

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

To permit 14 and 16-storey residential towers connected by a one-storey podium, along with four stacked townhouse blocks for a total of 618 units and 578 parking spaces.

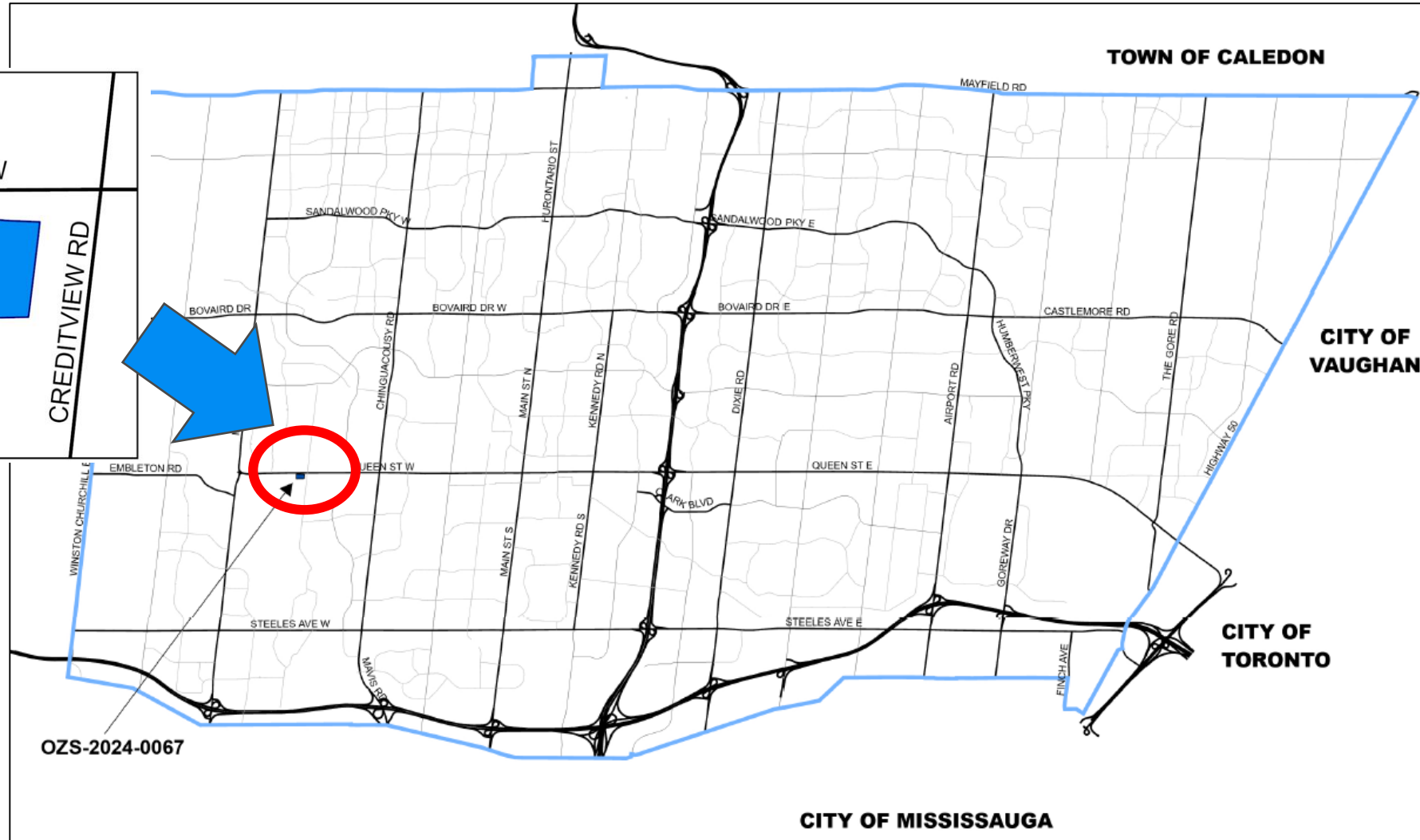
**0 Queen Street West**

**City of Brampton File : OZS-2024-0067**

**Application by:  
Kaneff Group  
WARD : 4**

**REGIONAL COUNCILLOR: Martin Medeiros  
REGIONAL COUNCILLOR: Dennis Keenan**

# LOCATION OF SUBJECT PROPERTY





# AREA CONTEXT



Orthomimagery: Spring 2023

- |               |             |               |
|---------------|-------------|---------------|
| Agricultural  | Open Space  | Subject Lands |
| Commercial    | Residential |               |
| Institutional | City Limit  |               |

