

**Gagnon Walker Domes Ltd.
c/o Starbank Developments
285 Corp.**

Application to Amend the
Official Plan & Zoning By-law,
and for a Draft Plan of
Subdivision

Address:
285 - 295 Queen St. E.
(South of Queen St. E., North of
Clark Blvd., East of Rutherford
Rd. S. and West of Highway
410).

City File #: OZS-2025-0022

Ward: 3



Public Notice



September 8, 2025



7:00 p.m.



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

Information is available in an
alternative/accessible format
upon request

Purpose and Effect

The purpose of the application is to permit the redevelopment of the subject site of 8.75 hectares (21.63 acres) for a mixed-use high-density residential and retail/commercial development. The proposed development consists of:

- Fifteen (15) buildings ranging in heights from twenty-four (24) to sixty-eight (68) storeys with various podium heights, containing approximately 7,641 residential units with 3,499 sq. m. of Retail and 10,082 sq.m. of Office Use.
- A combination of below-grade, at-grade and above-grade parking of a total of 8,888 parking spaces is proposed to service the development.
- The proposed subdivision will create blocks for the development and a public and private road network to facilitate the site.

The application proposes an amendment to the Official Plan to redesignate the subject lands from “Central Area Mixed Use”, “Primary Office Node” and “Special Study Area” to “Central Area Mixed Use”. The application also contemplates rezoning the subject lands from “Queen Street Mixed Use Transition (QMUT)” and “Queen Street Mixed Use Transition – Special Section (QMUT-2946)” to a site-specific “Downtown Commercial” zone.



If you have received this notice as an owner of a property and the property contains seven 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.

Important Information about making a submission

If an agency/body/specified person with appeal rights as per the Planning Act 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) They may not be entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
(b) They may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

How can I get involved?

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. Pre-registration is required to speak or delegate virtually at the public meeting. Please email cityclerksoffice@brampton.ca no later than 4:30 p.m. on Tuesday, September 2, 2025 to pre-register and receive more details.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing cityclerksoffice@brampton.ca to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Nitika Jagtiani, Development Planner III, AND/OR
Nitika.Jagtiani@brampton.ca
- Mail comments to:

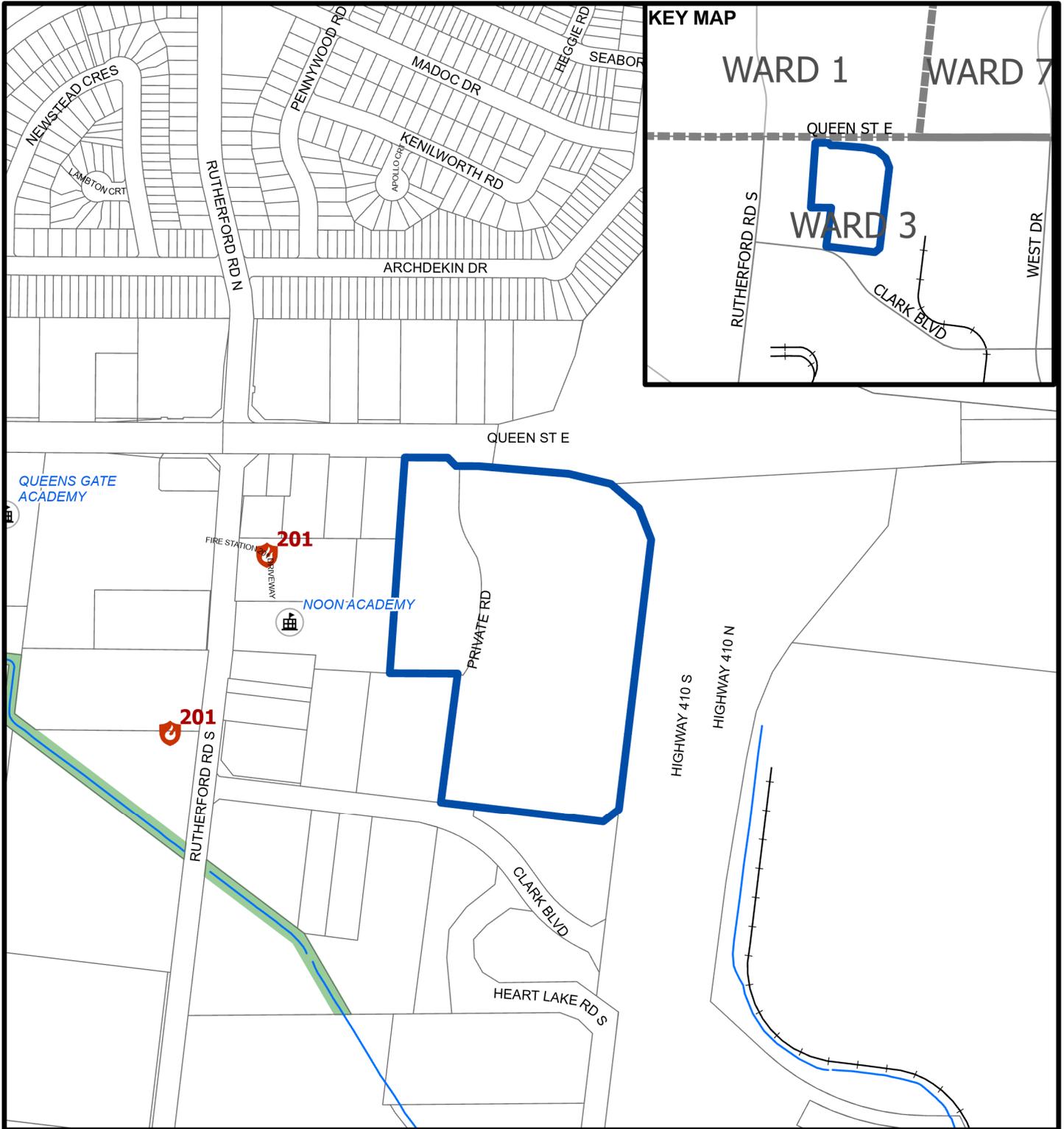
Planning, Building and Economic Development
2 Wellington Street West, 3rd Floor
Brampton ON L6Y 4R2; AND/OR
- Submit an audio or video recording (up to 5 minutes), to be played at the meeting. Submissions may be sent to cityclerksoffice@brampton.ca and must be received no later than 4:30 p.m. on Tuesday, September 2, 2025.

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 proposal, you must make a written request to:

City Clerks, City of Brampton
2 Wellington Street West
Brampton, ON L6Y 4R2.

More Information:

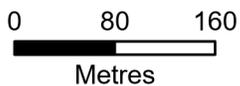
Submitted supporting studies and drawings are available on the City's website under Current Development Applications on the Planning & Development page, and by clicking on “Search for an Application”, and using City File #: OZS-2025-0022 on the following web page:
<https://planning.brampton.ca/>.



- Subject Lands
- Park
- Fire Station
- Railway
- Parcel Fabric
- School
- Major Watercourse



PLANNING, BUILDING AND GROWTH MANAGEMENT



Date: 2025/07/03

**APPENDIX 2
LOCATION MAP**

**Applicant: GWP Planners
Owner: Starbank Developments**

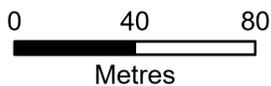
CITY FILE: OZS-2025-0022



- Subject Lands
- Parcel Fabric



PLANNING, BUILDING AND GROWTH MANAGEMENT



Author: NRamusca
Date: 2025/07/03

APPENDIX 1 CONCEPT PLAN

Applicant: GWP Planners
Owner: Starbank Developments

CITY FILE: OZS-2025-0022