

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

TO FACILITATE THE DEVELOPMENT OF 3 INDUSTRIAL BUILDINGS & 1 OFFICE BUILDING:

7835 Mississauga Road

City of Brampton File : OZS-2024-0009

Application by:

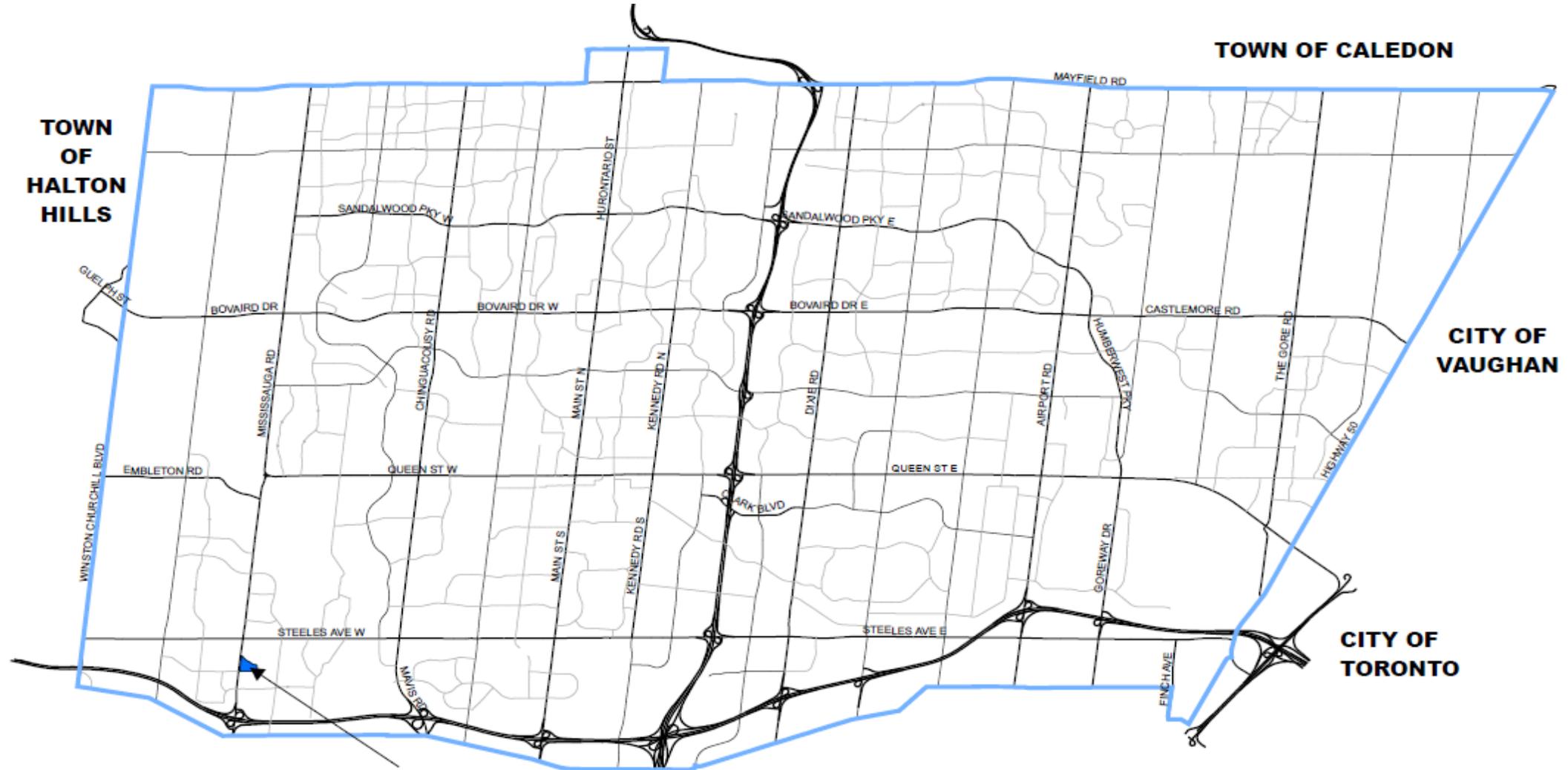
Mainline Planning on behalf of 7835 Mississauga Road Holding Inc.

