

Public Information Meeting

**APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW
AND DRAFT PLAN OF SUBDIVISION**

200 COUNTY COURT BOULEVARD

City of Brampton file: OZS-2023-0028

Application by:

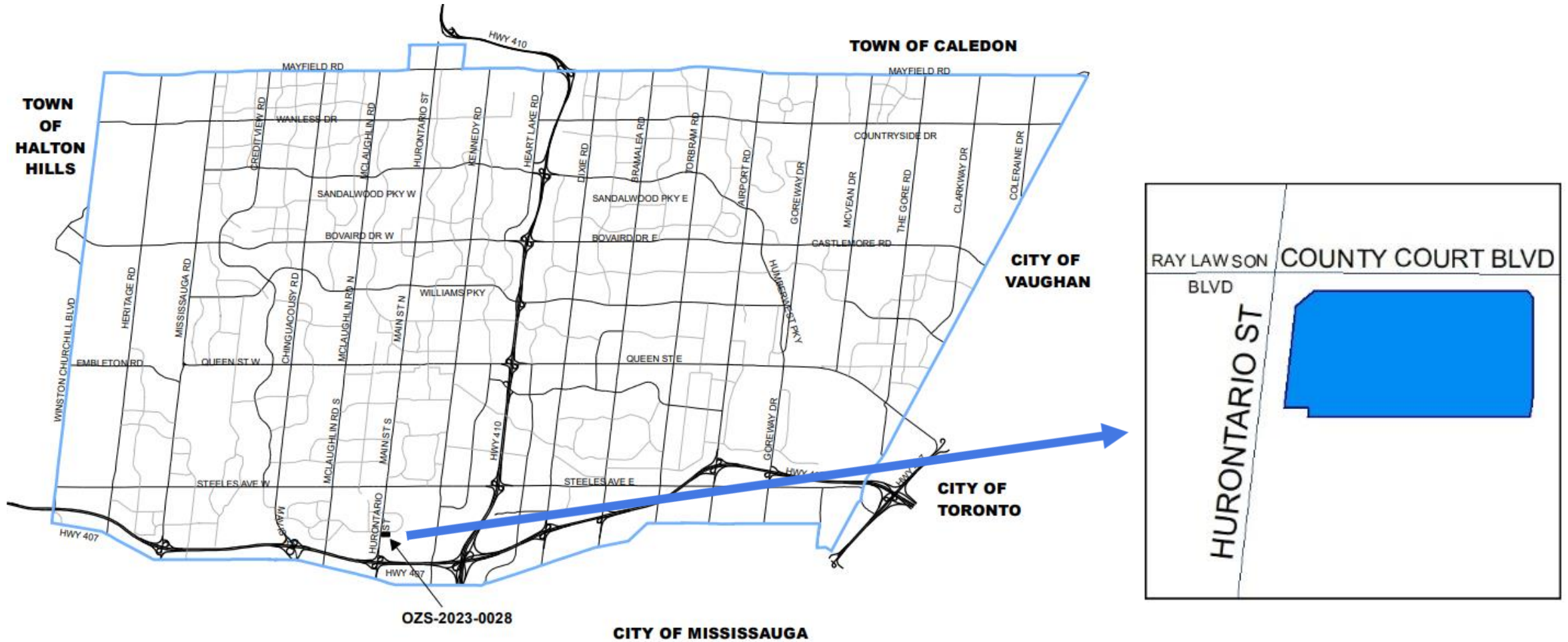
STANFORD HOMES c/o WND ASSOCIATES LIMITED

