

APPLICATION TO AMEND OFFICIAL PLAN AND ZONING BY-LAW

**To permit the development of a 13-storey mixed-use development with 168 Residential Units and
212 Parking Spaces**

0 and 11860 Bramalea Road

City of Brampton File : OZS-2024-0036

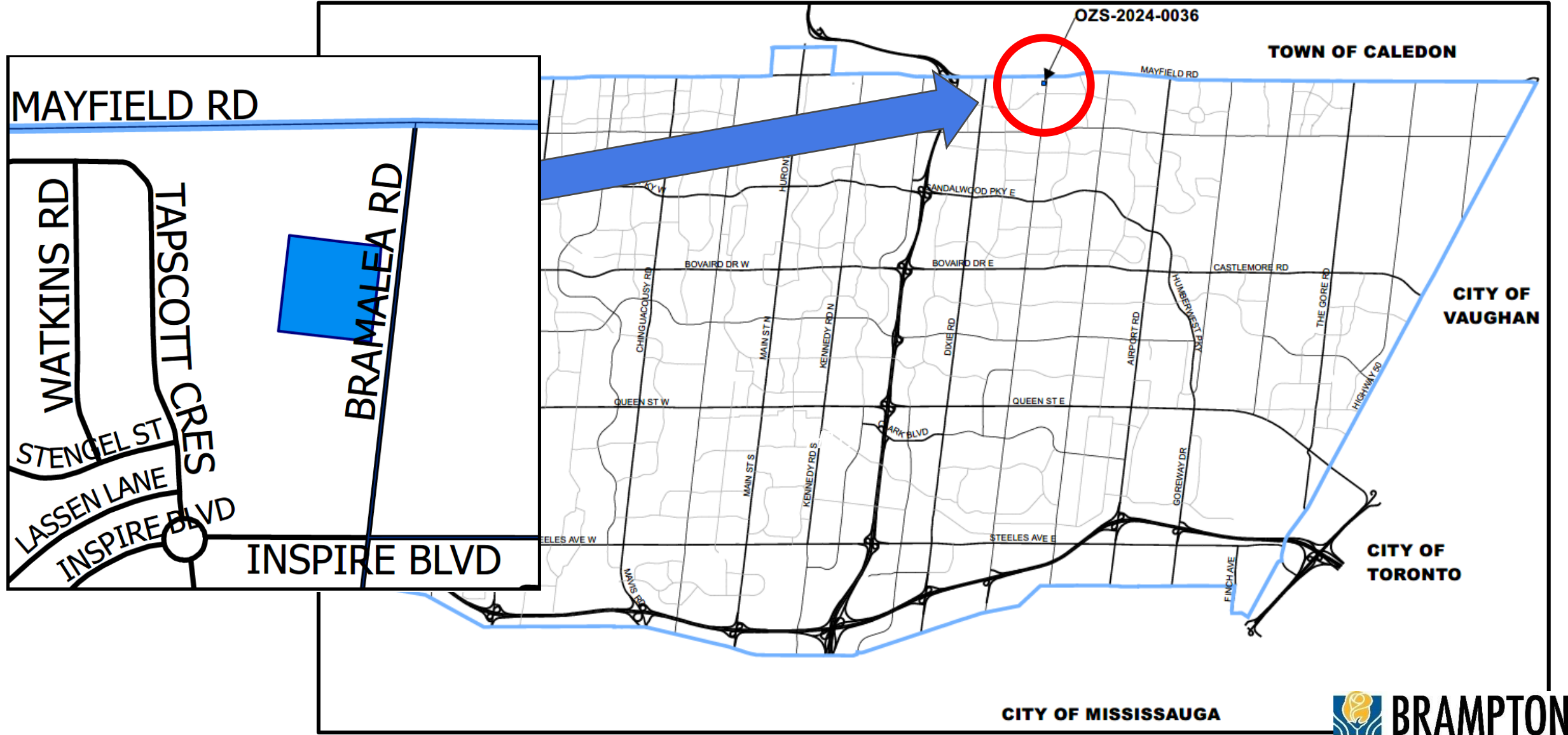
Application by:

GAGNON WALKER DOMES LTD. on behalf of 2766321 ONTARIO INC.