**North:** Queen Street West, Low-rise residential, home-based businesses, Natural Heritage System, Haywood Pond, St. Jacinta Marto Catholic Elementary School & Ingleborough Public School

**South:** Low-rise residential, Lionhead Gold Club

**East:** Low-rise residential, Churchville Public School, home-based businesses

**West:** Low-rise residential, Vacant land, and Natural Heritage System.



# Aerial View



**Subject Lands**



# SITE VISIT



Viewpoint from Queen Street – facing southwest of the site



Viewpoint from Queen Street – facing southeast of the site

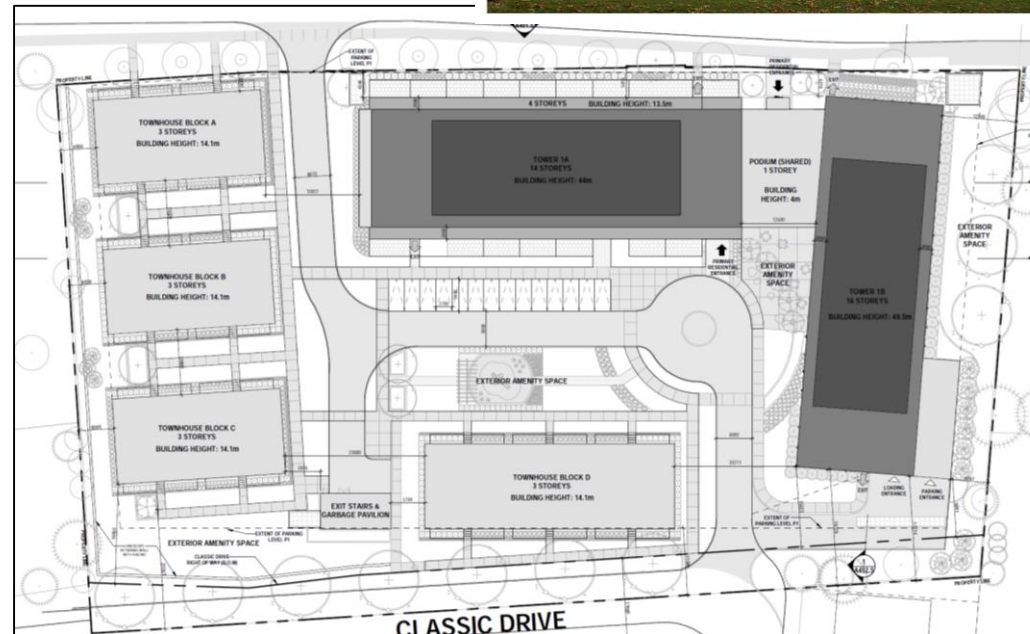
# DEVELOPMENT PROPOSAL

## An application to amend the Official Plan And Zoning By-Law

To facilitate the development of a 14- and 16-storey residential buildings connected by a one-storey podium, along with four stacked townhouse blocks