WARD : 3

REGIONAL COUNCILLOR: Martin Medeiros

REGIONAL COUNCILLOR: Dennis Keenan

Location of Subject Property



Area Context

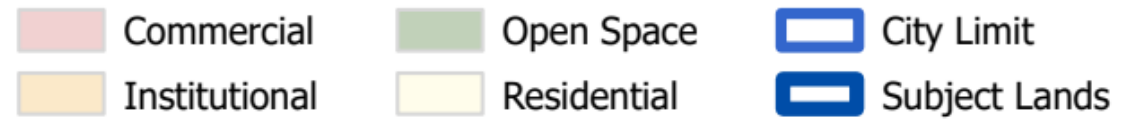


North: Commercial and institutional

South: Residential

East: Residential and open space

West: Commercial and residential



Area Context



Site Photos



View, looking southeast from County Court Blvd



View, looking north from Hurontario St / County Court Blvd



View, looking south from Hurontario St

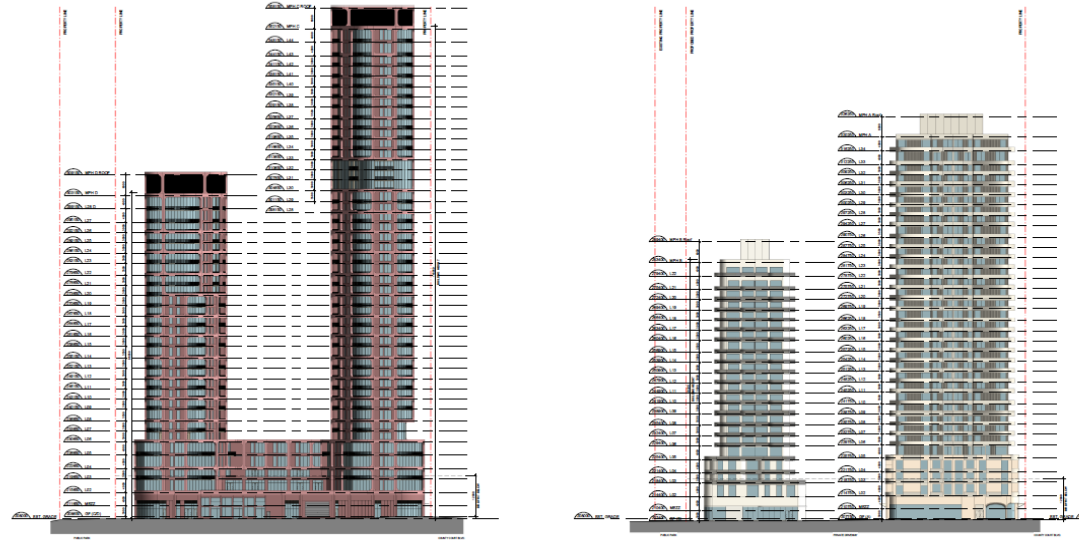
Development Proposal

- Five residential towers ranging in heights from 22 to 44 storeys (Towers A, B, C, D, E)
- Total Gross Floor Area (GFA): 135,780 square metres,
 - Residential GFA: 133,260 sq.m.
 - Non-Residential GFA: 2,520 sq.m.

Two separate Privately Owned Publicly Accessible Spaces (POP's) comprising 10% of the site

Development is set to occur in three phases:

- Phase 1- development of Towers A and B;
- Phase 2- development of Towers C and D;
- Phase 3 – development of Tower E



Development Proposal

The following are further details on the proposal:

Lot Area: 2.15 hectares (5.3 acres)

Residential Units: 1,946

Proposed Units Breakdown:

