

# **APPLICATION TO AMEND THE OFFICIAL PLAN AND** **ZONING BY-LAW**

**To permit the development of a 51-storey mixed-use development on a 7-storey podium with of 551 Residential Units and 591 Underground Parking Spaces**

**104 and 118 Queen Street West**

**City of Brampton File : OZS-2024-0034**

**Application by:**

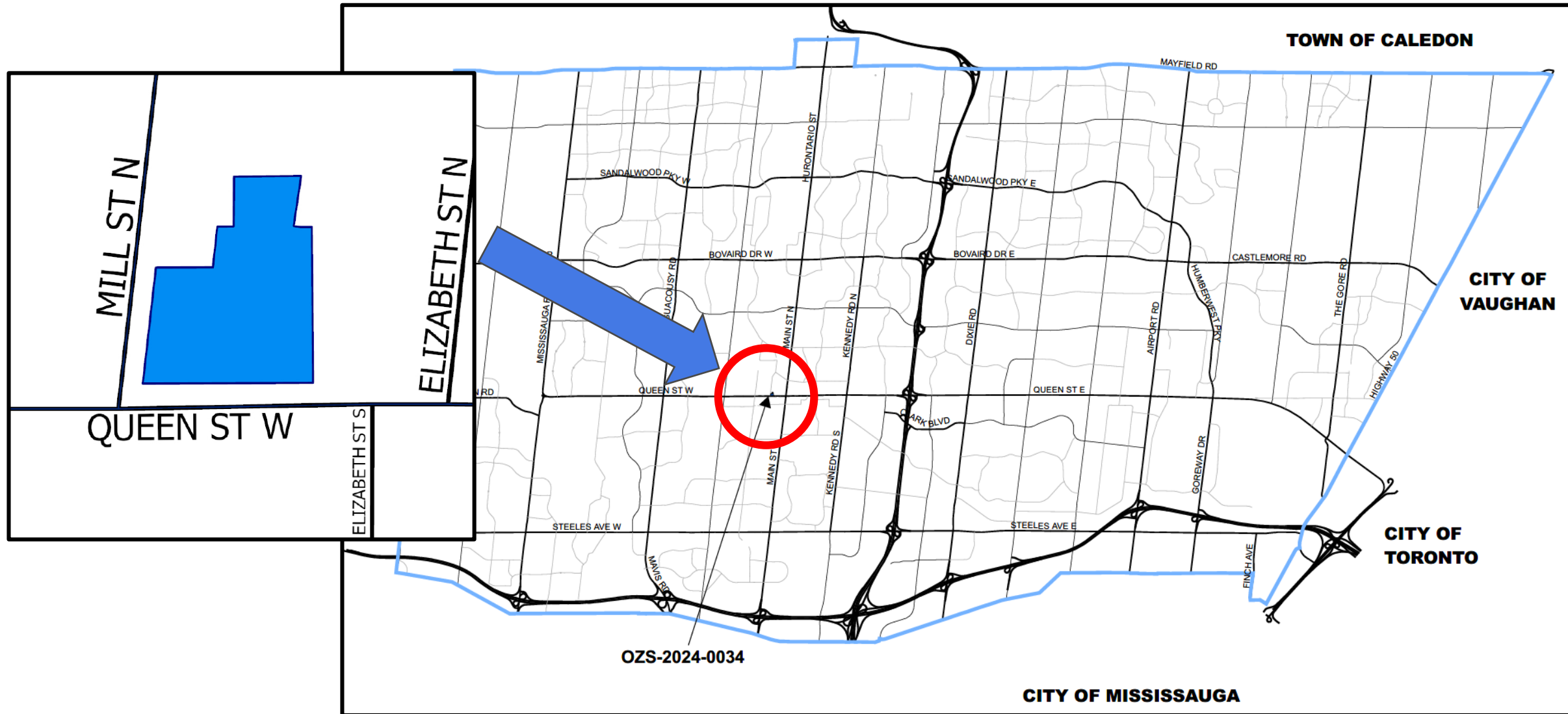
**SGL PLANNING & DESIGN INC. on behalf of CONSTANTINE ENTERPRISES INC.**

