

---

**Subject:** FW: [EXTERNAL]Rezoning Application - Vote March 1. 2023 - Rotary Club of Brampton - 1857 Queen Street West, Brampton  
**Attachments:** Rotary Club\_1857 Queen Street West.pdf; what-rotary-supports-in-brampton.pdf

**From:** Matthew Samatas  
**Sent:** 2023/02/28 3:55 PM  
**To:** Vicente, Paul - Councillor <[Paul.Vicente@brampton.ca](mailto:Paul.Vicente@brampton.ca)>; Santos, Rowena - Councillor <[Rowena.Santos@brampton.ca](mailto:Rowena.Santos@brampton.ca)>  
**Cc:** Ganesh, Steve <[Steve.Ganesh@brampton.ca](mailto:Steve.Ganesh@brampton.ca)>; Fay, Peter <[Peter.Fay@brampton.ca](mailto:Peter.Fay@brampton.ca)>  
**Subject:** [EXTERNAL]Rezoning Application - Vote March 1. 2023 - Rotary Club of Brampton - 1857 Queen Street West, Brampton

**Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.**

Good day Councillors Santos & Vicente,

I am writing you today on my behalf, as a Bramptonian, as a resident of your Ward and as a member of the Rotary Club of Brampton, Glen Community Centre (Rotary). You are my Councillors and I need your support and help in connection with Rotary's Application to rezone the property owned by the Club, located at 1857 Queen Street West: south side of Queen Street West, east of Mississauga Road. Rotary wishes to develop the property for two mid-rise residential buildings, with some ground floor commercial.

The Rotary Application has been processed by the Planning Department. City staff have prepared two (2) Staff Reports, both recommending Approval. The Rotary proposal is part of a larger development concept with three (3) other adjacent properties; each of which have been Approved.

As a service club, once the Rotary property is approved and developed, all the proceeds will be directly reinvested into our community, benefitting all Bramptonians.

Once you review the attached, please contact me as I would like to discuss your opinions and position on the Rotary Clubs Application which will be voted on at the upcoming March 1, 2023, Council Meeting.

Yours truly,  
Matthew Samatas



We meet Mondays at 12:00 PM, Rotary Glen Banquet Hall  
1857 Queen Street West, Brampton, Ontario, Canada L6V 3N2

**ROTARY CLUB of BRAMPTON GLEN COMMUNITY CENTRE  
AMENDMENT APPLICATION DESCRIPTION, HIGHLIGHTS, and MERITS**

**February 18, 2023**

**Application to Amend the Official Plan (Credit Valley Secondary Plan Area 45)  
and Zoning By-Law 270-2004; as Amended  
1857 Queen Street West, Ward 4, City of Brampton, Ontario  
City File: OZS-2021-0018, Region File: OZ-21-018B**

**Rotary Supports 'Service Above Self'**

The Rotary Club of Brampton Glen Community Centre is a "Not-for-Profit" organization which has been providing community service in the City of Brampton since 1940. They purchased 1857 Queen Street West in 1997.

The Rotary Club has contributed to the City of Brampton in numerous ways, benefitting children, youth and seniors. The following is a list of community contributions and projects:

- Rib 'n' Roll Fundraiser
- Santa Claus Parade (Presenting Sponsor)
- Movember and Curling Bonspiel for the Heart and Stroke Foundation
- Rotaract Club and Interact Clubs
- Canadian Cancer Society
- Easter Seals
- Peel Children's Centre
- Peel Literacy Guild
- Brampton Symphony
- Safe City Brampton
- Gage Park Enhancement – \$302,000.00
- Gage Park Skating Trail (1981) – \$250,000.00
- Sheridan College of Applied Arts and Technology – \$250,000.00
- Peel Memorial Centre for Integrated Health and Wellness – \$500,000.00
- Brampton YMCA Swimming Pool – \$500,000.00
- Century Gardens Community Recreational Centre
- Student Scholarships – Brampton Secondary Schools and Sheridan College
- Immunization Programs – Worldwide Eradication of Polio
- St. Leonard's House – \$500,000.00
- Rutherford Bingo, Assorted Benefactors – \$2,000,000.00

160 Main St. S., PO Box 92604, Brampton ON Canada L6W 4R1

[www.rotaryclubofbrampton.com](http://www.rotaryclubofbrampton.com)

- Century Gardens (1970's) – \$50,000.00
- ErinoakKids – \$50,000.00
- Peel Memorial Hospital (1992-96) – \$100,000.00/year for first CT Scanner
- Brampton and Caledon Community Foundation (BACCF) – \$100,000.00
- Food banks, shelters, scholarships, individuals who need support (i.e., wheel-chair ramps), high school interact programs – \$20,000 - \$30,000.00 per annum

### **Proposal**

Rotary has filed an Application to Amend the Official Plan and Zoning By-law to permit two (2) multi-storey residential apartment buildings, having building heights of 12 and 14 storeys. If developed for a 'senior residence', a total of 332 units could be built. In the alternative, if developed for an 'apartment/condominium residence', a total of 250 units could be built. It is proposed that the south half of the property be rezoned environmental protection and that it be dedicated to the City.

The property is currently zoned 'Highway Commercial Two (HC2) – Special Section 349 (HC2-349)'. Permitted uses included: a dining room restaurant, a community club, a community centre, a banquet hall including a catering operation, and purposes accessory to the other permitted purposes.

