



Date: 2025-11-16

Subject: **Recommendation Report – Application to Amend the Official Plan and Zoning By-law**
To permit a mixed-use development consisting of a mid-rise rental building with 206 residential units and approximately 2,162 square metres of commercial gross floor area.
Chatrath Holdings Inc c/o Glen Schnarr & Associates Inc.
1466,1478,1490 Queen Street West & 9021, 9025 Creditview Road
Ward 5
City File: OZS-2025-0002

From: Steve Ganesh, Commissioner, Planning, Building and Growth Management

Marcia Razao, Planner I, Development Services and Design

Report number: Planning, Bld & Growth Mgt-2026-017

Strategic Focus Area: Growing Urban Centres & Neighbourhoods

Recommendations

1. That the report from Steve Ganesh, Commissioner, Planning, Building & Growth Management and Marcia Razao, Planner 1, Development Services and Design to the Planning and Development Committee Meeting of January 19th, 2026, re: **Recommendation Report - Application to Amend the Official Plan and Zoning By-law, Chatrath Holdings Inc c/o Glen Schnarr & Associates Inc.**, 1466,1478,1490 Queen Street West & 9021, 9025 Creditview Road, Ward 5, File: OZS-2025-0002, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Chatrath Holdings Inc. c/o Glen Schnarr & Associates Inc., Ward 5, File OZS-2025-0002, be approved on the basis that it represents good planning, has regard for the Planning Act, including that it is consistent with the Provincial Planning Statement and conforms to the City's Official Plan, and for the reasons set out in this recommendation report;
3. That the amendments to the Credit Valley Secondary Plan, generally in accordance with Attachment 11 attached to this report, be approved;

4. That the amendments to the Zoning By-law, generally in accordance with Attachment 12 attached to this report, be approved;
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Report Summary

This report recommends the approval of an Official Plan and Zoning By-law Amendment for a mixed-use development for the lands municipally known as 1466,1478,1490 Queen Street West & 9021, 9025 Creditview Road. The proposal includes a 14-storey mixed-use building, consisting of 206 residential units ranging from one-bedroom to three-bedroom units, ground-floor commercial space and two levels of underground car parking containing 337 parking spaces. The draft Official Plan and Zoning By-law to implement the development proposal are included in this report as Attachments 11 and 12, respectively.

Background

This application was submitted by Glen Schnarr & Associates Inc. on behalf of Chatrath Holdings Inc on January 1, 2025. The application was deemed to be complete on January 17, 2025. The application proposes a 14-storey mixed-use rental development consisting of 206 residential units, 337 parking spaces, 144 bicycle parking spaces, 288 square metres of amenity space for children and additional outdoor amenity areas located on several floors.

The statutory public meeting for this application was held on April 7, 2025, in accordance with the Planning Act.

Property Description and Surrounding Land Use

The subject property is currently developed with existing single detached dwellings and has the following characteristics:

- is located on the northeast corner of Queen Street West and Creditview Road, municipally known as 1466,1478,1490 Queen Street West & 9021, 9025 Creditview Road.
- a total site area of 0.79 hectares (1.97 acres) with frontages along Creditview Road and Queen Street West.
- the surrounding land uses are single detached dwellings (to the north), existing day nursery, beyond which are lands comprising of single detached dwellings and natural heritage systems (to the east), single detached dwellings, lands subject to a future development application and a valleyland/watercourse corridor

(to the south), and single detached dwellings and lands subject to a future residential development application (to the west).

Proposal

This application to Amend the Official Plan and Zoning By-law proposes to permit a mixed-use (commercial and residential) development with the following development statistics:

- 14-storey mixed use rental building
 - Total 206 units (1 bedroom – 121 units, 2 bedroom – 81 units, and 3 bedroom – 4 units);
 - Total parking of 337 stalls (90 parking spaces for commercial uses, 206 parking spaces for residential, and 41 spaces for visitors);
 - Main floor: 2,162 square metres of commercial uses;
 - Total of 1,469 square metres of common outdoor amenity areas.
- Amend the Credit Valley Secondary Plan (Area 45) to redesignate a portion of the site from “Medium Density Residential (Mid-Rise)” to “Mixed Use Medium-High Density” to permit a maximum building height of 14 storeys (Attachment 11).
- Amend the Zoning By-law (270-2004, as amended): to rezone the subject site from “Residential Hamlet One (RHM1)” to “Residential Apartment A(3) – Holding –Special Section 3863 (R4A(3)(H)– 3863)” to permit the proposed mixed-use development, including site-specific performance standards consistent with the proposed built form (Attachment 12).
- A Holding Symbol is to be included in the Zoning By-law to ensure a clearance letter is received from the Trustee for the applicable Cost Sharing Agreement (CSA).

Please refer to Attachment 1 and 1A for proposed Concept Plan and Site Renderings.

Current Situation

Summary of Recommendations

This report recommends that Council approve the Zoning By-law amendment attached hereto as Attachment #11 and approve the Official Plan Amendment generally in accordance with Attachment #12.