**WARD : 1**

**REGIONAL COUNCILLOR: ROWENA SANTOS**

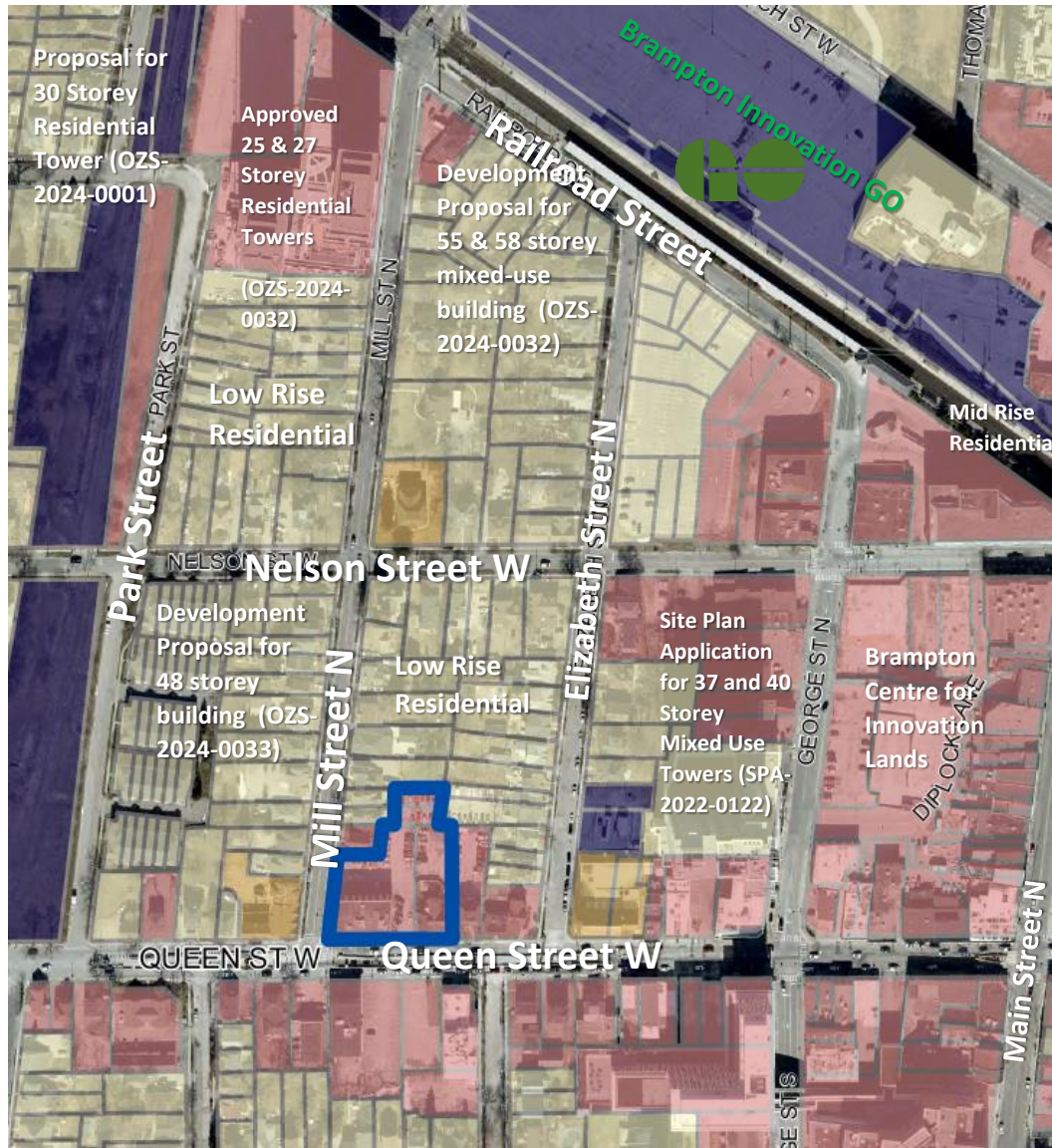
**REGIONAL COUNCILLOR: PAUL VICENTE**

# LOCATION OF SUBJECT PROPERTY





# AREA CONTEXT



## North:

Nelson Street West, beyond which is low rise residential, lands subject to a Development Proposal for a high-rise mixed-use building, and the Brampton Innovation District GO station.

## South:

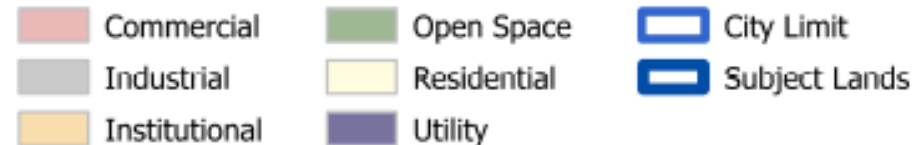
Queen Street West, beyond which is existing commercial building and low rise residential dwellings.

## East:

Elizabeth Street North, beyond which is low rise residential dwellings and existing commercial buildings.