WARD : 6

REGIONAL COUNCILLOR: Michael Palleschi

REGIONAL COUNCILLOR: Navjit Kaur Brar

LOCATION OF SUBJECT PROPERTY

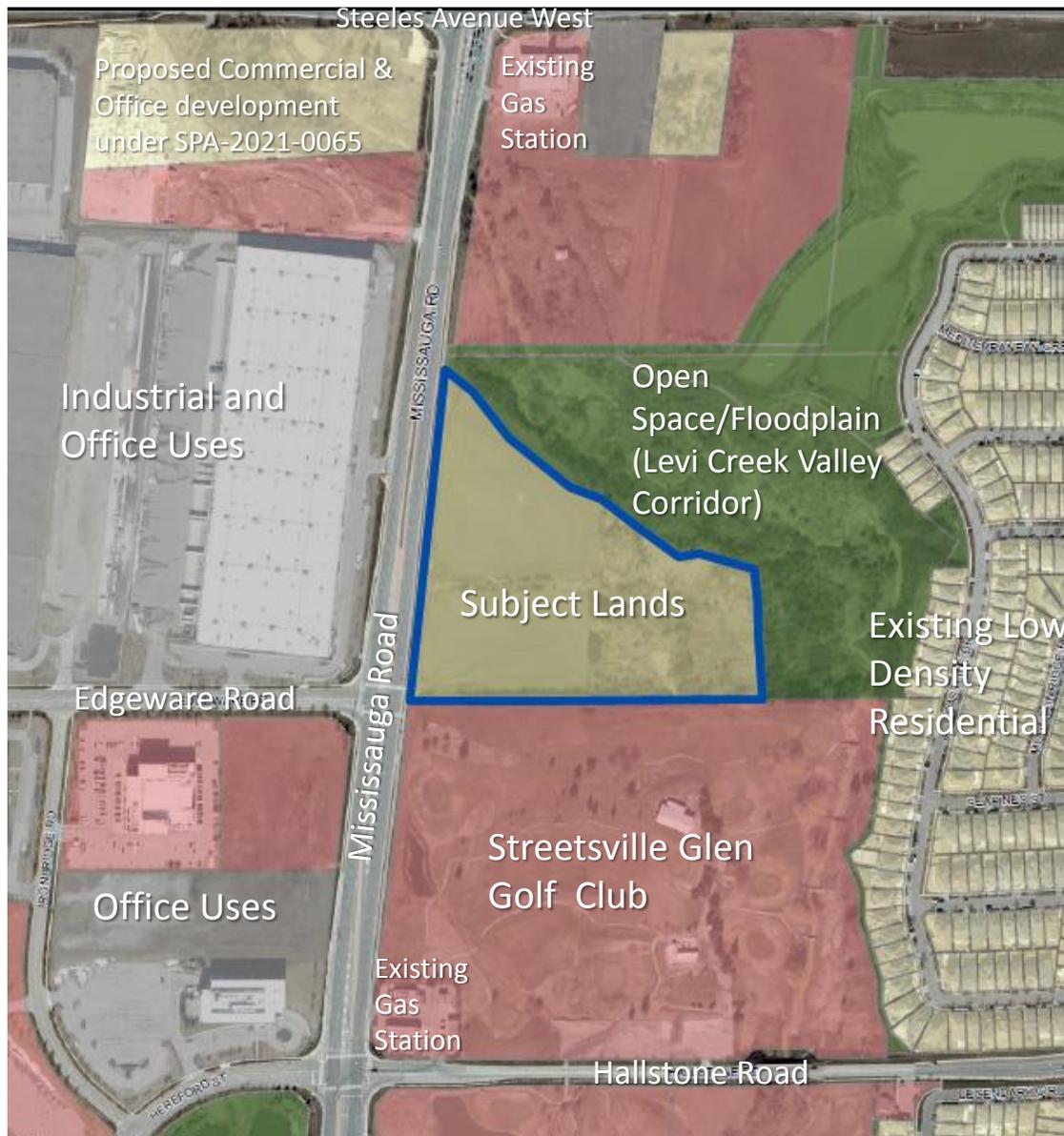


OZS-2024-0009

CITY OF MISSISSAUGA



AREA CONTEXT



North: Open Space, Commercial

Open Space valley lands, and commercial uses, beyond which is Steeles Avenue West.

South: Commercial, Open Space

Streetsville Glen Golf Course, beyond which is Hallstone Road, further beyond is the 407 Highway

East: Open Space, Floodplain, Residential

Levi Creek Valley Corridor, beyond which is low-rise residential in the form of Single detached dwellings

West: Industrial & Office

Existing Industrial & office uses & Edgeware Road

- | | | |
|--|---|---|
|  Agricultural |  Open Space |  Subject Lands |
|  Commercial |  Residential | |
|  Industrial |  City Limit | |