### **Technical Studies**

In support of the proposal numerous technical studies were prepared; including but not limited to:

- |                              |                                 |
|------------------------------|---------------------------------|
| • Urban Design Brief         | • Functional Servicing Report   |
| • Shadow Study               | • Transportation Impact Study   |
| • Environmental Impact Study | • Planning Justification Report |

### **Redevelopment Highlights / Merits**

(See Page 14, Resident Open House Meeting Presentation – Attached)

- Zoning By-law permits 250 apartment units or 332 seniors' residences
- Conforms to Provincial, Regional, and Local planning policies
- Building height and mass respects 45-degree angular plane analysis (See Appendix 6 – Attached)
- Transit-supportive
- Expands range and mix of available housing
- Efficiently uses existing infrastructure and public services
- Protects the natural heritage system
- Facilitates Stormwater Management for entire Tertiary Plan Area (See Tertiary Storm Servicing Plan – Attached)

# RESIDENT OPEN HOUSE MEETING – DECEMBER 7, 2022

**APPLICATION to AMEND the  
CITY OFFICIAL PLAN and ZONING BY-LAW**

**ROTARY CLUB of  
BRAMPTON GLEN COMMUNITY CENTRE**

**1857 QUEEN STREET WEST**

**CITY FILE: OZS-2021-0018**

**Gagnon Walker Domes Ltd.**

7685 Hurontario Street, Suite 501  
Brampton, Ontario  
L6W 0B4  
P (905) 796-5790

[www.gwdplanners.com](http://www.gwdplanners.com)



## INTRODUCTIONS and ATTENDEES

### Owner / Proponent

The Rotary Club of Brampton Glen Community Centre is “Not-for-Profit” organization which has been providing community service in the City of Brampton since 1940. Have owned 1857 Queen Street West since 1997.

### Project Team

Gagnon Walker Domes Ltd. – Land Use Planner

Overland LLP – Project Solicitor

One Space Unlimited – Architect

NAK Design Strategies – Landscape Architect

Beacon Environmental – Ecologist/Arborist

Urbantech Consulting – Civil Engineer

J.E. Coulter Associates Limited – Acoustical Engineer

Nextrans Consulting Engineers – Transportation Engineer

AA Environmental Consultants – Geotechnical Engineer



## **MILESTONE DATES and PURPOSE of MEETING**

### MILESTONE DATES

Application Filing – May 17, 2021

Application Deemed Complete – June 22, 2021

Statutory Public Meeting – September 13, 2021

Planning & Development Committee Approval – June 20, 2022

City Council Referral of Application – August 5, 2022

### PURPOSE of MEETING

Rotary has filed an Application to Amend the City Official Plan and Zoning By-law to permit two (2) multi-storey residential apartment buildings, having building heights of 12 and 14 storeys.

You have been formally invited to attend an Open House Meeting on account of the fact that you expressed an interest in the proposal during the processing of the Amendment Application.



# PROPERTY DETAILS and EXISTING CONDITIONS



LEGEND	
	SUBJECT SITE

## Site Area

1.87 hectares (4.62 acres)

## Lot Frontage

68 metres (223.09 feet) – Queen Street West

## Lot Depth

310 metres (1,017 feet)

## Existing Use

North Half – 2-storey building occupied by a Banquet Hall/Catering Company. 70 parking spaces.

South Half – Wooded area that forms part of the local open space/natural heritage system. A man-made hand-dug intermittent drainage pond and unnamed tributary of the Huttonville Creek



