

APPLICATION TO AMEND THE ZONING BY-LAW

To permit a development proposal consisting of a 39-storey residential building with a 4 - 6 storey podium fronting Haggert Ave.

123-125 Railroad Street

City of Brampton File: OZS-2024-0002

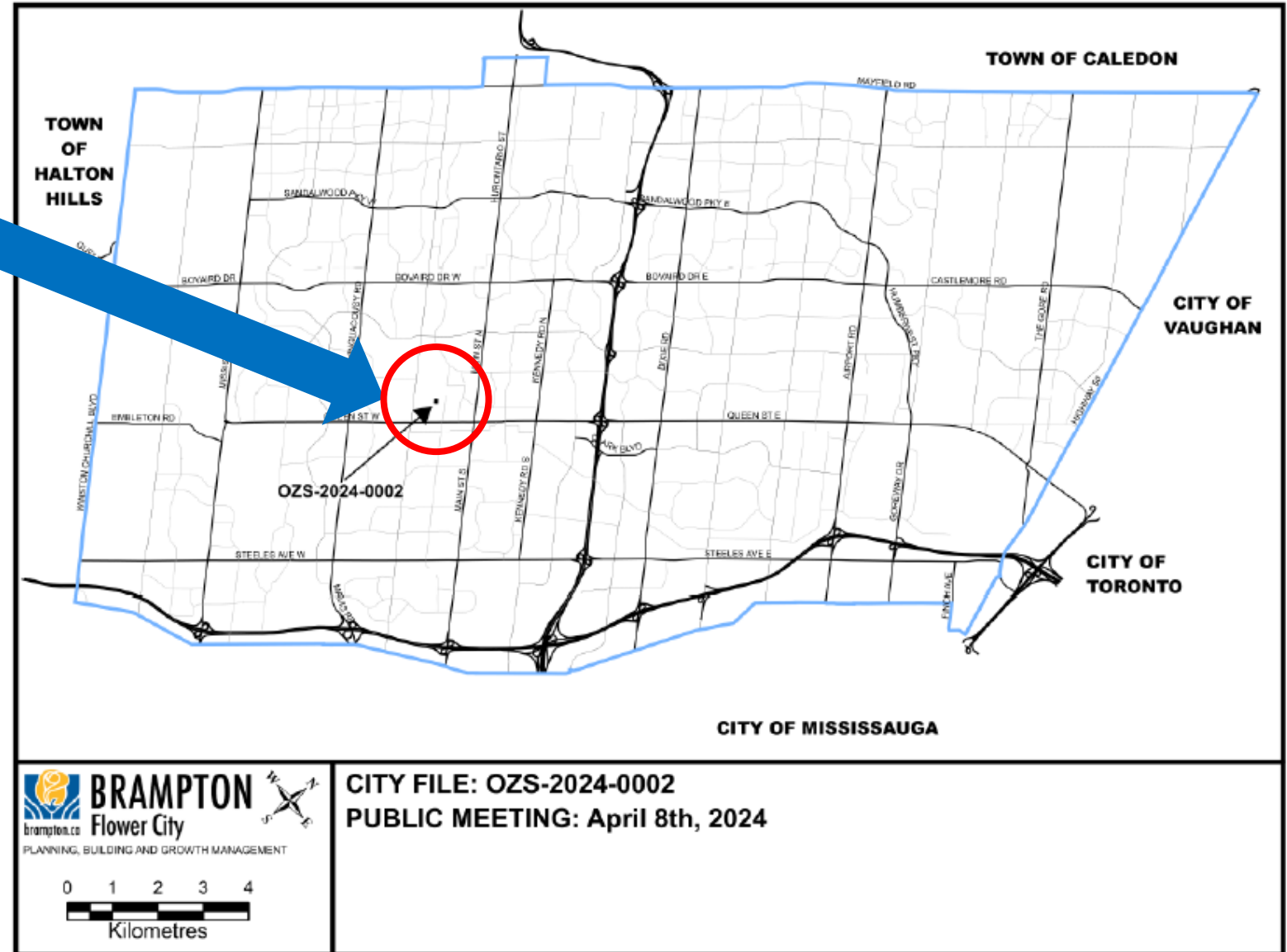
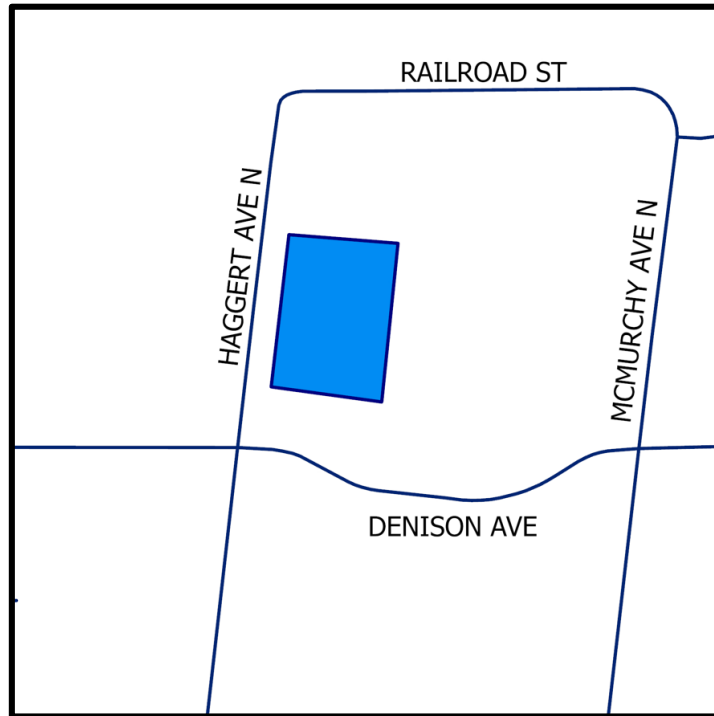
Application by:

