

Public Information Meeting

**APPLICATION TO AMEND THE ZONING BY-LAW
241 QUEEN STREET EAST**

City of Brampton file: OZS-2023-0021

Application by:

HAMPTON DEVELOPMENT CORP and SGL PLANNING & DESIGN INC.

WARD : 3

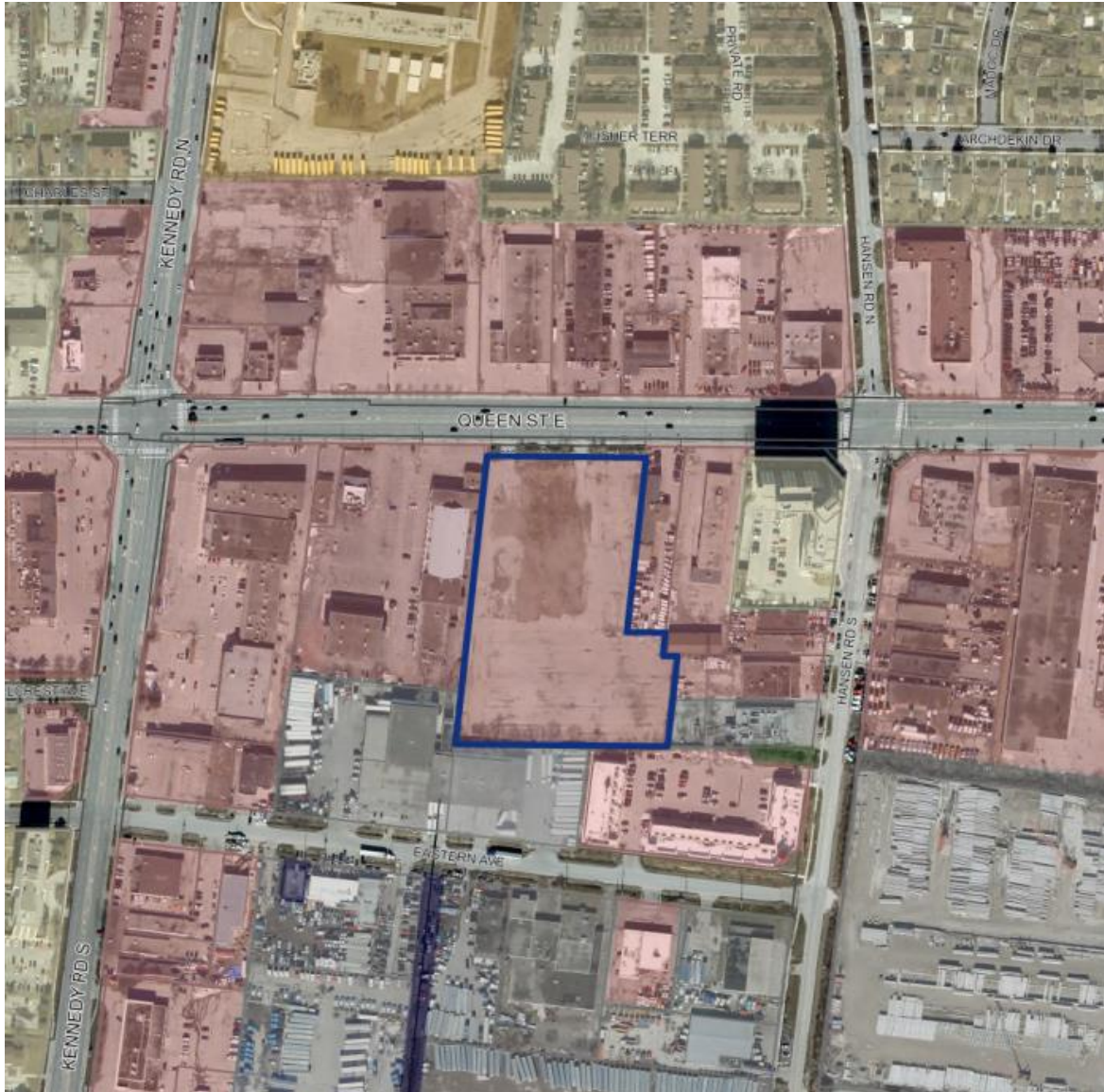
REGIONAL COUNCILLOR: Martin Medeiros

CITY COUNCILLOR: Dennis Keenan

Location of Subject Property



Area Context



North: Commercial, Institutional and Residential

South: Industrial

East: Commercial

West: Commercial

Legend

 SUBJECT LAND	 Industrial	 Residential
 Agricultural	 Institutional	 Utility
 Commercial	 Open Space	



