



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

May 13, 2025

GWD File: 21.2852.00
Credit Valley SP Review

The Corporation of the City of Brampton
2 Wellington Street West
City of Brampton, Ontario
L6Y 4R2

Attention: Mayor and Members of Planning Committee/Council
Genevieve Scharback, City Clerk
Steve Ganesh, Commissioner, Planning, Building & Growth Mgmt.
Henrik Zbogor, Director, Integrated City Planning

Subject: May 12, 2025 – Planning & Development Committee
Item 6.1 – City Initiated Report 2025-349 – Public Meeting
Official Plan Amendment – Credit Valley Secondary Plan Review
2811135 Ontario Inc. / 2803832 Ontario Inc.
City of Brampton, Ontario

Gagnon Walker Domes Ltd. ("GWD") acts as Planning Consultant to 2811135 Ontario Inc. and 2803832 Ontario Inc., the Registered Owners of 1286, 1298, 1300 and 1306 Queen Street West, in the City of Brampton.

By way of background, on December 9, 2024 a Report was considered by the City's Planning and Development Committee recommending approval of an application to re-designate and rezone the subject properties to permit a 12-storey, 265 unit, residential apartment building. By-laws 16-2025 and 17-2025 were subsequently passed by City Council on February 5, 2025 and are now in effect.

We are writing to advise that our office has had an opportunity to review the April 12, 2025 Information Report. Initial observations and recommendations on the 'Draft' Credit Valley Secondary Plan – Area 12 (Attachment 2 of the Report) were emailed to the City Planning Department on May 7, 2025. Since then, our office has engaged in open dialogue with Staff regarding mapping and policy modifications listed below:

Schedule SP 12(a) Land Use Designations

- 1286, 1298, 1300, 1306 Queen Street West are designated 'Low Rise Residential' and should be corrected to reflect the 'Mid-Rise Residential' designation.

New Appendix X: Queen Douglas Tertiary Plan

- City File: OZS-2023-0024 required the submission of a Tertiary Plan for the lands comprising of Douglas Road, 1272, 1266, 1250, 1242, 1286, 1298, 1300, 1306 Queen

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
www.gwdplanners.com • Toll Free: 1-855-771-7266

**CONFIDENTIALITY
CAUTION**

This document is Consultant-Client privileged and contains confidential information intended only for person(s) named above. Any distribution, copying or disclosure is strictly prohibited. If you have received this document in error, please notify us immediately by telephone and return the original to us by mail without making a copy.



Street West. It was prepared to demonstrate how the lands could be redeveloped in a comprehensive and coordinated manner. It is recommended that the Tertiary Plan dated December 9, 2024, be attached to the new Secondary Plan as an Appendix.

New Section 6.X Special Site Area X

- It is recommended that Staff consider the creation of a new Special Site Area specific to the Queen Douglas Tertiary Plan. Policies should align with Brampton Plan (2023).

The attachments appended to the letter reflect the culmination of years of study. We are encouraged by Staff's commitment to accommodate our suggested modifications. In this regard, GWD on behalf of our Client, reserves the right to provide additional comments on the next iteration of the Draft Secondary Plan as well as any further reports produced in connection with the review exercise.

Should you have any questions, please contact the undersigned.

Yours truly,

Marc De Nardis, B.U.R.P.I., M.C.I.P., R.P.P.
Planning Associate

mdenardis@gwdplanners.com

**C.c. N. Chadda, City of Brampton
J. Humble, City of Brampton
2811135 Ontario Inc. / 2803832 Ontario Inc.
M. Gagnon, Gagnon Walker Domes Ltd.
A. Walker, Gagnon Walker Domes Ltd.
R. Domes, Gagnon Walker Domes Ltd.
M. Harris, Gagnon Walker Domes Ltd.**

Attachments

OZS-2023-0024 16-2025 (OP2023-247)
OZS-2023-0024 17-2025 (R4A-3804)
OZS-2023-0024 Tertiary Plan



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 16 - 2025

To Adopt Amendment Number OP 2023- 267
To the Official Plan of the City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2023- 267 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

ENACTED and PASSED this 5th day of February, 2025.

Approved as to
form.

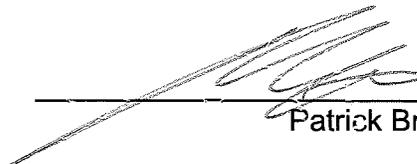
2025/01/24

MR

Approved as to
content.

