

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To permit the development of a 14-storey mixed-use building with 206 units, 341 parking spaces, and commercial uses at grade

1466, 1478, 1490 Queen Street West & 9021 and 9025 Creditview Road

City of Brampton File : OZS-2025-0002

Application by:

Glen Schnarr & Associates Inc. on behalf of Chatrath Holdings Inc.

WARD : 5

REGIONAL COUNCILLOR: ROWENA SANTOS

REGIONAL COUNCILLOR: PAUL VINCENTE

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Residential

Residential lands generally consisting of single detached dwellings.

South: Residential

Queen St W, beyond which are lands generally consisting of single detached dwellings, lands subject to a future development application, and a valleyland/watercourse corridor.

East: Institutional, Residential

Immediately east is an existing day nursery, beyond which are lands comprising of single detached dwelling. and natural heritage systems

West: Residential

Creditview Rd, beyond which are single detached dwellings and lands subject to a future residential development application

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



Aerial View



Subject Lands

SITE VISIT



Viewpoint looking north-west to the site from
Queen Street West



Viewpoint looking east to the site
from Creditview Road



Viewpoint looking north-east to the
site from the intersection of
Creditview Road & Queen Street West

DEVELOPMENT PROPOSAL

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

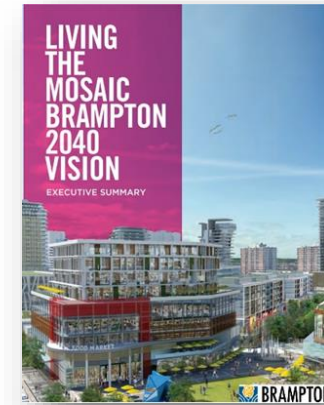
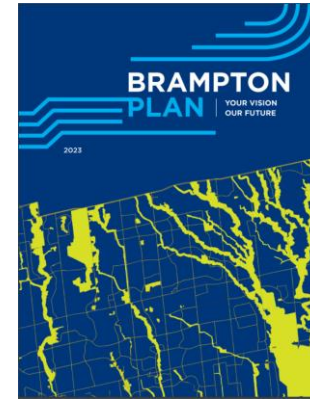
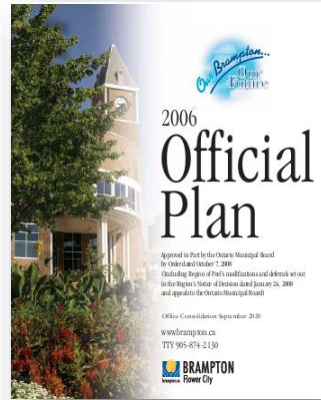
To facilitate the development of a 14-storey mixed-use building.

Further details include:

- Residential Apartment Units – 206 units
 - 1 bedroom – 121 units
 - 2 bedroom – 81 units
 - 3 bedroom – 4 units
- Total Parking Provided – 341 spaces
 - Residential – 184 spaces
 - Commercial – 116 spaces
 - Visitors – 41 spaces
- Total Bicycle Parking Spaces – 144 spaces
- Proposed Amenity Area – 183 square metres
- Proposed commercial area – 2,197 square metres
- Proposed Floor Space Index (FSI) – 3.28
- Two (2) vehicular access points along Creditview Road and Queen Street West