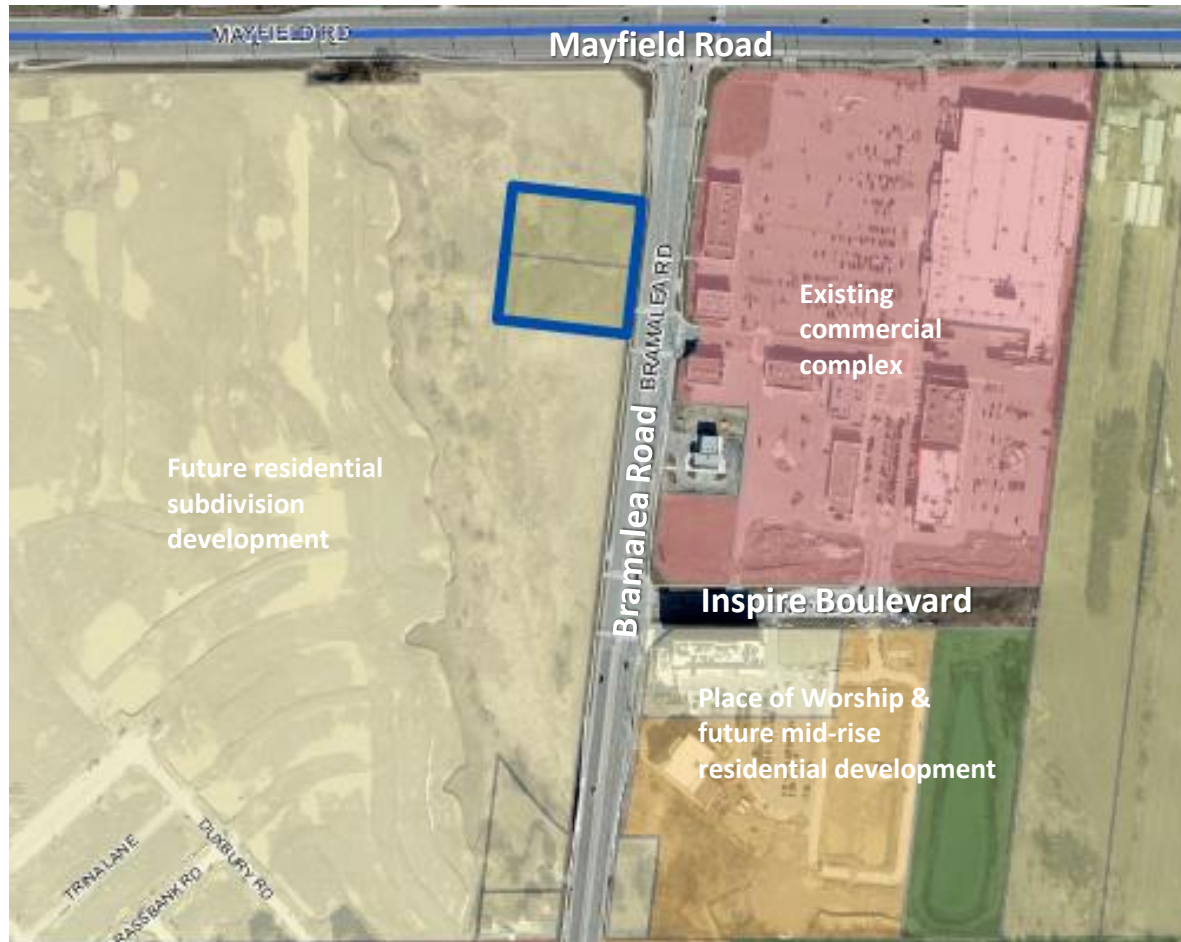
WARD : 9

**REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
CITY COUNCILLOR / DEPUTY MAYOR: HARKIRAT SINGH**

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North:

Mayfield Road, beyond which is vacant lands, Mayfield Secondary School and future developments within the Town of Caledon.

South:

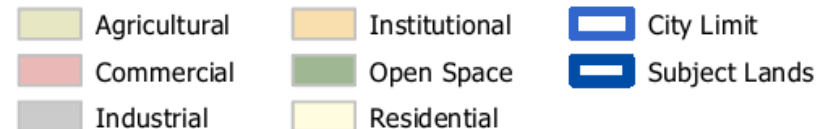
Future low to mid-rise residential developments.

East:

Bramalea Road, beyond which is an existing district commercial complex, a place of worship and existing and future mid-rise residential developments.

West:

Future low to mid-rise residential developments.



