

APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the development of 118 Residential Townhouse units

**0 Rollingwood Drive, East of Rollingwood Drive, South of Ray Lawson Blvd & West of Mavis Road
City of Brampton File : OZS-2024-0028**

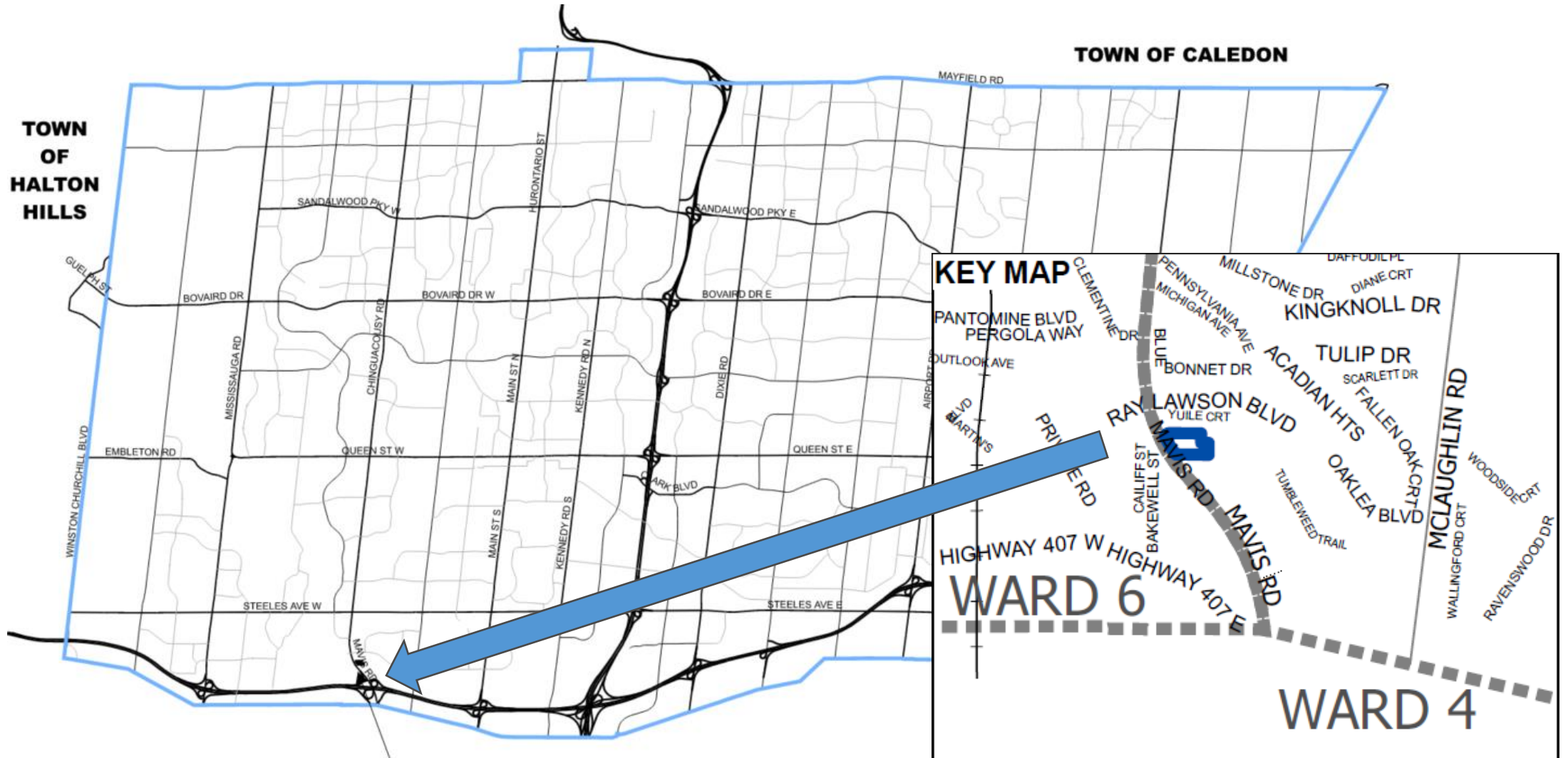
Application by:

The Biglieri Group behalf 1000469464 Ontario Inc.