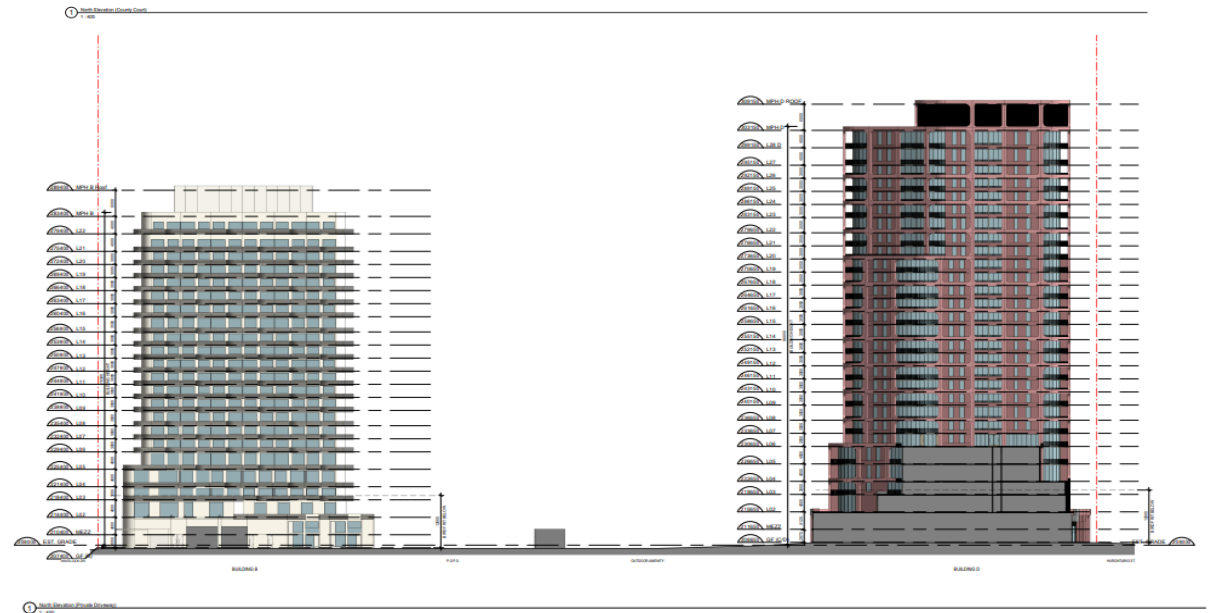
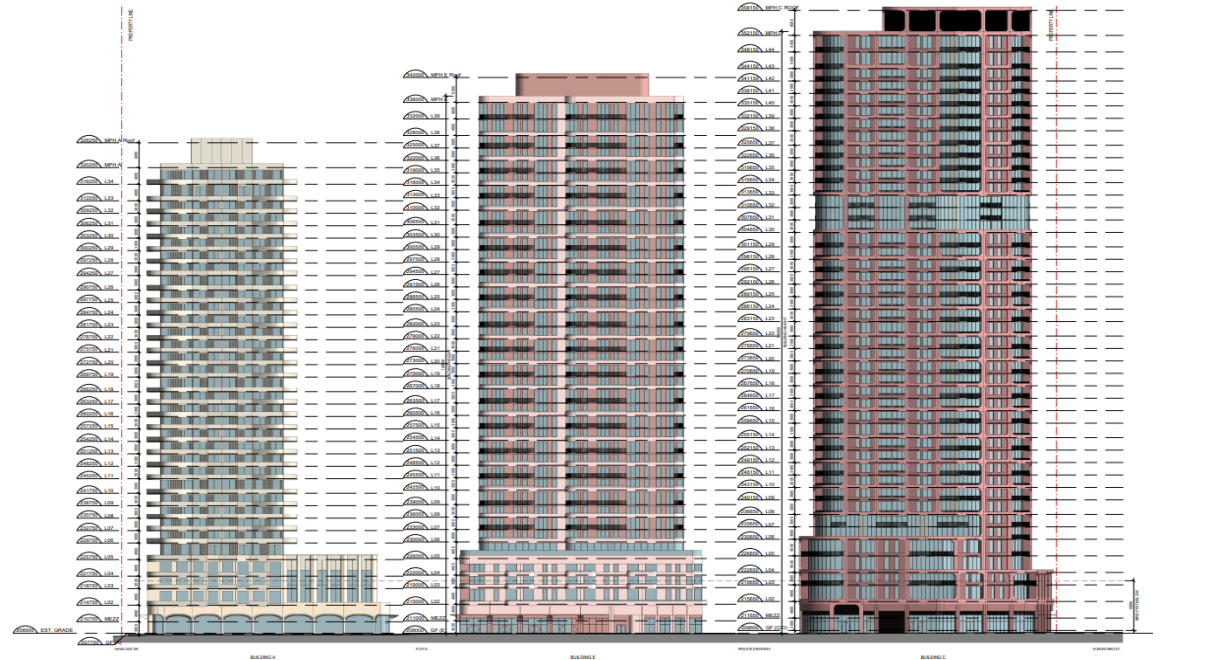
Studio: 175 (9%)

1 Bedroom: 966 (49.6%)

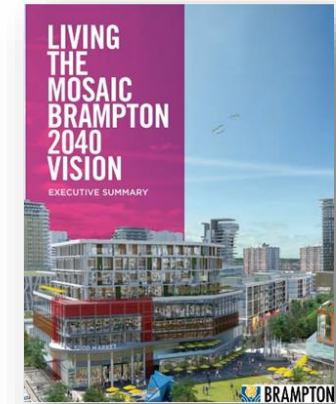
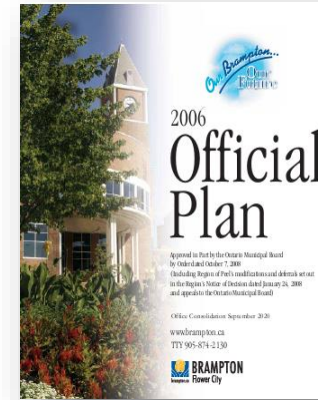
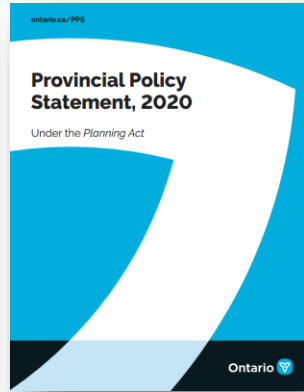
2 Bedroom: 649 (33.4%)

3 Bedroom: 156 (8.0%)

Floor Space Index (FSI, being the ratio of building area to site area): 6.31



Planning Framework Summary



The application will be evaluated based on:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Hurontario-Main Corridor Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