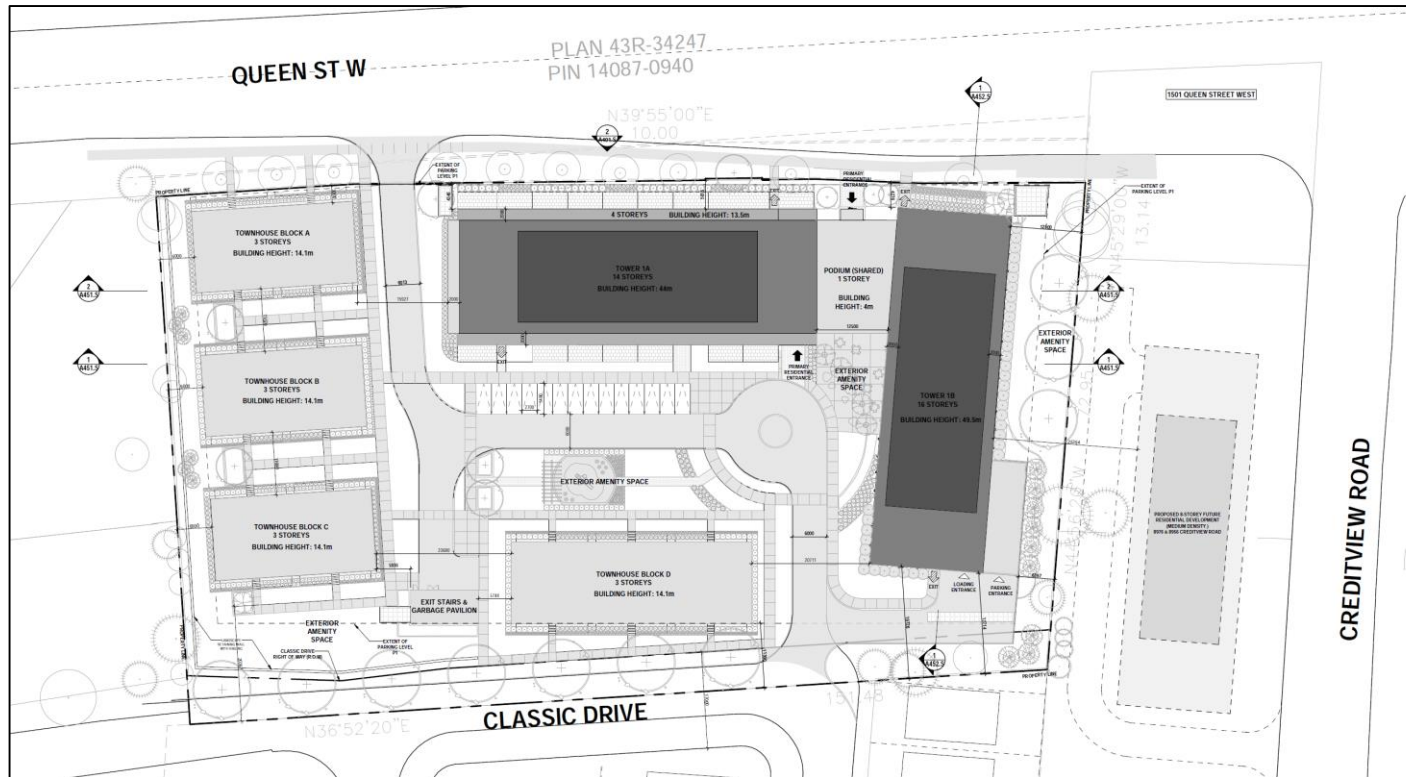
### Further details include:

- Residential Apartment Units – 547 units
  - 1 Bedroom - 406 (74.2%)
  - 2 Bedroom - 98 (17.9%)
  - 3 Bedroom - 43 (7.9%)
- Town House Blocks – 72 units
  - 2 Bedroom – 72 (100%)
- Total Parking Provided – 578 parking spaces
  - 453 Resident
  - 125 Visitor
- Total Bicycle Parking Spaces – 549 spaces
- Total Proposed Indoor Amenity – 688 sq m
- Total Proposed Outdoor Amenity 1936 sq m
- Proposed Floor Space Index – 2.88 (Gross)



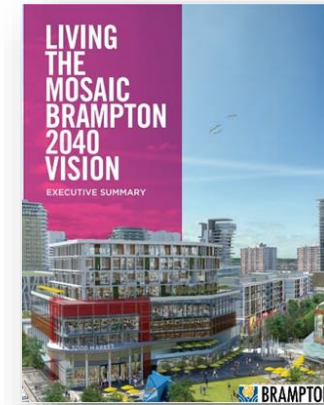
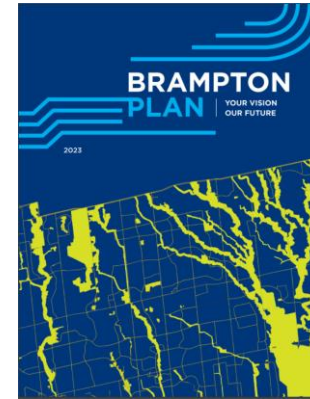
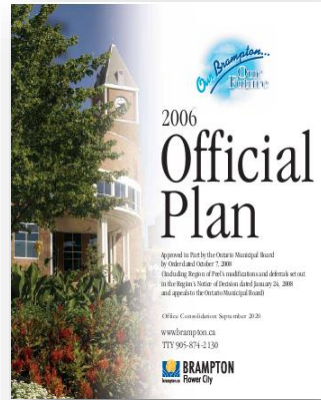


