

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To permit the development of an 8-storey mixed-use building with 94 units, 156 parking spaces, and commercial uses at grade

1453 Queen Street West

City of Brampton File : OZS-2025-0008

Application by:

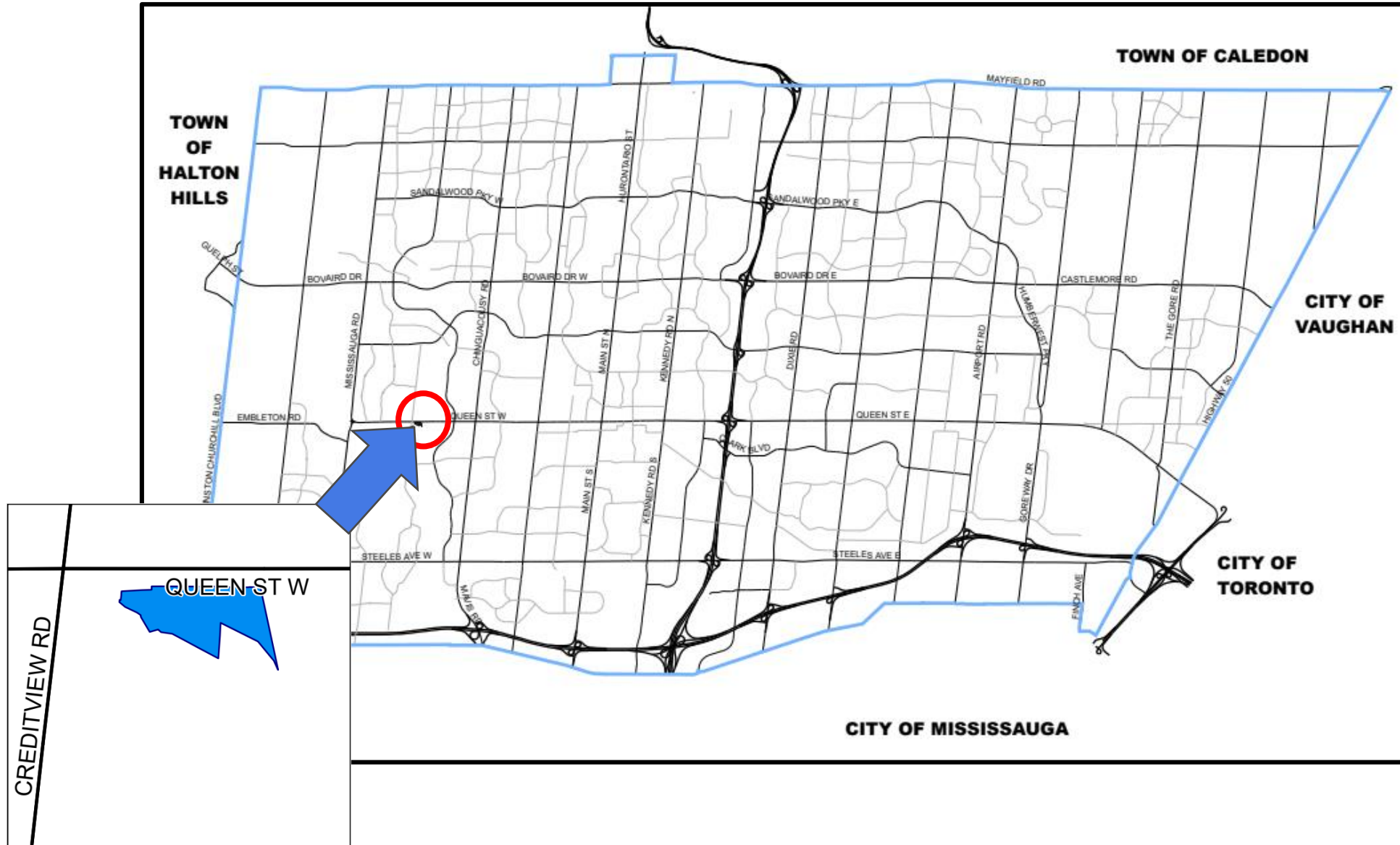
Glen Schnarr & Associates Inc. on behalf of Fateh Development Inc.

