APPLICATION TO AMEND THE ZONING BY-LAW

To permit a residential intensification proposal consisting of a 30-Storey Apartment Building with 240 Residential Units and 114 Underground Parking Spaces

55, 57, 59, 61, 63 and 65 Park Street

City of Brampton File: OZS-2024-0001

Application by:

BLACKTHORN DEVELOPMENT CORP. on behalf of

MITRA T. KISSOON, DANESHWAR KISSOON, & SUGRIM ENTERPRISES INC.

WARD : 1

REGIONAL COUNCILLORS: PAUL VICENTE and ROWENA SANTOS

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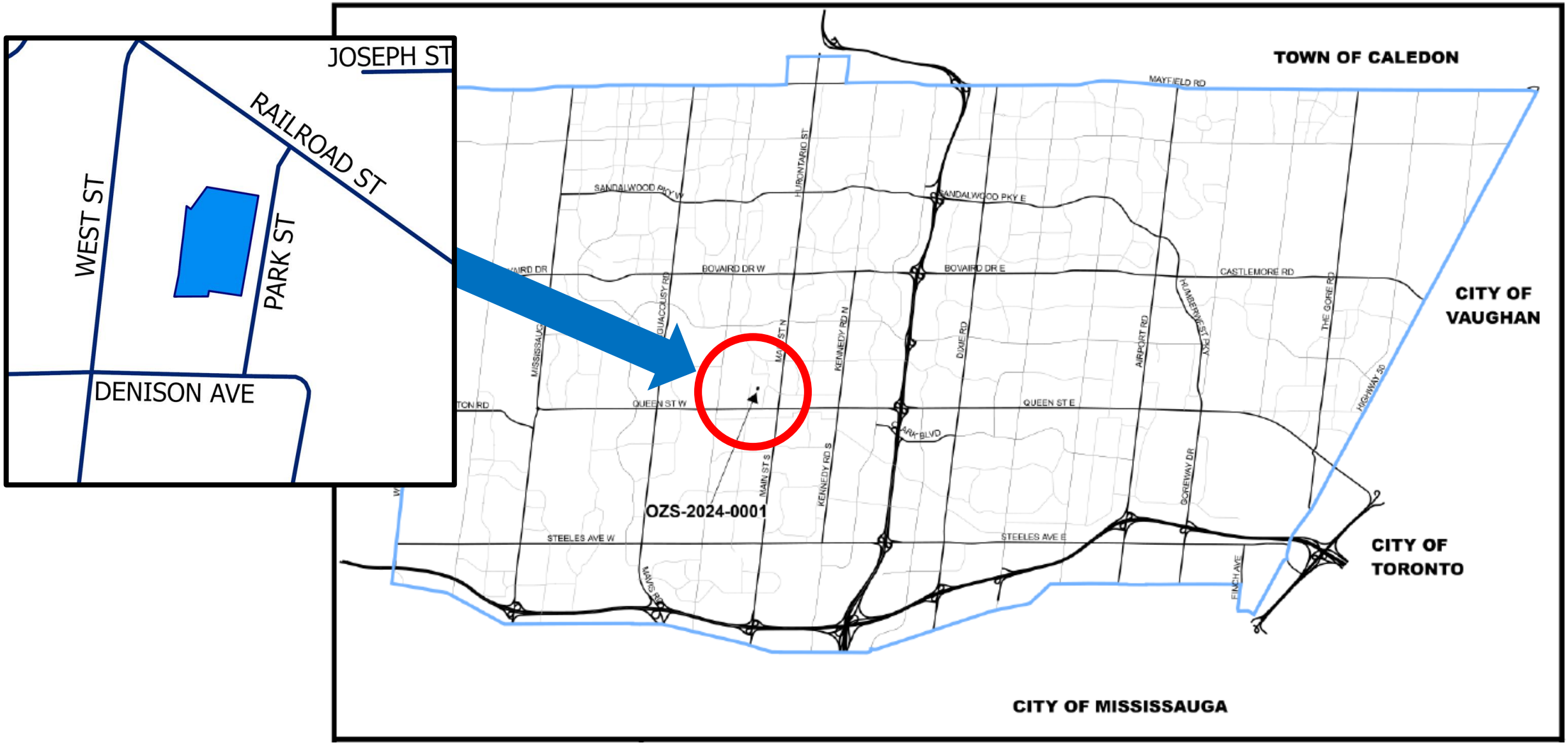
LOCATION OF SUBJECT PROPERTY



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Area Context

North: Single detached residential dwellings, beyond which is Railroad Street, CN Rail, and industrial uses;

South: Single detached residential dwellings, beyond which is Denison Avenue;

East: Park Street, beyond which is Orangeville Brampton Railway and a parking lot; and,

West: West Street, beyond which are single detached residential dwellings.