KORSIAK PLANNING on behalf of ASH SINGH

WARD : 1

REGIONAL COUNCILLORS: PAUL VICENTE and ROWENA SANTOS

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Two existing 6-storey apartment buildings, followed by Railroad Street and townhouse residential dwelling units;

South: Townhouse residential dwelling units;

East: Surface parking lot, followed by five 6-storey apartment buildings fronting McMurchy Avenue N; and,

West: Haggert Avenue N, followed by townhouse residential dwelling units and Chris Gibson Park



Aerial Photo



Subject Lands

Site Photos



View of Subject Lands, looking north to existing 6-storey apartment buildings,
followed by Railroad Street

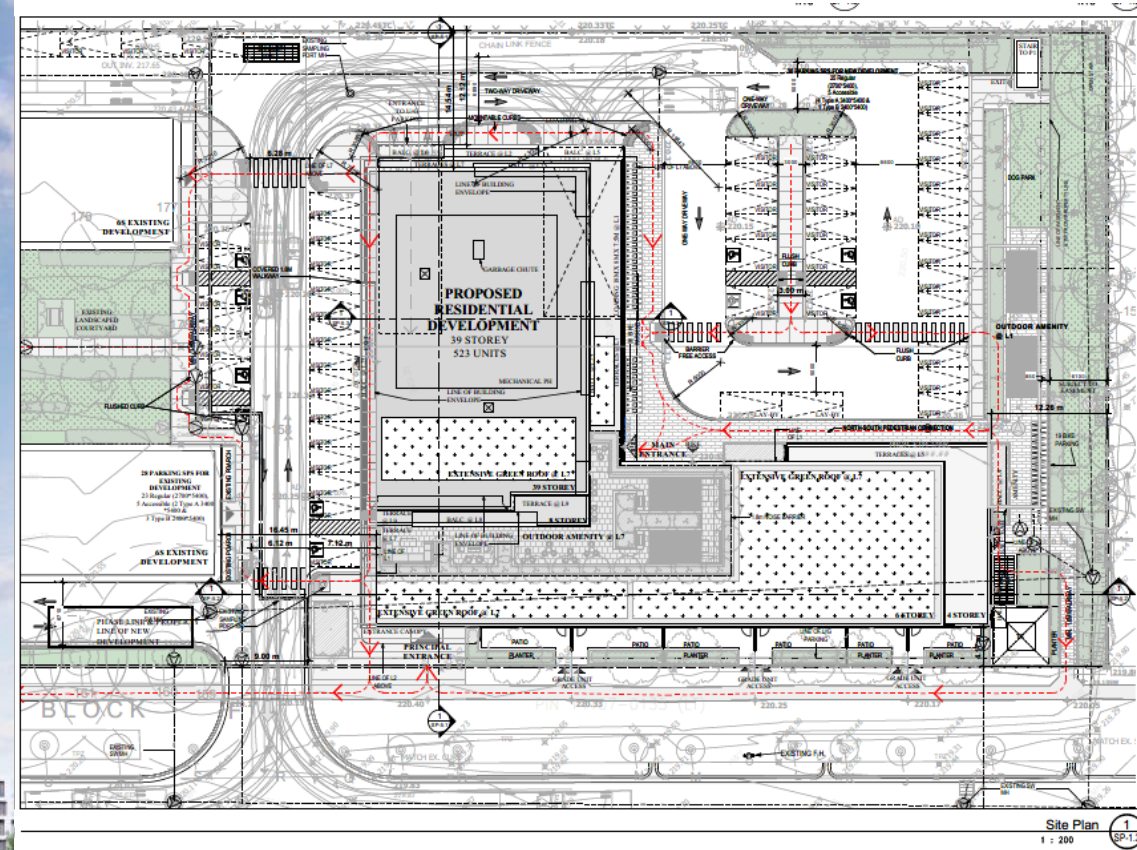
DEVELOPMENT PROPOSAL

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

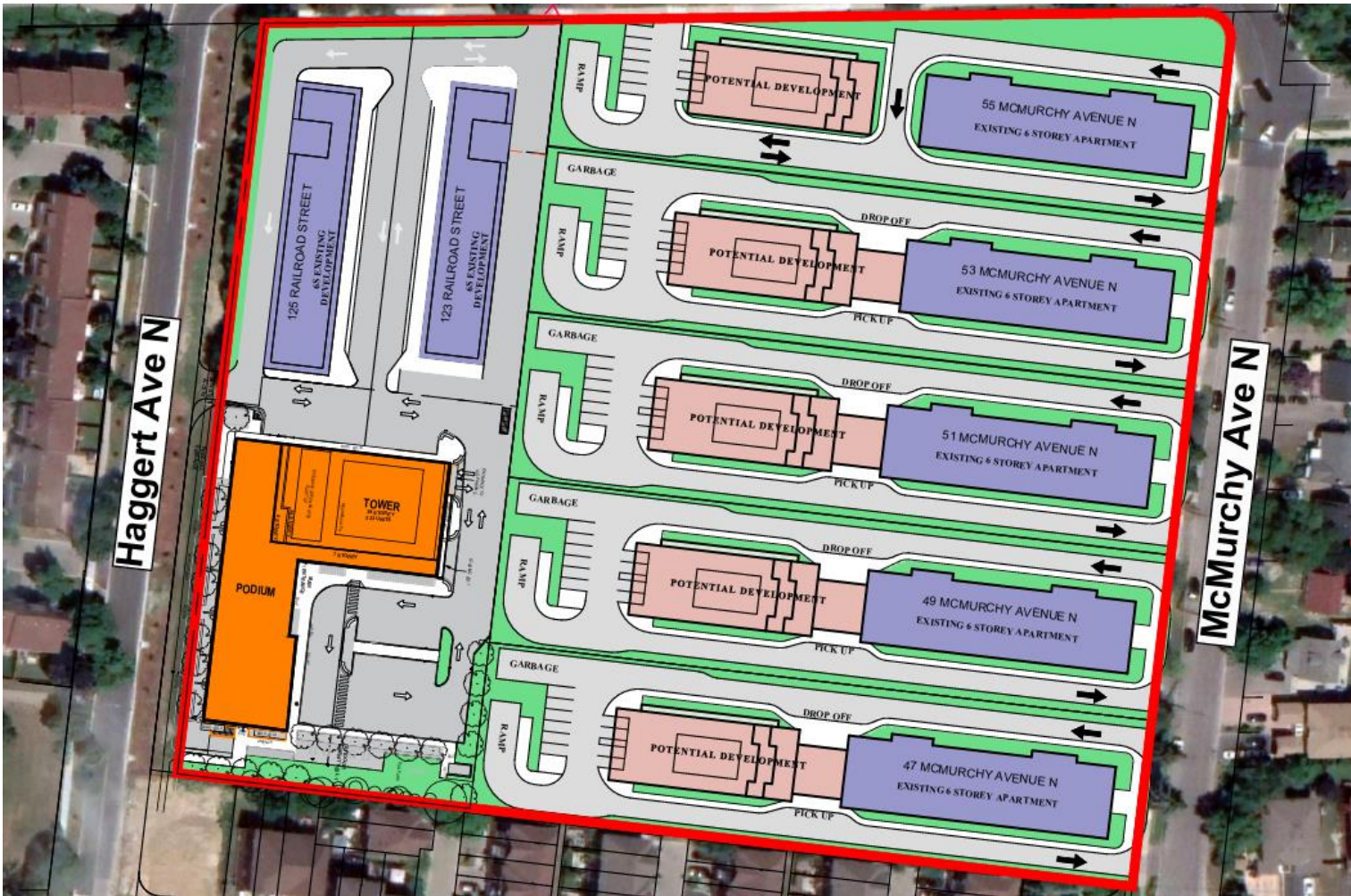
To maintain the existing 6 storey apartment building, and develop the southerly portions of the properties with a 39-storey residential building with a 4 - 6 storey podium.

