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Queen Street East; beyond which are commercial uses and residential;

South: Commercial and industrial uses;

East: Commercial uses;

West: Residential and Commercial uses.

Commercial

Industrial

Institutional

Open Space

Residential

Utility


City Limit

Subject Lands



AREA CONTEXT



 Subject Land

Site Photos



View from Queen Street East, looking south



View from Queen Street East and Hansen Road South

Site Photos



View from Hansen Road, looking northeast



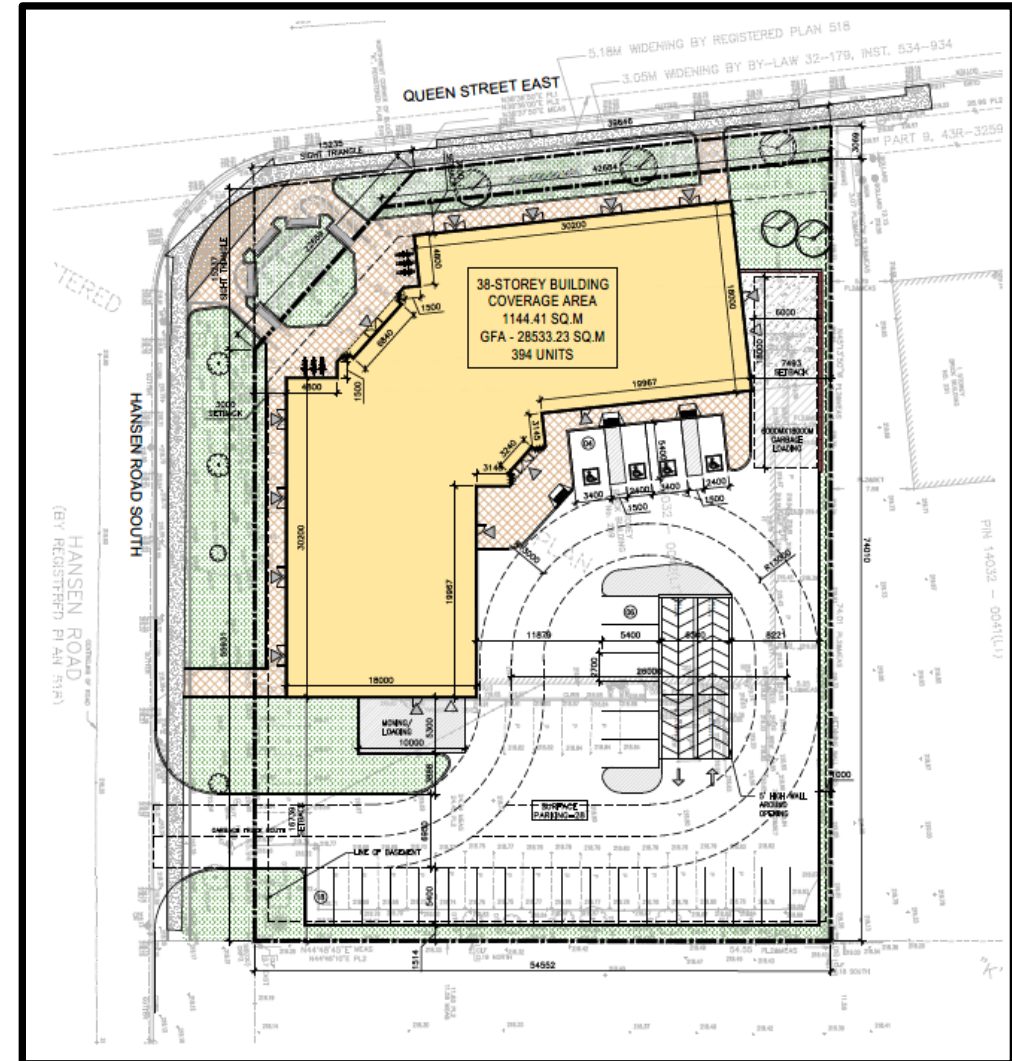
An additional view from Hansen Road south, capturing a rear view of the property

DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law:

To permit a mixed-use development consisting of a one 38-storey tower.

