

APPLICATION TO AMEND THE OFFICIAL PLAN AND **ZONING BY-LAW**

**To permit the development of a 48-storey mixed-use development with 549 Residential Units and 184
Underground Parking Spaces**

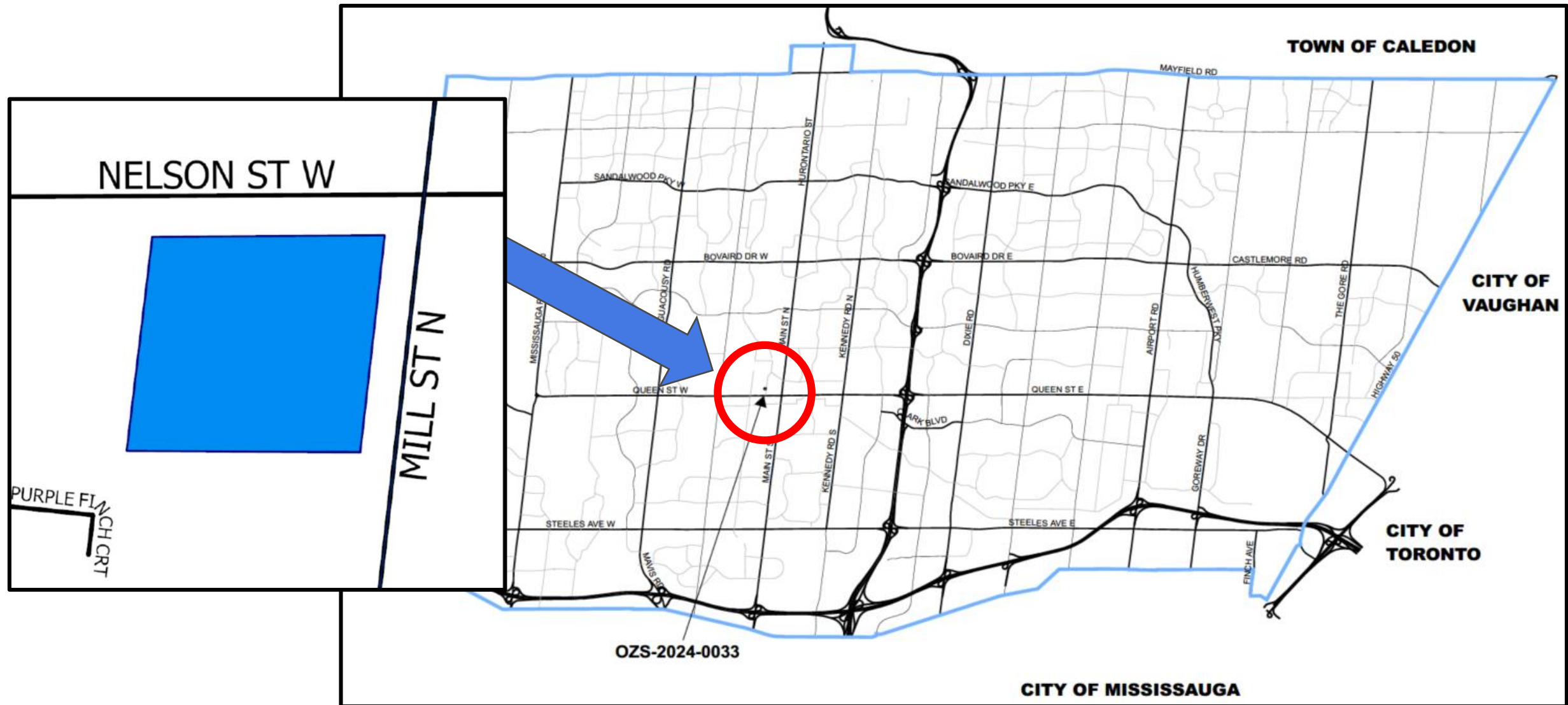
23, 25, 27, 29 Mill Street North & 53 Nelson Street West

City of Brampton File : OZS-2024-0033

Application by:
AMDEV PROPERTY GROUP
WARD : 1

REGIONAL COUNCILLOR: ROWENA SANTOS
REGIONAL COUNCILLOR: PAUL VICENTE

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North:

Nelson Street West, beyond which is low rise residential, lands subject to a Development Proposal for a high-rise mixed-use building, and the Brampton Innovation District GO.

