

**Adoption of Official Plan Amendment OP 2006-228 (By-law 178-2022)  
and Zoning By-law 179-2022**

**1030 Queen Street West**

**Date of Decision: August 10, 2022**  
**Date of Notice: August 23, 2022**  
**Last Date of Appeal: September 12, 2022**

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 178-2022, to adopt Official Plan Amendment OP2006-228, and By-law 179-2022, to amend Comprehensive Zoning By-law 270-2004 under sections 17 and 34, respectively of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. - 1030 Queen Street West, Ward 5 (File: OZS-2020-0034).

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

**The Purpose and Effect of the Official Plan Amendment:** to amend the Official Plan is to change the land use designation of the lands shown outlined on Schedule 'A', 'B', and 'C' to permit the development of a residential apartment dwelling.

**The Purpose and Effect of the Zoning By-law:** to permit the use of the subject lands for a 14 storey apartment dwelling. The development will yield 208 residential units.

**Location of Lands Affected:** 1030 Queen Street West, on the west side of Chinguacousy Road, north side of Queen Street West within the Credit Valley Secondary Plan Area 45.

**Obtaining Additional Information:** A copy of the by-law is provided. The complete by-law and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at [www.brampton.ca](http://www.brampton.ca). Further enquiries or questions should be directed to Nasir Mahmood, Development Planner, Planning, Building and Economic Development, at 905-874-2094 or [nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca).

There are no other applications under the *Planning Act*, pertaining to the subject lands.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

**When and How to File an Appeal:** An appeal to the Ontario Land Tribunal (OLT) must be filed with the City Clerk, Peter Fay, of the City of Brampton **no later than September 12, 2022**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>

**The Notice of Appeal must:**

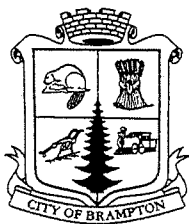
- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

**Notice of Appeal may be hand delivered to:**

City of Brampton  
Office of the City Clerk  
2 Wellington St. W.,  
Brampton, ON L6Y 4R2  
905.874.2114



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 178 - 2022

To adopt Amendment Number OP2006- 228 to the Official Plan of the City of  
Brampton Planning Area

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The Council of the Corporation of the City of Brampton in accordance with the provisions of the Planning Act R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006- 228 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

ENACTED and PASSED, this 10<sup>th</sup> day of August, 2022.

Approved as to  
form.

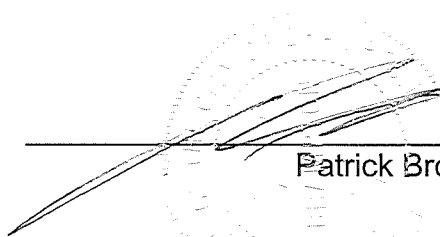
2022/07/29


SDSR

Approved as to  
content.

2022/July/28

AAP

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

OZS-2020-0034

AMENDMENT NUMBER OP 2006- 228  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to change the land use designation of the lands shown outlined on Schedule 'A', 'B' and 'C' to permit the development of a residential apartment dwelling.

2.0 Location:

The lands subject to this amendment are located on the north-west corner of Chinguacousy Road and Queen Street West. The lands have frontages of approximately 55 metres on Chinguacousy Road, 60 metres on Queen Street West, and an area of approximately 0.34 hectares, and are legally described as Part of Lot 6, Concession 3, WHS.

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- a) by changing on Schedule A General Land Use Designations the land use designation of the lands shown outlined on Schedule 'A' to this amendment from "Open Space" to "Residential".
- b) by adding to the list of amendments pertaining to Secondary Plan Area Number 45: The Credit Valley Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 228.

3.2 The portions of the document known as Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, is hereby further amended:

- a) by changing on Schedule SP45 (A) of Credit Valley Secondary Plan, the land use designation of the lands shown outlined on Schedule 'B' to this amendment from "Low Density 2 Residential", "Community Park" and "Heritage Resource" to "High Density 1 Residential";
- b) by adding on Schedule SP45 (A) of Credit Valley Secondary Plan, "High Density 1" to the list of Residential land use designations; and,
- c) by adding to Section 5.2, a new "High Density 1 Residential" designation category, as follows:

5.2.12 High Density 1 Residential

5.2.12.1 On lands designated 'High Density 1 Residential' located on the north west corner of Chinguacousy Road and Queen Street West as shown on Schedule SP45(A) of Credit Valley Secondary Plan, Part II Chapter 45, the following shall apply, subject to Section 5.2.1 of this chapter:

- i) Permitted uses shall include an apartment dwelling.