AREA CONTEXT



Subject Lands

SITE VISIT



Street view looking directly to site from Bramalea Road

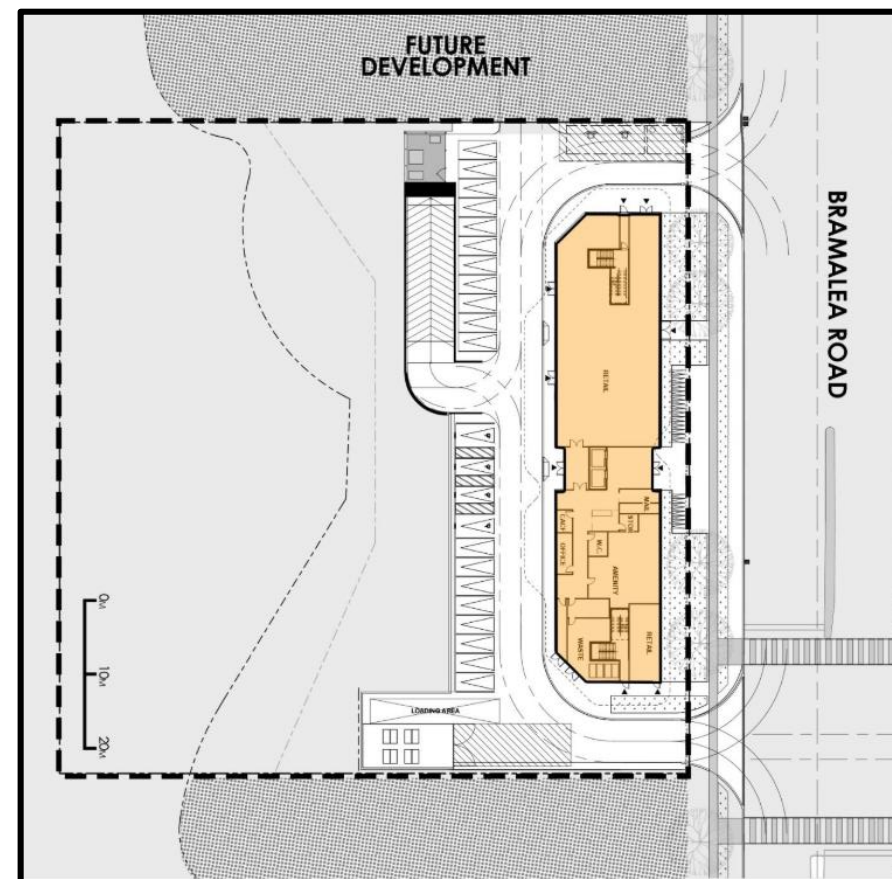
DEVELOPMENT PROPOSAL

An application to amend the Zoning By-law

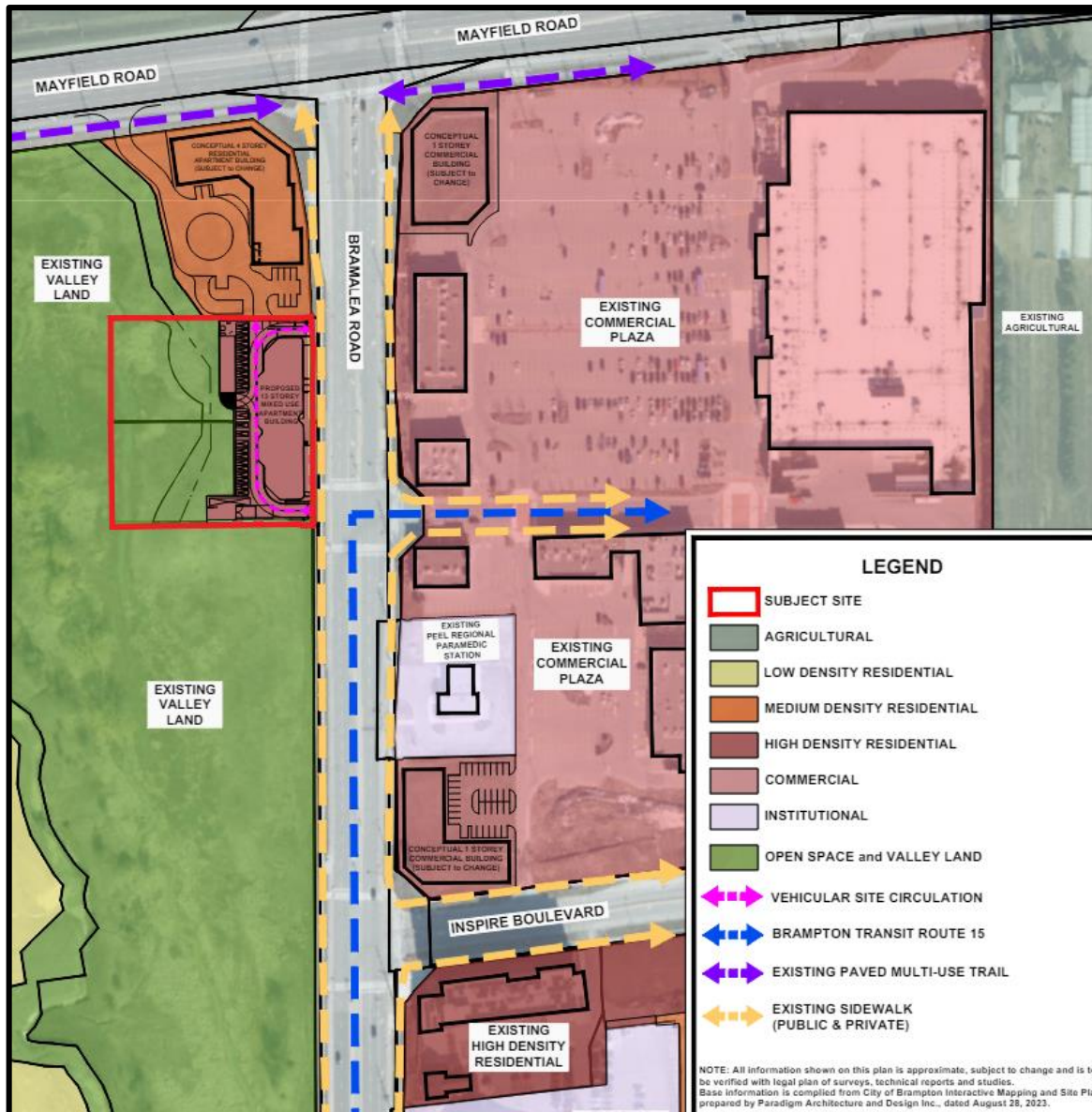
To facilitate the development of a 13-storey mixed-use building.