Additional details include:

- Total Gross Floor Area: 35,580.64 sqm.
- Floor Space Index: 5.7
- Outdoor Amenity Area: 1,252.52 sqm.
- 523 Residential Units
 - 342 one-bedroom units
 - 181 two-bedroom units
- 543 Underground Parking Spaces
- 315 Bicycle Parking Spaces

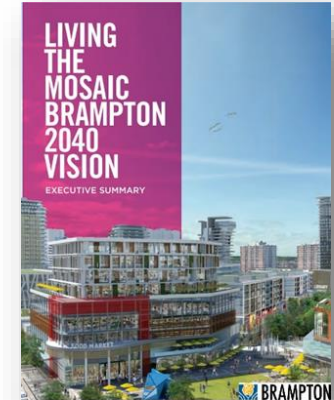
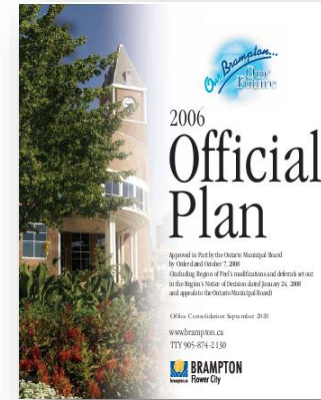
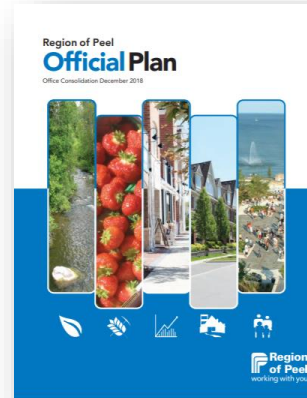
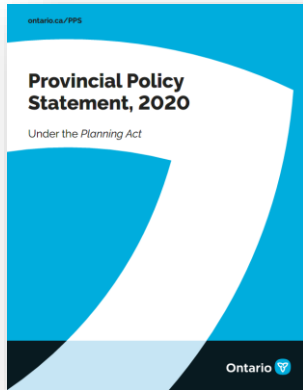


TERTIARY PLAN



- 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.

PLANNING FRAMEWORK SUMMARY



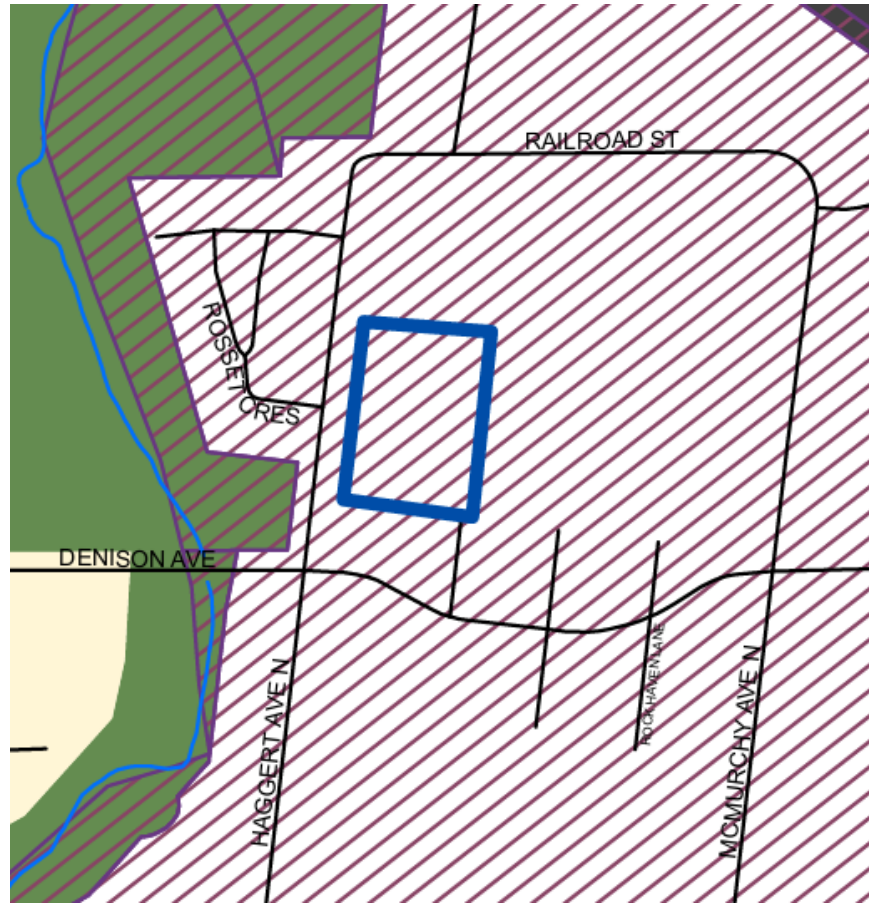
The application will be evaluated based on:

- 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

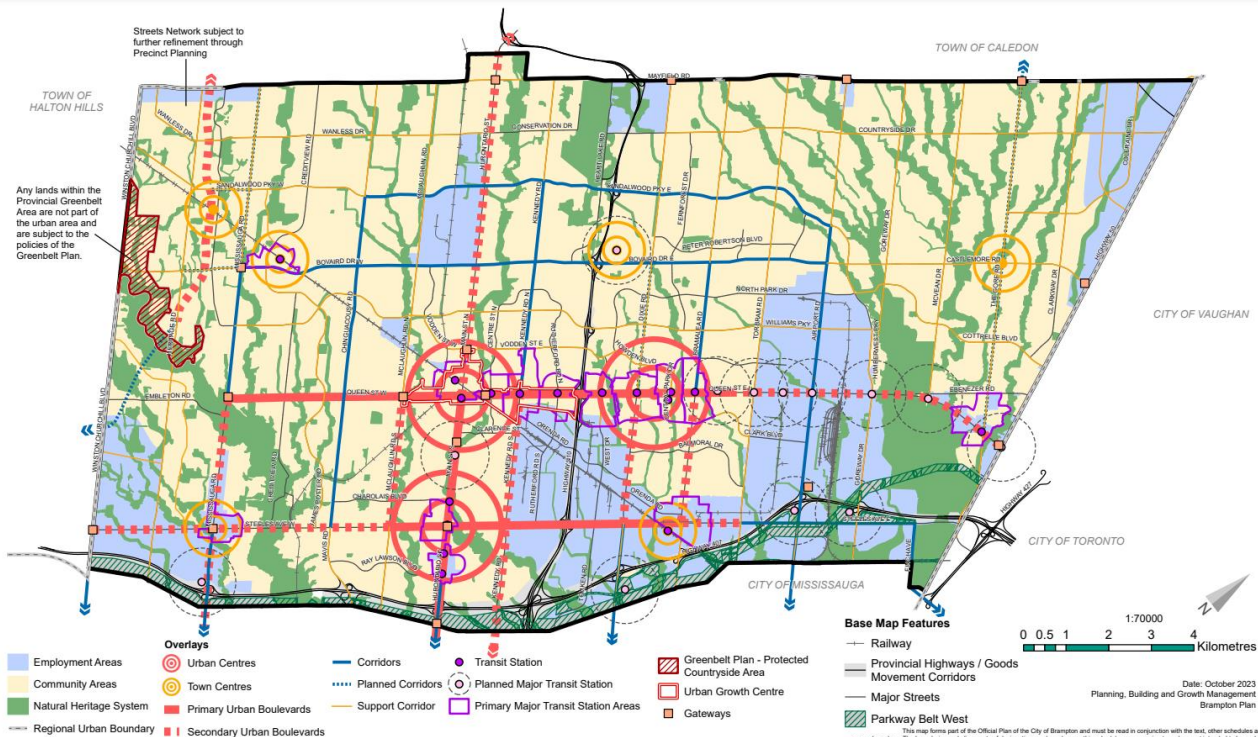
CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



