**Attachment [1]**

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

***Number OLT*** OPA 1 - 2025

To adopt Amendment Number ~~2006-~~ OLT OPA 1-2025

To the Official Plan of the

City of Brampton Planning Area

The Ontario Land Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, hereby orders the coming in force of By-law Number OLT ____ - 2025 as follows:

1. Amendment Number OP2006-_____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

***By-law Number*** _____- 2025

AMENDMENT NUMBER ~~OP2006-~~ OLT OPA 1-2025
To the Official Plan of the
City of Brampton Planning Area

***By-law Number*** _____- 2025

AMENDMENT NUMBER OP2006-_____

To the Official Plan of the

City of Brampton Planning Area

**1.0 Purpose:**

The purpose of this amendment is to amend the Secondary Plan Area 45, Credit Valley Secondary Plan and Land Use Schedule, to permit the future development of the lands known municipally as 1857 Queen Street West with high density residential and ancillary commercial uses.

**2.0 Location:**

The lands subject to this amendment are known municipally as 1857 Queen Street West. The lands are located approximately 370 metres (1,214 feet) east of Mississauga Road, 931 metres (3,056 feet) west of Creditview Road, having a frontage of approximately 68 metres (223 feet) on the south side of Queen Street West. The lands are legally described as Part of Lot 5, Concession 4, W.H.S., in the City of Brampton.

**3.0 Amendments and Polices Relative Thereto:**

3.1 The document known as the 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 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006-

3.2 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, as amended, are hereby further amended:

1. By changing on Schedule 45(a), the land use designations of the lands shown outlined on Schedule 'A' to this amendment from 'Primary Valleyland' and 'Low Density 1 Residential' to 'Primary Valleyland'; and 'Low Density 1 Residential' and 'Primary Valleyland' to 'High Density Residential';

2. By deleting policy 6.2.1 in its entirety and replacing it with the following section as 6.2.1:

   "6.2.1 Special Policy Area 2 recognizes the long term development potential of these lands for urban uses, in accordance with the residential designations of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity, generally in accordance with the Tertiary Plan approved by the Ontario Land Tribunal, attached as Appendix 1."

3. By deleting policy 6.2.2 in its entirety and replacing it with the following section as 6.2.2:

   "6.2.2 The lands municipally known as 1857 Queen Street West shall be subject to the following:

   i. Notwithstanding Section 4.6.13 of the Official Plan, the limit of development, and any buffer from natural features shall be in accordance with the Scoped Environmental Impact Study, 1857 Queen Street West, City of Brampton prepared by Beacon Environmental and dated June 2022.

ii. Notwithstanding the provisions of Section '5.2.11 High Density Residential' of this Plan, the subject lands shall be developed in accordance with the following principles:

   a. A maximum Gross Floor Area of 21,050m².

   b. To minimize the impact upon abutting residential uses, appropriate property line setbacks shall be established in the Zoning By-law relative to the height of the building. For clarity, rear and side yard setbacks shall increase as the height of the building increases.

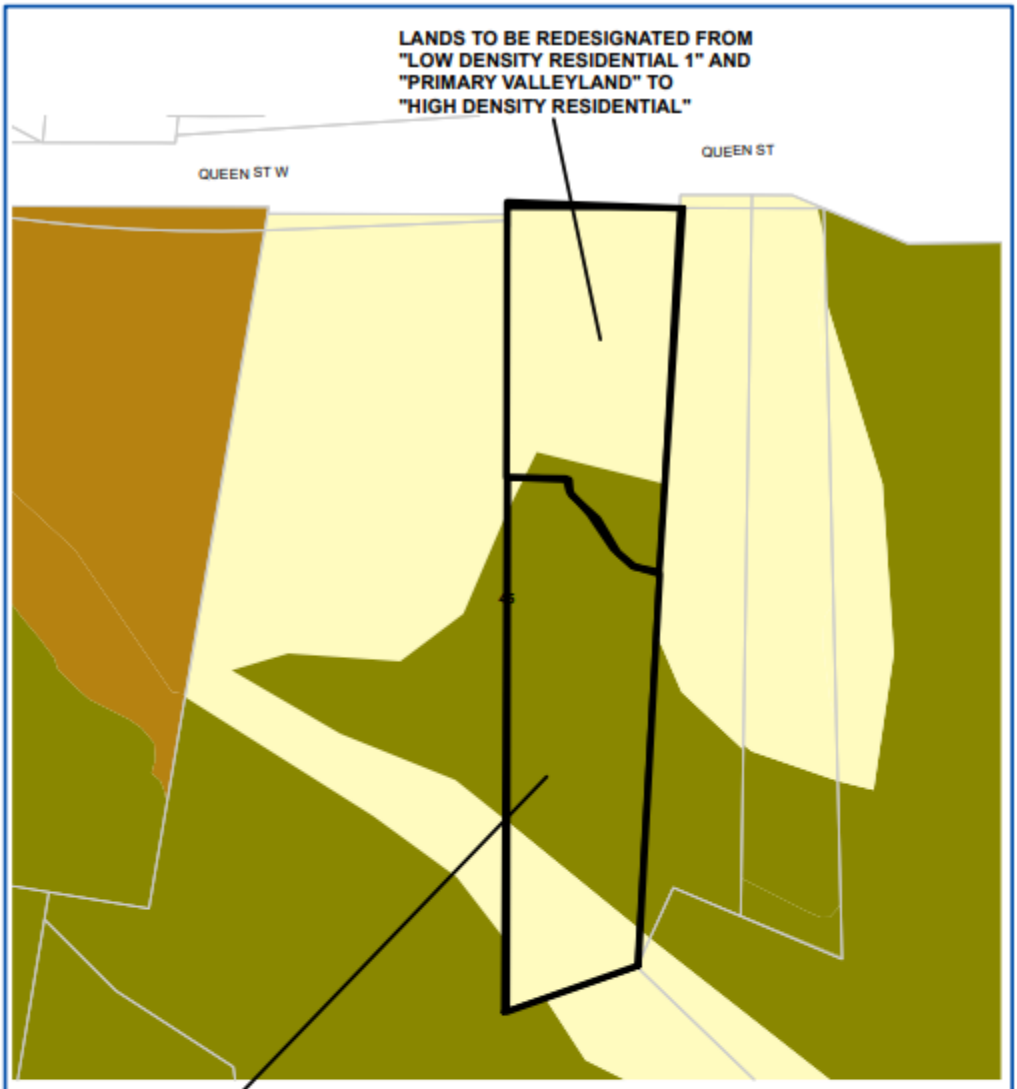
   c. Development shall demonstrate a high level of design, high quality building materials, well-articulated facades, and the incorporation of building and site elements that contribute to a strong pedestrian streetscape.