Further details include:

- Residential Apartment Units – 168 units
 - 1 Bedroom – 34 units
 - 2 Bedroom – 117 units
 - 3 Bedroom – 17 units
- Total Parking Provided - 212 Parking Spaces
 - 151 Resident Parking Spaces
 - 34 Visitor Parking Spaces
 - 27 Retail Parking Spaces
- Total Bicycle Parking Spaces Provided – 124 Bicycle Parking Spaces
- Proposed Floor Space Index – 2.88
- Retail GFA – 504.6 square metres

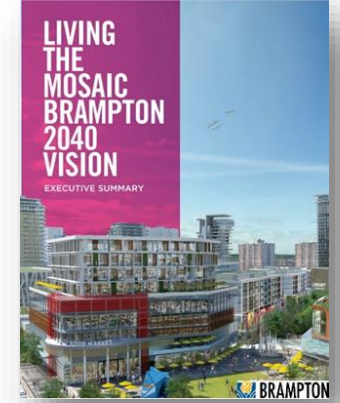
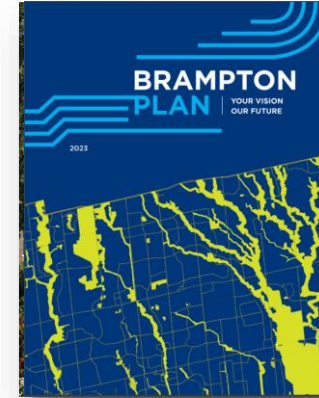
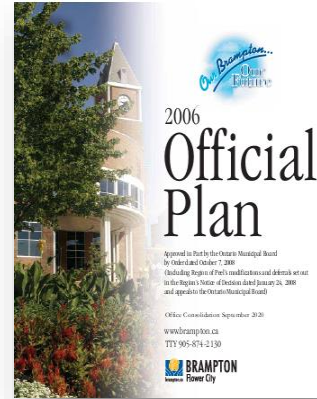
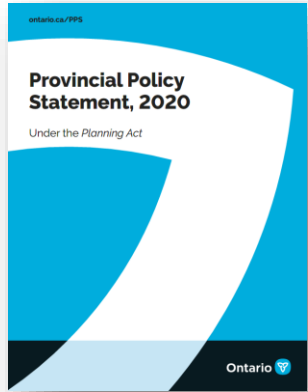


TERTIARY PLAN



- 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



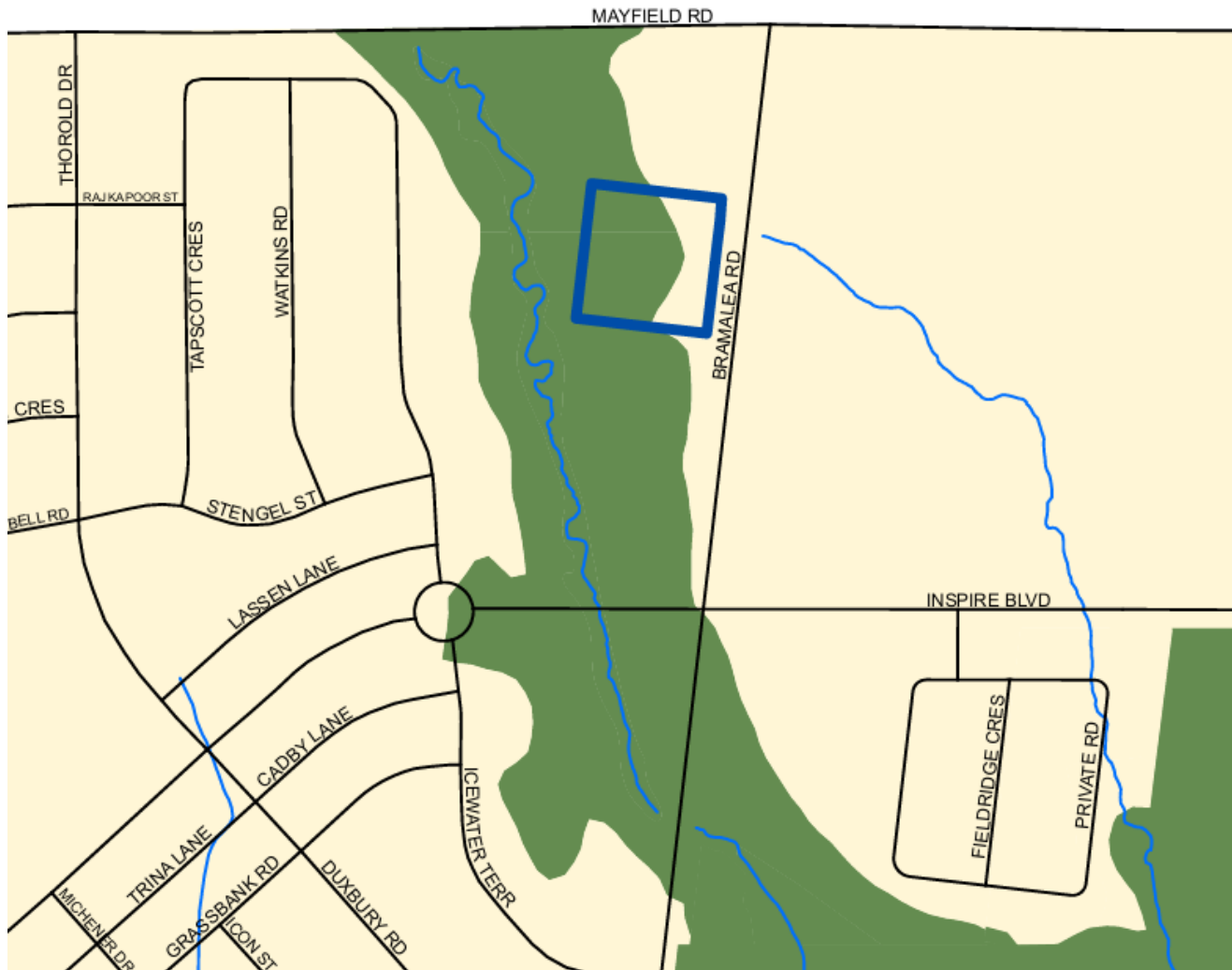
The application will be evaluated based on:

- 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
- Countryside Villages Secondary Plan (SP48)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



- **OP Land Use Designation:** Residential and Open Space
- **Permitted Uses:** Free-standing or mixed-use development that include a full range of dwelling types from single-detached houses to high-rise apartments.