South:

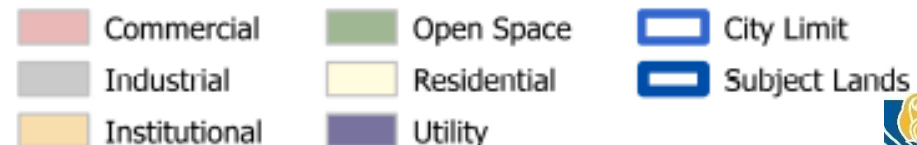
Low-rise residential, beyond which is lands subject to a Development Proposal for a high-rise mixed-use building.

East:

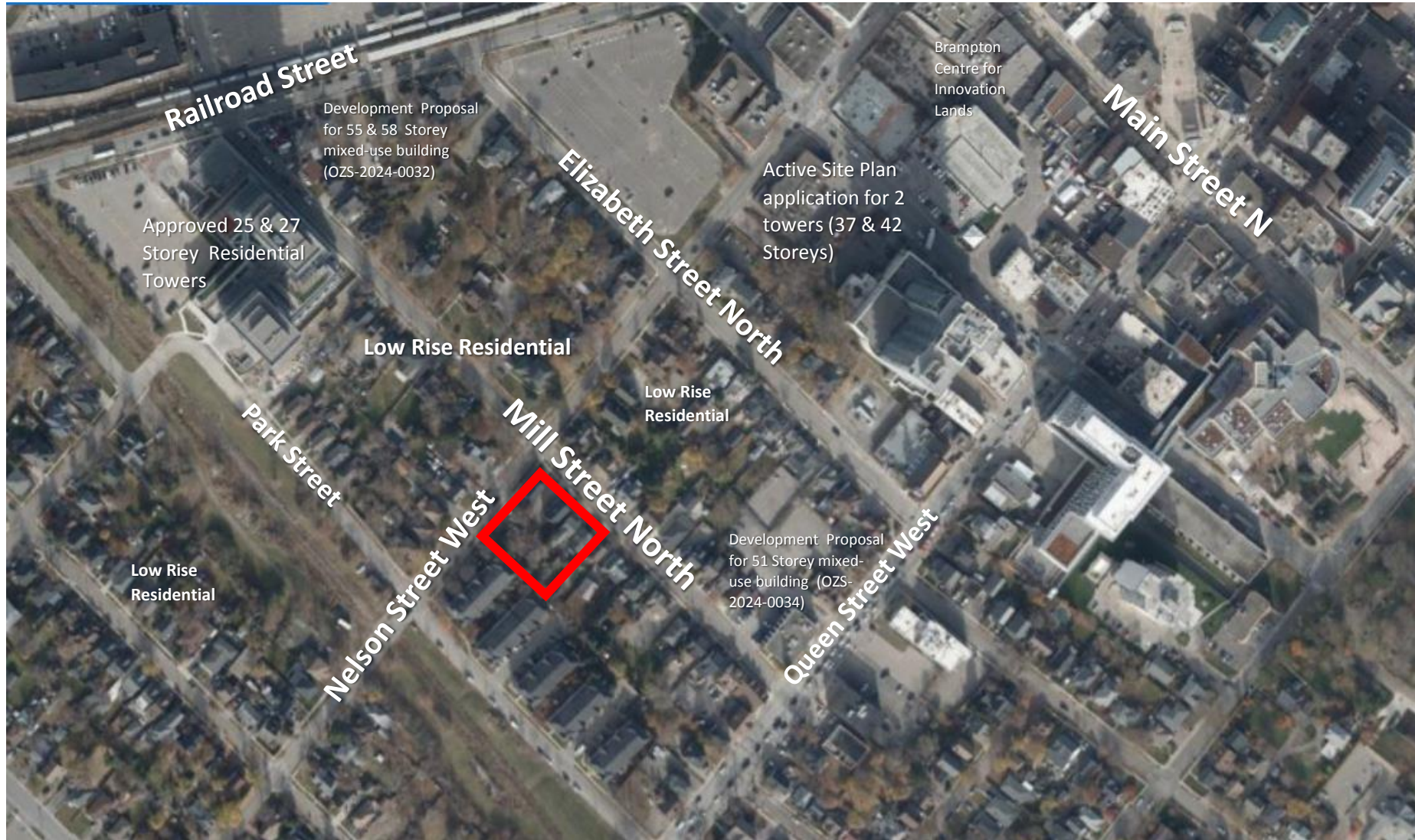
Mill Street North, beyond which is low rise residential dwellings and lands subject to a Development Proposal for a high-rise mixed-use building.