# STREET VIEWS LOOKING SOUTH





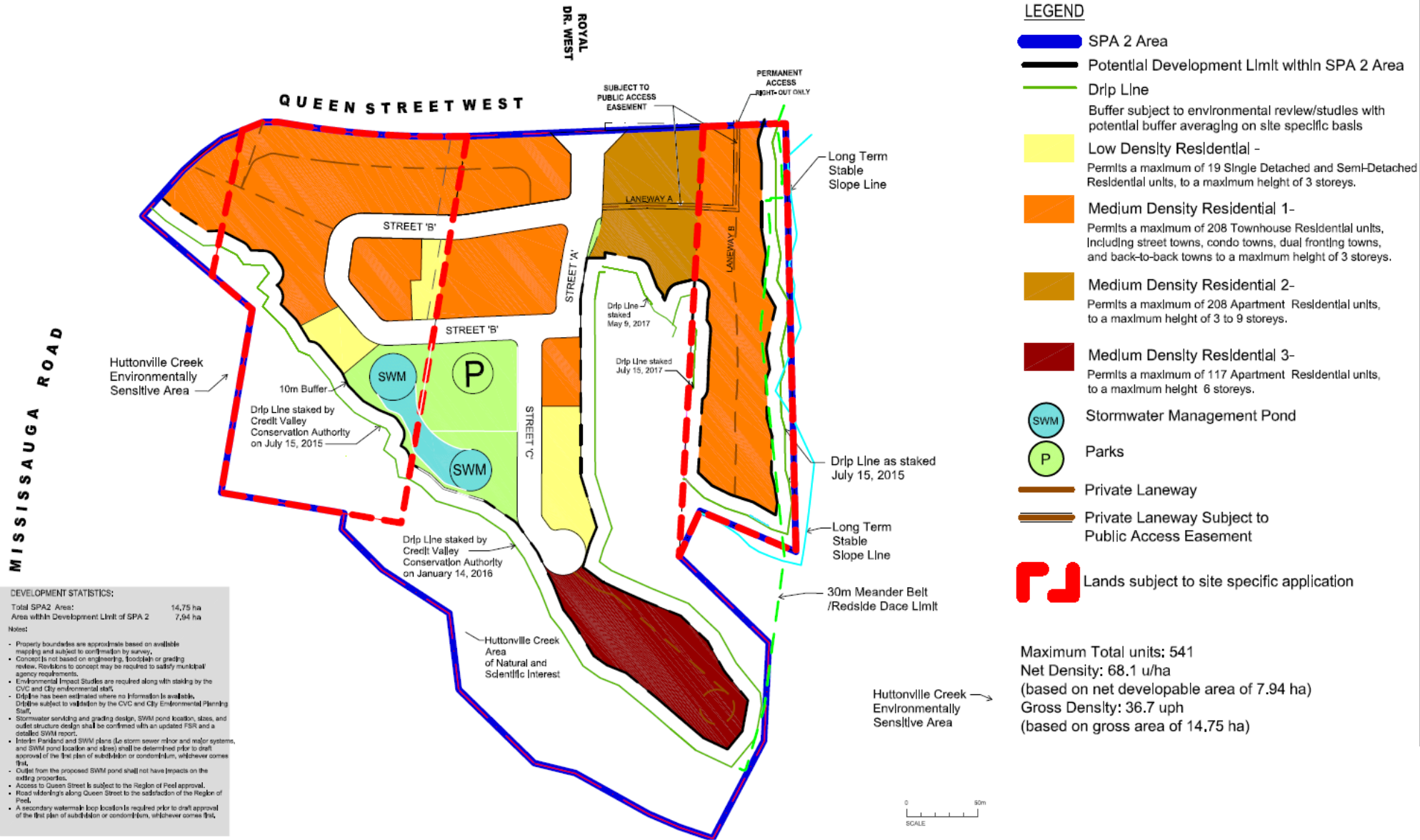


# BIRDS EYE VIEW LOOKING SOUTHWEST



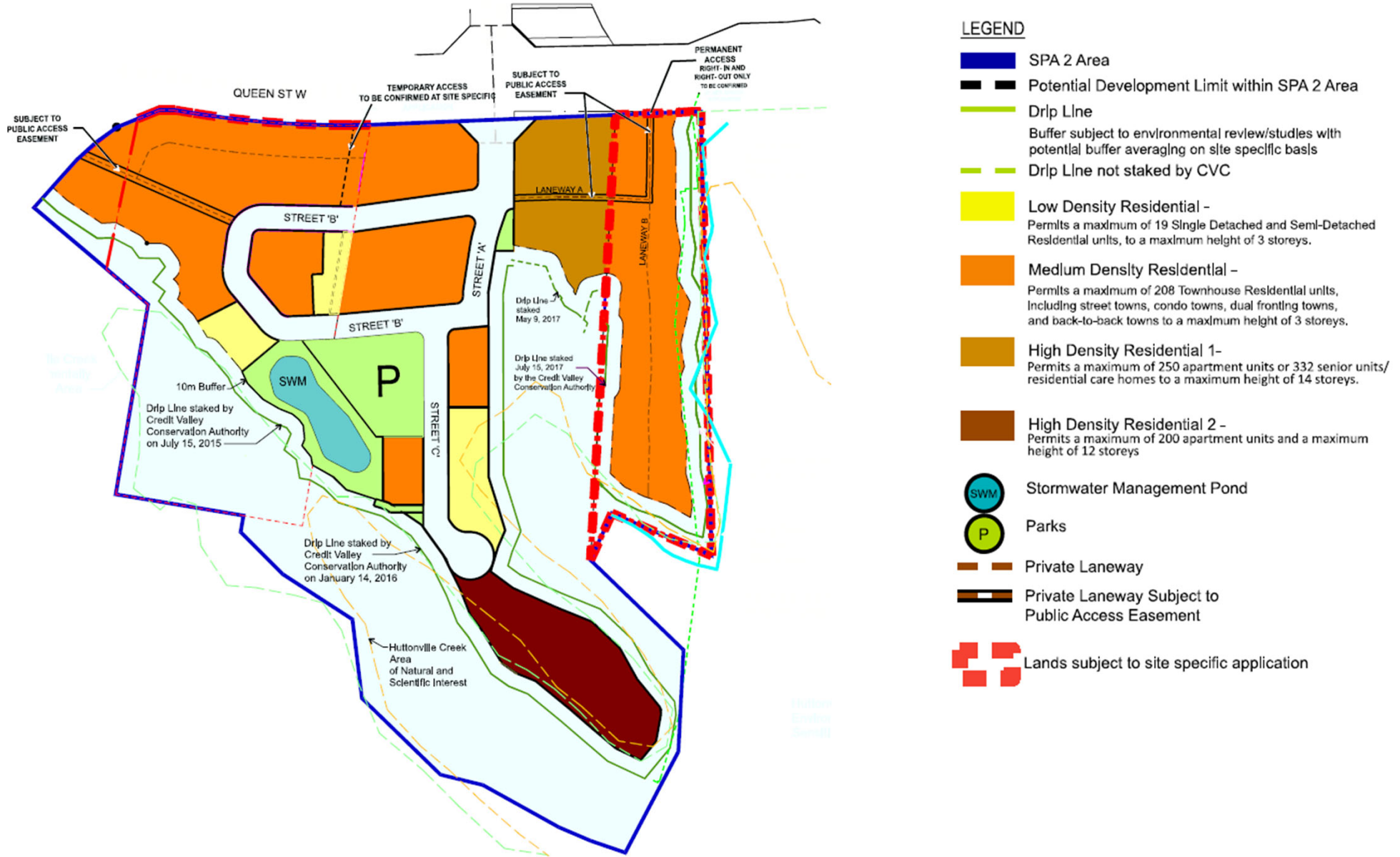


# QUEEN STREET WEST TERTIARY PLAN 2019





# QUEEN STREET WEST TERTIARY PLAN 2022

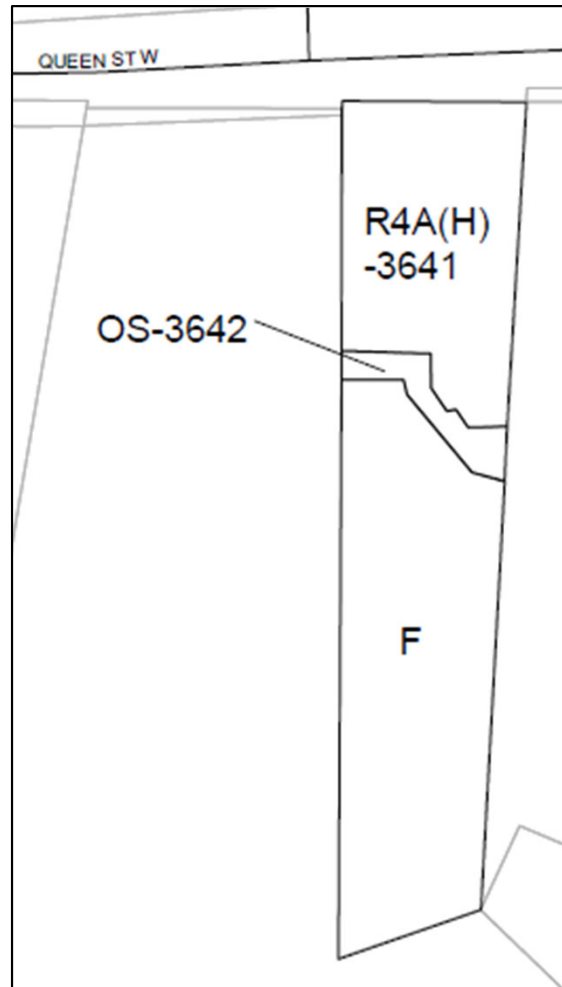


## LEGEND

- SPA 2 Area
- Potential Development Limit within SPA 2 Area
- Drip Line
- Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
- Drip Line not staked by CVC
- Low Density Residential -  
Permits a maximum of 19 Single Detached and Semi-Detached Residential units, to a maximum height of 3 storeys.
- Medium Density Residential -  
Permits a maximum of 208 Townhouse Residential units, including street towns, condo towns, dual fronting towns, and back-to-back towns to a maximum height of 3 storeys.
- High Density Residential 1-  
Permits a maximum of 250 apartment units or 332 senior units/residential care homes to a maximum height of 14 storeys.
- High Density Residential 2 -  
Permits a maximum of 200 apartment units and a maximum height of 12 storeys
- SWM Stormwater Management Pond
- P Parks
- Private Laneway
- Private Laneway Subject to Public Access Easement
- Lands subject to site specific application