An amendment to the Official Plan **is not required** to facilitate the development.

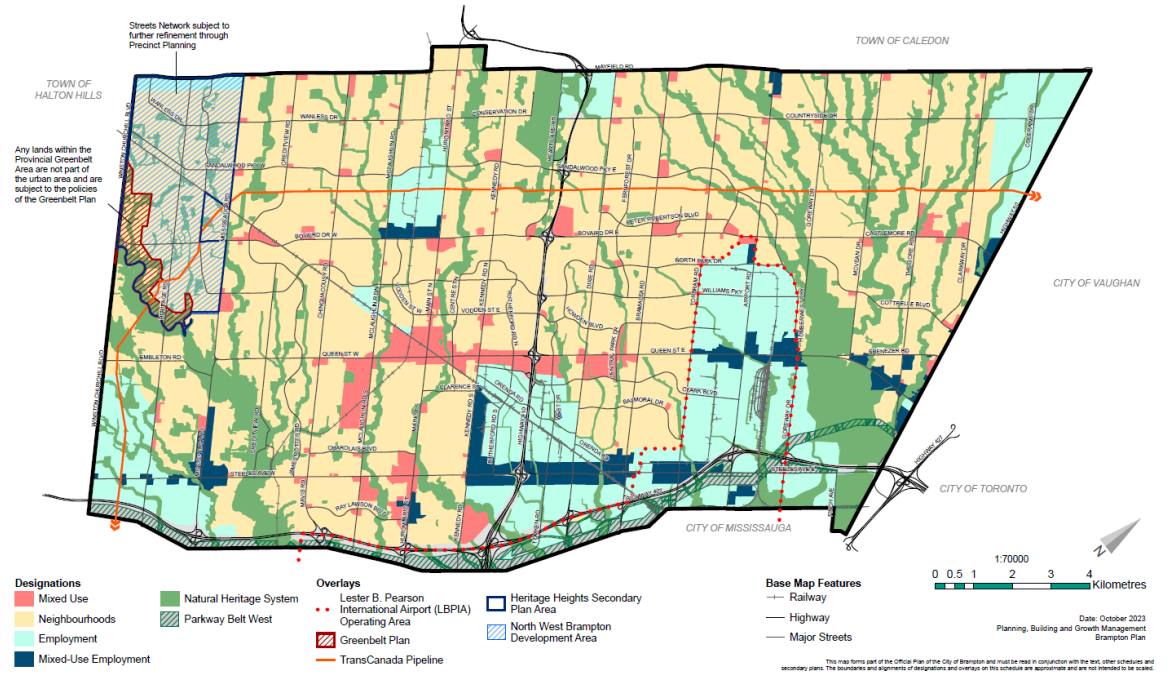
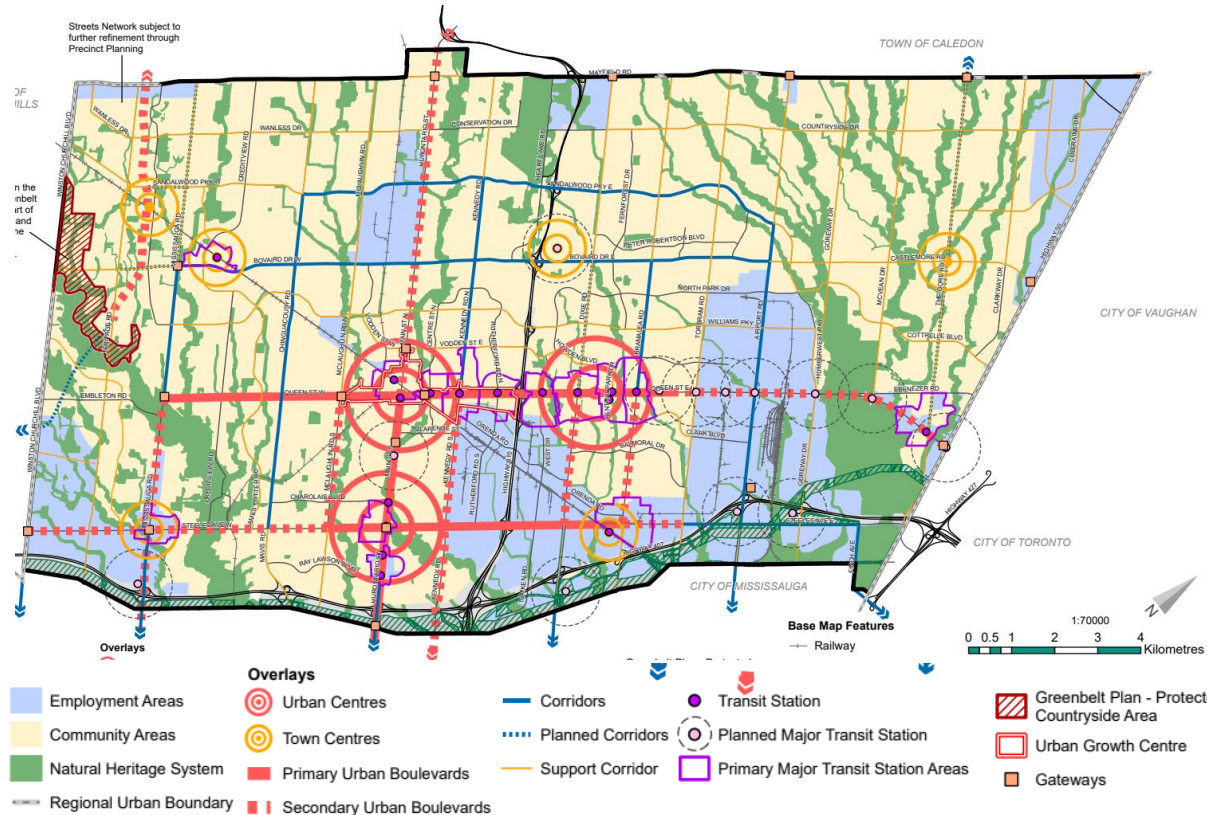
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- MAJOR WATERCOURSES
- RESIDENTIAL
- OPENSOURCE, UTILITY/OPENSOURCE
- Subject Lands