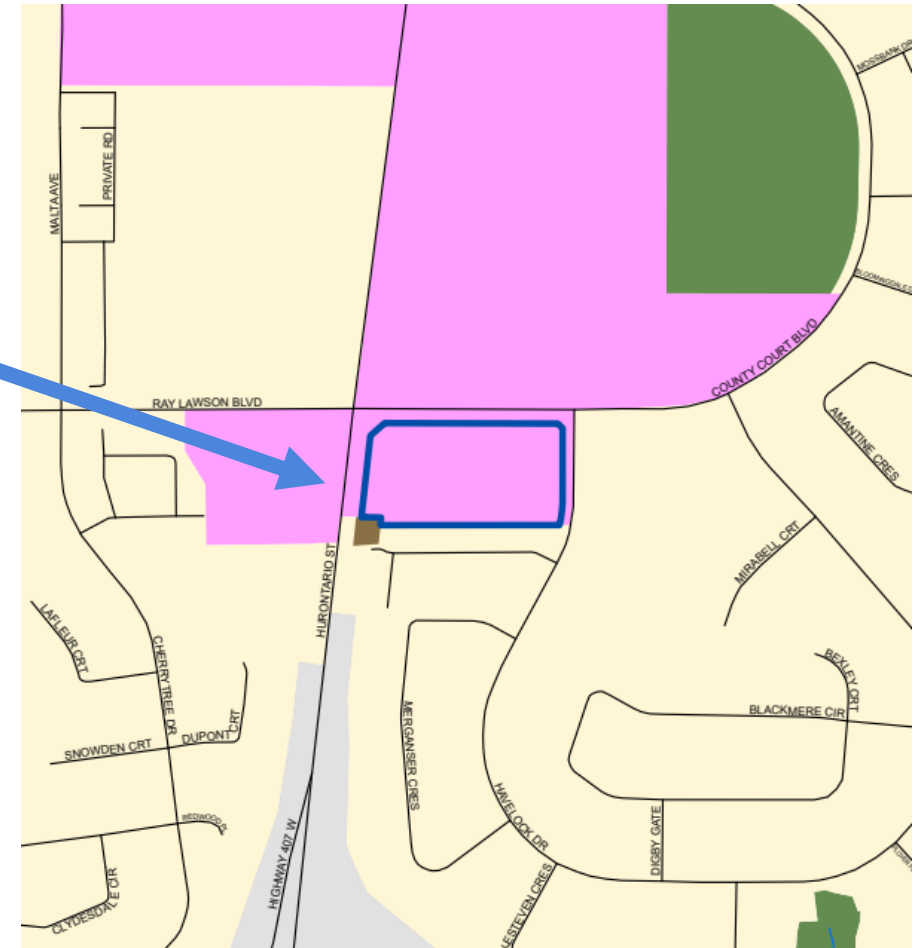
Current Planning Context: Official Plan

Designated “Office” on Schedule A – General Land Use Designations, and permits:

- major office,
- business, professional or administrative offices,
- hotels, motels,
- convention centres,
- accessory and personal service retailing,
- food and beverage establishments,
- recreation,
- convenience retail uses.

The lands are located within the delineated boundaries of the Ray Lawson Major Transit Station Area (MTSA).

An amendment to the Official Plan is required.

