

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

TO FACILITATE THE DEVELOPMENT OF A PUBLIC YOUTH SHELTER:

1358 Queen Street West

City of Brampton File : OZS-2023-0027

Application by:

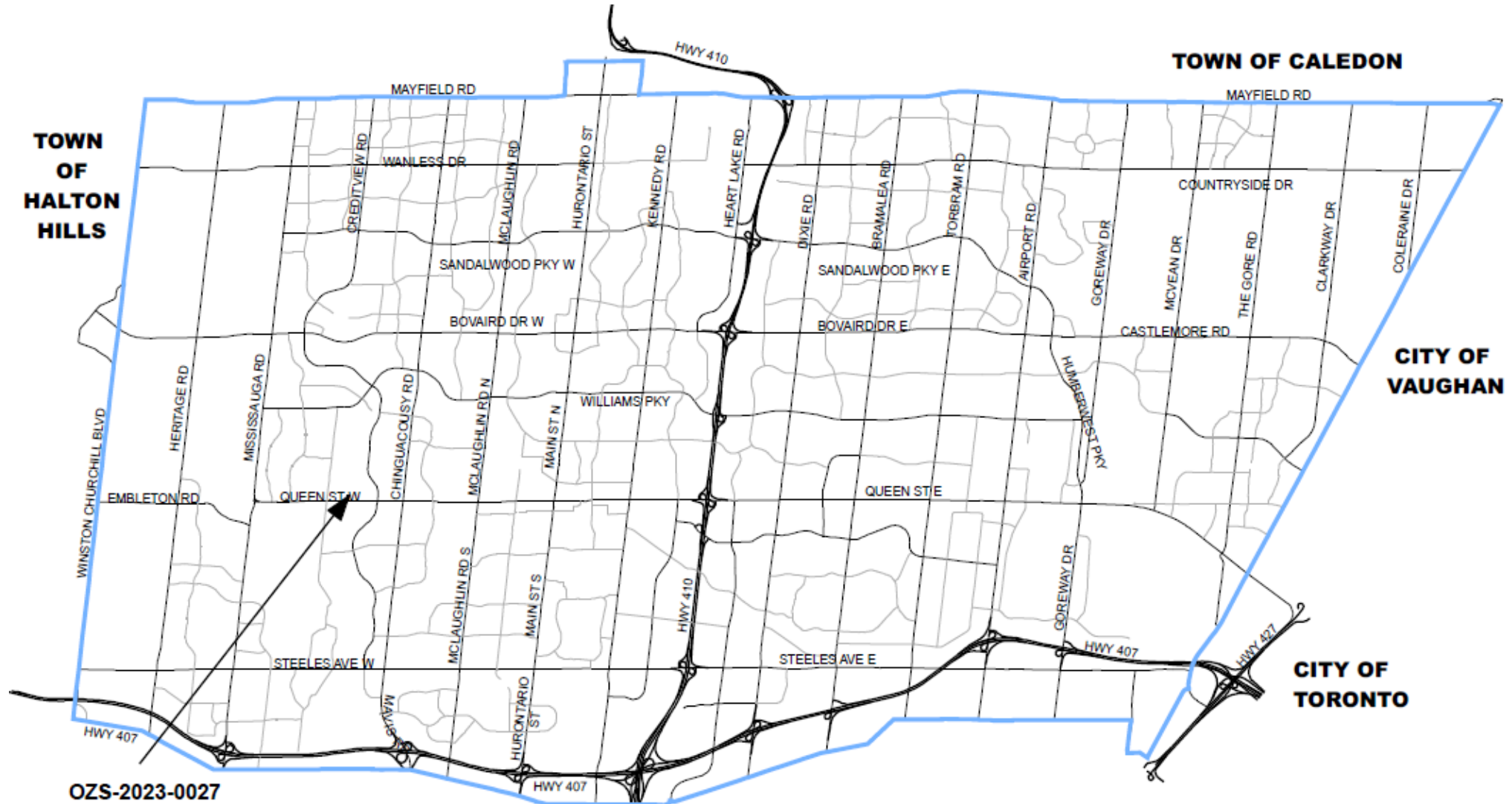
Arcadis on behalf of The Regional Municipality of Peel (**Peel Region**)

