

**Adoption of Official Plan Amendment OP2023-026 (By-law 61-2026)
and Zoning By-law 62-2026**

249 Queen Street East

Date of Decision: April 22, 2026
Date of Notice: May 1, 2026
Last Date of Appeal: May 21, 2026 (no later than 4:30 p.m.)

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 61-2026, to adopt Official Plan Amendment OP2023-026, and By-law 62-2026, 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 Manga (Queen) Inc., c/o Gagnon Walker Domes Ltd., Ward 3 (File: OZS-2023-0040).

The decision of Council is final if no notice of appeal is filed by the Minister, applicant, registered owner, public body or specified person pursuant to section 17(24) or section 34(19) of the *Planning Act*.

The Purpose and Effect of the Official Plan Amendment:

To request for an amendment to Secondary Plan Area Number 36: Queen Street Corridor Secondary Plan to add Appendix E: Conceptual Tertiary Plan (a conceptual tertiary plan that outlines the potential mid-block and public street network for the area).

The Purpose and Effect of the Zoning By-law Amendment:

To request an amendment to the Zoning By-law to permit a mixed-use high-density residential development on the property.

Location of Lands Affected: legally described as Part of Block K, Registered Plan 518 and municipally known as 249 Queen Street East.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Jan Salaya, Planner, Planning, Building and Growth Management Services at jan.salaya@brampton.ca.

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.

Information on development applications under the *Planning Act* within the subject area should be directed to the planner noted herein.

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made only by those entities entitled to do so by the *Planning Act*, by filing a notice of appeal with the City Clerk:

- via the **Ontario Land Tribunal e-file service** (first-time users will need to register for a My Ontario Account at <https://olt.gov.on.ca/e-file-service/>) by selecting Brampton (City) – Clerk as the Approval Authority
- Should the e-file portal be unavailable, those entitled to appeal can submit their appeal to the City at the below address:
 - by mail or hand delivered to City of Brampton, City Clerk’s Office, 2 Wellington Street West, Brampton, ON L6Y 4R2, **no later than 4:30 p.m. on May 21, 2026**. Appeal forms are available from the OLT website at www.olt.gov.on.ca.

The filing of an **appeal after 4:30 p.m.**, in person or electronically, will be deemed to have been received the next business day. The City Clerk agrees to receive appeals via the OLT e-file service.

Take Notice that the Appeal:

- (1) must set out the reasons for appeal;
- (2) pay fee of \$1,100 online through e-file service, or by certified cheque/money order to the Minister of Finance, Province of Ontario if being mailed or hand delivered to the City. A copy of the fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>. Forms for a request of fee reduction for an appeal, are available from the OLT website at www.olt.gov.on.ca.

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.

City of Brampton
Office of the City Clerk
2 Wellington Street West
Brampton, ON L6Y 4R2
Contact: (905) 874-2116



The Corporation of the City of Brampton

By-law

Number 61 - 2026

To adopt Amendment Number OP 2023 - 026

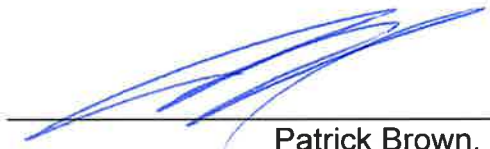
To the Official Plan of the City of Brampton Planning Area

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 2023 - 026 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of the Official Plan.

Enacted and passed this 22nd day of April 2026.

Approved as to
form.
2026/April/16
AJC


Patrick Brown, Mayor

Approved as to
content.
2026/April/15
AAP


Genevieve Scharback, City Clerk

(OZS-2023-0040)

AMENDMENT NUMBER OP 2023 - 026

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to add a conceptual tertiary plan that outlines the potential mid-block and public street network for the area bounded by Hansen Road South, Queen Street East, and Rutherford Road South.

2.0 Location:

The lands subject to this amendment are located at the southeast corner of Queen Street East and Hansen Road South are municipally known as 249 Queen Street East. The lands have a gross area of 0.37 hectares (0.93 acres) and are legally described as Part of Block K, Registered Plan 518, in the City of Brampton.