2025/Jan/23

AJP


Patrick Brown, Mayor



Genevieve Scharback, City Clerk

OZS-2023-0024

AMENDMENT NUMBER OP 2023- 267

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend the Credit Valley Secondary Plan to permit the lands known as 1286, 1298, 1300, and 1306 Queen Street West to be developed with medium-high density residential uses.

2.0 Location:

The lands subject to this amendment are located approximately 500 metres (1,640 feet) east of Creditview Road, 300 metres (985 feet) west of James Potter Road, having a frontage of approximately 86 metres (282 feet) on the north side of Queen Street West, and an area of 0.78 hectares (1.92 acres). The lands are legally described as Part of Lots 1, 2, 3, 4, Registered Plan 428, Concession 3, W.H.S., in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended:

- a) By adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part II: Secondary Plans thereof, Amendment Number OP 2023- 267 .

3.2 The portions of the document known as the 2023 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

- a) By changing on Schedule SP45(A), the land use designation of the lands shown on Schedule 'A' to this amendment from "Low Density 2 Residential" to "Medium-High Density Residential (Mid-Rise)".



EXTRACT FROM Schedule SP 45(A) Credit Valley Secondary Plan

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> Subject Lands LAND USE DESIGNATIONS RESIDENTIAL Executive Residential Low Density 1 Low Density 2 Medium Density Medium Density 2 High Density 1 Springbrook Settlement Area Springbrook Tertiary Plan | <ul style="list-style-type: none"> COMMERCIAL District Retail Neighbourhood Retail Highway Commercial Convenience Commercial Mixed Use - Commercial/High Density Residential INSTITUTIONAL Public Secondary School Public / Senior Elementary School Public / Junior Elementary School Separate Secondary School Separate Elementary School Place Of Worship Secondary Plan Boundary | <ul style="list-style-type: none"> OPEN SPACE Primary Valleyland Secondary Valleyland Significant Woodlots Terrestrial Features City Wide Park Community Park Neighbourhood Park Parkette Potential Stormwater Management Ponds | <ul style="list-style-type: none"> INFRASTRUCTURE Ontario Hydro Power Corridor Highway Major Arterial Roads Minor Arterial Roads Collector Roads Local Road Access (Potential) Two Lane Local Road Railways Heritage Resource Special Policy Area Special Policy Area 5 - Residential Low Density 2 Grade Separation |
|---|--|---|--|





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 17 - 2025

To Amend Comprehensive Zoning By-Law 270-2004

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act, R.S.O. 1990, c.P. 13*, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:
 - a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	RESIDENTIAL APARTMENT A – 3804 (R4A – 3804)

2. By adding the following Sections:

“3804 The lands designated R4A – 3804 on Schedule A to this by-law:

3804.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4A zone;
- 2) Senior citizen residence;
- 3) Residential care home;
- 4) Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, the following non-residential uses shall be permitted on the ground floor:
 - a. A retail establishment with or without outdoor display and sales;
 - b. An office, including an office of a physician, dentist, or drugless practitioner;
 - c. A grocery store or supermarket;
 - d. A service shop;
 - e. A personal service shop, excluding a massage or body rub parlour;
 - f. A bank, trust company or finance company;
 - g. A dry cleaning and laundry distribution establishment;
 - h. A laundromat;

- i. A dining room restaurant, a convenience restaurant, or a take-out restaurant;
- j. A printing or copying establishment;
- k. A custom workshop;
- l. A day nursery;
- m. A commercial school;
- n. A health or fitness centre;
- o. Purposes accessory to the other permitted purposes;

3804.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No requirement;
- 2) Minimum Lot Width: No requirement;
- 3) Minimum Lot Depth: No requirement;
- 4) For the purposes of this Section:
 - a. The lot line abutting Queen Street West shall be the front lot line;
 - b. The lot line abutting Douglas Road shall be the exterior side lot line;
- 5) Minimum Front Yard Depth:
 - a. To any portion of the building up to 4 storeys in height: 3 metres; and
 - b. The main front wall for that portion of the building greater than 4 storeys in height shall be stepped back a minimum 2.0 metres from the edge of the main front wall of that portion of the building 4 storeys and below;
- 6) Minimum Interior Side Yard Width: 15.0 metres;
- 7) Minimum Exterior Side Yard Width:
 - a. To any portion of the building up to 3 storeys in height: 5 metres; and
 - b. The main exterior side wall for that portion of the building above 3 storeys in height shall be stepped back 2.5 metres from the edge of the main exterior side wall of that portion of the building 3 storeys and below;
- 8) Minimum Rear Yard Depth: 12.0 metres;
- 9) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;
- 10) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 11) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;
- 12) Minimum Ground Floor Height: 4.5 metres;
- 13) Maximum Building Height:
 - a. 3 storeys for any portion of a building located within 20.0 metres or less from the rear lot line;
 - b. 6 storeys for any portion of a building located more than 20.0 metres but less than 26.0 metres from the rear lot line;
 - c. 9 storeys for any portion of a building located more 26.0 metres but less than 36.0 metres from the rear lot line;