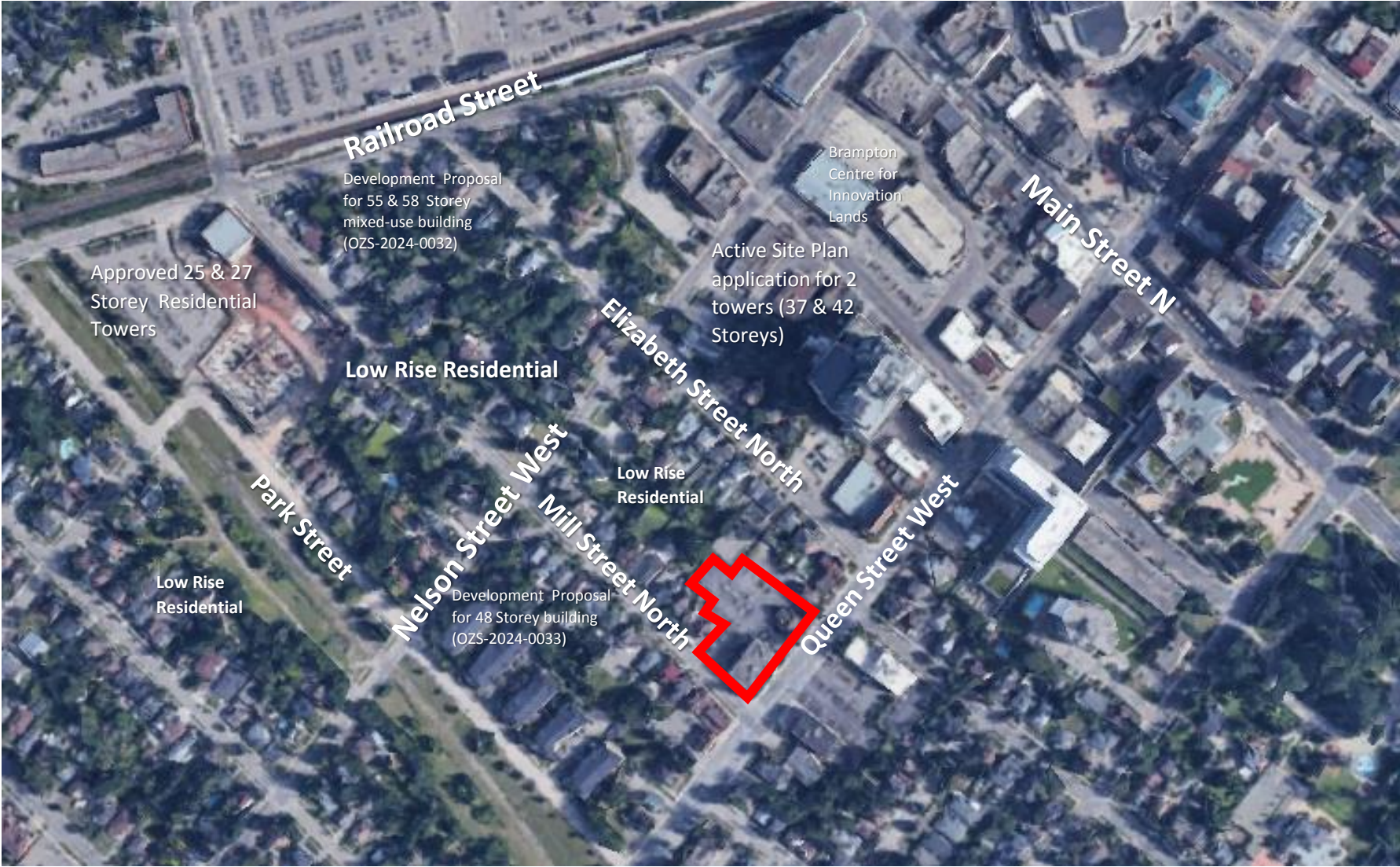
## West:

Mill Street North, beyond which are low rise residential.





# AREA CONTEXT



Subject Lands



# SITE VISIT



Street view looking directly to site from the intersection of Mill Street North and Queen Street West



Subject site, facing west in existing rear parking lot



Subject site, facing east in existing rear parking lot

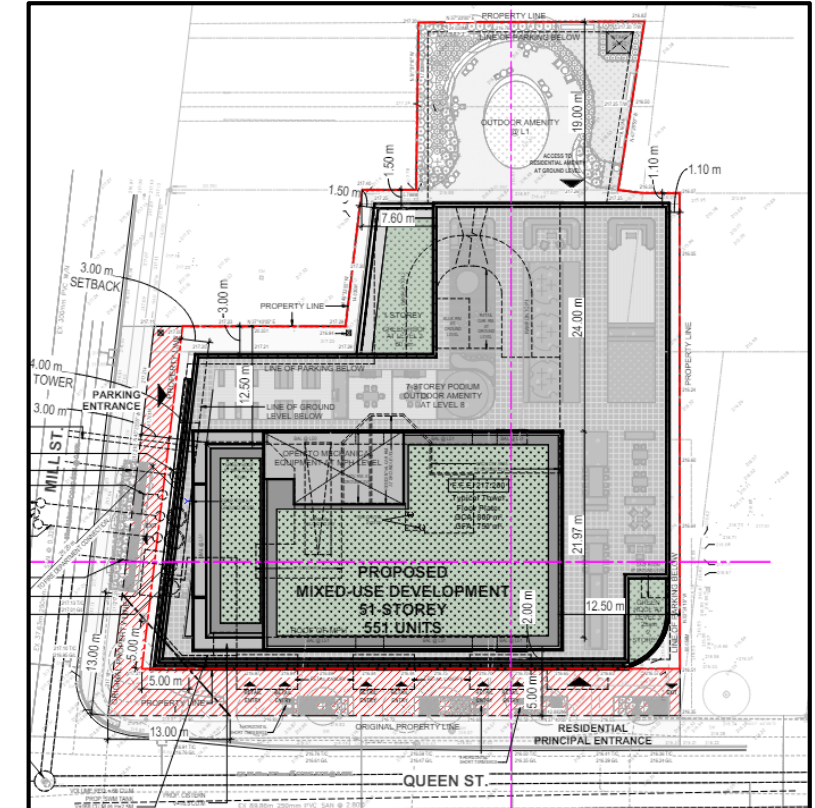
# DEVELOPMENT PROPOSAL

## An application to amend the Official Plan and Zoning By-law

**To facilitate the development of a 51 mixed-use building.**

## Further details include:

- Residential Apartment Units – 551 units
  - 1 Bedroom/1 Bedroom + Den – 408 units (74.1%)
  - 2 Bedroom/2 Bedroom + Den – 91 units (16.5%)
  - 3 Bedroom – 52 units (9.4%)
- Total Parking Provided - 591 Parking Spaces
  - 481 Resident Parking Spaces
  - 110 Visitor Parking Spaces
- Total Bicycle Parking Spaces Provided – 332 Bicycle Parking Spaces
- Total Proposed Indoor Amenity – 1,100 square metres
- Total Proposed Outdoor Amenity – 1,100 square metres
- Proposed Floor Space Index – 15.44 (gross), 18.70 (net)
- Retail GFA – 397 square metres