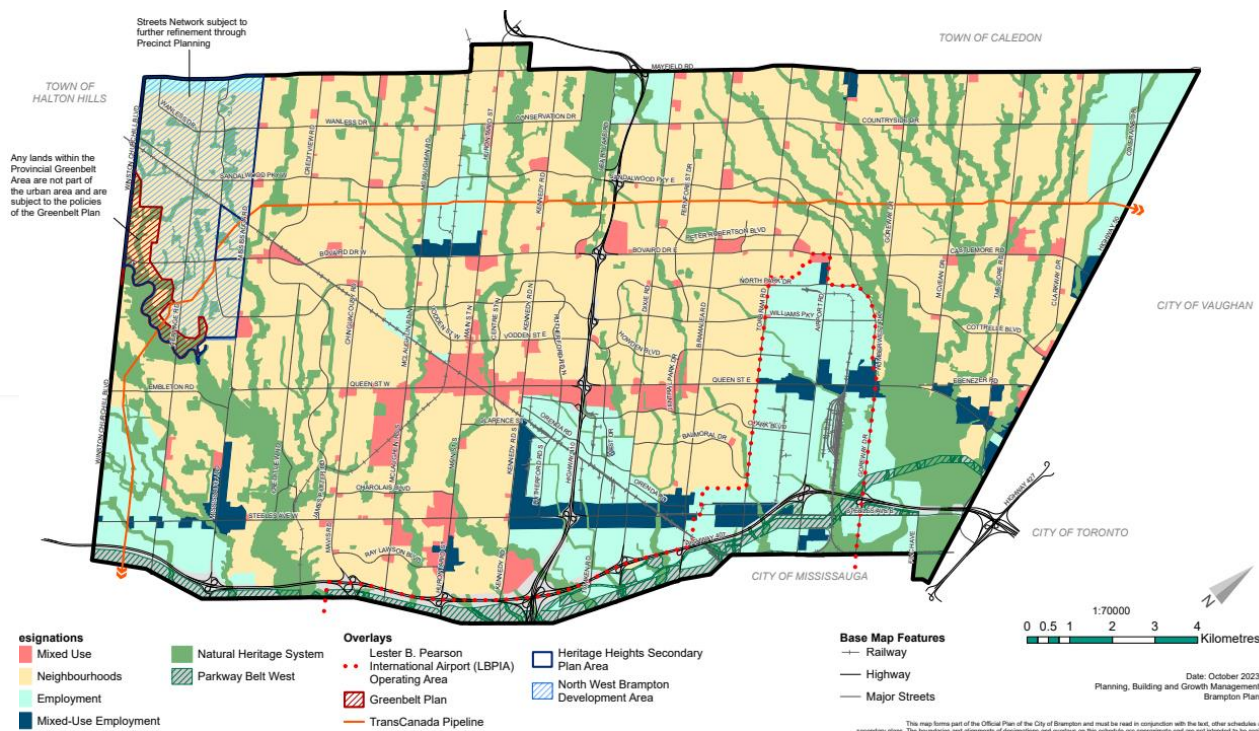
- **OP Land Use Designation:** Central Area
- **Permitted Uses:** Free-standing or mixed-use development that include a range of office, retail and service activities, residential uses, entertainment and cultural uses, institutional uses, high density employment and major transit infrastructure.
- An amendment to the Official Plan **is required** for the proposed development.

PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Mixed-Use' within Schedule 2 – Designations of the Brampton Plan
- Designated 'Community Area', within Schedule 1A – City Structure of the Brampton Plan.



Schedule 1A – City Structure



Schedule 2 – Designations

CURRENT PLANNING CONTEXT: SECONDARY PLAN

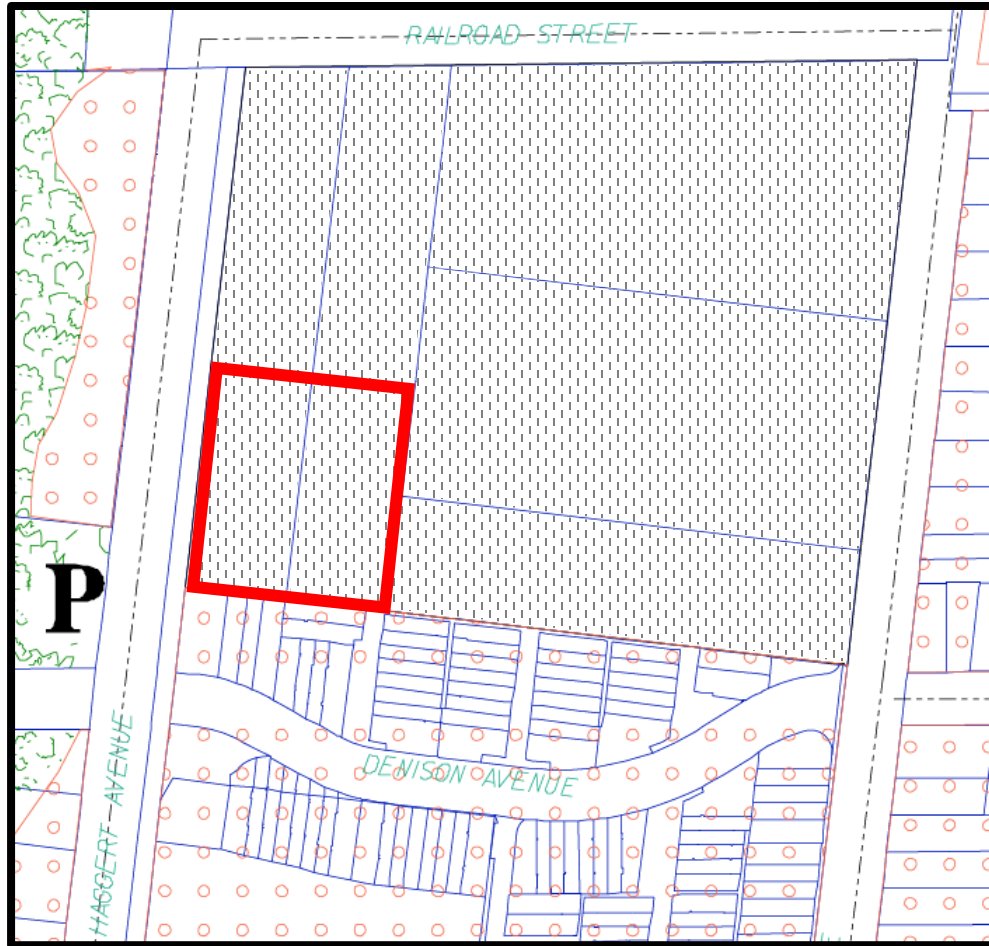
Downtown Brampton Secondary Plan (Area 7)