WARD : 5

REGIONAL COUNCILLOR: Paul Vicente

CITY COUNCILLOR: Rowena Santos

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Open Space, Residential

Existing low-density single detached residential dwellings and Open Space

South: Residential, Open Space

Queen Street West, existing low-density single detached residential dwellings, Floodplain

East: Residential, Open Space

Existing low-density single detached residential dwellings, Open Space/Natural Heritage

West: Residential

Existing low-density single detached residential dwellings

- Agricultural
- Institutional
- Residential
- Commercial
- Open Space
- SUBJECT LANDS

AREA CONTEXT



SITE VISIT



Street view looking north
from the Subject Property



Street view looking East
from Queen Street West



Street view looking West
From Queen Street West

DEVELOPMENT PROPOSAL

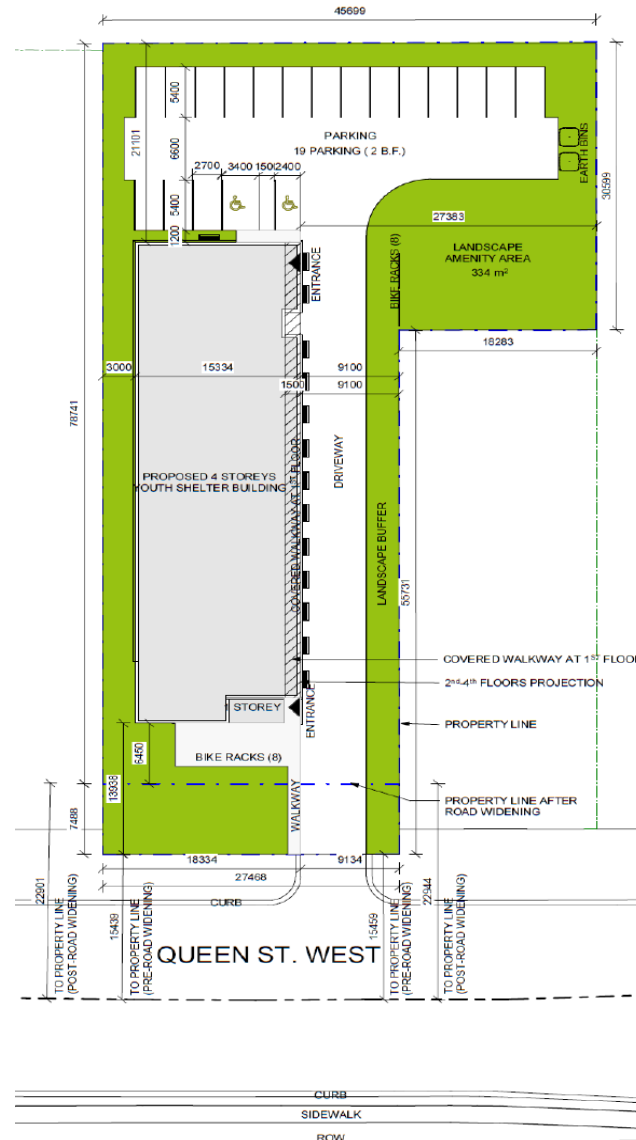
An application to amend the Official Plan and Zoning By-law

To permit a Public Youth Shelter

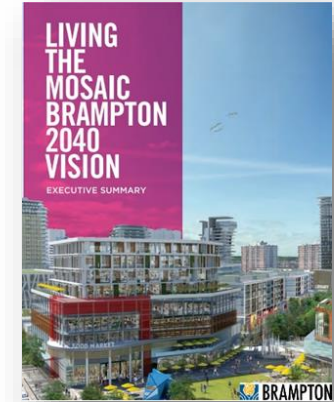
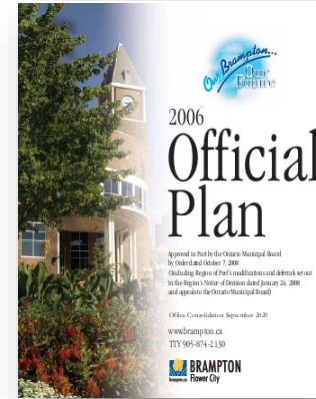
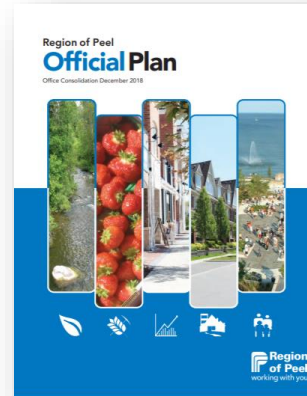
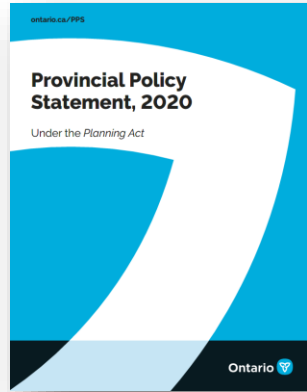
Further details include:

Building Area: 32,389 SF (3009.0 SM)

- The site proposes to build a Public serving Youth Shelter with a GFA of 2824 square meters
- The site proposes single vehicular access from Queen Street West
- The site proposes 19 vehicular parking spaces and 16 bicycle spaces
- The proposal seeks an occupancy of 80 beds



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
- Credit Valley Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

*Subject to the Changes of the PPS, 2023

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



Designated: “Residential” and “Open Space”.

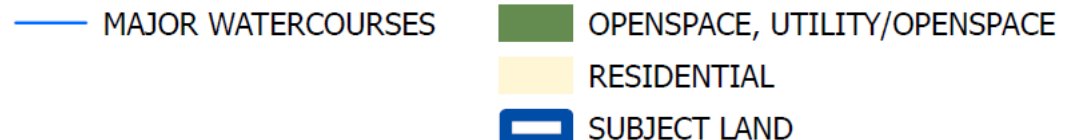
Residential designation - permits a full range of dwelling types ranging from single-detached houses to high-rise apartments. Complementary uses are permitted including schools, and day care centres.

The proposal contemplates the redesignation of the ‘Open Space’ portion of the site to ‘Residential’ citing policy 4.6.6.6.

Policy 4.6.6.6

In instances where approved studies conducted in accordance with Conservation Authorities, the Region of Peel, and relevant agencies have determined natural features are not significant, the feature may be reverted to the relevant adjacent land use without the need of an OPA.

As such, an amendment to the Official Plan is required.



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Credit Valley Secondary Plan

Designation:

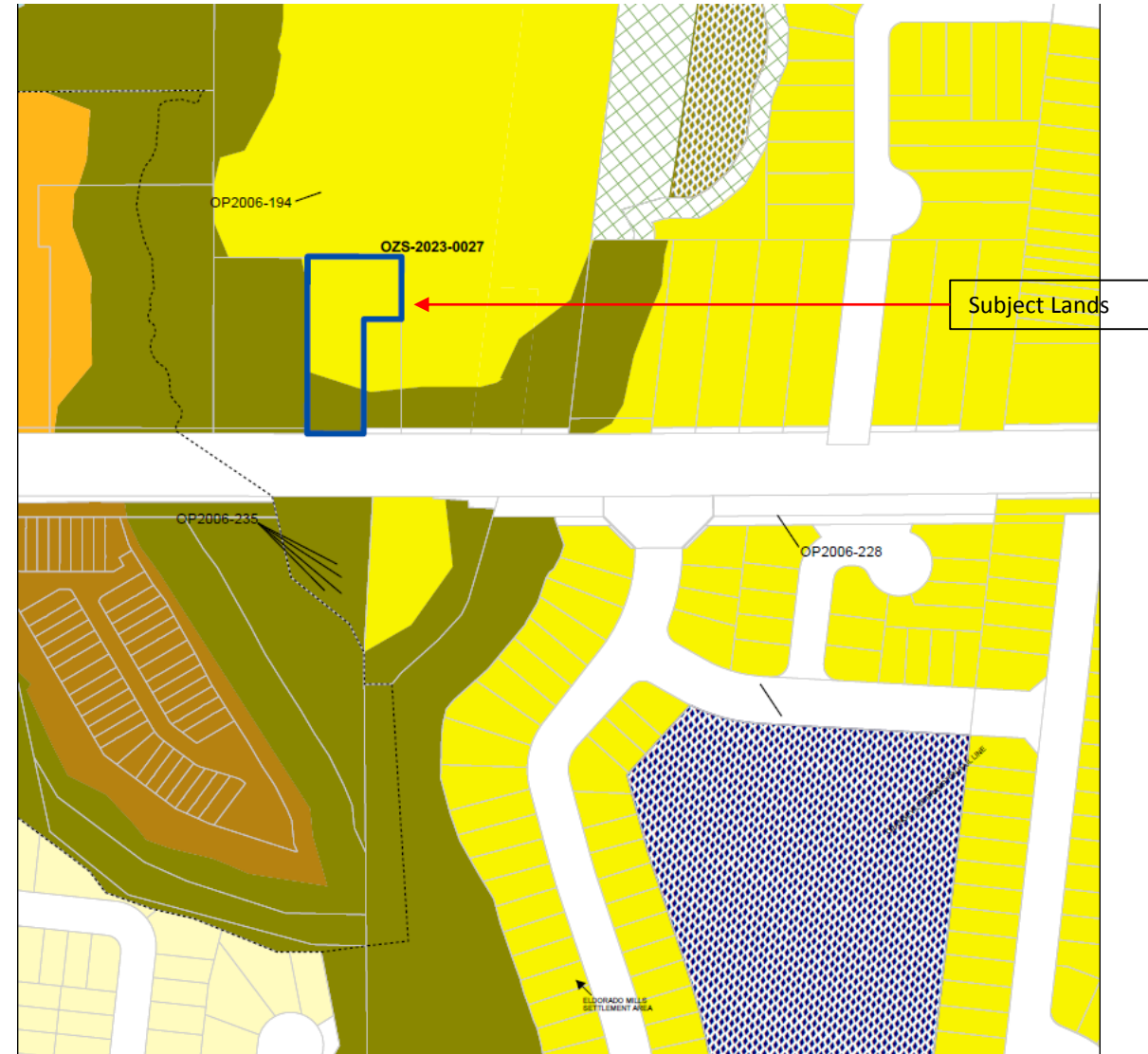
“Low Density Residential 2” and “Primary Valleyland”.