- d. 12 storeys for any portion of a building located more than 36.0 metres from the rear lot line;
- 14) Notwithstanding R4A-3804 Section 2.13), any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16 are exempt from the calculation of building height;
- 15) Maximum Floor Space Index (FSI): 3.1
(Exclusive of an underground parking garage, all accessory buildings and structures);
- 16) Maximum Number of Dwelling Units: 265;
- 17) Maximum Lot Coverage: 45% of the lot area;
- 18) Minimum Landscaped Open Space: 30% of the lot area;
- 19) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- 20) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- 21) Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;
- 22) Minimum Number of Loading Spaces per building:
1 space;
- 23) Parking Space Requirements:
 - a. Resident: 0.90 spaces per apartment dwelling unit;
 - b. Visitor: 0.20 spaces per apartment dwelling unit;
 - c. No additional parking is required for permitted commercial uses on the ground floor;
- 24) Bicycle Parking:
 - a. Bicycle parking must be located on the same lot as the use or building for which it is required;
 - b. Resident: 0.50 spaces per apartment dwelling unit;
 - c. Visitor: 0.10 spaces per apartment dwelling unit;
 - d. 1 space for each 500m² of commercial gross floor area or portion thereof;
 - e. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces
 - f. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (1) A building or structure;
 - (2) A secure area such as a supervised parking lot or enclosure; or
 - (3) Within bicycle lockers;
 - g. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
 - h. Dimensions:

- (1) If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
- (2) If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;

25) Waste Disposal and Storage:

- a. Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public street;
- b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

All lands zoned R4A – 3804 shall be treated as a single lot for zoning purposes;

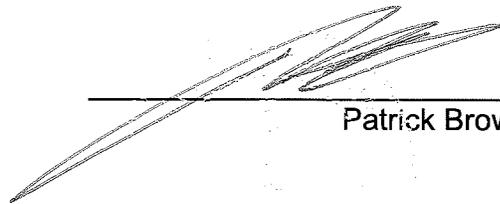
26) Shall also be subject to the requirements and restrictions of the R4A zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3804.”

ENACTED and PASSED this 5th day of February, 2025.