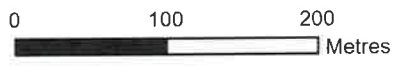
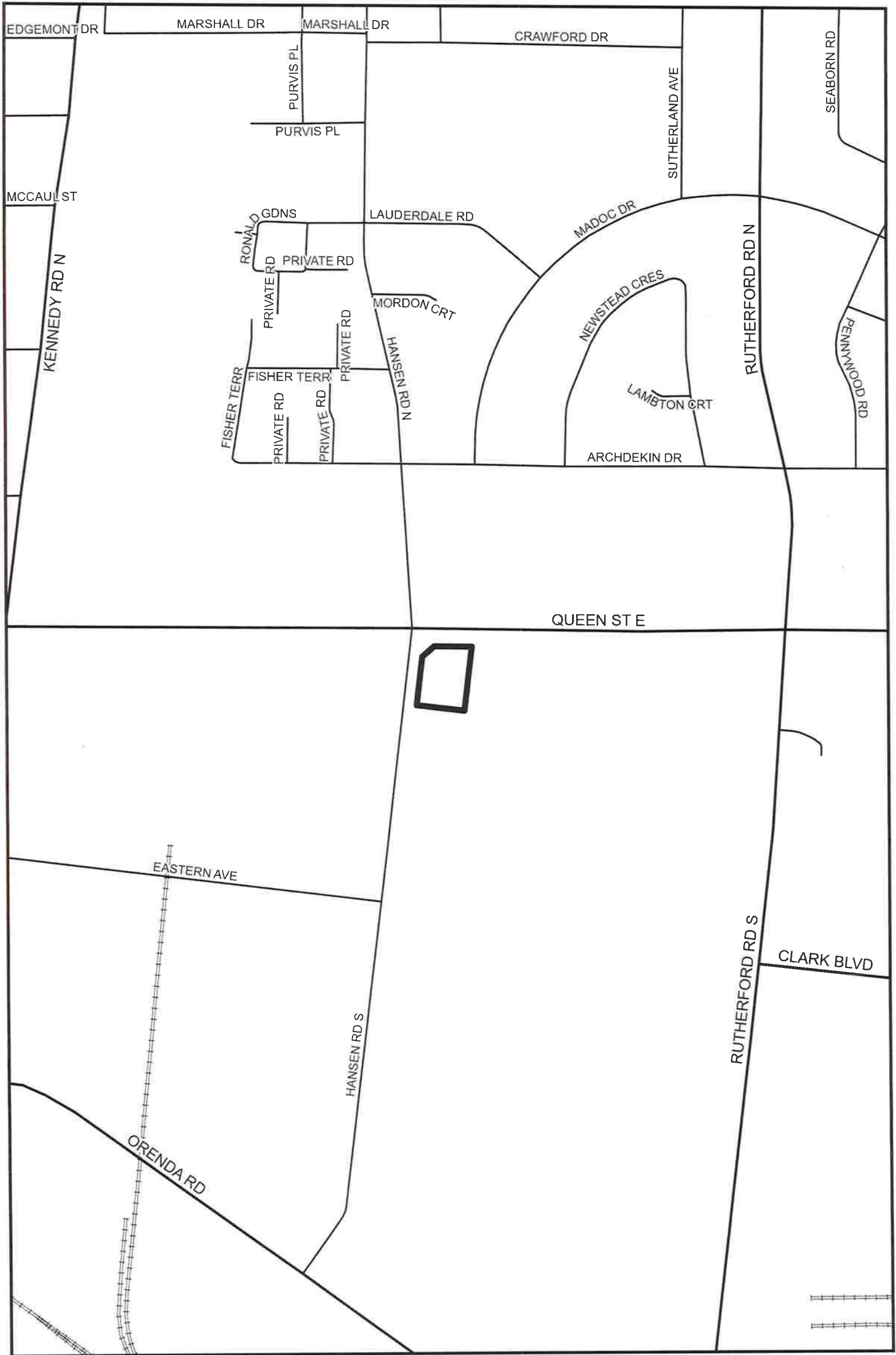
3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the 2023 Official Plan of the City of Brampton Planning Area is hereby amended:

1. By adding to the list of amendments pertaining to Secondary Plan Area Number 36: Queen Street Corridor Secondary Plan as set out in Part II: Secondary Plan, Amendment Number OP 2023-026.

