

## KLM Planning Partners Inc. – Cal-Markell Developments Inc.

Proposed Official Plan and Zoning By-law Amendment

Location: 1724 & 1730 Queen Street West

City File #: OZS-2022-0038

Ward: 5



### Purpose and Effect:

The purpose and effect of the application is to facilitate the development of 650 residential dwelling units. The townhouse units are proposed to be 3.5 storeys and the apartment building is proposed to include two towers of 18 and 14 storeys on a shared 5 storey podium. The following is a summary of the proposal:

- Stacked Townhouse Dwellings:
  - Total: 130 units
- Apartment Dwellings:
  - Total: 520 units
  - 1 bedroom: 78 units
  - 1 bedroom plus den: 338 units
  - 2 bedroom: 78 units
  - 2 bedroom plus den: 26 units

• Total Site Floor Space Index (which means the ratio of building to site area): 2.96,

• Shared outdoor amenity space: 705 square metres (7588 square feet)



**If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.**

### We value your input...

Any person may express their support, opposition or comments to this application.

### How can I get involved?

- Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. To delegate virtually at the public meeting pre-registration is required. Please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, December 6<sup>th</sup>, 2022, to pre-register. AND/OR
- Send comments to Kelly Henderson, [Kelly.Henderson@Brampton.ca](mailto:Kelly.Henderson@Brampton.ca) AND/OR Mail comments to:  
Planning, Building and Economic Development Services Dept.  
2 Wellington Street West, 3rd Floor  
Brampton ON L6Y 4R2 AND/OR
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, December 6<sup>th</sup>, 2022.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a zoning by-law amendment, adoption of an official plan amendment, or of the refusal of a request to amend the official plan, you must make a written request to the Clerk, City of Brampton, 2 Wellington Street West Brampton, ON L6Y 4R2.

### More Information:

For more information about this matter, including information about preserving your appeal rights contact the City Planner identified in this notice. Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning, Building, & Economic Development page, and by searching the City File # listed above.

**Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning, Building and Economic Development Committee and forwarded to City Council for a decision. City Council will not adopt a proposed Official Plan Amendment or enact a proposed Zoning By-law or approve in principle a plan of subdivision until at least 30 days after the date of a statutory public meeting.

### Important Information about making a submission

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed official plan amendment or proposed zoning by-law amendment before a zoning by-law is passed, or before a proposed official plan amendment is adopted:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Local Planning Appeal Tribunal; and,
- (b) The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

### Public Notice



December 12<sup>th</sup>, 2022

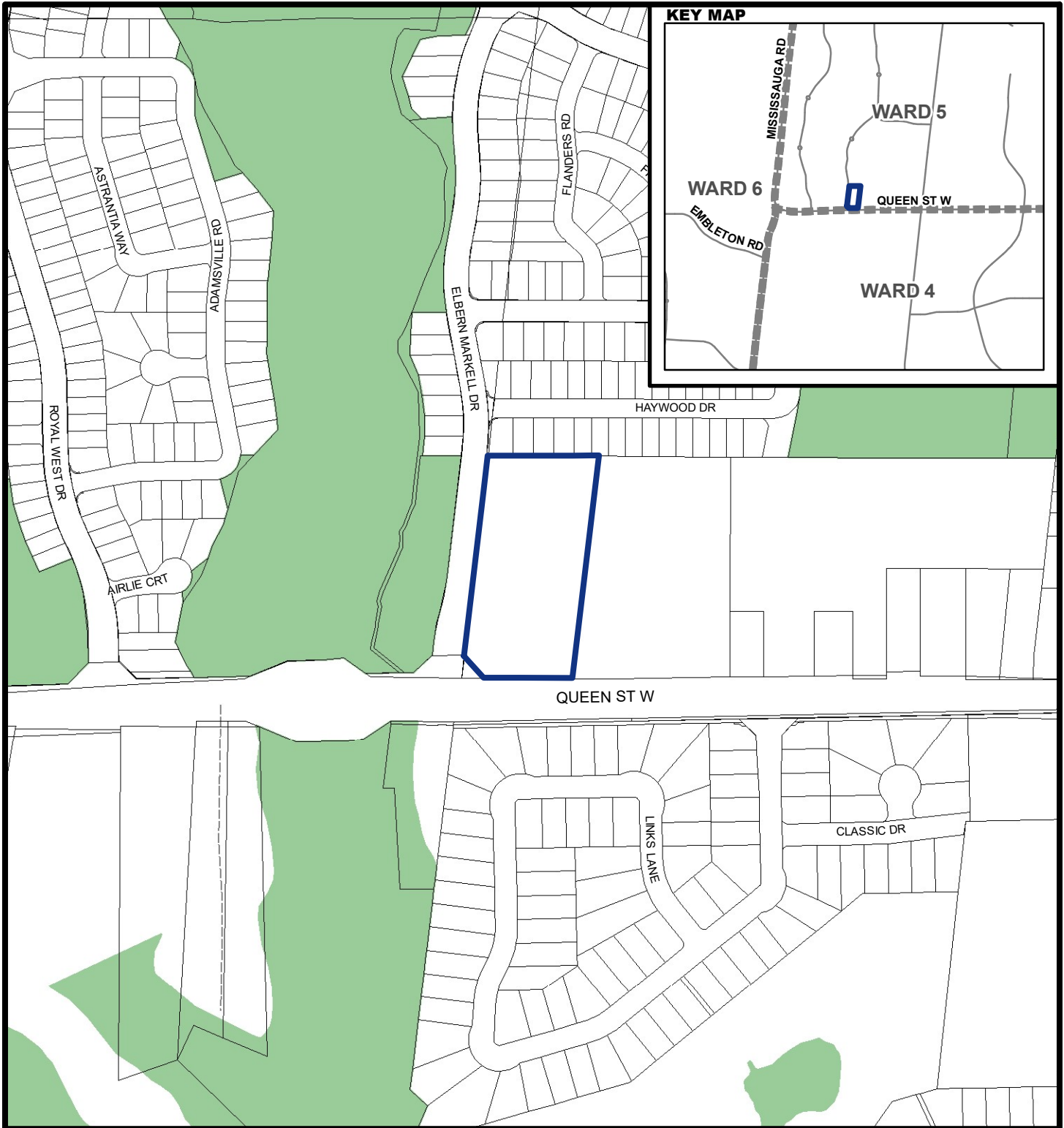





7:00 p.m.



City Hall Council Chamber &  
Virtual Option  
<http://video.isilive.ca/brampton/live.html>

Information is available in an alternative/accessible format upon request



-  SUBJECT LAND
-  GREENSPACE
-  PROPERTY LINE



**APPENDIX 1A  
PROPOSED CONCEPT SITE PLAN  
KLM PLANNING PARTNERS INC.  
CAL-MARKELL DEVELOPMENTS INC.**

1 SITE PLAN  
SCALE: 1:350