

# Public Information Meeting

**APPLICATION TO AMEND THE ZONING BY-LAW  
20 Lynch Street**

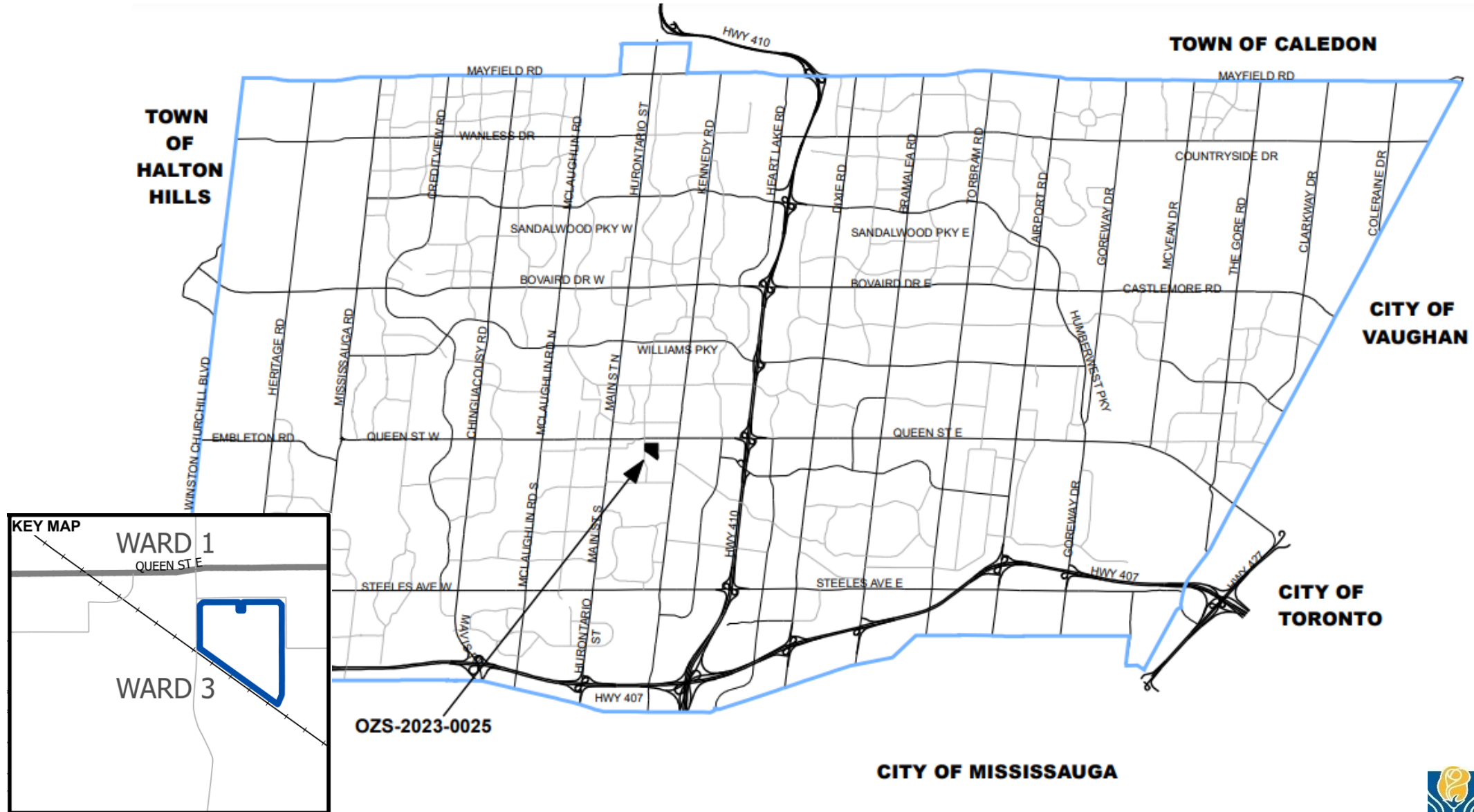
**City of Brampton File # : OZS-2023-0025**