West:

Low rise residential, beyond which is Park Street.



AREA CONTEXT



Subject Lands

SITE VISIT



Street view looking directly
to site from the intersection
of Mill Street North and
Nelson Street West



Street view looking directly
at site from Mill Street North



Street view looking directly
at site from Nelson Street
West

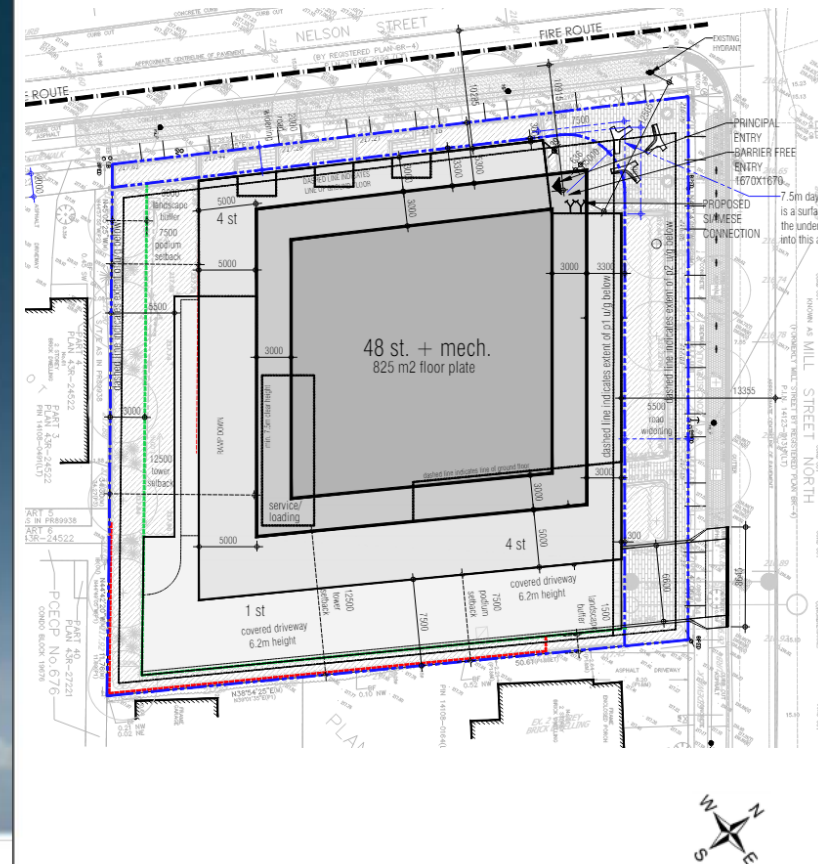
DEVELOPMENT PROPOSAL

An application to amend the Official Plan and Zoning By-law

To facilitate the development of a 48-storey mixed-use building.

Further details include:

- Residential Apartment Units – 549 units
 - 1 Bedroom – 350 units (63.8%)
 - 2 Bedroom – 190 units (34.6%)
 - 3 Bedroom – 9 units (1.6%)
- Total Parking Provided - 184 Parking Spaces
 - 70 Resident Parking Spaces
 - 111 Visitor Parking Spaces
 - 3 Short Term Parking Spaces
- Total Bicycle Parking Spaces Provided – 330 Bicycle Parking Spaces
- Total Proposed Indoor Amenity – 1,534 square metres
- Total Proposed Outdoor Amenity – 960 square metres
- Proposed Floor Space Index – 16.47 (gross), 19.42 (net)
- Potential retail space is being considered



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.