Note: Brampton Innovation District GO is located approx. 300m northeast of the subject lands

Commercial
Industrial
Institutional
Open Space
Residential
Utility
City Limit
Subject Lands

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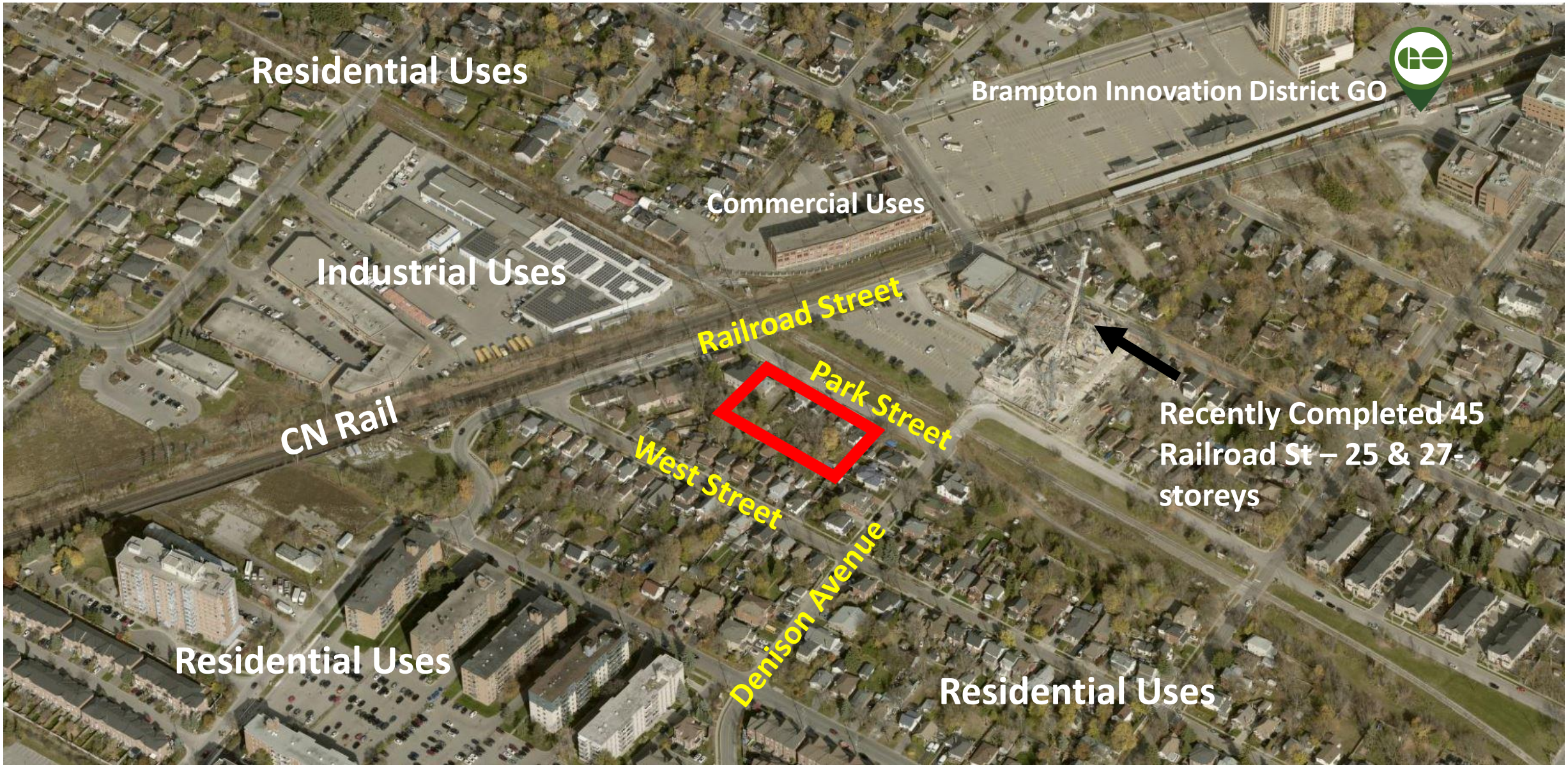
Aerial Photo



Subject Lands

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Site Photos

View of Subject Lands, looking south from Railroad Street

View of Subject Lands, looking north from Denison Avenue

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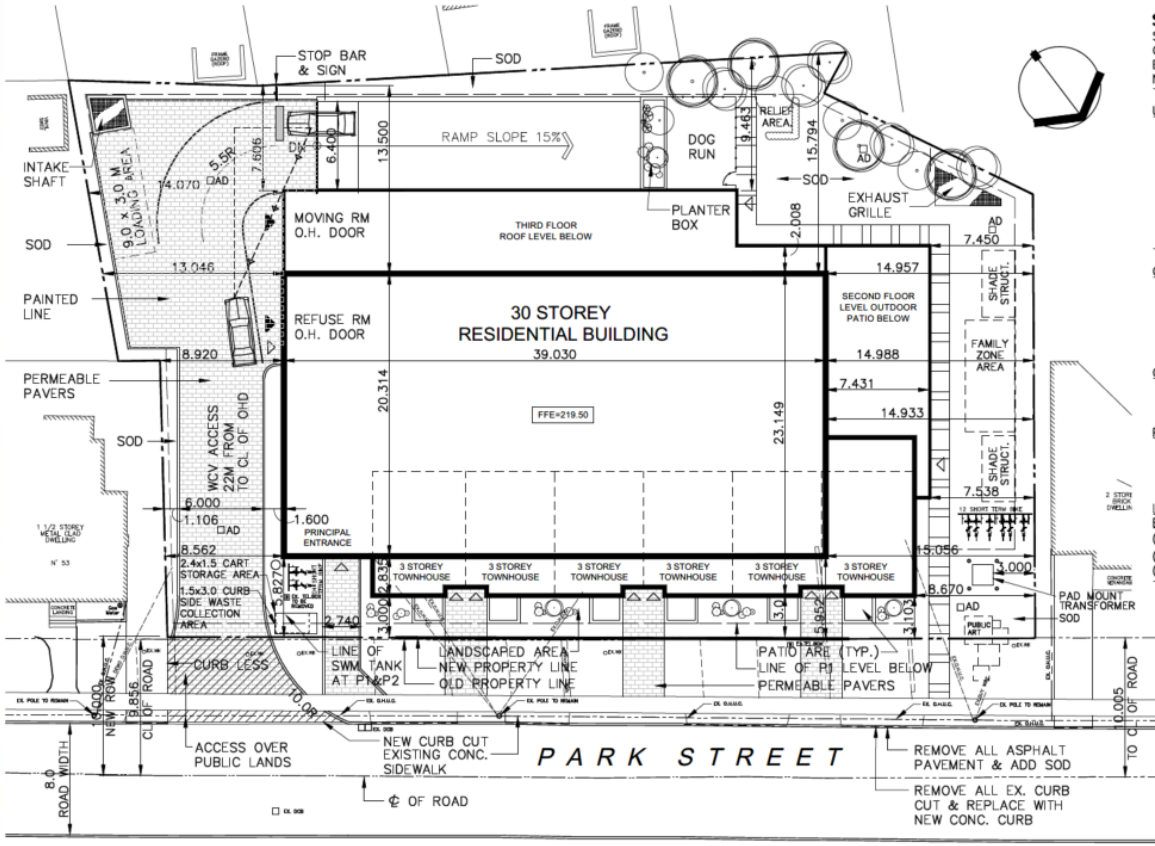
DEVELOPMENT PROPOSAL

