

**NOTICE OF CITY COUNCIL'S INTENT TO PASS A ZONING BY-LAW
TO REMOVE A HOLDING SYMBOL AND COMPLETE A
HOUSEKEEPING AMENDMENT IN ACCORDANCE WITH THE
REQUIREMENTS OF THE PLANNING ACT**

The City of Brampton has received an application by **MHBC Planning Limited File: OZS-2024-0027** that proposes to Amend the Zoning By-law for the removal of a "Holding (H)" symbol from lands are zoned 'Residential Apartment A (H)-3721 (R4A(H)-3721)', 'Residential Townhouse B (H)-3722 (R3B(H)-3722)', and 'Residential Single Detached A(H)-3723 (R1A(H)-3723)' to facilitate the residential uses and permissions of Zoning By-law Section R4A-3721, R3B-3722, and R1A-3723.

In accordance with the requirements of the Planning Act, the purpose of this notice is to advise of the City of Brampton's intent to pass a Zoning By-law Amendment to remove the "H" Symbol from the property's zoning designation.

A Housekeeping Amendment to the by-law is also being requested for this application. During the initial enactment of the by-law, a few zoning provisions such as Floor Space Index (FSI) and Minimum Building Height were inadvertently omitted from the approved by-law. A clerical update to the by-law is required to include the additional zoning provisions which will facilitate the development of a 12-storey mid-rise building.

Location:

The property is municipally known as 1626, 1646, and 1654 Queen Street West, which is located on the north side of Queen Street West and west of Creditview Road in Ward 5. The property is legally described as Part of Lot 6, Concession 4, West of Hurontario Street.

Proposal:

The subject lands are split zoned 'Residential Apartment A (H)-3721 (R4A(H)-3721)', 'Residential Townhouse B (H)-3722 (R3B(H)-3722)', 'Residential Single Detached A(H)-3723 (R1A-3723)', 'Open Space (OS)', 'Open Space-3724 (OS-3724)', and 'Floodplain (F)'. The intent of the Holding Symbol was to demonstrate to the satisfaction of the City and the Region that a revised Functional Servicing Report has been submitted and approved by City and Regional staff. The applicant is proposing to remove the holding ("H") symbol on the Residential zones to permit land permissions of Zoning By-law R4A-3721, R3B-3722, and R1A-3723 to facilitate the development of the lands for residential purposes.

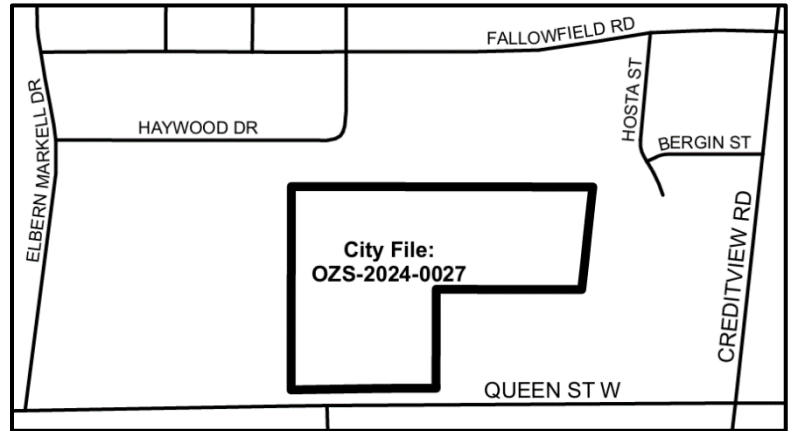
Additionally, a Housekeeping Amendment to the by-law is required to include the additional zoning provisions which were inadvertently omitted from the approved by-law, which will facilitate the development of a 12-storey mid-rise building.

Recommendation:

Staff supports the removal of the “H” symbol as a revised Functional Servicing Report has been submitted and approved by City and Regional staff. At this time, the City and the Region of Peel have reviewed the application and have provided clearance to lift the Holding symbol.

NOTE: Through the City of Brampton’s delegated process, the By-law to remove the holding symbol will be approved by the Commissioner, Planning Building and Growth Management (or delegate).

If you have comments on this application, please submit correspondence (including letters, videos) related to this application to the staff person noted below. Correspondence regarding this application will be accepted until February 7, 2025.



In accordance with Section 36 of the Planning Act, no public meeting is required. Decisions related to this application are only appealable by the applicant.

FOR MORE INFORMATION: Please contact Chinoye Sunny, Development Planner at Chinoye.Sunny@Brampton.ca and/or send comments to the Development and Design Division, 3rd Floor, 2 Wellington Street West, Brampton, Ontario L6Y 4R2.

A handwritten signature in blue ink that reads "Allan Parsons". The signature is stylized and includes a large loop at the top.

Allan Parsons, MCIP, RPP
Director, Development Services and Design
Planning, Building and Growth Management
City of Brampton



Public Notice