WARD : 4

REGIONAL COUNCILLOR: MARTIN MEDEIROS

REGIONAL COUNCILLOR : DENNIS KEENAN

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North:

Queen Street West, beyond which are Low density residential

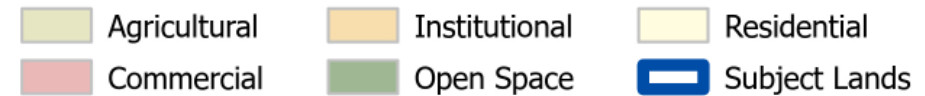
South: Springbrook Tributary and associated natural valley and features, beyond which are low density residential

East:

Private street (Queenpost Drive), beyond which are three-storey townhouses

West:

Vacant lands, beyond which is Creditview Road



Aerial View



Subject Lands

SITE VISIT



Viewpoint from Queenpost Drive to Southeast of the property



Viewpoint from Queen Street West to east side of the property

DEVELOPMENT PROPOSAL

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

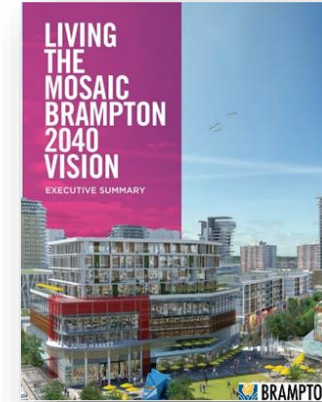
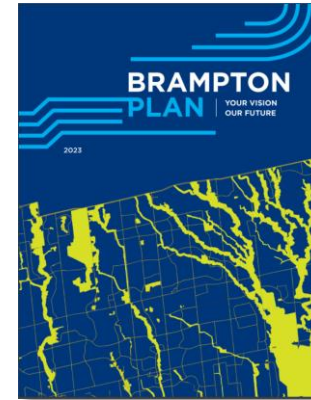
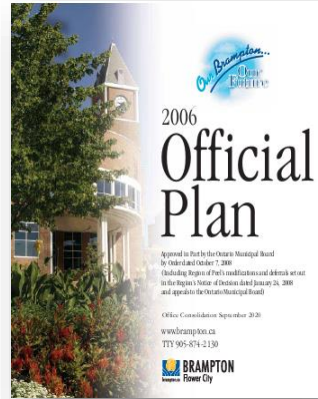
To facilitate the development of an 8-storey mixed-use building including:

- Residential Apartment Units – 94 units
 - 1 bedroom – 42 units
 - 2 bedroom – 52 units

Note: 10% of these units are proposed to be designated as affordable housing
- Total Parking Provided – 156 spaces
 - Residential – 94 spaces
 - Office & Commercial – 37 spaces
 - Visitors – 19 spaces
 - Accessible – 6 spaces
- Total Bicycle Parking Spaces – 126 spaces
- Proposed Amenity Area – 1,153 square metres
- Proposed commercial area – 1,373 square metres
- Vehicular access points from the private road (Queenpost drive)