WARD : 4

**REGIONAL COUNCILLOR: DENNIS KEENAN
REGIONAL COUNCILLOR: MARTIN MEDEIROS**

LOCATION OF SUBJECT PROPERTY



OZS-2024-0028

CITY OF MISSISSAUGA

AREA CONTEXT



North: Public School, Commercial

Ray Lawson Public School and associated play fields and parking, beyond which is Ray Lawson Blvd and existing commercial development.

East: Residential, Public Park

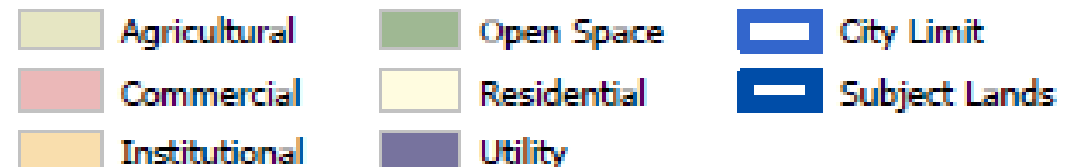
Rollingwood Drive, beyond which is the Rollingwood Public Park and low-rise residential dwellings.

West: Residential

Mavis Road, beyond which is townhouse dwelling development and vacant lands (presently).

South: Residential, SWP

Lennon Pond (existing stormwater pond) and low-rise residential dwellings.



AREA CONTEXT



Subject Lands

Site Photos



View of the site from Rollingwood Drive



View of the site from Mavis Road



Public Notice Sign on Rollingwood Drive



Public Notice Sign on Mavis Road

DEVELOPMENT PROPOSAL

An application to Amend the Zoning By-law

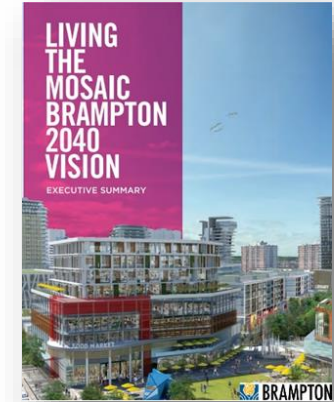
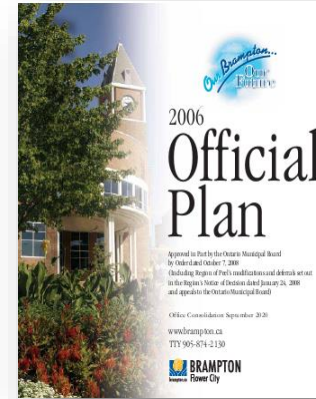
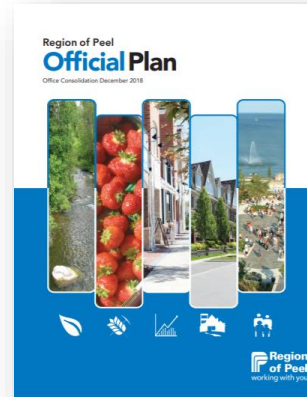
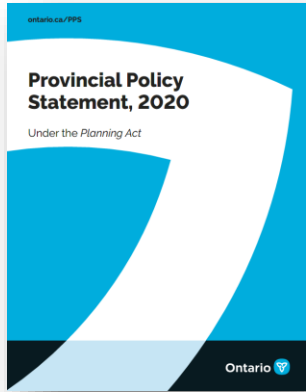
To permit the development of 118 residential standard townhouses and back-to-back units.

