

APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the development of 103 townhouse dwellings

**10201 Mississauga Road and 0 Mississauga Road
City of Brampton File # : OZS-2024-0030**

**Application by:
Mattamy (Credit River) Limited – Korsiak Planning**

**WARD : 6
REGIONAL COUNCILLOR: Michael Palleschi
REGIONAL COUNCILLOR: Navjit Kaur Brar**

LOCATION OF SUBJECT PROPERTY

OZS-2024-0030

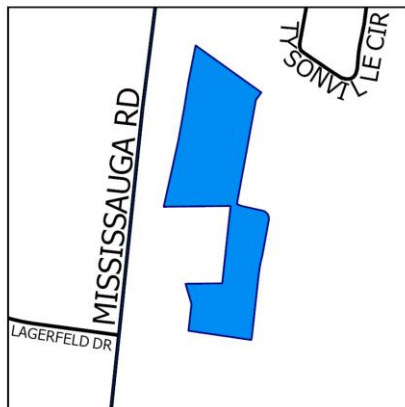
TOWN OF HALTON HILLS

TOWN OF CALEDON

CITY OF VAUGHAN

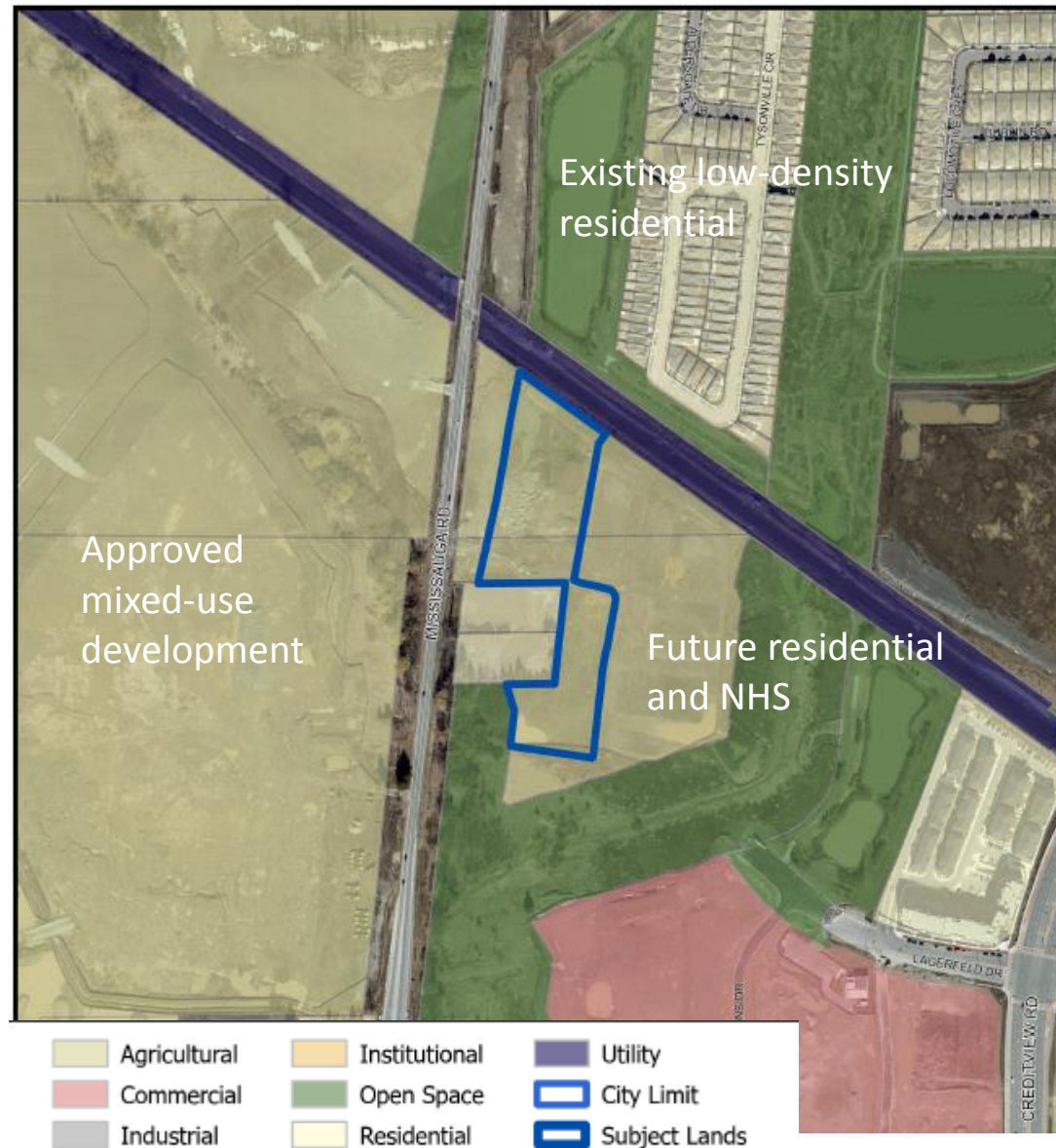
CITY OF TORONTO

CITY OF MISSISSAUGA



10201 Mississauga Rd and O
