

APPLICATION TO AMEND THE ZONING BY-LAW

To permit a development proposal consisting of a 10-storey residential apartment building containing 174 dwelling units and 209 parking spaces.

1955 Cottrelle Boulevard

City of Brampton File: OZS-2023-0045

Application by:

G-FORCE URBAN PLANNERS & CONSULTANTS on behalf of JINDAL DEVELOPMENTS LTD.

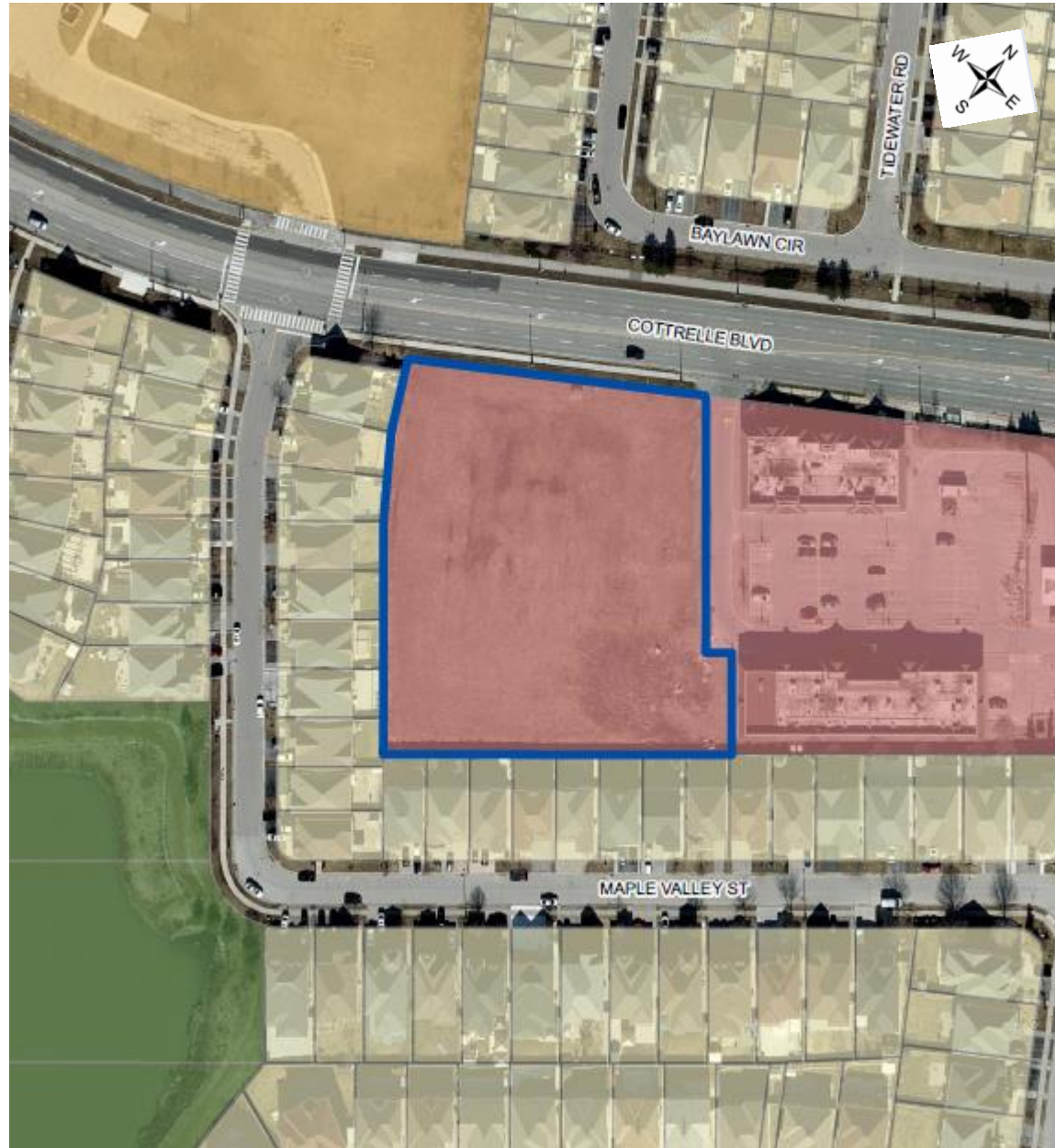
WARD : 8

REGIONAL COUNCILLORS: PAT FORTINI and ROD POWER

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Cottrelle Blvd, beyond which is existing single-detached residential homes, Calderstone Middle School.