Area Context



Site Photos



The site, looking South from Queen Street East



The site looking East from Queen Street East



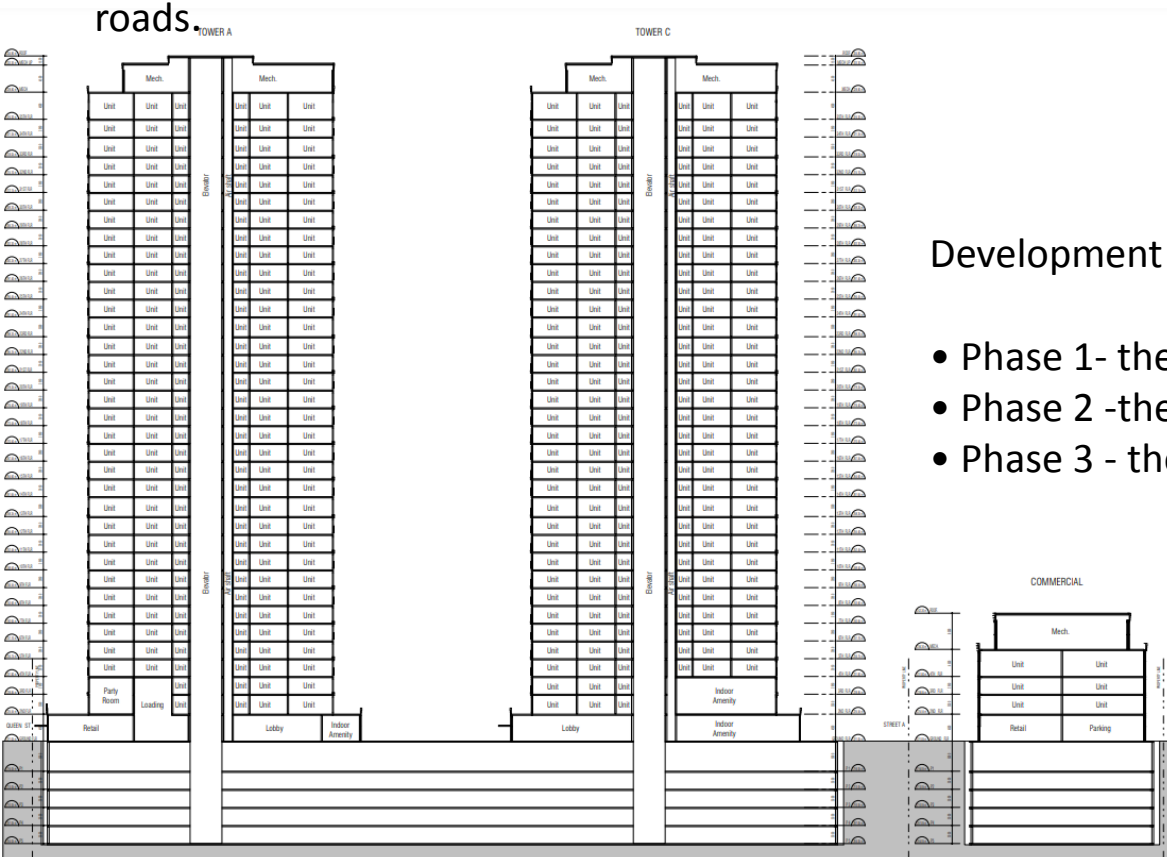
The site, looking South West from Queen Street East



