



Date: 2025-12-29

Subject: **Recommendation Report – Application to Amend the Zoning By-law**
To permit a 38-storey mixed-use high-rise development with 514 residential units and approximately 842 square metres of retail gross floor area.
Manga (Queen) Inc. c/o Gagan Walker Domes Ltd.
249 Queen Street East
Ward 3
City File: OZS-2023-040

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

Jan Salaya, Planner III, Development Services and Design

Report number: Planning, Bld & Growth Mgt-2026-040

Strategic Focus Area: Growing Urban Centres & Neighbourhoods

Recommendations

1. That the report from Steve Ganesh, Commissioner, Planning, Building and Growth management, and Jan Salaya, Planner III, Development Services and Design to the Planning and Development Committee Meeting of January 19, 2026, re: **Recommendation Report – Application to Amend the Zoning By-law**, Manga (Queen) Inc. c/o Gagnon Walker Domes Ltd., 249 Queen Street East, Ward 3, File: OZS-2023-0040, be received; and
2. That the application to amend the Zoning By-law submitted by GWD Ltd., on behalf of Manga (Queen) Inc., Ward 3, File OZS-2023-0040, be approved on the basis that it represents good planning, has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Planning Statement and conforms to the City's Official Plan, for reasons set out in this recommendation report;
3. That the amendments to the Zoning By-law, generally in accordance with Attachment 11 attached to this report, be approved;
4. That the implementing by-law be forwarded to Council for enactment only when the following items have been advanced appropriately to the satisfaction of the noted individuals:

- a) a Tertiary Plan and its supporting studies to the satisfaction of the Commissioner of Planning, Building and Growth Management;
 - b) Environmental Site Assessments (Stage I and II) are provided to the satisfaction of the City's Commissioner of Planning, Building and Growth Management,
 - c) An addendum to the Traffic Impact Study (TIS) to provide an acceptable functional design for interim turning movements from the site to Hansen Road is provided to the City's Commissioner of Public Works,
 - d) a Functional Servicing Report (FSR) to the Satisfaction of the Region's Commissioner of Public Works.
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 approval of a Zoning By-law Amendment for a mixed-use (residential and commercial) development for the lands municipally known as 249 Queen Street East. The proposal includes a 38-storey tower consisting of 514 residential units (intended to be purpose built rental units), ground-floor commercial space, three levels of underground parking containing 277 stalls and 260 bicycle stalls. The draft Zoning By-law to implement the development proposal is included in this report as Attachment 11.

Background

This application proposes to amend the Zoning By-law and propose a site-specific zoning by-law to facilitate the development of one (1) 38-storey tower along Queen Street East. The application was submitted by Gagnon Walker Domes Ltd. (GWD Ltd) on November 14, 2023. The application was deemed complete in accordance with Section 34 (10.4) of the Planning Act, on November 30, 2023, and a Public Meeting was held at the January 15, 2024, Planning and Development Committee.

In accordance with the Central Area Mixed Use policies (5.1.2.5) of the Queen Street Corridor Secondary Plan, a Tertiary Plan was required prior to submission of the application to demonstrate that the proposal would not constrain the development potential of surrounding parcels. A Tertiary Plan is a non-statutory, illustrative document used in designated areas to show how multiple properties can be developed in a coordinated manner. Although not binding, it supports comprehensive planning and may be updated as development applications advance.

The applicant prepared a Tertiary Plan that included the subject site, 251 Queen Street East and 6, 8, and 10 Hansen Road South (see Attachment 7). Further details of the Tertiary Plan process can be found within the Attachment 8.

Property Description and Surrounding Land Use

The subject property has the following characteristics:

- Is located at the southeast corner of Queen Street East and Hansen Road South;
- has a total site area of 0.38 hectares (0.93 acres), with approximately 44.6 metres of frontage along Queen Street East and 55.8 metres of frontage along Hansen Road South;
- currently developed with a 1-storey commercial building containing a restaurant; and
- the surrounding land uses are: Queen Street East and a two-storey commercial and retail building (to the north), auto service shop and retail store (to the east), auto repair shops, centres and industrial businesses (to the south) and Hansen Road South, and a 15-storey mixed-use residential building (to the west).

Proposal

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

- 38 storey building;
- 514 residential units;
- Total Gross floor area: 33,474 m²
- Retail Area: 842 m²
- A total of 286 parking spaces consisting of 8 surface parking spaces, 1 drop off space and 277 underground parking spaces (3 level underground parking garage)

Please refer to Attachment 1, 1A and 1B for the proposed Concept Plan, 3D model and proposal renderings.

Current Situation

Summary of Recommendations

This report recommends that Council approve the Zoning By-law Amendment generally in accordance with Attachment 11.