PLANNING FRAMEWORK SUMMARY



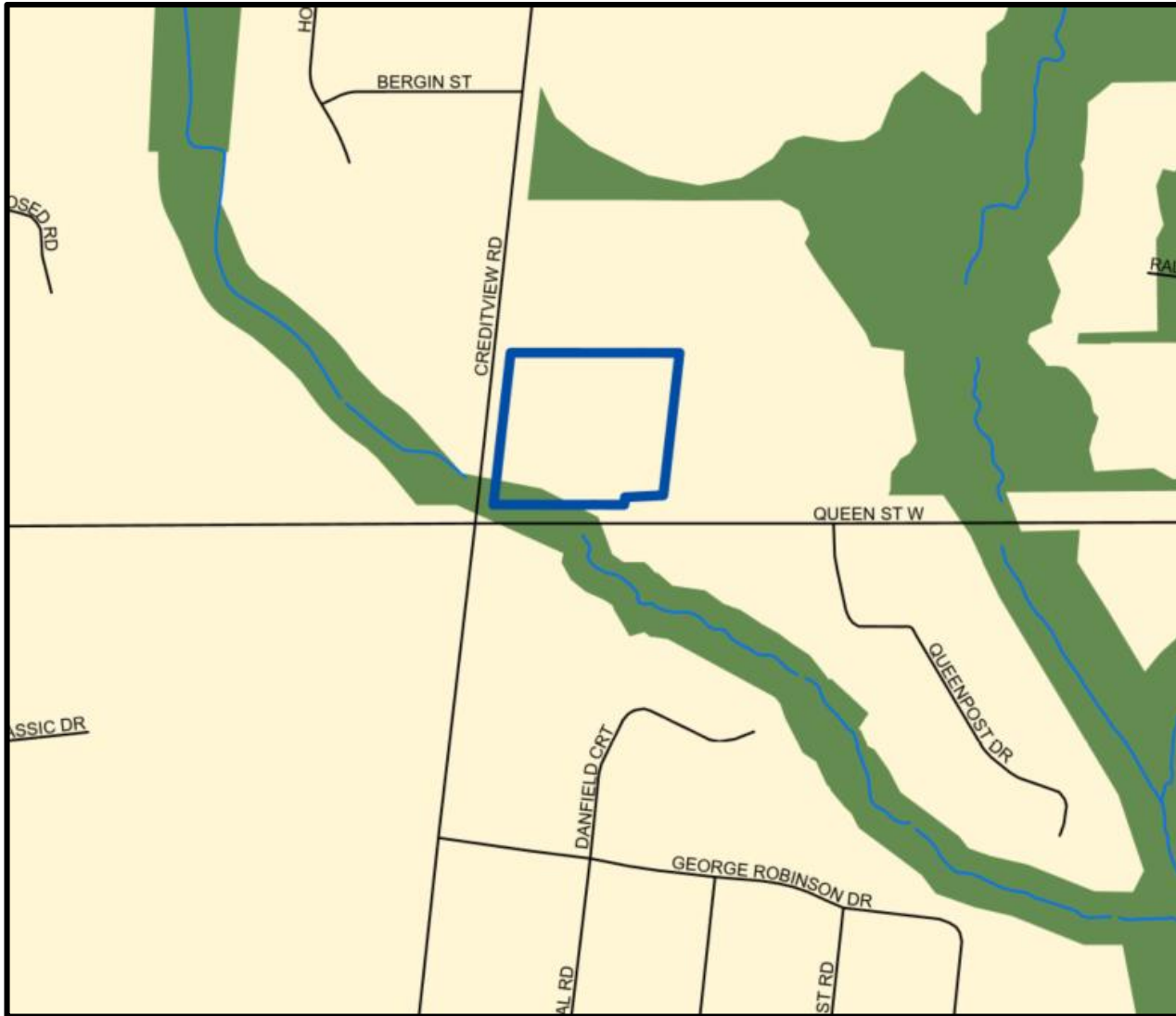
The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Credit Valley Secondary Plan Secondary Plan (SP45)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



- **OP Land Use Designation:** Residential and Open Space
- **Permitted Uses in the Residential Designation:** Free-standing or mixed-use development that include a full range of dwelling types from single-detached houses to high-rise apartments.
- **Permitted Uses in the Open Space Designation:** These features include public and private open space, valleylands/watercourse corridors, wetlands and woodlands.