The site looking West from Queen Street East

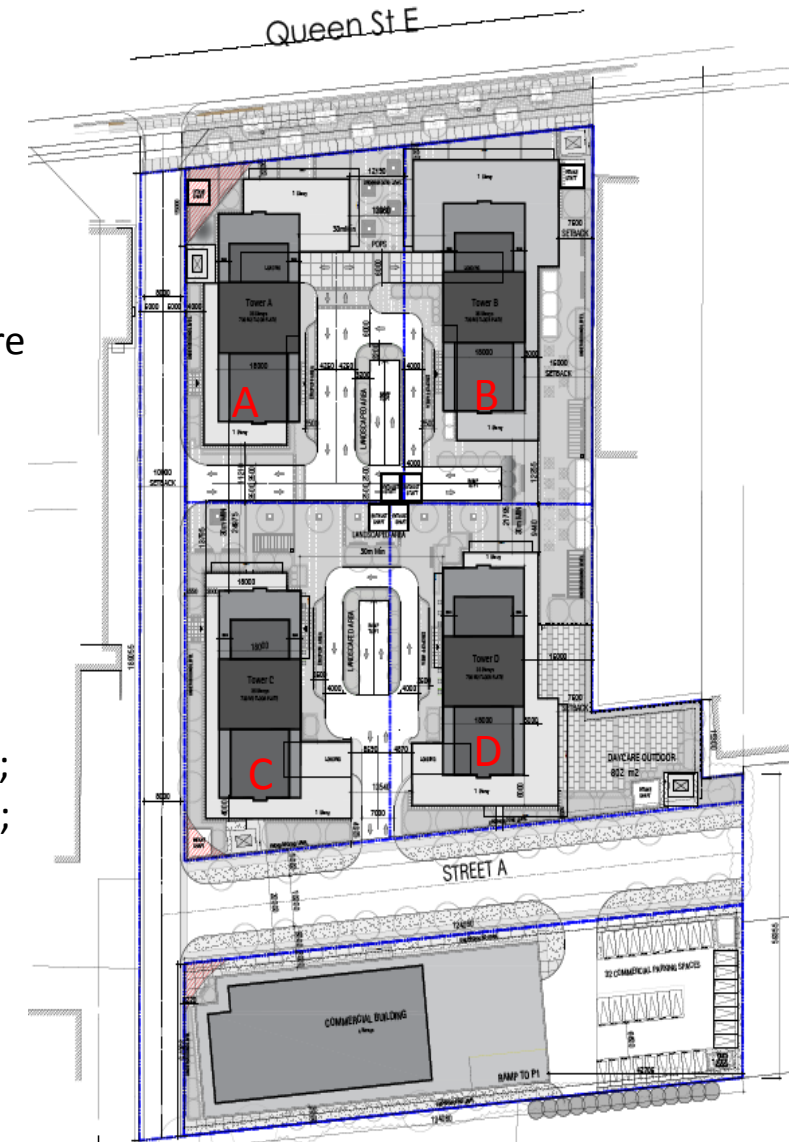
Development Proposal

- Four 35-storey apartment buildings (Towers A, B, C, D)
- 879 m² of retail at grade in the two northern buildings (Tower A, B)
- 7,085 m² of commercial /office space (Commercial Building)
- 400 m² of daycare in the southeastern building (Tower D)
- New east-west road and a portion of a new north-south road will connect to a network of future roads



Development is set to occur in three phases:

- Phase 1- the development of Towers A and B;
- Phase 2 -the development of Towers C and D;
- Phase 3 - the development of Office Building



Development Proposal

The following are further details on the proposal:

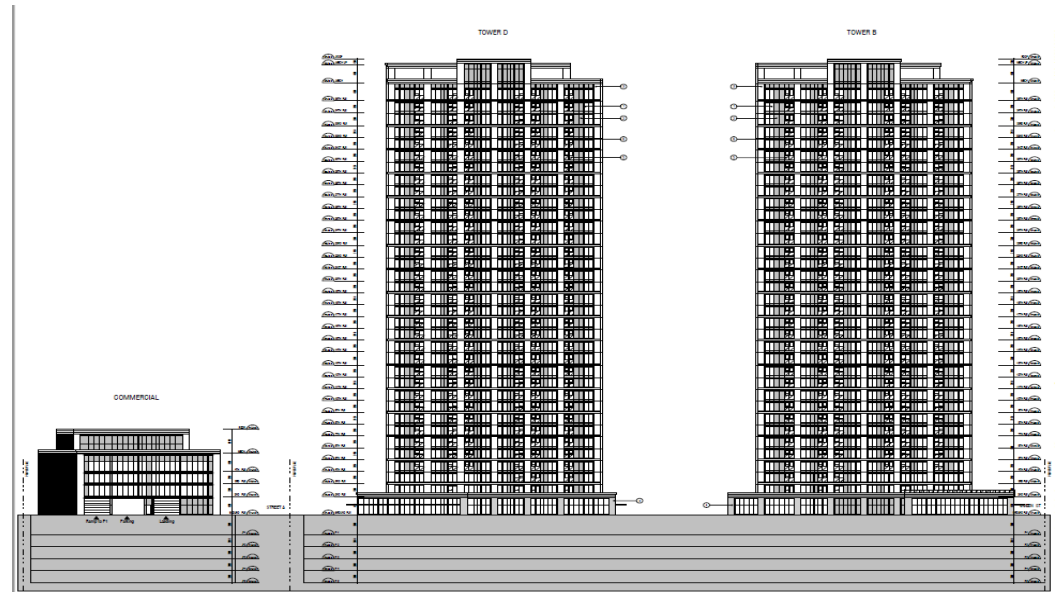
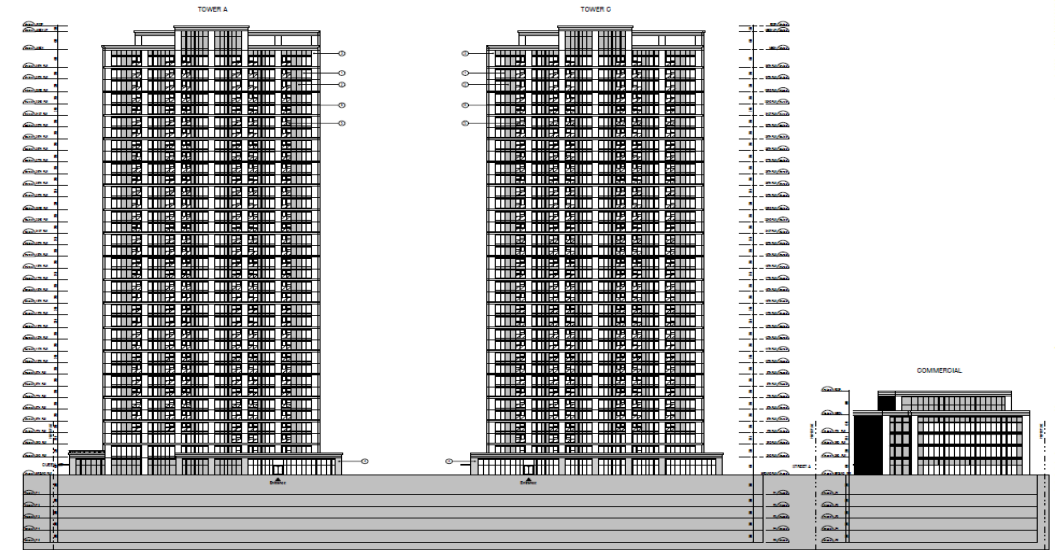
Lot Area: 1.69 hectares (4.18 acres)