An Application to Amend the Official Plan and Zoning By-law :

To facilitate a residential intensification development consisting of one 30-storey apartment building.

- **Total Gross Floor Area: 24,179.28 sqm.**
- **Floor Space Index: 12.0**
- **Outdoor Amenity Areas: 519.25 sqm.**
- **240 Total Residential Units:**
  - **6 townhouse dwelling units (3-bedroom units)**
  - **130 one-bedroom units**
  - **78 two-bedroom units**
  - **26 three-bedroom units**
- **114 Underground Parking Spaces, a loading area, and private lane and access from Park Street.**
- **279 Bicycle Parking Spaces**

PERSPECTIVE FROM PARK STREET (EAST)



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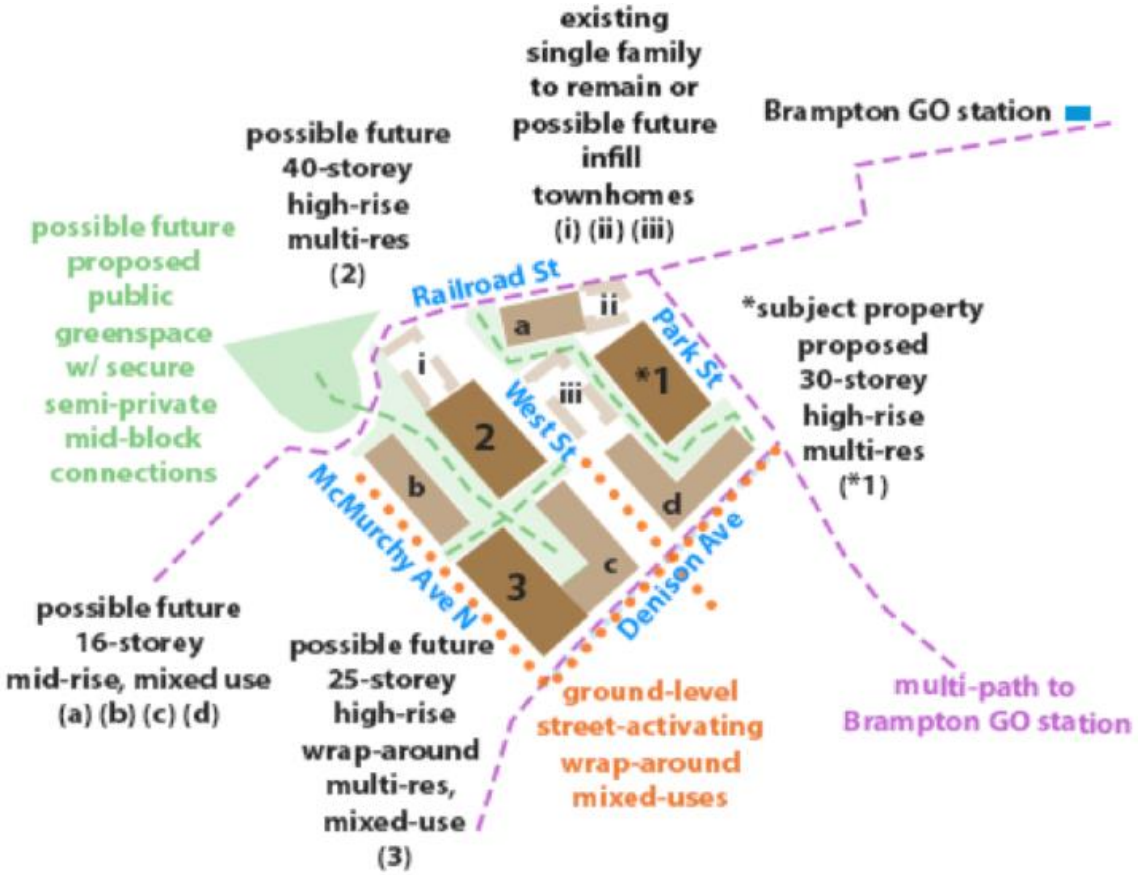
TERTIARY PLAN



Tertiary Plan. Preliminary Visioning. Conceptual Layout.
2023-05-30. Scale 1:8700

- A Tertiary Plan is a land use study to guide new or redevelopment proposals within a specified area.
- The City can require them from applicants to demonstrate how the development of their site can be coordinated with other properties.
- A Tertiary Plan was submitted with this application and, if approved, would be attached as an appendix to the Secondary Plan.