- ii) A maximum density of 612 units per net residential hectare (248 units per net residential acre).
- iii) A maximum floor space index of 5.7.

3.3 The portions of the document known as Community Block Plan - Sub Areas 1 & 3 Credit Valley Secondary Plan is hereby further amended:

- a) by changing the land uses shown on Community Block Plan - Sub Areas 1 & 3 Credit Valley Secondary Plan from “Heritage” and “Park” to “Residential” for the lands shown outlined on Schedule ‘C’ to this amendment.

LANDS TO BE REDESIGNATED FROM "OPEN SPACE" TO "RESIDENTIAL"



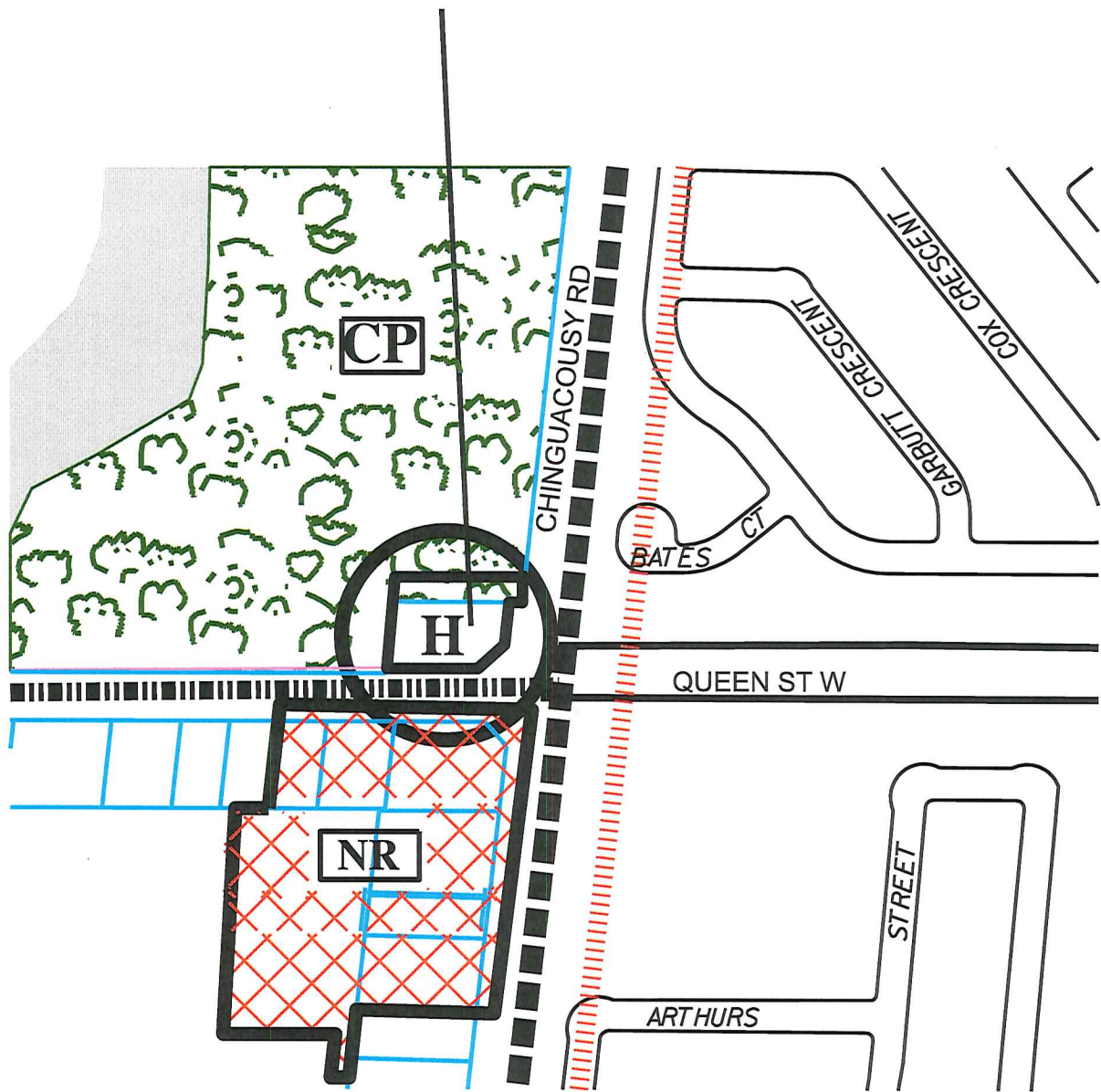
EXTRACT FROM SCHEDULE A( GENERAL LAND USE) OF THE DOCUMENT KNOWN AS THE BRAMPTON OFFICIAL PLAN