South: Existing single-detached residential homes and Reginald Conover pond.

East: Commercial plaza consisting of three buildings and surface parking lot.

West: Existing single-detached residential homes and Watchman Park.



Aerial Photo



Calderstone
Middle School

Residential Uses

Residential Uses

Cottrelle Blvd

McVean Dr

Residential Uses

Residential Uses



Subject Lands

Site Photos



View of Subject Lands, looking south-east from
Cottrelle Boulevard



View of Subject Lands, looking north-west from the
existing commercial plaza

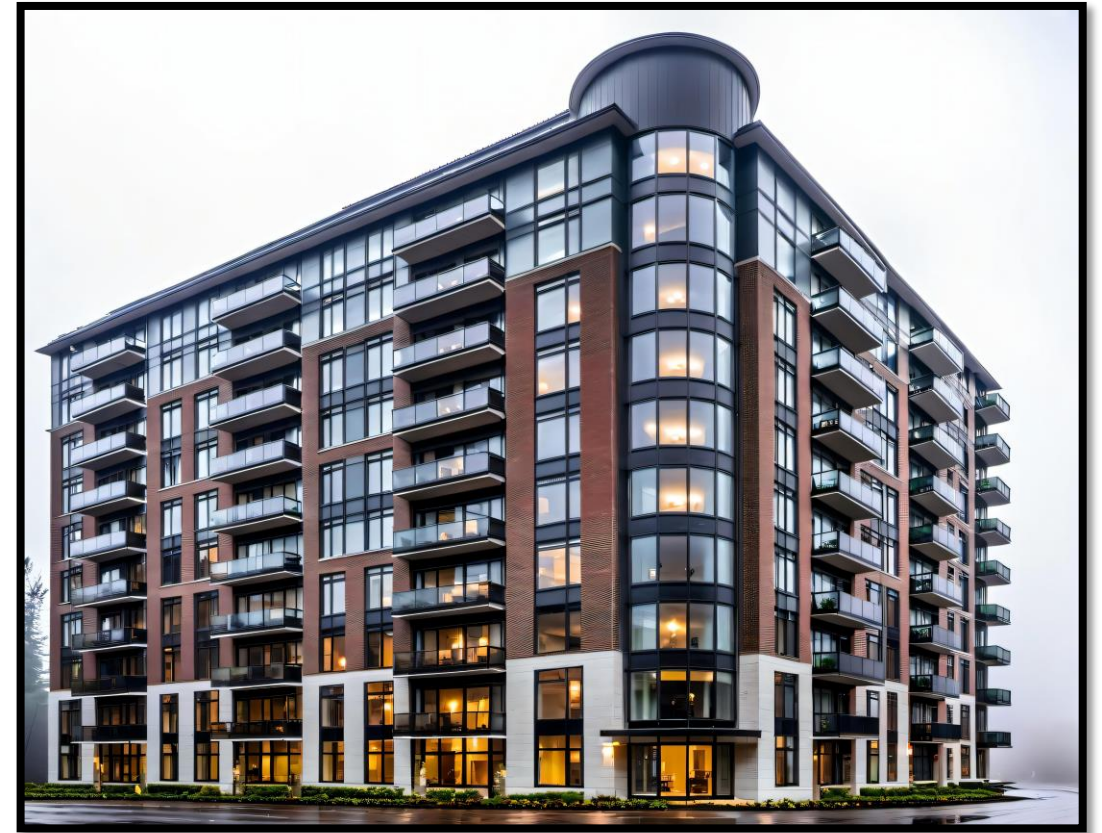
DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law :