# TERTIARY PLAN



- 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 Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Credit Valley Secondary Plan (May 2022 Office Consolidation)
- Springbrook Settlement Area
- Springbrook Tertiary Plan

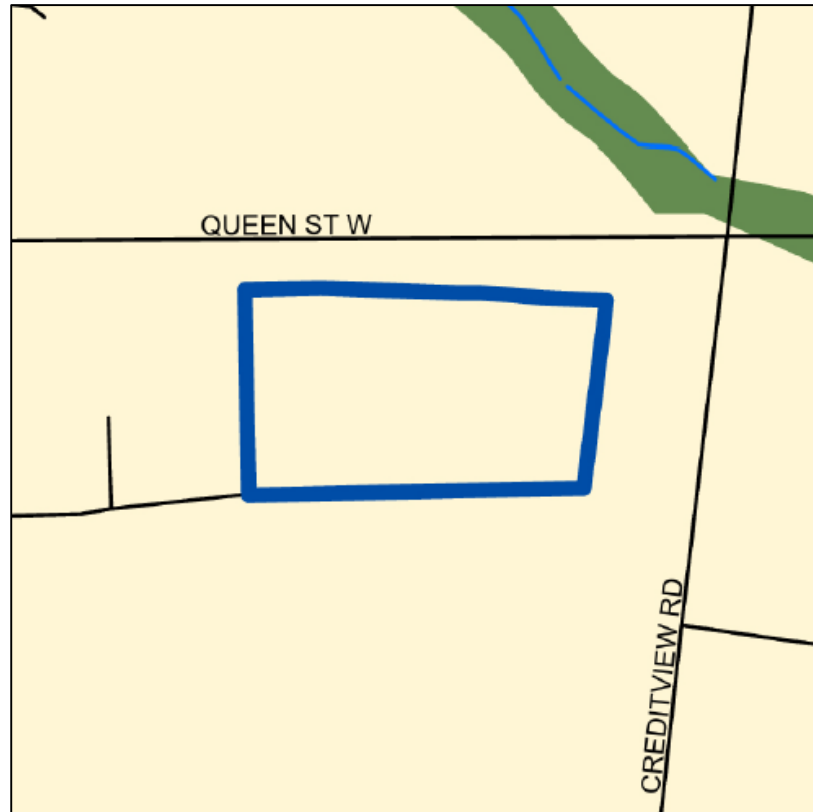
Also following the principles of:

- Brampton 2040 Vision



# CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)

## DESIGNATION

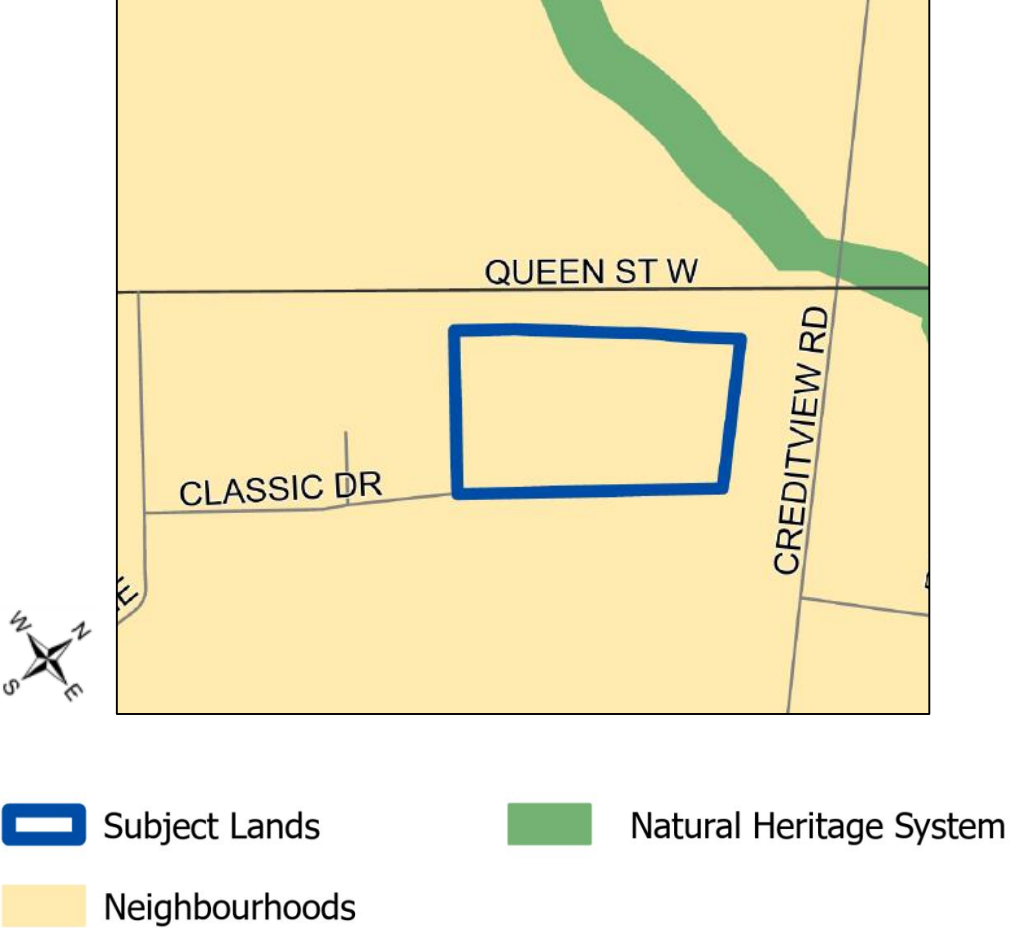


- MAJOR WATERCOURSES
- OPENSOURCE, UTILITY/OPENSOURCE
- RESIDENTIAL
- Subject Lands

- **OP Land Use Designation:** Residential
- **Permitted Uses:** Predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments.

An amendment to the Official Plan is **not required** to facilitate the development.

# CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)



### OP Land Use Designation:

- ‘Neighbourhoods’, on Schedule 2 – Designations
- ‘Community Areas’ on Schedule 1A – City Structure.

**Permitted Uses:** Residential, Community Services and Facilities, Parks and Open Space

An amendment to the Official Plan is not required to facilitate the development.



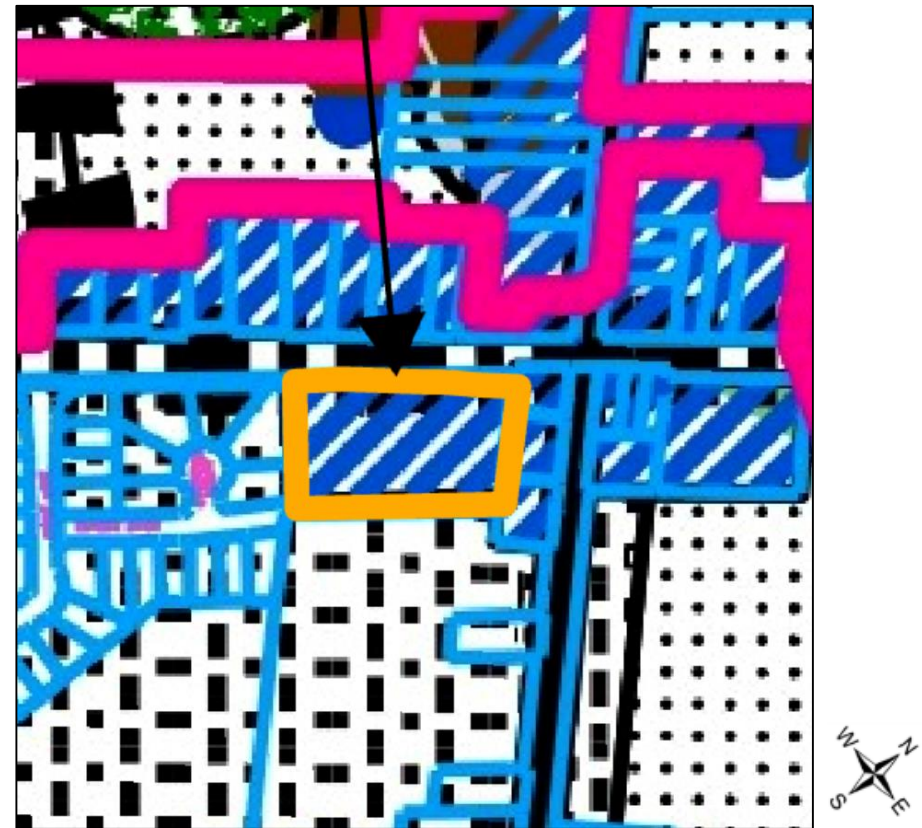
# CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNINATION

## Credit Valley Secondary Plan (Area 45)

### Land Use Designation: Springbrook Settlement Area

- The land use designation for this site, as approved by City Council (OP 2006-254) to change from 'Springbrook Settlement Area' to 'Springbrook Tertiary Plan' boundary was appealed by the applicant.
- The appeal is to be subject to a hearing and future decision from the Ontario Land Tribunal (OLT).
- The OPA is therefore not currently in force and effect.

An amendment to the Secondary Plan **is required** to facilitate the proposed development.



RESIDENTIAL		COMMERCIAL	
	Executive Residential		District Retail
	Low Density 1		Neighbourhood Retail
	Low Density 2		Highway Commercial
	Medium Density		Convenience Commercial
	Medium Density 2		Mixed Use - Commercial/High Density Residential
	High Density 1		
	Springbrook Settlement Area		
	Springbrook Tertiary Plan		
	Subject Lands		

# CURRENT PLANNING CONTEXT: SPRINGBROOK TERTIARY PLAN

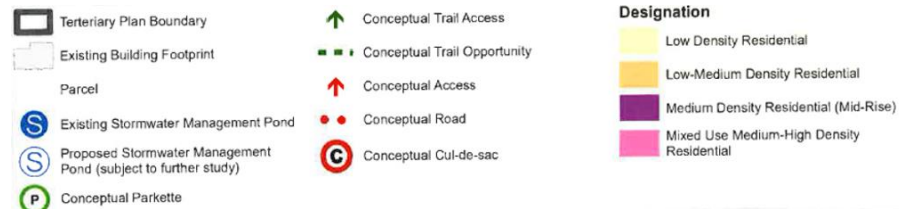
## Springbrook Tertiary Plan - Schedule 45(b)

### Policy Alignment:

- Proposal exceeds the permitted max height of 12 storeys and does not conform to the 2023 Springbrook Tertiary Plan policies.

### Appeal Context:

- The Springbrook Tertiary Plan is under appeal and not in force.
- OPA considered an amendment to the in-force Credit Valley Secondary Plan.

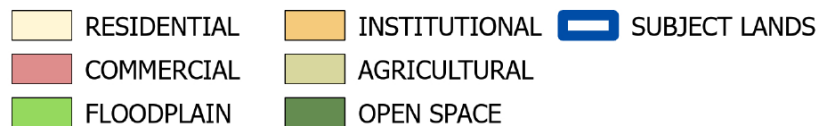
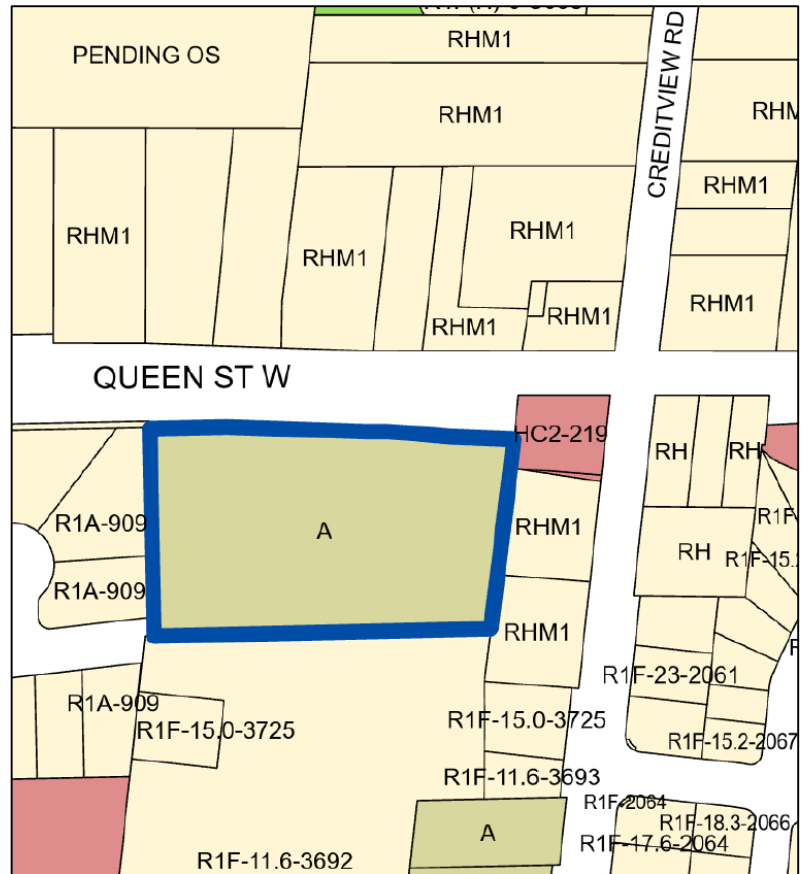