Further details include:

- Currently vacant land, 1.57 hectares
- Residential Townhouse Units – 118 units total
 - 28 Regular Townhouses
 - 90 Back-to-back Townhouses
 - 4 and 5 Bedroom layout options
- Building coverage of 5,229.28 sqm (34% of lot area)
- Total Parking Provided - 259 Parking Spaces
 - 235 Resident Parking Spaces (private garage/driveway)
 - 23 Visitor Parking Spaces
- Total Short-term Bicycle Parking Spaces Provided – 10 Bicycle Parking Spaces
- Total Proposed Outdoor Amenity – 240 square metres
- Proposed Floor Space Index of 1.2



PLANNING FRAMEWORK SUMMARY



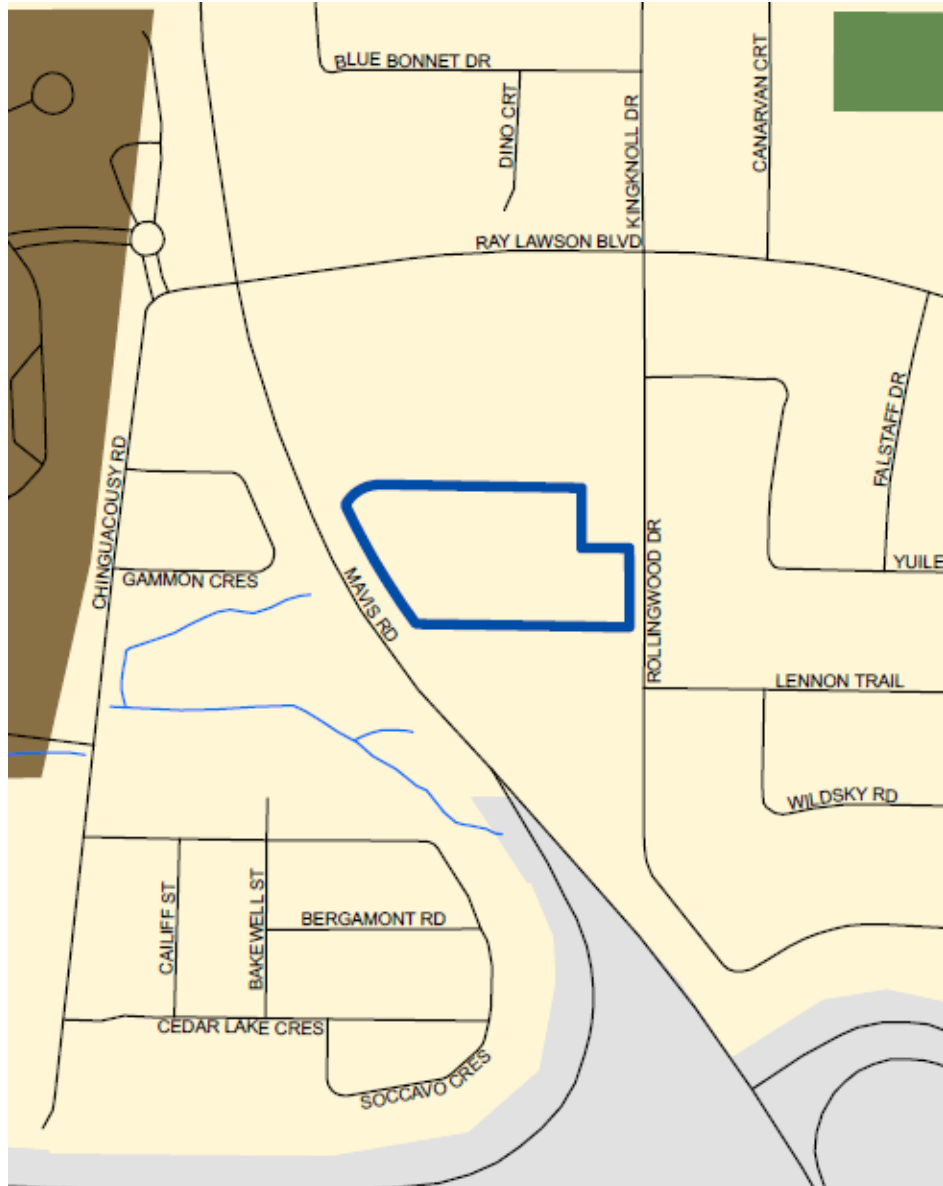
The application will be evaluated based on:

- 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
- Fletchers Creek South Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



The Current Official Plan Designation is “Residential”

Residential Designation permits a variety of dwelling types, listed below:

- (i) Full range of dwelling types ranging from single detached houses to high-rise apartments
- (ii) Complementary uses, other than Place of Worship, shall be permitted including schools, parks, community and recreation centres and day care centres.

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

— OPENSPACE, UTILITY/OPENSPACE

— Subject Lands

— L.B.P.I.A. OPERATING AREA

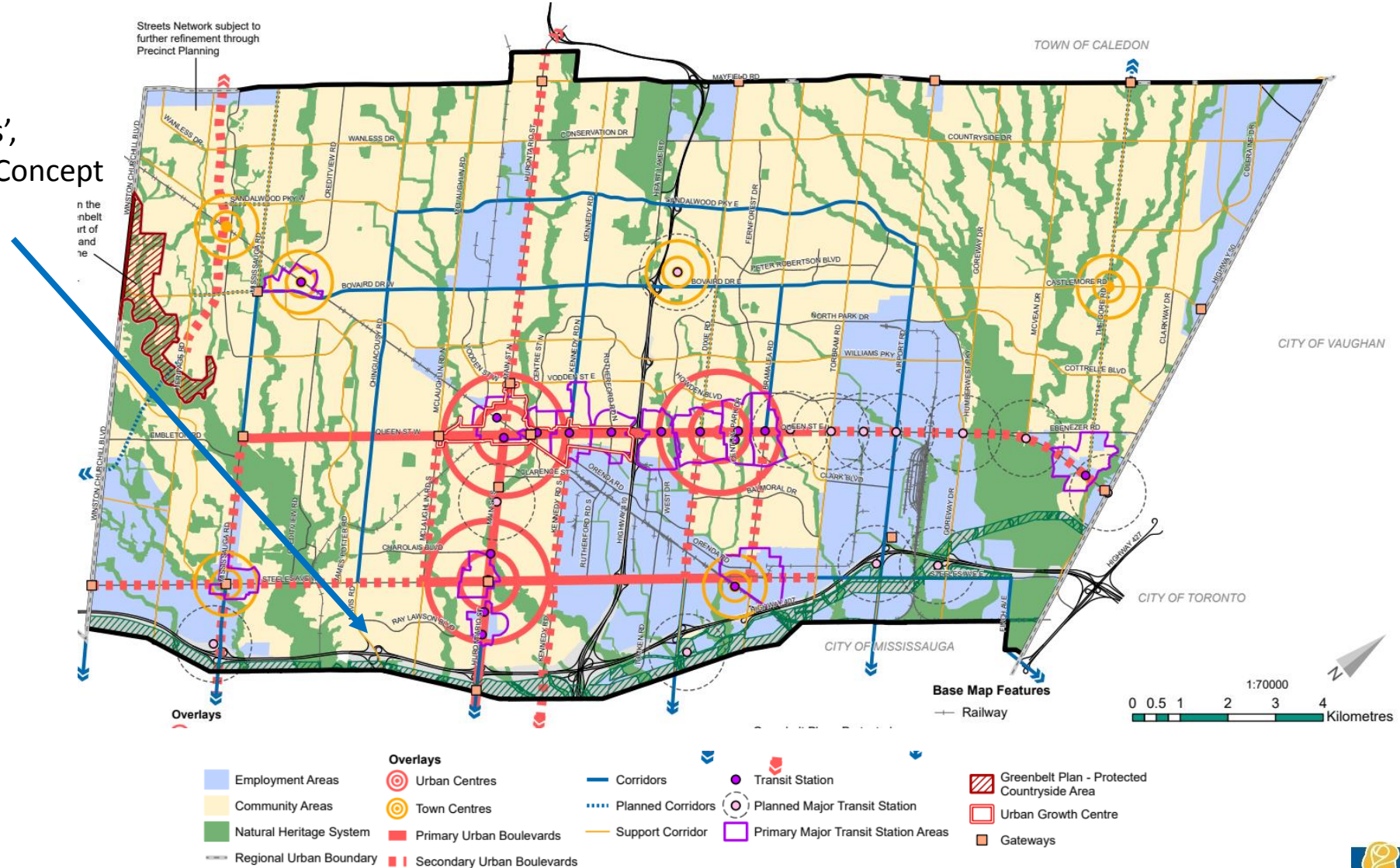
— PROVINCIAL HIGHWAYS

— CEMETERY

— RESIDENTIAL

CURRENT PLANNING CONTEXT: Brampton Plan

- The subject site is designated as 'Community Areas', Schedule 1 – City Concept



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Fletchers Creek South Secondary Plan (Area 24)

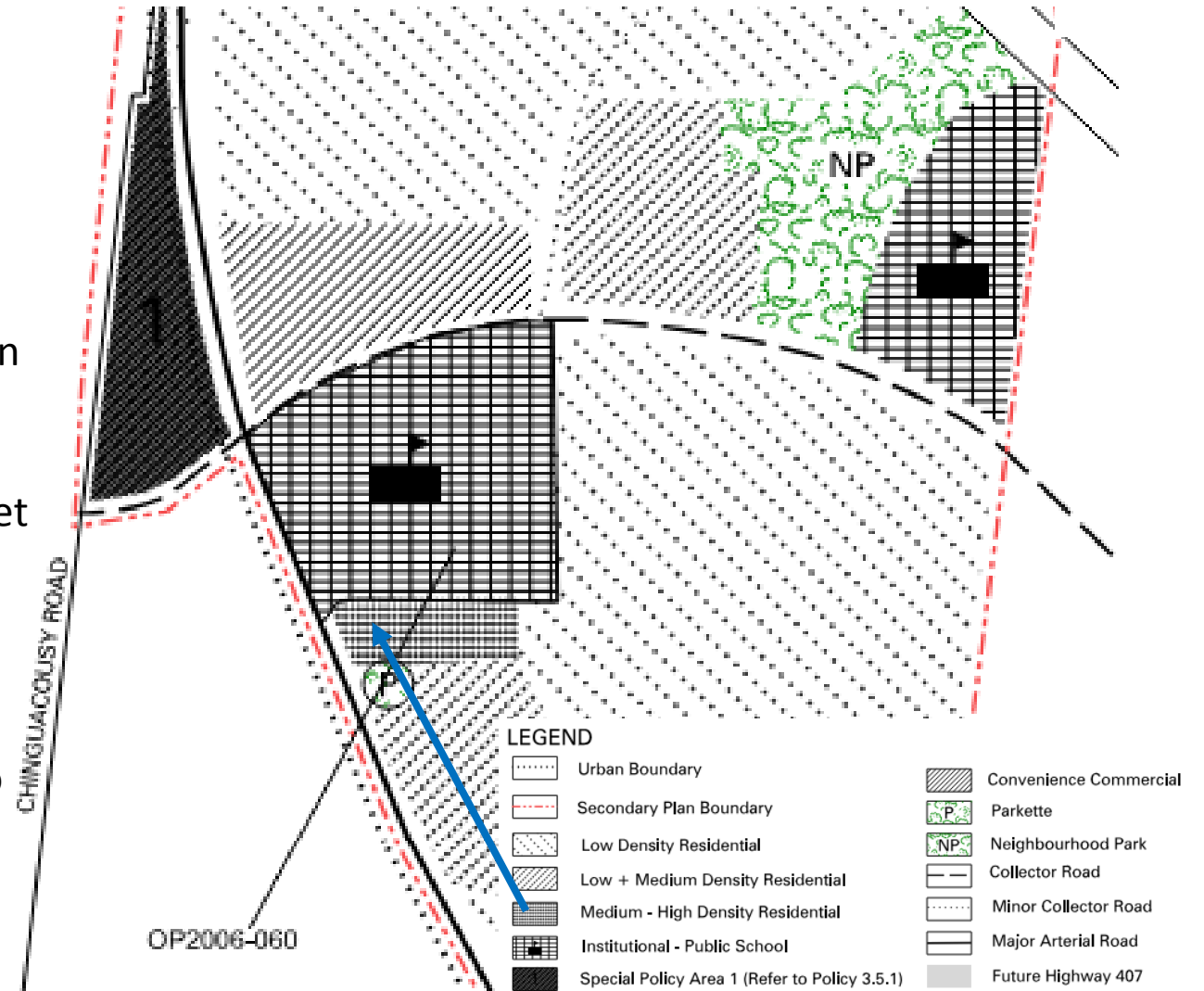
Land use designation: Medium – High Density.