-  SUBJECT LAND
-  OPENSOURCE
- RESIDENTIAL





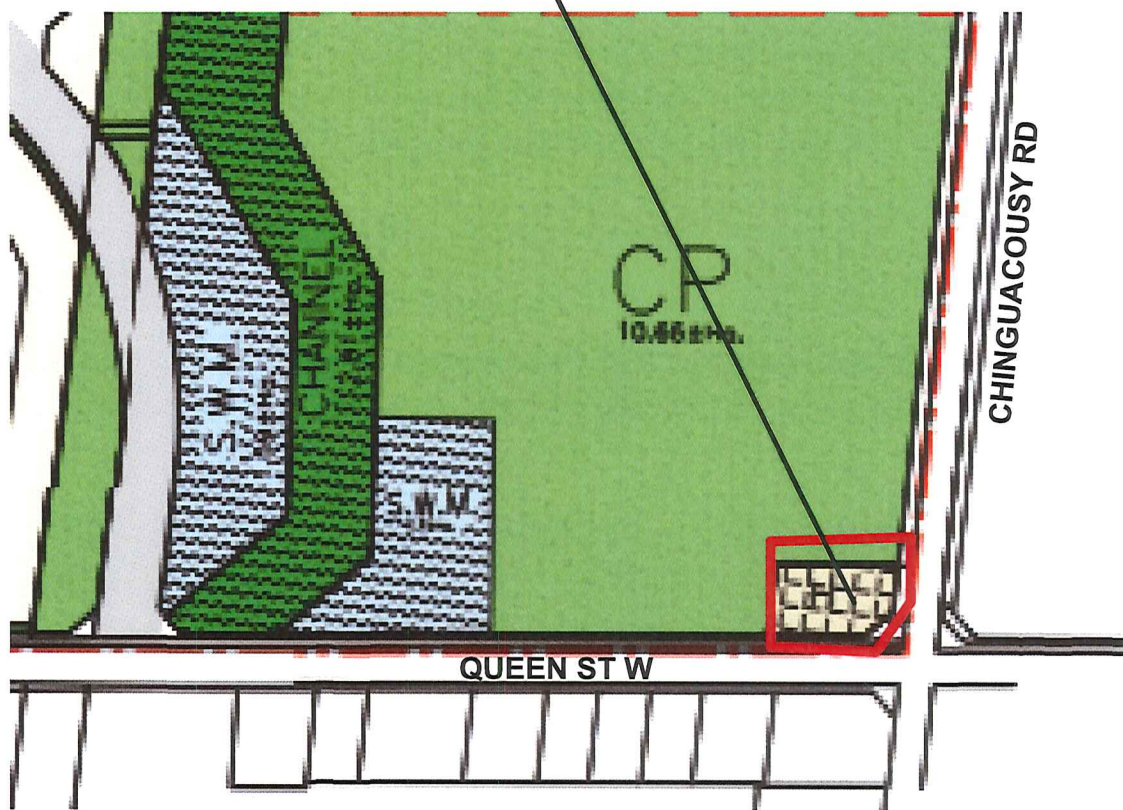
# LANDS TO BE REDESIGNATED FROM "LOW DENSITY 2 RESIDENTIAL", "COMMUNITY PARK" AND "HERITAGE RESOURCE" TO "HIGH DENSITY 1 RESIDENTIAL"



