

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To permit the development of 131 stacked and back-to-back townhouse units

SOUTH-EAST CORNER of FATHER TOBIN RD. and BRAMALEA RD.

City of Brampton File: OZS-2024-0011

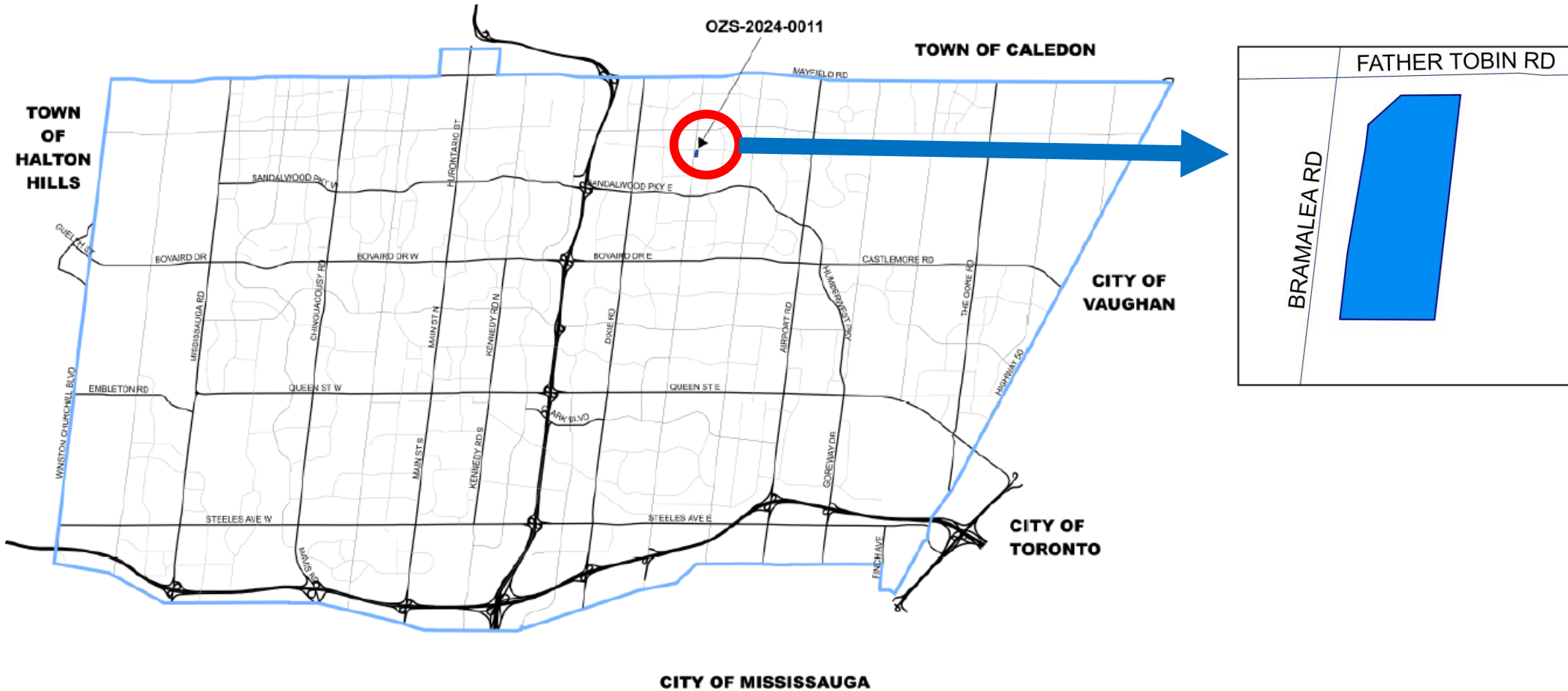
Application by:

GAGNON WALKER DOMES LTD. (GWD) on behalf of 2391057 ONTARIO INC.

WARD : 9

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
CITY COUNCILLOR / DEPUTY MAYOR: HAKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Father Tobin Rd, beyond which are low-rise residential (singles), open space valley lands;

South: Low-rise residential townhouses, open space valley lands, and a public library and neighborhood commercial beyond;

East: Low-rise residential townhouses and open space valleylands beyond;

West: Bramalea Rd., beyond which are low-rise residential (singles) and Louise Arbour Secondary School;

Legend

- Commercial
- Open Space
- Residential
- Institutional
- Subject Lands



Aerial Photo



Subject Lands

Site Photos



View looking northeast from Bramalea Road.