Gross Floor Area: 101,430 sq.m (1,091,795 sq.ft)

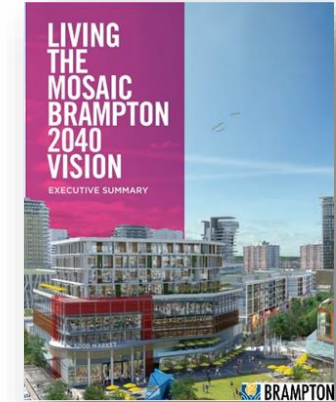
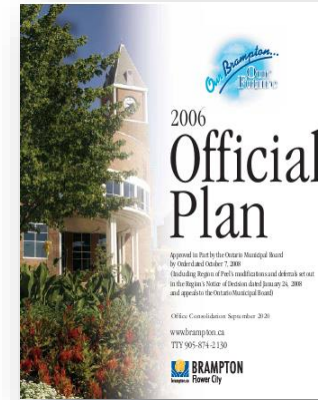
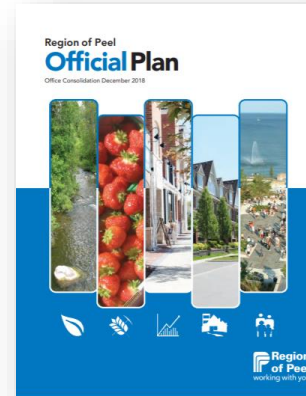
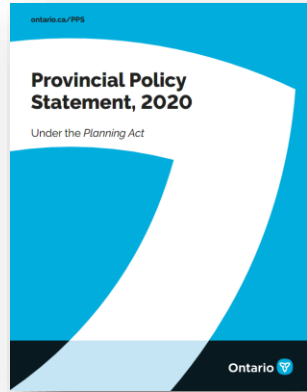
- Residential – 93,066 sq.m (1,001,754 sq.ft)
- Non-Residential- 8,364 sq.m (90,029 sq. ft)

Residential Units: 1,586

Floor Space Index (FSI): 5.99



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
- Queen Street Corridor Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

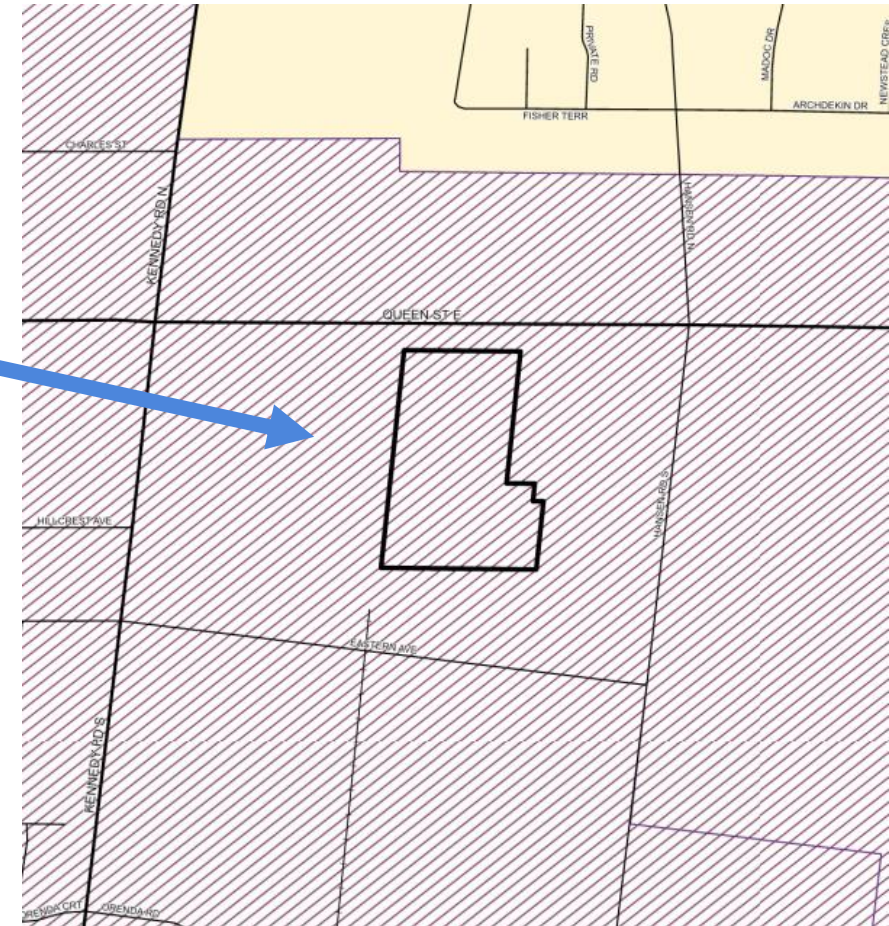
Current Planning Context: Official Plan

The property is designated as “Central Area” on Schedule A – General Land Use Designations, and permits:

- Residential
- Commercial
- Employment

The lands are located within the Urban Growth Centre and delineated boundaries of the Kennedy “Primary” MTSA.