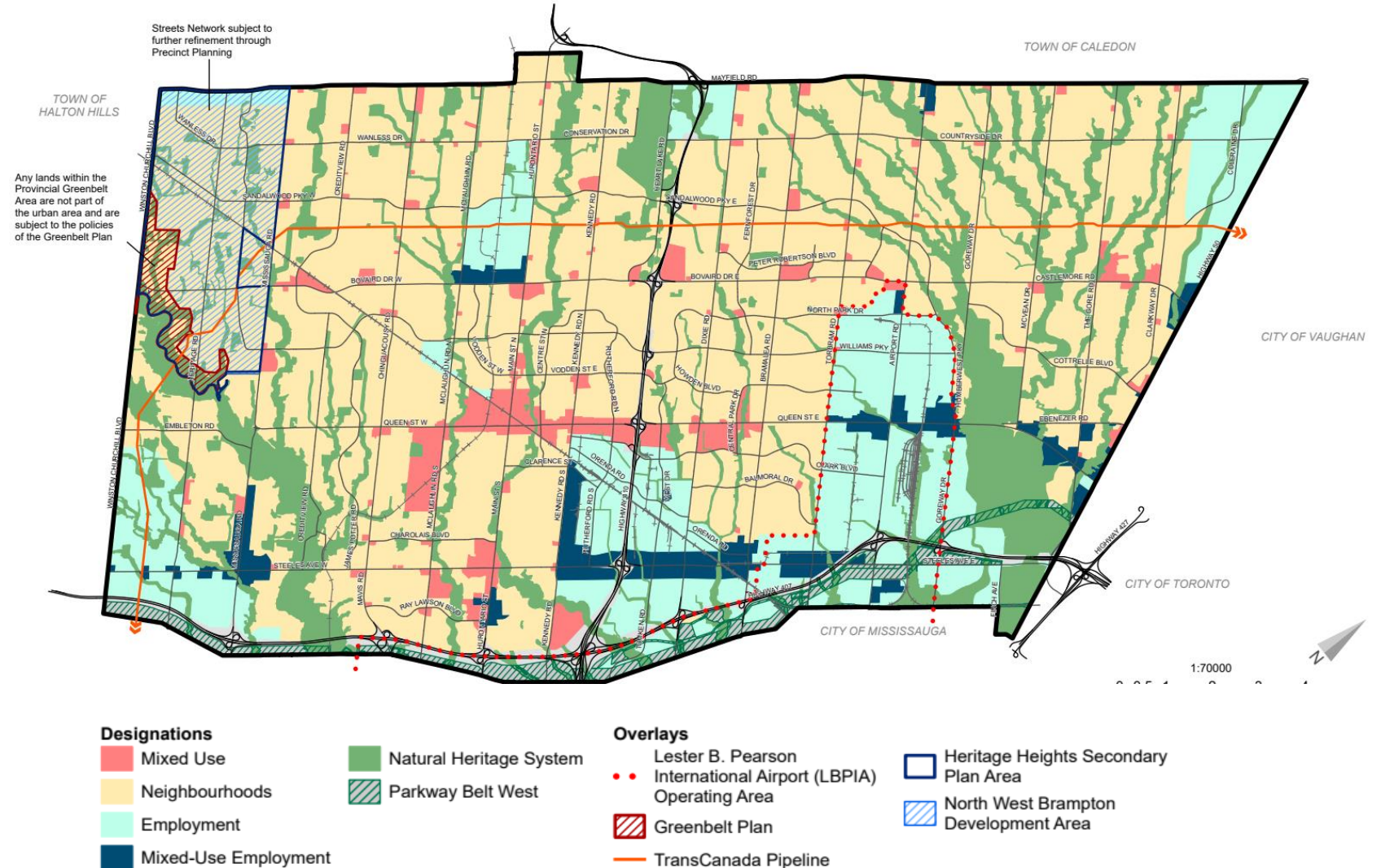


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

MAJOR WATERCOURSES	OPENSACE, UTILITY/OPENSACE	SUBJECT LANDS
CEMETERY	PROVINCIAL HIGHWAYS	
OFFICE	RESIDENTIAL	

Current Planning Context: Brampton Plan

- Designated 'Mixed-Use Employment' within Schedule 2- Designations of the Brampton Plan.
- Designated 'Employment Areas' and located within 'Urban Centres' and 'Primary Major Transit Station Areas' within Schedule 1A- City Structure of the Brampton Plan



Current Planning Context: Secondary Plan

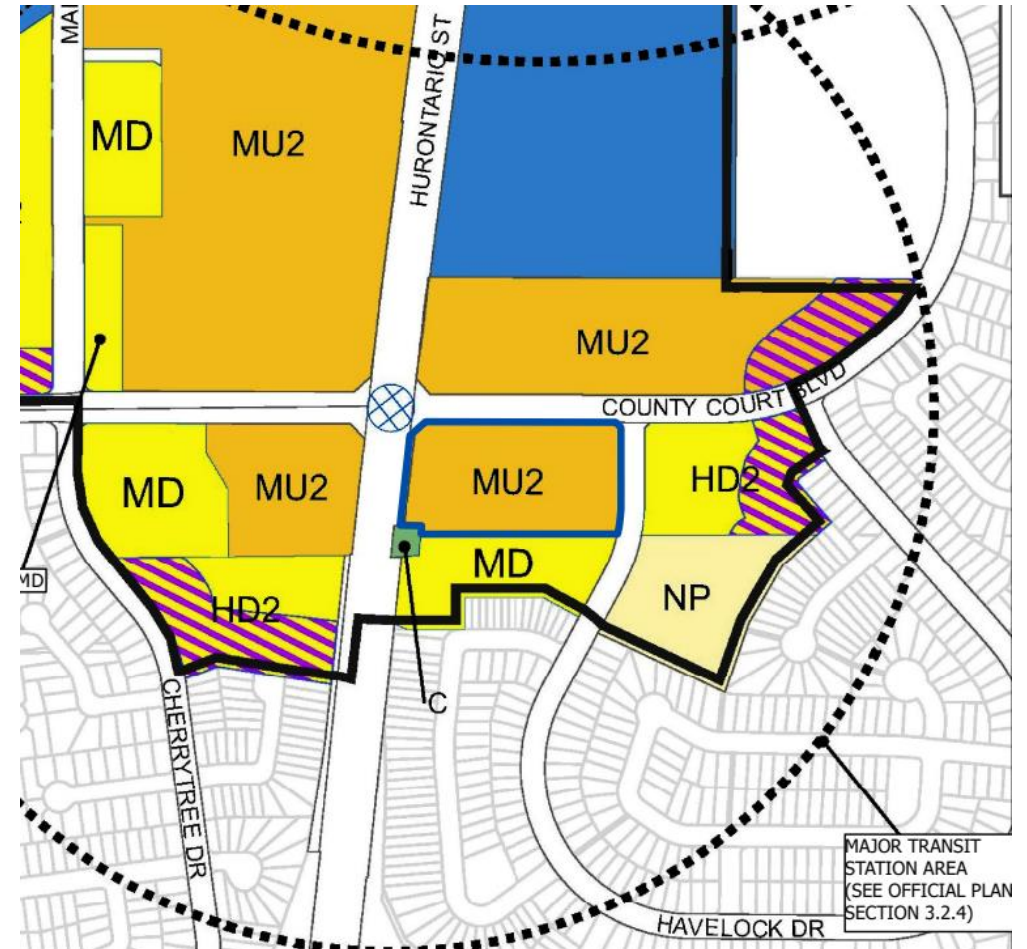
Hurontario-Main Corridor Secondary Plan 55

Designated as 'Mixed Use Two (MU2)'.