Permitted uses: maisonette, stacked townhouses, garden court or walk-up apartments and cluster housing types

Permitted Density Ranges: 51 to 75 dwelling units per net residential hectare

Proposed Density: 75 units per hectare

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



CURRENT PLANNING CONTEXT: ZONING BY-LAW

Zoning By-law 270-2004

The subject property is zoned 'Agricultural'

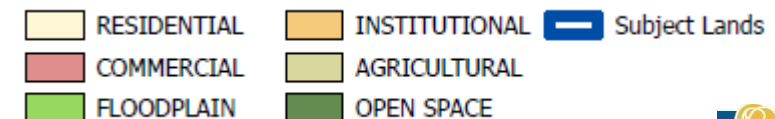
Permitted Uses in the Agricultural Zone include:

a) Agricultural purposes as defined in Section 4 of this by-law

Non-Agricultural uses:

- a) A single detached dwelling
- b) Supportive Housing Residence Type 1 or 2
- c) a cemetery
- d) An animal hospital
- e) A kennel
- f) A home occupation

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 permit the rezoning of the subject site from Agricultural (A) to Residential Townhouse C – Section XXXX (R3C-XXXX).

Proposed Zones	Highlight of proposed Zone
Residential Townhouse C – Section XXXX (R3C – XXXX)	<p>Permitted Uses:</p> <ul style="list-style-type: none">a) Townhouse Dwellingsb) Back-to-back townhouse dwellings <p>Maximum Lot Width:</p> <ul style="list-style-type: none">a) 5.20 metres <p>Minimum Front Wall Setback</p> <ul style="list-style-type: none">a) 3.0 metres to a private roadb) 1.2 metres to a common amenity areac) 4.5 metres in all other situations <p>Minimum Side Wall Setback:</p> <ul style="list-style-type: none">a) 3.0 metres to a public road and 2.0 metres to a private roadb) 2.4 metres to a lot line <p>Minimum Garage Door setback:</p> <ul style="list-style-type: none">a) 5.5 metres from a private or public road <p>Minimum Rear Yard Setback</p> <ul style="list-style-type: none">a) No minimum



(Proposed Zones: R3C – XXXX)