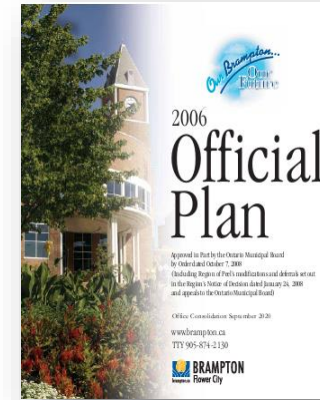
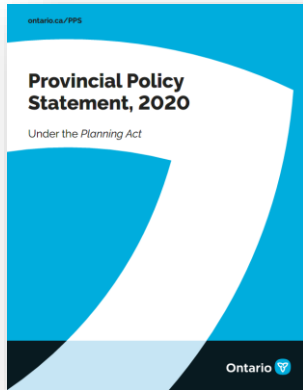
To permit the construction of a 10-storey residential apartment dwelling unit, containing 174 dwelling units.

Additional details include:

- Total Gross Floor Area: 13, 252 sqm.
- Floor Space Index: 1.66
- 174 Residential Units
 - 11 Studio Units
 - 95 One-bedroom units
 - 59 Two-bedroom units
 - 9 Three-Bedroom units
- 56 Surface Parking Spaces, 153 Underground parking Spaces
- 10 Bicycle Parking Spaces



PLANNING FRAMEWORK SUMMARY



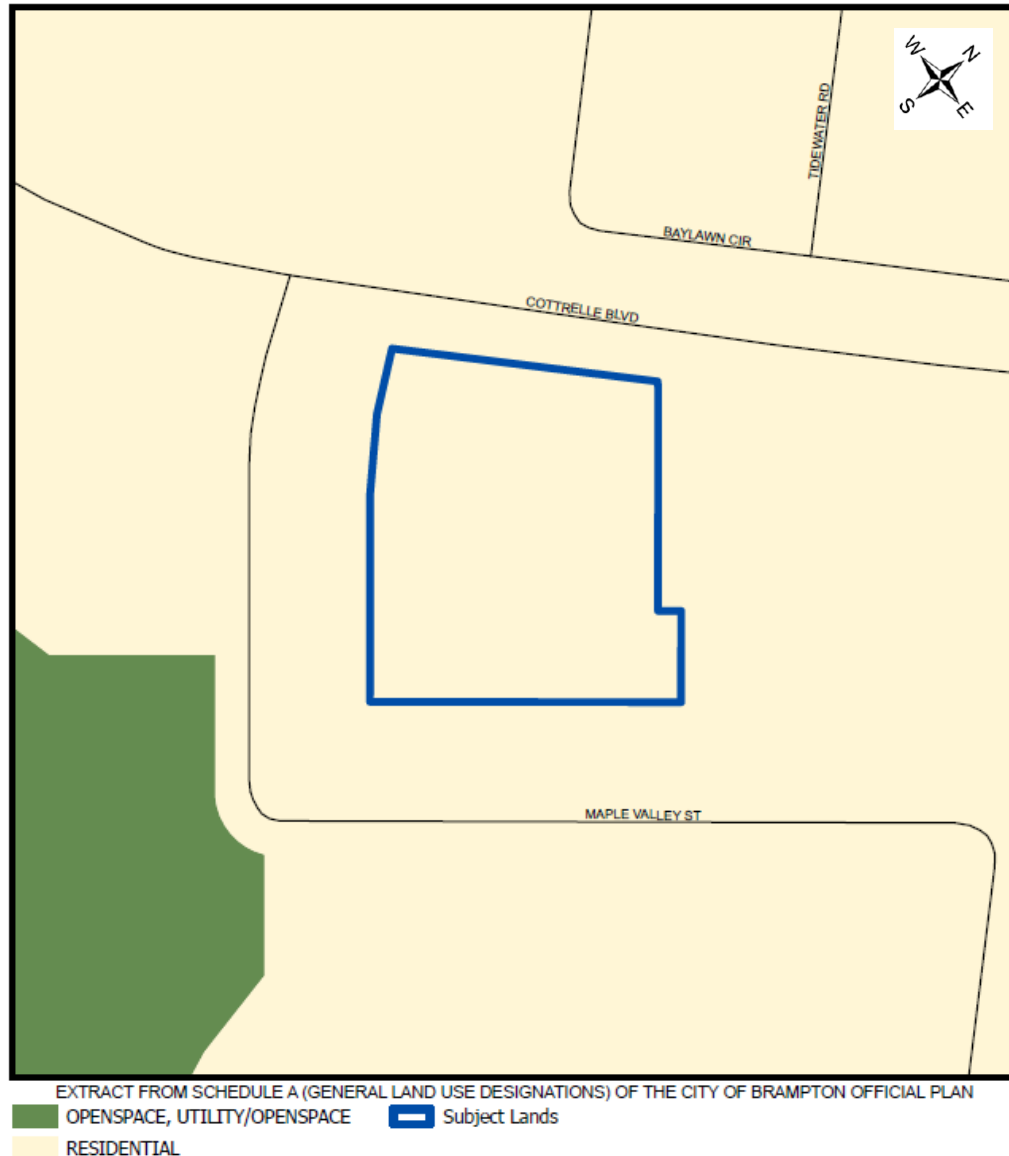
The application will be evaluated based on:

- 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-East Secondary Plan (SP41)

Also following the principles of:

- Brampton 2040 Vision

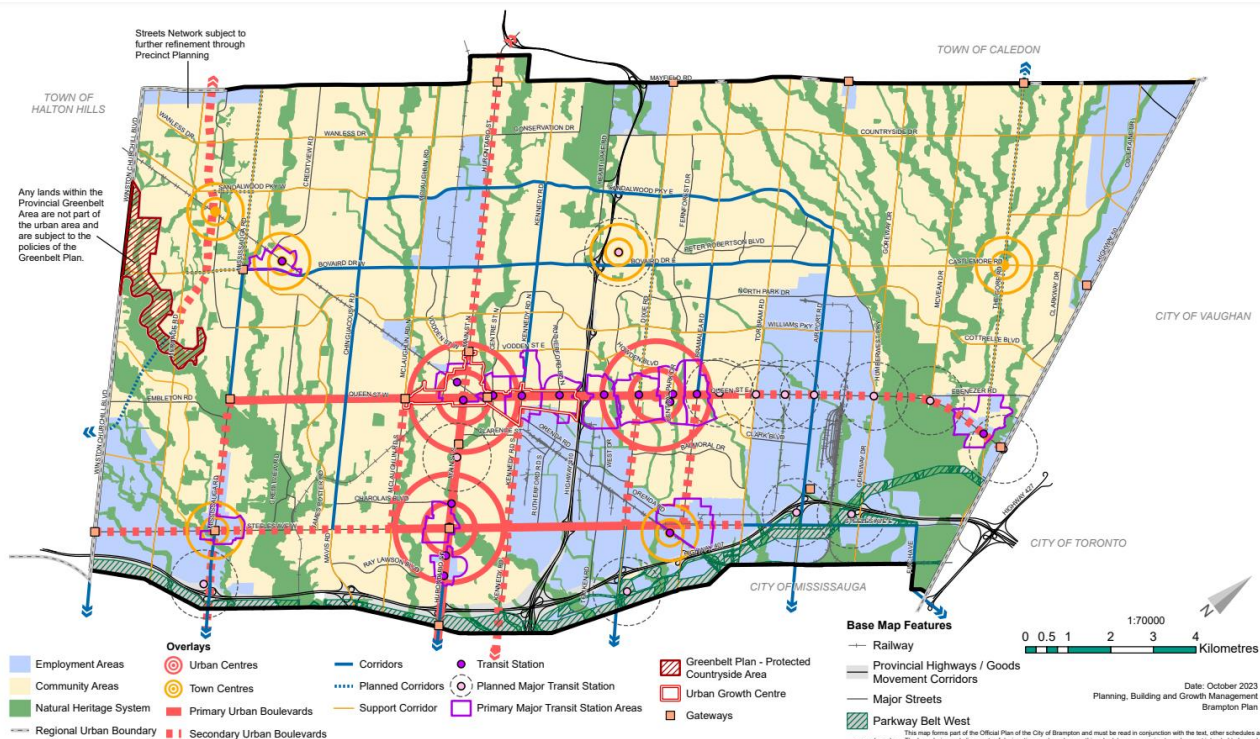
CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