Mississauga Rd (Subject Lands)

AREA CONTEXT



North:

CN rail track, beyond which is an existing low density neighbourhood

South:

Natural Heritage System and future Lagerfeld Drive extension

East:

Lands zoned for townhouse development uses, that are intended to be a first phase of the applicant's development and Natural Heritage System

West:

Mississauga Rd, beyond which is existing agricultural lands that has been recently approved for a mixed-use development

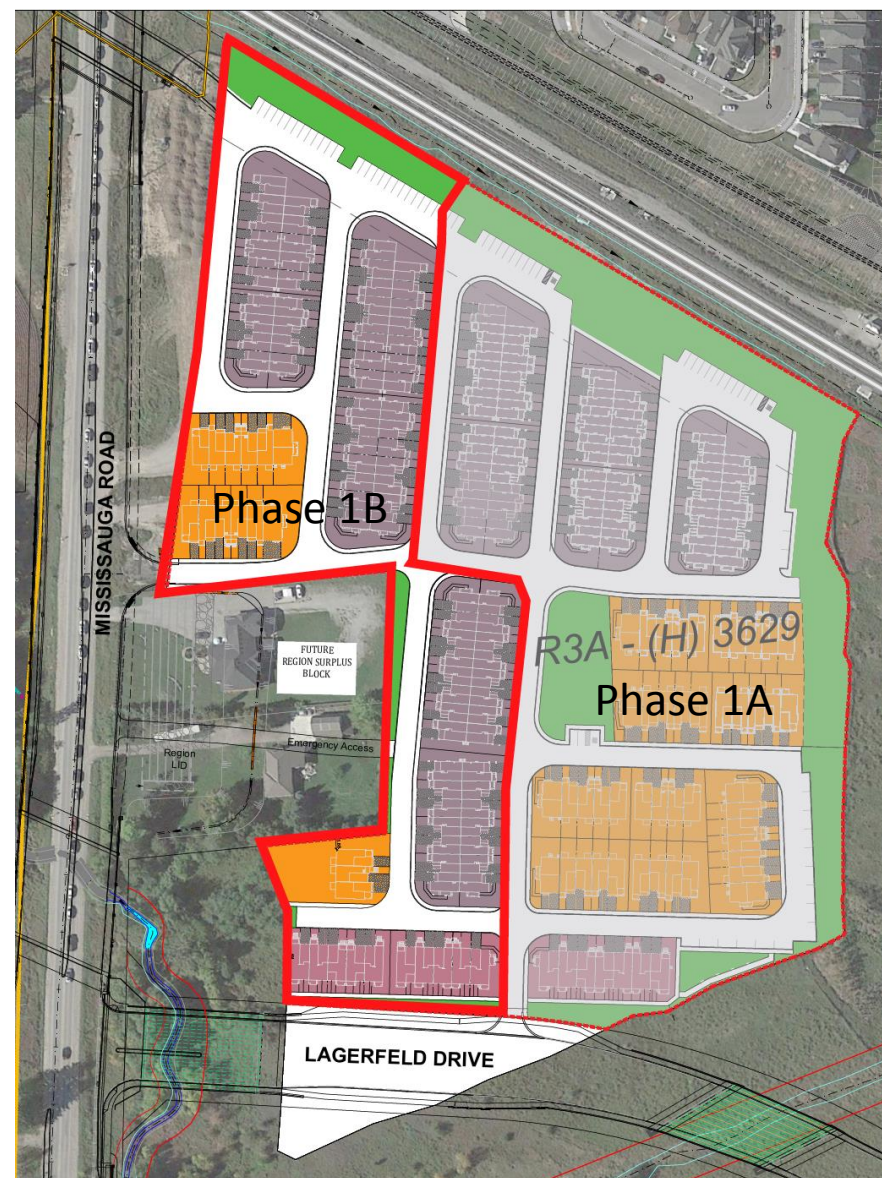
DEVELOPMENT PROPOSAL

To facilitate the development of 103 townhouse units including:

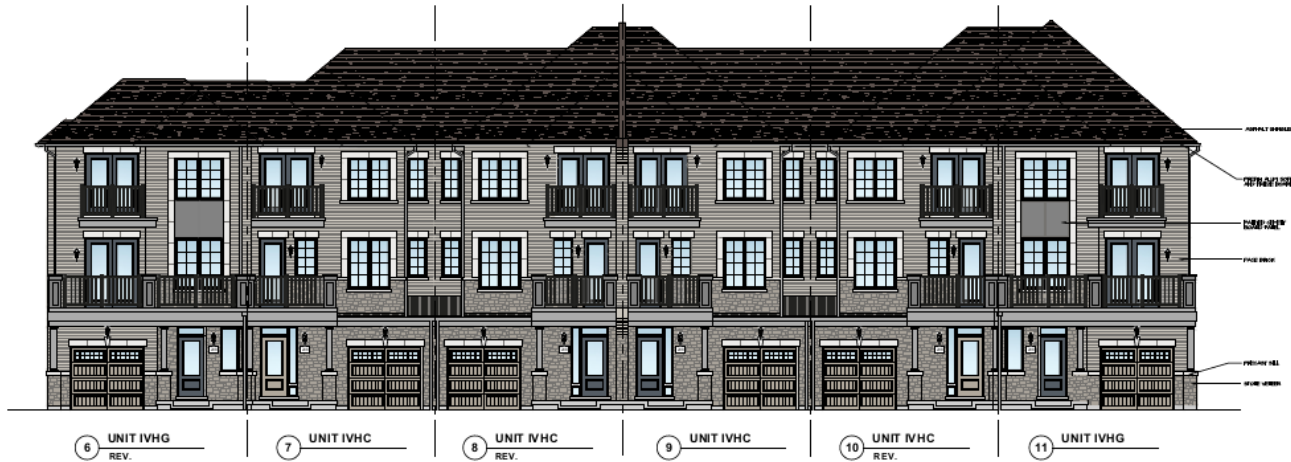
- 10 dual frontage townhouse units
- 78 back-to-back townhouse units
- 15 three-storey townhouse units
- 37 visitor parking spaces

The proposal constitutes Phase 1B of a townhouse development.

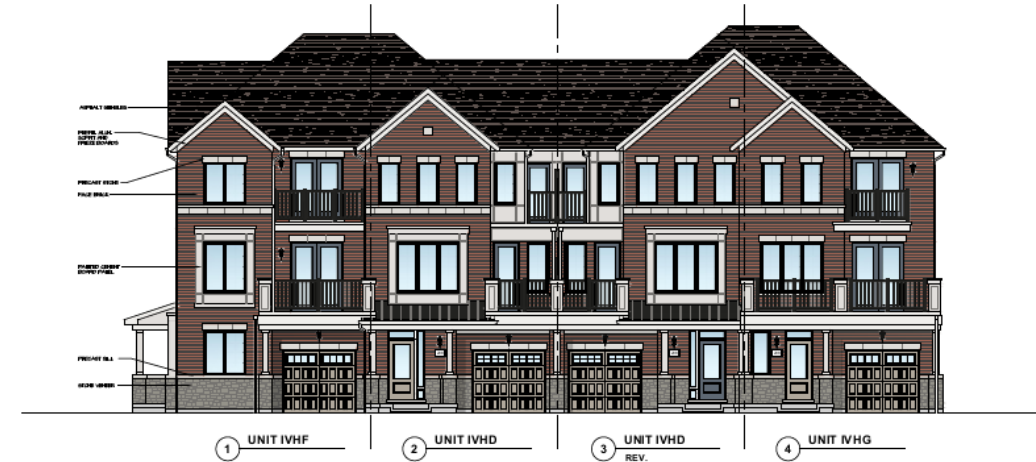
Phase 1A received zoning approval in 2022, under File Number: OZS-2020-0004



