

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To facilitate the development of a 12-storey residential building at:

1286, 1298, 1300, 1306 Queen Street West

City of Brampton File: OZS-2023-0024

Application by:

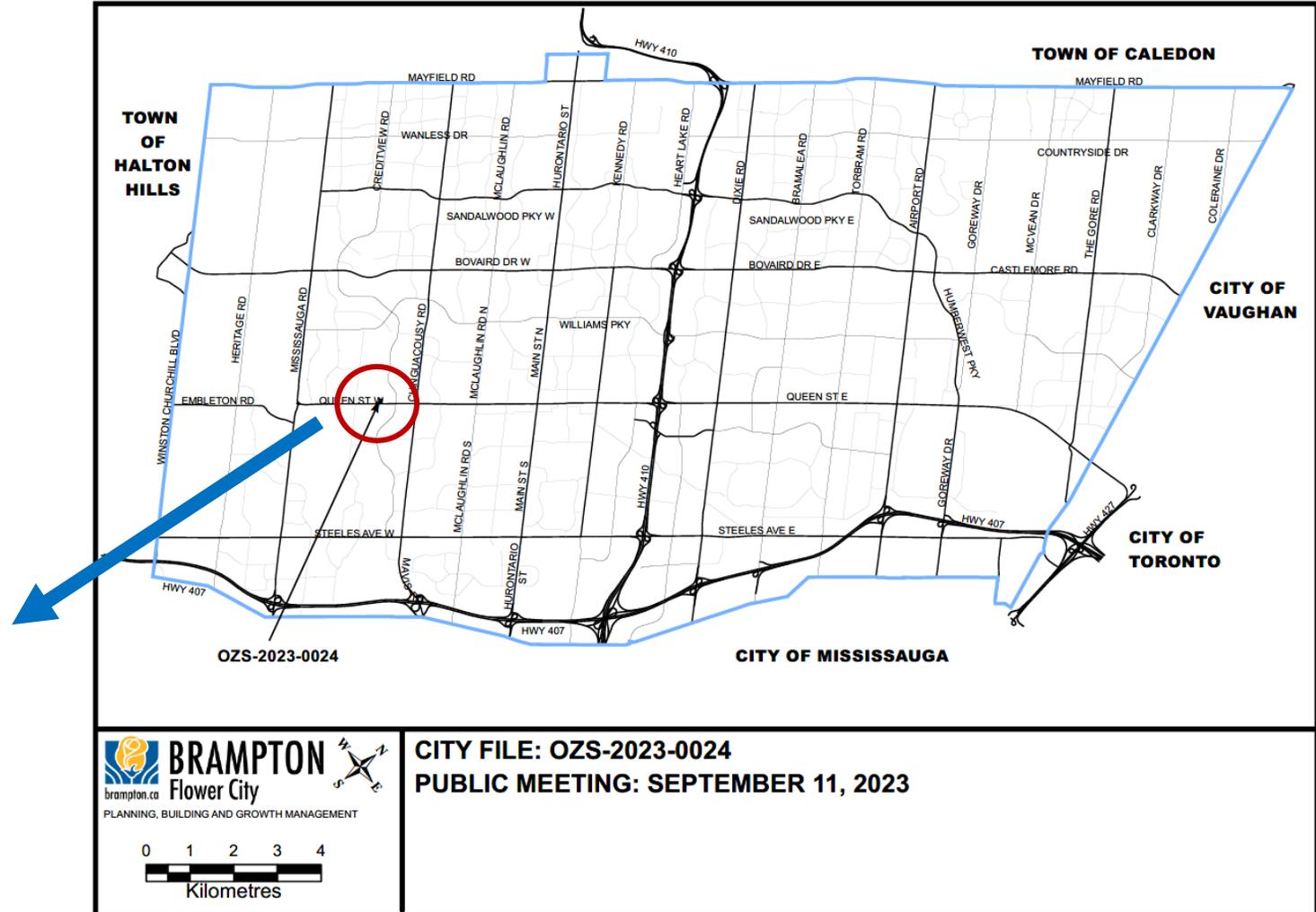
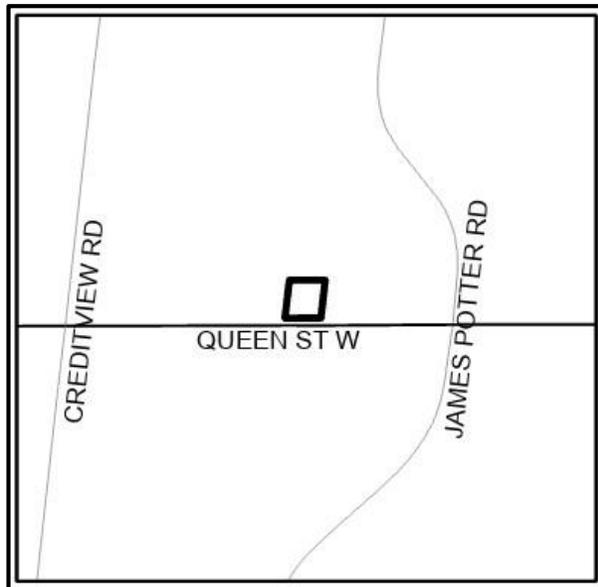
GAGNON WALKER DOMES LTD. on behalf of **2811135 ONTARIO INC., 2803832 ONTARIO INC.**