   d. Buildings are to be constructed with high life-cycle and aesthetic quality materials. Extensive use of EIFS (i.e., stucco) finish is strongly discouraged and the use of EIFS should be limited to architectural features and accents.

   e. An open space buffer shall be provided between the abutting Natural Heritage System and the façade of the southernmost building located on the lands.

iii. Notwithstanding the lands being designated on Schedule A1 – Upscale Executive Housing Special Policy Areas of the Official Plan, the lands are not designated Executive Residential on Schedule SPA 45(A) of the Credit Valley Secondary Plan. However, the development of the lands shall implement the Upscale Executive Housing design principles and standards through the approved Urban Design Brief."

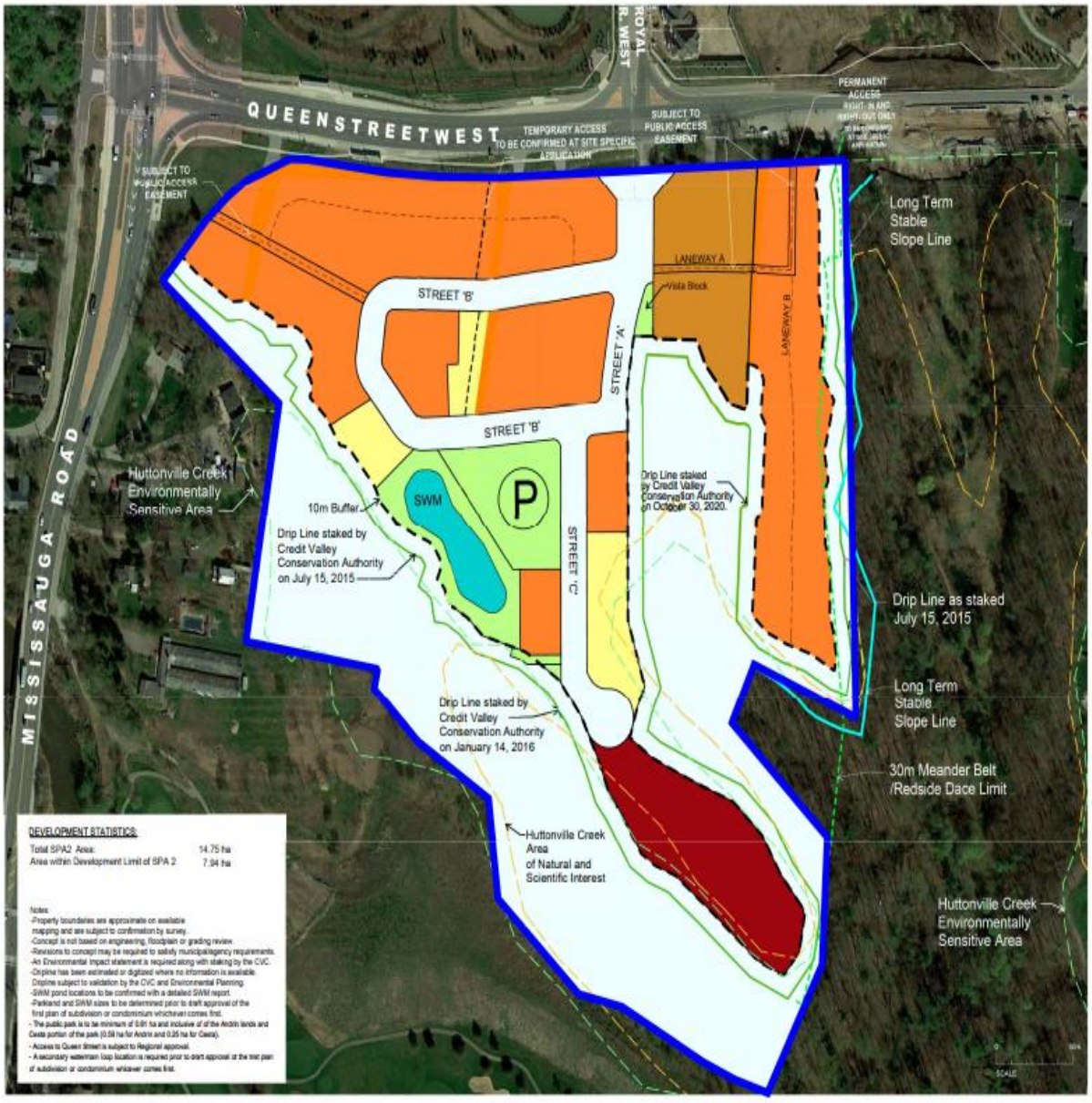
APPROVED BY THE ONTARIO LAND TRIBUNAL ON FEBRUARY 13, 2025, PURSUANT TO ORDER NO. OLT-23-000295.




BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

**SCHEDULE A TO OFFICIAL PLAN AMENDMENT**
~~**OP2006#**~~ OLT OPA 1-2025

**BY-LAW** _____


QUEEN STREET WEST
ROYAL R. WEST
MISSISSAUGA ROAD
SUBJECT TO PUBLIC ACCESS EASEMENT
TEMPORARY ACCESS TO BE CONFIRMED AT SITE SPECIFIC APPLICATION
SUBJECT TO PUBLIC ACCESS EASEMENT
PERMANENT ACCESS
STREET 'B'
STREET 'A'
STREET 'B'
STREET 'C'
LANEWAY A
LANEWAY B
Vista Block
SWM
P
10m Buffer
Huttonville Creek Environmentally Sensitive Area
Drip Line staked by Credit Valley Conservation Authority on July 15, 2015
Drip Line staked by Credit Valley Conservation Authority on October 30, 2020.
Drip Line staked by Credit Valley Conservation Authority on January 14, 2016
Long Term Stable Slope Line
Drip Line as staked July 15, 2015
Long Term Stable Slope Line
30m Meander Belt /Redside Dace Limit
Huttonville Creek Area of Natural and Scientific Interest
Huttonville Creek Environmentally Sensitive Area
DEVELOPMENT STATISTICS:
Total SPA2 Area: 14.75 ha
Area within Development Limit of SPA 2 7.94 ha
Notes:
-Property boundaries are approximate on available mapping and are subject to confirmation by survey.
-Concept is not based on engineering, floodplain or grading review.
-Revisions to concept may be required to satisfy municipal/agency requirements.
-An Environmental Impact statement is required along with staking by the CVC.
-Dripline has been estimated or digitized where no information is available. Dripline subject to validation by the CVC and Environmental Planning.
-SWM pond locations to be confirmed with a detailed SWM report.
-Parkland and SWM sizes to be determined prior to draft approval of the first plan of subdivision or condominium whichever comes first.
- The public park is to be minimum of 0.91 ha and inclusive of of the Andrin lands and Cesta portion of the park (0.59 ha for Andrin and 0.25 ha for Cesta).
- Access to Queen Street is subject to Regional approval.
- A secondary watermain loop location is required prior to draft approval of the first plan of subdivision or condominium whichever comes first.
LEGEND
SPA 2 Area
Potential Development Limit within SPA 2 Area
Drip Line
Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
10m Buffer
Low Density Residential -
Permits a maximum of 19 Single Detached and Semi-Detached Residential units, to a maximum height of 3 storeys.
Medium Density Residential -
Permits a maximum of 208 Townhouse Residential units, including street towns, condo towns, dual fronting towns, and back-to-back towns to a maximum height of 3 storeys.
High Density Residential 1-
Permits a maximum of 250 apartment units or 332 senior units/ residential care homes to a maximum height of 12 storeys.
High Density Residential 2 -
Permits a maximum of 200 apartment units and a maximum height of 12 storeys
Stormwater Management Pond
Parks
Private Laneway
Private Laneway Subject to Public Access Easement
Lands subject to site specific application
TERTIARY PLAN
QUEEN ST TERTIARY PLAN
CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
SCALE
75m
WESTON CONSULTING
planning + urban design
APPENDIX 1

**Ontario Land Tribunal**
Tribunal ontarien de l'aménagement du territoire

**ISSUE DATE:** February 13, 2025 **CASE NO:** OLT-23-000295

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

| | |
|---|---|
| Applicant/Appellant: | Rotary Club of Brampton Glen Community Centre |
| Subject: | Request to amend the Official Plan – Refusal of Request |
| Description: | To permit the development of two multi storey residential apartment buildings with a height of twelve and fourteen storeys. |
| Reference Number: | OZS-2021-0018 |
| Property Address: | 1857 Queen Street West |
| Municipality: | City of Brampton |
| OLT Case No.: | OLT-23-000295 |
| OLT Lead Case No.: | OLT-23-000295 |
| OLT Case Name: | Rotary Club of Brampton Glen Community Centre v. Brampton (City) |

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

| | |
|---|---|
| Applicant/Appellant: | Rotary Club of Brampton Glen Community Centre |
| Subject: | Application to amend the Zoning By-law – Refusal of application |
| Description: | To permit the development of two multi storey residential apartment buildings with a height of twelve and fourteen storeys. |
| Reference Number: | OZS-2021-0018 |
| Property Address: | 1857 Queen Street West |
| Municipality: | City of Brampton |
| OLT Case No.: | OLT-23-000296 |
| OLT Lead Case No.: | OLT-23-000295 |

BEFORE:

| | | |
|---|---|---|
| | ) | Thursday, the 13th |
| STEVE DEBOER | ) | |
| MEMBER | ) | day of February, 2025 |