Approved as to
form.
2025/01/27
S.Akhtar

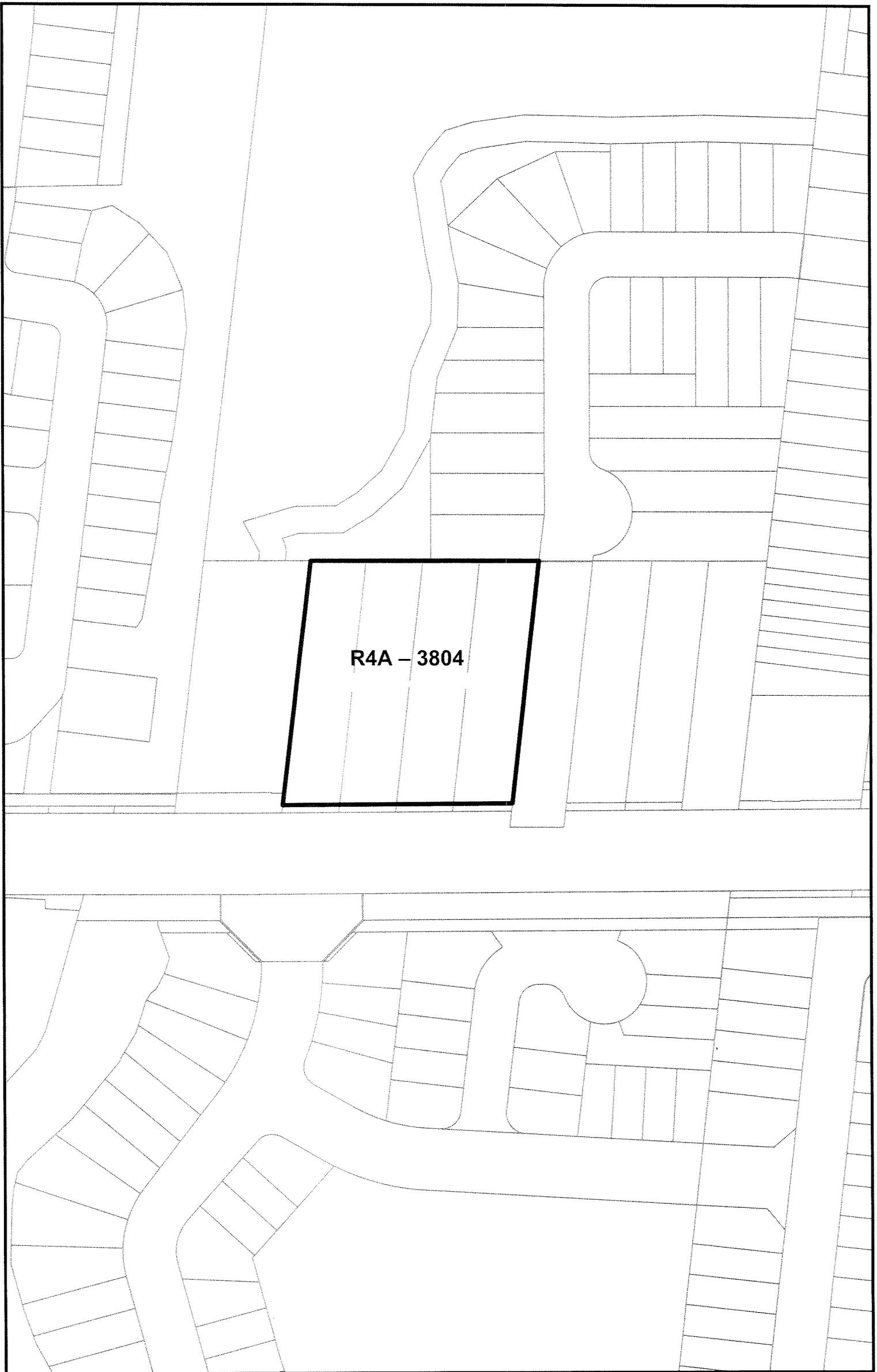
Approved as to
content.
2025/Jan/22
AAP