PROPOSED BUILDING ELEVATIONS



WEST FRONT ELEVATION 'EM'
VIMY RIDGE CRESCENT
VILLAGE HOMES
BLOCK 1

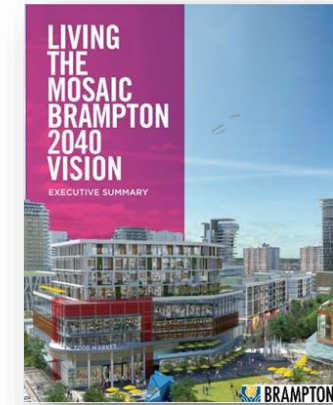
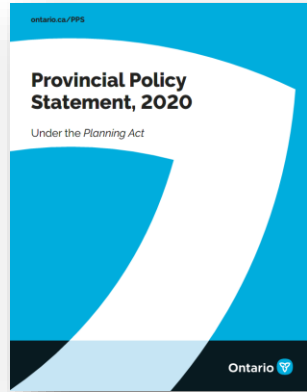


EAST FRONT ELEVATION 'TA'
VIMY RIDGE CRESCENT
VILLAGE HOMES
BLOCK 4



NORTH FRONT ELEVATION 'MO'
DUAL FRONT HOMES
BLOCK 15

PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

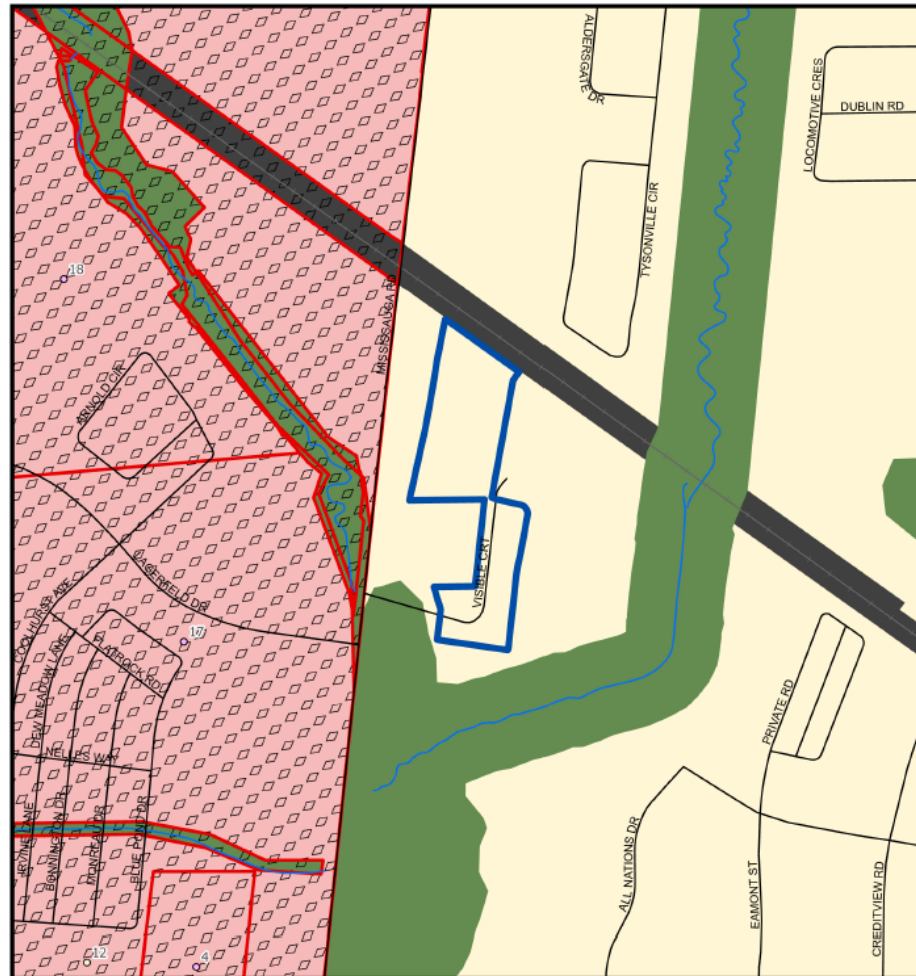
- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Mt. Pleasant Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