Subject lands





# CURRENT PLANNING CONTEXT: ZONING BY-LAW



## Current Zone: Agricultural

Permitted uses in the agricultural zone include but are not limited to:

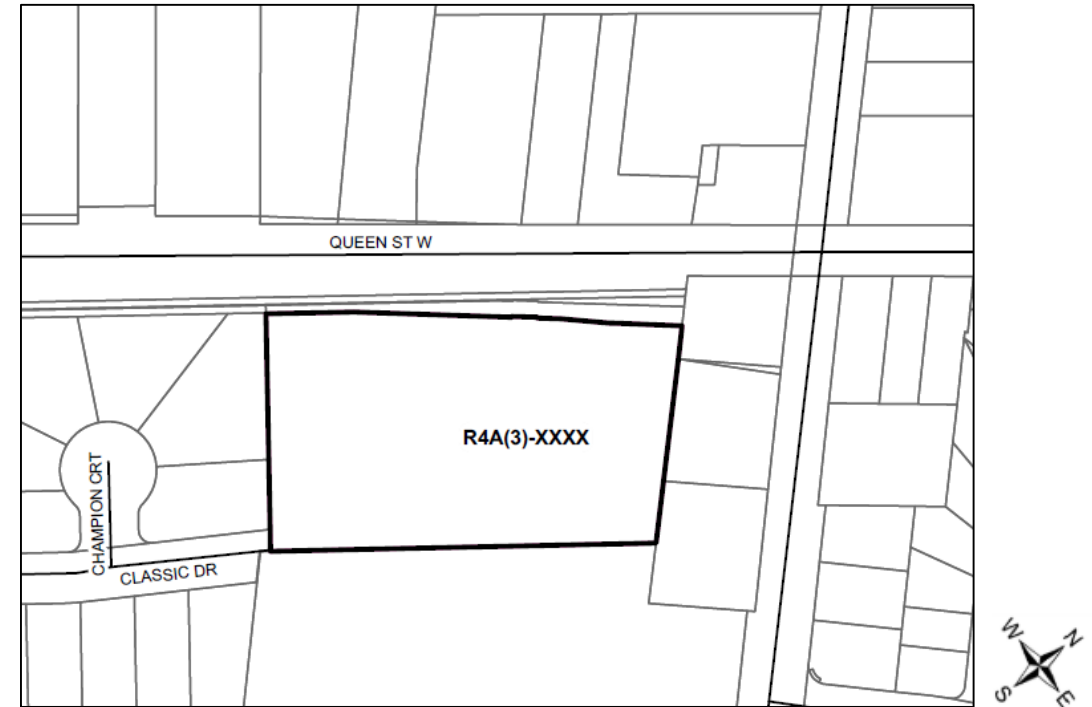
- agricultural uses,
- single detached dwellings,
- supportive housing, cemeteries,
- animal hospitals,
- kennels, and
- home occupations.