Site Photos



View looking east from Bramalea Road.

Site Photos



View looking south from Father Tobin Road.

DEVELOPMENT PROPOSAL

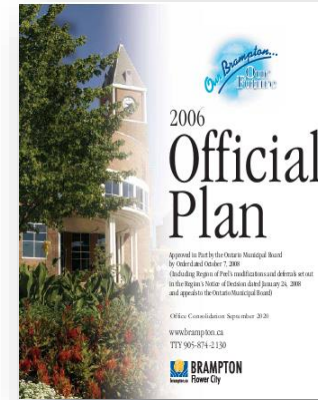
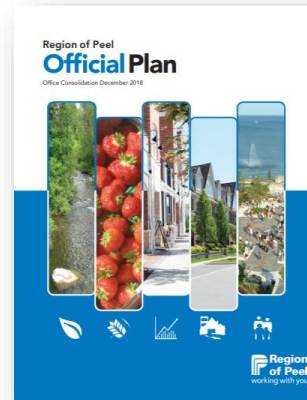
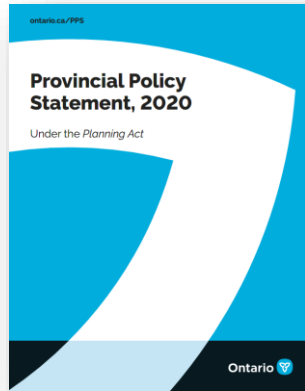
An Application to Amend the Official Plan and Zoning By-law:

To facilitate the site development of 131 back-to-back stacked townhouses:

- Net Site Area: 0.78 hectares (1.93 acres)
- Gross Floor Area: 14,618 m²
- Floor Space Index: 1.88
- Building Coverage: 43%
- Underground Parking
 - Vehicular spaces – 182 (151 Resident, 26 Visitor)
 - Accessible Spaces – 7
 - Bicycle Spaces – 79 (66 Resident, 13 Visitor)



PLANNING FRAMEWORK SUMMARY



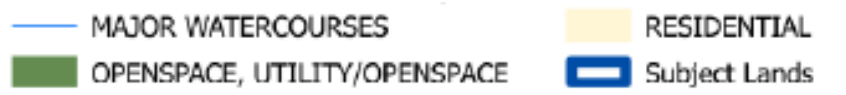
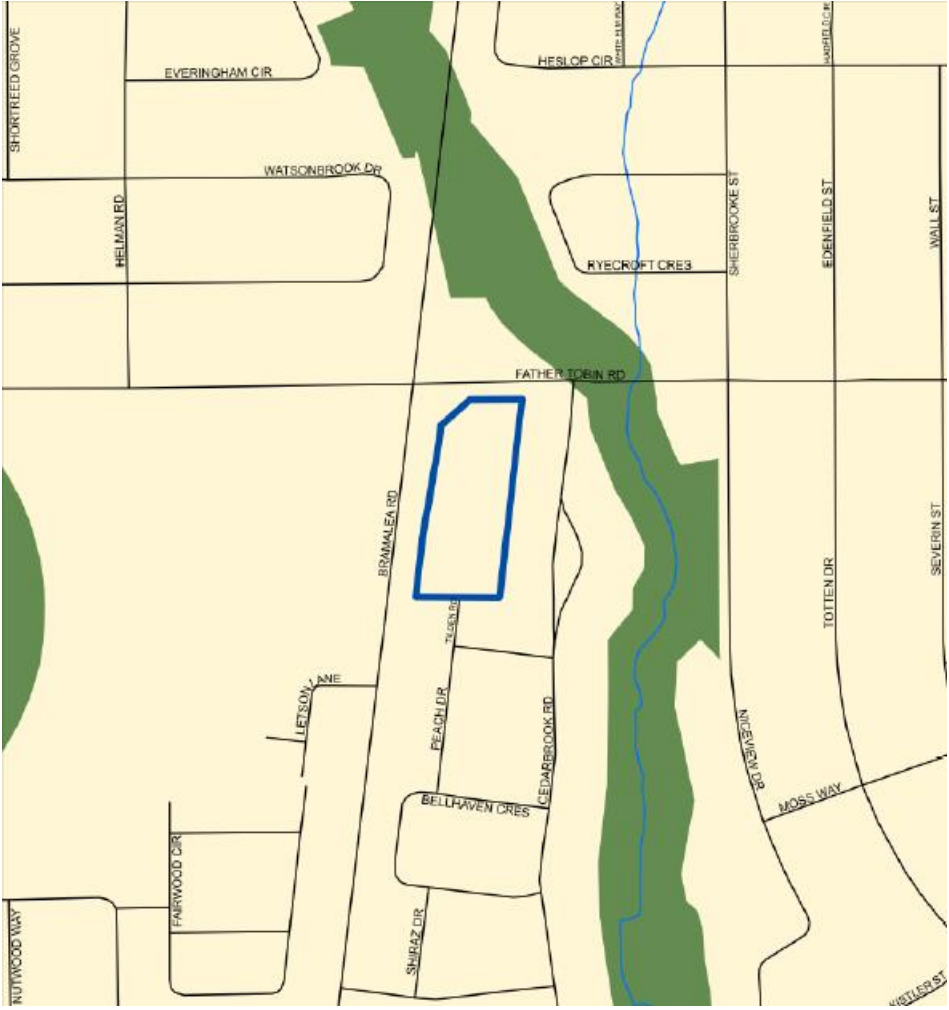
The application will be evaluated based on:

- 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
- Springdale Secondary Plan Area (SPA2)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



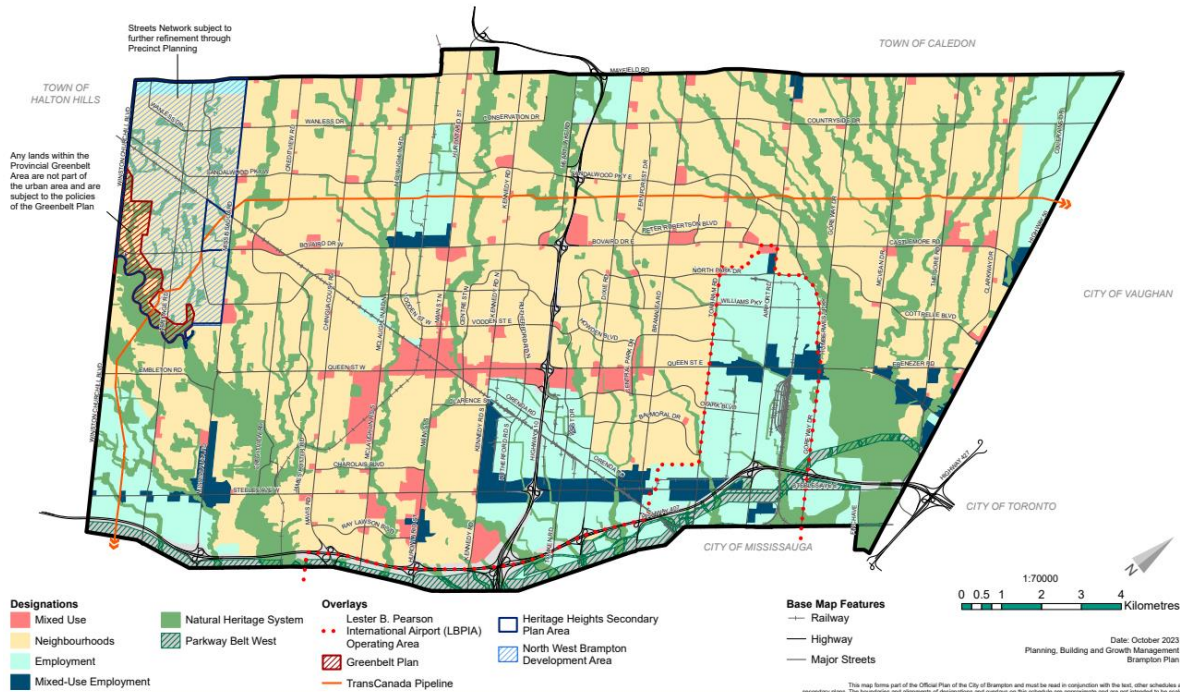
OP Land Use Designation: Residential
(Schedule A – General Land Use Designations)

Permitted Uses: Residential Uses, including single detached, semi-detached, townhouses, duplexes and apartments; Place of Worship, Commercial Uses such as neighborhood retail, convenience retail, and Institutional and Public Uses, such as libraries, schools, parks and community centres