**Application by:  
GSP Group c/o William Osler Health System**

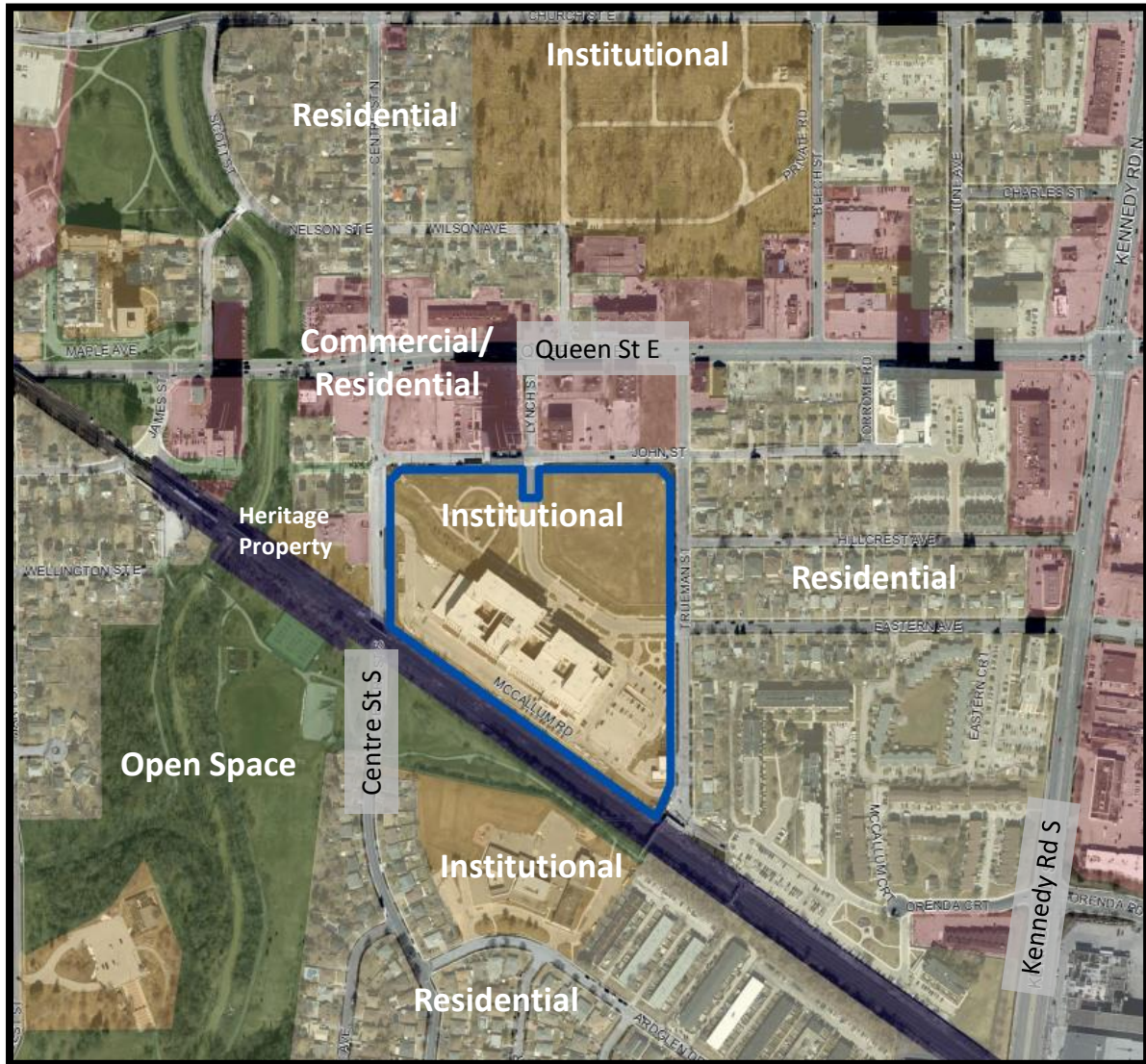
**WARD : 3**

**REGIONAL COUNCILLOR: Martin Medeiros  
CITY COUNCILLOR: Dennis Keenan**

# LOCATION OF SUBJECT PROPERTY



# AREA CONTEXT



**North:** Mixed-Use High-Density, Commercial

**South:** CN Rail, Open Space, School, Residential

**East:** Residential, Kennedy Rd S, Commercial

**West:** Commercial, Heritage Property, CN Rail, Open space, Residential

## Legend



# Site Photos



View from John St towards the South



View from John St towards the West

# Site Photos



View from Centre St S towards the northeast



View from Centre St S towards the south

# DEVELOPMENT PROPOSAL

## Application to Amend the Zoning By-law:

Purpose - to facilitate the phase 2 expansion to Peel Memorial Hospital with:

- a maximum building height of 13 storeys (76 metres height), and
- site-specific setback requirements



# DEVELOPMENT PROPOSAL

## Highlights of the Proposal:

Lot Area: 1.95 hectares (4.81 acres)

### Phase 2

- New wing of the Peel Memorial Hospital
- 12-storeys + service level
- 67,735 sq. m floor area