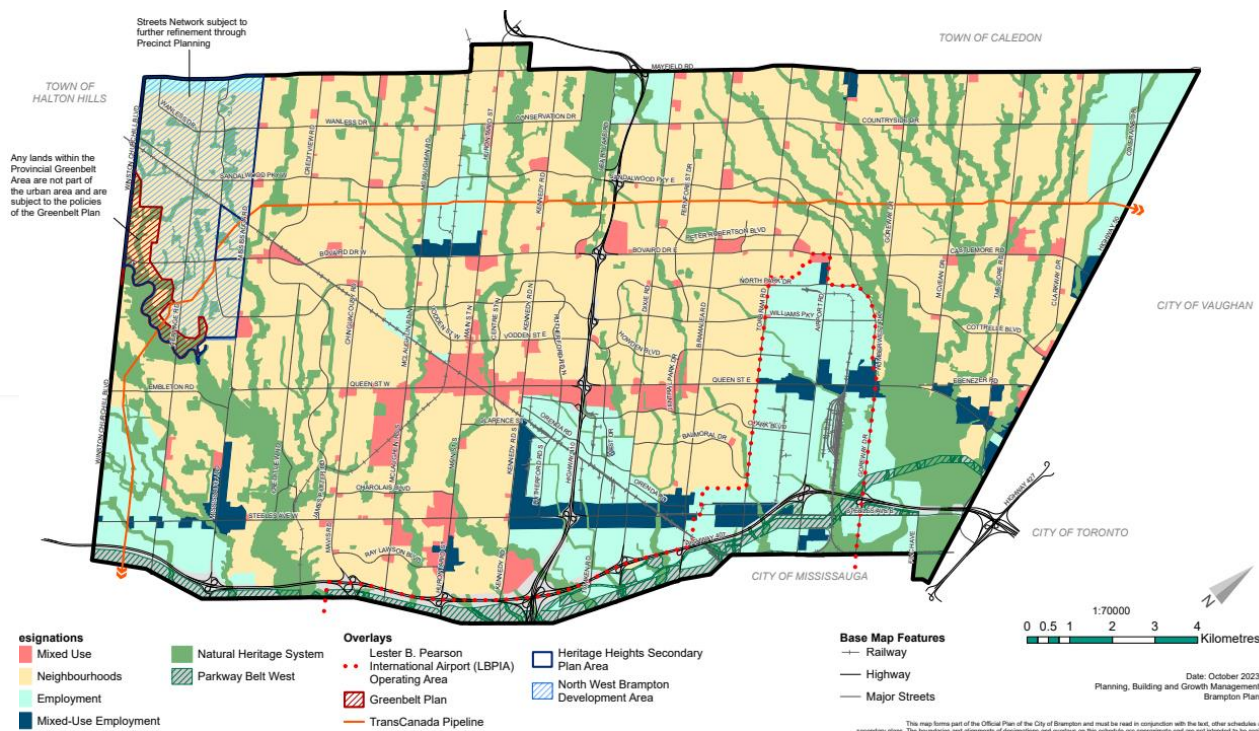
- **OP Land Use Designation:** Residential
- Permitted uses within the OP designation vary from Residential Apartment Building, Stacked Townhouses, Offices and purposes accessory to permitted uses and other permitted uses.
- An amendment to the Official Plan **is not required** for the proposed development.
- This site was previously zoned by the Ontario Land Tribunal (OLT) for a residential apartment building, stacked townhouses and offices. This new application to amend the Zoning By-law proposes a 10-storey apartment building containing 174 dwelling units.

PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Community Area', within Schedule 1A – City Structure of the Brampton Plan.
- Designated 'Mixed Use' within Schedule 2 – Designations of the Brampton Plan



Schedule 1A – City Structure



Schedule 2 – Designations

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Bram East Secondary Plan (Area 41)

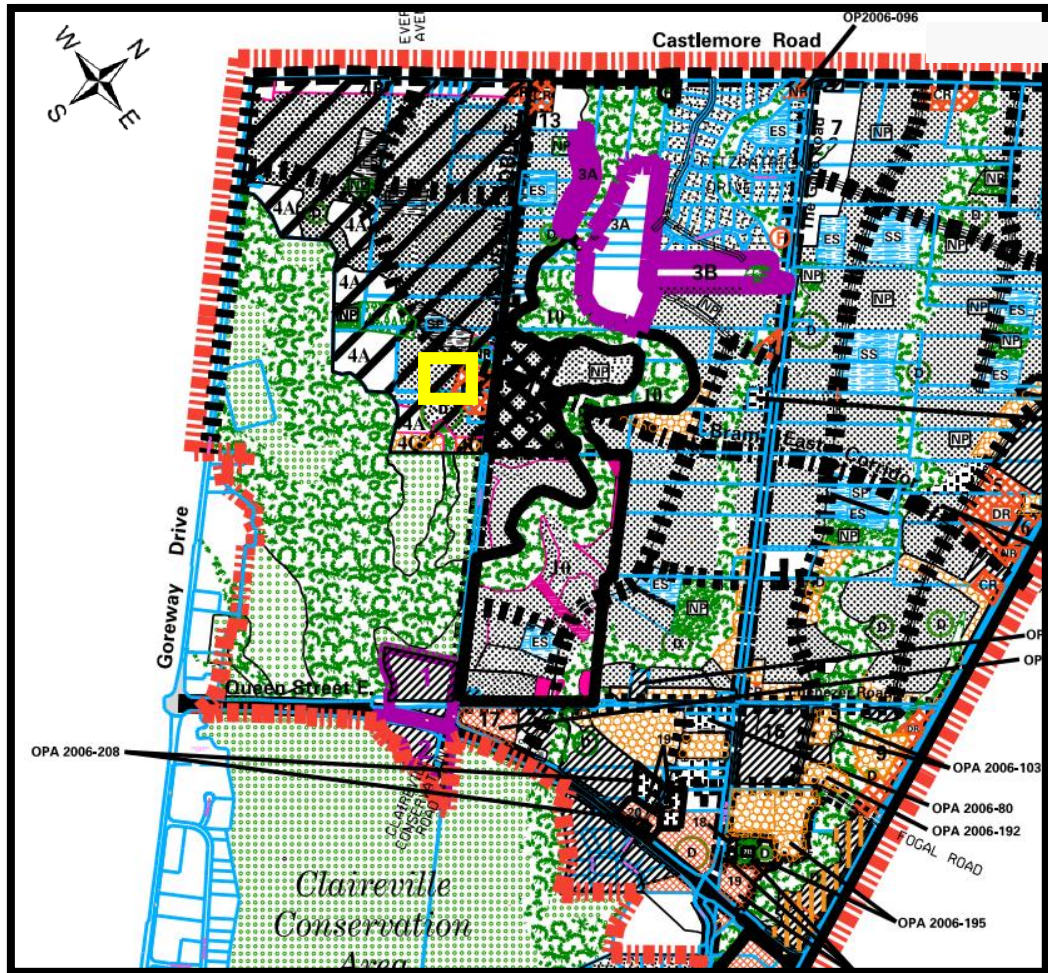
Land Use Designation: “Cluster/ High Density”