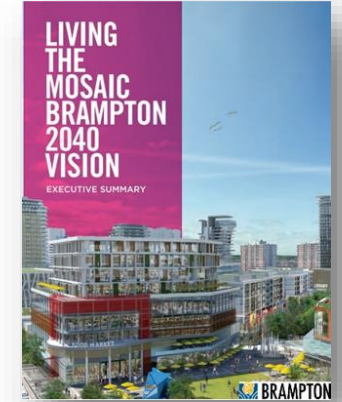
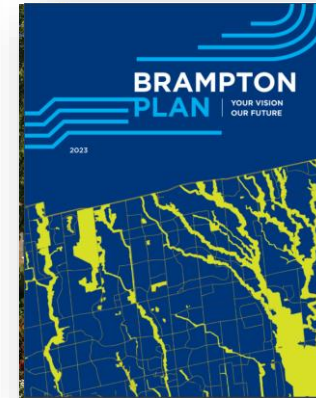
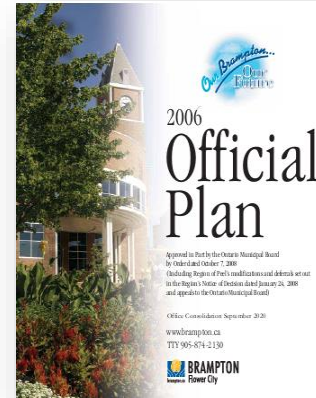
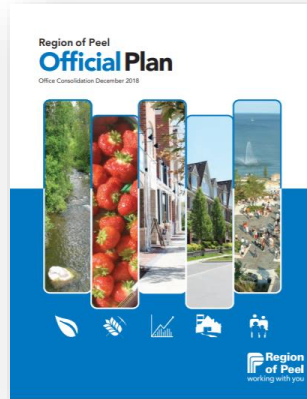
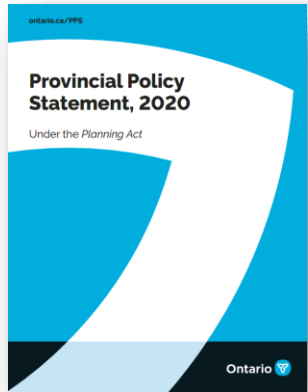


# TERTIARY PLAN



- A Tertiary Plan is a land use study to guide new or redevelopment 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:

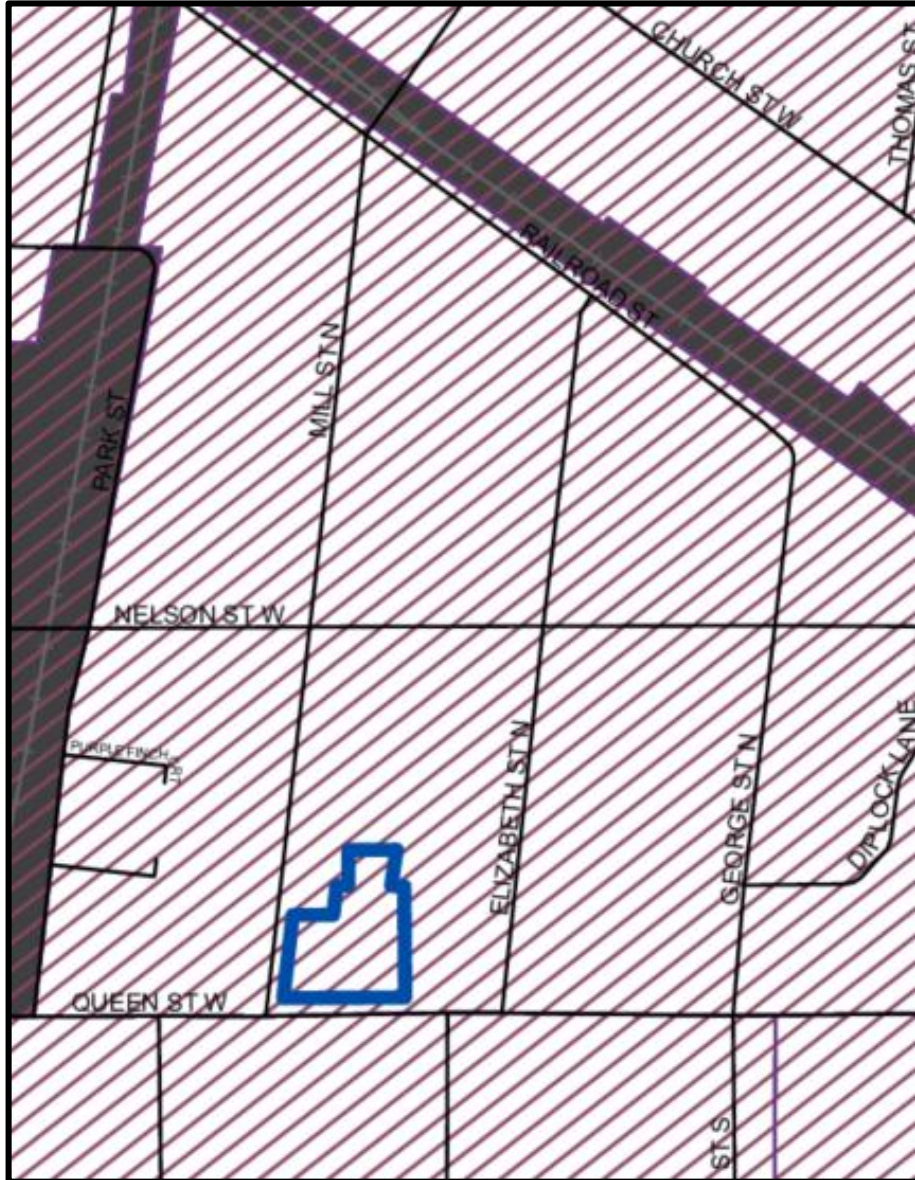
- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)\*
- Region of Peel Official Plan
- City of Brampton Official Plan
- Downtown Brampton Secondary Plan