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 City policies.

Planning Act

The proposed redevelopment has regard for matters of provincial interest as set out in Section 2 of the *Planning Act*. It supports orderly, healthy community growth by locating a high-density proposal within Brampton's Urban Growth Centre and along a planned Bus Rapid Transit (BRT) corridor, enabling walkable, mixed-use, transit-oriented development. It provides purpose built rental options and introduces retail space at grade to boost local employment and community services. The proposal promotes the intent of Primary Major Transit Station Areas (MTSA) in promoting compact urban form, integrating housing, jobs and amenities, along a planned BRT corridor, thereby enhancing transit ridership.

Provincial Policy Statement

The subject development is consistent with the Provincial Planning Statement (PPS) as it is located within Brampton's Urban Growth Centre and a Primary MTSA (Rutherford), where higher-density, transit-oriented growth is encouraged. It supports the transformation of the Queen Street Corridor by adding purpose-built rental units and additional retail and service uses, making efficient use of existing municipal infrastructure, public service facilities, thus meeting the projected needs of current and future residents. Further detailed analysis regarding the Planning Act and the PPS can be found in Attachment 8.

Official Plan (2006)

As per the City of Brampton Official Plan (2006) the subject site is designated as "Central Area" and is along Queen Street East, designated as a "Primary Intensification Corridor" as per Schedule 1 – City Concept. The site is also located within the "Urban Growth Centre" on Schedule 1A – Urban Growth Centre and as per Schedule A – General Land Use Areas, the site is designated "Central Area". The proposed 38-storey mixed-use aligns with the City's vision for the Central Area, Urban Growth Centre, and the Queen Street Primary Intensification Corridor by concentrating high-density growth, adding a mix of residential and commercial uses, and supporting transit-oriented, pedestrian-friendly development. The required Tertiary Plan demonstrates that surrounding properties may redevelop in accordance with the goals and objective set out in the City's Official Plan but will need to be finalized and supported by studies prior to the enactment of the zoning by-law. Overall, the project supports existing infrastructure investments, enhances the public realm, contributes to transit ridership, and fits within the planned evolution of the corridor, meeting the intent of the OP.

Brampton Plan (2023)

Although Brampton Plan (2023) was approved by Council, portions of the Plan remain under appeal. Staff have reviewed the application against applicable policies, acknowledging that some policies are under appeal. Within Schedule 1A – City Structure, the subject site is located within a 'Community Area,' 'Primary Transit Station

Area', Urban Growth Centre' and is along a portion of Queen Street, that is identified as a 'Primary Urban Boulevard.' The site itself is designated 'Mixed Use' under Schedule 2 – Designations. The proposal aligns with the Brampton Plan by locating growth within a Strategic Growth Area (Urban Growth Centre and Queen Street Primary Urban Boulevard) where compact, transit-oriented, pedestrian-friendly development is intended. The proposed purpose-built development aligns with other approved mixed-use projects transforming the Queen Street Corridor, contributes to the City's range of housing options, and represents an efficient use of land within a built-up, serviced area that is planned for infrastructure upgrades. Overall, the proposal advances the City's goals for complete, transit-supportive communities and conforms to the intent of Brampton Plan.

Secondary Plan

The subject site is designated "Central Area Mixed-Use" within the Queen Street Corridor Secondary Plan. The plan sets out the long-term strategy to transform Queen Street East (from Etobicoke Creek to Highway 410) into a high-density, mixed-use, transit-oriented corridor, where low-rise commercial uses are expected to gradually transition to a vibrant, pedestrian-friendly urban environment supported by higher transit. The proposed development will support the long-term vision for the corridor, contributing to its evolution into a higher density, transit-oriented, bicycle and pedestrian-friendly urban environment.

The proposed development maintains the planned intent and function for the subject property under its current designations and in accordance with policy 5.1.1.4 a site-specific zoning by-law amendment has been contemplated for the proposed increased density.

Zoning By-law

The property is currently zoned "Queen Street Mixed Use Transition (QMUT), which permits a range of commercial and institutional uses. The proposal seeks to redesignate the lands to the "Downtown Commercial (DC)" zone, with site specific exceptions to permit a mixed-use apartment dwelling. The zoning will reflect similar redesignations in the area that include their respective site-specific provisions. Staff recommend withholding the enactment of the by-law ensure final technical matters are addressed to the satisfaction of the Commissioner of Planning Building and Growth Management, and the Region's Commissioner of Public Works.

