

**Adoption of Official Plan Amendment OP2023-267 (By-law 16-2025)
and Zoning By-law 17-2025**

1283, 1298, 1300, and 1306 Queen Street West

Date of Decision: February 5, 2025

Date of Notice: February 20, 2025

Last Date of Appeal: March 12, 2025 (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 16-2025, to adopt Official Plan Amendment OP2023-267, and By-law 17-2025, 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 Gagnon Walker Domes Ltd., 2811135 Ontario Inc., 2803832 Ontario Inc., Ward 5 (File: OZS-2023-0024).

The decision of Council is final if a notice of appeal is not received pursuant to section 17(24) of the *Planning Act* on or before the last day for filing such notice.

The Purpose and Effect of the Official Plan Amendment:

To amend the Brampton Plan to facilitate a Medium-High Density Residential development comprised of 265 residential suites.

The amendment adds a list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part II: Secondary Plans thereof, Amendment Number OP2023-267.

It also amends the portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan by changing on Schedule SP45(A), the land use designation of the lands shown on Schedule 'A' to the amendment from "Low Density 2 Residential" to "Medium-High Density Residential (Mid-Rise)" to permit a 12-storey apartment/condominium with 265 residential suites.

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

To rezone the lands to permit a 12-storey mid-rise apartment/condominium building, which contains 265 residential suites.

Location of Lands Affected: east of Creditview Road, north of Queen Street West, west of Chinguacousy Road and south of Williams Parkway, municipally known as 1286, 1298, 1300, 1306 Queen Street West.

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 Harjot Sra, Planner, Planning, Building and Growth Management Services at harjot.sra@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.

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

When and How to File an Appeal: An appeal to the Ontario Land Tribunal (OLT) may be made 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
- If the e-file portal is down, you can submit your 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 March 12, 2025**. 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.

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.

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 16 - 2025

To Adopt Amendment Number OP 2023- 267
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- 267 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 5th day of February, 2025.

Approved as to
form.

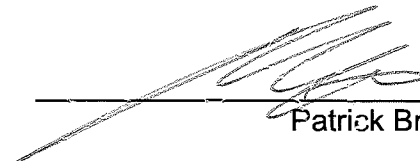
2025/01/24


MR

Approved as to
content.

2025/Jan/23

AJP


Patrick Brown, Mayor


Genevieve Scharback, City Clerk

OZS-2023-0024

AMENDMENT NUMBER OP 2023- 267

To the Official Plan of the
City of Brampton Planning Area

1.0 Purpose:

The purpose of this amendment is to amend the Credit Valley Secondary Plan to permit the lands known as 1286, 1298, 1300, and 1306 Queen Street West to be developed with medium-high density residential uses.

2.0 Location:

The lands subject to this amendment are located approximately 500 metres (1,640 feet) east of Creditview Road, 300 metres (985 feet) west of James Potter Road, having a frontage of approximately 86 metres (282 feet) on the north side of Queen Street West, and an area of 0.78 hectares (1.92 acres). The lands are legally described as Part of Lots 1, 2, 3, 4, Registered Plan 428, Concession 3, W.H.S., 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:

- a) By adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part II: Secondary Plans thereof, Amendment Number OP 2023- 267 .

3.2 The portions of the document known as the 2023 Official Plan of the City of Brampton Planning Area, which remains in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45, of Part II of the City of Brampton Official Plan, as amended, are hereby further amended:

- a) By changing on Schedule SP45(A), the land use designation of the lands shown on Schedule 'A' to this amendment from "Low Density 2 Residential" to "Medium-High Density Residential (Mid-Rise)".



EXTRACT FROM Schedule SP 45(A) Credit Valley Secondary Plan

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|---|--|---|--|
| <ul style="list-style-type: none"> Subject Lands LAND USE DESIGNATIONS RESIDENTIAL Executive Residential Low Density 1 Low Density 2 Medium Density Medium Density 2 High Density 1 Springbrook Settlement Area Springbrook Tertiary Plan | <ul style="list-style-type: none"> COMMERCIAL District Retail Neighbourhood Retail Highway Commercial Convenience Commercial Mixed Use - Commercial/High Density Residential INSTITUTIONAL Public Secondary School Public / Senior Elementary School Public / Junior Elementary School Separate Secondary School Separate Elementary School Place Of Worship Secondary Plan Boundary | <ul style="list-style-type: none"> OPEN SPACE Primary Valleyland Secondary Valleyland Significant Woodlots Terrestrial Features City Wide Park Community Park Neighbourhood Park Parkette Potential Stormwater Management Ponds | <ul style="list-style-type: none"> INFRASTRUCTURE Ontario Hydro Power Corridor Highway Major Arterial Roads Minor Arterial Roads Collector Roads Local Road Access (Potential) Two Lane Local Road Railways Heritage Resource Special Policy Area Special Policy Area 5 - Residential Low Density 2 Grade Separation |
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THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 17 - 2025