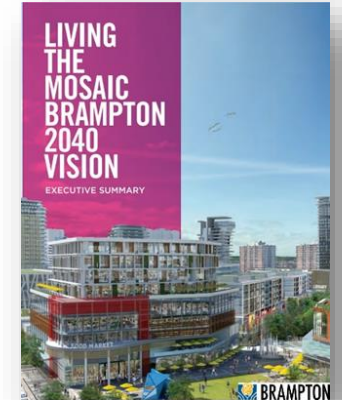
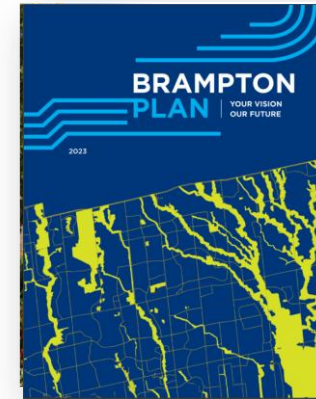
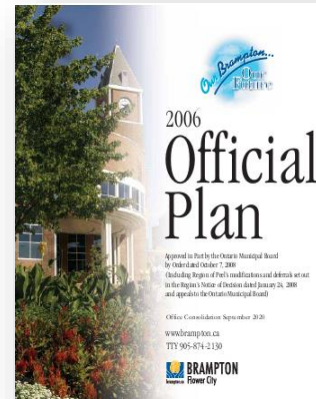
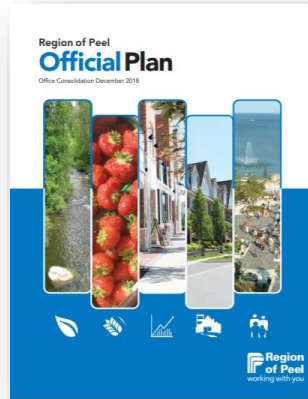
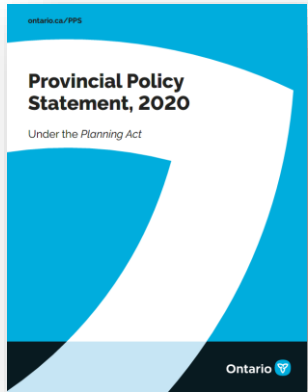


Legend

- Block Plan Boundary
- Property Lines
- Subject Site
- Soft Site Property Lines
- Surrounding Development
- Planned Road Widening Extent
- Existing Buildings - Institutional
- Existing Buildings - Commercial
- Existing Buildings - Mixed Use
- Existing Buildings - Residential
- Applicant Proposal

- Soft Site
- Proposed Mixed Use
- Landscape Open Space
- # Number of Floors
- *# *Conceptual Building Heights
- ←--→ Potential Vehicular Access/Shared Access
- ←--→ Planned Midblock Connection (City)
- Queen St BRT
- Bus Stop
- Brampton GO Station & Bus Terminal
- MTSA Boundary