Technical Items to be Addressed

Tertiary Plan - In accordance with Secondary Plan policy 5.1.2.5, a Tertiary Plan has been prepared (see Attachment 7) to help to ensure the redevelopment proposal does not negatively affect redevelopment opportunity for adjacent lots. The tertiary plan includes 249 and 251 Queen Street East as well as 6, 8, and 10 Hansen Road South. It illustrates new east-west and north-south connections (public streets and private lanes)

linking the existing roads, including Hansen Road South to Rutherford Road South, and the future extension of Clark Boulevard to the south. A new private east-west access drive is shown along the southern edge of the subject site which may need to be implemented with access easements between several properties. Considering the authority of municipalities as per the Planning Act, a holding (H) symbol may be required in the Zoning By-law Amendment whereby it would specify that access easement/arrangements are to be completed to the satisfaction of the Commissioner of Planning, Building and Growth Management prior to the lifting of the H. This matter will be reviewed further through the Tertiary Plan work to determine if easements may need to be secured. As recommended in this report, the Tertiary Plan and its supporting studies are to be finalized to the satisfaction of the Commissioner of Planning, Building and Growth Management prior to the by-law being brought to Council for enactment.

Phase I and Phase II Environmental Site Assessments (ESAs) – these studies are required to identify and confirm the presence of environmental contamination on a property. A Phase I ESA evaluates historical and current site conditions to identify potential areas of environmental concern. Where such concerns are identified, a Phase II ESA is undertaken to determine the actual presence or absence of contamination through sampling and analysis. These assessments must be completed prior to any future development to ensure that potential environmental impacts are appropriately addressed and that necessary mitigation measures are implemented.

Addendum to the Traffic Impact Study – this is required by Traffic staff to ensure that the proposed access from the site to Hansen Road can be engineered/designed appropriately to accommodate the # of vehicle trips anticipated to be created by the proposed development. This report recommends that prior to the enactment of the zoning by-law amendment that the Commissioner of Public Works is satisfied with the addendum to show the functional design.

Functional Servicing Report - The Region has noted servicing constraints for the subject site, however capital projects for the sanitary sewers along Hansen Road, Orenda Road and Rutherford Road are currently expected to be completed mid-2027, which will alleviate the area's wastewater servicing constraints. As recommended in this report, until the Region's Commissioner of Public Works is satisfied with the functional servicing report and confirms that the development proposal can be adequately serviced, or that the by-law may proceed despite the servicing constraints, staff will not enact the proposed zoning by-law amendment.

A 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 metres for such applications. Notice signs were placed on the subject land advising of the proposed land use change.

The public meeting was held on January 15, 2024, where in response to the Chair's query if anyone present would like to see a presentation, no one responded and the item was adjourned. Written correspondence was received from 2 members of the public and a summary of the issues raised and a response to those issues are included in the public meeting summary in Attachment 9.

Additional Comments

Staff are generally satisfied that the development proposal meets the general intent of the applicable provincial and municipal policies, provided that the following key items be addressed prior to the enactment of the zoning by-law amendment:

- The tertiary plan and its supporting documents will need to be finalized to the satisfaction of the Commissioner of Planning, Building and Growth Management;
- the FSR be to the satisfaction of the Region's Commissioner of Public Works and that the Region provide confirmation that the site may be adequately serviced; and
- that the ESA Phase I and II be submitted to the satisfaction of the Commissioner of Planning, Building and Growth Management.

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

Conclusion

The proposed development represents a well-planned, policy aligned intensification project that supports Brampton's long-term vision for a compact, mixed-use, transit-oriented urban corridor. With servicing constraints, environmental site assessments and a finalized tertiary plan to be addressed through a deferred by-law enactment, the proposal will be well positioned to integrate into the evolving Urban Growth Centre and support the City's vision for a complete, connected, and transit-supportive community. Overall, the development proposal will broaden Brampton's housing supply, enhance the quality and functionality of the public realm, and strengthen the Queen Street Corridor's role as a primary intensification area. Collectively, these outcomes represent sound planning practice, demonstrate appropriate regard for the Planning Act, ensure consistency with the Provincial Planning Statement, and maintain conformity with the applicable Regional and City Official Plans.

Steve Ganesh, MCIP, RPP
Commissioner,

Planning, Building, and Growth Management

Marlon Kallideen, Chief Administrative Officer

Prepared by: Jan Salaya, Planner III, Development Services and Design

Attachments:

- Attachment 1 – Concept Plan
- Attachment 1A – Concept Elevations/Renderings
- 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 – Tertiary Plan
- Attachment 8 – Detailed Planning Analysis
- Attachment 9 – Results of Public Meeting
- Attachment 10 – Results of Application Circulation
- Attachment 11 – Draft Zoning By-law Amendment
- Attachment 12 – Sustainability Score & Summary