Permitted uses on lands designated Low Density 2 include:

- Single-detached Dwelling;
- Semi-detached Dwelling;
- Townhouses

To facilitate this development, an amendment to the Secondary Plan is required.

RESIDENTIAL	COMMERCIAL	OPEN SPACE
EXECUTIVE RESIDENTIAL	CONVENIENCE COMMERCIAL	CITY WIDE PARK
LOW DENSITY RESIDENTIAL 1	COMMERCIAL	COMMUNITY PARK
LOW DENSITY RESIDENTIAL 2	DISTRICT RETAIL	NEIGHBOURHOOD PARK
MEDIUM DENSITY RESIDENTIAL	HIGHWAY COMMERCIAL	OPEN SPACE
MEDIUM HIGH DENSITY RESIDENTIAL		PRIMARY VALLEYLAND
HIGH DENSITY 1 RESIDENTIAL		SECONDARY VALLEY LAND
VILLAGE RESIDENTIAL		SPRINGBROOK SETTLEMENT AREA
		SIGNIFICANT WOODLOTS
		STORM WATER MANAGEMENT POND
		TERRESTRIAL FEATURES
INSTITUTIONAL	OTHER	
PUBLIC JUNIOR ELEMENTARY SCHOOL	HERITAGE RESOURCE	
PUBLIC SECONDARY SCHOOL	ONTARIO HYDRO POWER CORRIDOR	
SEPARATE ELEMENTARY SCHOOL	SPECIAL POLICY AREA	
JUNIOR PUBLIC SCHOOL	RAILWAY	
PLACE OF WORSHIP	SPRINGBROOK TERTIARY PLAN AREA	
PUBLIC SENIOR ELEMENTARY SCHOOL		
SEPARATE SECONDARY SCHOOL		



CURRENT PLANNING CONTEXT: ZONING BY-LAW

Zoning By-law 270-2004

Zoned: "RHM1 (Residential Hamlet One)"

Permitted Uses:

- Single-detached dwelling;
- Supportive housing Type 1
- Non Residential uses including but not limited to: purposes accessory to the other permitted purposes, a park, playground, recreational area, community centre, etc.