Section 5.3.3: The lands are intended for mixed use development, predominantly for office and institutional uses, with a maximum density of 3.0 FSI and a maximum building height of 63.0 metres (20 storeys).

Section 5.1.1: density and/or building height greater than the maximum permitted is allowed without the need to amend the Secondary Plan.

An amendment to the Secondary Plan is submitted relating to the amount of employment uses.



RESIDENTIAL	MIXED USE	INSTITUTIONAL	OPEN SPACE
MD MEDIUM DENSITY	MU1 MIXED USE ONE	S SENIOR PUBLIC SCHOOL	NP NEIGHBOURHOOD PARK
HD1 HIGH DENSITY ONE	MU2 MIXED USE TWO	F FIRE STATION	C CEMETERY
HD2 HIGH DENSITY TWO	MU3 MIXED USE THREE	I INSTITUTIONAL	1-2 SPECIAL POLICY AREAS
COMMERCIAL	ROADS	GATEWAYS	LANDS SUBJECT TO THIS AMENDMENT
REGIONAL COMMERCIAL	COLLECTOR ROAD	PRIMARY GATEWAY	HEIGHT TRANSITION AREA
		SECONDARY GATEWAY	Subject Lands

Current Planning Context: Zoning By-law

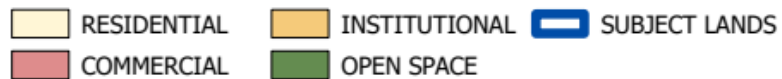
Service Commercial – Special Section 2651

The subject site is zoned Service Commercial – Special Section 2651

This permits a range of uses including:

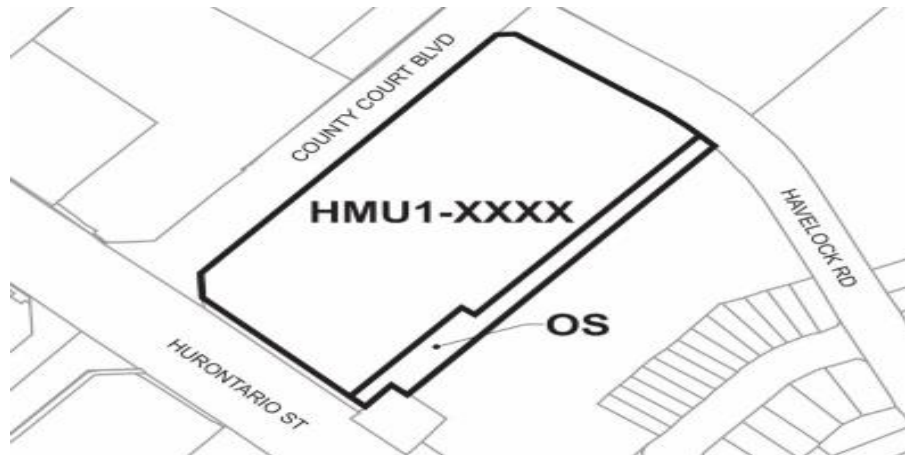
- A retail establishment having no outside storage
- A service shop
- A bank, trust company and finance company
- An office
- A dining room restaurant, a convenience restaurant, a take-out restaurant

An amendment to the Zoning By-law is required.



Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will rezone the subject lands from 'Service Commercial – Special Section 2651)' to 'Hurontario Corridor Mixed-Use One - Section XXXX (HMU1-XXXX) and Open Space (OS)'.