An amendment is not required to facilitate the proposed development.



Current Planning Context: Secondary Plan

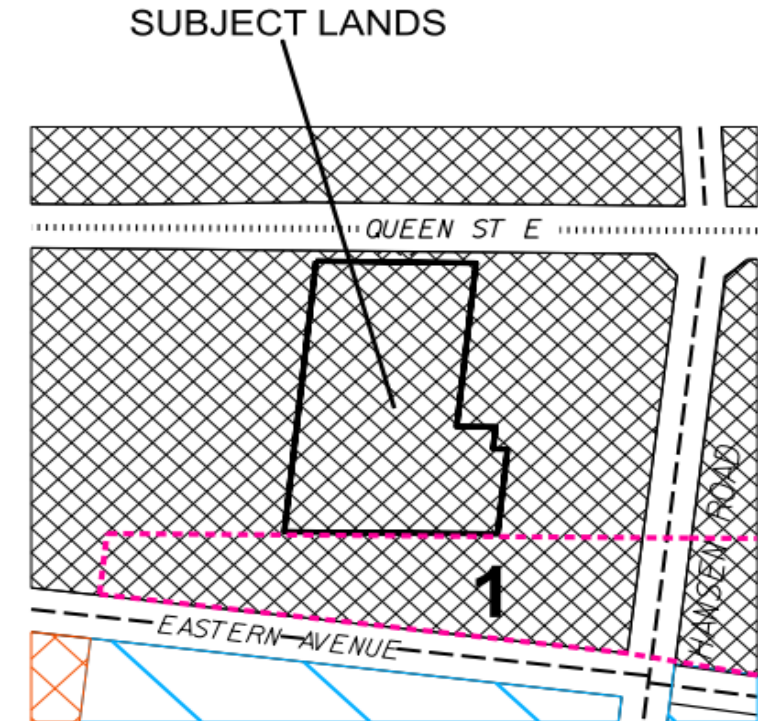
Queen Street Corridor Secondary Plan 36 (A)

Designated as 'Central Area Mixed Use'.

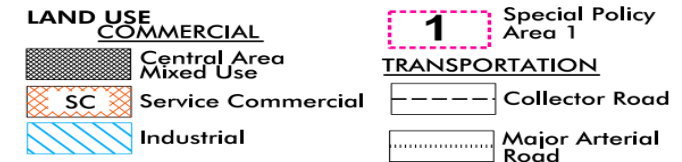
Facilitates the evolution of the corridor from an automobile-oriented commercial corridor to a higher-density, pedestrian- and transit-oriented, bicycle-friendly, mixed-use corridor by balancing the needs of existing businesses with the need to ensure that their redevelopment and intensification opportunities are not precluded, and proposes improvements to existing local road networks and development of new public roads.

– *Queen Street Corridor Secondary Plan*

An amendment to the Secondary Plan is not required.