# OFFICIAL PLAN and ZONING BY-LAW AMENDMENTS

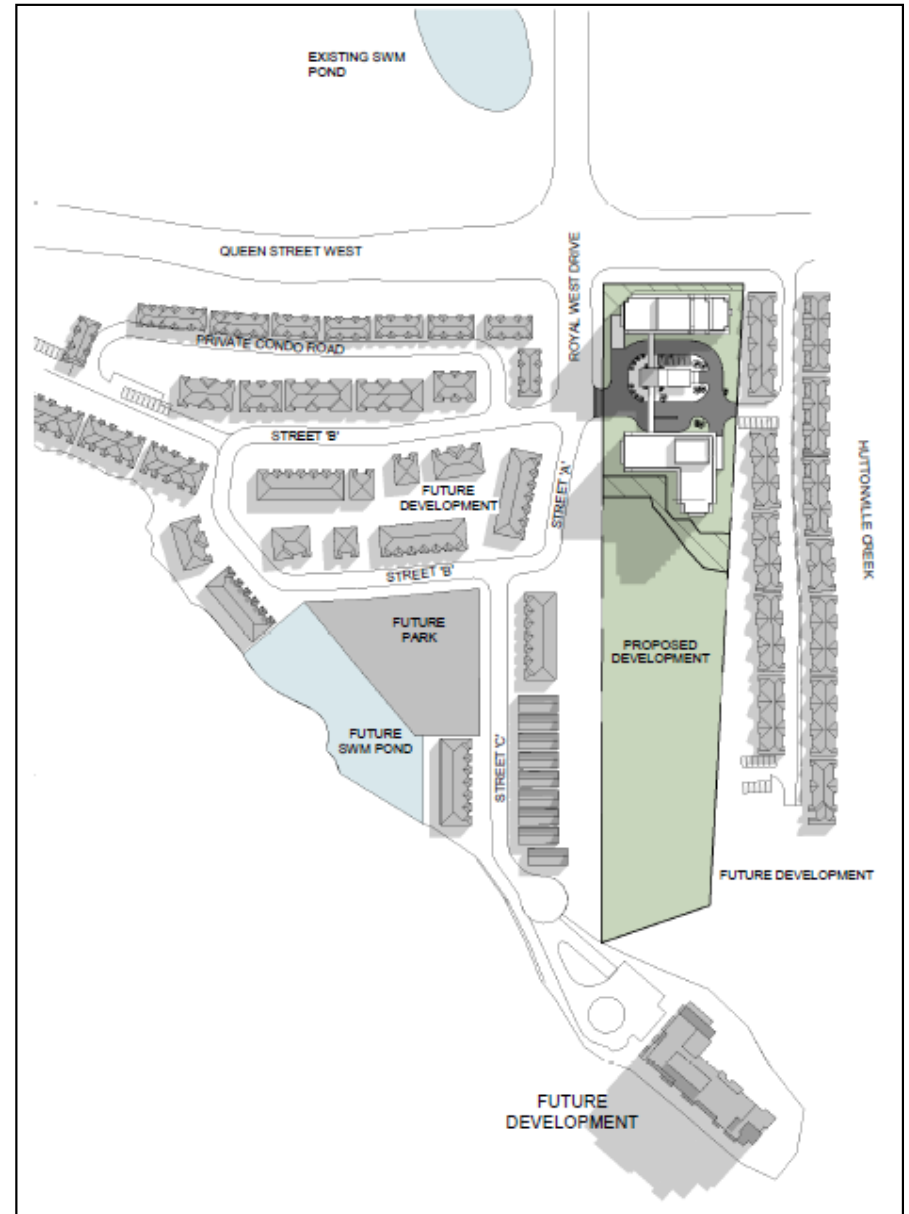
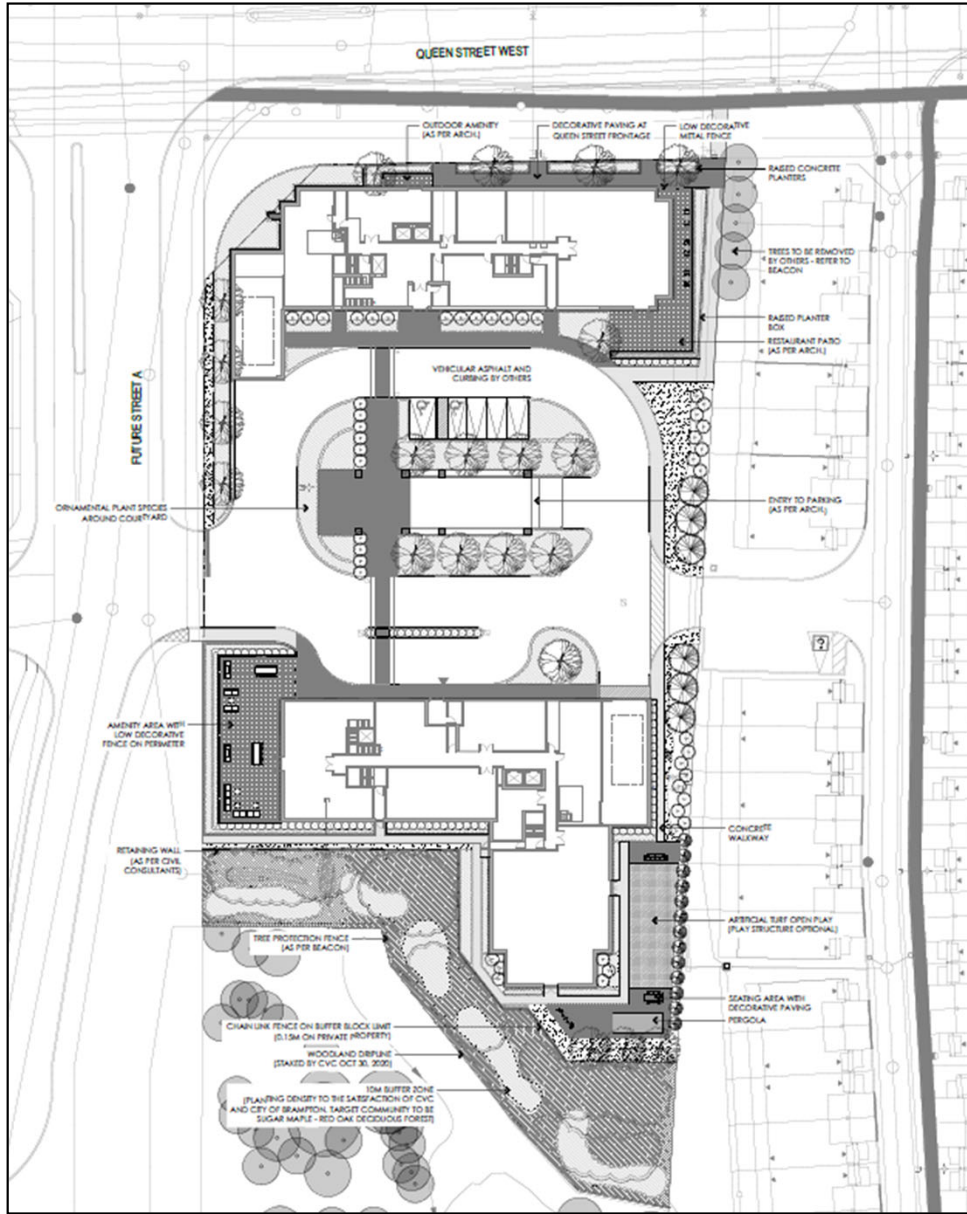


OP 2006-XXXX adds site specific policies to the local Credit Valley Secondary Plan to permit the redevelopment of property for high density residential purposes. Speaks to the access and land use constraints of the greater lands and that they are to be developed an integrated entity.

By-law XX-2023 amends City Zoning By-law 270-2004. South half of property will be placed in environmental protection zoning. North half of property will be zoned residential apartment with special standards regulating: commercial use, number of units, building heights, floor space index, coverage, setbacks, stepbacks, landscaping, vehicular/bike parking, loading.



# SITE PLAN / LANDSCAPE PLAN





## SITE PLAN / LANDSCAPE PLAN



### LEGEND

ROTARY GLEN SITE BOUNDARY	OPEN SPACE
MID-RISE APARTMENT W/ COMMERCIAL AT GRADE	10M BUFFER
MID-RISE APARTMENT	CREDIT VALLEY NHS
COVERED PEDESTRIAN CONNECTION	

One of the fastest growing municipalities in Canada.

2051 Forecast 2051:

- 985,060 People (+282,060)
- 291,000 Households (+105,000)

City must add more diverse types of housing to address housing needs of its residents.

City is shifting from greenfield development to intensification with a different mix of built forms and unit types.

2011-2016 Senior Population rose by 40%, one of the fastest growing age groups in the City.