Land Use Designation: “Medium-High / High Density”

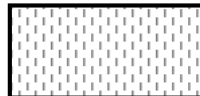
Lands designated Medium-High and High Density on Schedule SP7(a) shall be 51 to 241 units per net residential hectare (21 to 100 units per net residential acre).

Typical residential uses associated with the Medium High- and High-Density designation include maisonette, stacked townhouse, cluster and walk-up apartments, and high-rise apartments.

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



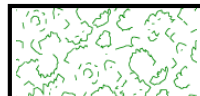
Medium Density



Medium High / High Density



Subject Lands



Parkette



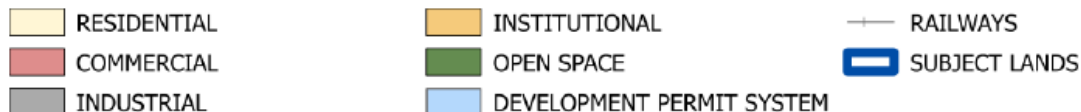
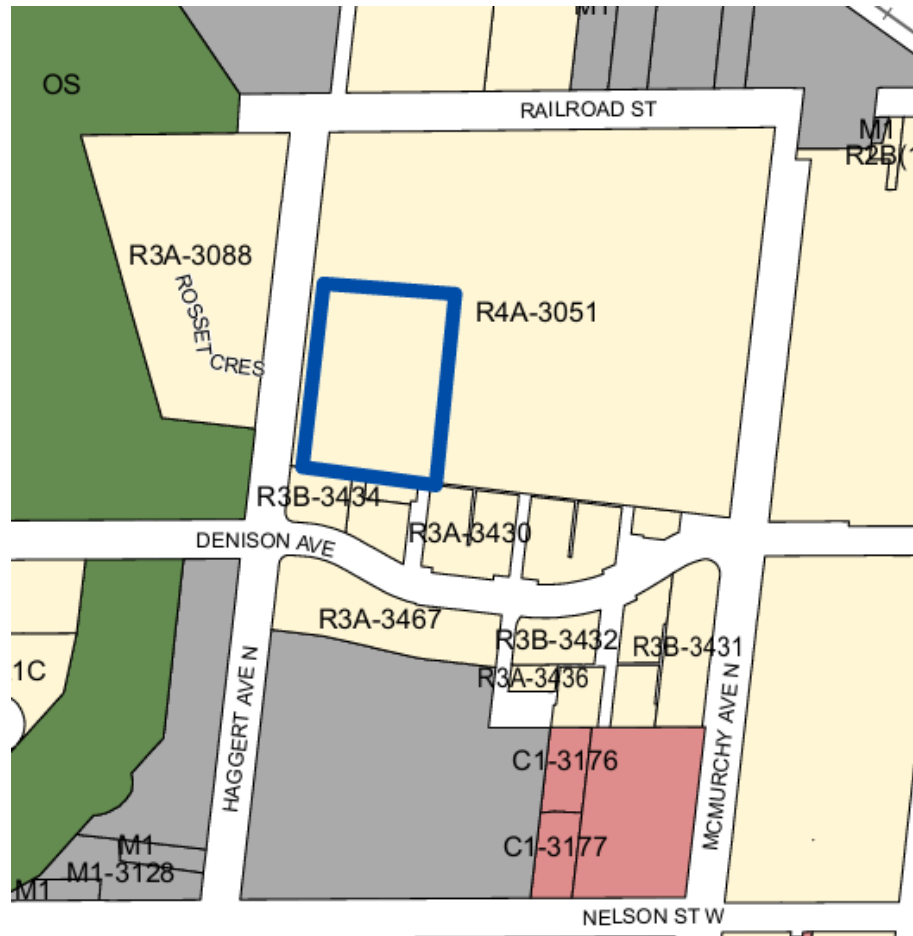
CURRENT PLANNING CONTEXT: ZONING BY-LAW