Proposed Zone	Highlight of proposed Zone
<ul style="list-style-type: none"> Hurontario Corridor Mixed-Use One -Section XXXX (HMU1-XXXX) and Open Space (OS) 	<ul style="list-style-type: none"> Maximum Floor Space Index: 6.5 Minimum Tower Separation Distance: 25.0 metres Maximum Podium Height: 22 metres Commercial: <ul style="list-style-type: none"> a retail establishment that has a gross floor area of less than 1,500 square metres, Institutional: <ul style="list-style-type: none"> A place of worship, a day nursery, a library Residential: <ul style="list-style-type: none"> An apartment dwelling, nursing home, live work townhouse dwelling

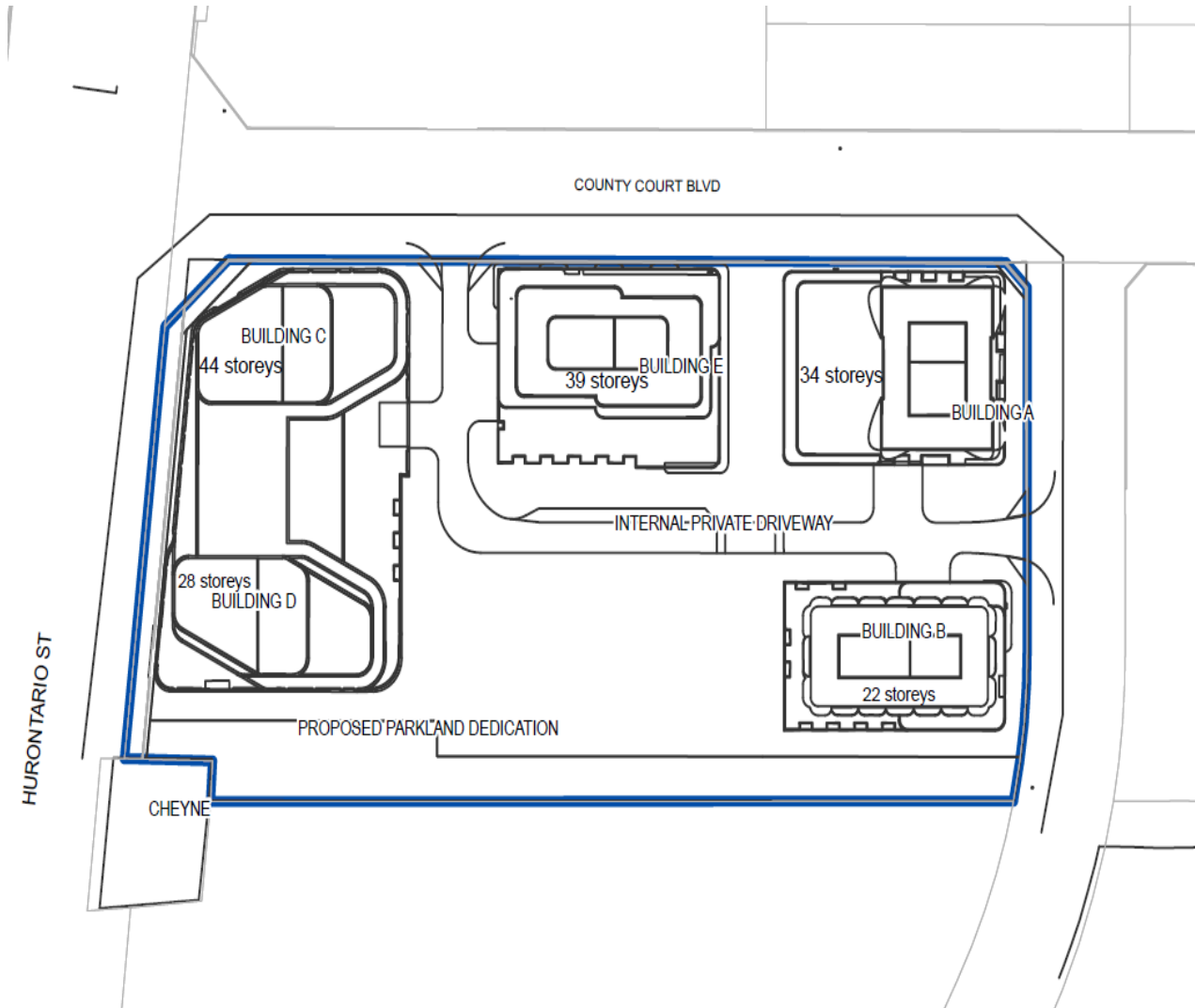
Key Issues & Considerations

Issues:

- Proposal for approx. 2% commercial uses whereas the Secondary Plan policies call for predominantly employment uses.
- Proximity to existing low-rise residential uses, and related impacts.
- Proximity to Cheyne cemetery, which is a culturally sensitive land use with historical significance.

Consideration:

- Area is intended for intensification.
- Located within the Ray Lawson Major Transit Station Area (MTSA) and Major Office Employment Area.
- Proposed phased development.