OFFICIAL PLAN DESIGNATION



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

- | | | | |
|-----------------------|----------------------------|---------------|-----------------|
| ○ NO AMENDMENT NUMBER | ▨ CORRIDOR PROTECTION AREA | ■ OPENSACE | ▭ Subject Lands |
| ○ OP93-252 | — RAILWAYS | ■ UTILITY | |
| — MAJOR WATERCOURSES | ■ URBAN DEVELOPMENT AREA | ■ RESIDENTIAL | |

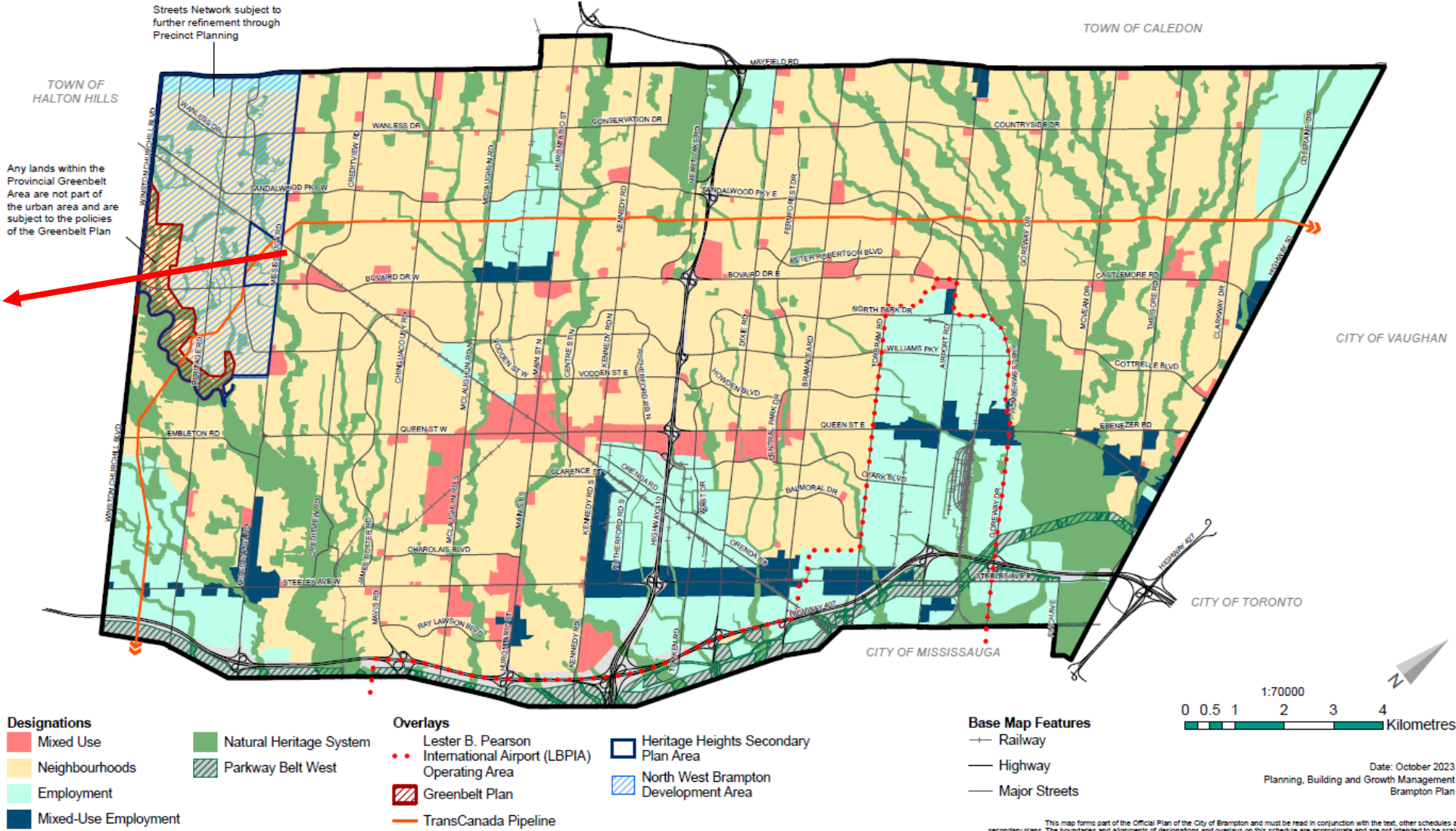
The property is designated “**Designated Greenfield**” and “**Communities**” in Schedule 1 and “**Residential**” in Schedule C of the Official Plan.