EXTRACT FROM SCHEDULE SP36(A) OF THE DOCUMENT KNOWN AS THE QUEEN STREET CORRIDOR SECONDARY PLAN



Current Planning Context: Zoning By-law

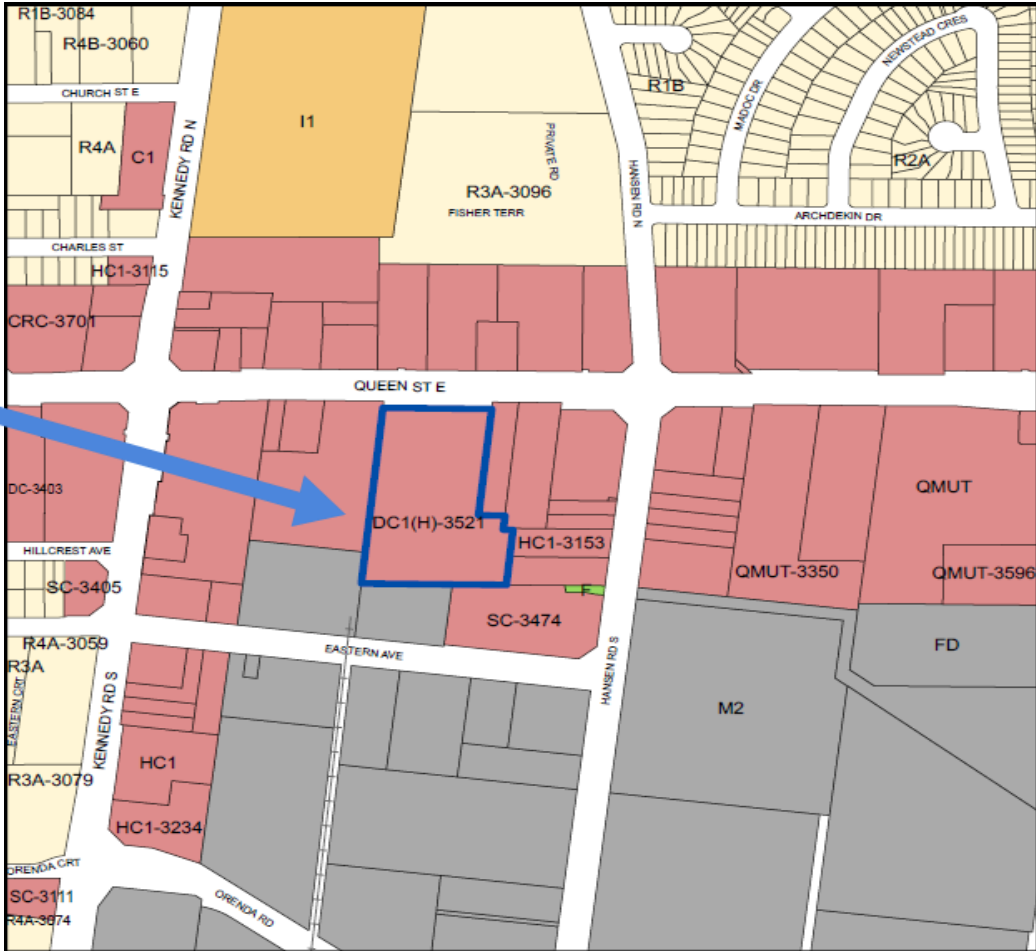
Downtown Commercial One, Special Section 3521

The subject site is zoned Downtown Commercial One, Special Section 3521 (DC1 (H)-3521).

This permits a range of uses including:

- Medical Office uses
- Ambulatory Surgery Clinic
- Accessory Commercial uses located in the same building as the Medical Office use
- A Nursing Home, Retirement Home or Senior Citizen Residence (these uses are subject to the lifting of the “H provision”).

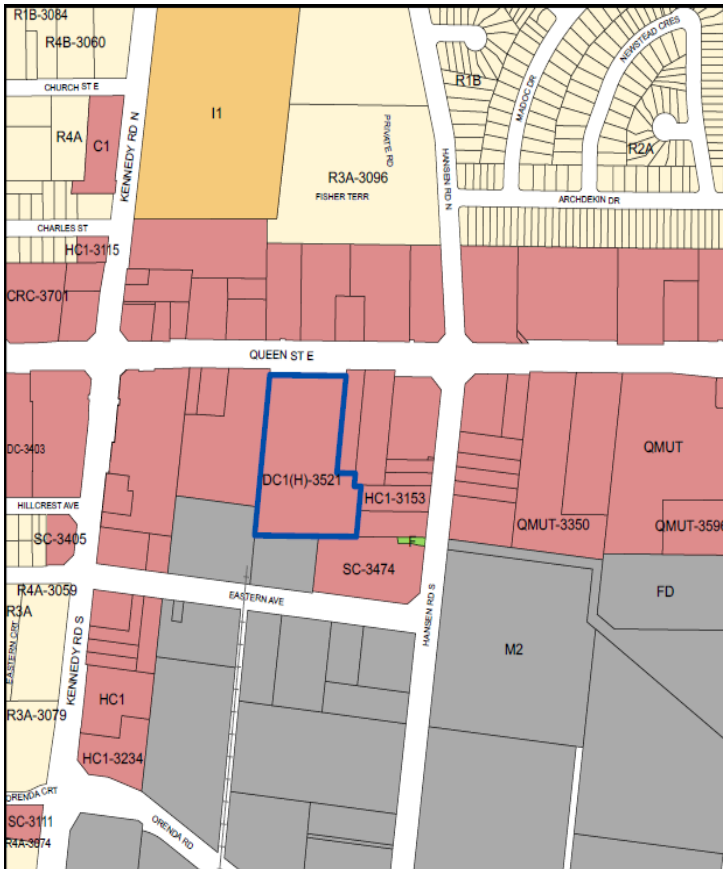
An amendment to the Zoning By-law is required to permit the proposed uses.



 SUBJECT LAND	 FLOODPLAIN	 OPEN SPACE
 AGRICULTURAL	 INDUSTRIAL	 RESIDENTIAL
 COMMERCIAL	 INSTITUTIONAL	

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will rezone the subject lands from 'Downtown Commercial One, Special Section 3521 (DC1-3521)' to 'Downtown Commercial One, Special Section XXXX (DC1-XXXX)'.