Also following the principles of:

- Brampton 2040 Vision



# CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



- **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.
- The property is also located within a Primary Major Transit Station Area (MTSA); conformity with the policies shall be considered.

An amendment to the Official Plan **is required** to facilitate the development.

\*The new Brampton Plan was recently approved by the Region of Peel on May 9, 2024. An Official Plan Amendment may not be required to facilitate the proposal once the new Official Plan is in force and effect, subject to the appeal period which ends on June 5, 2024

EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

CENTRAL AREA	INDUSTRIAL
RAILWAYS	SUBJECT LANDS
UTILITY	





Streets Network subject to further refinement through Precinct Planning

TOWN OF CALEDON














CITY OF TORONTO
















CITY OF MISSISSAUGA

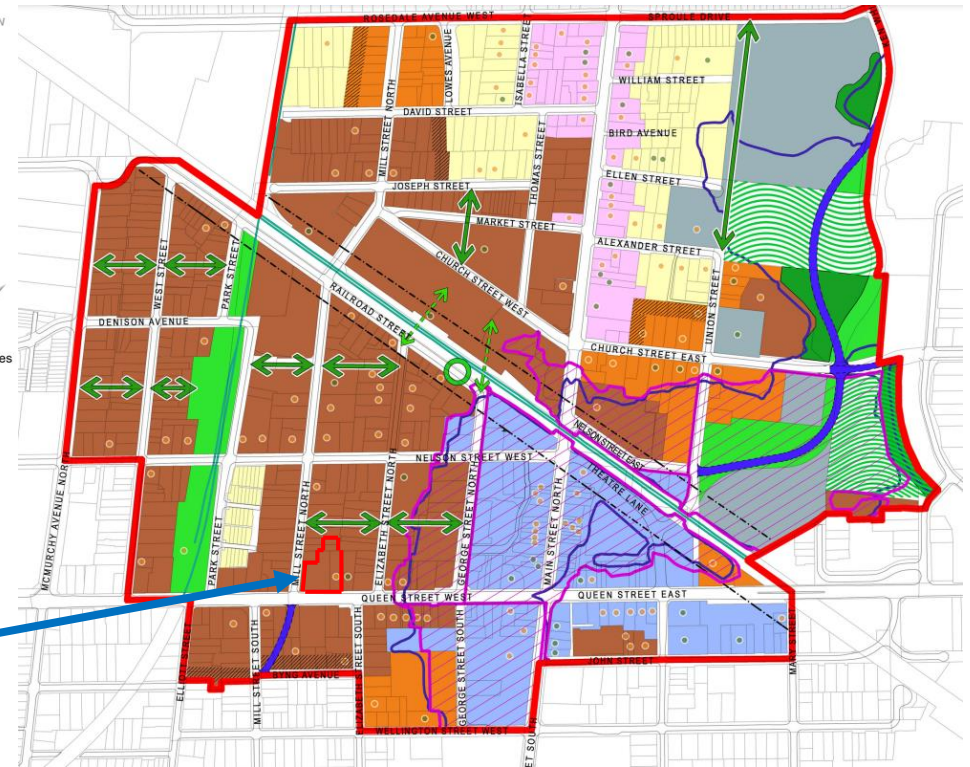
Base Map Features

0 0.5 1 2 3 4

1:70000

- Overlays**
- |   |  |   |   |   |
|---|--|---|---|---|
|  Employment Areas        |  Urban Centres              |  Corridors         |  Transit Station                     |  Greenbelt Plan - Protected Countryside Area |
|  Community Areas         |  Town Centres               |  Planned Corridors |  Planned Major Transit Station       |  Urban Growth Centre                         |
|  Natural Heritage System |  Primary Urban Boulevards   |  Support Corridor  |  Primary Major Transit Station Areas |  Gateways                                    |
|  Regional Urban Boundary |  Secondary Urban Boulevards |   |   |   |

-  NEIGHBOURHOOD (LOW-RISE RESIDENTIAL)
  PROPOSED PUBLIC OR PRIVATE STREET NETWORK
-  NEIGHBOURHOOD (INSTITUTIONAL)
  POTENTIAL MID-BLOCK CONNECTION
-  MIXED-USE (MID-RISE MIXED-USE)
  PEDESTRIAN CONNECTION
-  MIXED-USE (HIGH-RISE MIXED-USE)
  TRCA FLOOD PLAIN
-  MIXED-USE (MAIN STREET NORTH DPS)
  DESIGNATED HERITAGE PROPERTY
-  MIXED-USE (DOWNTOWN MIXED-USE)
  LISTED HERITAGE PROPERTY
-  NATURAL SYSTEM
  HEIGHT TRANSITION AREA
-  EXISTING PARK
  DOWNTOWN SPECIAL POLICY AREA
-  PLANNED OPEN SPACE
  MTA BOUNDARY
-  RAILWAY 30M BUFFER
  MTA TRAIN STATION
-  RAIL LINE





# CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

## Downtown Brampton Secondary Plan (Area 7)

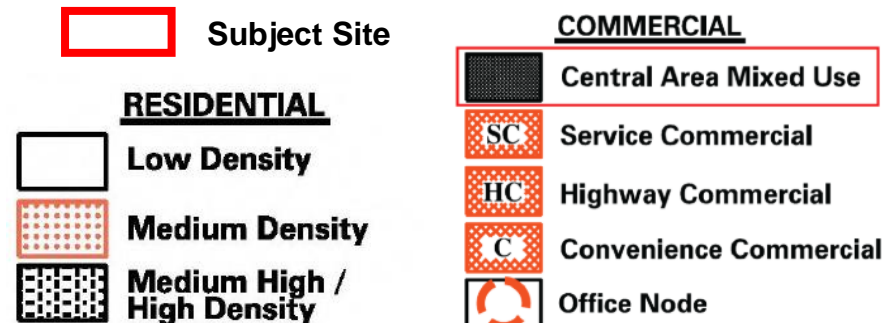
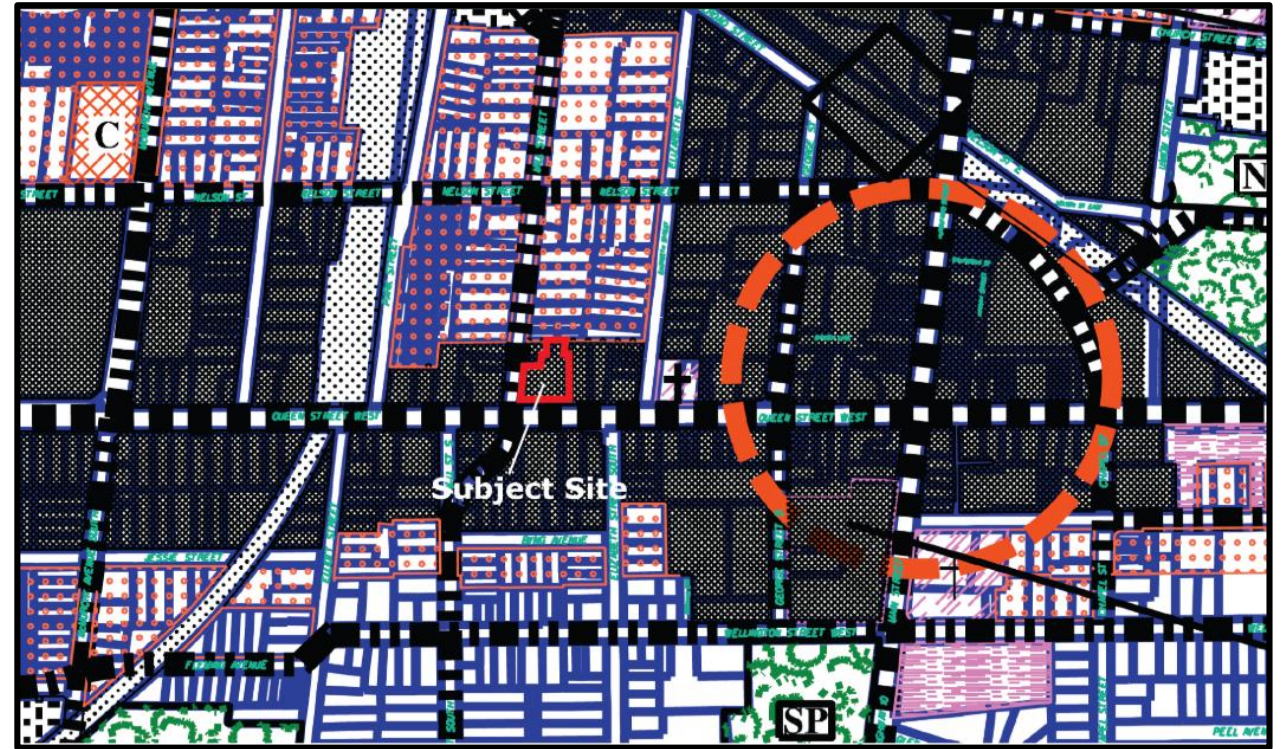
### Land Use Designation: “Central Area Mixed Use”

Lands designated Central Area Mixed-Use on Schedule SP7(a) are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses which are managed as a unit.