3.2 The document known as the Queen Street Corridor Secondary Plan, being Chapter 36 of Part II: Secondary Plans, of the City of Brampton Official Plan, as amended is hereby further amended:

1. By adding on Appendix E of Chapter 36: Queen Street Corridor Secondary Plan, Conceptual Tertiary Plan as outlined on Schedule A to this amendment.



- Subject Lands
- Major Street
- Minor Street
- Railway

KEY MAP

BY-LAW 61-2026

Drawn by: LCarter



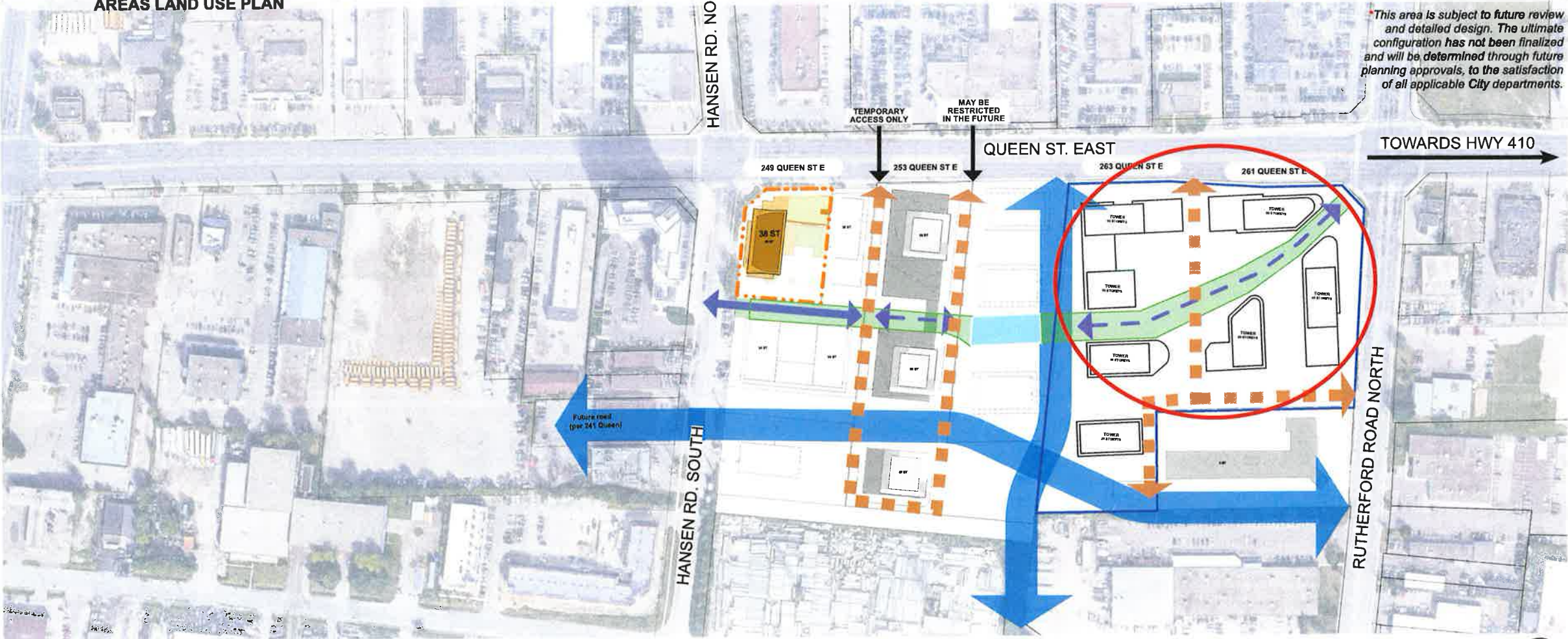
249 QUEEN – CITY COMMENTS:

- WELL-INTEGRATED POTENTIAL DEVELOPMENT ON THE ENTIRE BLOCK
- PROVIDE NETWORK OF WELL-CONNECTED AMENITY AREAS
- COURTYARDS AND GREEN SPACES
- NATURAL FEATURES THAT PROVIDE A VARIETY OF INTERESTING EXPERIENCES
- TERTIARY PLAN SHOULD DEMONSTRATE THIS CONNECTED GREEN NETWORK WITH THE PROPERTIES EAST AND SOUTH OF THE SITE.
- PROVIDE CONVENIENT, COMFORTABLE AND SAFE PEDESTRIAN MOVEMENT TO THE SITE AND WITHIN IT.
- DIFFERENT PAVING MATERIALS TO HIGHLIGHT PEDESTRIAN PRECINCTS AND CROSSWALKS.