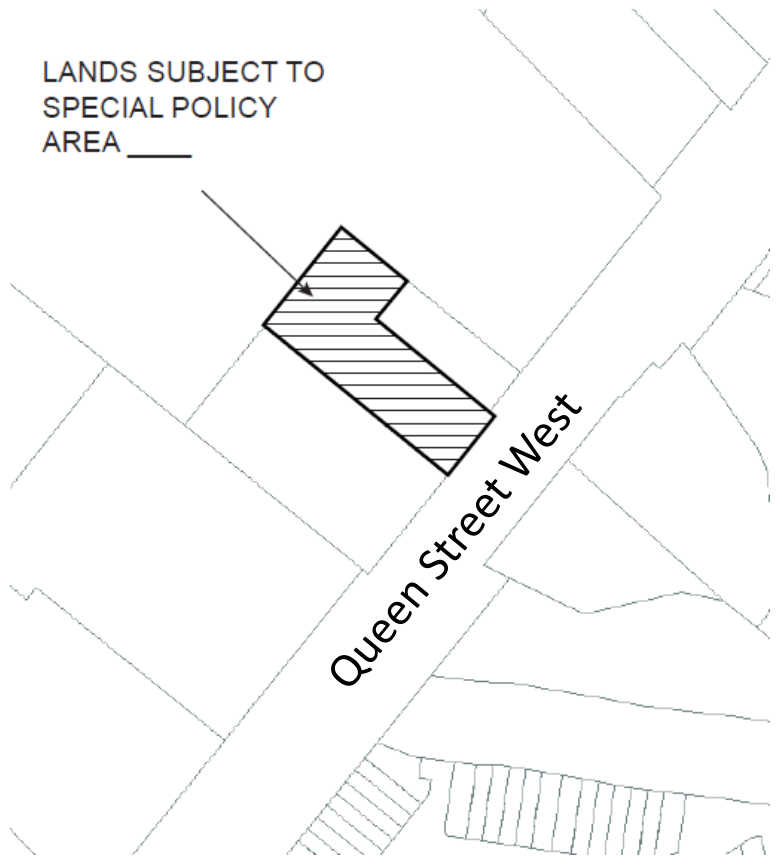
A Zoning By-Law Amendment is required to permit the Institutional uses.



PROPOSED PLANNING CONTEXT: OFFICIAL PLANNING AMENDMENT

The Official Plan Amendment will redesignate the subject site from 'Open Space' to 'Communities' and 'Residential' within the Official Plan. The amendment will remove the subject lands from the 'Woodland' and 'Valleyland/Water Course Corridor'. The amendment will also designate the entire site from Low Density Residential 2 to a Special Policy Area within the Credit Valley Secondary Plan

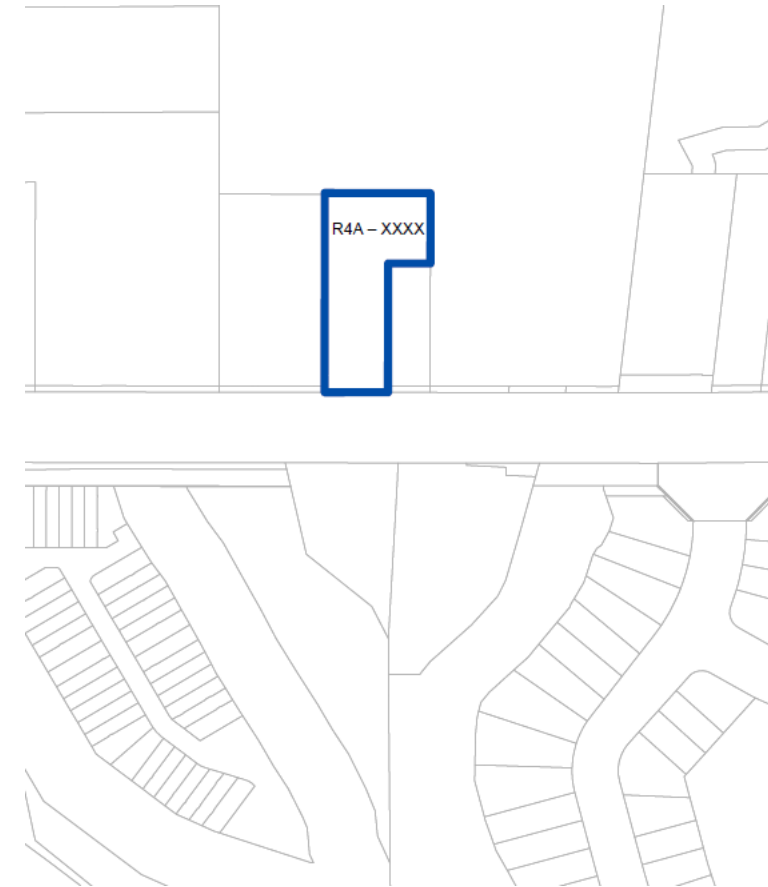
Proposed Designation	Highlight of proposed designation
Special Policy Area XXXX	<ul style="list-style-type: none"> Permitted Uses: <ul style="list-style-type: none"> Non-Market Housing
	<ul style="list-style-type: none"> Non-Market Housing shall mean affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women's shelters, youth shelters, family shelters and transitional housing.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will permit the rezoning of the subject site from 'Residential Hamlet One' Zone to 'Residential Apartment A (R4A) – Special Section XXXX.'