WARD : 5

REGIONAL COUNCILLOR: ROWENA SANTOS

CITY COUNCILLOR: PAUL VINCENTE

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Single-detached houses and woodlot (Christopher Stork Woods); beyond which is a stormwater management pond;

South: Queen Street West, beyond which are single-detached houses;

East: Douglas Road (unbuilt) and Covina Road (cul-de-sac); beyond which are low-rise commercial uses, single-detached houses and James Potter Road; and,

West: Single-detached house, beyond which are the Springbrook Creek and woodlot.

Legend

| | | | | | | | |
|---|--------------|---|--------------|---|---------------|---|------|
|  | SUBJECT LAND |  | AGRICULTURAL |  | INSTITUTIONAL |  | ROAD |
|  | COMMERCIAL |  | OPEN SPACE |  | UTILITY | | |
|  | INDUSTRIAL |  | RESIDENTIAL | | | | |



AREA CONTEXT



SITE PHOTOS



View of the Subject Site from the Southeast
Unbuilt “Douglas Road” in the foreground to the right; Queen Street West to the left



View of the Subject Site from the Southwest
Queen Street West in the foreground;
Angelgate Road intersection to the right

SITE PHOTOS



**View of the Subject Site from the Northeast
(Convina Road cul-de-sac)**

Unbuilt “Douglas Road” in the foreground to the bottom left



**View of the Subject Site Further from the
Northeast**

Covina Road and cul-de-sac in the foreground

DEVELOPMENT PROPOSAL

An Application to Amend the Official Plan and Zoning By-law:

To facilitate the development of a 12-storey mid-rise residential building that is serviced by a private access road on the subject site. A public access easement will be required for the private access road.



DEVELOPMENT PROPOSAL

The proposal further includes / entails the following:

- 265 residential suites, with the type breakdown as:
 - 1-Bedroom: 24 suites (9%)
 - 1 Bedroom + Den: 24 suites (9%)
 - 2 Bedroom: 157 suites (59%)
 - 2-Bedroom + Den: 32 suites (12%)
 - 3-Bedroom: 28 suites (11%)
- Building Height: 12 storeys (approximately 39.0 m excluding mechanical penthouse)
- Total Gross Floor Area (GFA): 21,592 m² (232,410 ft²) GFA;
- Floor Space Index (FSI): 2.98 times the area of the site
- Proposed parking provision:
 - 346 vehicular parking spaces contained in three levels of underground parking garage; and,
 - 160 bicycle parking spaces.