CURRENT PLANNING CONTEXT: Brampton Plan

- Designated 'Community Area' and 'Natural Heritage System' within Schedule 1A - City Structure of the Brampton Plan
- Designated 'Neighbourhoods' and 'Natural Heritage System' within Schedule 2 – Designations of the Brampton Plan



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

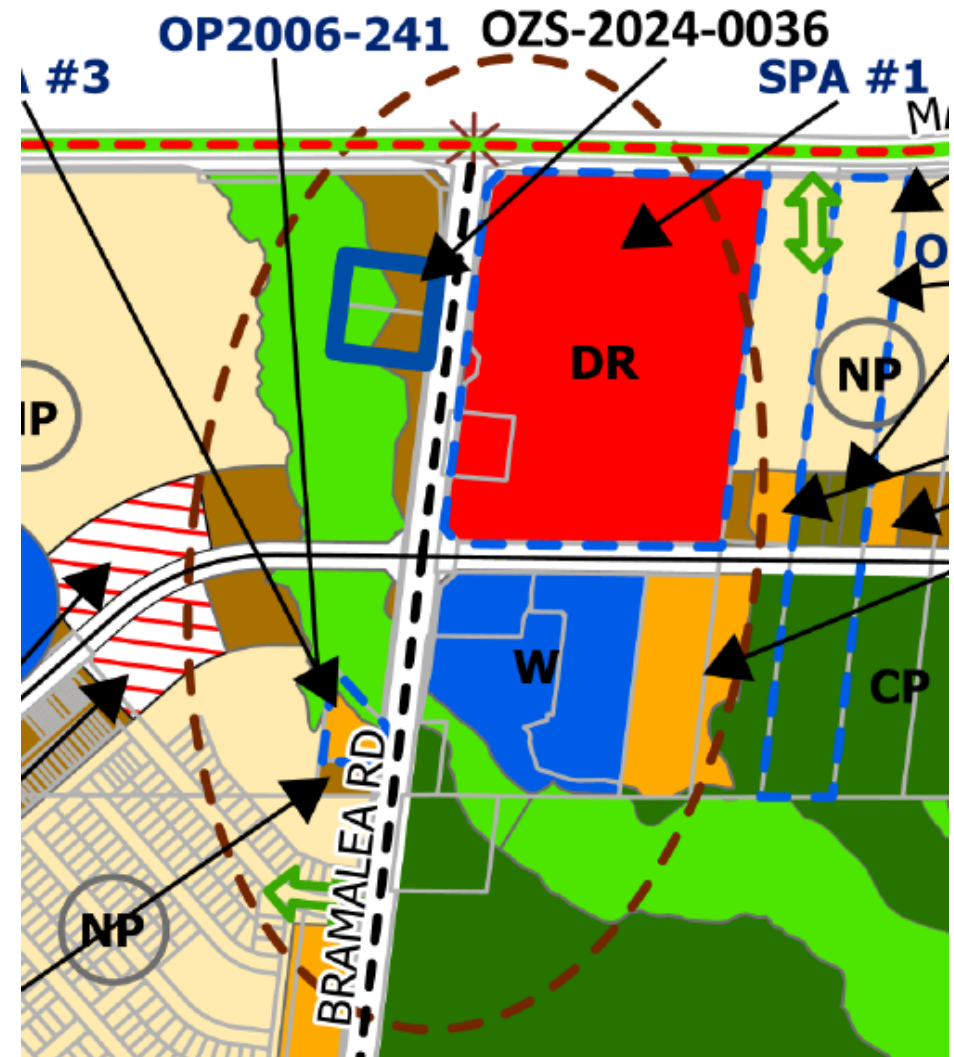
Countryside Villages Secondary Plan (Area 48b)

Land Use Designation: “Medium Density Residential” and “Valleyland”

Lands designated Medium Density Residential are intended to accommodate a variety of residential dwelling types such as single detached, semi-detached, townhouse, walk-up apartments, duplexes, and triplexes up to a maximum density of 376 units per net residential hectare.

Lands designated Valleylands and Watercourse Corridors shall be protected from development and remain primarily in a natural state, or be utilized for complementary uses.

An amendment to the Secondary Plan is required to facilitate the additional density for the proposed development.