- Total Gross Floor Area: 28,500 Square Metres
- Floor Space Index: 7.54
- 394 Residential Units
- Retail Area: 506.1 m² (at-grade)
- A total of 181 parking spaces consisting of 28 surface parking spaces and 154 underground parking spaces (within 2 level underground parking garage).



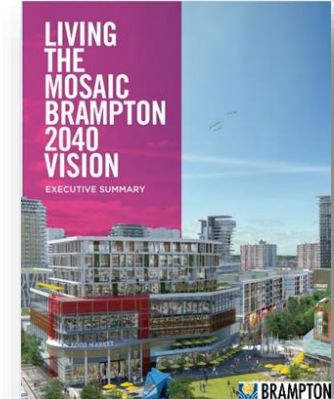
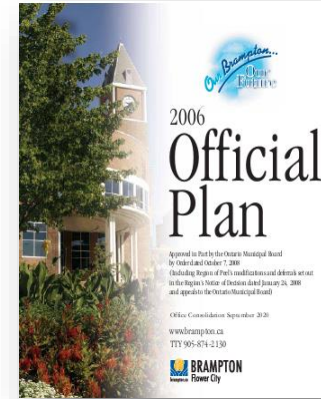
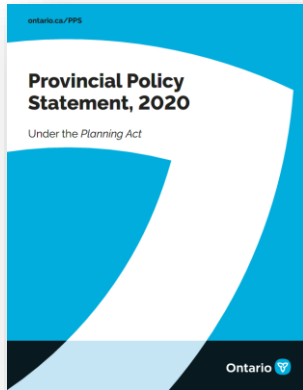
Tertiary Plan



- A Tertiary Plan is a land use study to guide new or re-development proposals within a specified area.
- The City can require them from applicants to demonstrate how the development of their site can be coordinated with other properties.
- A Tertiary Plan was submitted with this application and, if approved, would be attached as an appendix to the Secondary Plan.



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

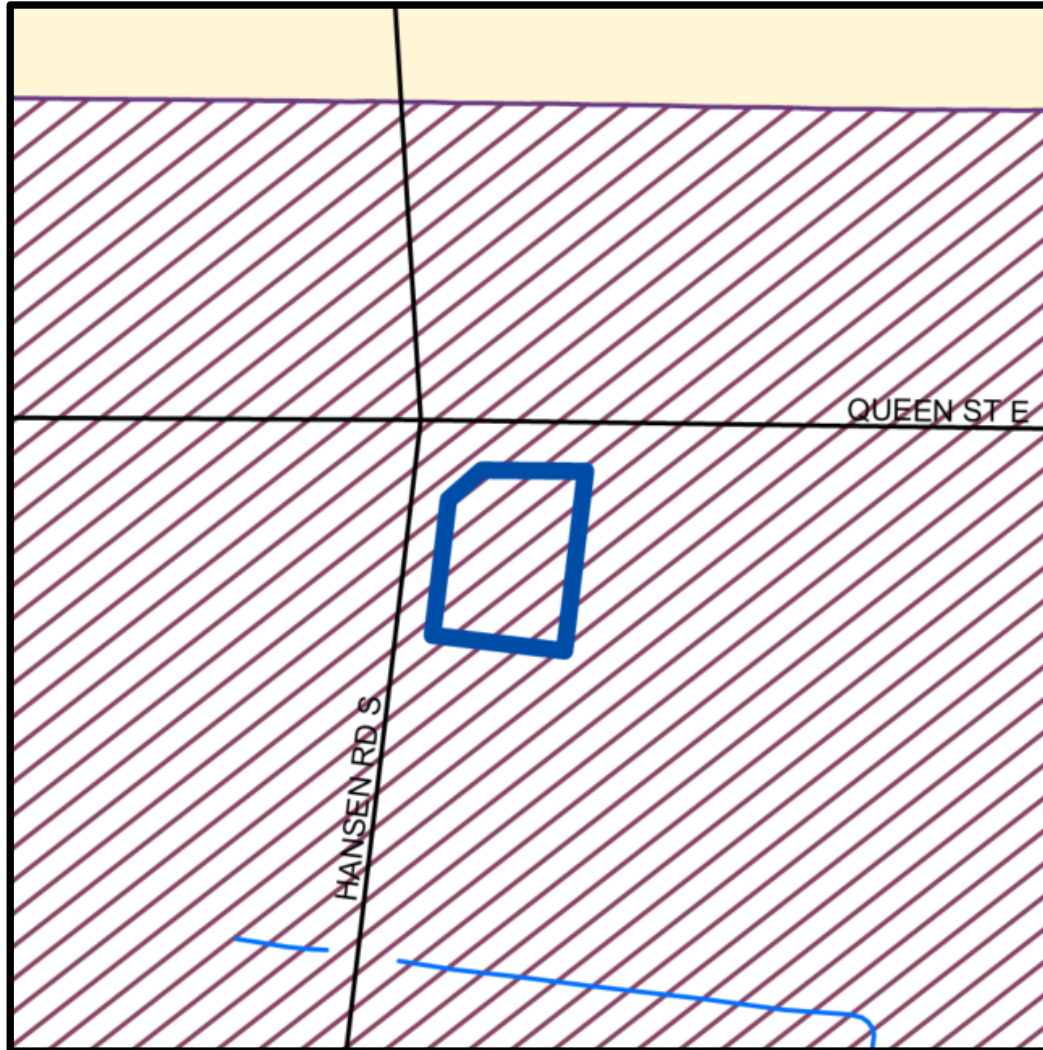
- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Queen Street Corridor Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