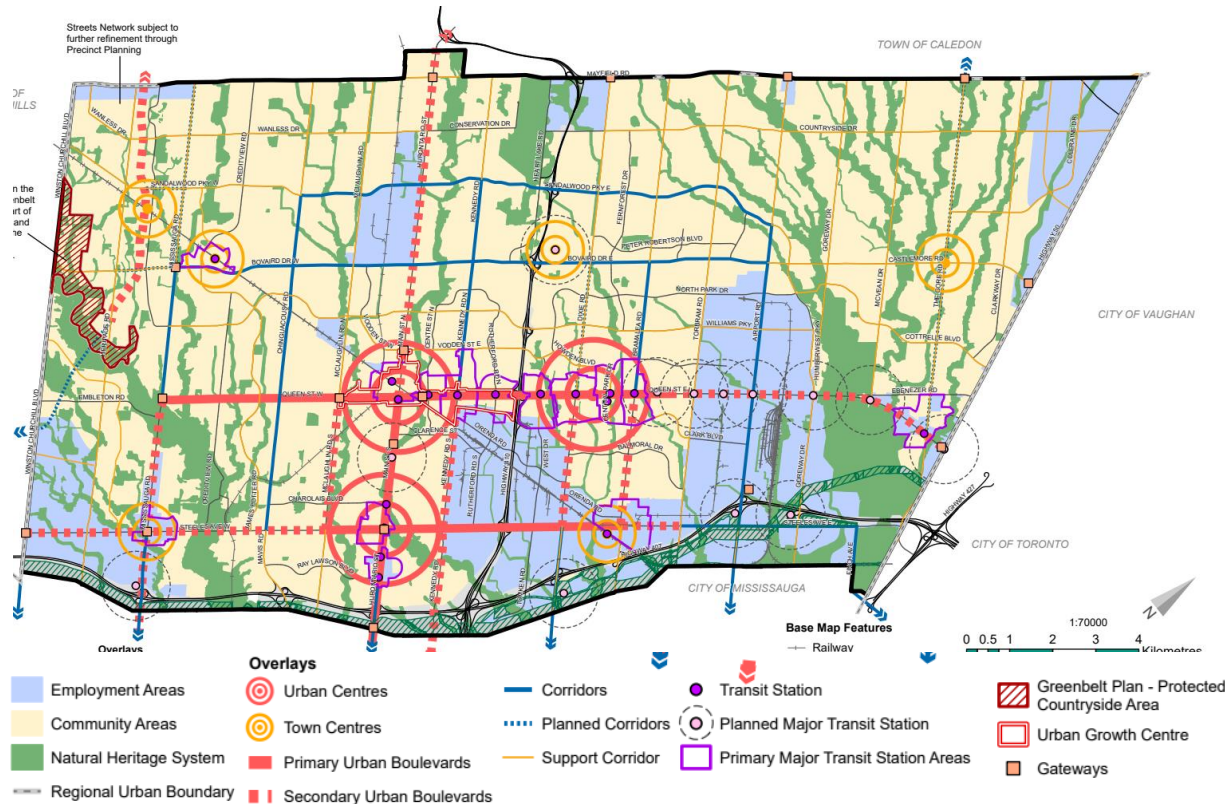
An amendment to the Official Plan is **required** to permit residential development within the Open Space lands.