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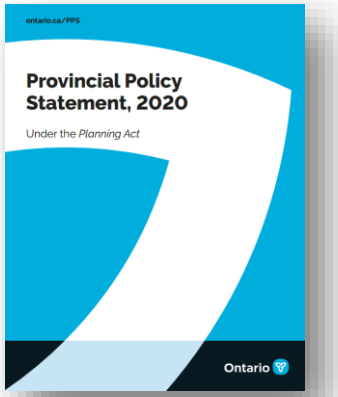
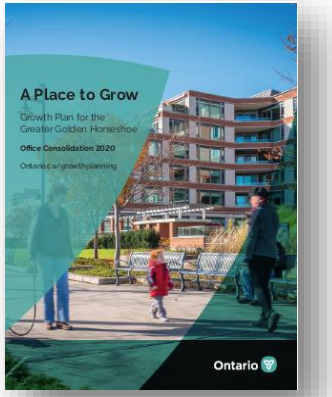
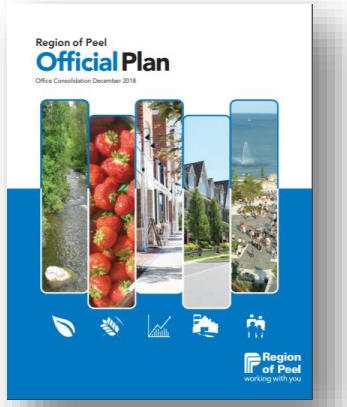
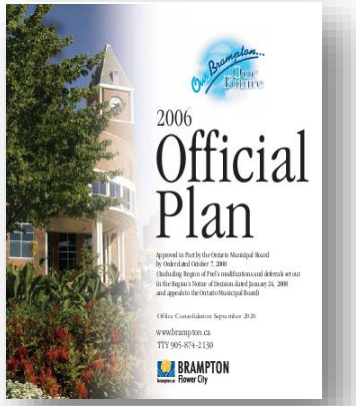
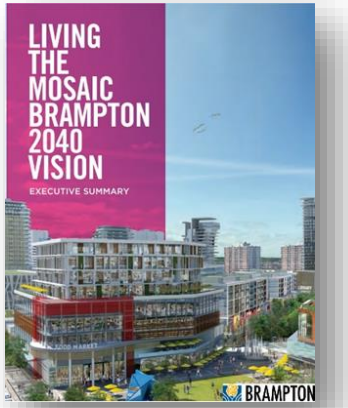
PLANNING FRAMEWORK SUMMARY











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
- Downtown Brampton Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

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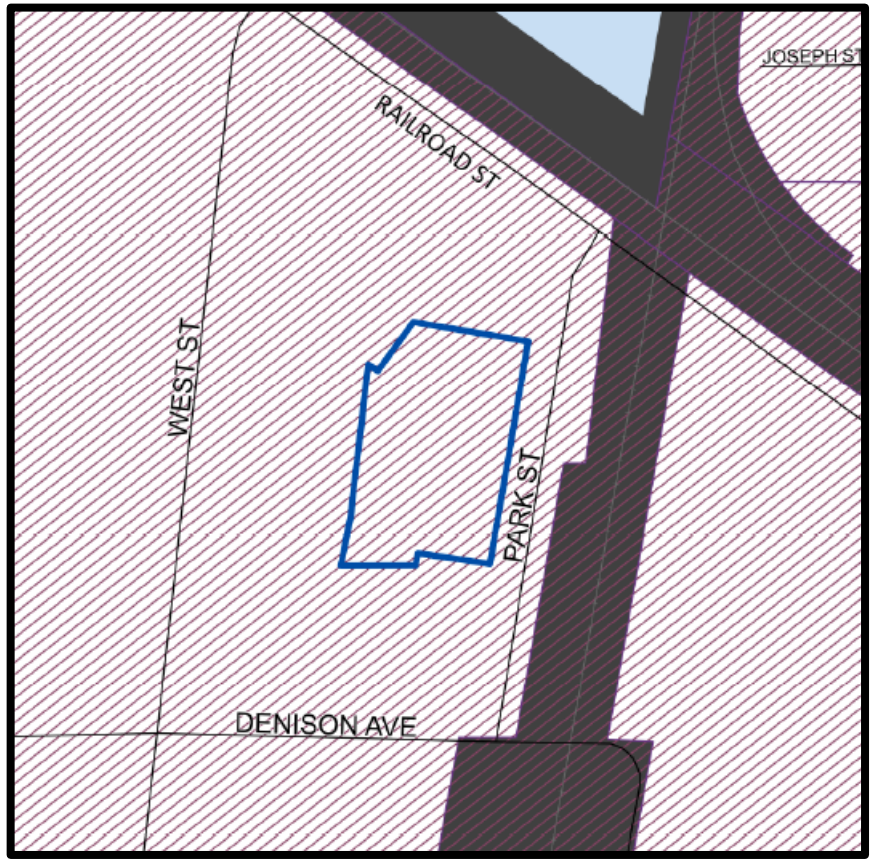
CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



- **OP Land Use Designation**: Central Area
- **Permitted Uses:** Free-standing or mixed-use development that include a range of office, retail and service activities, residential uses, entertainment and cultural uses, institutional uses, high density employment and major transit infrastructure.
- The property is also located within a Primary Major Transit Station Area (MTSA); conformity with the policies shall be considered.
- An amendment to the Official Plan **is required** for the proposed development.