CURRENT PLANNING CONTEXT: BLOCK PLAN DESIGNATION



Countryside Villages Block Plan (BP48-1)

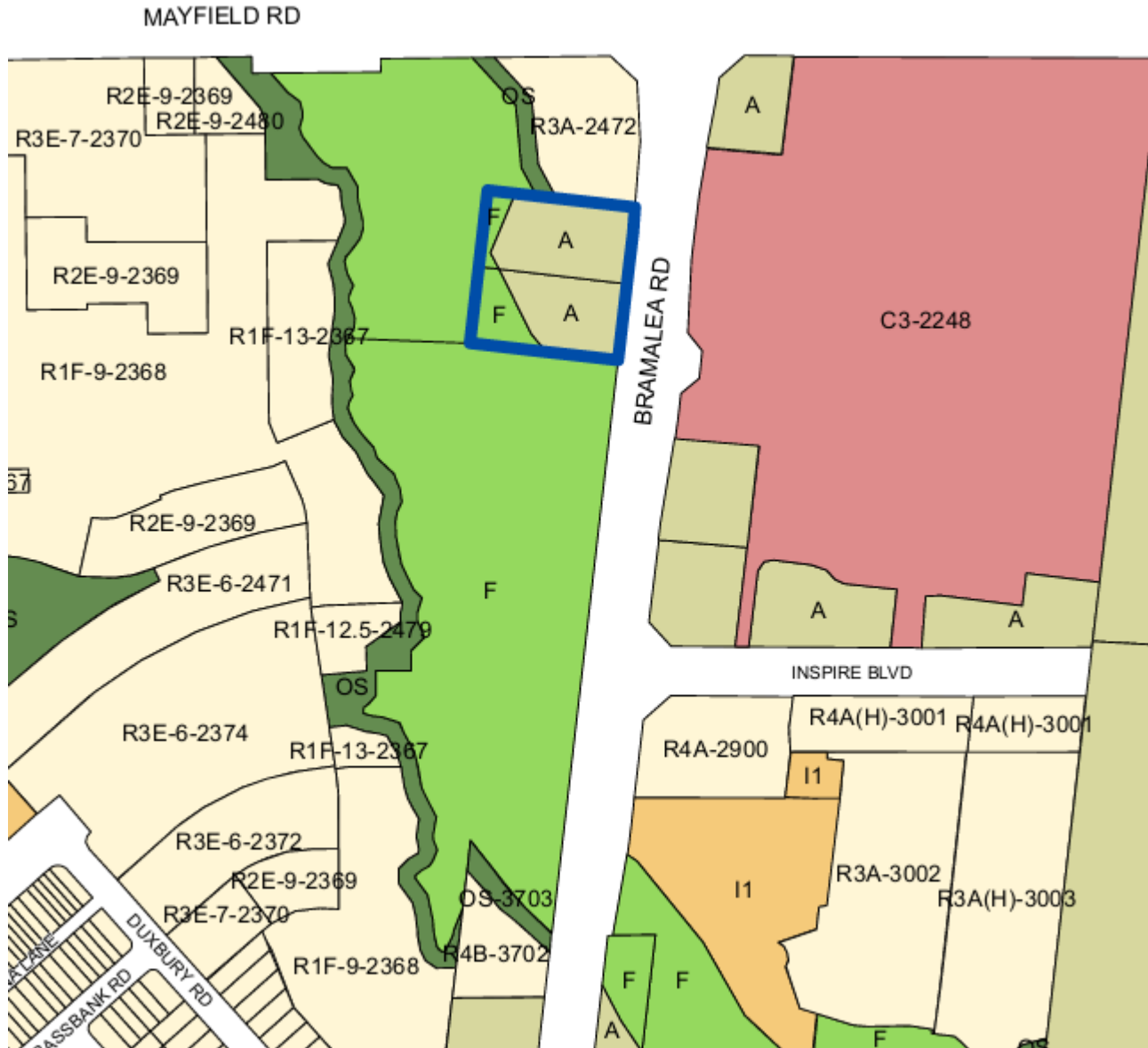
Land Use Designation: “Medium Density Residential” and “Valleyland”

An amendment to the Secondary Plan is not required to facilitate the proposed development.

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM / HIGH DENSITY RESIDENTIAL
- LIVE / WORK (COMMERCIAL & RESIDENTIAL)
- OPEN SPACE
- PARK
- SCHOOL
- BUFFER
- VALLEYLAND / CHANNEL



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A) Zone and Floodplain (F) Zone

Permitted uses in the Agricultural (A) Zone include but are not limited to:

- agricultural purposes;
- a single detached dwelling;
- supportive Housing Residence; and
- Cemetery.

Permitted Uses in the Floodplain (F) Zone include:

- flood and erosion control;
- any conservation area or purposes;
- public park; and
- golf course.