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

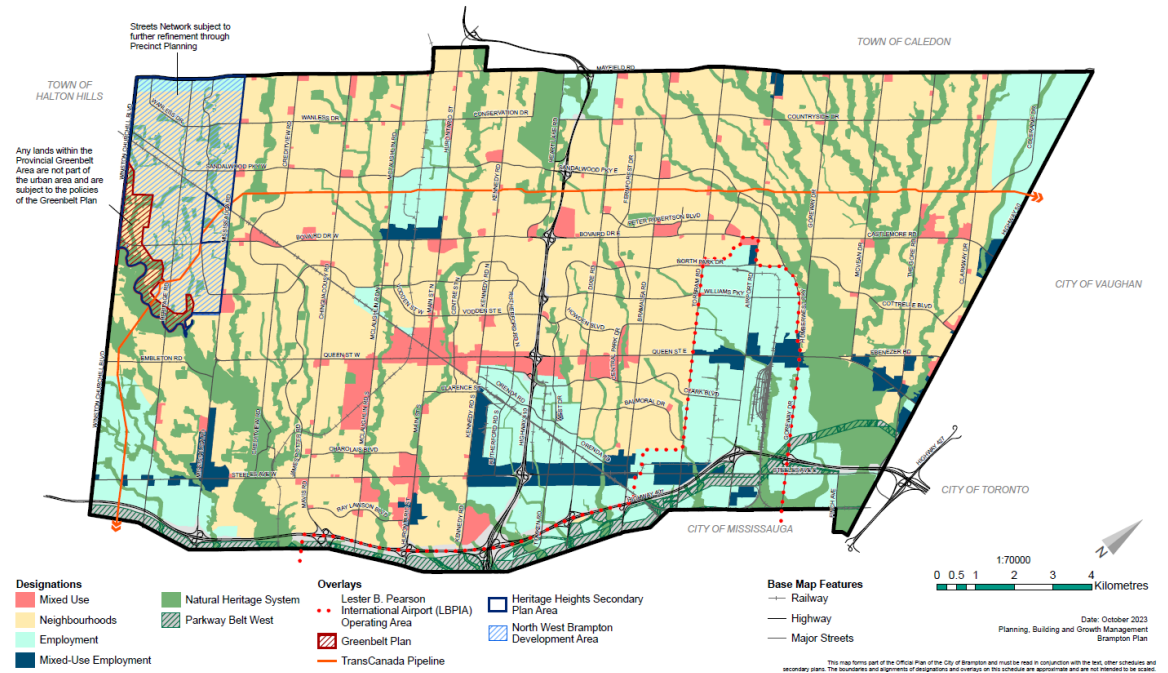


CURRENT PLANNING CONTEXT: BRAMPTON PLAN

- Designated 'Community Areas' and 'Natural Heritage System' within Schedule 1A – City Structure of Brampton Plan
- Designated 'Neighbourhoods' and 'Natural Heritage System' within Schedule 2 – Designations of Brampton Plan



Schedule 1A – City Structure



Schedule 2 – Designations

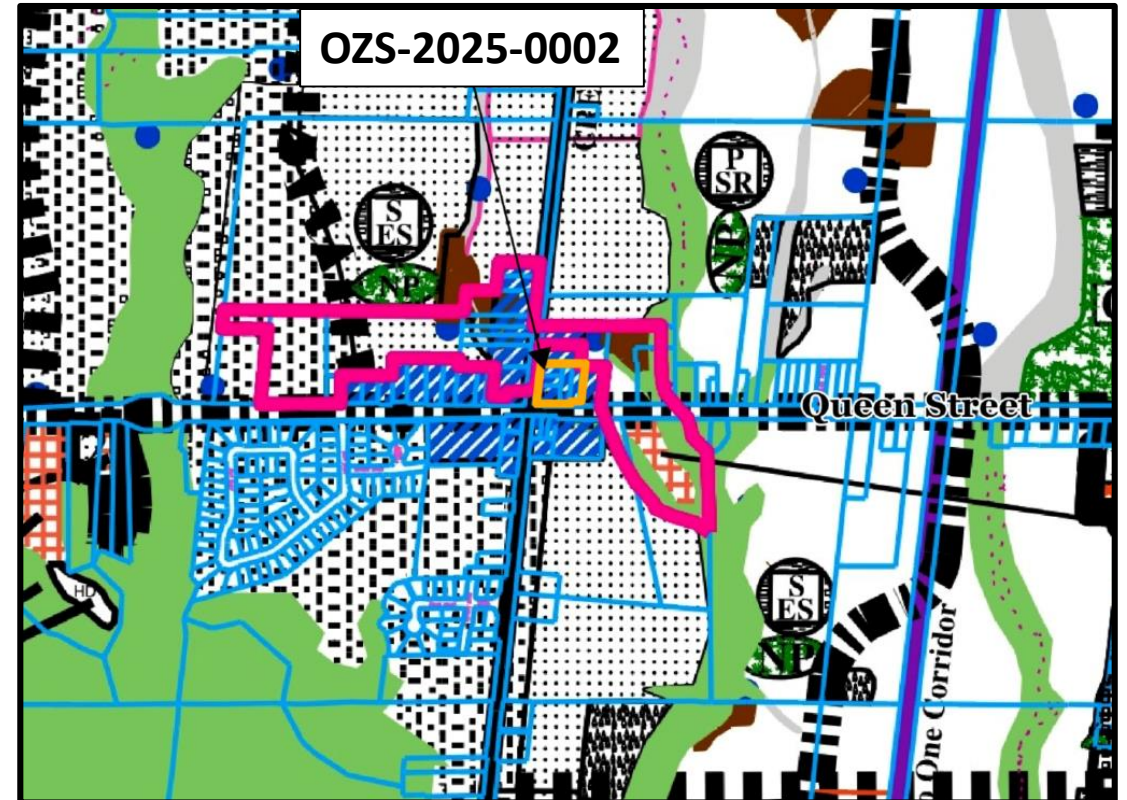
CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Credit Valley Secondary Plan Secondary Plan (Area 45)