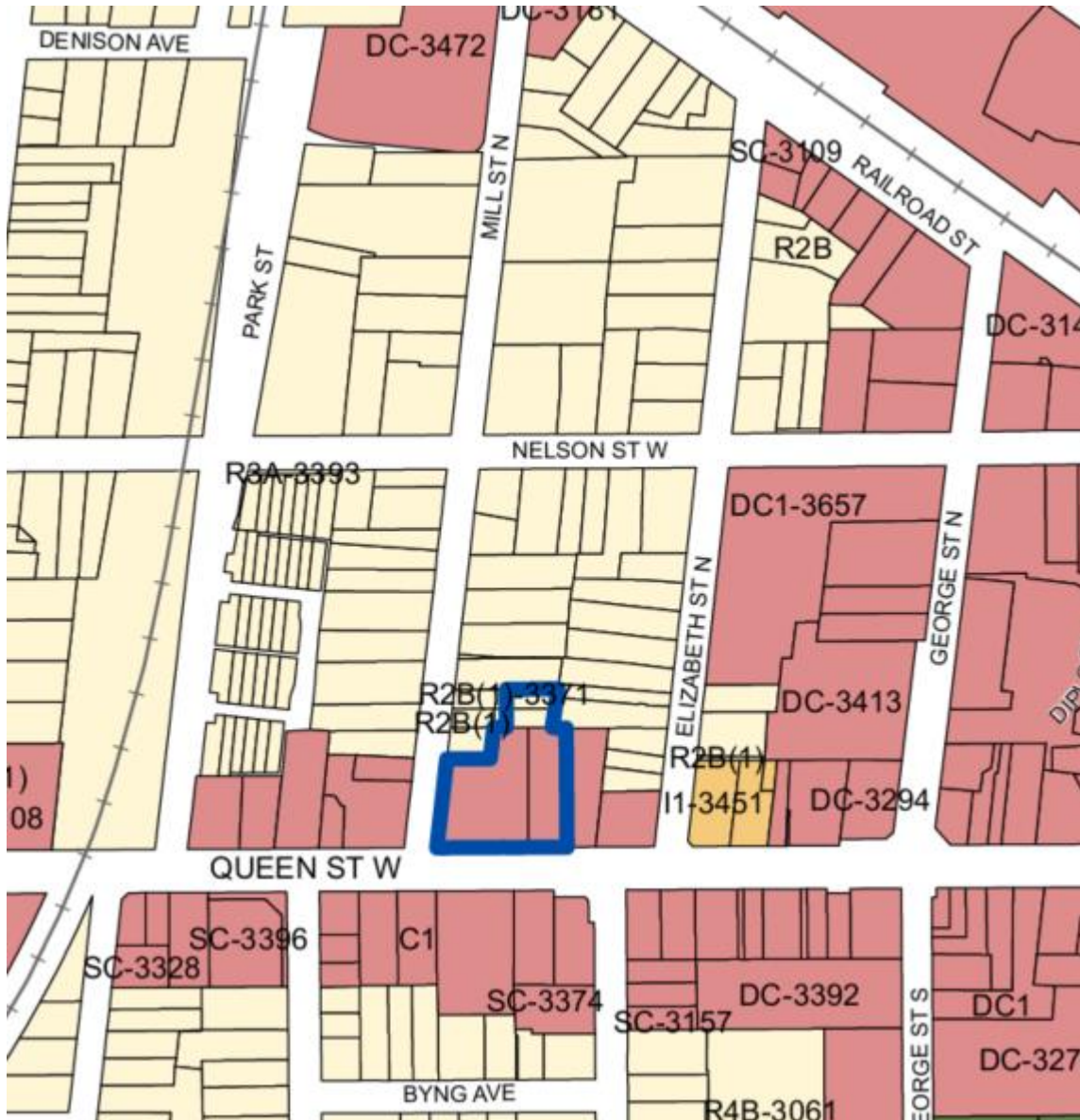
An amendment to the Secondary Plan is required to facilitate the proposed uses.

\*The new Brampton Plan was recently approved by the Region of Peel on May 9, 2024. A Secondary Plan Amendment may not be required to facilitate the proposal once the new Official Plan is in force and effect, subject to the appeal period which ends on June 5, 2024.

\*\*As per the Section 4 of the City’s Major Transit Station Area Implementation Policies in the approved Brampton Plan, until such time as Secondary Plan and/or Precinct Plan policies are implemented for each Primary Major Transit Station Areas, the Major Transit Station Area policies in Chapters 2 and 4 of this Plan take precedent over any land use and minimum density existing Secondary Plan policies.



# CURRENT PLANNING CONTEXT: ZONING BY-LAW



## Current Zone: Central Area Mixed Use One (CMU1) Zone and Residential Extended One Zone R2B(1) Zone

Permitted uses in the Central Area Mixed Use One (CMU1) Zone include but are not limited to:

- a personal service shop;
- an office;
- a community club; and
- an animal hospital.

Permitted Uses in the Residential Extended One (R2B (1)) Zone include:

- a single detached dwelling;
- a semi-detached dwelling;
- a duplex dwelling;
- a triplex dwelling;
- a double duplex building;
- a multiple residential dwelling containing no more than 4 dwelling units

A Zoning By-Law Amendment **is required** to facilitate the development.