The permitted uses include full range of dwelling types ranging from single detached houses to high-rise apartments.

An official plan amendment is not required.

BRAMPTON PLAN DESIGNATION

The Site is designated 'Neighbourhoods' on Schedule 2 – Designations



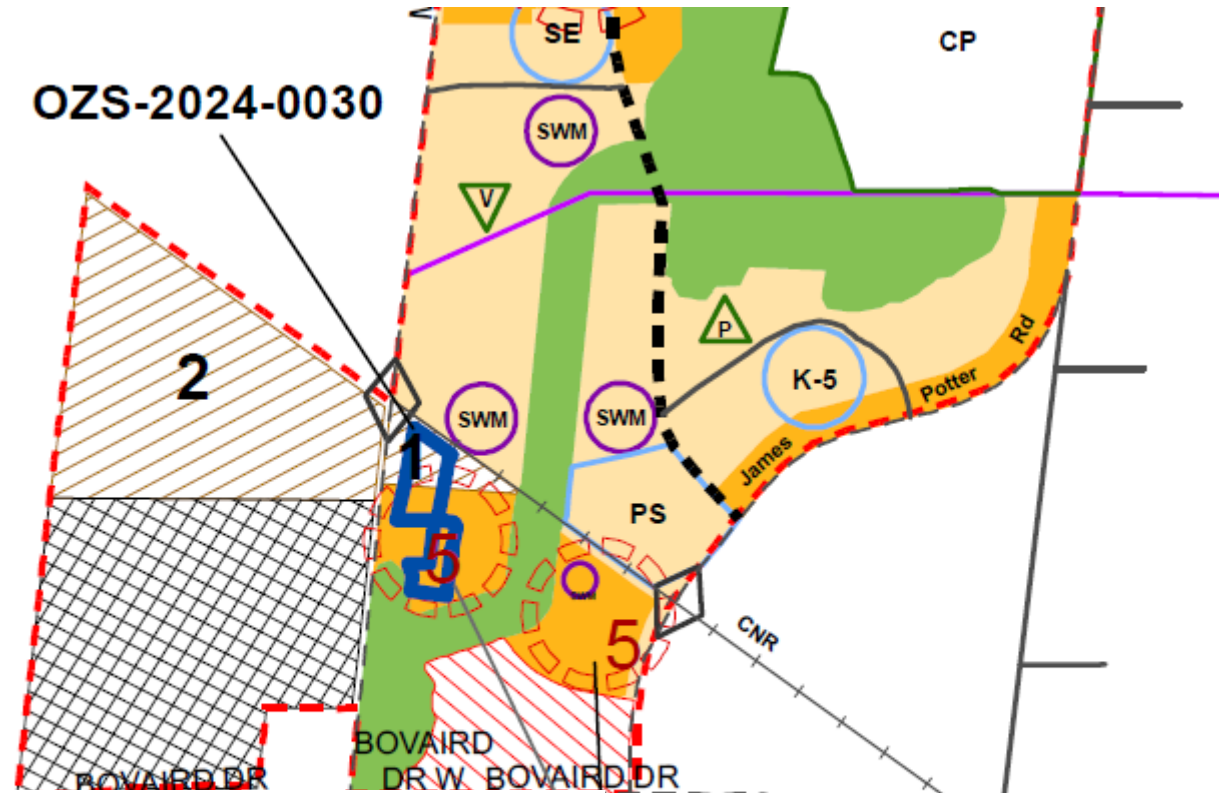
SECONDARY PLAN DESIGNATION

The Mount Pleasant Secondary Plan designates the property for **Medium Density Residential, Special Policy Area 1** and **Mixed Use Area 5**.

Permitted uses include: medium and high density residential, institutional uses, mixed use developments.

The maximum density allowed is 100 units per net hectare.

A Secondary Plan Amendment is not required.