CENTRAL AREA
OPEN SPACE
UTILITY
RESIDENTIAL
INDUSTRIAL
RAILWAYS
SUBJECT LANDS

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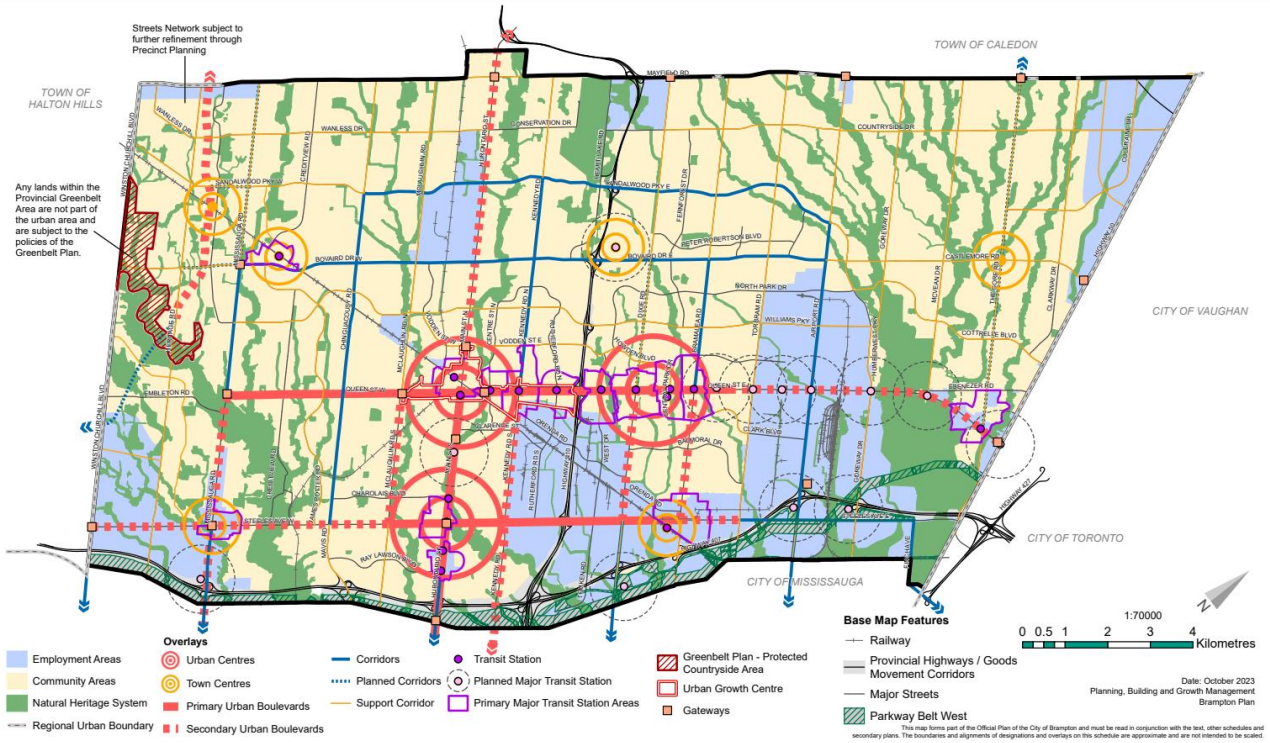
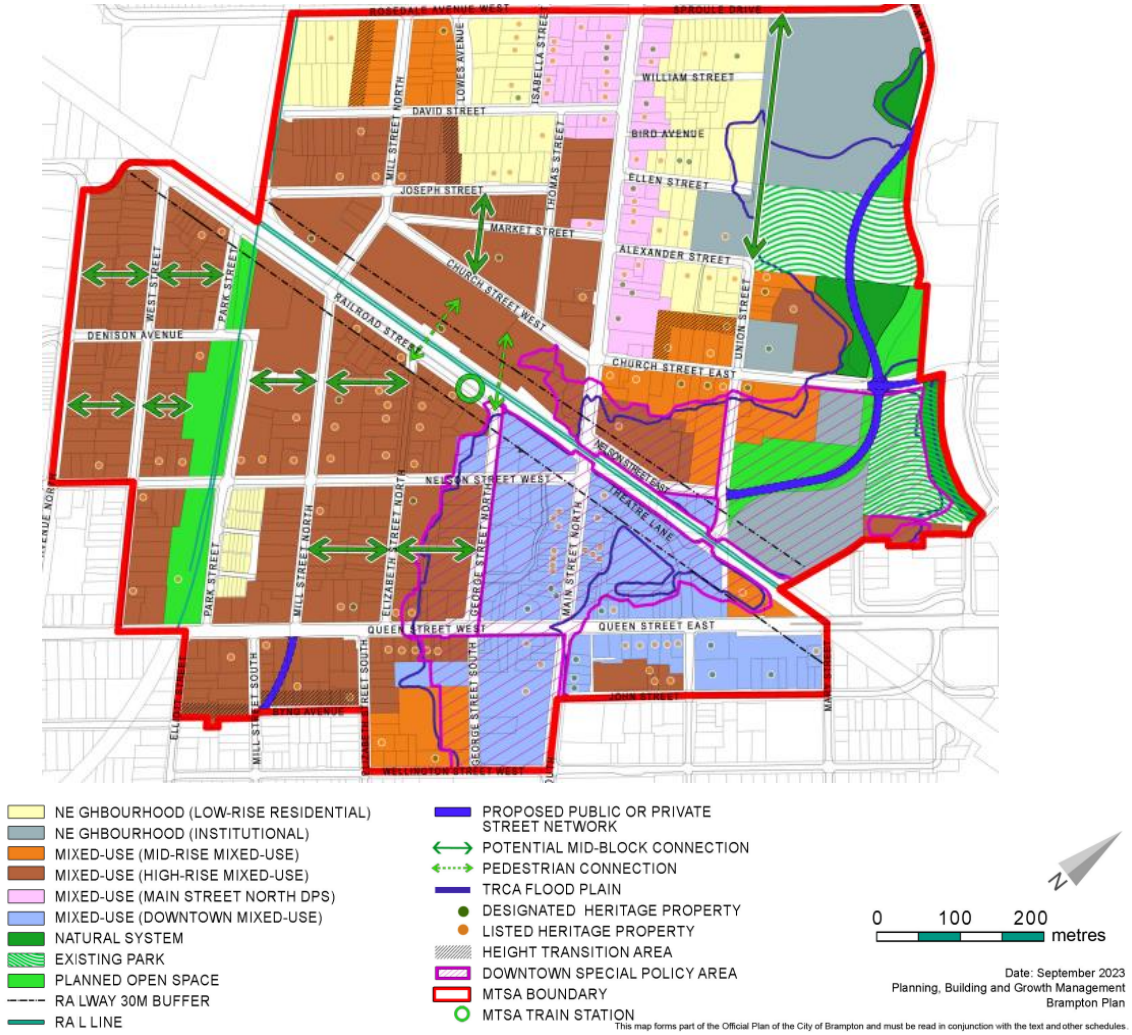
PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated ‘High-Rise Mixed-Use’ within Schedule 13b – Brampton Major Transit Station Areas of the Brampton Plan
- Designated ‘Community Area’, within a ‘Primary Major Transit Stations Area’ and ‘Urban Centre’ within Schedule 1A – City Structure of the Brampton Plan.