PLANNING FRAMEWORK SUMMARY



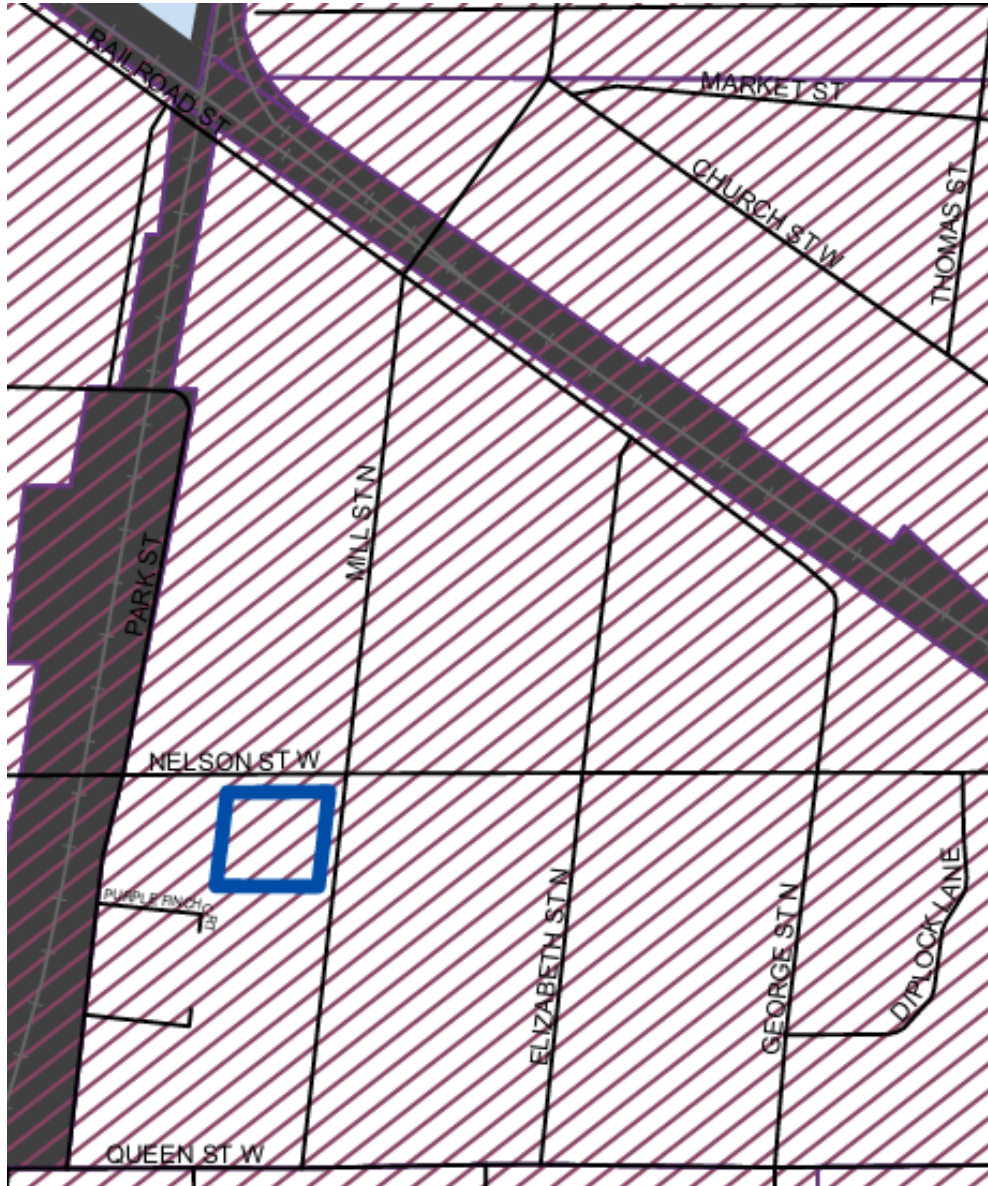
The application will be evaluated based on:

- 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
- Downtown Brampton Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



- **OP Land Use Designation:** Central Area
- **Permitted Uses:** Free-standing or mixed-use development that include a range of office, retail and service activities, residential uses, entertainment and cultural uses, institutional uses, high density employment and major transit infrastructure.
- The property is also located within a Primary Major Transit Station Area (MTSA); conformity with the policies shall be considered.

An amendment to the Official Plan **is required** to facilitate the development.