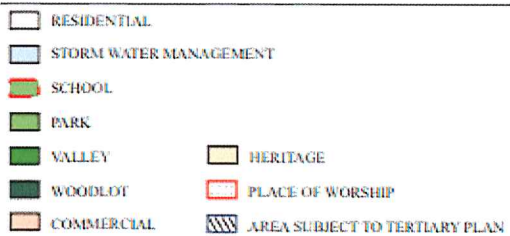
EXTRACT FROM SCHEDULE SP45(A) OF THE DOCUMENT KNOWN AS THE CREDIT VALLEY SECONDARY PLAN

RESIDENTIAL			
	Low Density 2		Community Park
COMMERCIAL			
	Neighbourhood Retail		Major Arterial Roads
	Secondary Plan Boundary		Minor Arterial Roads
OPEN SPACE			
	Secondary Valleyland		Heritage Resource

LANDS TO BE REDESIGNATED FROM  
"HERITAGE" AND "PARK" TO  
"RESIDENTIAL"



EXTRACT FROM THE DOCUMENT KNOWN AS THE SUB AREAS 1 AND 3 OF THE CREDIT VALLEY BLOCK PLAN







THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number 179 - 2022

To amend By-law 270-2004 (known as "Zoning By-law 2004"), as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing Schedule 'A' thereto, the zoning designation of the lands as shown outlined on Schedule 'A' to this by-law:

FROM	TO
SERVICE COMMERCIAL – SPECIAL SECTION 212 (SC-212)	RESIDENTIAL APARTMENT B (Holding) – SECTION 3647 (R4B(H)-3647)

(2) By adding thereto, the following sections:

"3647 The lands designated R4B(H)-3647 on Schedule A to this by-law:

3647.1 Shall only be used for the following purposes:

- a) an apartment dwelling; and,
- b) purposes accessory to the other permitted purposes.

3647.2 Shall be subject to the following requirements and restrictions:

- a) Minimum Front Yard Depth: 3.0 metres
- b) Minimum Interior Side Yard Width: 1.80 metres
- c) Minimum Exterior Side Yard Width: 3.0 metres

- d) Minimum Rear Yard Depth: 1.90 metres
- e) Minimum Building Setback to a Daylight Triangle: 0.40 metres
- f) Maximum Building Height: 14 storeys
- g) Maximum number of Dwelling Units: 208
- h) Maximum Lot Coverage: 48% of the lot area
- i) Minimum Landscaped Open Space: 25% of the lot area
- j) Maximum Floor Space Index: 5.70
- k) Maximum permitted encroachment of a balcony or patio into any required yard shall be 1.5 metres.
- l) A canopy may encroach to within 0 metres of a daylight triangle.
- m) Minimum Setback of a hydro transformer to a lot line shall be 2.4 metres.
- n) Minimum Parking Requirements:
  - i. Residents: 0.85 parking space per unit
  - ii. Visitors: 0.15 parking space per unit
- o) For zoning purposes, the lands zoned R4B-3647 shall be considered a single lot and the front lot line shall be deemed to be Chinguacousy Road.

**3647.3 Holding Symbol:**


- a) The lifting of the Holding (H) symbol shall only occur after:
  - i. An agreement executed by the owner and City pursuant to Section 37 of the *Planning Act* is registered on title;
  - ii. The agreement obligations have been fulfilled, including substantial completion of the City facility.
  - iii. The owner submits the following materials to the satisfaction of the Commissioner of Public Works and Engineering Department, and Commissioner of Planning, Building and Economic Development Department:
    - a. Functional Servicing Report
    - b. Traffic Impact Study
    - c. Urban Design Brief
    - d. Property Value Uplift Appraisal Report
    - e. Heritage Impact Assessment
    - f. Structural Assessment Report
    - g. Heritage Building Protection Plan
    - h. Heritage Conservation Plan
    - i. City Facility Cost Estimates


- j. Designated Substance Survey & Abatement Plans
  - k. Building Condition Assessment
  - l. Heritage Interpretation Plan
- b) While the Holding (H) symbol remains in place, the lands shall only be used for either of the following purposes, but not both:
- i. Uses permitted by the SC-212 zone subject to the requirements and restrictions of the SC zone; or
  - ii. Site services to support future development of the lands for purposes set out in Section 3647.1, at the discretion of the Chief Building Official.”