- MID-BLOCK GREENWAY
- WOONERF PRIVATE DRIVEWAY
- PEDESTRIAN CONNECTION
- PUBLIC STREET NETWORK
- PRIVATE STREET NETWORK
- SUBJECT SITE
- PRIVATE ROAD/WOONERF
- *AREA SUBJECT TO CHANGE UPON FURTHER REVIEW

SCHEDULE 13F - BRAMPTON MAJOR TRANSIT AREAS LAND USE PLAN

SUBJECT SITE



**This area is subject to future review and detailed design. The ultimate configuration has not been finalized and will be determined through future planning approvals, to the satisfaction of all applicable City departments.*





The Corporation of the City of Brampton

By-law

Number 62 - 2026

To amend By-law 270-2004, as amended

Whereas 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:
QUEEN STREET MIXED USE TRANSITION (QMUT)	DOWNTOWN COMMERCIAL (H) – SECTION 3862 – (DC(H) – 3862)

(2) By adding thereto, the following section:

“3862 for the lands designated DC(H) – 3862 on Schedule “A” to this By-law:

3862.1 Shall only be used for the following purposes, upon the lifting of the Holding (H) symbol:

- 1) Purposes permitted in the Downtown Commercial (DC) Zone;
- 2) An Apartment Dwelling;
- 3) Purposes accessory to the permitted uses.

3862.2 Shall be subject to the following requirements and restrictions:

1) For the purposes of this By-law:

- a. Queen Street East shall be deemed the front lot line;
- b. Hansen Road South shall be deemed the exterior side yard;
- c. South lot line shall be deemed the rear yard; and
- d. East lot line shall be deemed the interior side yard

- 2) Minimum Lot Area: No requirement
- 3) Minimum Lot Width: No requirement
- 4) Minimum Lot Depth: No requirement
- 5) Maximum Lot Coverage: No requirement

- 6) Minimum Setback from a building Tower to a Street or Lot Line:
 - a. Queen Street East: 13.0 metres
 - b. Hansen Road South: 6.0 metres
 - c. Interior Side Yard: 25.0 metres
 - d. Rear Yard: 13.0 metres

- 7) Minimum Setback of a Podium to a Street or Lot Line:
 - a. Queen Street East: 0.8 metres
 - b. Hansen Road South: 3.0 metres
 - c. Interior Side Yard: 0.0 metres
 - d. Rear Yard: 12.5 metres

- 8) Notwithstanding 3862.2(6) and (7), the following may project into the minimum yards; setbacks and tower separation distances for the distances specified:
 - a. Sills, belt courses, cornices, gutters, chimneys, pilasters, eaves, parapets, lighting fixtures, projecting panel system at exterior walls, site servicing features: 0.5 metres

 - b. Canopies, architectural features such as entry portals frames, pilasters, balconies and dividers, railings, window washing equipment, stairs, accessible ramps, decks, open roofed porches, uncovered terraces: 1.5 metres

- 9) Dwelling Unit Mix: A minimum of 33% of dwelling units shall be 2-bedroom or larger.

- 10) For the purposes of this By-law, only non-residential uses are permitted on the ground floor of the portion of the building fronting Queen Street East.

- 11) Minimum Gross Floor Area for all non-residential uses: 842m²

- 12) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres

- 13) Maximum Building Height: 38 Storeys (excluding rooftop mechanical penthouse or architectural features)

- 14) For the purposes of this By-law, an upper level (mezzanine) shall not constitute a storey and is excluded from the calculation of maximum building height.