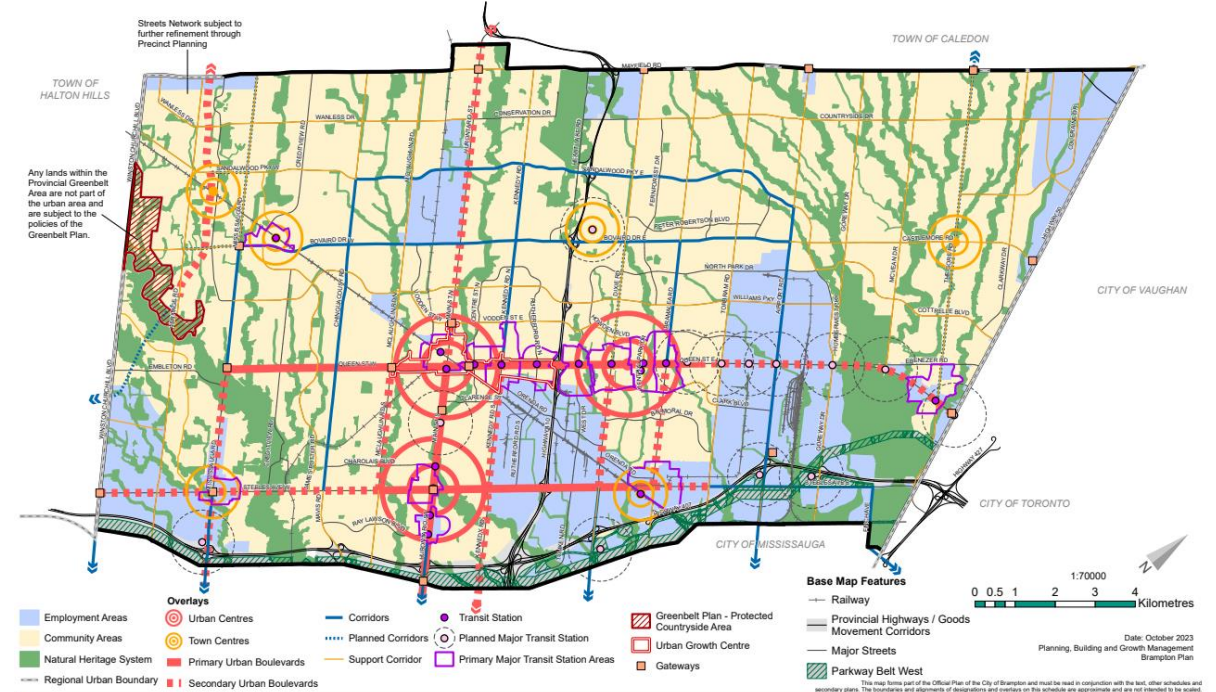
An amendment to the Official Plan is not required for the proposed development.

PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated ‘*Support Corridor*’ within Schedule 1A – City Structure of the Brampton Plan
 - ‘*Support Corridors*’ permit buildings of up to 4-storeys (Low-rise Plus)
- Designated ‘*Neighbourhoods*’ within Schedule 2 – Designations of the Brampton Plan
 - ‘*Neighbourhoods*’ permits a range of residential uses, including stacked and back-to-back townhouses.