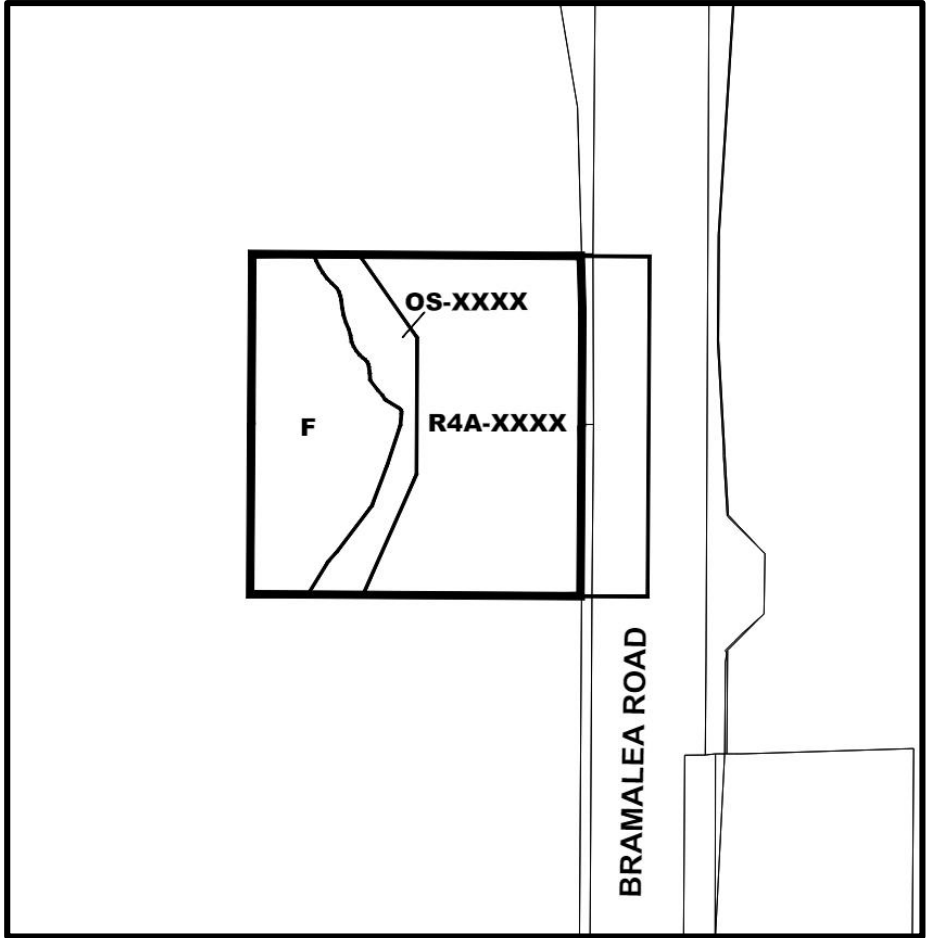
A Zoning By-Law Amendment **is required** to facilitate the development.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from Agricultural (A) and Floodplain (F) to Residential Apartment A –Special Section (R4A-XXXX), Open Space – Special Section XXXX (OS-XXXX) and Floodplain (F)

Proposed Zones	Highlight of proposed Zone
Residential Apartment A – Special Section (R4A-XXXX)	<div>Minimum Front Yard Depth</div> <div>a) 2.5 metres</div> <div>Minimum Interior Side Yard Width</div> <div>a) 7.5 metres</div> <div>Minimum Rear Yard Depth</div> <div>a) 10.0 metres</div> <div>Minimum Landscaped Open Space</div> <div>a) 25% of the lot area</div> <div>Maximum Floor Space Index (FSI)</div> <div>a) 3.0</div> <div>Maximum Building Height:</div> <div>a) 13 storeys</div>
Open Space – Special Section XXXX (OS-XXXX)	
Floodplain (F)	



(Proposed Zones: Residential Apartment A –Special Section (R4A-XXXX), Open Space – Special Section XXXX (OS-XXXX) and Floodplain (F))

KEY ISSUES / CONSIDERATIONS

Land Use Compatibility & Emerging MTSA Framework:

- Support for 'Housing Brampton', the City's comprehensive housing strategy and action plan.
- Aligned with the Countryside Villages Secondary Plan(SP48) and Block Plan

Building Height, Separation, and Setbacks:

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

Valleyland Considerations:

- The subject lands are in proximity to existing valleylands. As such, the design of the building should conserve and protect the natural heritage feature and provide an appropriate buffer.



NEXT STEPS

Notice of complete application

Circulation to departments and agencies

Notice of 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

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-2024-0036

4. On the [OZS-2024-0036 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. At the top, there is a navigation bar with the Brampton logo and the text "BramPlanOnline". Below this, a search bar is visible. The main content area is divided into two columns. The left column contains a "Welcome to BramPlanOnline!" message, a "Don't have an account?" section, and a "Planning" section with a "Search for an application" link. The right column contains a "Login" section with fields for "User Name or E-mail:" and "Password:", a "Login" button, and a "Remember me on this computer" checkbox. Below the login section, there is a "New Users: Register for an Account" link. At the bottom of the page, there is a table with columns for "Name", "File Number", "Type", "Size", "Latest Update", "Upload Date", and "Action". The table is currently empty.

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

Search...

Home Planning

BRAMPLAN
ONLINE

Welcome to BramPlanOnline!

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

Planning

Search for an application

User Name or E-mail:

Password:

☐ I'm not a robot

☐ Remember me on this computer

I've forgotten my password

New Users: Register for an Account

Register for an Account Login

Home Planning

File OZS-2024-0032:

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 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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Michelle Harris
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The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. Above the bus stop, the word "Wellington" is visible. A person is standing near the bus stop. In the background, there is a large, multi-story building with a curved facade and many windows. To the right of the main building, there is a tall, narrow structure with a clock face near the top. The entire image is overlaid with a semi-transparent blue filter.

Thank you!