Lands designated Cluster/ High Density Schedule SP41(a) are noted as having a maximum density of 125 units per hectare (50 units per acre).

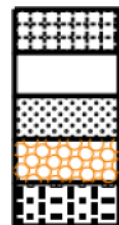
However, City of Brampton Official Plan Policy 4.2.1.2 applies to “new Secondary Plan Areas” on Schedule G, which includes the subject area. The applicable “New Housing Density Mix” permits a maximum density of 200 units/net hectare or 80 units/net acre. Official Plan policies apply in the case of any differing policies.

Any proposal for Cluster and High Density development will have regard for the achievement of acceptable transition and physical integration with lower density forms of development and minimize shadowing and overlook of lower density residential forms.

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



Subject Lands



Estate Residential
Low Density
Low / Medium Density
Medium Density
Cluster / High Density

CURRENT PLANNING CONTEXT: ZONING BY-LAW

Current Zone: Residential Apartment A – Special Section (R4A(3)-2569)

R4A(3)-2569 Land Use Permissions:

- Residential Apartment Building
- Stacked Townhouses exempt from the requirements and restrictions of R3A(3) and R3A(4)
- Offices (Excluding Medical Offices)
- Purposes accessory to permitted uses and other permitted uses.

An amendment to the Zoning By-law is required.



PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “Residential Apartment A – Special Section R4A(3)-2569” to Residential Apartment A Section XXX (R4A-XXXX).

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL APARTMENT A Special Section R4A - XXXX	<ul style="list-style-type: none">• Maximum Building Height: 36 m (10 Storeys)• Maximum no. of Apartment units: 174• Minimum Landscaped Open Space: 39%• Maximum Gross Floor Area shall not apply• Minimum Front Yard Depth: 4m• Minimum Front Yard Depth to a Patio: 1.5m• Minimum Exterior Side Yard Width: 5m• Minimum Rear Yard Depth (landscaping): 3m• FSI: 1.7



KEY ISSUES / CONSIDERATIONS

Land Use Compatibility:

- Compatibility with the adjacent existing low residential neighbourhood. The building design should mitigate shadowing or loss of privacy.

Building Height, Transition and Setbacks:

- Appropriate height, transition, and building setbacks are to be implemented through the Zoning By-Law Amendment process.

Traffic:

- Potential impacts to traffic and levels of service on adjacent roadways.



South-west Perspective

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application

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-2023-0045**.
3. On the **OZS-2023-0045 file page**, click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.

The top screenshot shows the BramPlanOnline login page. It includes a search bar, a 'Home' tab, and a 'Planning' tab. The 'Login' section has fields for 'User Name or E-mail' and 'Password', a 'Login' button, and a 'Remember me on this computer' checkbox. There is also a 'Don't have an account?' link and a 'Register for an Account' link.

The bottom screenshot shows the 'File Info' tab for file OZS-2023-0003. It displays the file name 'OPA ZBA Subdivision' and the status 'In Review-Pre Public Meeting'. Below this, there is a 'Documents' tab and a table of documents.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Phase I Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	47.65 MB	01/25/2023	01/12/2023	Actions ▾
R0_Phase II Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	13.68 MB	01/25/2023	01/12/2023	Actions ▾
R0_Parcel Abstract.pdf	OZS-2023-0003	Initial Documentation	138.66 KB	01/25/2023	01/12/2023	Actions ▾

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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- **Applicant information:**

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Thank you!