Proposed Zone	Highlight of proposed Zone
<ul style="list-style-type: none"> • Downtown Commercial One, Special Section – XXXX (DC1-XXXX) 	<ul style="list-style-type: none"> • To delete all of the existing provisions within Special Section 3521, as they are specific to a medical development that was formerly approved for the site. • To replace Special Section 3521 provisions with a mixed use site-specific development standards for the proposal. • Uses permitted in the DC1 Zone. • Maximum height 35 storeys. • FSI: 5.99. • Maximum setback to Queen Street: 7 m. • Underground Parking Setback: 0 m.

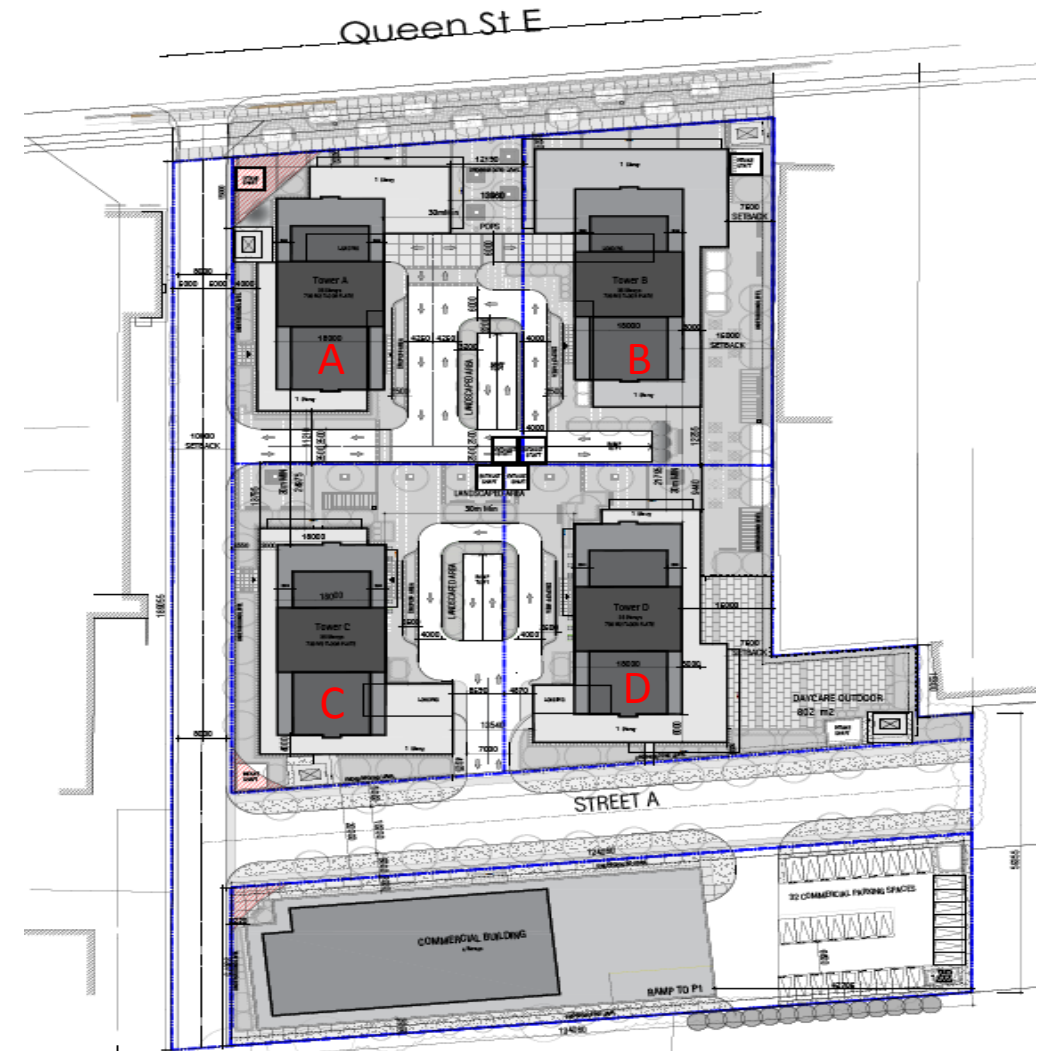
Key Issues & Considerations

Issues:

- There are regional servicing capacity issues for the site.
- Amount of green-space and vegetation proposed at grade and on the podium, limits the development from achieving a strong sense of character and place-making experiences.
- Layout of buildings need to achieve human-scale design elements in relation to road network and POPS area.
- Upon the ultimate construction of the north-south road (Street B), all site access to/from the north-south will be closed during reconstruction.
- Adjacent industrial uses may impact the development.

Consideration:

- The property is located in an area intended for intensification.
- The property is located within the delineated boundaries of the Kennedy “Primary” Major Transit Station Area.
- Site is not located adjacent to mature residential areas, where there would be immediate impacts to residents.
- Development will be coordinated in an orderly and phased approach, as it relates to the provision of transportation, servicing and other infrastructure requirements.