Planning Analysis and Technical Review Summary

City staff reviewed the proposed development application and found that it has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial

Planning Statement and conforms to the provincial plans that are in effect as well as the City's Official Plan.

Planning Act - The proposed development appropriately addresses matters of provincial interest under Section 2 of the Planning Act, R.S.O. 1990, c. P.13 and is consistent with the Provincial Planning Statement (PPS), 2024. Specifically, the proposal:

- utilizes existing municipal infrastructure efficiently
- supports transit-oriented growth along Queen Street W, identified as a Primary Urban Boulevard and future Bus Rapid Transit (BRT) corridor,
- contributes to the City's housing objectives by providing a compact mid-rise mixed-use building with 206 residential units,
- integrating commercial uses that promote a complete mixed-use community.

Provincial Policy Statement (PPS) - The PPS (Schedule 1) identifies Brampton as a large and fast-growing municipality. The PPS directs planning authorities to provide an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. The density contemplated by this proposal (a Floor Space Index (FSI) of 3.21) will make efficient use of land while optimizing existing infrastructure and public service facilities. Further detailed analysis regarding the Planning Act and PPS can be found in Attachment 8.

Brampton Plan (2023) - is Brampton's new Official Plan that was adopted by City Council in November 2023 and was approved by the Region of Peel in May 2024, with an updated August 2024 Office Consolidation integrating the Region's decision and modifications. Portions of Brampton Plan are under appeal and staff are assessing all appeals to develop a consolidation that reflects the policies and schedules under appeal. The Subject Property is located within the "Community Areas" designation and "Natural Heritage system" and along a "Primary Urban Boulevard" on Schedule 1A – City Structure of the Brampton Plan. Queen Street West is identified as a 'Primary Urban Boulevard' on Schedule 1A – City Structure of the Brampton Plan. Primary Urban Boulevards are intended to connect major Urban Centres and serve as prominent, high-activity corridors supported by LRT or BRT.

Brampton Official Plan (2006) - The property is designated 'Residential' and 'Open Space' in Schedule A of the Brampton Official Plan (2006) which predominately permits residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. The proposal aligns with the permitted uses under the residential designation. The proposed 14-storey mixed-use development containing 206 residential units and approximately 2,162 square metres of commercial space supports the objectives in the Official Plan by directing new residential growth to the built-up area and promoting the efficient use of existing City and Regional services and infrastructure. Brampton Plan recognizes that current urban revitalization trends are bringing about higher density infill to existing low-density and auto oriented areas. The proposed compact, mixed-use development makes efficient use of the subject parcel by providing

a range of housing and commercial uses through a built form that services the daily needs of residents.

Technical studies required to be submitted to supplement the application were reviewed and found to be satisfactory. Full detailed planning analysis and details of the findings of Technical studies can be found within Attachment 8.

Community Engagement

The application was circulated to City departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirement of 120 meters for such applications. Notice signs were placed on the subject lands advising of the land use change application.

The public meeting for this application was held on April 7, 2025. There were no members of the public who provided verbal delegations and one member of the public who provided written correspondence at the meeting. Please refer to attachment 9 for details regarding results of the public meeting.

Additional Comments

The Holding (H) symbol for all or any part of the land zoned R4A(H) –3863 shall not be removed until such a time as the following condition has been met:

- That the Commissioner of Planning, Building and Growth Management is satisfied that the owner of the subject lands has fulfilled the requirements for any applicable Cost Sharing Agreement(s) of which the landowner is identified as being a party.

Financial Implications

There is no financial impact resulting from the adoption of the recommendations in this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Conclusion

Staff are satisfied that the proposed Official Plan and Zoning By-law Amendment represents a well-considered opportunity to advance Brampton's Planning objectives. They support compact, transit-oriented growth, contributes to housing supply and makes efficient use of existing transit and infrastructure.

The application has been reviewed against applicable planning frameworks and has regard for matters of provincial interest as per section 2 of the Planning Act and is consistent with the Provincial Policy Statement (PPS). It conforms to the in-effect 2006 Brampton Official Plan, and aligns with the Brampton Plan (2023). Staff are satisfied that the proposal reflects good planning principles and recommend that Council adopt the

associated Official Plan and Zoning By-law Amendments, subject to the conditions outlined in this report.

Steve Ganesh, RPP, MCIP
Commissioner,
Planning, Building, and Growth Management

Marlon Kallideen, Chief Administrative Officer

Prepared by: Marcia Razao, Planner I, Development Services & Design

Attachments:

- Attachment 1A – Concept Plan
- Attachment 1B – Draft Plan of Subdivision
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning Bylaw Designations
- Attachment 6 – Ariel & Existing Land Use
- Attachment 7 – Heritage Resources
- Attachment 8 – Detailed Planning Analysis
- Attachment 9 – Results of Public Meeting
- Attachment 10 – Results of Application Circulation
- Attachment 11 – Draft Official Plan Amendment
- Attachment 12 – Draft Zoning Bylaw Amendment
- Attachment 13 – Sustainability Score & Summary