Land Use Designation: Springbrook Settlement Area

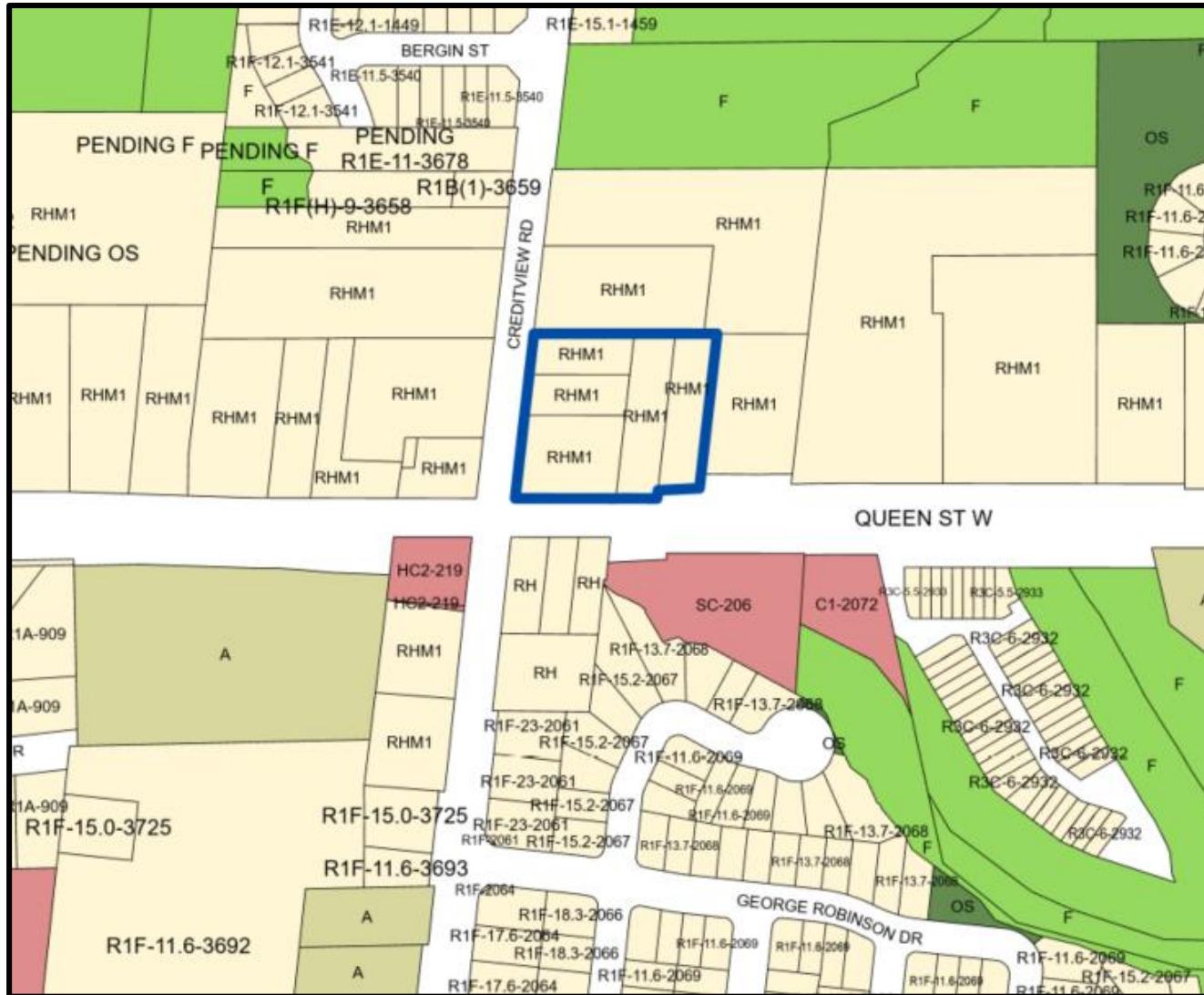
- New residential development adjacent to the Springbrook Settlement Area shall be developed in a manner that is compatible with the scale and character of the historic hamlet.
- On October 18, 2023, the City of Brampton adopted a City-initiated OPA to the Credit Valley Secondary Plan to add lands to the Springbrook Tertiary Plan to the increase in height and density for lands fronting onto Queen St W.
- The City-initiated OPA has been appealed, and therefore its policies are not in full force and effect at this time.