Above Ground Parking – 120

Underground Parking – 241

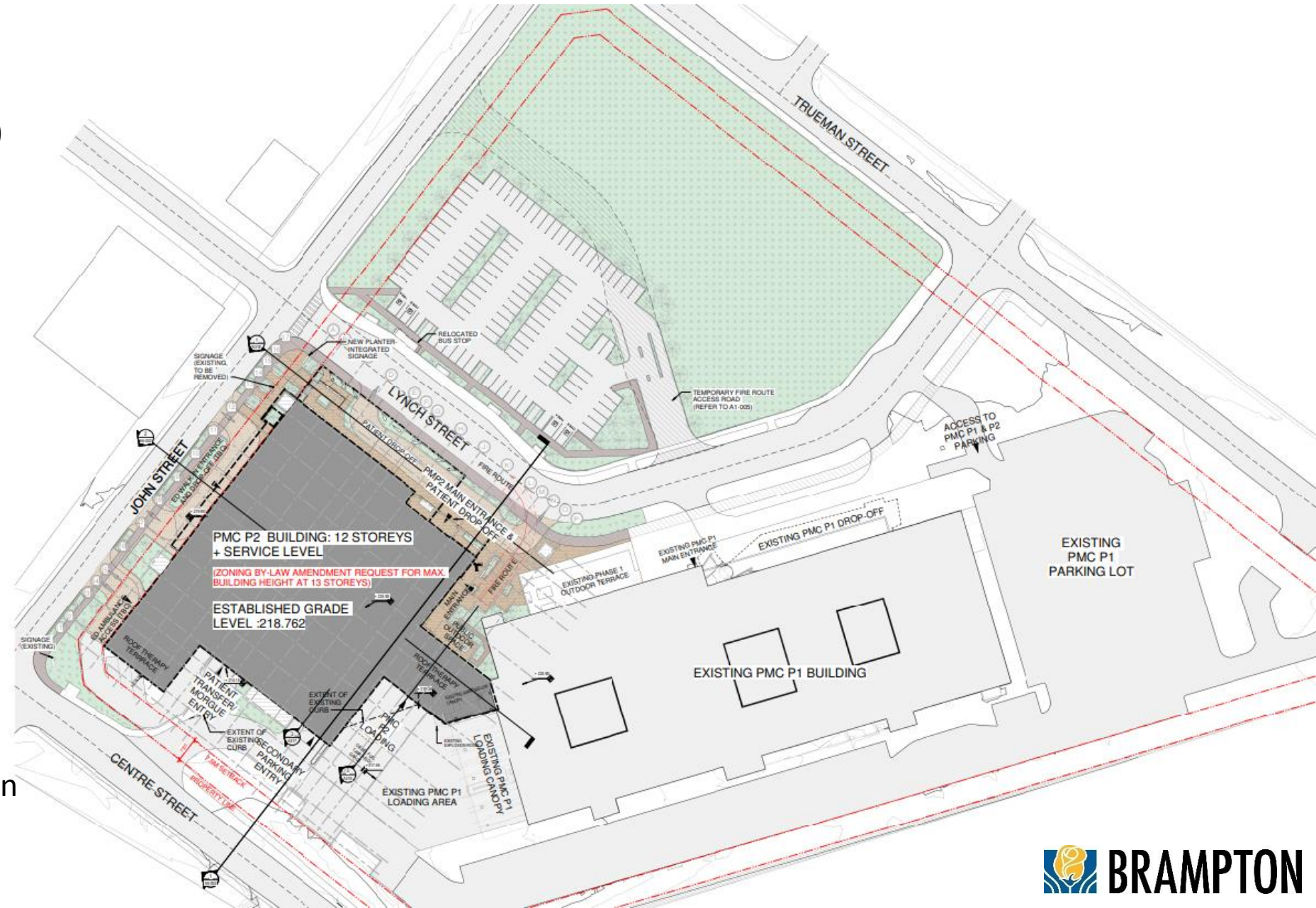
Total Parking for Phase 2 – 361

Phase 1 + Phase 2 parking – 1,199

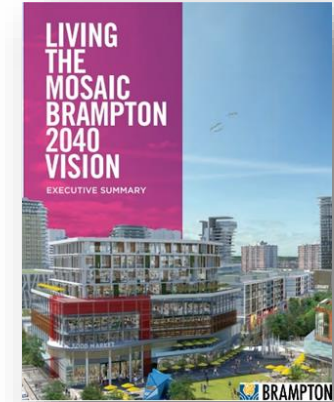
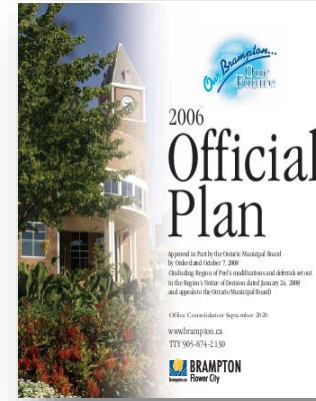
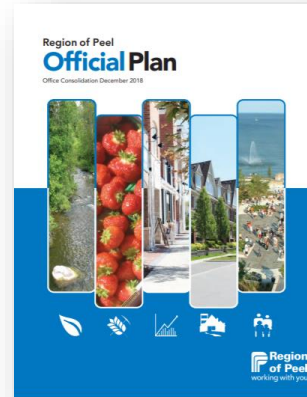
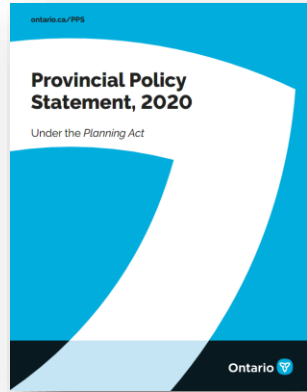
### New Emergency Department

- 250 inpatient care beds
- 96 post-acute beds.