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

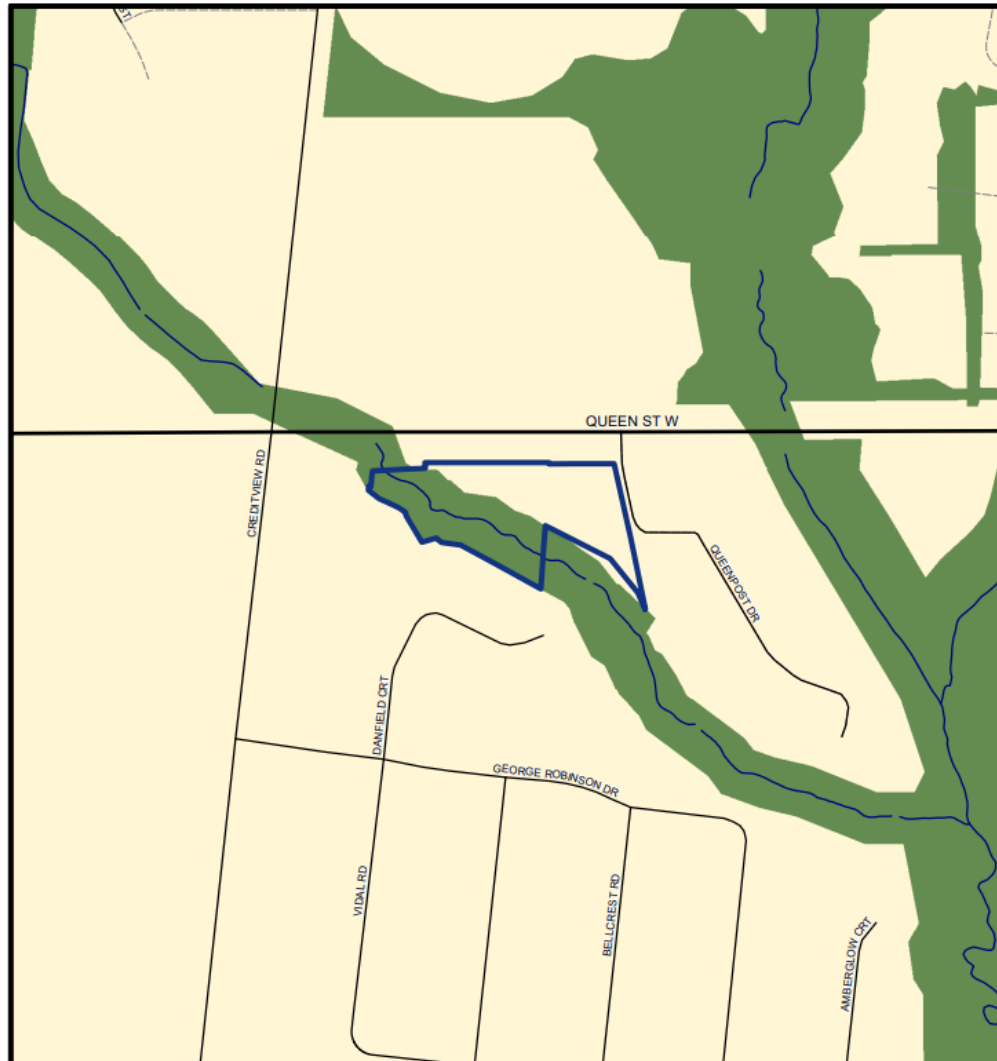
- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Credit Valley Secondary Plan (SPA 45)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)

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, valleyland/watercourse corridors, wetlands and woodlands.

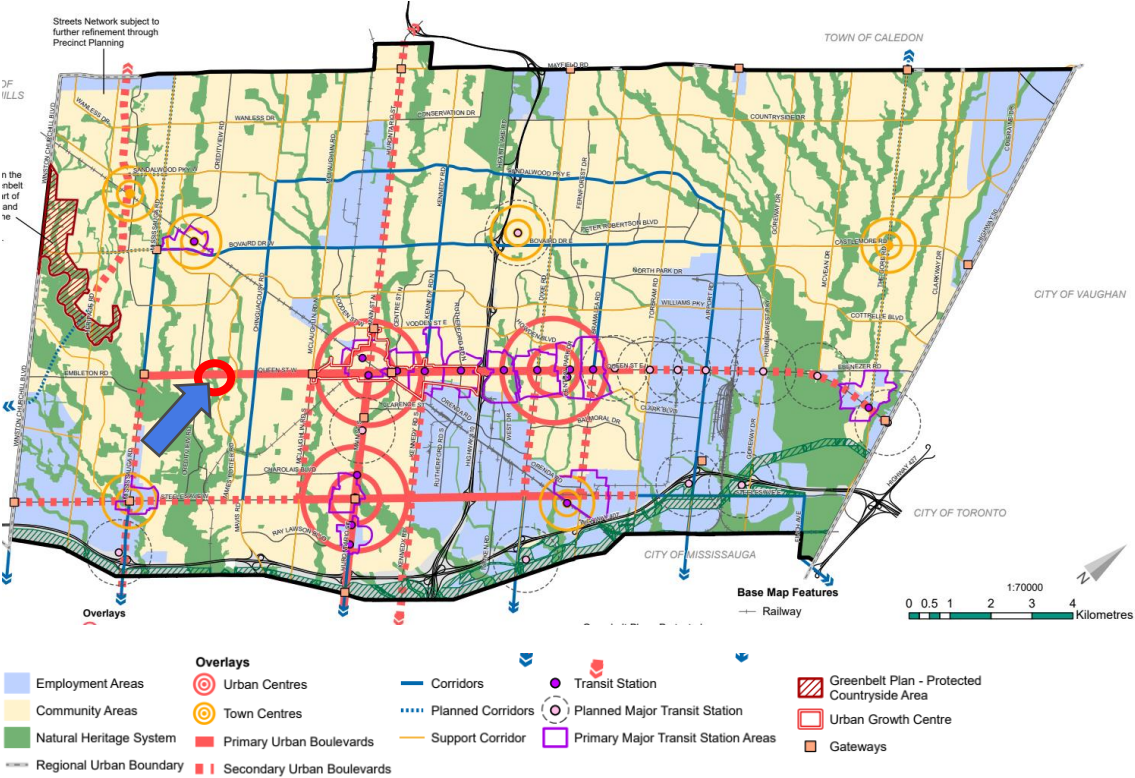
An amendment to the Official Plan **is not required**.



CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)

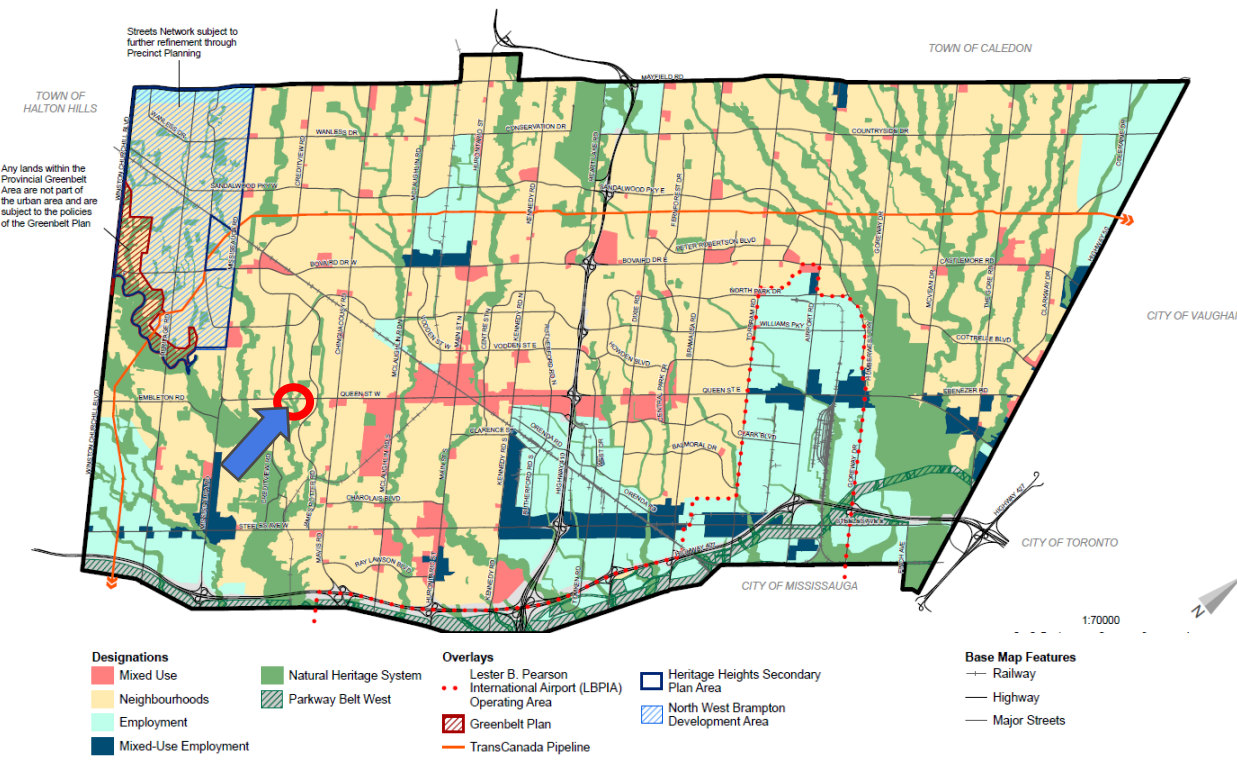
Schedule 1A – City Structure

- Designated ‘Community Areas’ and ‘Natural Heritage System’



Schedule 2 – Designations

- Designated ‘Neighbourhoods’ and ‘Natural Heritage System’



While these schedules are currently under appeal, an amendment to the Brampton Plan **will not be required**.