OZS-2023-0024



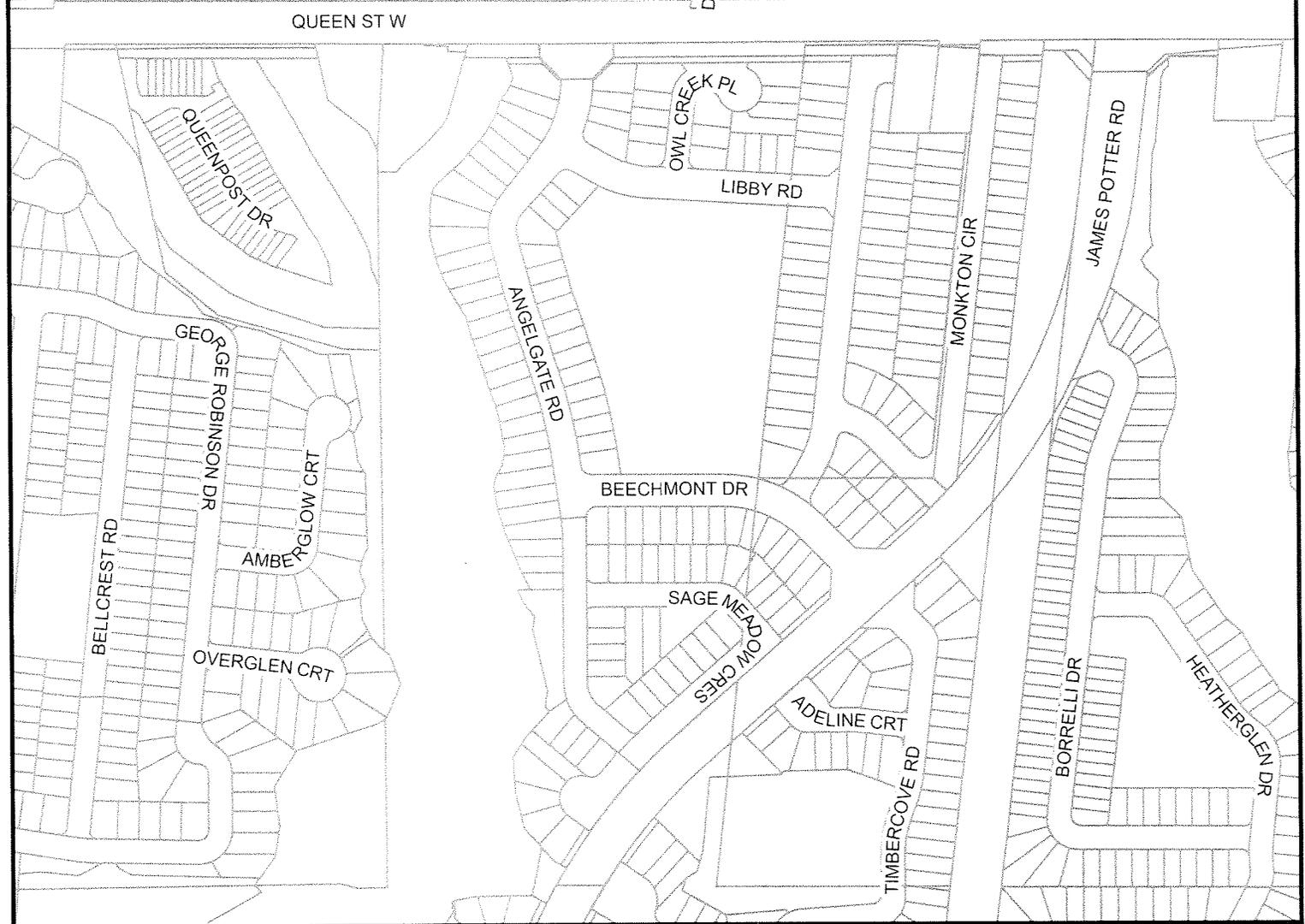
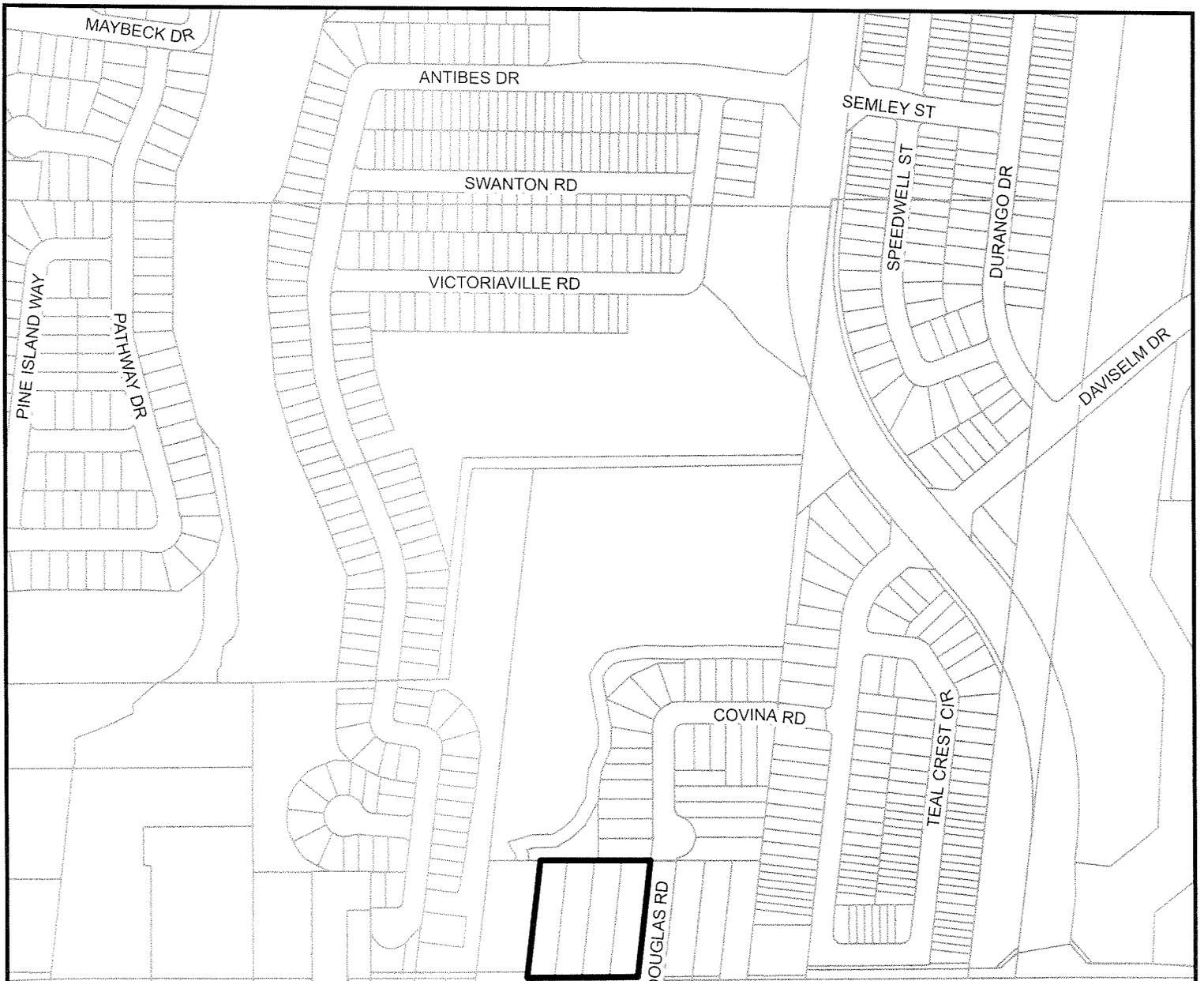
Patrick Brown, Mayor