Pedestrian and vehicular connection links to Phase 1



# 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 (Area 36)

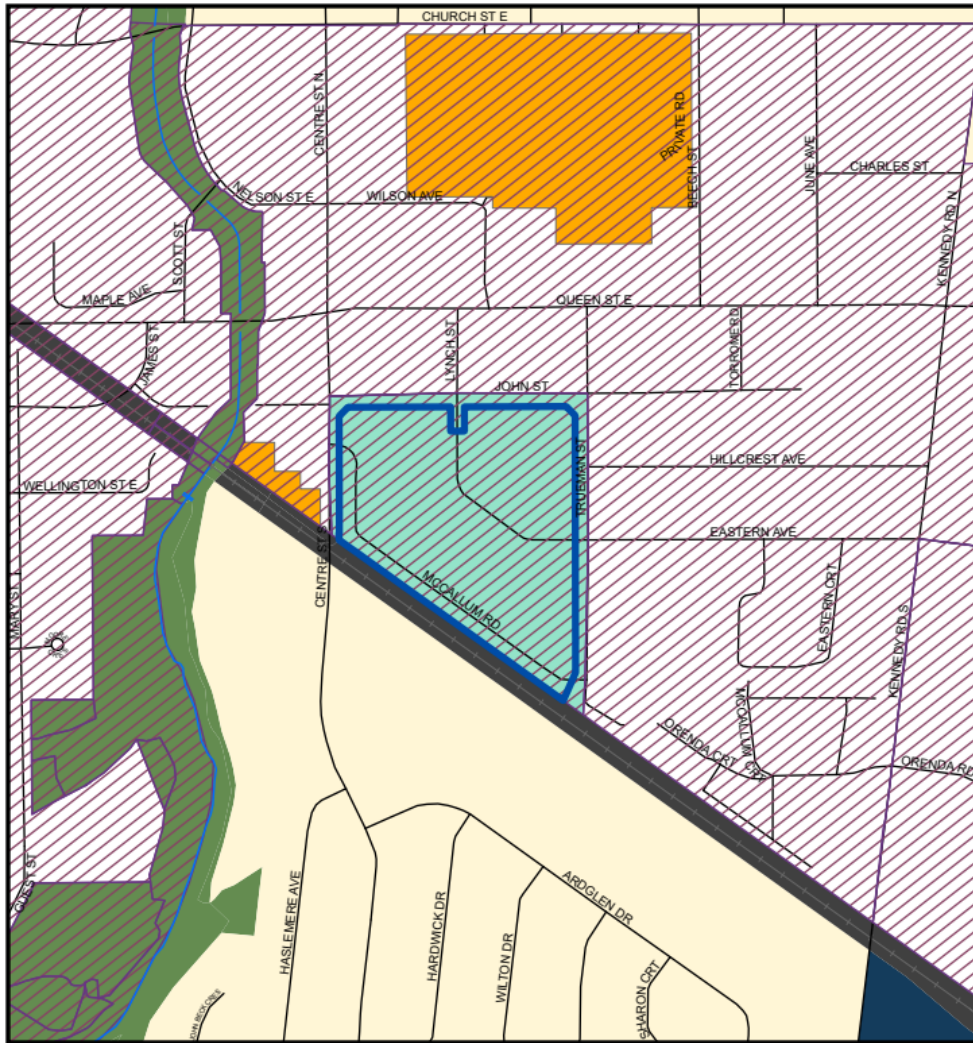
Also following the principles of:

- Brampton 2040 Vision

*\*Subject to the status of the proposed PPS, 2023*



# Current Planning Context: OFFICIAL PLAN DESIGNATION



The property is designated 'Central Area/ Major Institutional' within the City of Brampton Official Plan.