AREA CONTEXT



SITE VISIT



Street view looking directly
to site



Street view looking North



Street view looking South

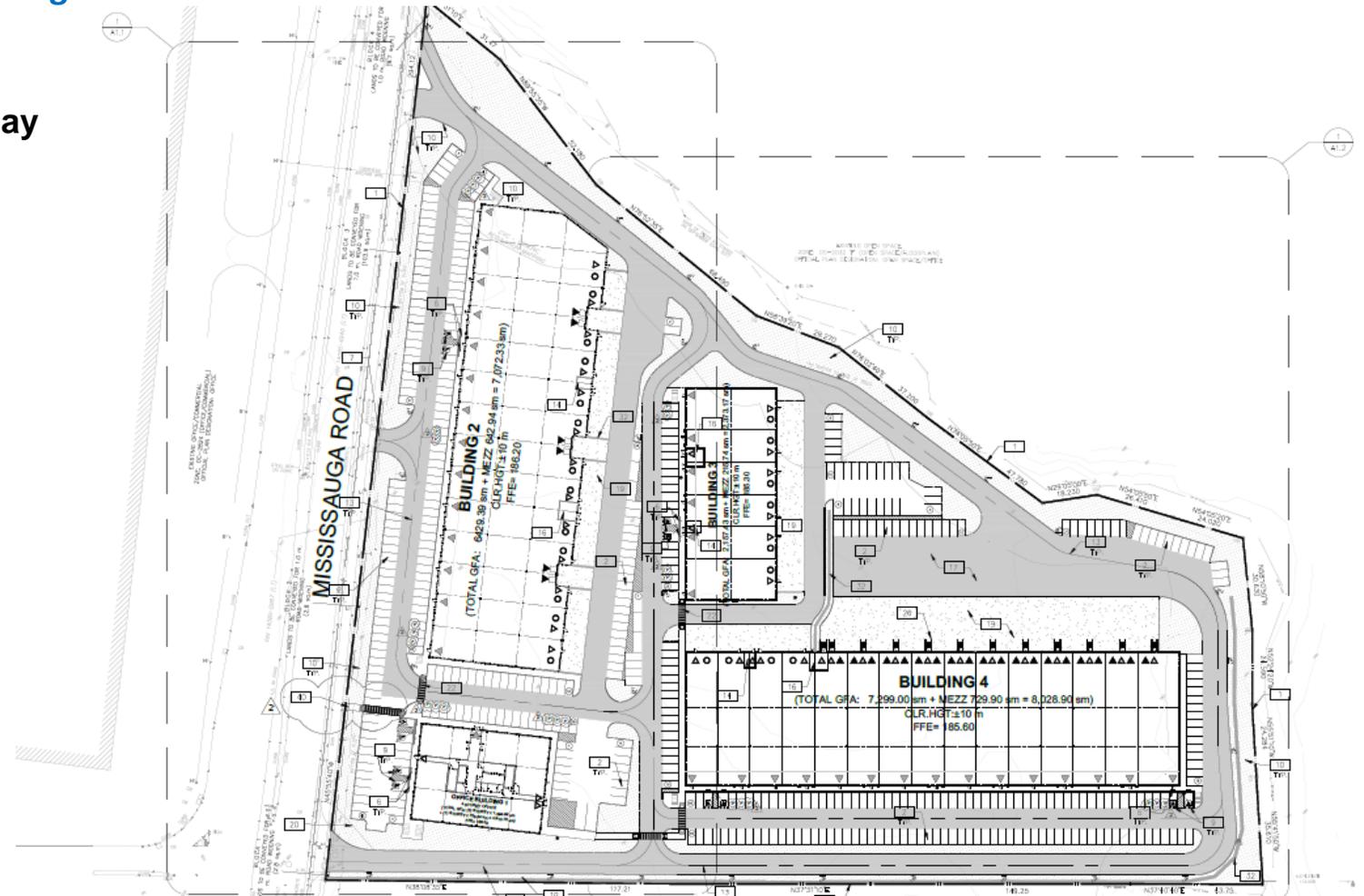
DEVELOPMENT PROPOSAL

An application to amend the Official Plan and Zoning By-law

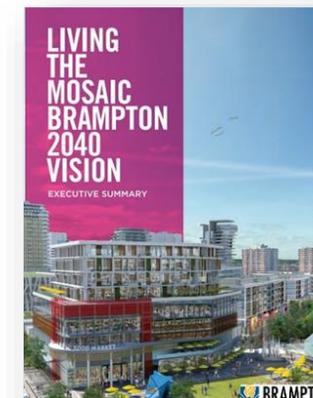
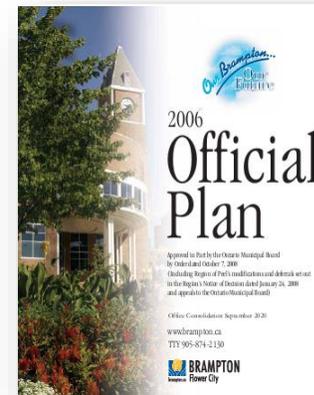
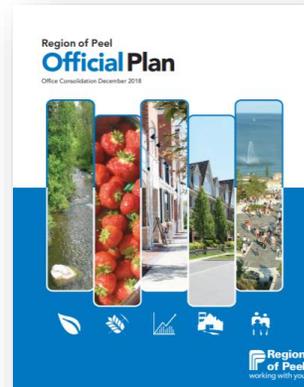
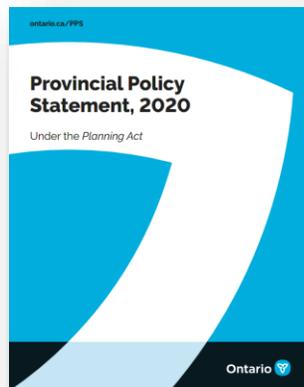
To permit a development consisting of 3 Short-Bay Industrial Buildings and 1 Office Building

Further details include:

- A total site area of 54,794 sq.m
- A 4-storey office building (4,645 sq.m. GFA)
- 3 small bay industrial buildings (17,554 sq.m. GFA)
- Vehicular access via Mississauga Road
- A total vehicular parking count of 473 spaces
- 40 bicycle parking spaces
- Total landscaped area of 10,958 sq.m.