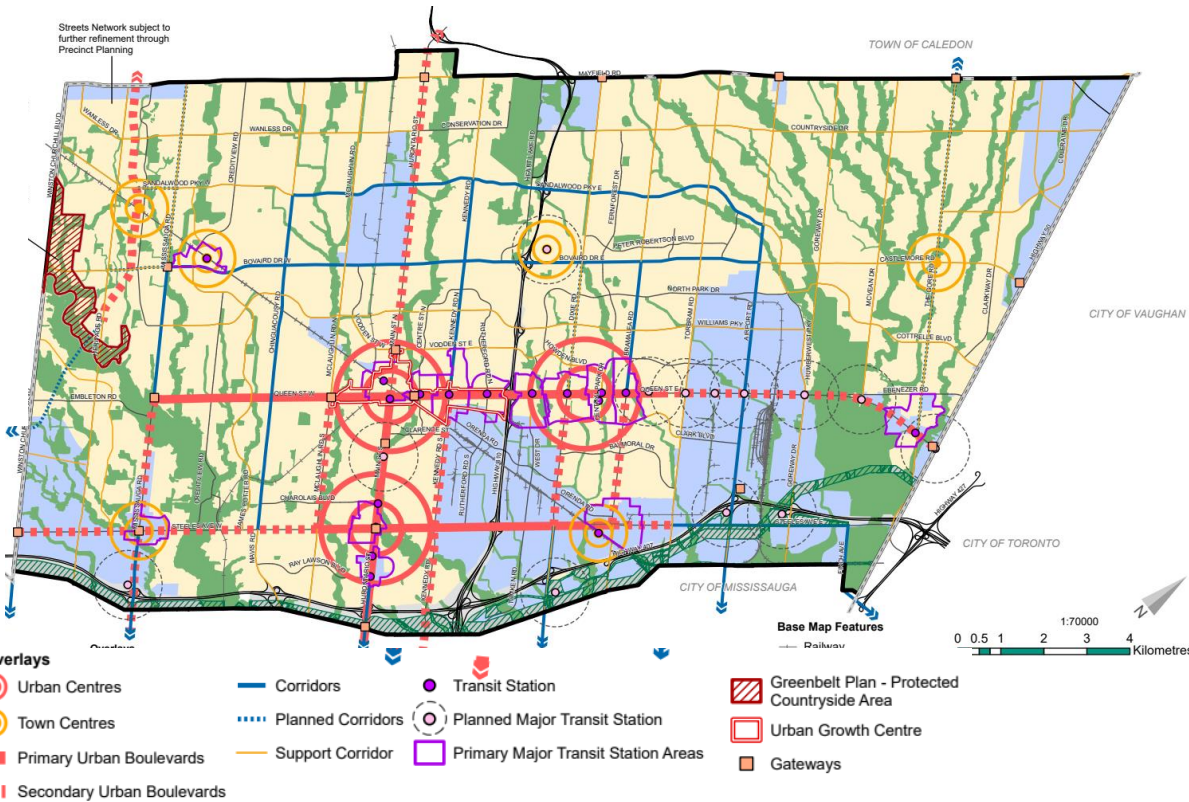
*The new Brampton Plan was recently approved by the Region of Peel on May 9, 2024. An Official Plan Amendment may not be required to facilitate the proposal once the new Official Plan is in force and effect, subject to the appeal period which ends on June 5, 2024.