Next Steps

Notice of complete application – Nov 6th, 2023

Circulation to departments and agencies

Notice of public meeting – Jan 15th, 2024

Public Meeting (We are here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

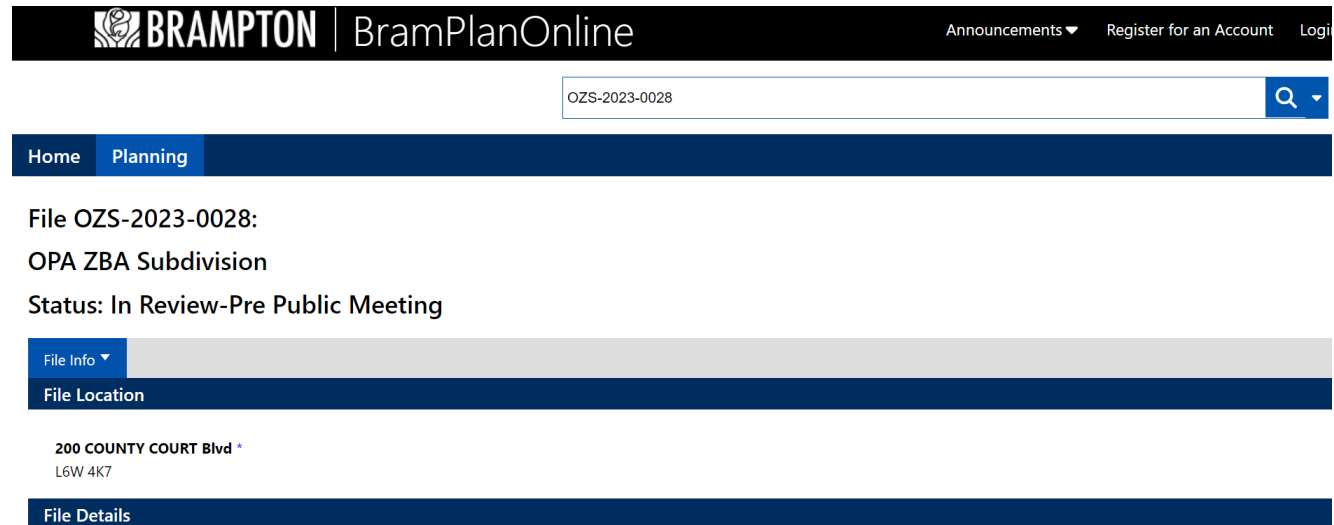
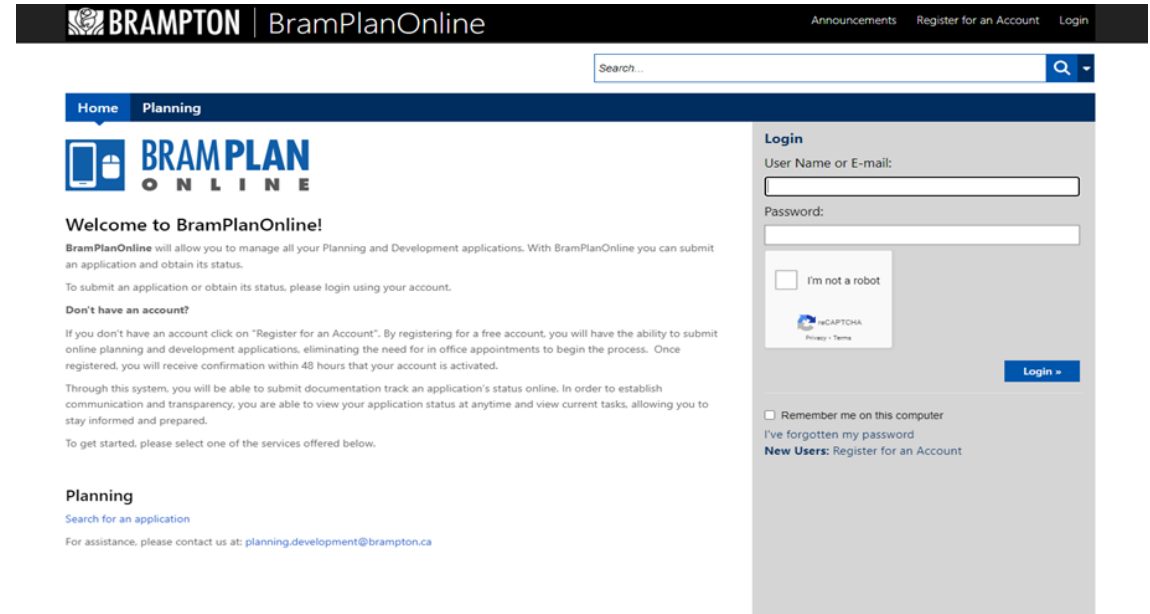
Appeal period



Access More Information

More information on the development proposal, including the full plans and supporting studies submitted by the applicant can be found on the BramPlan Online portal. The information can be found by:

1. Click here to access [BramPlanOnline](#).
2. Type the **file number** in the required field:
File Number: OZS-2023-0028.
3. On the [OZS-2023-0028 file page](#) click:
The File Info Tab, and click documents to review all application drawings and documents.



Additional Information

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the [MEETINGS](#) and [AGENDAS](#) page.

- **City Planner contact:**

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- **Applicant information:**

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Thank you!