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

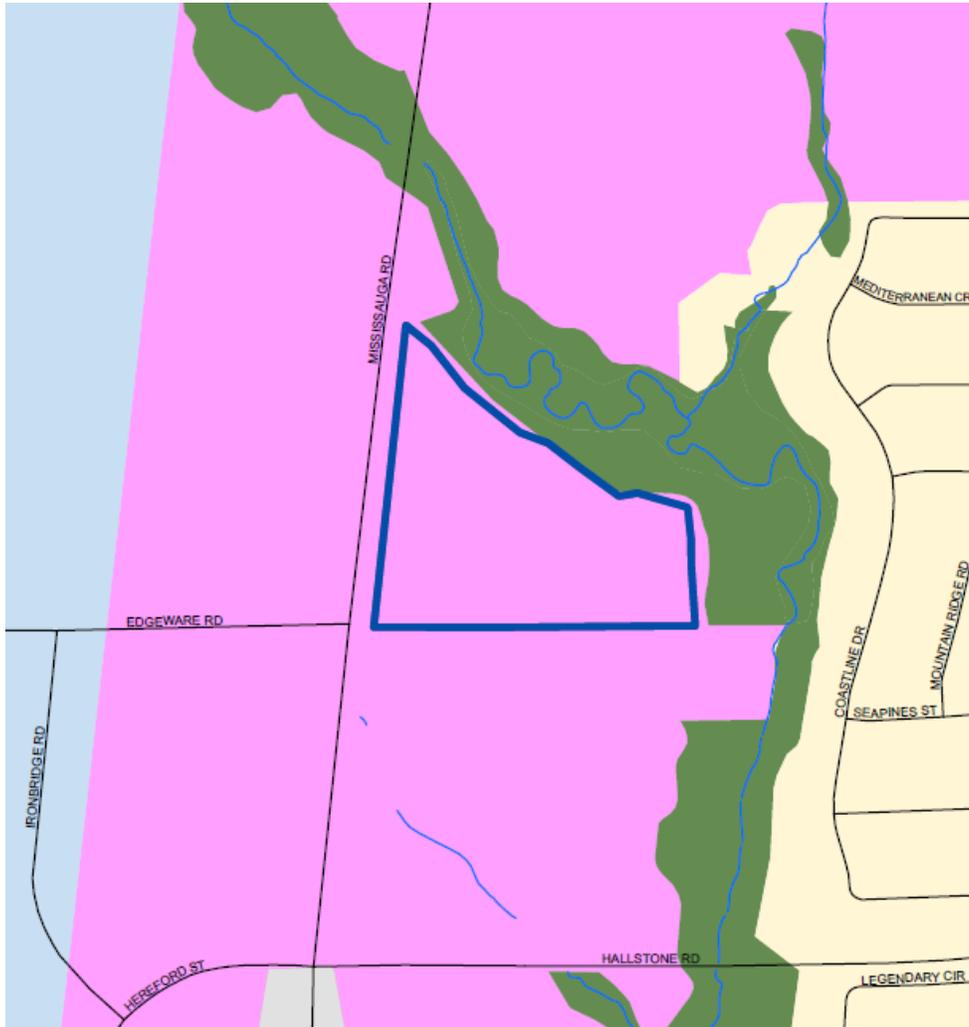
- The *Planning Act*
- Provincial Policy Statement (2020)*
- Growth Plan for the Greater Golden Horseshoe (2020)*
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram West Secondary Plan (Area 40c)

Also following the principles of:

- Brampton 2040 Vision

*Subject to the Changes of the PPS, 2023

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



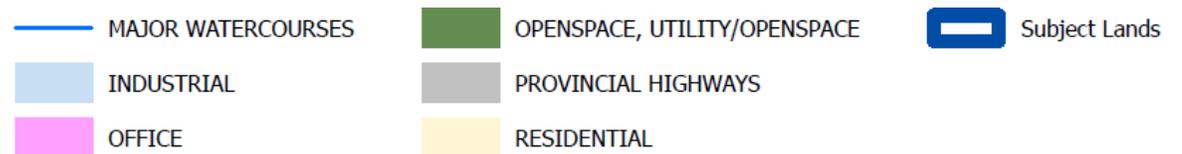
The Current Official Plan designation is Office

The Office designations are to be developed at densities and concentrations suited to the particular area as determined in the appropriate secondary plans.

Under Section 4.4.4.1 the Mississauga Road Corridor Office Centre in Bram West is planned to attract the following uses between Highway 407 and Steeles Avenue West and will be based on a high standard of urban design in accordance with the this Plan:

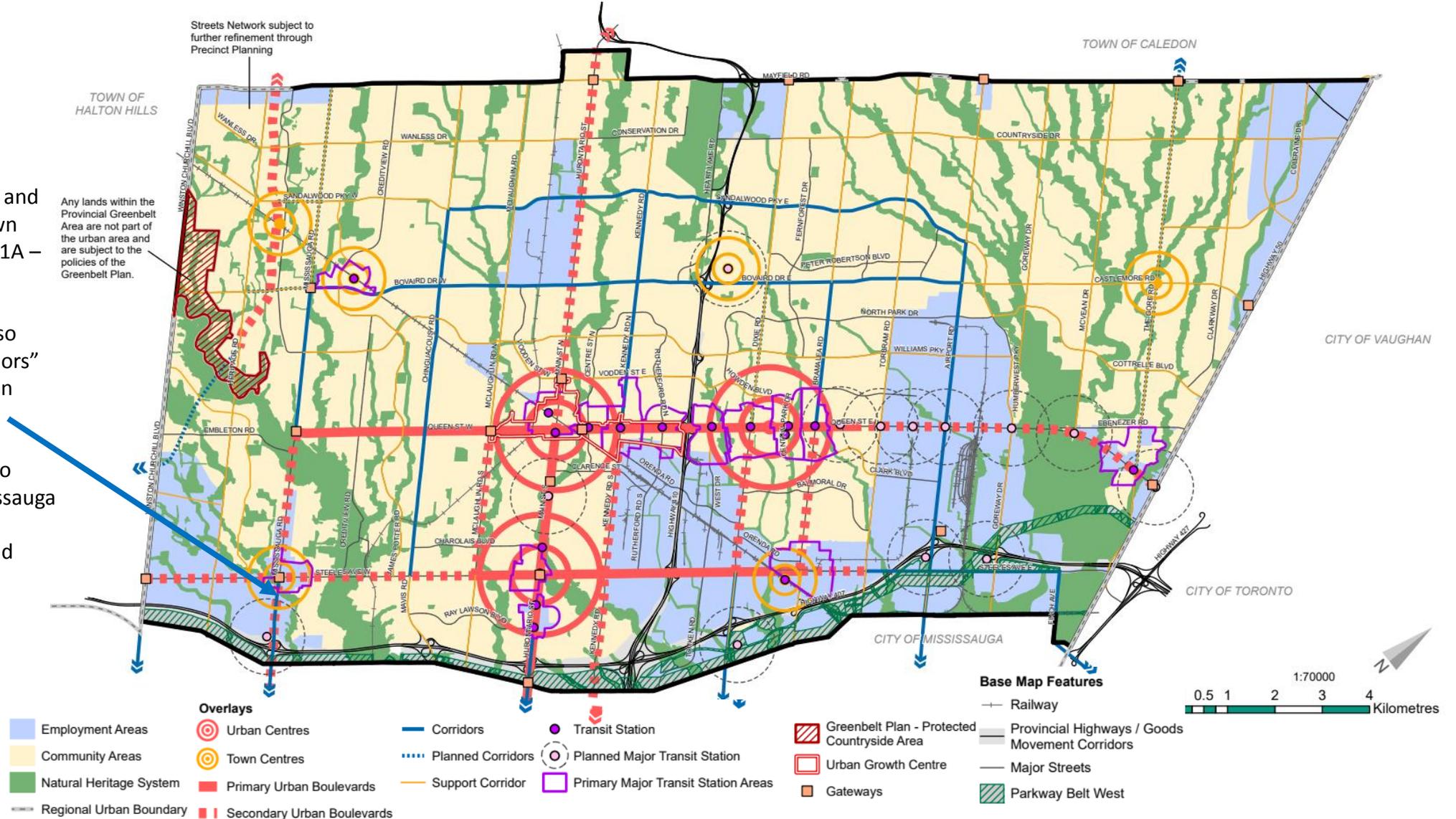
- i. Office and research and development uses;
- ii. Limited high performance prestige industrial uses;
- iii. Hotels, and conference/convention centres; and,
- iv. Limited accessory retail and service commercial uses that provide support to the adjacent employment areas.