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



RESIDENTIAL	COMMERCIAL	INSTITUTIONAL	OPEN SPACE	INFRASTRUCTURE
Executive Residential	District Retail	Public Secondary School	Primary Valleyland	Ontario Hydro Power Corridor
Low Density 1	Neighbourhood Retail	Public / Senior Elementary School	Secondary Valleyland	Highway
Low Density 2	Highway Commercial	Public / Junior Elementary School	Significant Woodlots	Major Arterial Roads
Medium Density	Convenience Commercial	Separate Secondary School	Terrestrial Features	Minor Arterial Roads
Medium Density 2	Mixed Use - Commercial/High Density Residential	Separate Elementary School	City Wide Park	Collector Roads
High Density 1		Place Of Worship	Community Park	Local Road Access (Potential)
Springbrook Settlement Area			Neighbourhood Park	Two Lane Scenic Road
Springbrook Tertiary Plan			Parkette	Railways
Subject Lands			Potential Stormwater Management Ponds	Heritage Resource
			Secondary Plan Boundary	Special Policy Area
				Special Policy Area 5 - Residential Low Density 2
				Grade Separation

CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Residential Hamlet One Zone (RHM1)

Permitted uses in the Residential Hamlet One (RHM1) Zone include but are not limited to:

- A single detached dwelling;
- Supportive Housing Residence Type 1;
- Place of worship;
- Public or private school;
- Purposes accessory to the other permitted purposes.