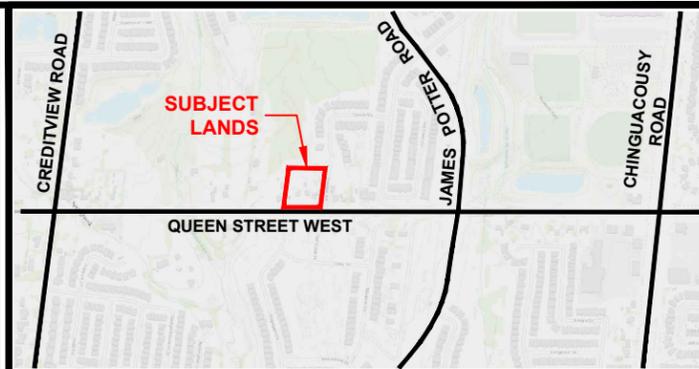
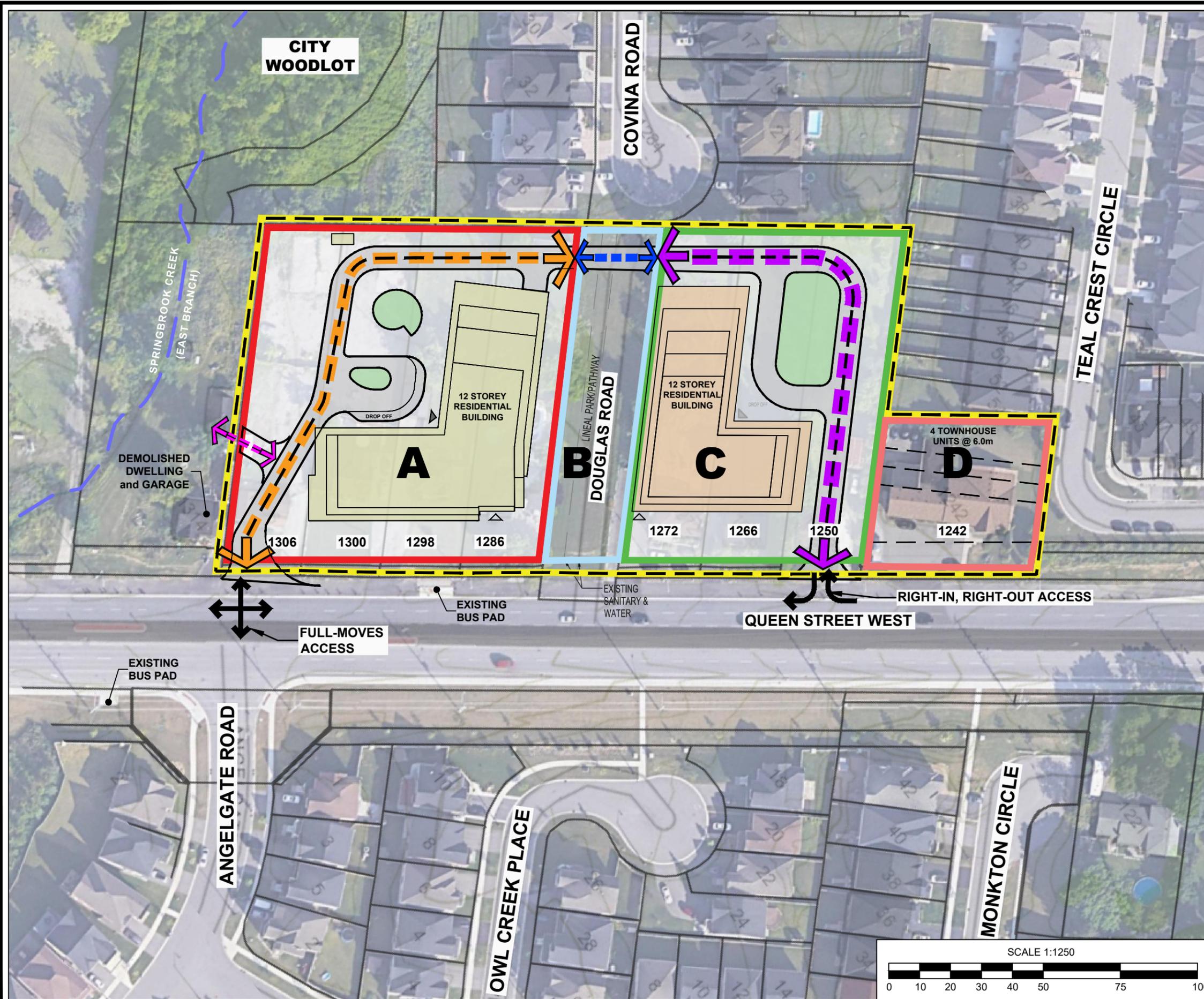
Genevieve Scharback, City Clerk