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

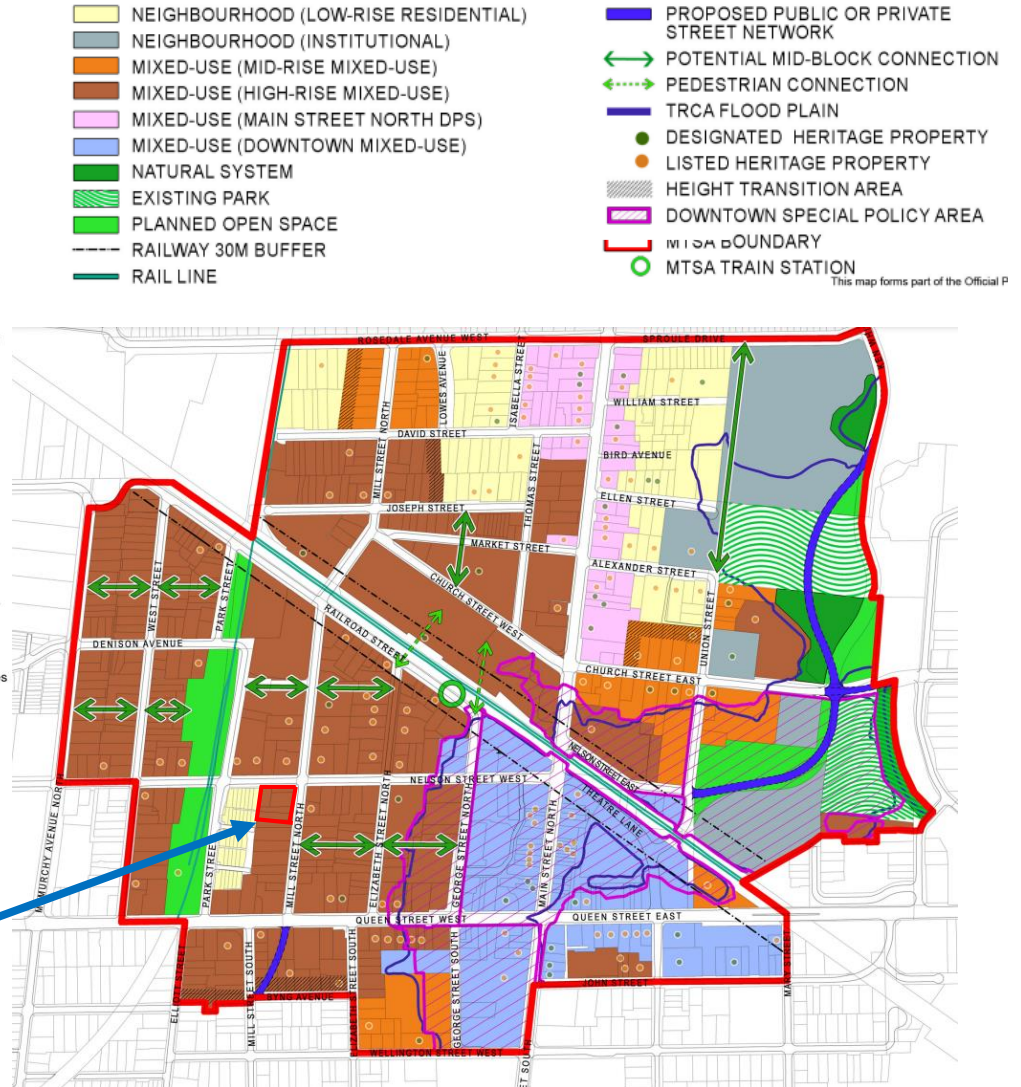


CURRENT PLANNING CONTEXT: Brampton Plan

- The subject site is designated as 'Community Areas', 'Urban Centers', and 'Primary Major Transit Station Areas' on Schedule 1A – City Structure



- The subject site is designated as 'Mixed Use (High-Rise Mixed Use)' on Schedule 13b – Brampton Major Transit Station Areas KIT-3 Brampton GO Land Use Plan



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Downtown Brampton Secondary Plan (Area 7)

Land Use Designation: “Medium Density”

Lands designated Medium Density Lands on Schedule SP7(a) shall be developed to a maximum of 50 units per net residential hectare (15 to 20 units per net residential acre). Typical residential uses associated with the Medium Density designation include block townhouse, street townhouse, quaterplexes, and interlot housing types.









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

*The new Brampton Plan was recently approved by the Region of Peel on May 9, 2024. A Secondary Plan Amendment may not be required to facilitate the proposal once the new Official Plan is in force and effect, subject to the appeal period which ends on June 5, 2024.

**As per the Section 4 of the City’s Major Transit Station Area Implementation Policies in the approved Brampton Plan, until such time as Secondary Plan and/or Precinct Plan policies are implemented for each Primary Major Transit Station Areas, the Major Transit Station Area policies in Chapters 2 and 4 of this Plan take precedent over any land use and minimum density existing Secondary Plan policies.