Schedule 1A – City Structure



Schedule 13b – Major Transit Station Areas

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CURRENT PLANNING CONTEXT: SECONDARY PLAN

Downtown Brampton Secondary Plan (Area 7)

Land Use Designation: "Medium Density"

Lands designated Medium Density Lands on Schedule SP7(a) shall be developed to a maximum of 50 units per net residential hectare (15 to 20 units per net residential acre). Typical residential uses associated with the Medium Density designation include block townhouse, street townhouse, quatroplexes, and interlot housing types.

An amendment to the Secondary Plan **is required** to facilitate the proposed uses.

*Note: As per the Major Transit Station Area Policies in the Council-approved Brampton Plan, until such time as Secondary Plan and/or Precinct Plan policies are implemented for each Primary Major Transit Station Areas, the Major Transit Station Area policies in Chapters 2 and 4 of this Plan take precedent over any land use and minimum density existing Secondary Plan policies.

Medium Density

Transportation Facilities

Subject Lands

Medium High / High Density

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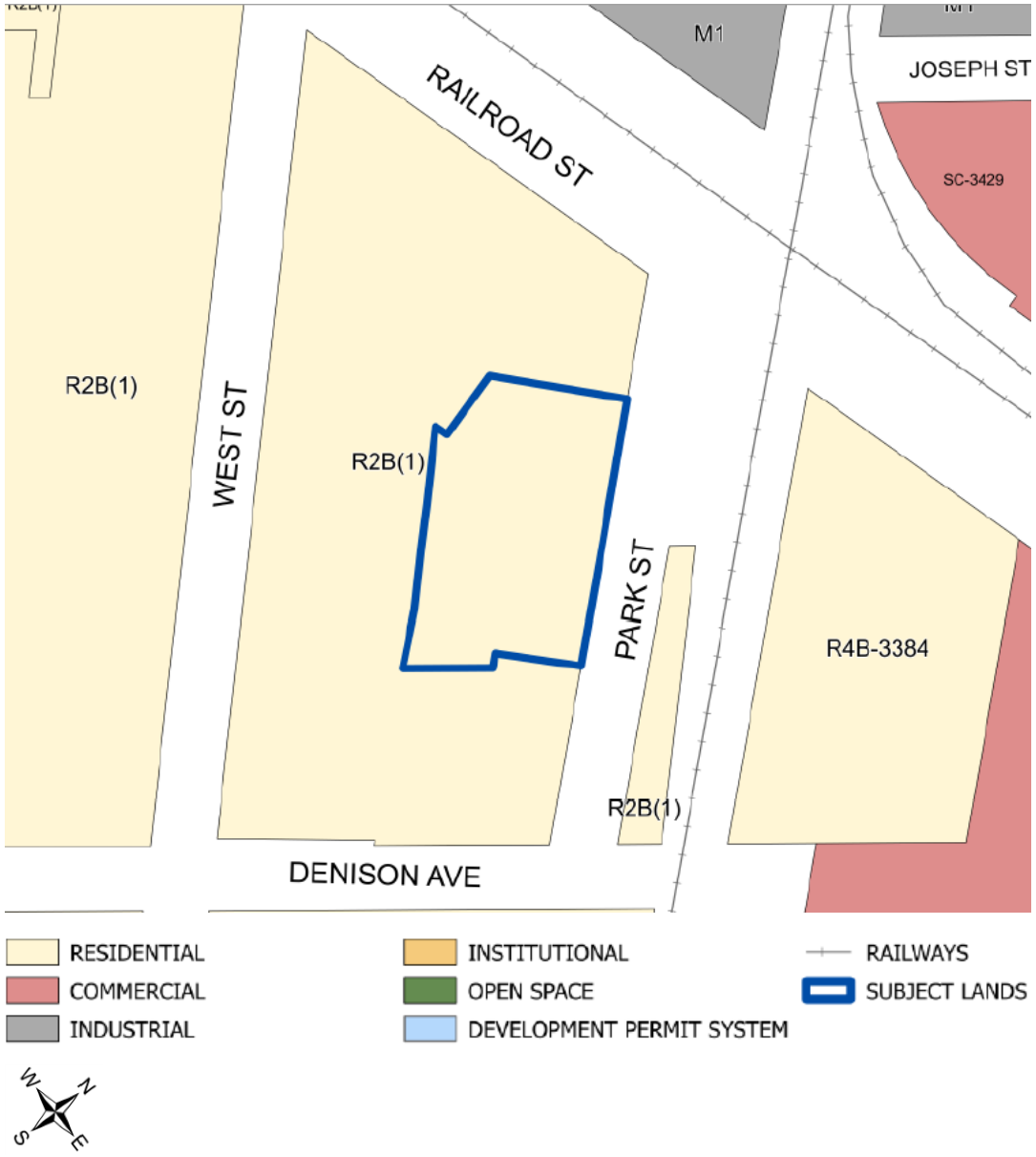
CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Residential Extended One Zone R2B(1) Zone