SOUTH ELEVATION 1
Scale: 1 : 200 ZBA-A17



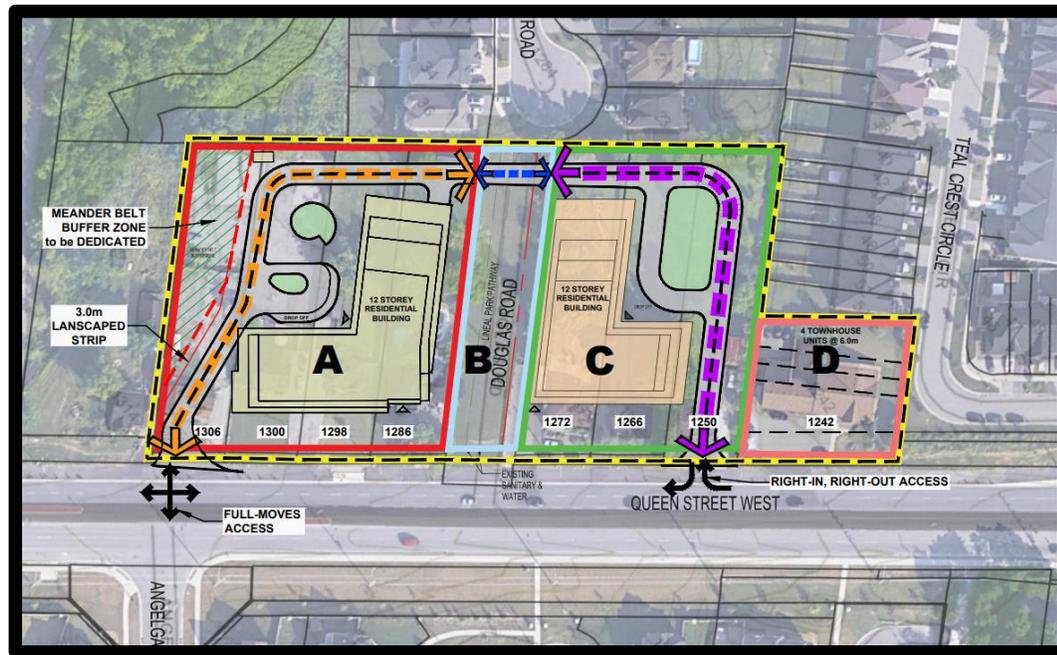
WEST ELEVATION 2
Scale: 1 : 200 ZBA-A17

DEVELOPMENT PROPOSAL: PROPOSED TERTIARY PLAN

Tertiary Plan

Required in accordance to OP S. 5.35.

- Detailed land use study to guide (re)development in a consistent manner within a specified area.
- Once endorsed by Council, any future applications within the bounded area must have regard for the Tertiary Plan.
- Current Status:
 - The Applicant has submitted a proposed Tertiary Plan as part of the development application.
 - Under review; final version will be included as part of the Final / Recommendation Report.



LEGEND

- TERTIARY PLAN BOUNDARY
- PARCEL A - SUBJECT LANDS (BASSI - 1286, 1298, 1300, and 1306 QUEEN STREET WEST)
- PARCEL B - DOUGLAS ROAD LANDS (CITY OF BRAMPTON)
- PARCEL C - INDIVIDUAL LANDOWNERS (1250, 1266, and 1272 QUEEN STREET WEST)
- PARCEL D - ANIMAL CARE CLINIC (1242 QUEEN STREET WEST)

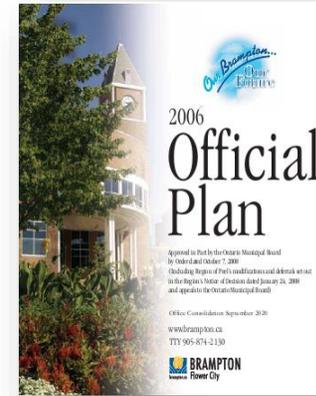
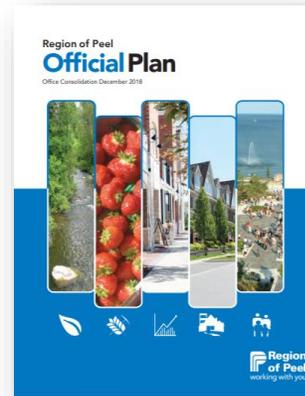
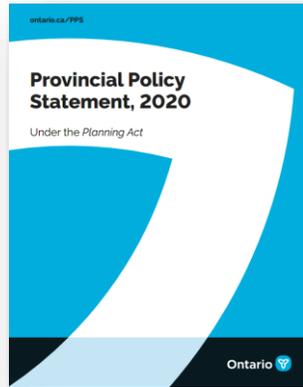
- EASEMENT - SUBJECT LANDS
- EASEMENT - DOUGLAS ROAD LANDS
- EASEMENT - 1250, 1266, and 1272 QUEEN STREET WEST

- 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.

PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

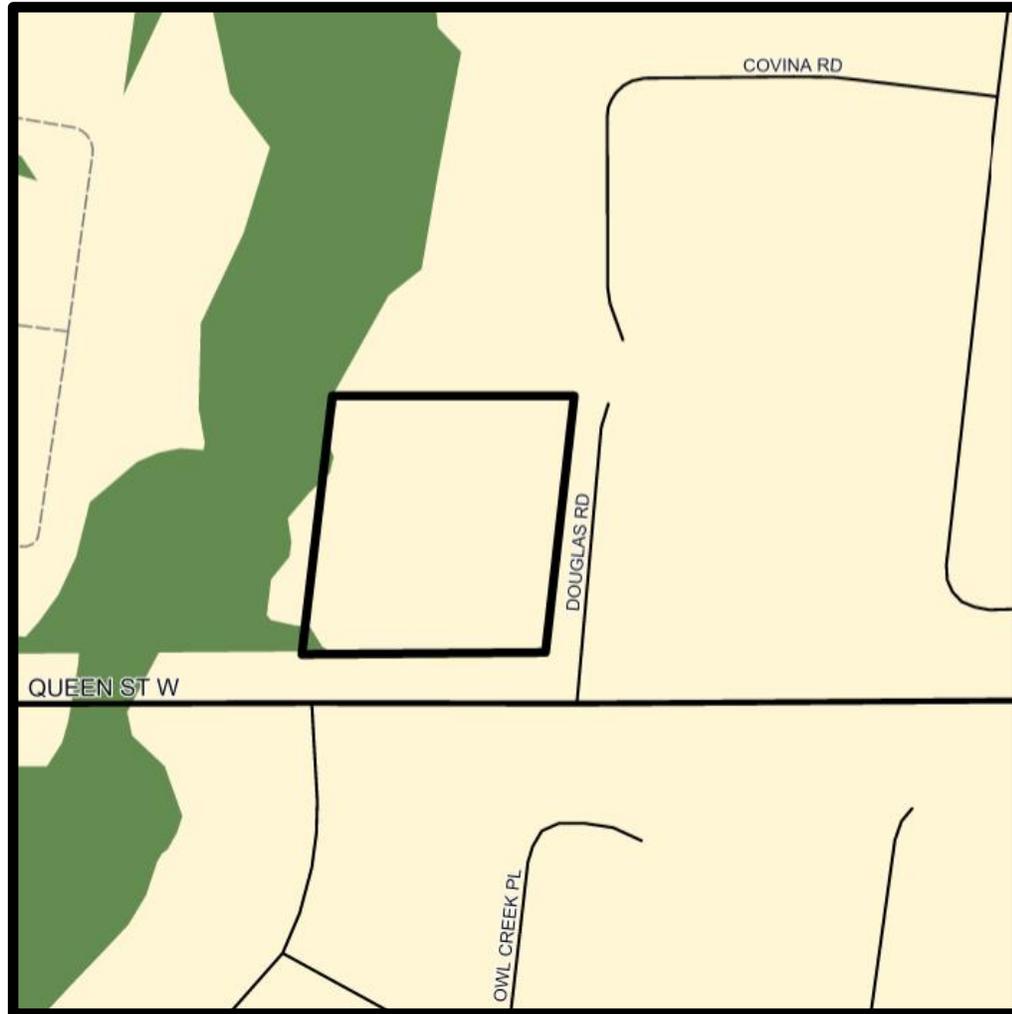
- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram West Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN

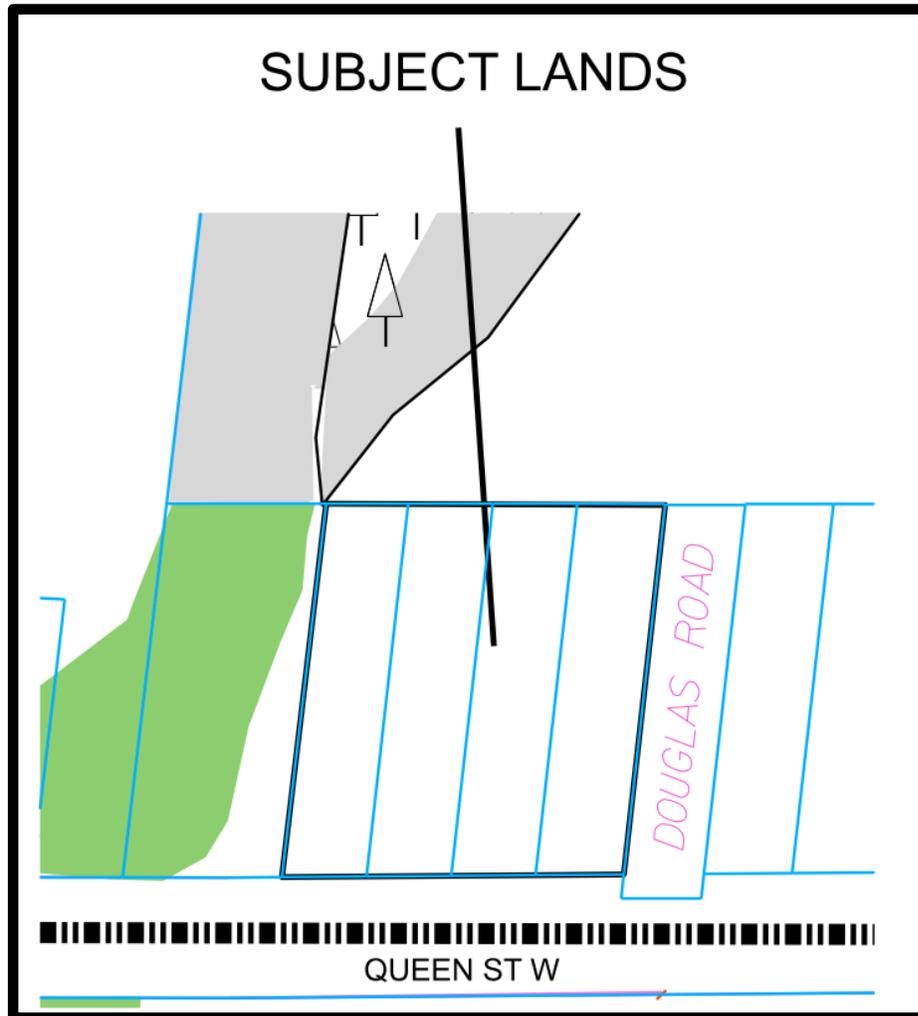


- **OP Land Use Designation:** “Residential” (Schedule A – General Land Use Designations)
- An amendment to the Official Plan is **not** required.



■ OPENSOURCE ■ RESIDENTIAL

CURRENT PLANNING CONTEXT: SECONDARY PLAN



Credit Valley Secondary Plan (SP 45(A))

- **Designation:** “Low Density 2 Residential”
- An amendment to the Secondary Plan is **required**.



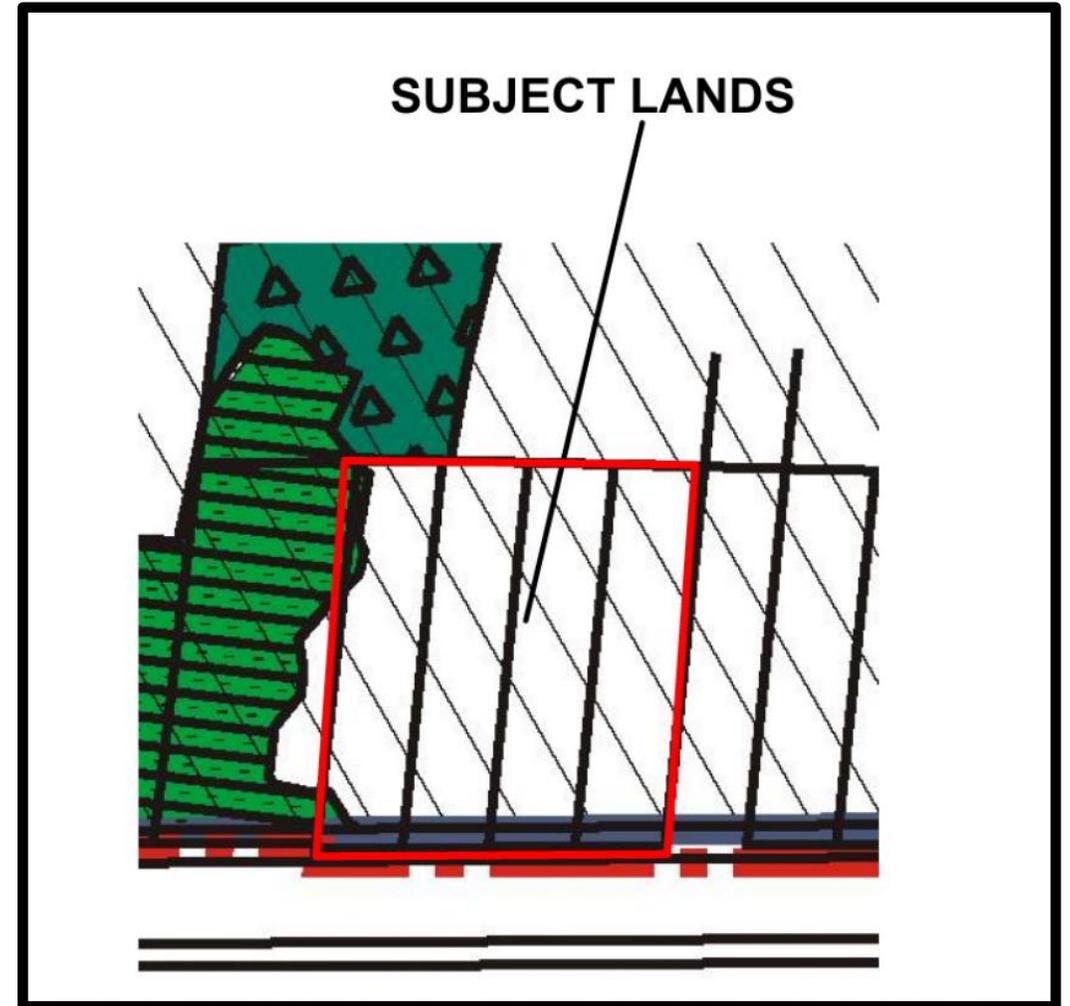
- RESIDENTIAL
- Low Density 2
- OPEN SPACE
- Primary Valleyland
- Secondary Valleyland
- Significant Woodlots
- INFRASTRUCTURE
- Collector Roads