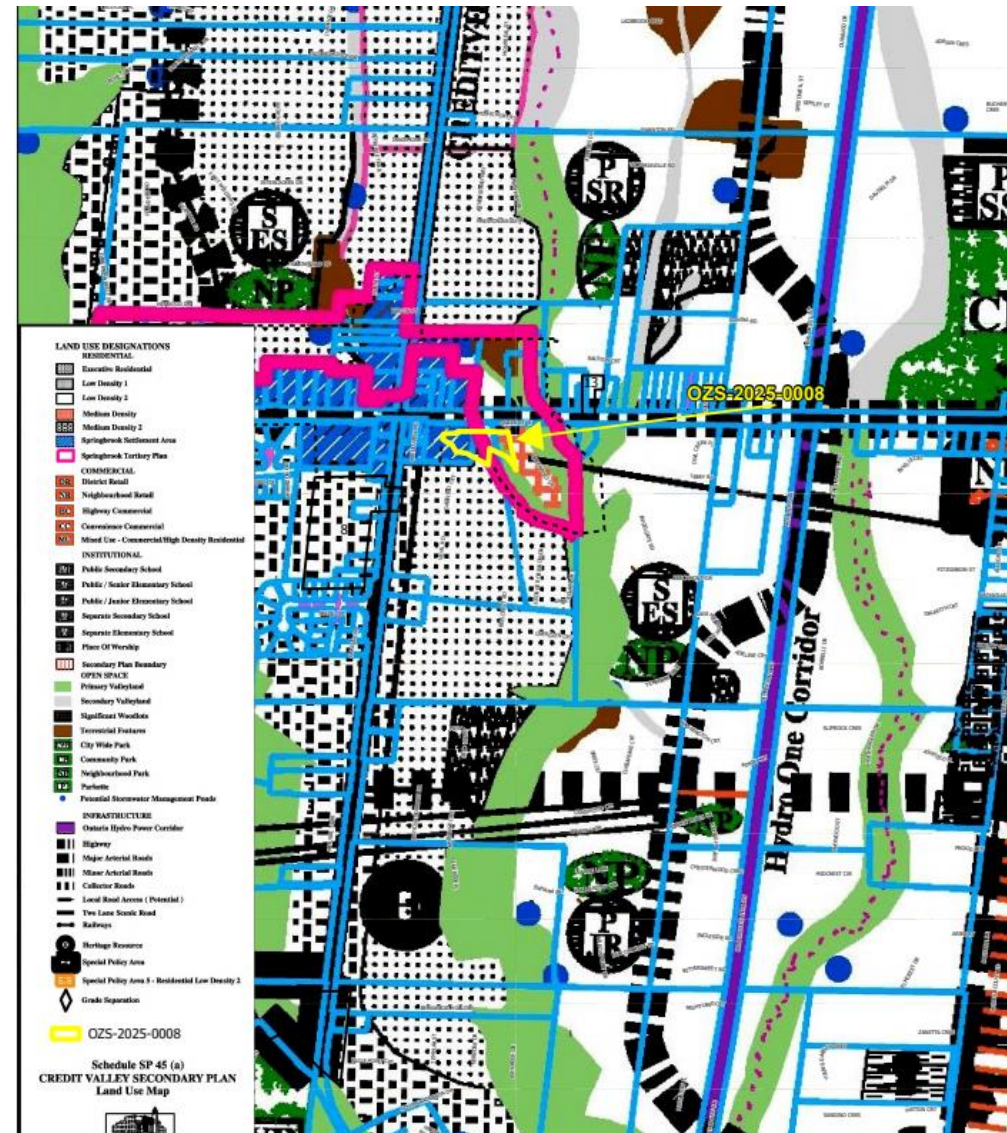
CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Credit Valley Secondary Plan Secondary Plan (Area 45)