R2B(1) Land Use Permissions:

- Single Detached Dwelling
- Semi-Detached Dwelling
- Duplex Dwelling
- Triplex Dwelling
- Double Duplex Building
- Multiple Residential Dwelling containing no more than 4 dwelling units
- Lodging House
- Supportive Housing Residence Type
- A Place of Worship
- Accessory Uses

An amendment to the Zoning By-law **<u>is required</u>**.

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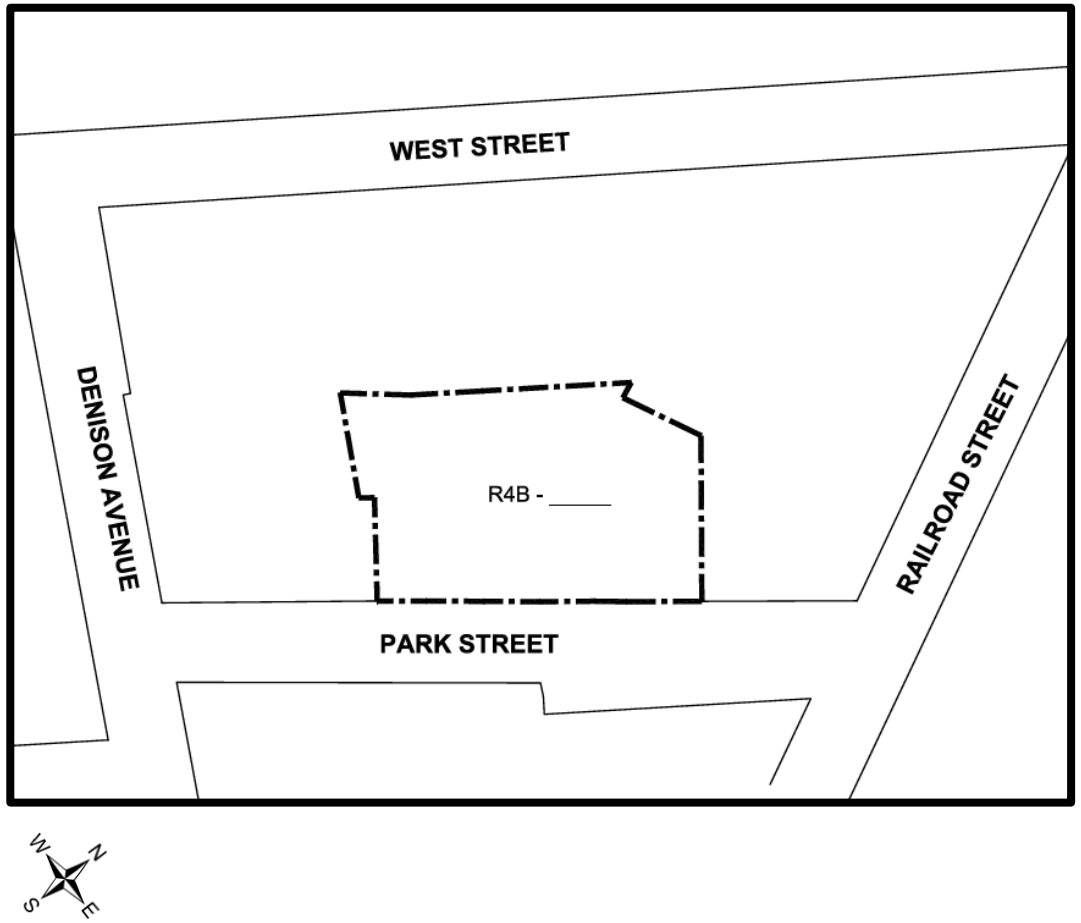
Proposed Zoning By-Law Amendment

The proposed Zoning By-Law Amendment will rezone the subject site from “Residential (R2B(1))” to Residential Apartment B Section XXX (R4B-XXX).

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL APARTMENT B (R4B) – SECTION XXX	• Maximum Building Height: 30 Storeys • Maximum Lot Coverage: 50% • Minimum Landscaped Open Space: 18% • Maximum Floor Space Index: 9.4 • Minimum Rear Yard Depth: 7.5m • Minimum Front Yard Depth: 3.0m • Minimum Interior Side Yard Width: 7.4m



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KEY ISSUES / CONSIDERATIONS

Land Use Compatibility & Emerging MTSA Framework:

- The subject property is located within the boundaries of the Brampton GO Primary Major Transit Station Area (MTSA), where intensification is planned to occur. Staff are looking to ensure that new buildings are compatible with the existing neighbourhood context while also considering future intensification.