To facilitate this development and requested uses, an amendment to the Official Plan is required.



CURRENT PLANNING CONTEXT: Brampton Plan

- The subject site is designated as “Employment Areas” and located within a “Town Centre” on Schedule 1A – City Structure
- The subject site is also located along “Corridors” and “Secondary Urban Boulevards”
- The subject site is also designated as “Mississauga Road Corridor” on Schedule 12 – Site and Area Specific Policies



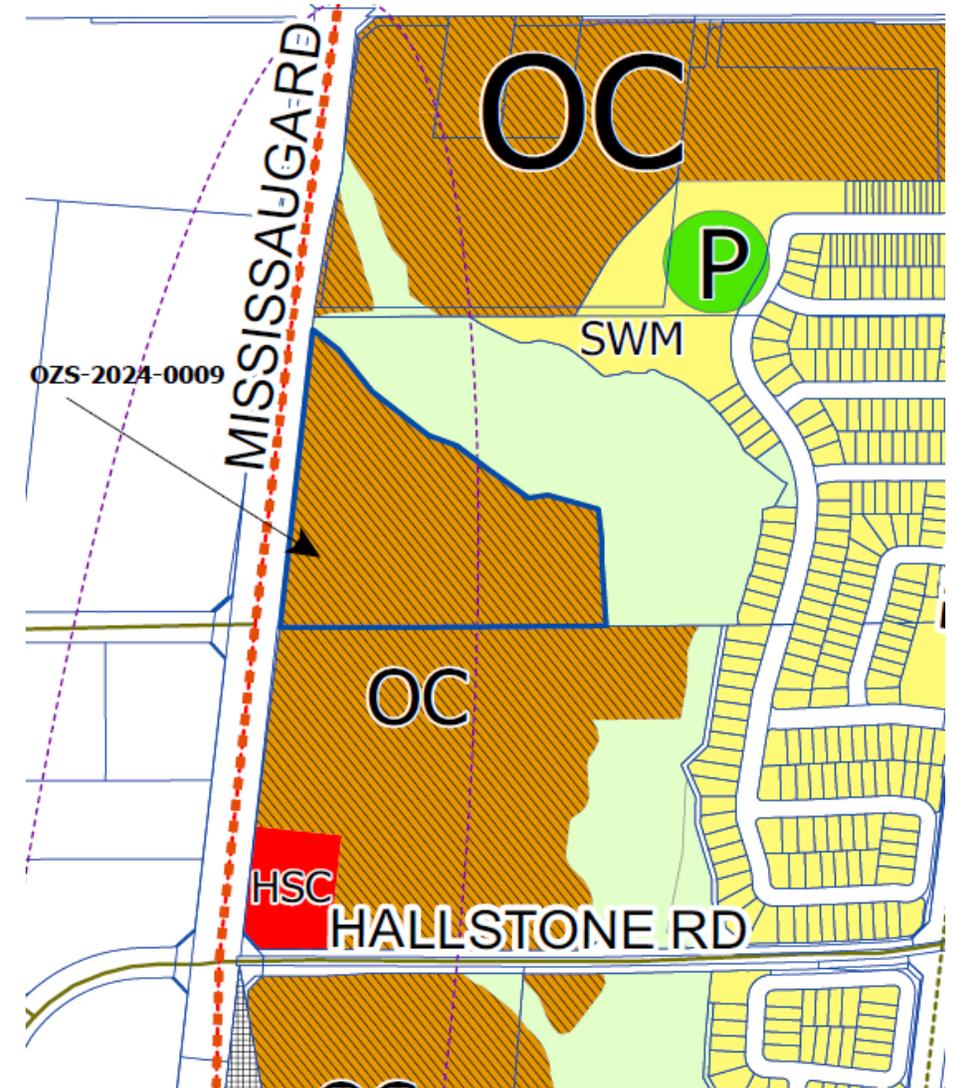
CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Bram West Secondary Plan (Area 40c)

The current designation in the Secondary Plan is Office Centre.