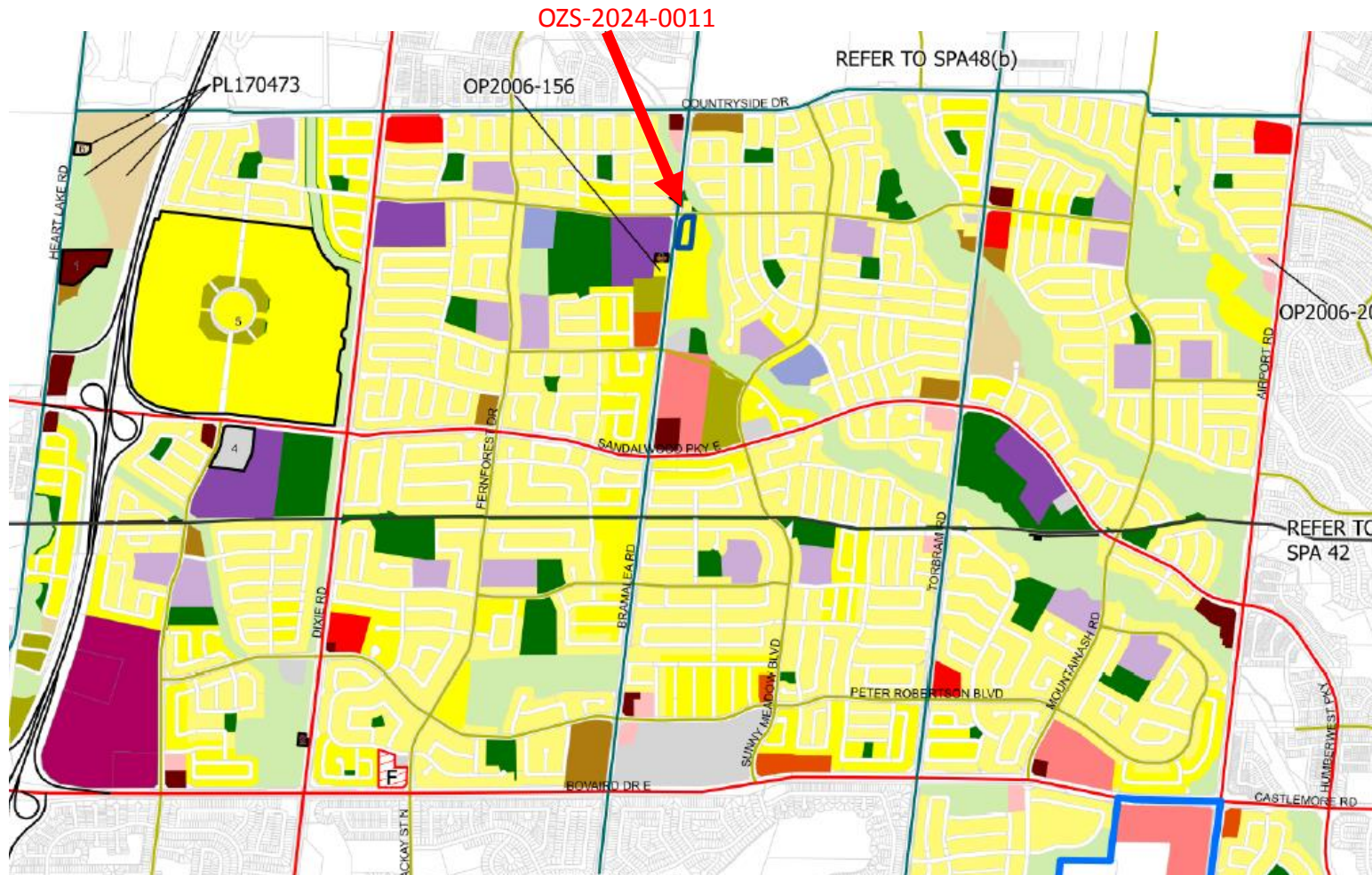
SCHEDULE 2 | DESIGNATIONS



SCHEDULE 1A | CITY STRUCTURE



CURRENT PLANNING CONTEXT: SECONDARY PLAN



Springdale Secondary Plan Area (SPA2)

Land Use Designations:

- Medium Density Residential

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

RESIDENTIAL	INSTITUTIONAL	COMMERCIAL	OPEN SPACE	ROADS	SPECIAL SITE AREA
LOW DENSITY RESIDENTIAL 1	INSTITUTIONAL	CONVENIENCE RETAIL	NATURAL HERITAGE SYSTEM	COLLECTOR ROAD	SPECIAL SITE AREA
MEDIUM DENSITY RESIDENTIAL	ELEMENTARY SCHOOL	DISTRICT RETAIL	OPEN SPACE	MAJOR ARTERIAL ROAD	LBPIA Operating Area
MEDIUM/HIGH DENSITY RESIDENTIAL	MIDDLE SCHOOL	NEIGHBOURHOOD RETAIL	UTILITY	MINOR ARTERIAL ROAD	SUBJECT LANDS
HIGH DENSITY RESIDENTIAL	SECONDARY SCHOOL	REGIONAL RETAIL	TRANSCANADA PIPELINE	PROVINCIAL HIGHWAY	
	PLACE OF WORSHIP	SERVICE COMMERCIAL			
	FIRE STATION	HIGHWAY COMMERCIAL			



CURRENT PLANNING CONTEXT: ZONING BY-LAW

Current Zone: Agricultural (A) and “Residential Townhouse A Special Section 1929 (R3A-1929)”

Agricultural (A) Land Use Permissions:

- Agricultural purposes
- A single detached dwelling
- Supportive Housing Residence
- Cemetery
- Animal hospital / kennel
- Home Occupation
- Accessory uses

Residential Townhouse A Special Section 1929 (R3A-1929) Land Use Permissions:

- Townhouse

An amendment to the Zoning By-law is required.