- **OP Land Use Designation:** Central Area
- **Permitted uses:**
Free-standing or mixed-use development that include a range of office, retail and service activities, residential uses, entertainment and cultural uses, institutional uses, high density employment and major transit infrastructure.

An amendment to the Official Plan is **not** required for the proposed development.
- The property is located within a Primary Major Transit Station Area (MTSA); conformity with the policies shall be considered.



— MAJOR WATERCOURSES

▨ CENTRAL AREA

— RAILWAYS

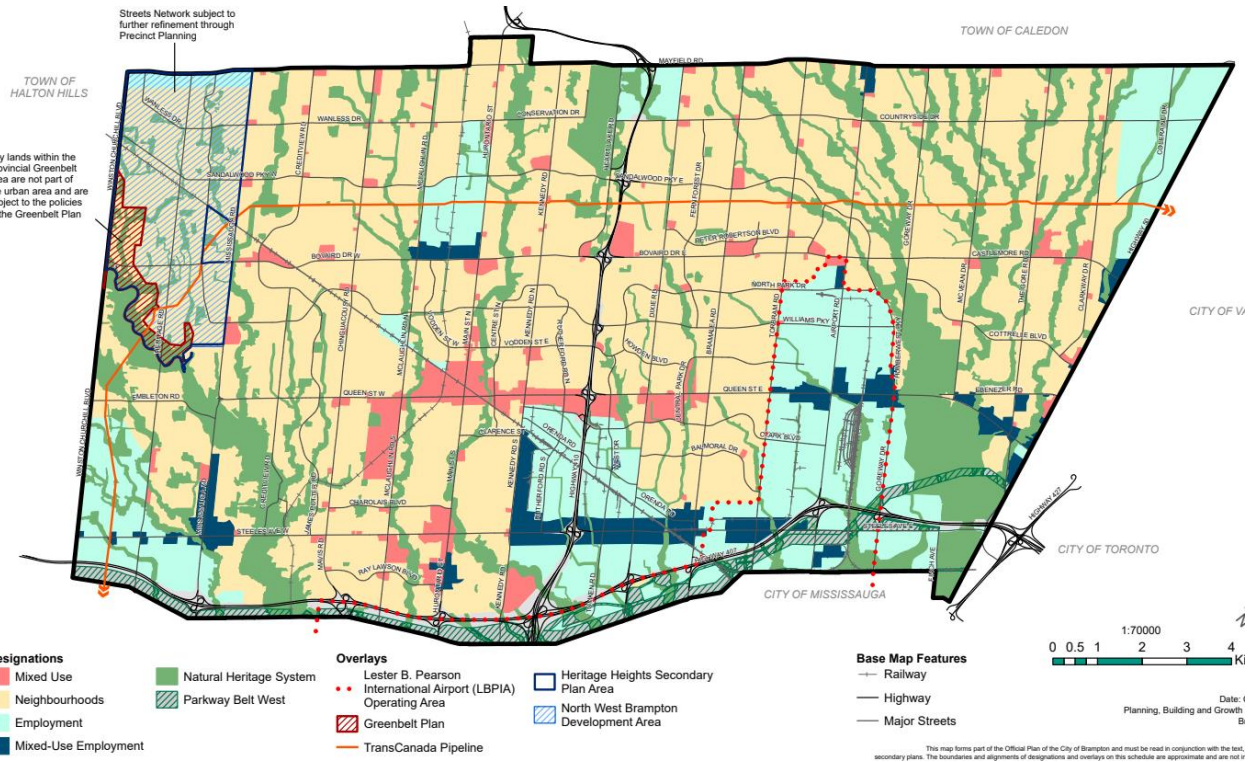
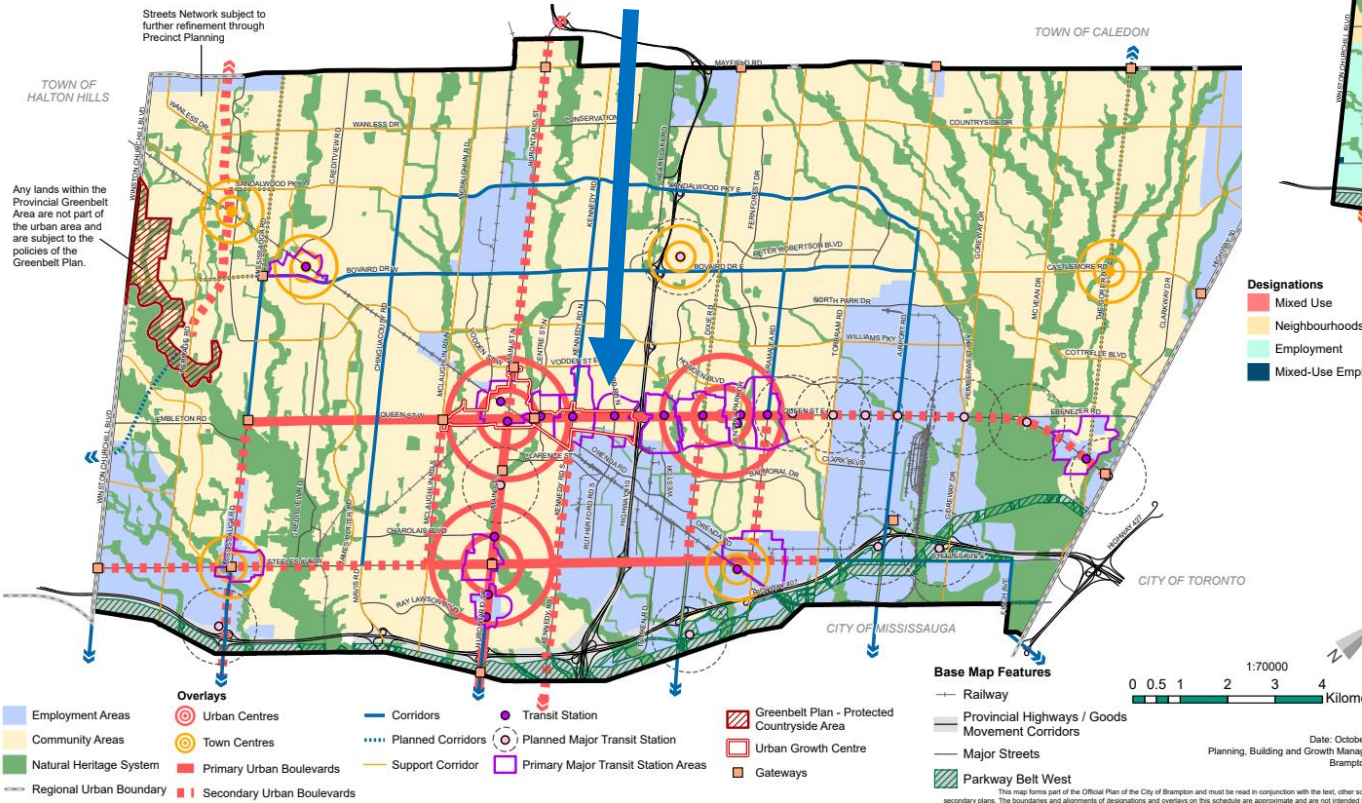
CENTRAL AREA