- 15) Maximum Floorplate Area: 850m²

- 16) Notwithstanding 3862.2 (13), the following shall be exempt from the calculation of building height:
 - a. Lighting fixtures, trellises, stair enclosures, landscape features, elevator overruns, lightning rods, parapets, eaves, balcony or terrace guardrails, railings, vents and ventilating equipment, window washing equipment, mechanical equipment, landscape and green roof elements, outdoor recreation and amenity area elements (including accessory structures/buildings), partitions dividing outdoor recreation and amenity areas, rooftop lobbies to access rooftop amenity areas, wind mitigation, noise mitigation, chimney stack, exhaust flues, and garage cute overruns, to a maximum projection beyond the permitted building height by no more than 10.0 metres.

 - b. A roof structure which is used only as an ornament or to house the mechanical equipment of any building.

- 17) Minimum Setback Below Established Grade: 0.0 metres

- 18) Maximum Floor Space Index (FSI): 9.0

19) Minimum Landscape Open Space: 8% of the Lot area

20) Minimum Number of Loading Spaces: 1 space

21) Loading, Unloading and Waste Disposal:

Loading, unloading and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare.

22) Garbage, Refuse and Waste:

All garbage, refuse and waste containers for any use shall be located within a building or within a containment system or enclosure that is screened from view from a public street or thoroughfare.

23) Bicycle Parking shall be provided in accordance with the following:

- a. Minimum 0.5 spaces per apartment dwelling unit.
- b. Minimum 0.10 visitor spaces per apartment dwelling unit.

24) Requirements and restrictions of the DC Zone and all the general provisions of this By-law that are not in conflict with the above.

3862.3 For the purposes of the DC-3862 zone:

“Podium” shall mean any of the various building elements that form the base of the bottom 6 storeys of a building, and does not include the Tower.

“Tower” shall mean the portion of the building located above a height of 6 storeys.

“Floorplate” shall mean the total horizontal gross floor area of an individual storey of the building measured from exterior walls.

“Gross Floor Area” shall mean the aggregate of the area of all floors in a building, whether at, above or below established grade, measured between the exterior walls of the building, but excluding any porch, verandah, unfinished attic, basement or any floor area used for building maintenance or service equipment, loading area, elevators, stairwells, common laundry facilities, common washroom, common children’s play area, common recreation amenity area, all areas associated with the parking of motor vehicles, or storage areas.

“Established Grade” shall mean from the geodetic elevation of 218.10 metres as measured by an Ontario Land Surveyor.

“Indoor Amenity” shall mean a recreational and/or common area within the building exclusively accessible to residents.

“Mezzanine” shall mean a partial level located above the first storey and below the second storey of a building for the specific use of bicycle parking, storage or equipment uses for the functional operation of the building, such as: electrical, utility, mechanical and ventilation equipment and emergency generators, elevators, stairs and hallways.

3862.4 All lands zoned DC – 3862 shall be treated as one lot for Zoning purposes.

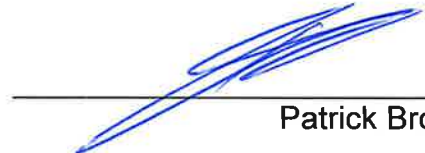
3862.5 Holding (H):

- 1) Until such time as the Holding (H) symbol is removed, the lands shall only be used in accordance with the Queen Street Mixed Use Transition (QMUT) zone.
- 2) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:

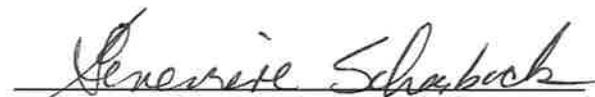
- a. Confirmation that arrangements for a mutual access easement with the abutting properties to the east (251 and 253 Queen St. E.) have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.”

Enacted and passed this 22nd day of April 2026.