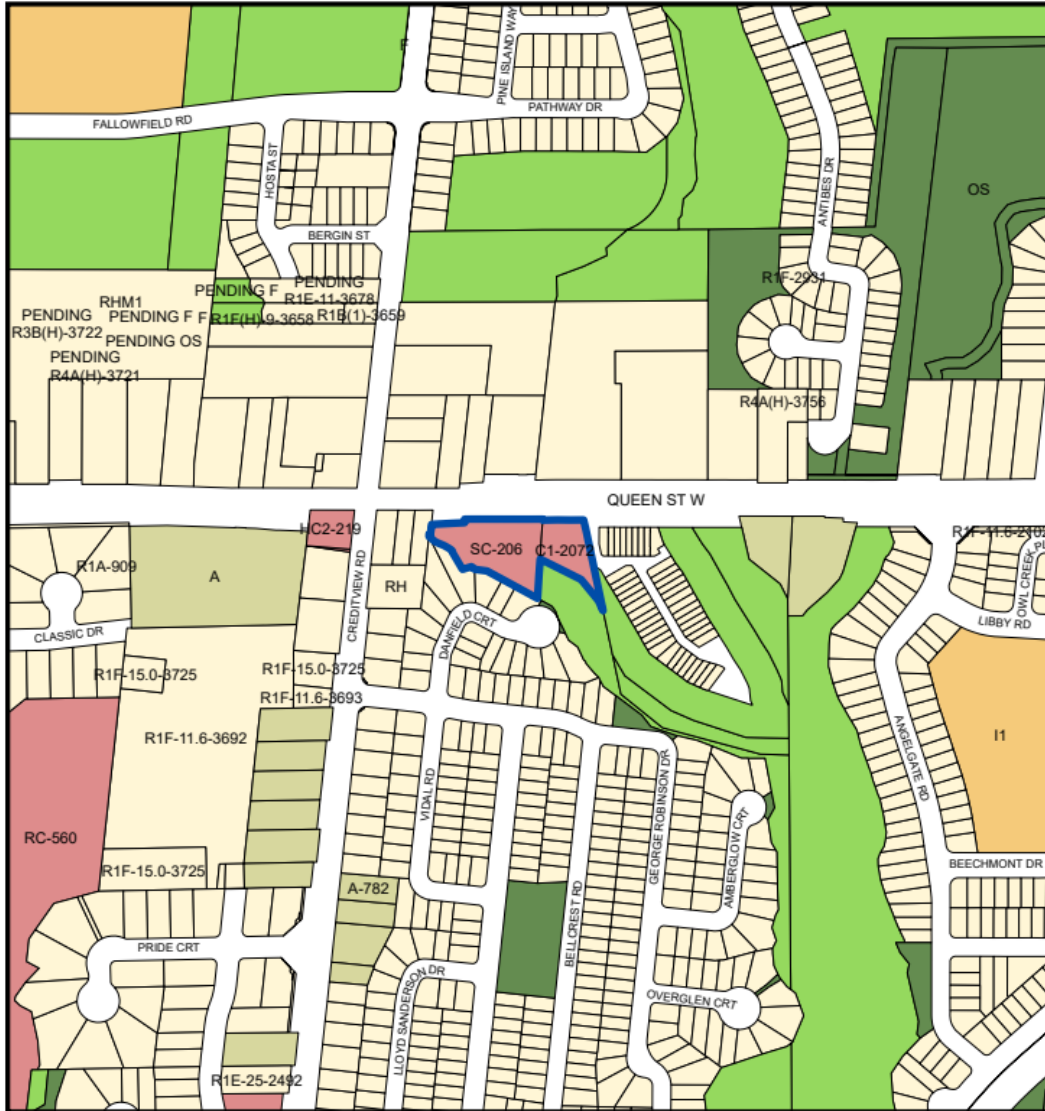
Land Use Designation:

- Springbrook Settlement Area (Eastern portion)
- Medium Density & Primary Valleyland (Western portion)
- The updated Credit Valley Secondary Plan permits mid-rise, mixed-use residential buildings ranging from 8 to 10 storeys
- The City-initiated OPA has been appealed, and its policies are not yet in effect.