LEGEND

ROAD NETWORK

- Transit Spine Collector Road
- Arterial Road
- Collector Road
- Potential Connection

NATURAL HERITAGE SYSTEM

- NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

- LOW / MEDIUM DENSITY
- MEDIUM DENSITY
- HIGH DENSITY SPECIAL POLICY AREA 1

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- Grade Separation
- Stormwater Management Facility

INSTITUTIONAL

- K-5 Public Junior Elementary School Site
- 6-8 Public Senior Elementary School Site
- SE Separate Elementary School Site
- PS Public Secondary School Site
- SP Separate Secondary School Site
- W Place of Worship

RECREATIONAL OPEN SPACE

- City Park
- Local Park
- Parkette
- Town Square
- Vest Pocket

RETAIL

- District Retail
- Convenience Retail
- Neighbourhood Retail
- Motor Vehicle Commercial

OTHER

- Heritage Resource Designation under the Ontario Heritage Act
- Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use Area
- Special Policy Area 1-2
- Area Subject to this Amendment
- Osmington Special Policy Area (Mixed Use Centre)
- Subject Lands

OP2006-93

ZONING BY-LAW

The subject property is zoned “Agricultural (A) – Special Section 3630” by By-law 270-2004, as amended.

This zoning designation does not permit the proposed townhouse uses.

A Zoning By-law Amendment is required.



ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from Agricultural to a Site Specific R3A zone

Proposed Zone	Highlight of proposed Zone
Residential Townhouse A – Section xxxx	<ul style="list-style-type: none">• Permitted uses include a townhouse dwelling or a back-to-back townhouse dwelling
	<ul style="list-style-type: none">• Maximum number of dwelling units: 103
	<ul style="list-style-type: none">• Minimum setback to the Canadian National Railway: 30 m
	<ul style="list-style-type: none">• No site specific parking rate is proposed



KEY ISSUES/CONSIDERATIONS

Access

- Staff are assessing the proposed access option of an ultimate access through Lagerfeld Drive after its extension, and an interim right-in-right-out access on Mississauga Road.
- The applicant is required to provide an access and servicing easement in favour of 10124 & 10244 Mississauga Road (known as the Home Opportunities site) across Mississauga Road

Non-participating Lands

- The site is adjacent to non-participating lands owned by the Region. The proposal should consider compatibility and transition with any future development on the Region's land.

Lagerfeld Extension

- Prior to Zoning Approval, the applicant is required to provide financial securities for the construction of Lagerfeld Drive extension; otherwise, a Holding Provision may be applied to secure the funds.

Access to the
Home Opportunities Site

Interim
Access

Non-
Participating
Lands owned
by Region

Ultimate
Access



NEXT STEPS

Notice of complete application

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

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 the [BramPlan Online](https://planning.brampton.ca/CitizenAccess/Default.aspx) link:
<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning) link:
<https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field
File Number: **OZS-2024-0030**

4. On the **OZS-2024-0030 File Page** click:
The File Info Tab, and click documents to review all application drawings and documents.

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

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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

For assistance, please contact us at: planning.development@brampton.ca

Login

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

Home Planning

File OZS-2024-0030:
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
R0_Tree Inventory and Preservation Study.pdf	OZS-2024-0030	Tree Inventory and Preservation Study	6.08 MB	05/21/2024	05/21/2024	Actions ▾
R0_Trustee Clearance Letter.pdf	OZS-2024-0030	Other	124.05 KB	05/21/2024	05/21/2024	Actions ▾
R0_Servicing the Heathwood Lands Letter.pdf	OZS-2024-0030	Site Servicing and Grading Plan	100.40 KB	05/21/2024	05/21/2024	Actions ▾
R0_Phase II ESA (10201 Mississauga Road).pdf	OZS-2024-0030	Environmental Site Assessment	23.07 MB	05/21/2024	05/21/2024	Actions ▾
R0_Phase II ESA (0 Mississauga Rd).pdf	OZS-2024-0030	Environmental Site Assessment	25.25 MB	05/21/2024	05/21/2024	Actions ▾
R0_Phase I ESA (10201 Mississauga Road).pdf	OZS-2024-0030	Environmental Site Assessment	11.64 MB	05/21/2024	05/21/2024	Actions ▾
R0_Phase I ESA (McClure)	OZS-2024-0030	Environmental Site	4.23 MB	05/21/2024	05/21/2024	Actions ▾

ADDITIONAL 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!