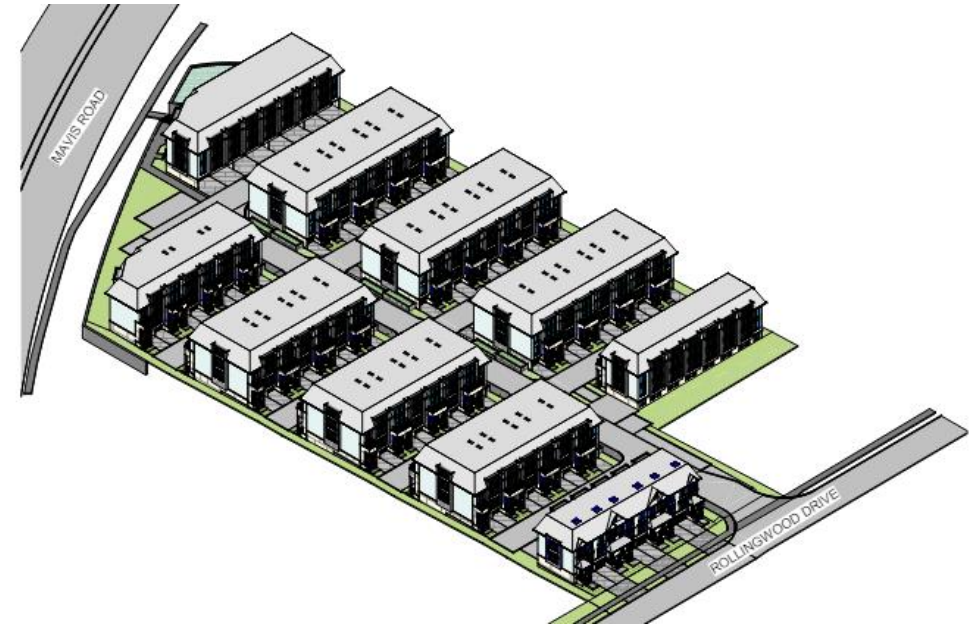
KEY ISSUES / CONSIDERATIONS

Traffic:

- Potential impacts from increased traffic volume
- Increased traffic stacking at 4 way stop sign near the school site
- Direct driveway accesses on Rollingwood Drive for townhouses

Site Layout:

- Amount of outdoor amenity space (240 sqm)
- Amount of landscaped area (21.05%)



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

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

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

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

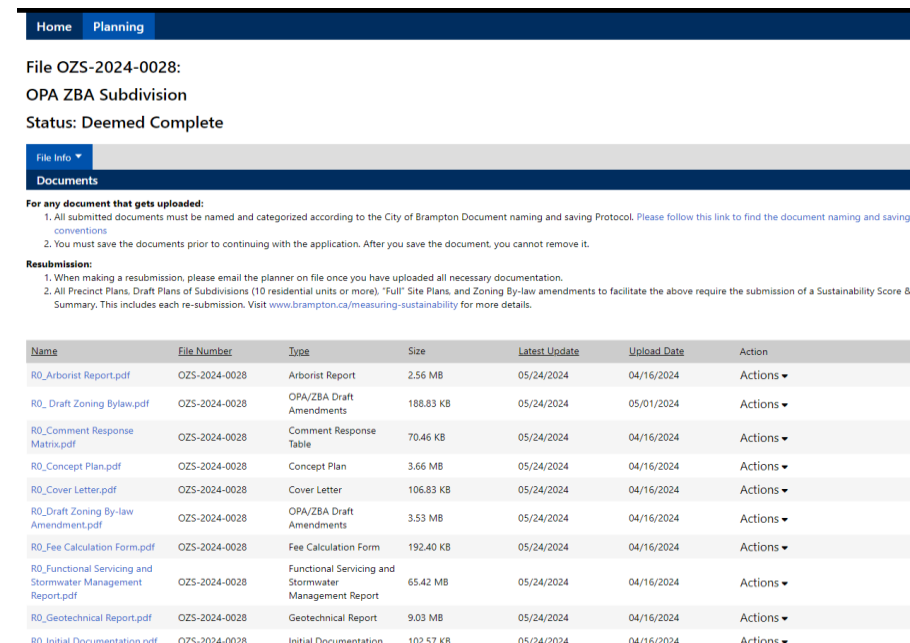
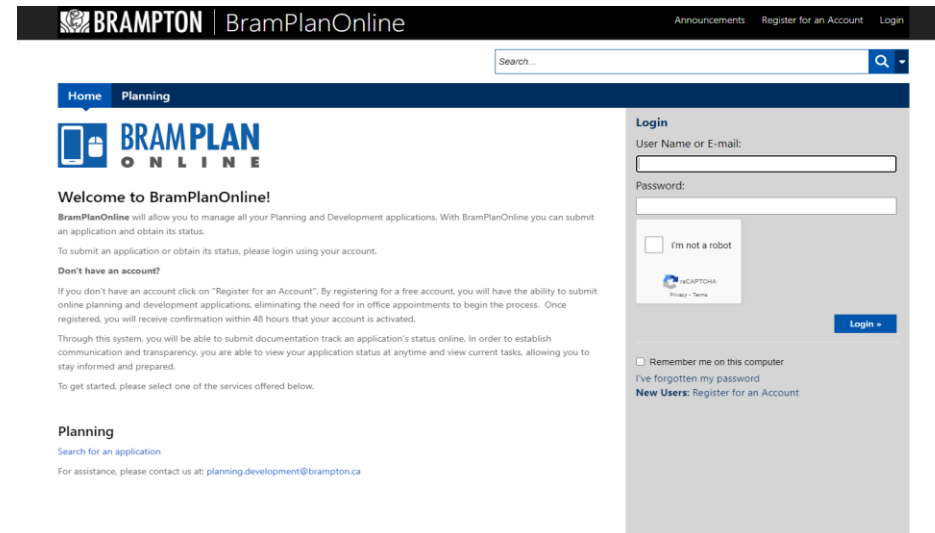
<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