The designation permits large scale Institutional Uses including hospitals, correctional institutions and associated facilities, colleges, universities, and public, major places of worship and related uses, military and cultural buildings, community recreation facilities, libraries and fire and police stations.

An Official Plan Amendment is not required.

- MAJOR WATERCOURSES
- STREETS
- RAILWAYS
- BUSINESS CORRIDOR
- CENTRAL AREA
- CENTRAL AREA/MAJOR INSTITUTIONAL
- CEMETERY
- CENTRAL AREA/OPENSACE
- CENTRAL AREA/UTILITY

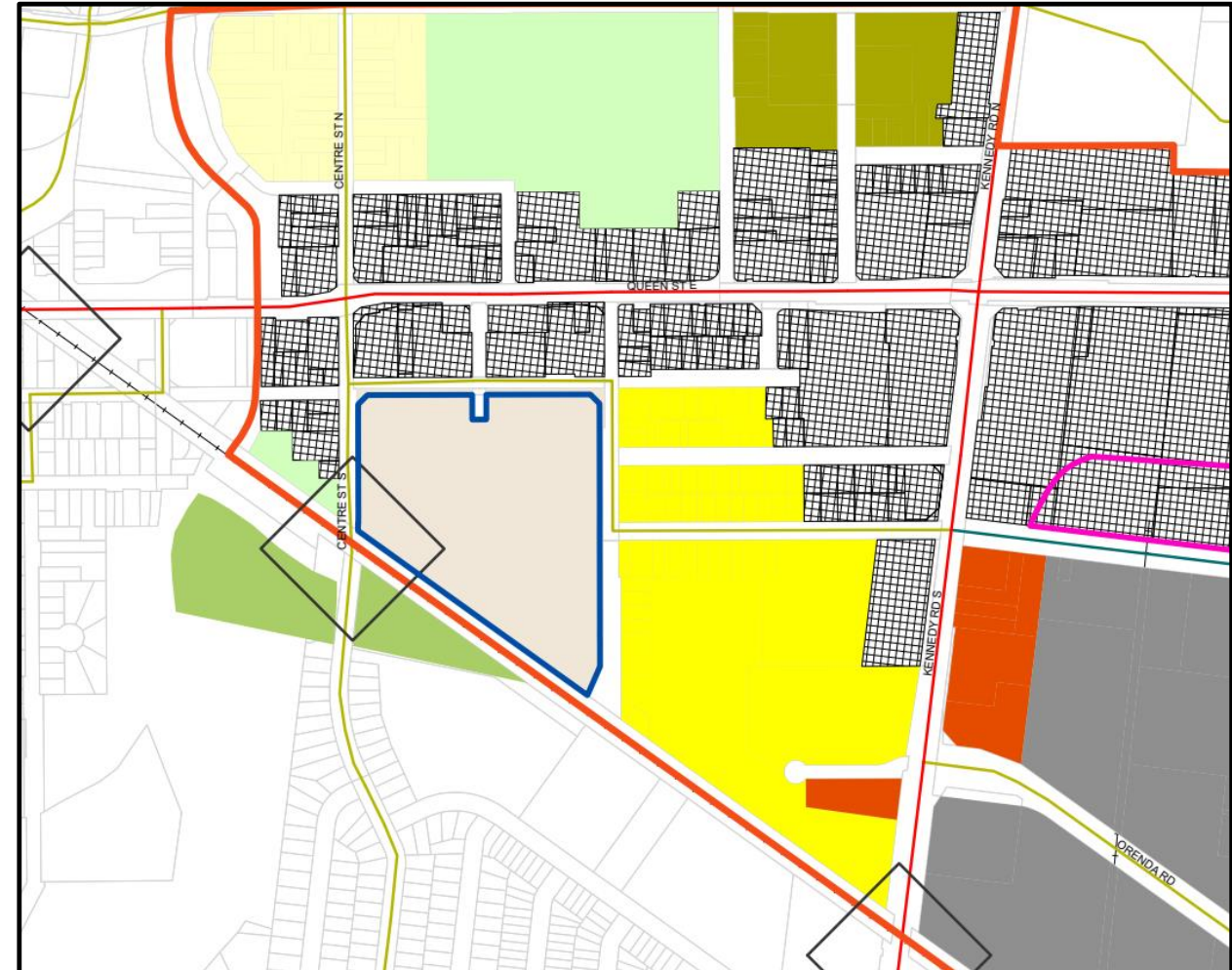
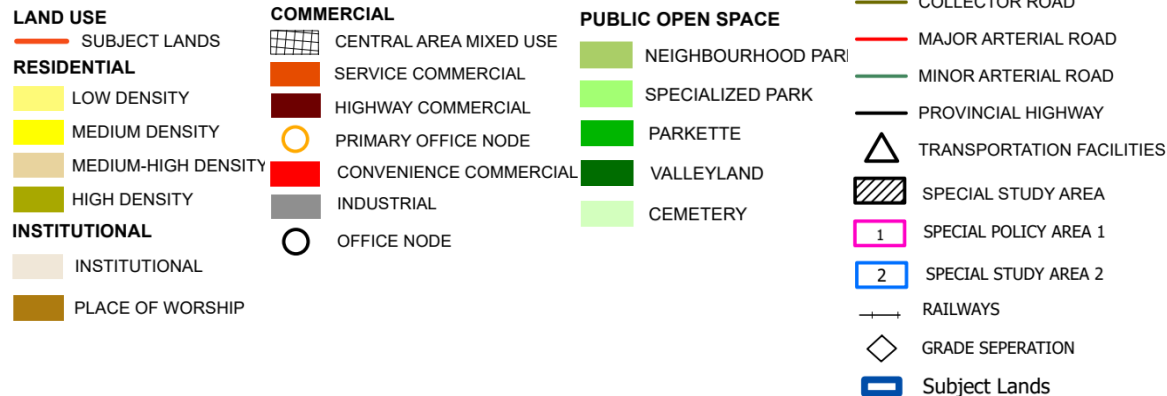
# SECONDARY PLAN DESIGNATION