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 'Agricultural' to 'Residential Apartment A(3) – Section XXXX (R4A(3)-XXXX)

Proposed Zone	Highlight of proposed Zone
Residential Apartment A(3) – Section XXXX (R4A(3)-XXXX)	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>(1) - street townhouse dwellings</li> <li>(2) - rear lane townhouse dwellings</li> <li>(3) - townhouse dwellings</li> <li>(4) - stacked townhouse dwellings</li> <li>(5) - back to back townhouse dwellings</li> <li>(6) - back to back stacked townhouse dwellings</li> <li>(7) - apartment dwellings</li> <li>(8) - a lodging house</li> <li>(9) - purposes accessory to the other permitted uses</li> </ul> <p>Maximum Floor Space Index (FSI) a) 5.0</p> <p>Maximum Tower Floor Plate: a) 750 sq.m</p> <p>Maximum Building Height: a) Apartment Building - 16 storeys b) Townhouse – 3 storeys</p>



Proposed Zones: Residential Apartment A (3) – Section XXXX (R4A(3)-XXXX)



# KEY ISSUES / CONSIDERATIONS

- **Land Use Compatibility:**

The taller buildings proposed should not have a negative impact on the existing neighborhood context while also considering future intensification along Queen Street West.

- **Building Height, Separation, and Setbacks:**

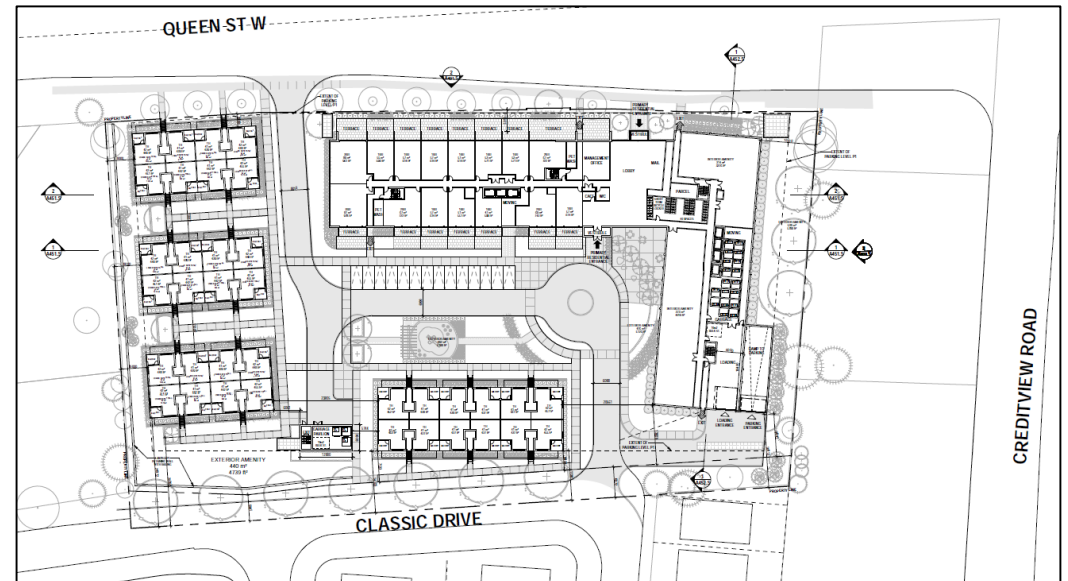
Ensuring appropriate height, tower separation, and building setbacks are implemented through the Zoning By-Law Amendment process.

- **Tertiary Plan:**

Ensuring the re-development potential of neighbouring parcels, specifically the abutting property to the east, are not unreasonably impacted by the proposed development.

- **Technical Issues:**

Matters such as traffic, servicing (water, sewer, stormwater), noise, wind, shadowing, etc., to be deemed to be appropriate for the development of the area.



# NEXT STEPS

Notice of complete application - Date

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-2024-0067**

4. On the [OZS-2024-0067 file page](#) click:

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

The image shows two screenshots of the BramPlanOnline web application. The top screenshot is the login page, which includes a search bar, a navigation menu with 'Home' and 'Planning', and a login form with fields for 'User Name or E-mail' and 'Password'. A CAPTCHA is also present. The bottom screenshot shows the 'Planning' section for file OZS-2024-0032, with the status 'Submitted'. It features a 'Documents' tab and a table with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action.

# 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.

- City Planner contact:  
Raj Lamichhane  
Development Planner  
City of Brampton  
[Raj.Lamichhane@brampton.ca](mailto:Raj.Lamichhane@brampton.ca)
- Applicant contact:  
Kevin Freeman  
Kaneff Group  
[kfreeman@kaneff.com](mailto:kfreeman@kaneff.com)

Thank you!