For lands designated Office Centre permitted uses shall include office uses, research and development facilities, ancillary light manufacturing uses, hotels, conference/convention centers, and within which may permit limited accessory retail, and business support services. In addition, open space uses such as parkettes and stormwater management facilities shall also be permitted. Warehousing and distribution uses shall not be permitted on lands designated Office Centre.

To facilitate this development and the requested uses, an amendment to the Secondary Plan is required.



RESIDENTIAL

- EXECUTIVE RESIDENTIAL
- LOW / MEDIUM DENSITY
- MEDIUM DENSITY
- VILLAGE RESIDENTIAL
- CLUSTER / HIGH DENSITY
- CHURCHVILLE HERITAGE CONSERVATION DISTRICT

EMPLOYMENT

- PRESTIGE INDUSTRIAL
- NEIGHBOURHOOD COMMERCIAL
- SERVICE COMMERCIAL
- CONVENIENCE COMMERCIAL
- HIGHWAY & SERVICE COMMERCIAL
- SPECIALTY OFFICE AND SERVICE COMMERCIAL
- OFFICE CENTRE

INSTITUTIONAL

- SECONDARY SCHOOL
- SENIOR ELEMENTARY SCHOOL
- ELEMENTARY SCHOOL
- PLACE OF WORSHIP (RESERVE)
- Subject Lands

OPEN SPACE

- VALLEYLAND
- CITY WIDE PARK
- NEIGHBOURHOOD PARK
- PARKETTE
- CEMETERY
- WOODLOT
- WETLAND
- SWM FACILITIES (QUANTITY)

CURRENT PLANNING CONTEXT: ZONING BY-LAW

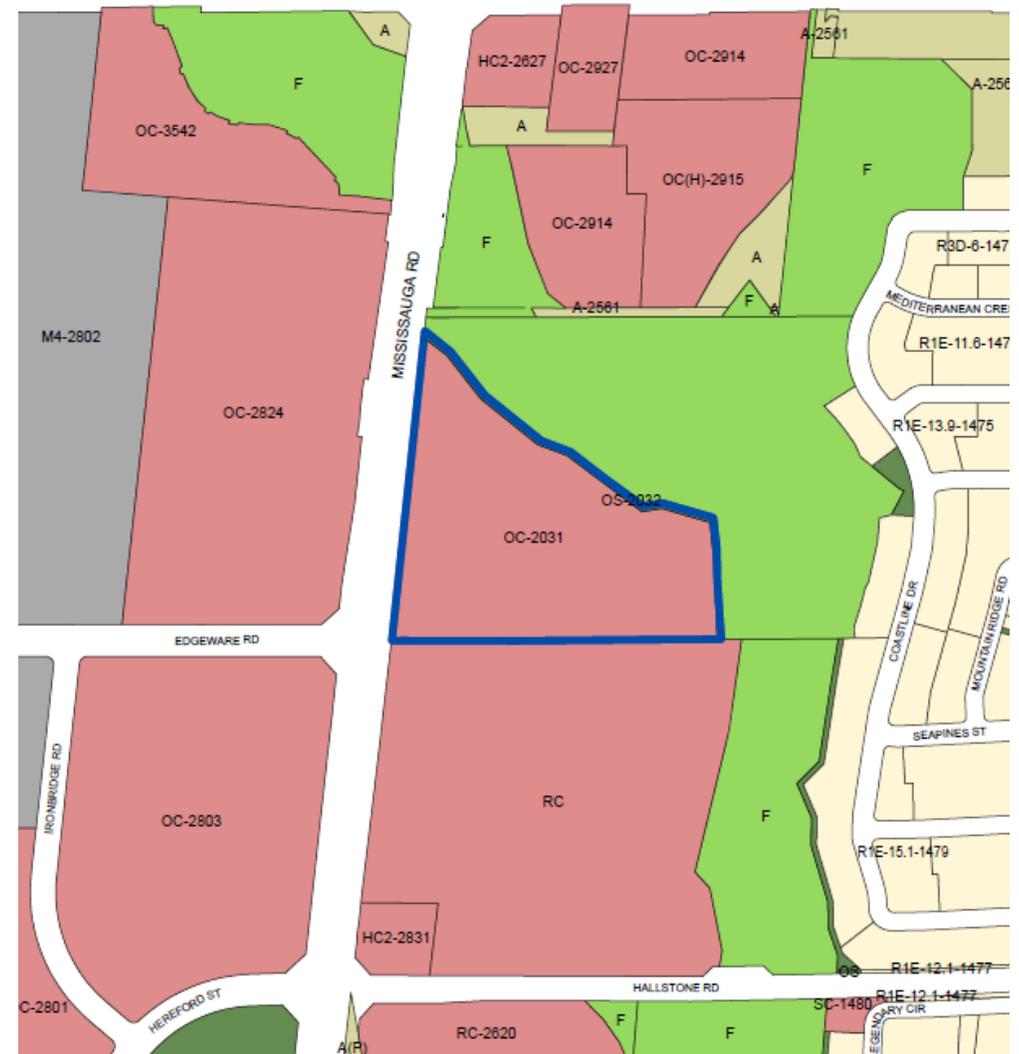
Zoning By-law 270-2004

The subject property is zoned Office Central – 2031 (OC -2031) & Open Space – 2032 (OS-2032) as per the City of Brampton Zoning By-law No.270-2004, as amended.