To Amend Comprehensive Zoning By-Law 270-2004

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:
 - a. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
RESIDENTIAL HAMLET ONE (RHm1)	RESIDENTIAL APARTMENT A – 3804 (R4A – 3804)

2. By adding the following Sections:

“3804 The lands designated R4A – 3804 on Schedule A to this by-law:

3804.1 Shall only be used for the following purposes:

- 1) Purposes permitted in the R4A zone;
- 2) Senior citizen residence;
- 3) Residential care home;
- 4) Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, the following non-residential uses shall be permitted on the ground floor:
 - a. A retail establishment with or without outdoor display and sales;
 - b. An office, including an office of a physician, dentist, or drugless practitioner;
 - c. A grocery store or supermarket;
 - d. A service shop;
 - e. A personal service shop, excluding a massage or body rub parlour;
 - f. A bank, trust company or finance company;
 - g. A dry cleaning and laundry distribution establishment;
 - h. A laundromat;

- i. A dining room restaurant, a convenience restaurant, or a take-out restaurant;
- j. A printing or copying establishment;
- k. A custom workshop;
- l. A day nursery;
- m. A commercial school;
- n. A health or fitness centre;
- o. Purposes accessory to the other permitted purposes;

3804.2 Shall be subject to the following requirements and restrictions:

- 1) Minimum Lot Area: No requirement;
- 2) Minimum Lot Width: No requirement;
- 3) Minimum Lot Depth: No requirement;
- 4) For the purposes of this Section:
 - a. The lot line abutting Queen Street West shall be the front lot line;
 - b. The lot line abutting Douglas Road shall be the exterior side lot line;
- 5) Minimum Front Yard Depth:
 - a. To any portion of the building up to 4 storeys in height: 3 metres; and
 - b. The main front wall for that portion of the building greater than 4 storeys in height shall be stepped back a minimum 2.0 metres from the edge of the main front wall of that portion of the building 4 storeys and below;
- 6) Minimum Interior Side Yard Width: 15.0 metres;
- 7) Minimum Exterior Side Yard Width:
 - a. To any portion of the building up to 3 storeys in height: 5 metres; and
 - b. The main exterior side wall for that portion of the building above 3 storeys in height shall be stepped back 2.5 metres from the edge of the main exterior side wall of that portion of the building 3 storeys and below;
- 8) Minimum Rear Yard Depth: 12.0 metres;
- 9) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;
- 10) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;
- 11) Minimum Setback to an above grade stair enclosure leading to an Underground Parking Garage: 1.0 metre;
- 12) Minimum Ground Floor Height: 4.5 metres;
- 13) Maximum Building Height:
 - a. 3 storeys for any portion of a building located within 20.0 metres or less from the rear lot line;
 - b. 6 storeys for any portion of a building located more than 20.0 metres but less than 26.0 metres from the rear lot line;
 - c. 9 storeys for any portion of a building located more 26.0 metres but less than 36.0 metres from the rear lot line;

- d. 12 storeys for any portion of a building located more than 36.0 metres from the rear lot line;
- 14) Notwithstanding R4A-3804 Section 2.13), any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16 are exempt from the calculation of building height;
- 15) Maximum Floor Space Index (FSI): 3.1
(Exclusive of an underground parking garage, all accessory buildings and structures);
- 16) Maximum Number of Dwelling Units: 265;
- 17) Maximum Lot Coverage: 45% of the lot area;
- 18) Minimum Landscaped Open Space: 30% of the lot area;
- 19) Landscaped open space may consist of both hard and soft elements, including retaining walls, stairs, ramps, sunken patios and porches (covered and uncovered) and utility infrastructure;
- 20) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;
- 21) Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 50% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;
- 22) Minimum Number of Loading Spaces per building:
1 space;
- 23) Parking Space Requirements:
 - a. Resident: 0.90 spaces per apartment dwelling unit;
 - b. Visitor: 0.20 spaces per apartment dwelling unit;
 - c. No additional parking is required for permitted commercial uses on the ground floor;
- 24) Bicycle Parking:
 - a. Bicycle parking must be located on the same lot as the use or building for which it is required;
 - b. Resident: 0.50 spaces per apartment dwelling unit;
 - c. Visitor: 0.10 spaces per apartment dwelling unit;
 - d. 1 space for each 500m² of commercial gross floor area or portion thereof;
 - e. A maximum of 50% of the required bicycle parking may be vertical spaces, and the rest must be horizontal spaces
 - f. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:
 - (1) A building or structure;
 - (2) A secure area such as a supervised parking lot or enclosure; or
 - (3) Within bicycle lockers;
 - g. Where four or more bicycle parking spaces are provided in a common parking area, each space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete;
 - h. Dimensions:

- (1) If located in a horizontal position (on the ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;
- (2) If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;

25) Waste Disposal and Storage:

- a. Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public street;
- b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

All lands zoned R4A – 3804 shall be treated as a single lot for zoning purposes;

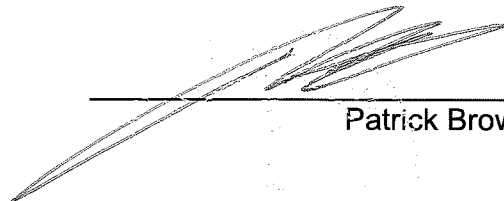
26) Shall also be subject to the requirements and restrictions of the R4A zone and all the general provisions of this By-law, which are not in conflict with those set out in Section 3804.”


ENACTED and PASSED this 5th day of February, 2025.

Approved as to form.
2025/01/27
S.Akhtar

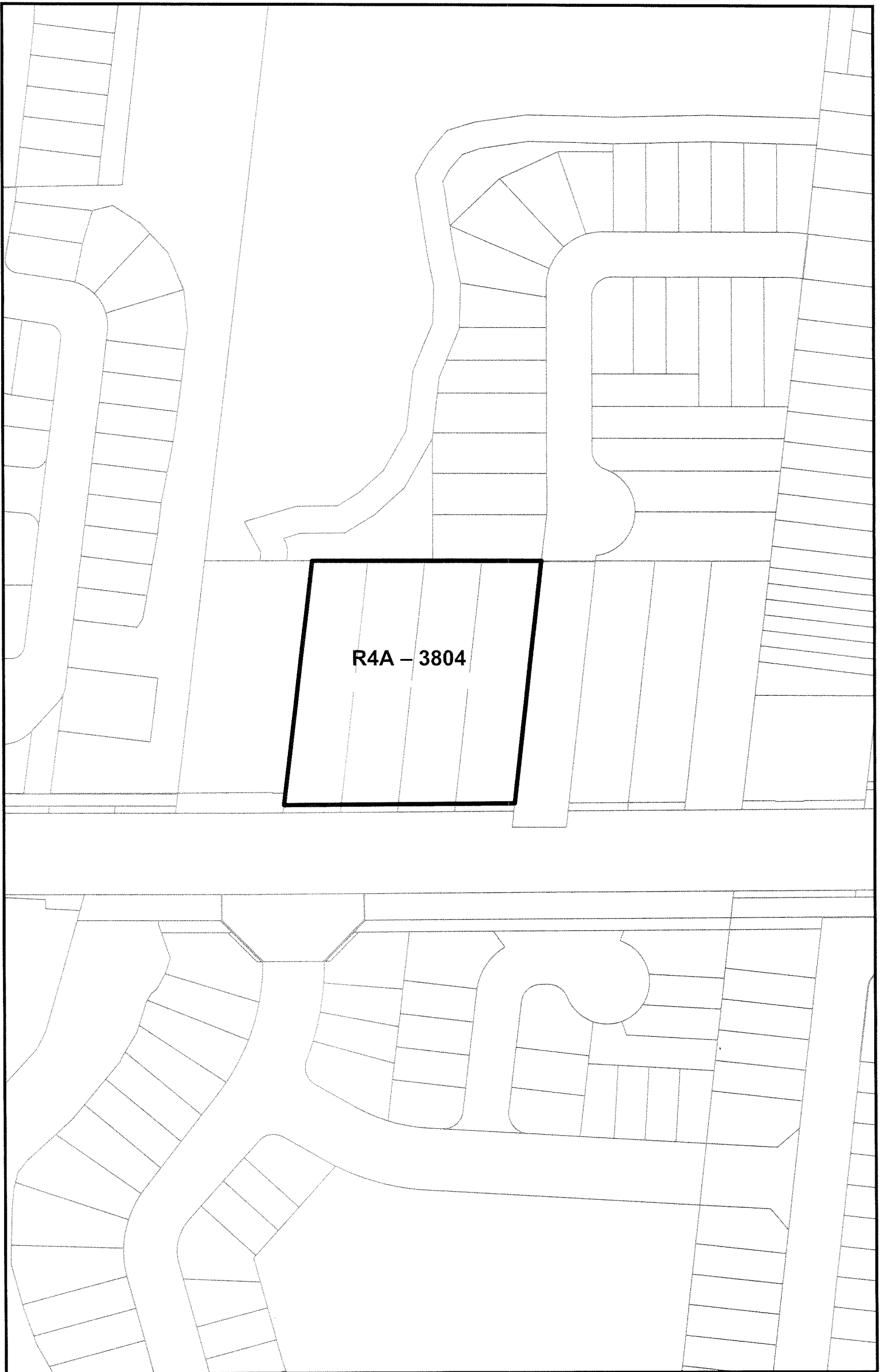
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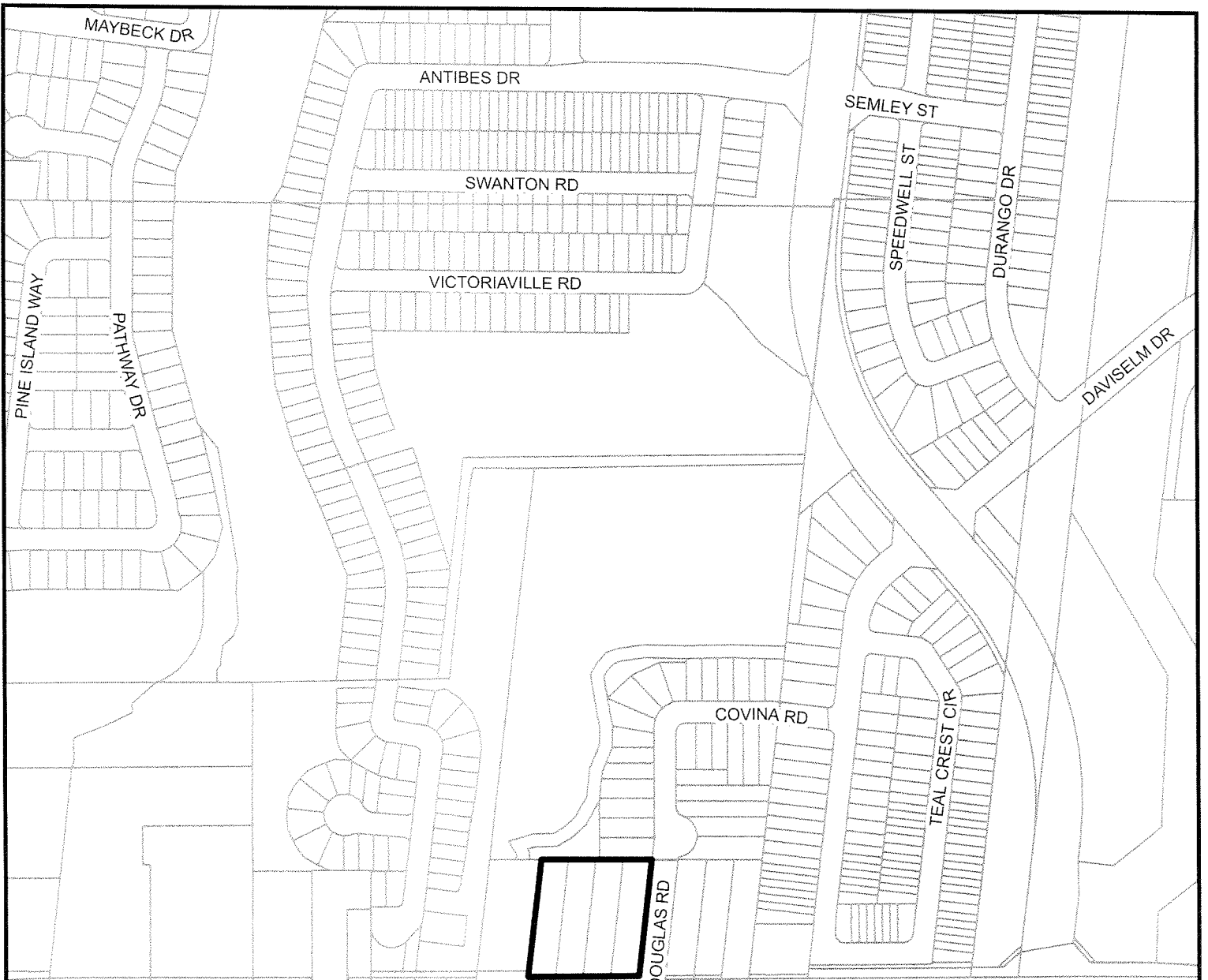
OZS-2023-0024



Patrick Brown, Mayor

Genevieve Scharback, City Clerk





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