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this 10<sup>th</sup> day of August, 2022.

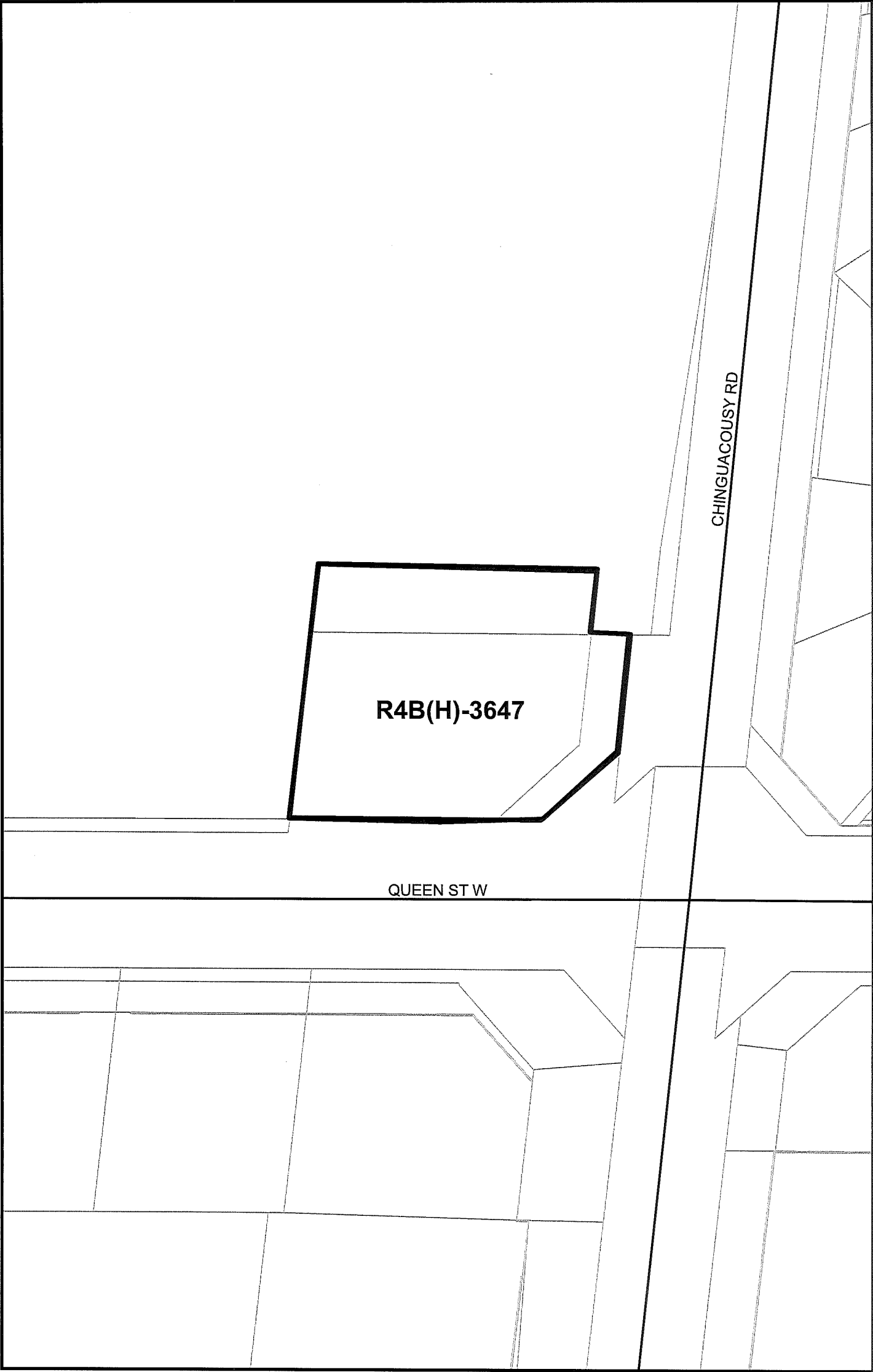
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2022/07/29  
  