**WHEREAS** the Rotary Club of Brampton Glen Community Centre (the "Owner") appealed the City of Brampton's refusal of the Official Plan Amendment Application and the Zoning By-law Amendment Application for the property municipally known as 1857 Queen Street West, which matters are now before the Ontario Land Tribunal (the "Tribunal") bearing Case Numbers OLT-23-000295 & OLT-23-000296 (the "Appeals");

**AND WHEREAS** the Tribunal issued a decision on June 19, 2024, granting the Appeals, in part, in principle, with the Final Order of the Tribunal withheld until the conditions noted in the Tribunal's decision had been satisfied;

**AND WHEREAS** the Parties have confirmed that the conditions to the issuance of a Final Order have now been satisfied;

**THE TRIBUNAL ORDERS THAT**

1. The Appeals by the Owner are allowed, in part, and the Tribunal approves the Official Plan Amendment in **Attachment [1]** and the proposed Zoning By-law Amendment in **Attachment [2].**

2. The Tribunal authorizes the municipal clerk of the City of Brampton to assign numbers to this Official Plan Amendment and Zoning By-law Amendment and insert dates for record-keeping purposes.

The Tribunal may be spoken to by the Parties with respect to the implementation of this Order.

"Euken Lui"

EUKEN LUI
ACTING REGISTRAR

**Attachment [1]**

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

***Number OLT*** _____ - 2025

To adopt Amendment Number 2006-_____

To the Official Plan of the

City of Brampton Planning Area

The Ontario Land Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, hereby orders the coming in force of By-law Number OLT _____ - 2025 as follows:

1. Amendment Number OP2006-_____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this By-law.

***By-law Number*** _____- 2025

AMENDMENT NUMBER OP2006-_____
To the Official Plan of the
City of Brampton Planning Area

***By-law Number*** _____- 2025

AMENDMENT NUMBER OP2006-_____

To the Official Plan of the

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**1.0 Purpose:**

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**2.0 Location:**

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**3.0 Amendments and Polices Relative Thereto:**

3.1 The document known as the 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 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006-

3.2 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, as amended, are hereby further amended:

1. By changing on Schedule 45(a), the land use designations of the lands shown outlined on Schedule 'A' to this amendment from 'Primary Valleyland' and 'Low Density 1 Residential' to 'Primary Valleyland'; and 'Low Density 1 Residential' and 'Primary Valleyland' to 'High Density Residential';

2. By deleting policy 6.2.1 in its entirety and replacing it with the following section as 6.2.1:

   "6.2.1 Special Policy Area 2 recognizes the long term development potential of these lands for urban uses, in accordance with the residential designations of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity, generally in accordance with the Tertiary Plan approved by the Ontario Land Tribunal, attached as Appendix 1."

3. By deleting policy 6.2.2 in its entirety and replacing it with the following section as 6.2.2:

   "6.2.2 The lands municipally known as 1857 Queen Street West shall be subject to the following:

   i. Notwithstanding Section 4.6.13 of the Official Plan, the limit of development, and any buffer from natural features shall be in accordance with the Scoped Environmental Impact Study, 1857 Queen Street West, City of Brampton prepared by Beacon Environmental and dated June 2022.

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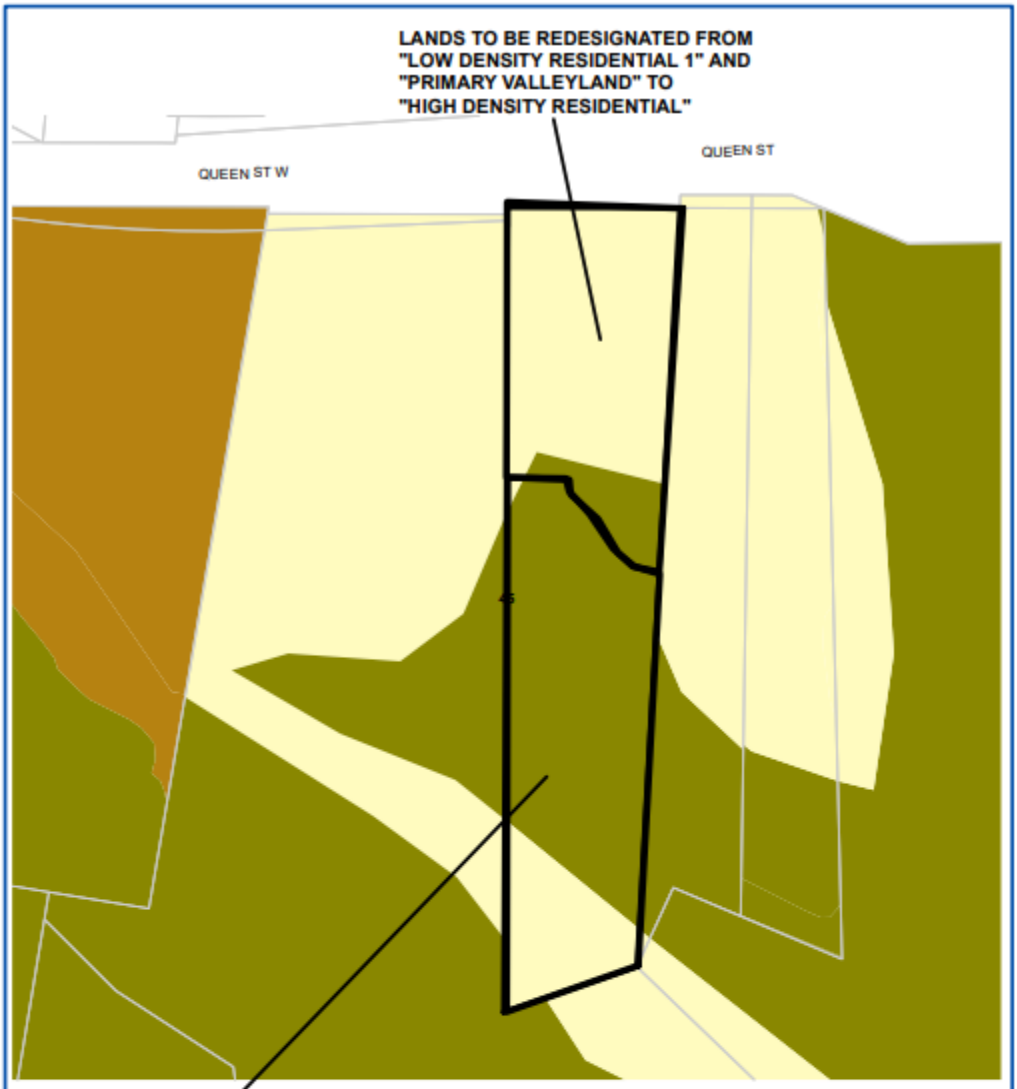
e. An open space buffer shall be provided between the abutting Natural Heritage System and the façade of the southernmost building located on the lands.