CURRENT PLANNING CONTEXT: BLOCK PLAN

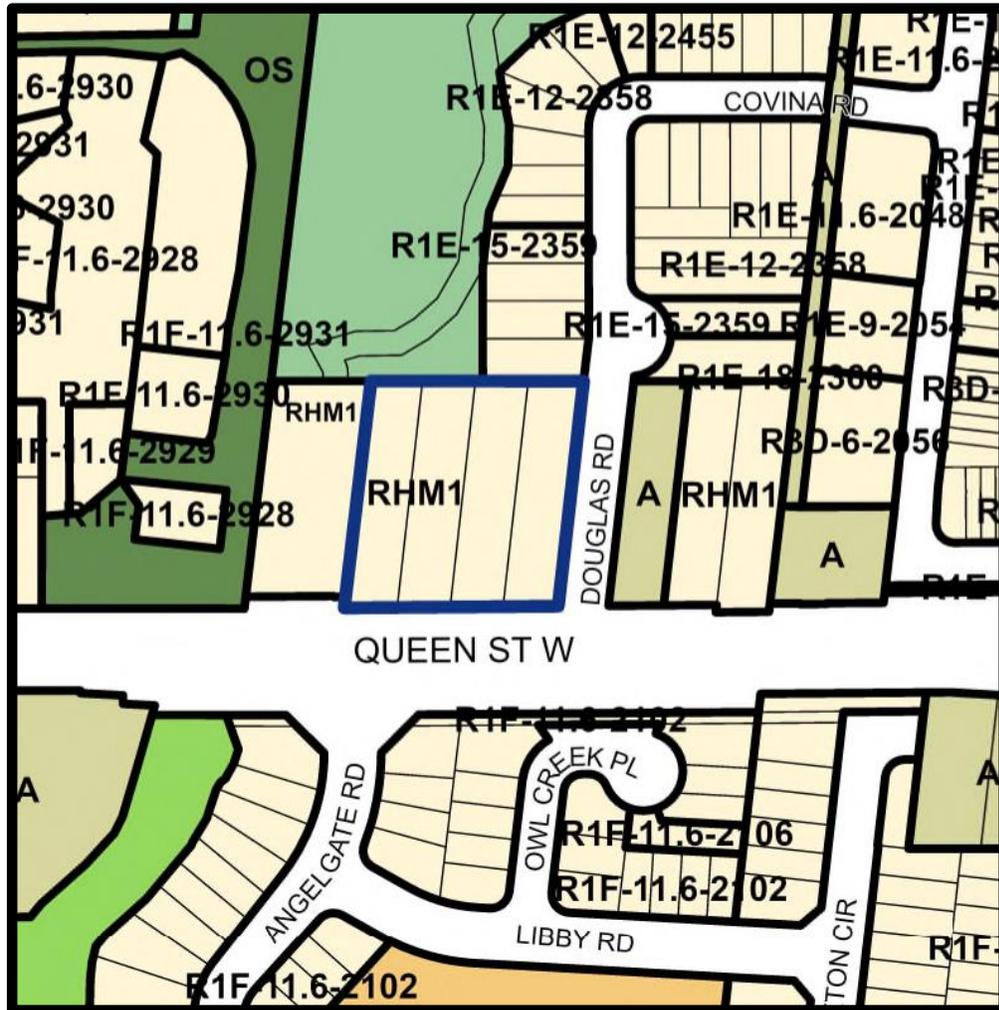
Sub Area 45-3 Block Concept Plan

- “Area Subject to Tertiary Plan”
- A draft Tertiary Plan was submitted as part of the subject site’s development application.
- An amendment to the Block Plan is **not** required.