Building Height, Separation, and Setbacks:

- Ensuring appropriate height, tower separation, and building setbacks are implemented through the Zoning By-Law Amendment process.

Tertiary Plan:

- Ensuring the re-development potential of neighbouring parcels within the block are not unreasonably impacted by the proposed development.

Heritage:

- The subject lands are in proximity to existing heritage properties. As such, the design of the buildings should be sympathetic to the surrounding heritage.

BACK PERSPECTIVE (WEST)

STREET LEVEL PERSPECTIVE

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Planning Process: Current Status

Notice of Complete Application

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

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

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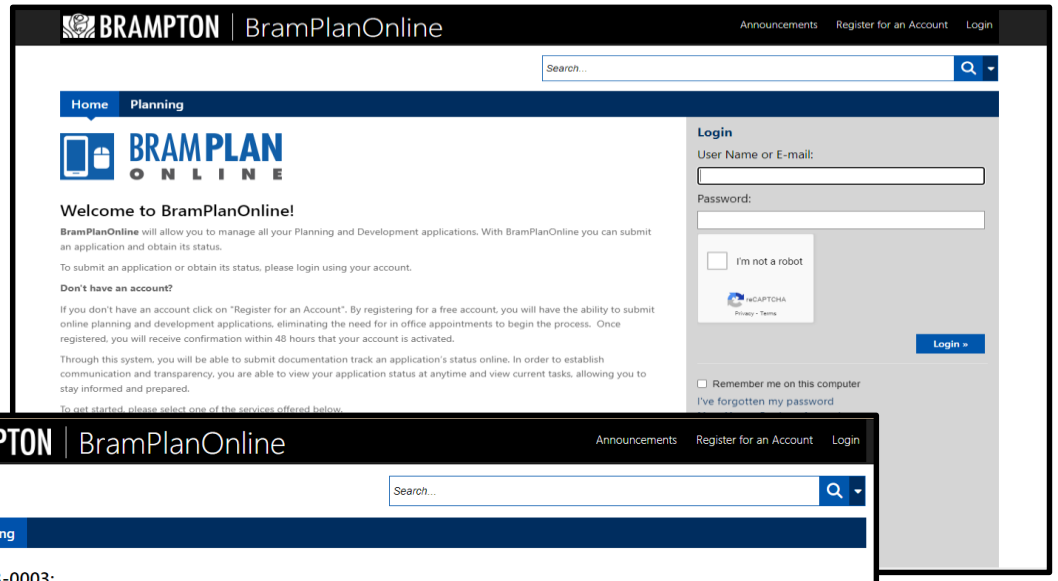
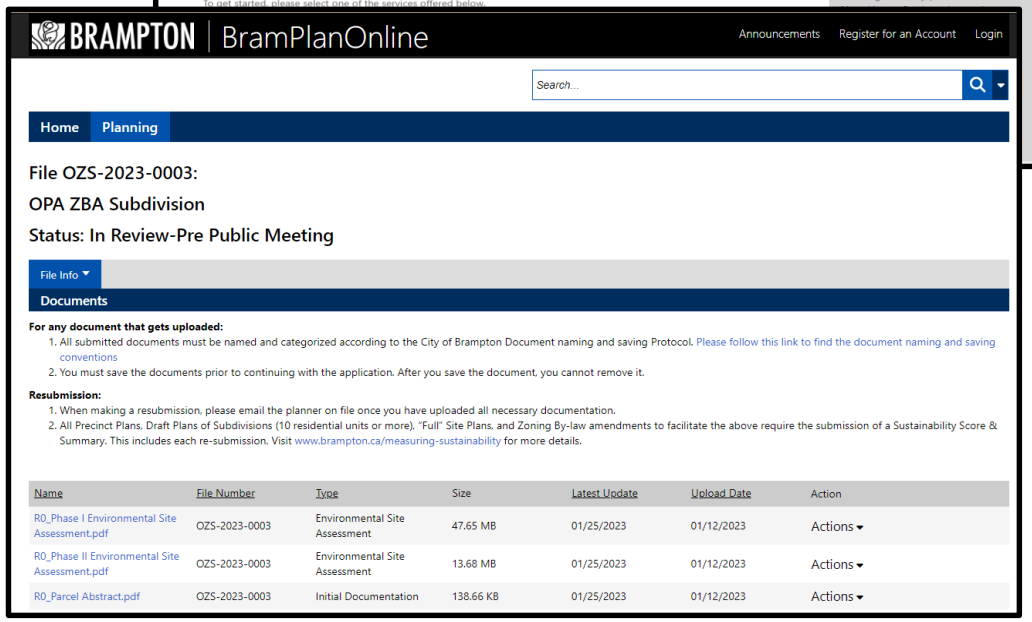
Accessing More Info About The Proposal

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click here to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2024-0001**.
3. On the **OZS-2024-0001 file page**, click the “File Info” tab to select the “Documents” tab.

   You can select the individual documents for review / download.





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CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the MEETINGS and AGENDAS page.

- **City Planner contact:**

  Samantha Dela Pena
  Development Planner
  City of Brampton
  Samantha.DelaPena@Brampton.ca

- **Applicant information:**

  Maurizio Rogato
  Blackthorn Development Corp.
  mrogato@blackthorncorp.ca

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Thank you!

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