SDSR

Approved as to  
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AAP

  
Patrick Brown, Mayor

  
Peter Fay, City Clerk

OZS-2020-0034



**BRAMPTON**  
Flower City  
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT



File: OZS-2020-0034\_ZBLA

Date: 2022/05/17

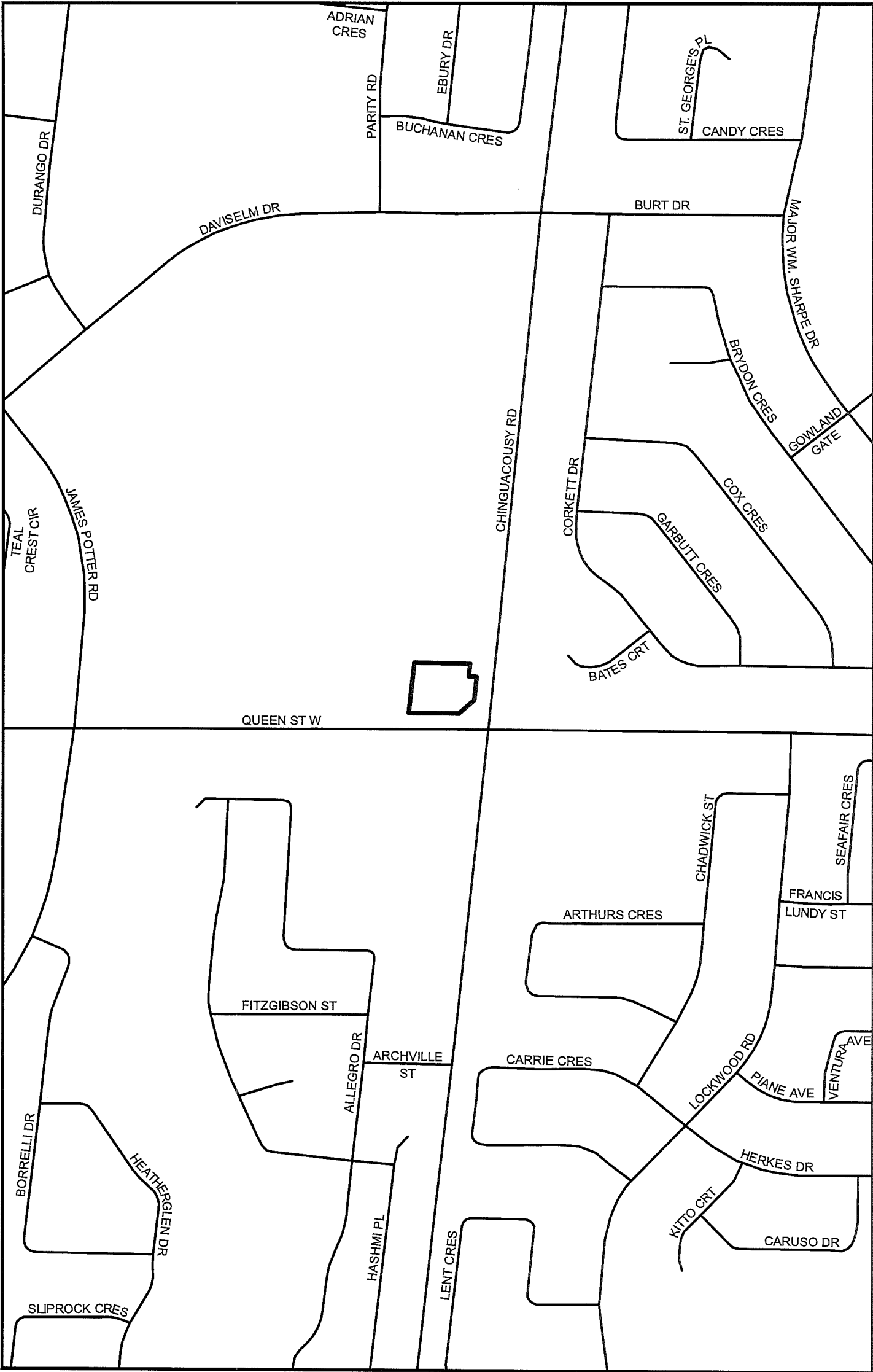
Drawn by: ckovac

**PART LOT 6, CONCESSION 3 W.H.S.**

BY-LAW 179-2022

**SCHEDULE A**





SUBJECT LANDS



RAILWAYS



KEY MAP