North Building – 14 storeys, 138 units with 300m<sup>2</sup> of ground floor commercial space

South Building – 12 storeys, 194 units

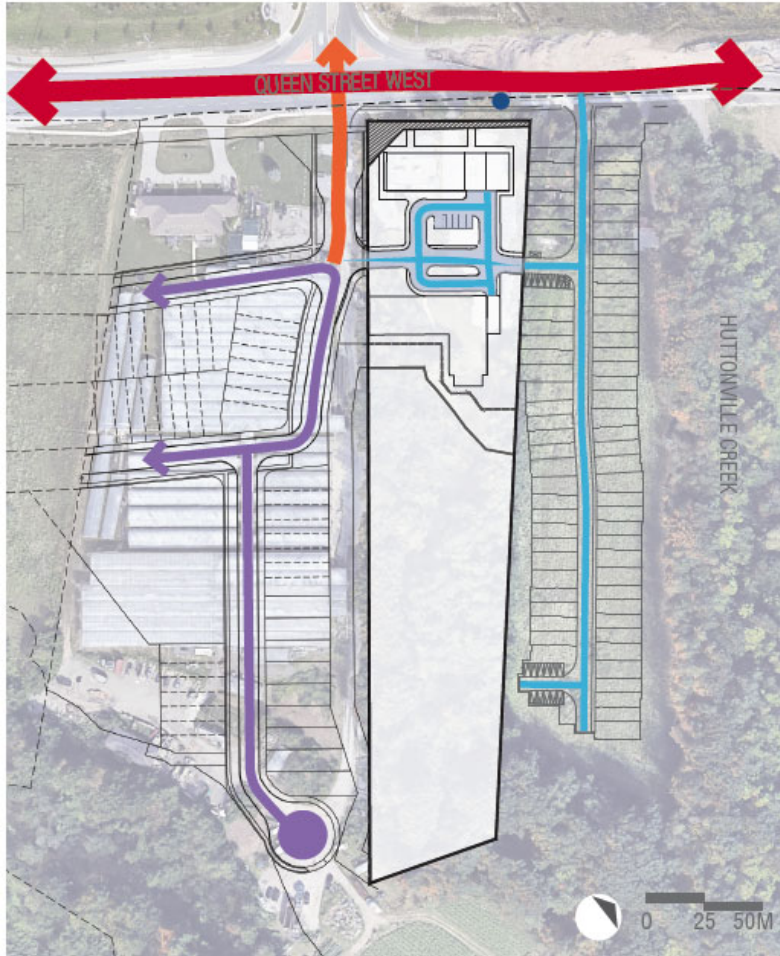
Site Coverage – 26.81%

Floor Space Index (FSI) – 2.84

Underground Parking Levels – 3



# ROAD NETWORK and TRANSIT



- LEGEND**
- ROTARY GLEN SITE BOUNDARY
  - ROAD WIDENING
  - PRIVATE ROAD/LANE (CONDOMINIUM)
  - 17.0M MINOR LOCAL ROAD
  - 24.0M COLLECTOR ROAD
  - MAJOR ARTERIAL ROAD (REGIONAL)
  - EXISTING TRANSIT STOP





# PRELIMINARY RENDERING and PRESCEDENT IMAGES







## APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

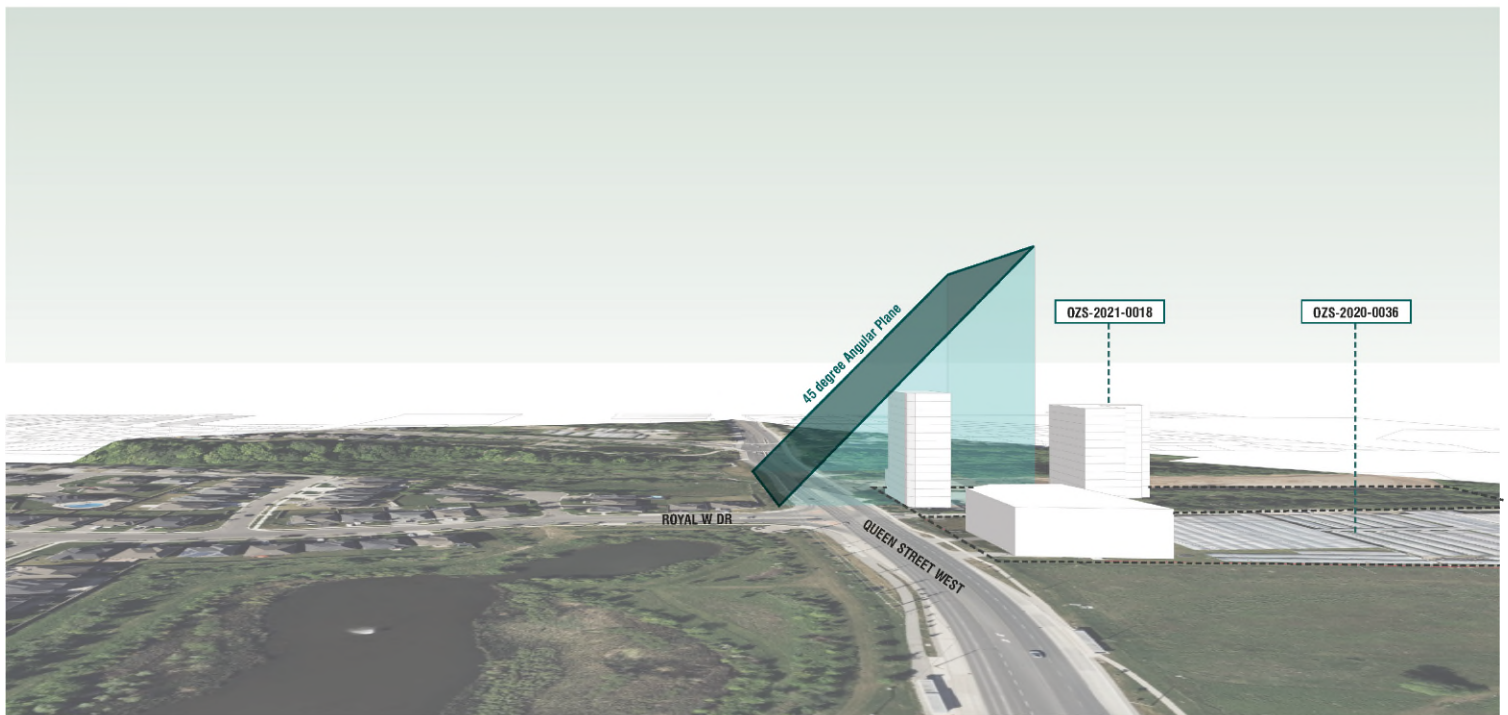
- 1) Boundary and Topographic Plan of Survey
- 2) Architectural Plans
- 3) Urban Design Brief
- 4) Shadow Study
- 5) Landscape Concept Plan
- 6) Tree Inventory and Preservation Plan and Report
- 7) Environmental Impact Study
- 8) Functional Servicing and Storm Water Management Report
- 9) Site Servicing, Grading, and Drainage Plans
- 10) Noise Feasibility Study
- 11) Transportation Impact Study
- 12) Archaeological Assessment
- 13) Planning Justification Report
- 14) Sustainability Score and Summary
- 15) MECP Record of Site Condition