PROPOSED OFFICIAL PLAN AMENDMENT

The proposed Official Plan Amendment will redesignate the subject site from “Medium Density Residential” to “High Density Residential and “Special Site Area – XXXX”

Proposed Zone	Highlight of proposed Zone
High Density Residential and Special Site Area - XXXX	<ul style="list-style-type: none">• A maximum density of 170 units per net residential hectares (70 units per net residential acre);• A maximum Floor Space Index (FSI) of 2.0 (exclusive of the parking garage);• Maximum Building Height: three storeys (not including basements or a roof structure used to house enclosed stairways and or mechanical equipment);• Development shall demonstrate a high level of design, high quality building materials, well-articulated façades, and the incorporation of a building and site elements that contribute to a strong pedestrian streetscape;• 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 for architectural features and accents

PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “Agricultural (A)” and Residential Townhouse A Special Section 1929 (R3A-1929) to “Residential apartment A(1) – Section XXXX [R4A(1)-XXXX].

Proposed Zone	Highlight of proposed Zone
Residential apartment A(1) – Section XXXX [R4A(1)-XXXX]	<ul style="list-style-type: none">• Permitted Uses:<ul style="list-style-type: none">• Dwelling, stacked townhouse• Dwelling, back-to-back townhouse• Dwelling, back-to-back stacked townhouse• Purposes accessory to the other permitted purposes
	<ul style="list-style-type: none">• Maximum Building Height: 3 storeys• Maximum FSI: 2.0• Maximum Number of Units: 131• Maximum Lot coverage: 50%• Minimum Landscaped Open Space: 40%• Parking Space Requirements:<ul style="list-style-type: none">• Resident: 1.15 spaces per dwelling unit• Visitor: 0.20 spaces per dwelling unit• Bicycle Parking Requirement:<ul style="list-style-type: none">• Resident: 0.50 spaces per dwelling unit• Visitor: 0.10 spaces per dwelling unit

KEY ISSUES / CONSIDERATIONS

- Alignment with the Brampton Plan vision and the policies associated with the “Neighbourhood” designation.
- Consistency with the surrounding neighbourhood context and townhouse character, and opportunities to ensure appropriate screening and landscaping is provided to adjacent residential uses.
- Appropriateness of the proposed limited vehicular access (right-in/right-out access) from Bramalea Road.



PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – March 21, 2024

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

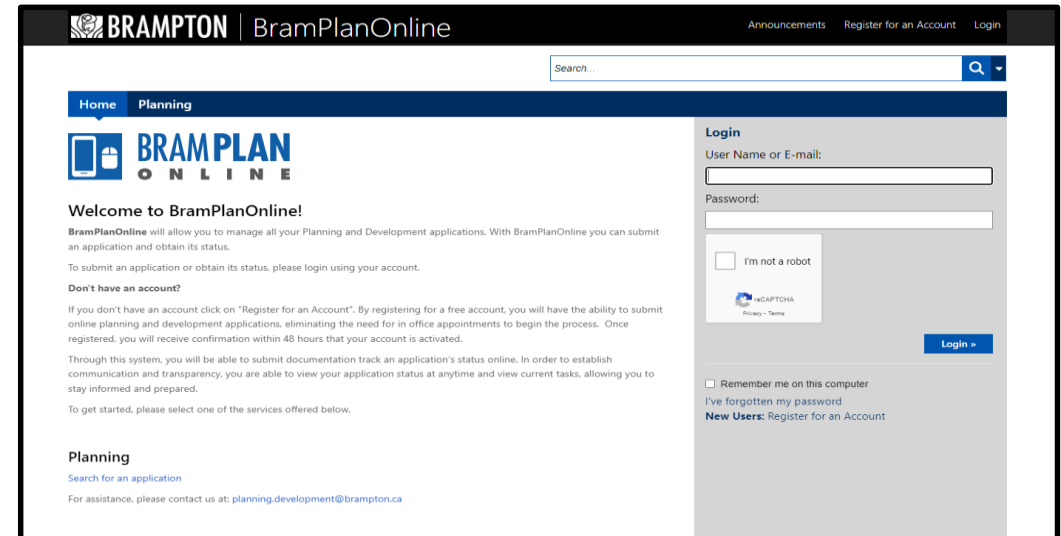
Appeal Period

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-2024-0011**.
3. On the [OZS-2024-0011 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



File OZS-2023-0042:
OPA ZBA Subdivision
Status: Submitted

File Info ▾

Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. [Please follow this link to find the document naming and saving conventions](#)
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
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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:**

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Thank you!