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



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Service Commercial (SC-206) and Commercial One (C1-2072)

Permitted uses in the Service Commercial (SC-206) Zone:

- A convenience store
- One dwelling unit, as a use accessory

Permitted uses in the Commercial One (C1-2072) Zone:

- Commercial uses such as a grocery store, bank, office, convenience restaurant, and animal hospital
- Other uses: place of worship, library, supportive housing type 2, and accessory uses related to other permitted purposes

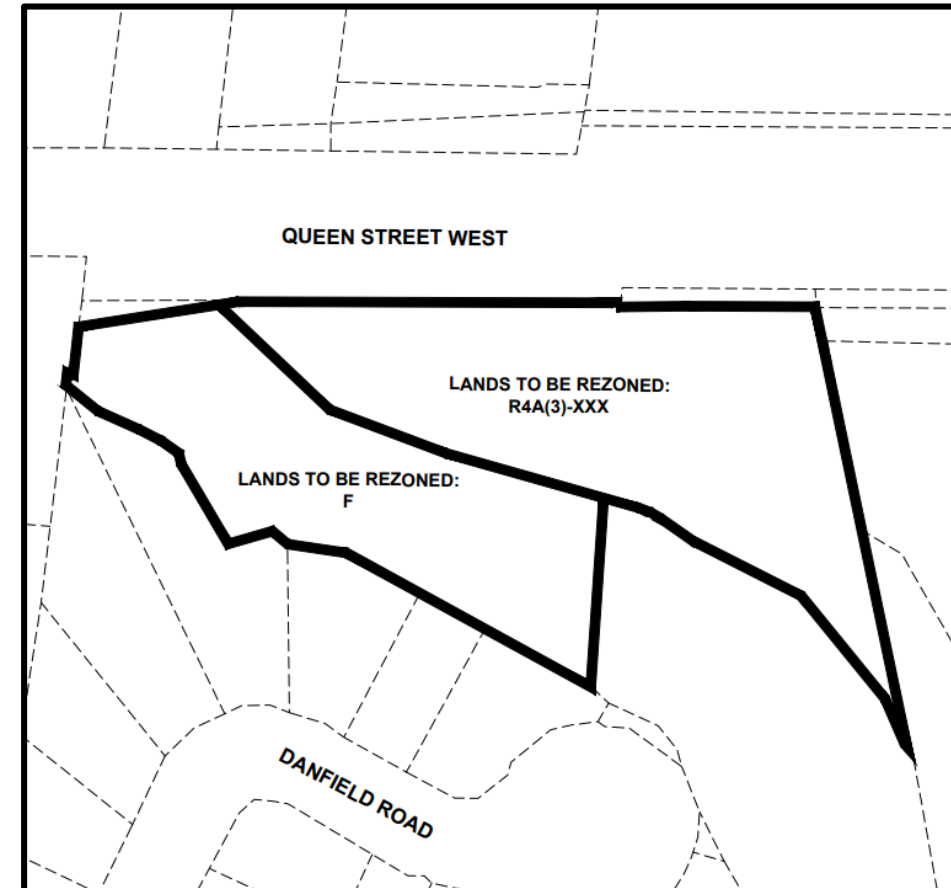
A Zoning By-Law Amendment **is required** to facilitate the development.



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(3)_XXXX (R4A(3)-XXXX)	<p>-Permitted uses:</p> <ul style="list-style-type: none"> • Purposes permitted within the R4A Zone; • Commercial Uses at ground only in conjunction with an apartment dwelling <p>-Maximum Floor Space Index: 3.37</p> <p>-Maximum Building Height (excluding mechanical penthouse): 8 story (27.3 meters)</p> <p>-Maximum landscaped open space: 20%</p> <p>-Minimum parking requirement:</p> <ul style="list-style-type: none"> • Residential_ 1 parking space/unit • Visitors_ 0.2 parking space/unit • Commercial use_ 1 parking space/ 31.9 square meters
Flood Plain (F)	