| | | | |
|---|------------------------|---|-------------------------------|
|  | RESIDENTIAL | | |
|  | STORM WATER MANAGEMENT | | |
|  | SCHOOL |  | SUBJECT LAND |
|  | PARK | | |
|  | VALLEY |  | HERITAGE |
|  | WOODLOT |  | PLACE OF WORSHIP |
|  | COMMERCIAL |  | AREA SUBJECT TO TERTIARY PLAN |



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone:

Residential Hamlet One (RHM1)

- **Land Use Permissions:**

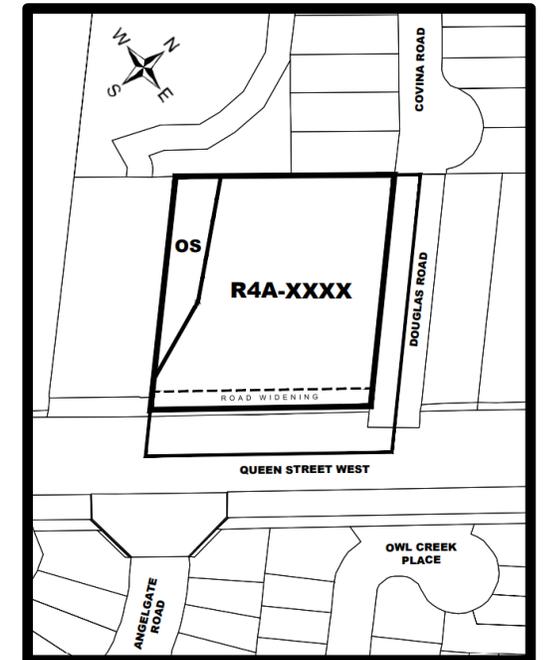
- Single detached dwelling
- Supportive housing residence type 1
- Selected non-residential uses including:
 - Accessory uses
 - Place of worship
 - Public or private school
 - Nursery home
 - Greenhouse or nursery

An amendment to the Zoning By-law **is required**.



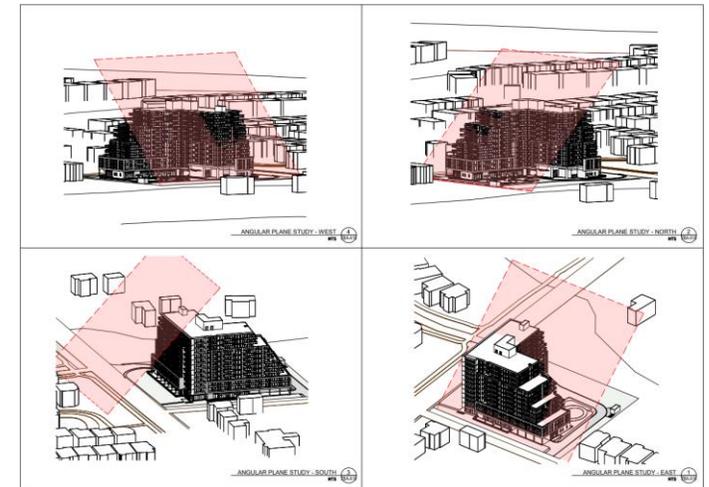
PROPOSED ZONING BY-LAW AMENDMENT

| Proposed Zones | Highlights of Proposed Zoning |
|---|---|
| <p>RESIDENTIAL APARTMENT A, SECTION XXXX ('R4A-XXXX')</p> | <ul style="list-style-type: none"> • Minimum Front Yard Depth: 3.0 m • Minimum Rear Yard Depth: 10.0 m • Minimum Exterior Side Yard Depth: 6.0 m |
| <p>OPEN SPACE ('OS')</p> | <ul style="list-style-type: none"> • Minimum Interior Side Yard Depth: 15.0 m to OS zoned lands • Maximum Lot Coverage: 35% • Maximum Floor Space Index (FSI): 3.0 • Minimum Landscaped Open Space: 40% • Maximum Building Height: 12 storeys • Minimum Ground Floor Height: 4.5 m • Maximum Number of Dwelling Units: 265 |



KEY ISSUES / CONSIDERATIONS

- Appropriate integration, scale and compatibility of proposed development within the surrounding area, including:
 - Built form (building height, massing, setbacks and step-backs) and site layout;
 - Transition to existing low-rise residential neighbourhood to the north and south of the site;
 - Intensity of use within the current and planned context; and,
 - Site circulation and servicing.
- Appropriate Queen Street West frontage and streetscape design.
- Potential impact on future vehicular access of other lands within the Tertiary Plan area.
- Future consideration for the unbuilt Douglas Road and neighbourhood permeability with respect to Covina Road.