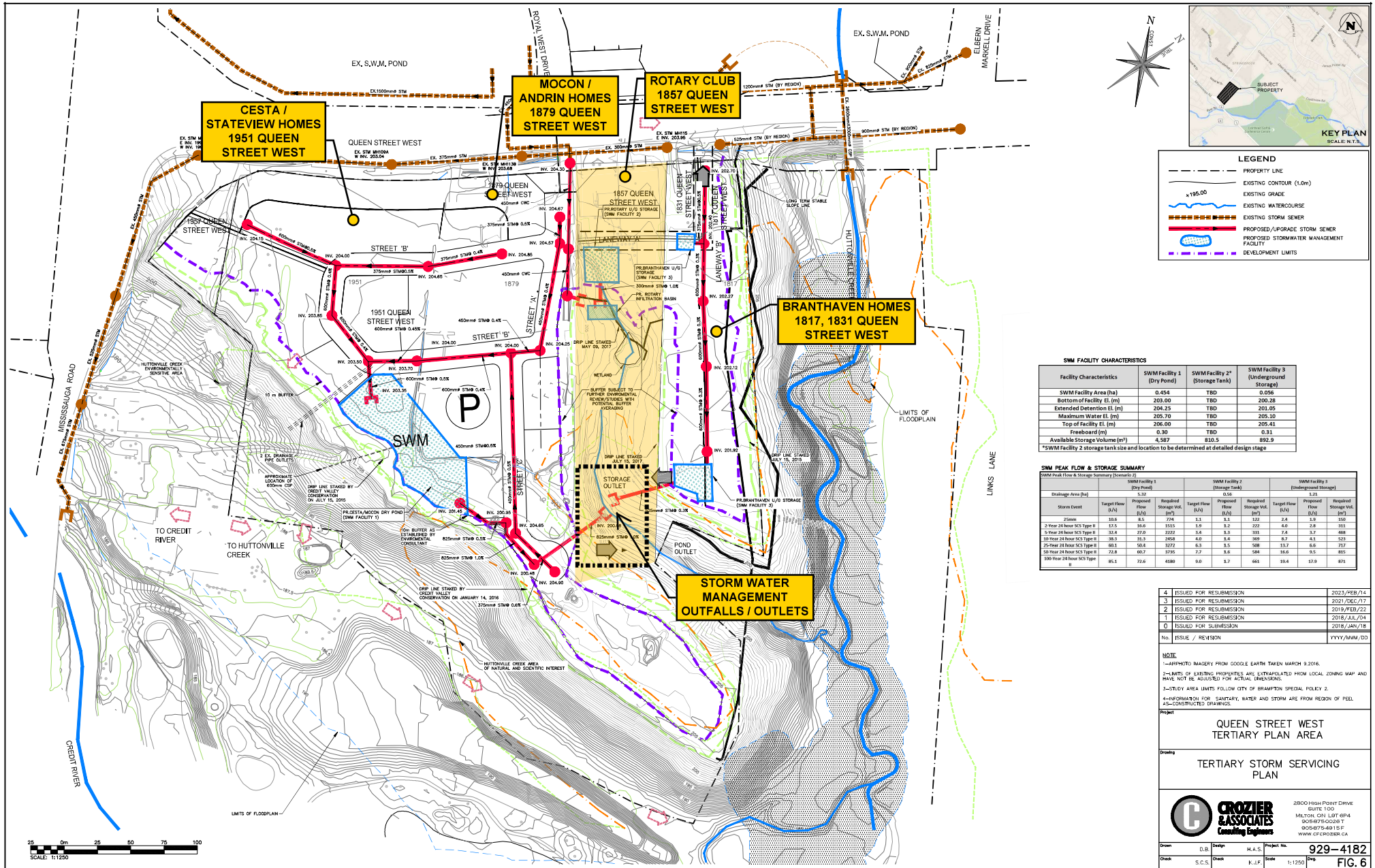
## REDEVELOPMENT HIGHLIGHTS

- ✓ Tertiary Plan ensures the comprehensive development of the greater lands
- ✓ Planning permissions allow flexibility, buildings can be apartment dwelling units or senior residences
- ✓ Apartment Units – 250 Units (estimate)
- ✓ Senior Residence/Residential Care Home – 332 Units (estimate)
- ✓ Assists in the achievement of complete communities
- ✓ Is consistent and conforms to governing planning policies
- ✓ Represents transit-supportive development in the built-up area
- ✓ Adds to the local range and mix of available housing
- ✓ Efficient use of infrastructure and public service facilities
- ✓ Adds potential ridership to the public transit system
- ✓ Landmark building and promotes sustainable development
- ✓ Maintains and protects the natural heritage system and its features
- ✓ Application represents good planning