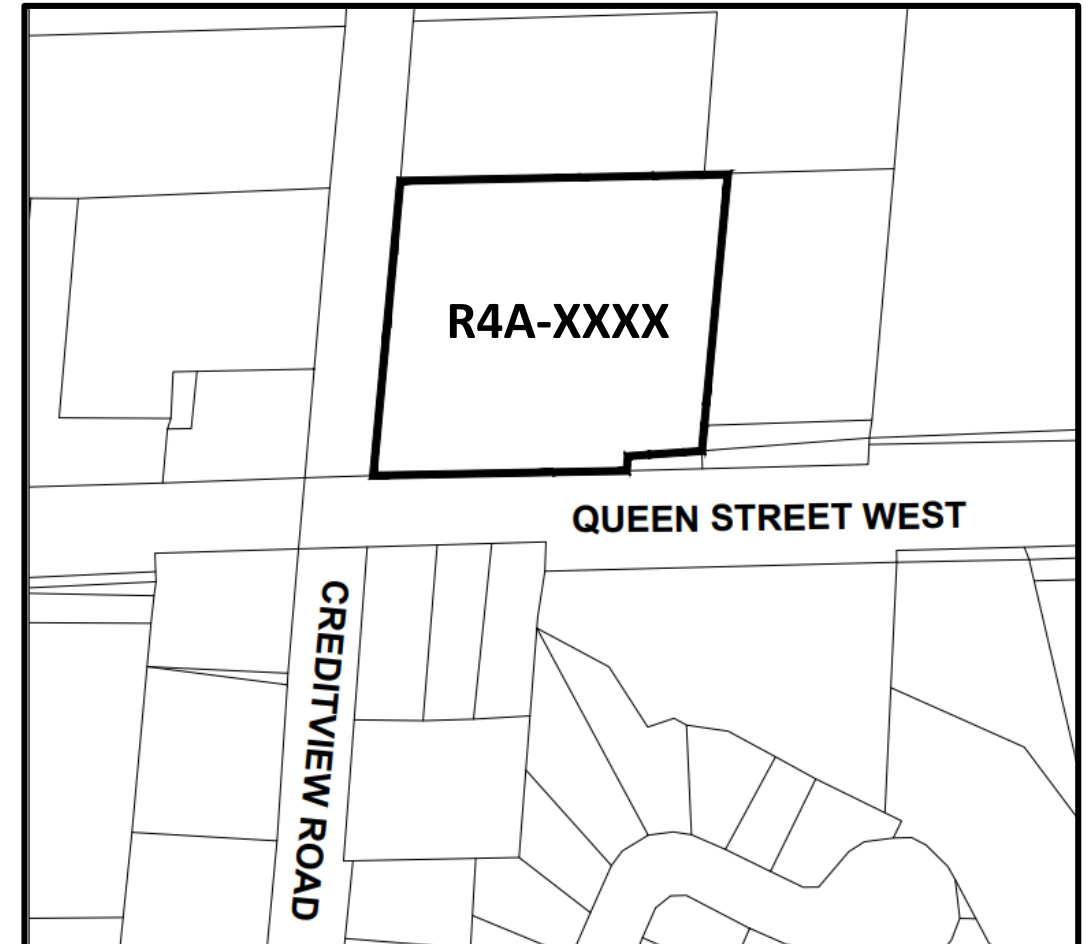
A Zoning By-Law Amendment **is required** to facilitate the development.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