Permitted Uses in the OC-2031 Zone include but are not limited to:

- a) an office;
- b) a research and development facility;
- c) a hotel;
- d) a conference centre;
- e) only in conjunction with and ancillary to the uses permitted in sections 2031.1 (a) and (b), light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:
 1. a warehouse;
 2. a distribution facility or operation;
 3. the processing of raw foods or by-products;
 4. a motor vehicle repair shop or a motor vehicle body shop;
 5. a transport terminal;
 6. a salvage, junk, scrap or bulk storage yard;
 7. outdoor storage including intermodal containers on chassis;

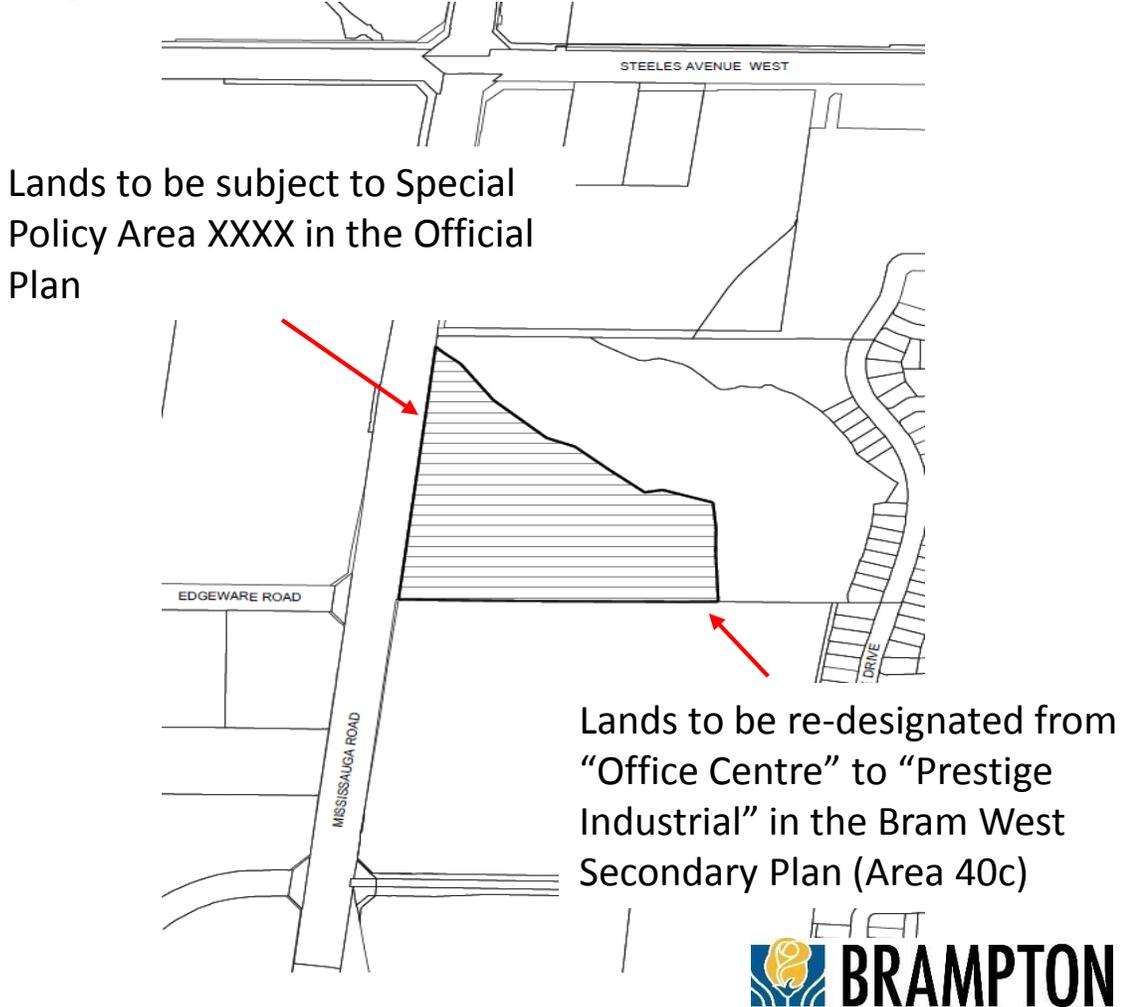
A Zoning By-Law Amendment will be required to permit the requested uses.



PROPOSED PLANNING CONTEXT: OFFICIAL PLANNING AMENDMENT

The proposed Official Plan Amendment will redesignate the subject site from 'Office' to 'Office' with a Site-Specific Special Policy within the Official Plan. The amendment will also re-designate the site in Bram West Secondary Plan (Area 40c) from "Office Centre" to "Prestige Industrial".