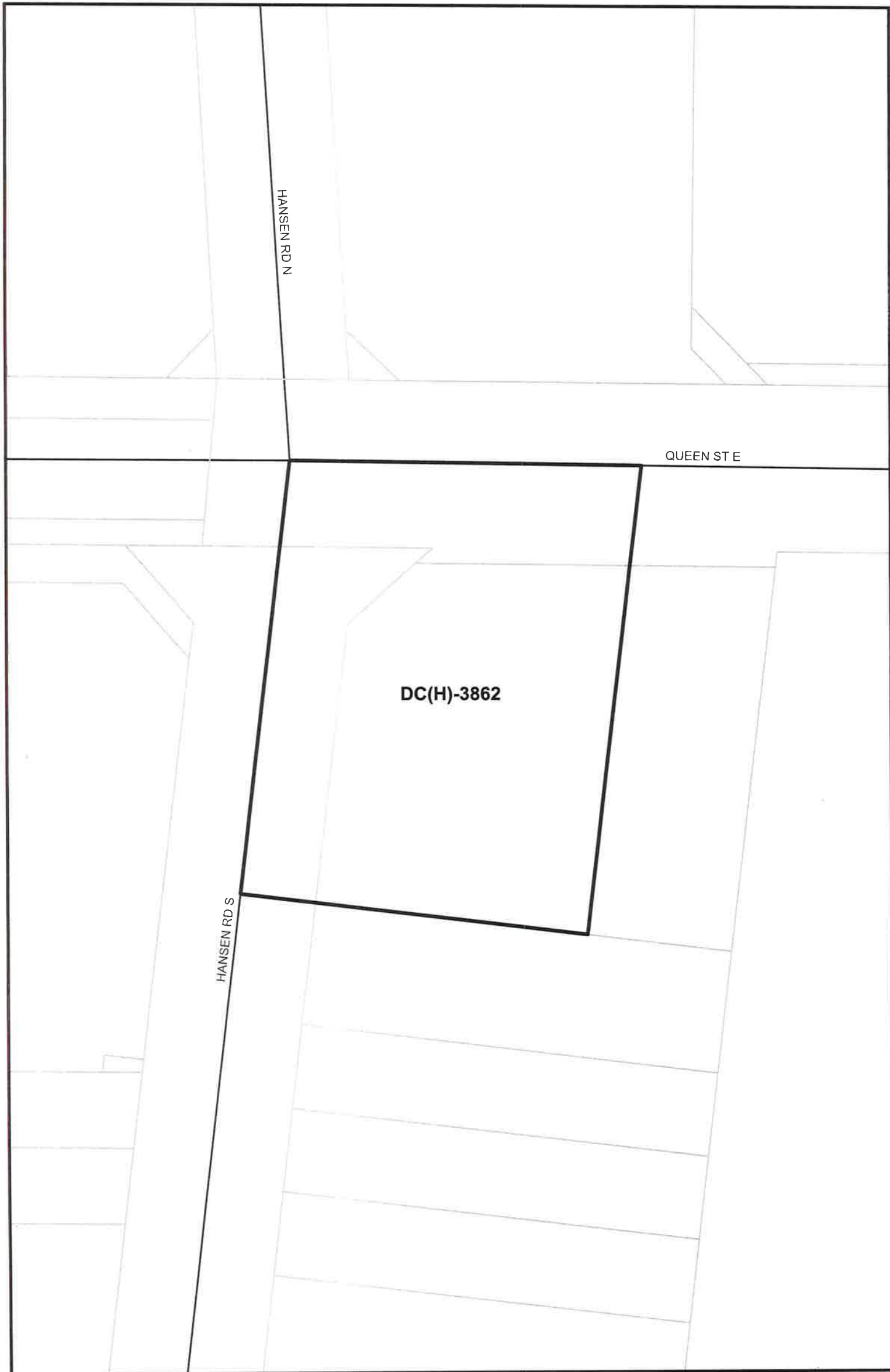
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Genevieve Scharback, City Clerk

(OZS-2023-0040)