■ RESIDENTIAL

▭ Subject Lands

PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Mixed-Use' within Schedule 2 – Designations of the Brampton Plan
- Designated 'Community Area', within a 'Primary Major Transit Stations Area' and located along a 'Primary Urban Boulevard' within Schedule 1A – City Structure of the Brampton Plan.



CURRENT PLANNING CONTEXT: SECONDARY PLAN

Queen Street Corridor Secondary Plan

- **Land Use Designation:** “Central Area Mixed Use”
- Permitted uses include mixed-use development including any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional and a full range of entertainment and cultural uses.
- An amendment to the Secondary Plan is **not** required to facilitate the proposed use;



COMMERCIAL

- CENTRAL AREA MIXED USE
- SC SERVICE COMMERCIAL
- HC HIGHWAY COMMERCIAL
- PRIMARY OFFICE NODE
- CC CONVENIENCE COMMERCIAL

INDUSTRIAL

OFFICE NODE

TRANSPORTATION

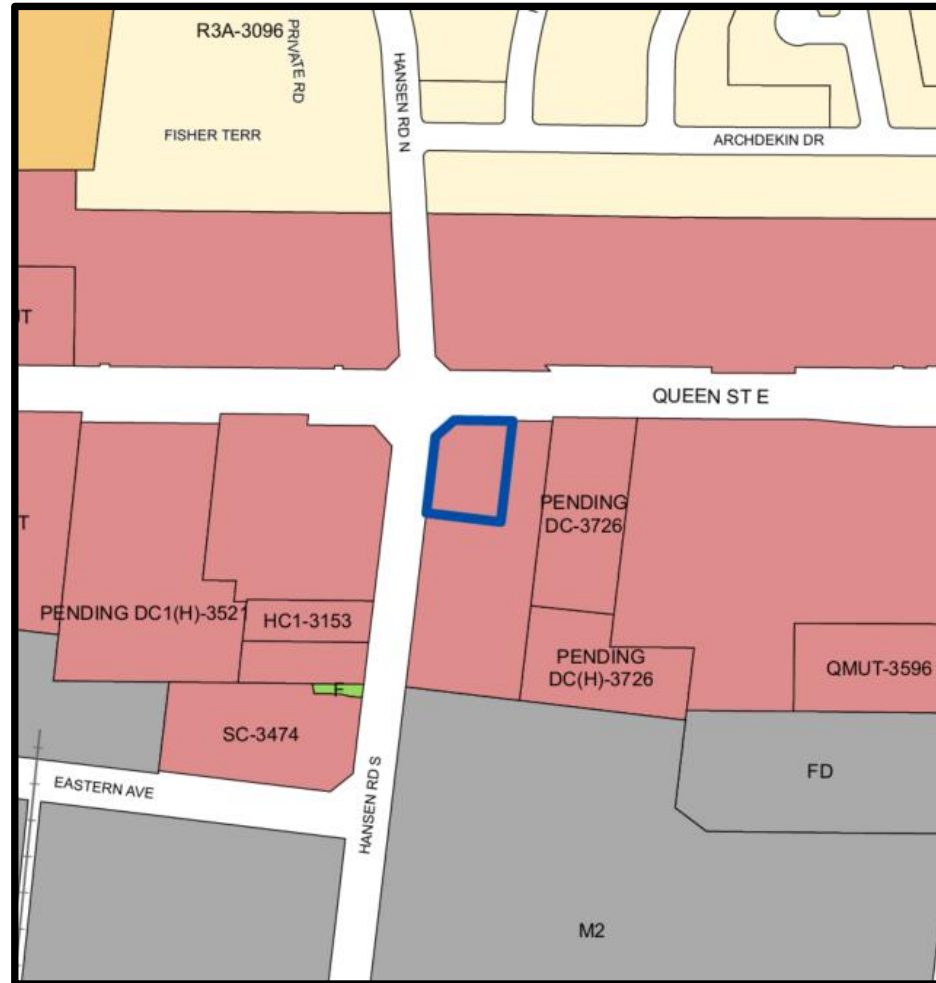
- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY
- TRANSPORTATION FACILITIES