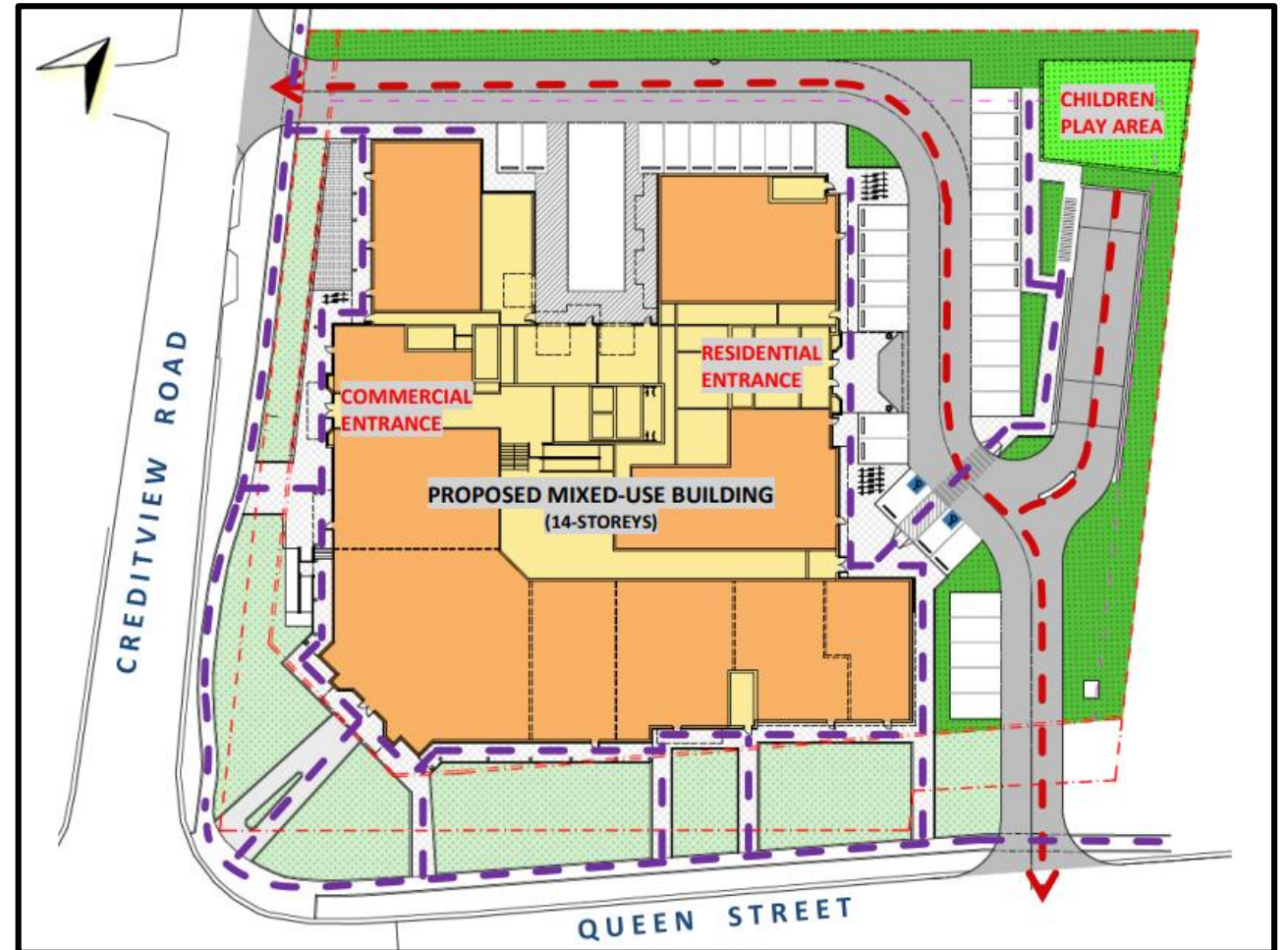
The proposed Zoning By-law Amendment will rezone the subject site from Residential Hamlet One (RHM1) to Residential Apartment A with a Special Section (R4A-XXXX).

Proposed Zone	Highlight of proposed Zone
Residential Apartment A – XXXX (R4A-XXXX)	<p>Permitted Uses:</p> <ul style="list-style-type: none">• Purposes permitted within the R4A zone;• Commercial uses only in conjunction with an apartment building <p>Maximum Floor Space Index (excluding underground parking): 3.5</p> <p>Maximum Building height (excluding mechanical penthouse): 14 storeys</p> <p>Minimum Landscaped Open Space: 10%</p> <p>Minimum Parking Requirement:</p> <ul style="list-style-type: none">• Residential – 0.85 parking spaces/ unit• Visitors – 0.2 parking spaces/ unit• Commercial use – 1 parking space/ 19.0 square metres



KEY ISSUES / CONSIDERATIONS

- Support for 'Housing Brampton', the City's comprehensive housing strategy and action plan.
- Appropriateness of the proposed development relative to the existing neighborhood.
- Appropriate building setbacks are implemented through the Zoning By-law Amendment process.



NEXT STEPS

Notice of complete application – January 17, 2025

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-2025-0002**

4. On the [OZS-2025-0002 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, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. It also features a CAPTCHA and a 'Login' button. The bottom screenshot shows the file details page for 'File OZS-2024-0032: OPA ZBA Subdivision' with a status of 'Submitted'. It includes 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 on the **MEETINGS** and **AGENDAS** page.

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Thank you!