Planning Process: Current Status

Notice of complete application – June 22, 2023

Circulation to departments and agencies

Notice of public meeting – Sept 25th, 2022

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

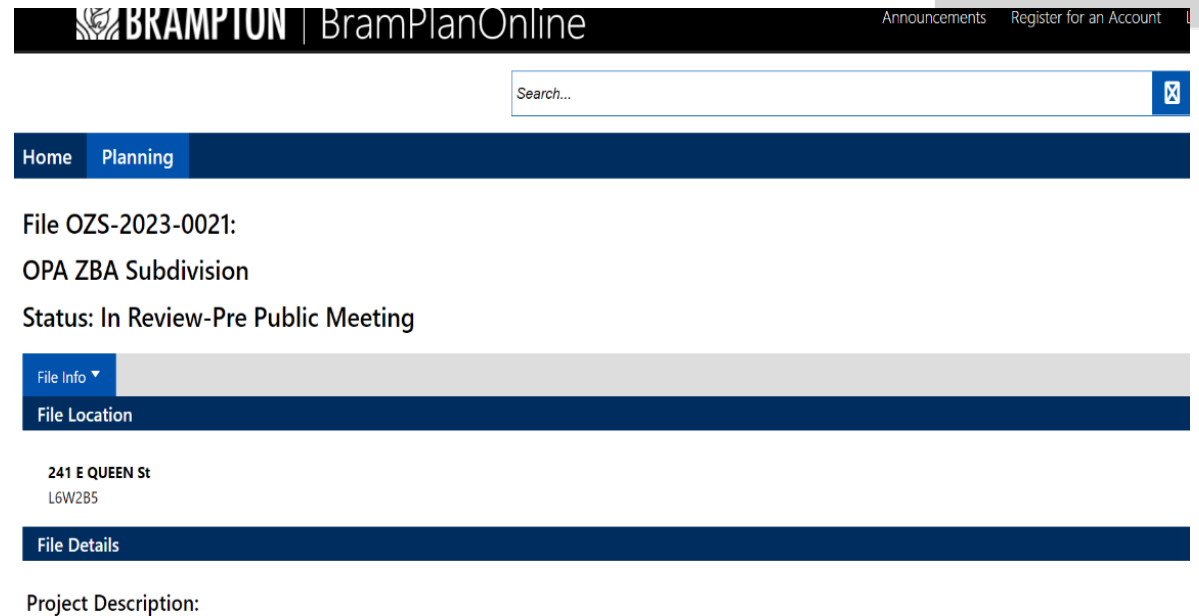
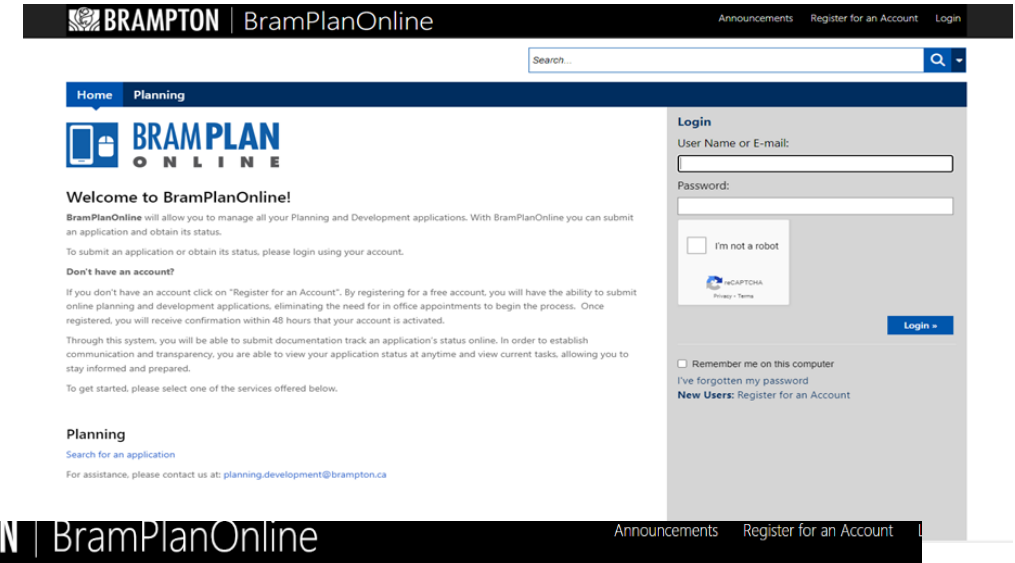
Recommendation/Final report

Appeal period

Accessing More Information About The Proposal

More information on the development proposal, including the full plans and supporting studies submitted by the applicant can be found on the BramPlan Online portal. The information can be found by:

1. Click [here](#) to access [BramPlan Online](#):
2. Type the **file number** in the required field:
File Number: OZS-2023-0021.
3. On the [OZS-2023-0021 file page](#) click:
The File Info Tab, and click documents to review all application drawings and documents.



Additional Information

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the [MEETINGS](#) and [AGENDAS](#) page.

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- **Applicant information:**

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Thank you!