*** Applicant submitted architectural rendering and 45-Degree Angular Plane Assessment*

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – July 24th, 2023

Circulation to commenting departments and agencies

Notice of statutory 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

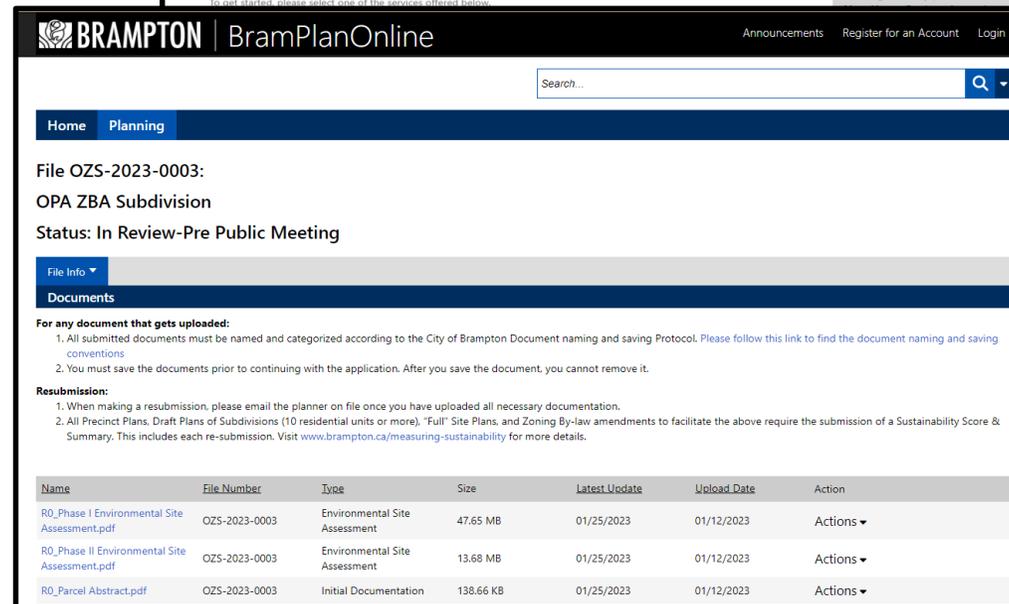
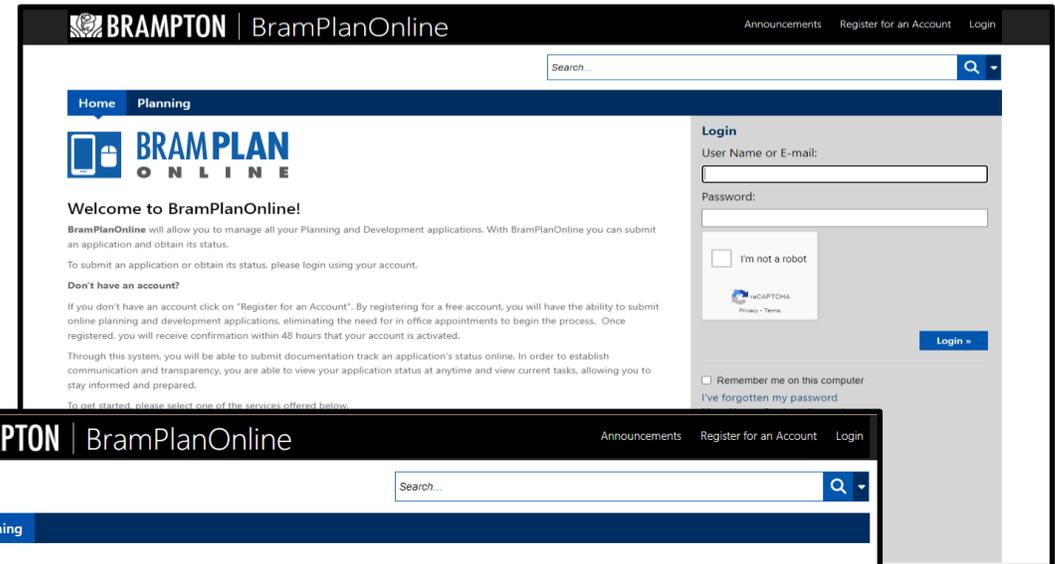
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0024**.
3. On the [OZS-2023-0024 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner Contact Information:**

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City of Brampton

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- **Applicant Contact Information:**

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Thank you!