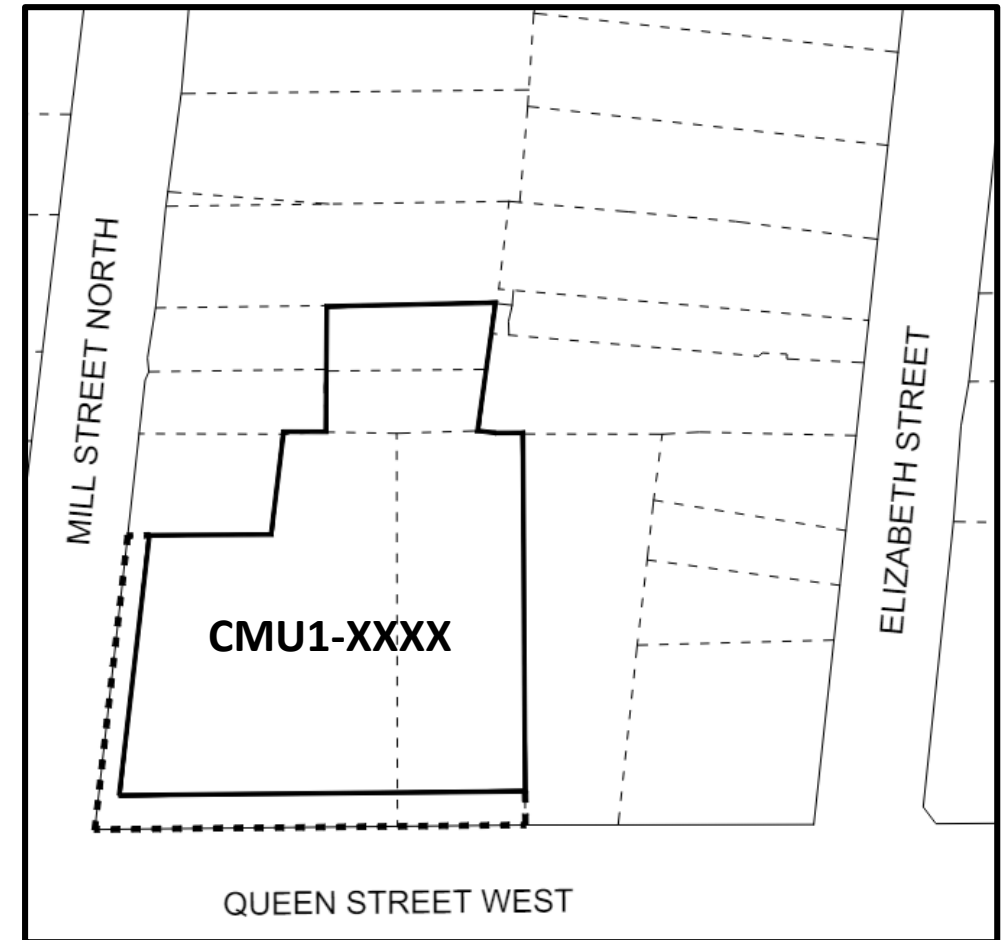




# PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from Central Area Mixed Use One (CMU1) and Residential Extended One Zone (R2B(1)) to Central Area Mixed Use One (CMU1) with a Special Section (CMU1-XXXX).

Proposed Zones	Highlight of proposed Zone
Central Area Mixed Use One – Special Section XXXX (CMU1-XXXX)	<p>Permitted Uses:</p> <ul style="list-style-type: none"><li>a) An apartment dwelling</li><li>b) Commercial uses</li><li>c) Medical office</li><li>d) Grocery or convenience store</li><li>e) Dining room restaurant</li><li>f) Pharmacies</li><li>g) Health or fitness centre</li><li>h) Outdoor patios</li><li>i) Day care</li><li>j) Temporary sales office</li></ul> <p>Maximum Floor Space Index (FSI)</p> <ul style="list-style-type: none"><li>a) 12.0</li></ul> <p>Maximum Building Height:</p> <ul style="list-style-type: none"><li>a) 51 storeys</li></ul>



(Proposed Zones: Central Area Mixed Use One – Special Section XXXX (CMU1-XXXX))

# KEY ISSUES / CONSIDERATIONS

## Land Use Compatibility & Emerging MTSA Framework:

- The subject property is located within the boundaries of the Brampton GO Primary Major Transit Station Area (MTSA), where intensification is planned to occur. Staff are looking to ensure that new buildings are compatible with the existing neighbourhood context while also considering future intensification.

## Building Height, Separation, and Setbacks:

- Ensuring appropriate height, tower separation, and building setbacks are implemented through the Zoning By-Law Amendment process.

## Tertiary Plan:

- Ensuring the re-development potential of neighbouring parcels within the block are not unreasonably impacted by the proposed development.

## Heritage:

- The subject lands are in proximity to existing heritage properties. As such, the design of the buildings should be sympathetic to the surrounding heritage.





# NEXT STEPS

Notice of complete application

Circulation to departments and agencies

Notice of 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

# ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: OZS-2024-0034

4. On the [OZS-2024-0034 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The screenshot displays the BramPlanOnline web application interface. At the top, there is a navigation bar with the Brampton logo and the text "BramPlanOnline". Below this, a search bar is visible. The main content area is divided into two columns. The left column contains a "Welcome to BramPlanOnline!" message, a "Don't have an account?" section, and a "Planning" section with a "Search for an application" link. The right column contains a "Login" form with fields for "User Name or E-mail:" and "Password:", a "Login" button, and a "Remember me on this computer" checkbox. Below the login form, there is a "New Users: Register for an Account" link. At the bottom of the page, there is a table with columns for "Name", "File Number", "Type", "Size", "Latest Update", "Upload Date", and "Action". The table is currently empty.

BRAMPTON | BramPlanOnline

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ONLINE

Welcome to BramPlanOnline!

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

Planning

Search for an application

User Name or E-mail:

Password:

☐ I'm not a robot

CAPTCHA

Privacy Terms

Login

☐ Remember me on this computer

I've forgotten my password

New Users: Register for an Account

BRAMPTON | BramPlanOnline

Register for an Account Login

Home Planning

File OZS-2024-0032:

OPA ZBA Subdivision

Status: Submitted

File Info

Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. Please follow this link to find the document naming and saving conventions.

2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.

2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit [www.brampton.ca/measuring-sustainability](http://www.brampton.ca/measuring-sustainability) for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
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# CONTACT INFORMATION

The report and presentation associated with tonight's meeting can be found online at [www.brampton.ca](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

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# Thank you!