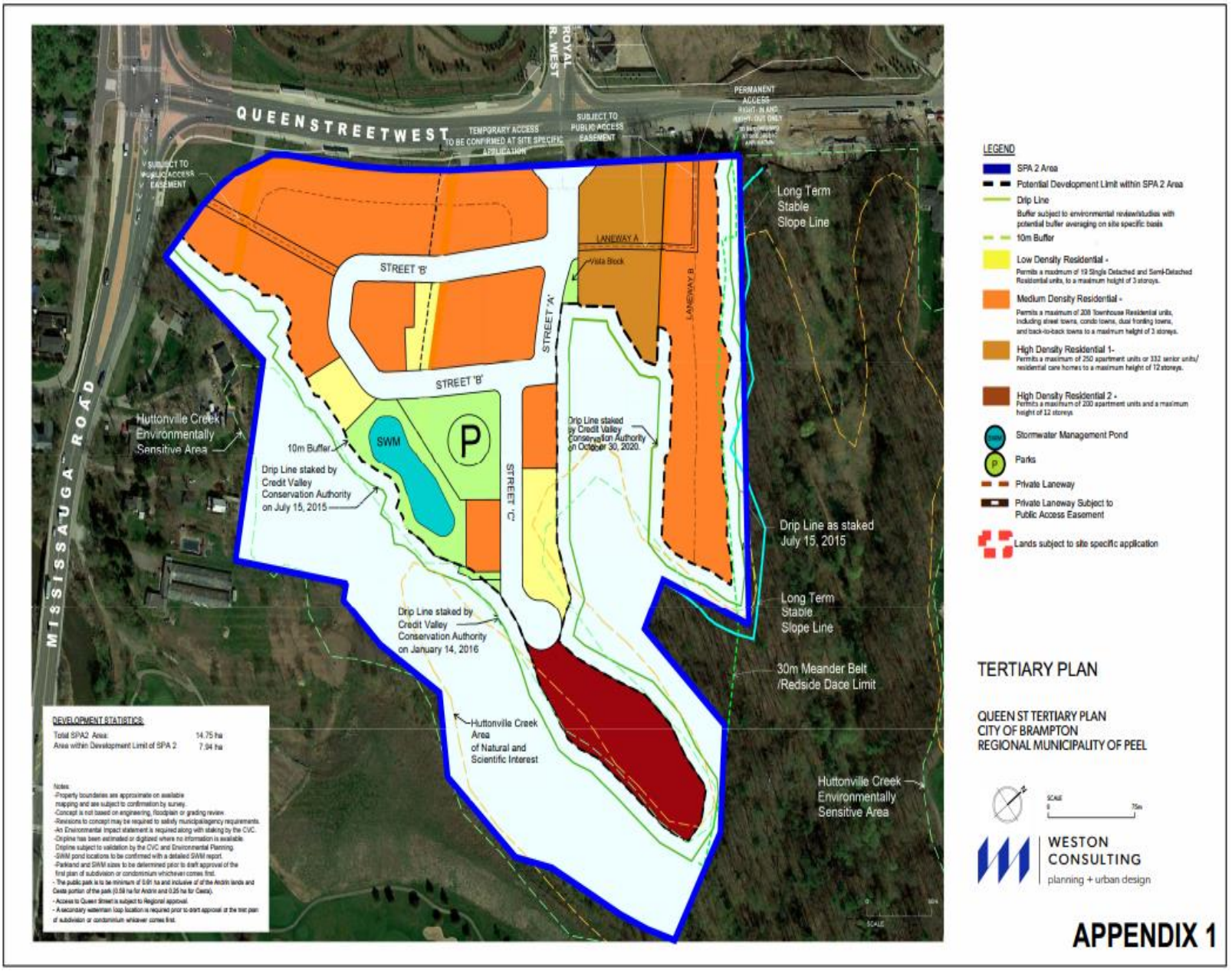
iii. Notwithstanding the lands being designated on Schedule A1 – Upscale Executive Housing Special Policy Areas of the Official Plan, the lands are not designated Executive Residential on Schedule SPA 45(A) of the Credit Valley Secondary Plan. However, the development of the lands shall implement the Upscale Executive Housing design principles and standards through the approved Urban Design Brief."




BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

**SCHEDULE A TO OFFICIAL PLAN AMENDMENT OP2006# _____**

**BY-LAW _____**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10m Buffer
Huttonville Creek Environmentally Sensitive Area
Drip Line staked by Credit Valley Conservation Authority on July 15, 2015
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Drip Line staked by Credit Valley Conservation Authority on January 14, 2016
Long Term Stable Slope Line
Drip Line as staked July 15, 2015
30m Meander Belt /Redside Dace Limit
Huttonville Creek Area of Natural and Scientific Interest
DEVELOPMENT STATISTICS:
Total SPA2 Area: 14.75 ha
Area within Development Limit of SPA 2 7.94 ha
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SPA 2 Area
Potential Development Limit within SPA 2 Area
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Buffer subject to environmental review/studies with potential buffer averaging on site specific basis
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CITY OF BRAMPTON
REGIONAL MUNICIPALITY OF PEEL
WESTON CONSULTING
planning + urban design
APPENDIX 1

## Attachment [2]

THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

***Number OLT ZB*** ____ - 2025

To Amend the Comprehensive Zoning By-law 270-2004, as amended.

The Ontario Land Tribunal, in accordance with the provisions of the *Planning Act*, R.S.O 1990, c.P. 13, hereby orders the coming into force of By-Law Number OLT ZB ____ - 2025 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: |
|---|---|
| HIGHWAY COMMERCIAL TWO – 349 (HC2-349) | RESIDENTIAL APARTMENT A – 3641 (R4A-3641);<br><br>OPEN SPACE – 3642 (OS-3642);<br><br>FLOODPLAIN (F) |

2. By adding the following sections:

   "3641 The lands designated R4A-3641 on Schedule A to this by-law:

   3641.1 Shall only be used for one of 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, senior citizen residence or residential care home, the following non-residential uses:

      a. A retail establishment, having no outside storage or display;

      b. A personal service shop;

      c. A bank, trust company or finance company;

      d. An office, including an office of a physician, dentist or drugless practitioner;

      e. A dry cleaning and laundry distribution establishment;

f. A laundromat;

g. A dining room restaurant, or take-out restaurant;

h. An art gallery;

i. A health or fitness centre;

j. A day nursery and associated outdoor play area;

5) Non-residential uses listed in 3641.1.4) shall be limited only to the ground floor of a building up to a maximum combined gross floor commercial area of 300m²;

6) Purposes accessory to the other permitted purposes;

3641.2 Shall be subject to the following requirements and restrictions:

1) Minimum Lot Area: 0.6 hectares;

2) Maximum Number of Units: 250 apartment dwellings or 332 senior citizen dwelling units / residential care home units;

3) For the purposes of this Section, the lot line abutting Queen Street West shall be the front lot line;

4) Minimum Front Yard Depth:

a. To any portion of the building up to 3 storeys in height: 3.0 metres;

b. The main front wall for that portion of the building greater than 3 storeys in height shall be stepped back a minimum 2.5 metres from the edge of the main front wall of that portion of the building 3 storeys and below;

5) Minimum Setback to a Daylight Triangle or Rounding: 0.0 metres;

6) Minimum Setback to a Daylight Triangle or Rounding for the portion of the building above 3 storeys: 0 metres;

7) Minimum Interior and Flankage Side Yard Width:

a. To lands zoned R3C-2940: 5.7 metres for any portion of a building within 50.0 metres of the front lot line;

b. To lands zoned R3C-2976: 5.7 metres for any portion of a building within 50.0 metres of the front lot line;

c. To lands zoned R3C-2940: 5.2 metres for any portion of a building located more than 50.0 metres of the front lot line;

d. To lands zoned R3C-3639: 3.7 metres;

e. To lands zoned OS: 5.0 metres;

8) Minimum Rear Yard Depth:

a. To lands zoned OS-3642: 2.0 metres;

9) Minimum Setback for an Underground Parking Garage: 0.0 metres to all lot lines;

10) Maximum Building Height (exclusive of any roof-top mechanical penthouse, architectural feature(s), or other features as permitted by Section 6.16):

a. 3 storeys for any portion of a building within 50.0 metres of the front lot line and 15.0 metres or less from the interior side lot line abutting a R3C-2940 and R3C-2976 zone;

b. 6 storeys for any portion of a building within 50.0 metres of the front lot line and more than 15.0 metres but less than or equal to 24.0 metres from the interior side lot line abutting a R3C-2940 and R3C-2976 zone;

c. 10 storeys for any portion of a building located within 50.0 metres of the front lot line and more than 24.0 metres from the interior side lot line abutting a R3C-2940 and R3C-2976 zone;

d. 3 storeys for any portion of a building located more than 50.0 metres from the front lot line and 8.4 metres or less from an interior side lot line abutting an R3C-2940 zone;

e. 12 storeys for any portion of a building located more than 50.0 metres from the front lot line and more than 8.4 metres from an interior side lot line abutting an R3C-2940 zone;

11) Maximum Lot Coverage: 35%;

12) Maximum Gross Floor Area: 21,050m² (exclusive of an underground parking garage, all accessory buildings and structures);

13) Maximum FSI: No requirement;

14) Minimum Landscaped Open Space: 30% of the lot area;

15) 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;

16) Minimum Ground Floor Height: 4.5 metres;

17) Minimum setback to utility infrastructure including hydro transformers, gas pads, or telecommunications infrastructure in any yard: 0.0 metres;