## QUESTIONS and ANSWERS SESSION



PERSPECTIVE VIEW



**SWM FACILITY CHARACTERISTICS**

Facility Characteristics	SWM Facility 1 (Dry Pond)	SWM Facility 2* (Storage Tank)	SWM Facility 3 (Underground Storage)
SWM Facility Area (ha)	0.454	TBD	0.056
Bottom of Facility EL (m)	203.00	TBD	206.28
Extended Detention EL (m)	204.25	TBD	201.05
Maximum Water EL (m)	205.70	TBD	205.10
Top of Facility EL (m)	206.00	TBD	205.41
Freeboard (m)	0.30	TBD	0.31
Available Storage Volume (m <sup>3</sup> )	4,587	810.5	892.9

\*SWM Facility 2 storage tank size and location to be determined at detailed design stage

**SWM PEAK FLOW & STORAGE SUMMARY**

SWM Peak Flow & Storage Summary (Scenario 2)

Drainage Area (ha)	SWM Facility 1 (Dry Pond)			SWM Facility 2 (Storage Tank)			SWM Facility 3 (Underground Storage)		
	Target Flow (l/s)	Required Storage Vol. (m <sup>3</sup> )	Required Flow (l/s)	Target Flow (l/s)	Required Storage Vol. (m <sup>3</sup> )	Required Flow (l/s)	Target Flow (l/s)	Required Storage Vol. (m <sup>3</sup> )	Required Flow (l/s)
25mm	15.6	8.5	0.74	1.1	1.1	1.1	1.1	1.1	1.1
2 Year 24 hour SCS Type II	11.5	16.6	1515	1.0	1.2	222	4.0	2.8	311
5 Year 24 hour SCS Type II	15.4	27.6	2222	1.4	1.3	311	7.4	3.7	488
10 Year 24 hour SCS Type II	18.1	31.3	2458	4.0	1.4	369	8.7	4.1	533
25 Year 24 hour SCS Type II	46.1	56.4	3372	6.3	1.5	198	13.7	6.6	797
50 Year 24 hour SCS Type II	72.8	60.7	3735	7.7	1.6	584	16.0	9.5	855
100 Year 24 hour SCS Type II	85.1	72.6	4180	9.0	1.7	661	16.4	17.9	871

4	ISSUED FOR RESUBMISSION	2023/FEB/14
3	ISSUED FOR RESUBMISSION	2023/OCT/17
2	ISSUED FOR RESUBMISSION	2019/FEB/23
1	ISSUED FOR RESUBMISSION	2018/JUL/04
0	ISSUED FOR SUBMISSION	2018/JAN/18
No.	ISSUE / REVISION	YYYY/MM/DD

**NOTE:**  
 1-ARCHITECTURE FROM GOOGLE EARTH TAKEN MARCH 9 2016.  
 2-LIMITS OF EXISTING PROPERTIES ARE EXTRAPOLATED FROM LOCAL ZONING MAP AND HAVE NOT BEEN ADJUSTED FOR ACTUAL DIMENSIONS.  
 3-STUDY AREA LIMITS FOLLOW CITY OF BRAMPTON SPECIAL POLICY 2.  
 4-INFORMATION FOR SHADY, WATER AND STORM ARE FROM REGION OF PEEL AS-CONSTRUCTED DRAWINGS.

**Project**  
 QUEEN STREET WEST  
 TERTIARY PLAN AREA

**Drawn**  
 TERTIARY STORM SERVICING  
 PLAN

**Scale**  
 1:1250

**Project No.**  
 929-4182

**Drawn**  
 D.B.

**Checked**  
 S.C.S.

**Design**  
 H.A.S.

**Project**  
 R-J-F

**Date**  
 1:1250

**FIG. 6**

**CROZIER & ASSOCIATES**  
 Consulting Engineers

2800 HIGH POINT DRIVE  
 SUITE 100  
 MILTON, ON L9T 6P4  
 905.875.0026 T  
 905.875.4915 F  
 WWW.CFCROZIER.CA

## **ROTARY SUPPORTS 'SERVICE ABOVE SELF'**

The Rotary Club of Brampton Glen Community Centre is a “Not-for-Profit” organization which has been providing community service in the City of Brampton since 1940. They purchased 1857 Queen Street West in 1997.

The Rotary Club has contributed to the City of Brampton in numerous ways, benefitting children, youth and seniors. The following is a list of community contributions and projects:

- Rib 'n' Roll Fundraiser
- Santa Claus Parade (Presenting Sponsor)
- Movember and Curling Bonspiel for the Heart and Stroke Foundation
- Rotaract Club and Interact Clubs
- Canadian Cancer Society
- Easter Seals
- Peel Children’s Centre
- Peel Literacy Guild
- Brampton Symphony
- Safe City Brampton
- Gage Park Enhancement – \$302,000.00
- Gage Park Skating Trail (1981) – \$250,000.00
- Sheridan College of Applied Arts and Technology – \$250,000.00
- Peel Memorial Centre for Integrated Health and Wellness – \$500,000.00
- Brampton YMCA Swimming Pool – \$500,000.00
- Century Gardens Community Recreational Centre
- Student Scholarships – Brampton Secondary Schools and Sheridan College
- Immunization Programs – Worldwide Eradication of Polio
- St. Leonard's House – \$500,000.00
- Rutherford Bingo, Assorted Benefactors – \$2,000,000.00
- Century Gardens (1970's) – \$50,000.00
- ErinoakKids – \$50,000.00
- Peel Memorial Hospital (1992-96) – \$100,000.00/year for first CT Scanner
- Brampton and Caledon Community Foundation (BACCF) – \$100,000.00
- Food banks, shelters, scholarships, individuals who need support (like wheelchairs), high school Interact programs – \$20,000 - \$30,000.00 per annum.