## Queen Street Corridor Secondary Plan (Area 36)

Designated as 'Institutional'.

Section 5.4 of the Secondary Plan states the 'Institutional' designation is intended to accommodate major institutional uses as defined in Part I of the Official Plan, including hospitals.

The proposed development does not require an amendment to the Secondary.



# ZONING BY-LAW

## Institutional Two Zone (I2)

The subject site is zoned 'Institutional Two (I2)' in City of Brampton Zoning By-law 270-2004.

The Institutional Two Zone permits a range of institutional uses including a hospital.

The zone further specifies the following standards:

- Maximum building height: 3 storeys
- Minimum interior and exterior side yard width: 7.5 metres
- Maximum lot coverage: 33.3%

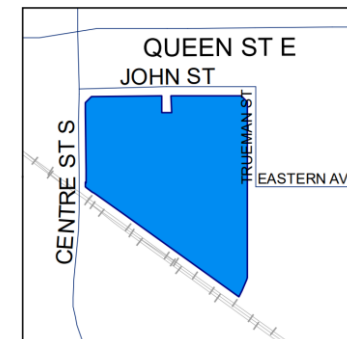
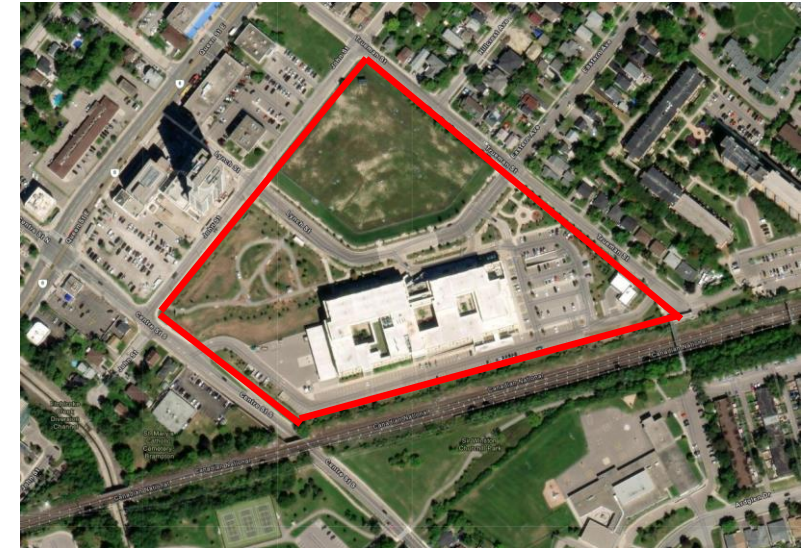
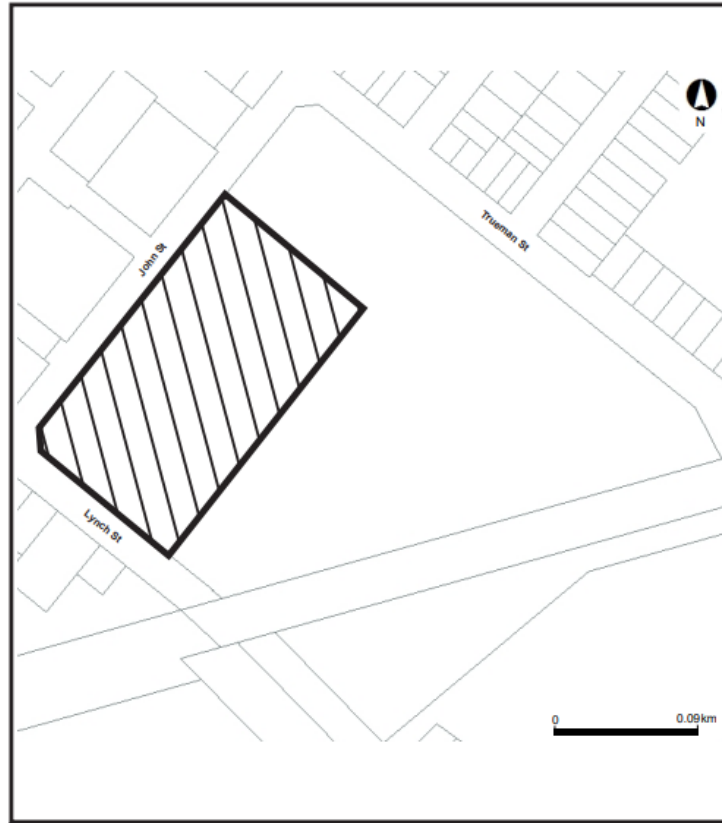
A Zoning By-law Amendment will be required to permit the proposed development with a 'Site Specific Zone' while providing specific provisions to permit the proposed increased building height and reduced setbacks.



# ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment proposes to rezone the subject site from 'Institutional Two (I2)' to 'Institutional Two (I2)' - Special Section XXXX' on Schedule A.

Proposed Zone	Highlight of proposed Zone
'Institutional Two (I2) – Special Section'	<ul style="list-style-type: none"> <li>Permits a maximum building height of 13 storeys</li> <li>Permits a minimum exterior side yard width of 5 metres</li> <li>Permits a minimum exterior side yard landscape setback of 3 meters</li> </ul>



 SUBJECT LAND

# KEY ISSUES & CONSIDERATIONS

## Issues:

- Potential impacts from the proposed development on surrounding existing low, medium, and high-density residential neighbourhoods.
- Potential increase in traffic on local roads (John St, Centre St, Trueman St).
- Potential shadowing impacts on adjacent properties.

## Considerations:

- Development of an underutilized site.
- Expansion of hospital with new emergency department.
- Proximity to existing and planned infrastructure.



Artistic rendering - view looking south-west towards Centre St. S.



# Planning Process: Current Status

Notice of Complete Application – September 14<sup>th</sup>, 2023

Submissions circulated to  
commenting departments and agencies

Notice of Statutory Public Meeting

## **Statutory Public Meeting (We Are Here)**

The public meeting is to share information with members of the public on the application, and give them a formal 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