18) Windows and Doors at Grade: For the first storey of any wall adjacent to a street, a minimum of 60% of the gross area of the portion of the wall that is above grade shall have clear vision windows and/or doors;

19) Minimum Number of Loading Spaces per building: 1 space;

20) Bicycle Parking:

a. Bicycle parking must be located on the same lot as the use or building for which it is required;

b. A minimum of 0.25 spaces per dwelling unit shall be provided;

c. A maximum of 50% of the required bicycle parking may be vertical, and the rest must be horizontal spaces;

d. Where the number of bicycle spaces exceeds fifty spaces, a minimum of 25% of that total required must be located within:

   i. A building or structure;

   ii. A secure area such as a supervised parking lot or enclosure; or;

   iii. Within bicycle lockers;

e. 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;

f. Dimensions:

   i. If located in a horizontal position (on ground): a minimum length of 1.8 metres and a minimum width of 0.6 metres;

   ii. If located in a vertical position (on the wall): a minimum length of 1.5 metres and a minimum width of 0.5 metres;

21) Waste Disposal and Storage:

   a. Loading, unloading and waste disposal facilities, excepting access thereto, shall not be located on the wall facing a public road;

   b. All garbage, refuse and waste containers shall be located within a climate-controlled area within the same building containing the use;

22) All lands zoned R4A-3641 shall be treated as a single lot for zoning purposes;

23) A drive-through facility shall not be permitted in association with any use;

24) Shall also be subject to the requirements and restrictions to the R4A zone and all the general provisions of this by-law, which are not in conflict with those set out in Section 3641;

3641.3 Existing buildings and accessory structures at the time of the passing of this By-law shall be subject to the restrictions and requirements of the HC2-349 zone;

3641.4 For the purpose of Section 3641:

Senior Citizen Residence shall mean a building owned and operated by a government agency, or by a non-profit and non-commercial organization, primarily for the housing of senior citizens, containing only bachelor, one or two bedroom dwelling units, in which each bachelor dwelling unit has a gross floor area of not more than 51.50m², each one bedroom dwelling unit has a gross floor area of not more than 60.50m², each one bedroom plus den dwelling unit has a gross floor area of not more than 74.50m², each two bedroom dwelling unit has a gross floor area of not more than 80.0m²."

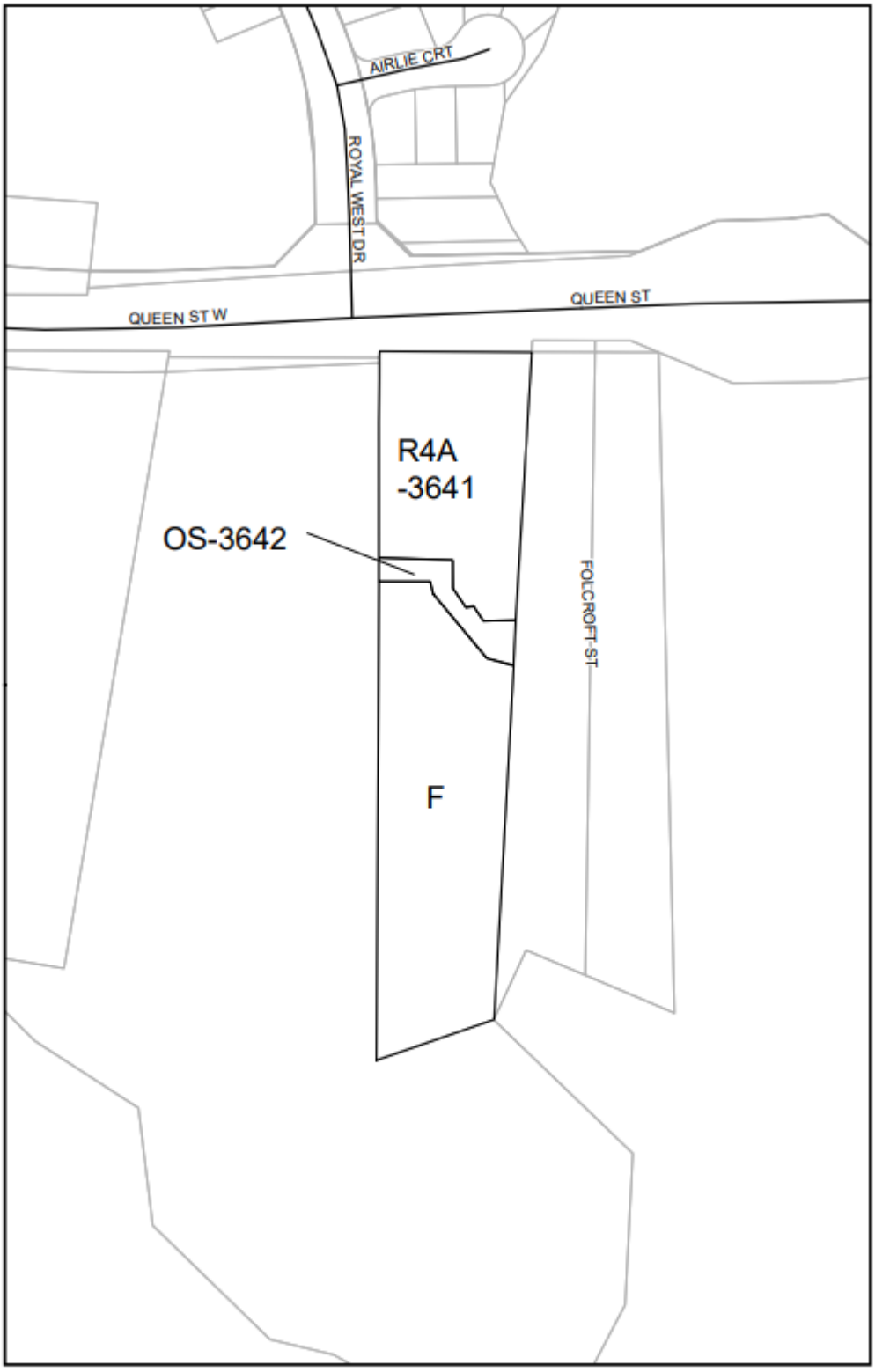
"3642 The lands designated OS-3642 on Schedule A to this By-law:

3642.1 Shall only be used for the following purposes:

1) Purposes permitted in the OS zone; and

2) Flood and erosion control."