Current Zone: Residential Apartment A – Special Section 3051 (R4A-3051) Zone

R2B(1) Land Use Permissions:

- Multiple residential dwelling
- Apartment dwelling
- Supportive Housing Residence Type 1
- Group home type 2
- Lodging house
- Place of worship
- Accessory uses

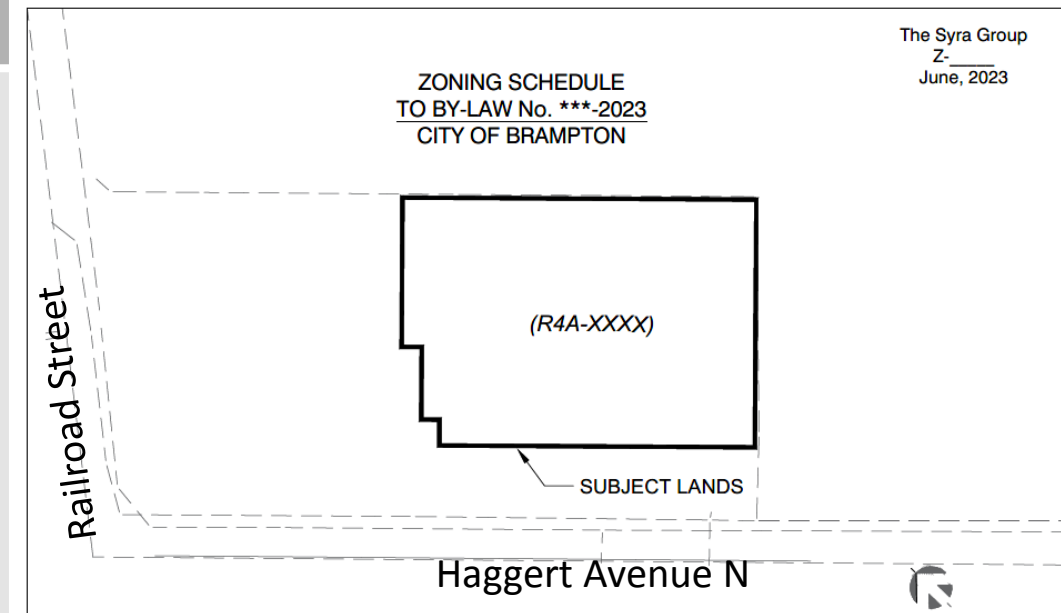
An amendment to the Zoning By-law **is required**.



PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “Residential Apartment A – Special Section 3051 (R4A-3051)” to Residential Apartment A Section XXX (R4A-XXX).

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL APARTMENT A (R4A) – SECTION 3051	<ul style="list-style-type: none">• Maximum Building Height: 39 Storeys• Maximum Lot Coverage shall not apply• Minimum Landscaped Open Space: 30%• Maximum Gross Floor Area and Residential Gross Floor Area shall not apply• Minimum Front Yard Depth: 3.5m• Minimum Front Yard Depth to a Patio: 1.5m• Minimum Side Yard Width: 7.0m• Minimum Rear Yard Depth: 7.5m



KEY ISSUES / CONSIDERATIONS

Land Use Compatibility:

- The subject property is located adjacent to 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.
- Ensuring that impacts to the existing residential uses are minimized, including shadow impacts, wind impacts, privacy, and traffic.

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.



North Perspective



South Perspective

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

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-2024-0002**.
3. On the **OZS-2024-0002 file page**, click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.

The image shows two screenshots of the BramPlanOnline portal. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, and a login form with fields for User Name or E-mail and Password. The bottom screenshot shows the file details page for File OZS-2023-0003, OPA ZBA Subdivision, Status: In Review-Pre Public Meeting. It features tabs for File Info and Documents, and a table of documents.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Phase I Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	47.65 MB	01/25/2023	01/12/2023	Actions ▾
R0_Phase II Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	13.68 MB	01/25/2023	01/12/2023	Actions ▾
R0_Parcel Abstract.pdf	OZS-2023-0003	Initial Documentation	138.66 KB	01/25/2023	01/12/2023	Actions ▾

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:**

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- **Applicant information:**

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Thank you!