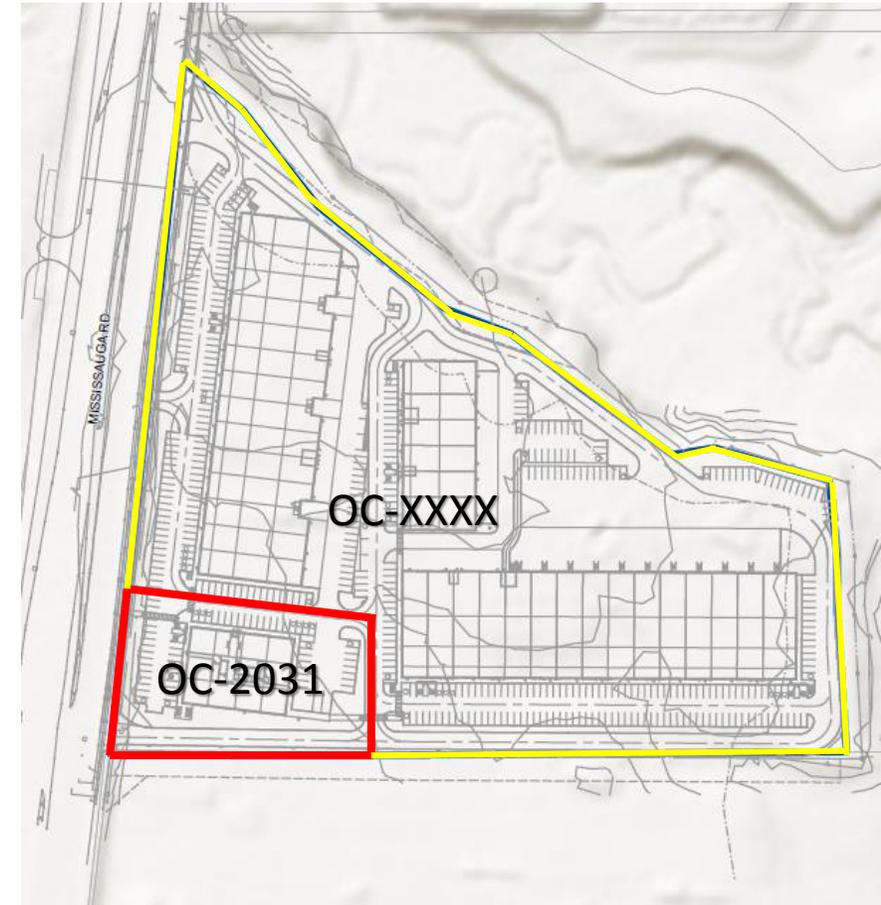
Proposed Designation	Highlight of proposed designation
(Official Plan) Office - Special Policy Area XXXX	Permitted uses include: <ul style="list-style-type: none"> • Office • the manufacturing and processing, assembling, packaging, repairing, fabricating facilities • a warehouse • a motor vehicle leasing establishment, • a radio or television broadcasting and transmission establishment • a furniture and appliance store • a restaurant • a banquet hall • a place of worship • Ancillary retail uses (up to 20% of the total gross floor area of an industrial building, and up to 25% of the total floor area of an office building) shall be permitted in association with the industrial uses of this designation.
(Bram West Secondary Plan Area 40c) Prestige Industrial	Permitted uses include: <ul style="list-style-type: none"> • research and development facilities • manufacturing and processing, assembling, packaging, repairing, fabricating, and warehousing facilities • Office • Hotels • Conference/convention centers • Ancillary retail uses



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will permit the rezoning of the subject site from “Office Centre – Special Section 2031 (OC-2031)” Zone to “Office Centre – Special Section 2031 (OC-2031)” & “Office Centre – Special Section XXXX”

Proposed Zones	Highlight of proposed Zone
Office Centre – Special Section 2031 (OC-2031)	<ul style="list-style-type: none"> Permitted Uses <ul style="list-style-type: none"> Office Research & Development Facility Hotel Conference Centre only in conjunction with and ancillary to a Office & Research/Development Facility, light manufacturing and repairing and assembly of finished goods <u>but shall not include the following purposes:</u> <ul style="list-style-type: none"> Warehouse Distribution facility Motor vehicle repair shop or body shop Parking lot Salvage, junk, scrap, or bulk storage yard
Office Centre – Special Section XXXX (OC-XXXX)	<ul style="list-style-type: none"> Permitted uses <ul style="list-style-type: none"> The uses permitted in the OC-2031 zone; The manufacturing and processing, assembling, packaging, repairing, fabricating facilities; Warehouse Motor vehicle leasing establishment Restaurant An accessory retail outlet provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use



(Proposed Zone: OC-2031 + OC-XXXX)

KEY ISSUES / CONSIDERATIONS

- Ensuring compatibility with the overall vision for the Mississauga Road Corridor
- Ensuring high quality urban design to support the gateway distinction of the area
- Ensuring sufficient office space to support the overall role and function of the development



NEXT STEPS

Notice of complete application – March 22, 2024

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: OZS-2024-0009

4. On the [OZS-2024-0009 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The screenshot displays the BramPlanOnline web application interface. The top navigation bar includes the Brampton logo, the text "BramPlanOnline", and links for "Announcements", "Register for an Account", and "Login". A search bar is located in the top right corner.

The main content area is divided into two sections. The left section, titled "Home Planning", features the "BRAMPLAN ONLINE" logo and a "Welcome to BramPlanOnline!" message. It provides instructions on how to use the application, including a "Don't have an account?" section with a "Register for an Account" link. Below this is a "Planning" section with a "Search for an application" link and contact information for assistance at planning.development@brampton.ca.

The right section is a "Login" form with fields for "User Name or E-mail:" and "Password:". It includes a "Login" button, a "Remember me on this computer" checkbox, and a "New Users: Register for an Account" link.

The bottom section shows a file details page for "File OZS-2024-0009: OPA ZBA Subdivision" with a status of "Submitted". It features a "File Info" tab and a "Documents" section. Below the documents section, there are instructions for document naming and saving, and a "Resubmission" section with specific guidelines. At the bottom, a table header is visible with columns for "Name", "File Number", "Type", "Size", "Latest Update", "Upload Date", and "Action".

CONTACT INFORMATION

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

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Thank you!