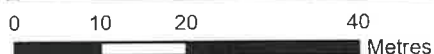


HANSEN RD N

QUEEN ST E

DC(H)-3862

HANSEN RD S



 Zoning Boundary  Parcel Fabric  Street



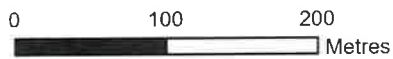
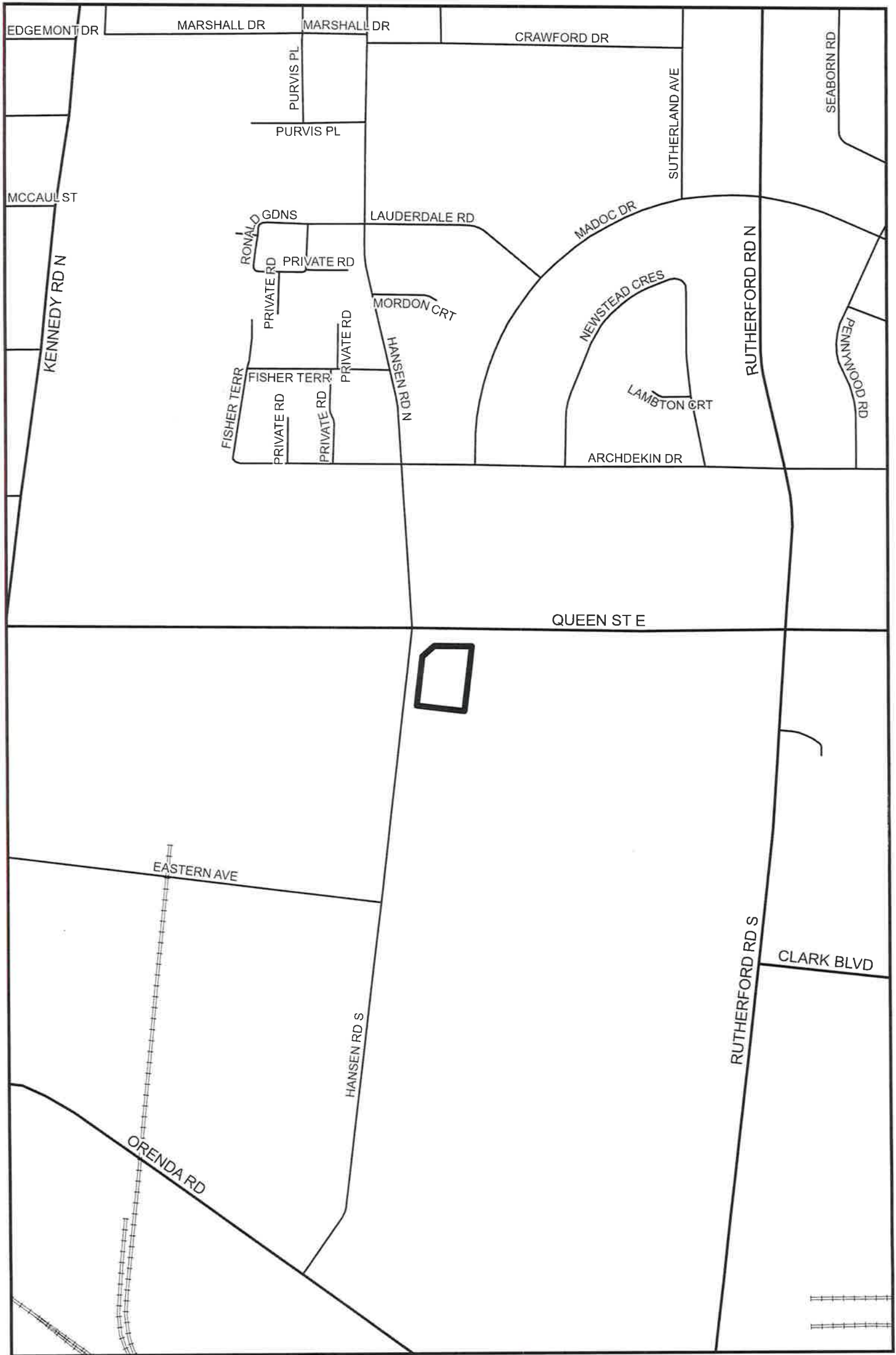
LOT 5, CONCESSION 2 E.H.S.

File: OZS-2023-0040
Date: 2025/11/07

Drawn by: LCarter

BY-LAW 62-2026

SCHEDULE A



Subject Lands



Major Street



Minor Street



Railway



brampton.ca
 PLANNING, BUILDING AND GROWTH MANAGEMENT
 File: OZS-2023-0040
 Date: 2025/11/07



KEY MAP

BY-LAW 62-2026

Drawn by: LCarter