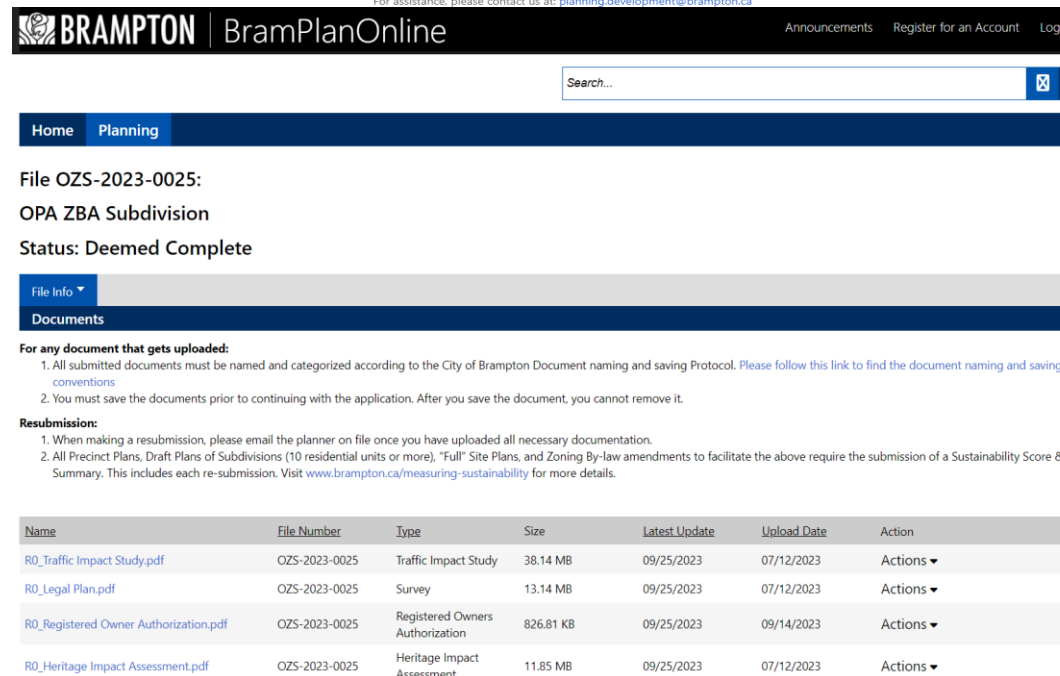
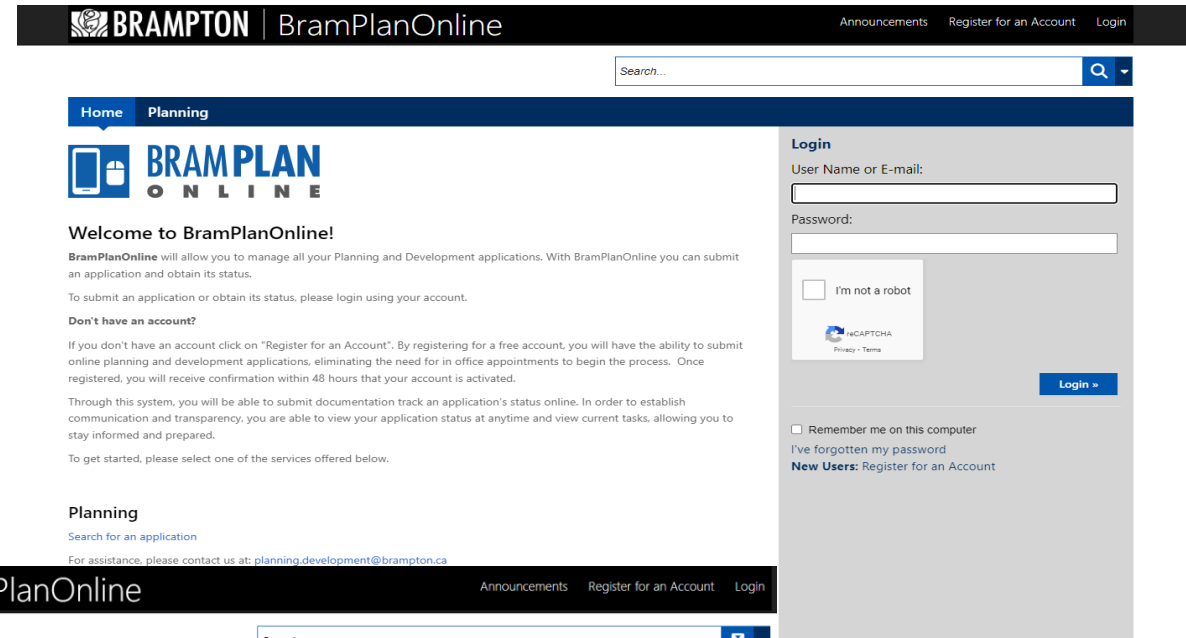
# ACCESSING MORE INFO ABOUT THE PROPOSAL

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. Type the **file number** in the required field:  
File Number: OZS-2023-0025

3. On the [OZS-2023-0025 file page](#), click the File Info Tab, and click documents to review all application drawings and documents.



File OZS-2023-0025:  
OPA ZBA Subdivision  
Status: Deemed Complete

File Info ▾  
Documents

**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](http://www.brampton.ca/measuring-sustainability) for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
<a href="#">RO_Traffic Impact Study.pdf</a>	OZS-2023-0025	Traffic Impact Study	38.14 MB	09/25/2023	07/12/2023	Actions ▾
<a href="#">RO_Legal Plan.pdf</a>	OZS-2023-0025	Survey	13.14 MB	09/25/2023	07/12/2023	Actions ▾
<a href="#">RO_Registered Owner Authorization.pdf</a>	OZS-2023-0025	Registered Owners Authorization	826.81 KB	09/25/2023	09/14/2023	Actions ▾
<a href="#">RO_Heritage Impact Assessment.pdf</a>	OZS-2023-0025	Heritage Impact Assessment	11.85 MB	09/25/2023	07/12/2023	Actions ▾

# ADDITIONAL INFORMATION

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

- City Planner contact:  
François Hémon-Morneau  
Development Planner  
City of Brampton  
[francois.hemonmorneau@brampton.ca](mailto:francois.hemonmorneau@brampton.ca)
- Applicant contact:  
Eric Saulesleja  
GSP Group  
[erics@gspgroup.ca](mailto:erics@gspgroup.ca)



Thank you!