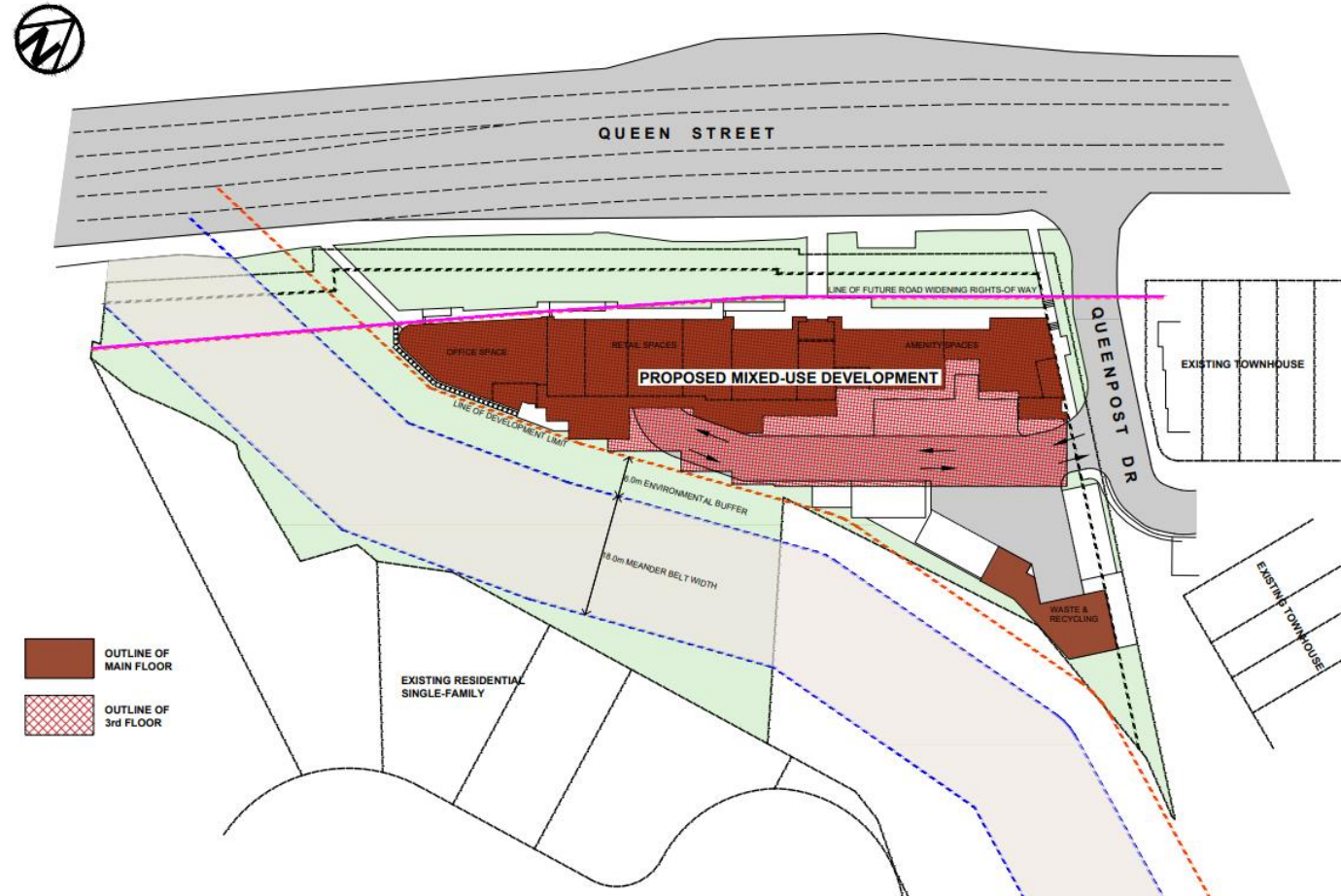
KEY ISSUES / CONSIDERATIONS

- **Environmental Buffers**

An appropriate buffer should be provided to protect surrounding environmental features.

- **Built Form Compatibility**

Ensuring the appropriate design and built form to achieve compatibility with the adjacent low-density residential neighborhood, with measures to mitigate shadowing and privacy concerns.



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-2025-0008**

4. On the [OZS-2025-0008 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 application details page for file OZS-2024-0032, which is an OPA ZBA Subdivision in a Submitted status. 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.

City Planner contact:

Saghar Massah
Development Planner
City of Brampton
Saghar.massah@Brampton.ca

- Applicant contact:

Sebastian Alzamora
Glen Schnarr & Associates Inc.
sebastiana@gsai.ca

Thank you!