Proposed Zones	Highlight of proposed Zone
Residential Apartment A (R4A) – Special Section XXXX	<ul style="list-style-type: none">• Permitted Uses:<ul style="list-style-type: none">• Uses permitted in the R4A Zone• Non-Market Housing• Purposes accessory to other permitted uses
	<ul style="list-style-type: none">• Minimum Lot Width: 27 metres• Minimum Front Yard Depth: 6.4 metres• Maximum Height: 4 Storeys• Minimum Side Yard Width: 3.0 metres• Maximum Lot Coverage: 27%• Minimum Landscaped Open Space: 39%



(Proposed Zone: R4A- XXXX)

KEY ISSUES / CONSIDERATIONS

- Compatibility with the type of use and its location near future residential subdivisions
- Considerations for 1350 Queen Street West and the possibilities for future redevelopment.
- Preference for the building to have increased frontage along Queen Street West.
- Appropriateness of performance standards in the zoning by-law, including setbacks between neighbouring properties and rear lot buffer to the existing woodlot.
- Additional bike parking is warranted given use and proximity to amenities



NEXT STEPS

Notice of complete application – August 25

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

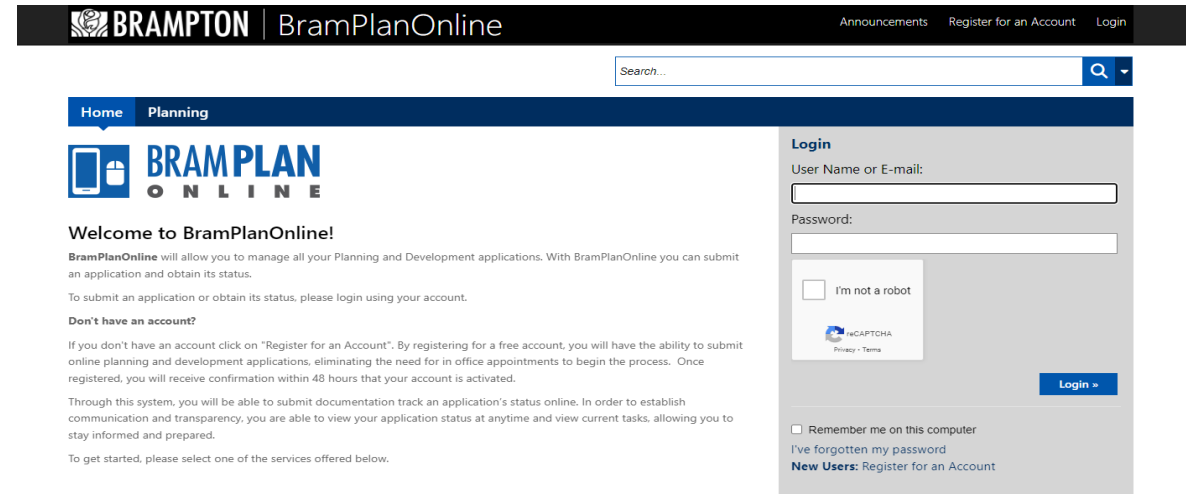
<https://planning.brampton.ca/CitizenAccess/Corp/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: OZS-2023-0027

4. On the [OZS-2023-0027 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.



File OZS-2023-0027:

OPA ZBA Subdivision

Status: In Review-Pre Public Meeting



For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. [Please follow this link to find the document naming and saving conventions](#)
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Urban_Design_Brief.pdf	OZS-2023-0027	Urban/Civic Design Brief	2.43 MB	08/31/2023	07/24/2023	Actions ▾

CONTACT 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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Thank you!