SPECIAL STUDY AREA

- 1 SPECIAL POLICY AREA 1
- 2 SPECIAL STUDY AREA 2
- RAILWAYS
- GRADE SEPERATION
- Subject Lands



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Commercial – Queen Street Mixed Use Transition (QMUT)

Land Use Permissions:

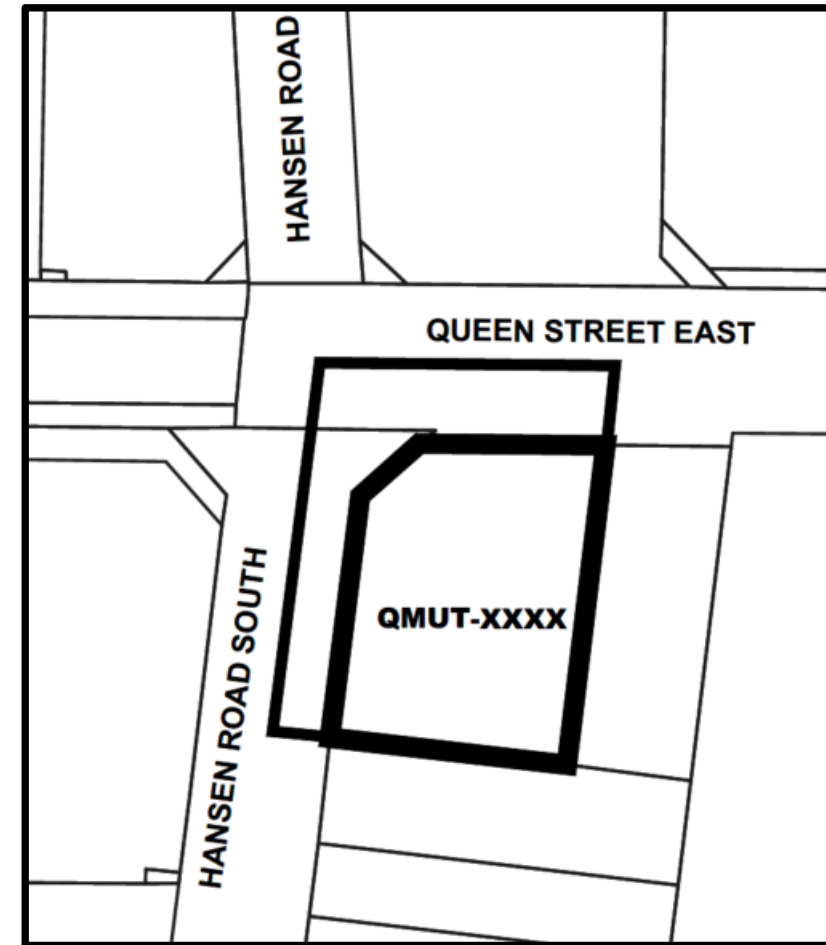
- a retail establishment having no outside storage;
- a service shop;
- a personal service shop;
- a bank, trust company, or finance company;
- a dry cleaning and laundry distribution station;
- a laundromat;
- a dining room restaurant,
- a convenience restaurant or a take-out restaurant;
- a place of worship
- a day nursery
- a private or public school
- a library; etc.

An amendment to the Zoning By-law is required.