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

File Number: OZS-2024-0028

4. On the [OZS-2024-0028 file page](#) click:

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



Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Arbortist Report.pdf	OZS-2024-0028	Arbortist Report	2.56 MB	05/24/2024	04/16/2024	Actions ▾
R0_Draft Zoning Bylaw.pdf	OZS-2024-0028	OPA/ZBA Draft Amendments	188.83 KB	05/24/2024	05/01/2024	Actions ▾
R0_Comment Response Matrix.pdf	OZS-2024-0028	Comment Response Table	70.46 KB	05/24/2024	04/16/2024	Actions ▾
R0_Concept Plan.pdf	OZS-2024-0028	Concept Plan	3.66 MB	05/24/2024	04/16/2024	Actions ▾
R0_Cover Letter.pdf	OZS-2024-0028	Cover Letter	106.83 KB	05/24/2024	04/16/2024	Actions ▾
R0_Draft Zoning By-law Amendment.pdf	OZS-2024-0028	OPA/ZBA Draft Amendments	3.53 MB	05/24/2024	04/16/2024	Actions ▾
R0_Fee Calculation Form.pdf	OZS-2024-0028	Fee Calculation Form	192.40 KB	05/24/2024	04/16/2024	Actions ▾
R0_Functional Servicing and Stormwater Management Report.pdf	OZS-2024-0028	Functional Servicing and Stormwater Management Report	65.42 MB	05/24/2024	04/16/2024	Actions ▾
R0_Geotechnical Report.pdf	OZS-2024-0028	Geotechnical Report	9.03 MB	05/24/2024	04/16/2024	Actions ▾
R0_Initial Documentation.pdf	OZS-2024-0028	Initial Documentation	102.57 KB	05/24/2024	04/16/2024	Actions ▾

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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The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. The word "Wellington" is written on the top of the bus stop, and a "zum" logo is visible on its side. A person is standing inside the bus stop. Behind the bus stop is a large, multi-story brick building with a curved facade and many windows. To the right of the main building is a tall, narrow brick tower with a clock face near the top. A vertical sign on the side of the tower reads "CANADA 150". The street is paved, and there are some streetlights and a car visible in the distance. The entire image has a blue tint.

Thank you!