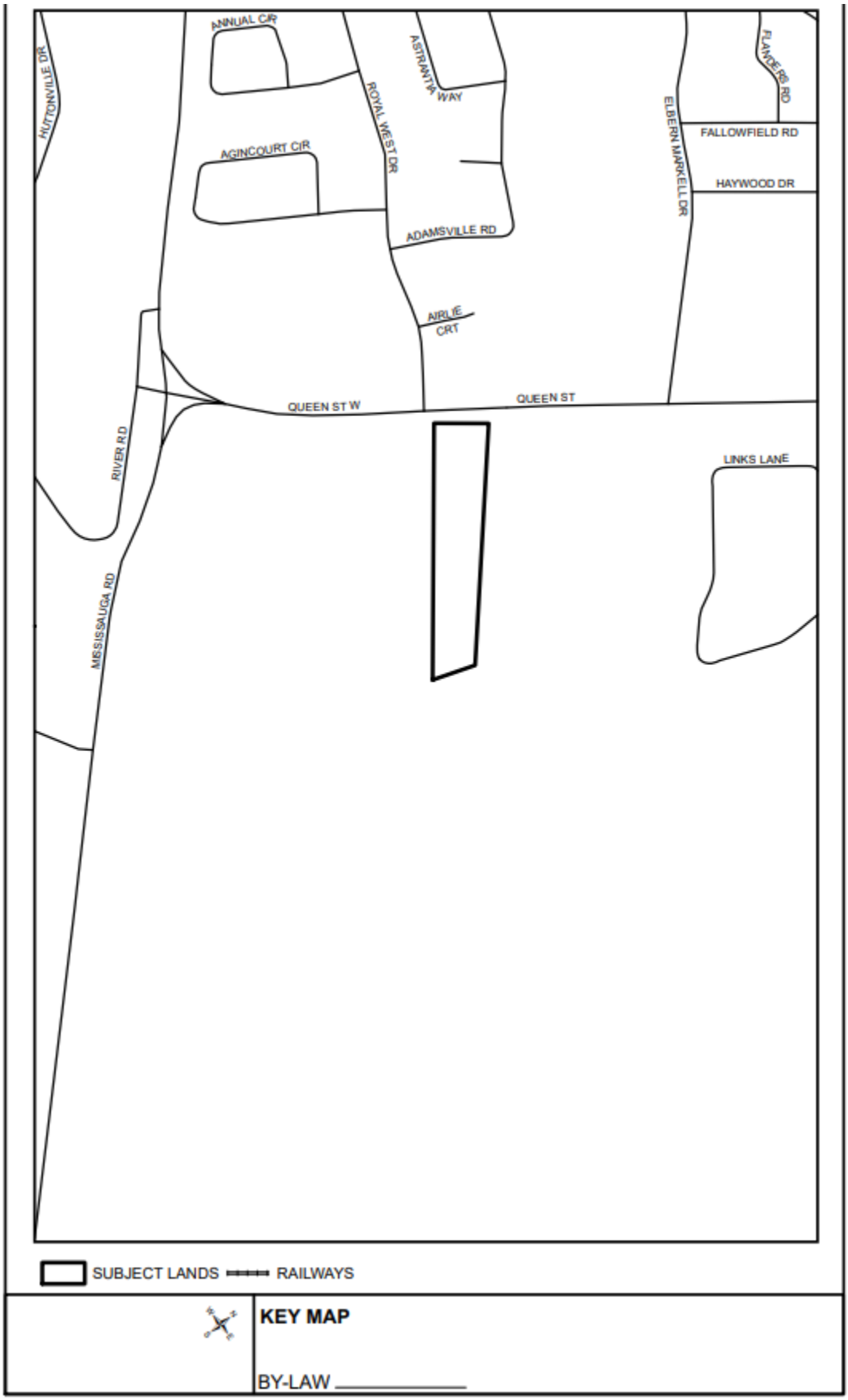
APPROVED BY THE ONTARIO LAND TRIBUNAL ON _____, 2025, PURSUANT TO ORDER NO. _____.




BRAMPTON
Flower City
PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

**PART LOT 5, CONCESSION 4 W.H.S.**

BY-LAW _____ SCHEDULE A


ANNUAL CIR
HUTTONVILLE DR
ASTRANTIA WAY
ROYAL WEST DR
FLANDERS RD
ELBERN MARKELL DR
FALLOWFIELD RD
AGINCOURT CIR
HAYWOOD DR
ADAMSVILLE RD
AIRLIE CRT
QUEEN ST W
QUEEN ST
RIVER RD
LINKS LANE
MISSISSAUGA RD
SUBJECT LANDS
RAILWAYS
KEY MAP
BY-LAW _____