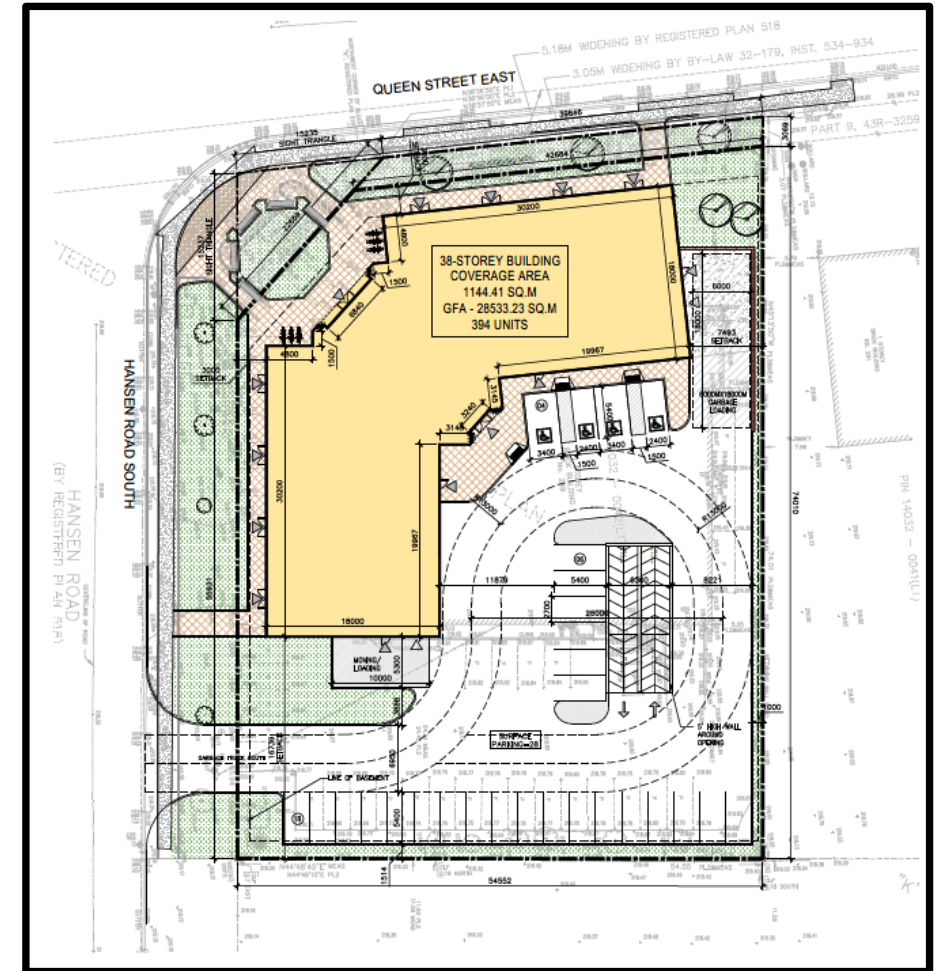
PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Queen Street Mixed Use – Site Specific Zoning (Special section)	<ul style="list-style-type: none">• Permitted uses within the current zone, only in conjunction with an apartment dwelling building• Maximum building height of 38 storeys• Increased Maximum Floor Space Index (FSI) to 8.0



KEY ISSUES / CONSIDERATIONS

- How will the proposed development impact the current surrounding lands and businesses? Currently the property is surrounded by commercial, offices and auto related services.
- Proposal may impact the redevelopment of other properties in the area and there will be a need for coordination.
- Does the proposal offer sufficient commercial/retail space at grade?
- The property is located within the boundaries of the Rutherford Primary Major Transit Station Area (MTSA).
- The property is located on a significant corridor that is intended to maximize the use of existing and planned transit facilities and increase the number of dwelling units.



PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – Nov 30th, 2023

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0040**.
3. On the [OZS-2023-0040 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.

The image shows two screenshots of the BramPlanOnline portal. The top screenshot is the login page, which includes a search bar, a navigation menu with 'Home' and 'Planning' tabs, and a login form with fields for 'User Name or E-mail' and 'Password'. The bottom screenshot shows the file details page for 'File OZS-2023-0003: OPA ZBA Subdivision'. The status is 'In Review-Pre Public Meeting'. The 'Documents' tab is selected, showing a list of documents with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Phase I Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	47.65 MB	01/25/2023	01/12/2023	Actions ▼
R0_Phase II Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	13.68 MB	01/25/2023	01/12/2023	Actions ▼
R0_Parcel Abstract.pdf	OZS-2023-0003	Initial Documentation	138.66 KB	01/25/2023	01/12/2023	Actions ▼

CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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- **Applicant information:**

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Thank you!