R4A - 3804







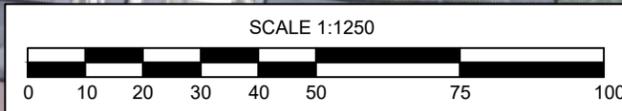
KEYMAP **SUBJECT LANDS**

- LEGEND**
- TERTIARY PLAN BOUNDARY
 - PARCEL A - 2811135 ONTARIO INC. / 2803832 ONTARIO INC. (1286, 1298, 1300, and 1306 QUEEN STREET WEST)
 - PARCEL B - POTENTIAL LINEAL PARK / PATHWAY (CITY OF BRAMPTON)
 - PARCEL C - INDIVIDUAL LANDOWNERS (1250, 1266, and 1272 QUEEN STREET WEST)
 - PARCEL D - ANIMAL CARE CLINIC (1242 QUEEN STREET WEST)
 - EASEMENT - SUBJECT LANDS
 - EASEMENT - DOUGLAS ROAD LANDS
 - EASEMENT - 1250, 1266, and 1272 QUEEN STREET WEST
 - EASEMENT - 1314 QUEEN STREET WEST
 - FULL MOVES ACCESS
 - RIGHT-IN, RIGHT-OUT ACCESS

NOTE: All information shown on this plan is approximate, subject to change and is to be verified with legal plan of surveys, technical reports and studies. Base information is compiled from Site Plan prepared by SRN Architects Inc. revision date, April 20, 2023 and Tertiary Plan prepared by SRN Architects Inc. dated, September 22, 2022.

**QUEEN DOUGLAS
TERTIARY PLAN**
 1286, 1298, 1300, and 1306
 QUEEN STREET WEST
 CITY OF BRAMPTON, REGION OF PEEL

P.N.: 21.2852	Date: December 9, 2024	TP
Scale: 1:1250	Revised:	
Drawn By: D.S.	File No.: PN 2852_ Concept Plan	



GWD
 Gagnon Walker Domes
 PROFESSIONAL PLANNERS

7685 Hurontario Street
 Suite 501
 Brampton, Ontario
 L6W 0B4
 p: (905) 796-5790
 tf: 1 (855) 771-7266
 w: www.gwdplanners.com