 Subject Site

RESIDENTIAL		COMMERCIAL	
	Low Density		Central Area Mixed Use
	Medium Density		Service Commercial
	Medium High / High Density		Highway Commercial
			Convenience Commercial
			Office Node



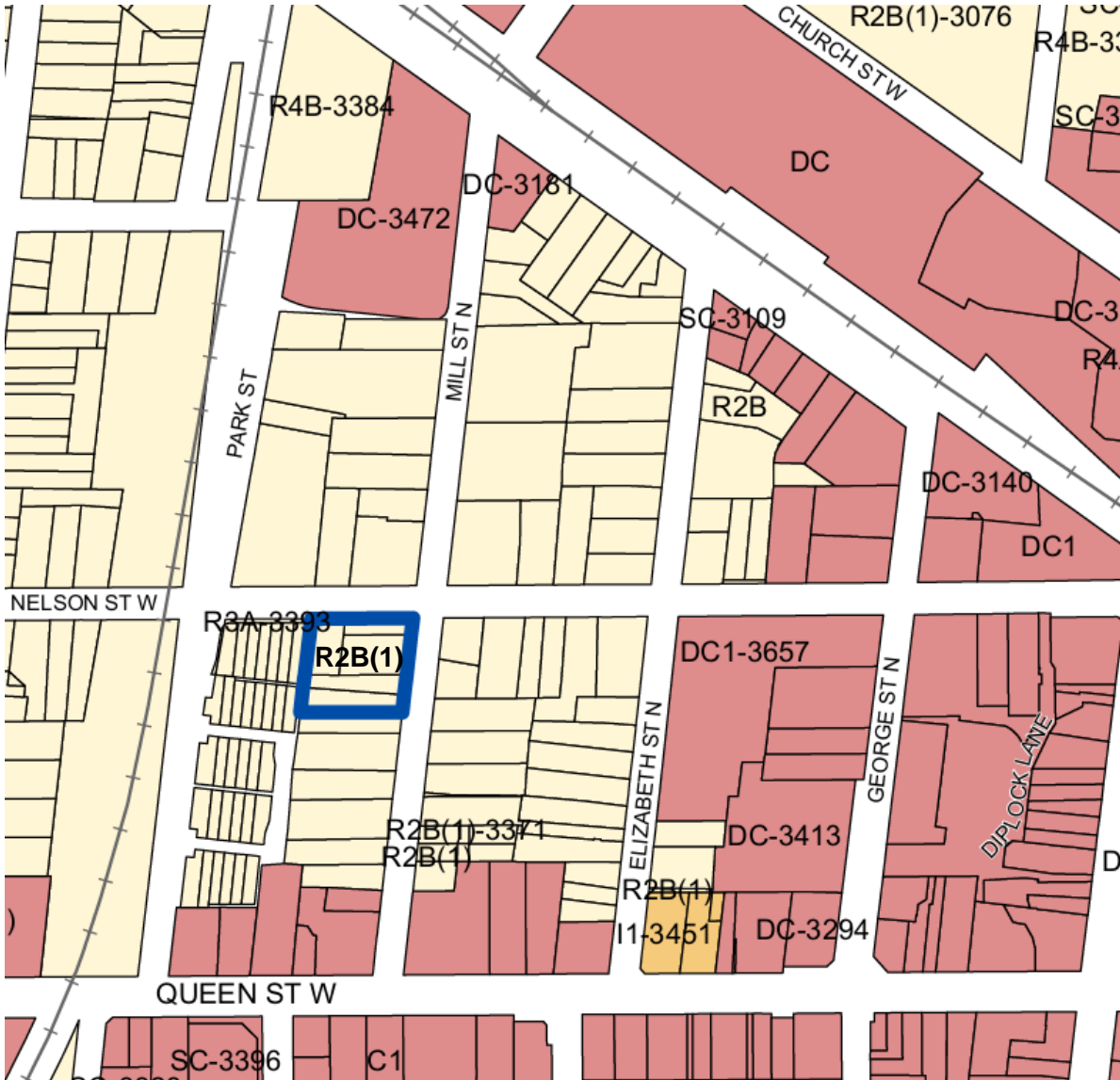
CURRENT PLANNING CONTEXT: ZONING BY-LAW

Current Zone: Residential Extended One Zone R2B(1) Zone

Permitted Uses in the Residential Extended One (R2B (1)) Zone include:

- a single detached dwelling;
- a semi-detached dwelling;
- a duplex dwelling;
- a triplex dwelling;
- a double duplex building;
- a multiple residential dwelling containing no more than 4 dwelling units
- Lodging house
- Supportive housing residence type
- A place of worship
- Accessory uses

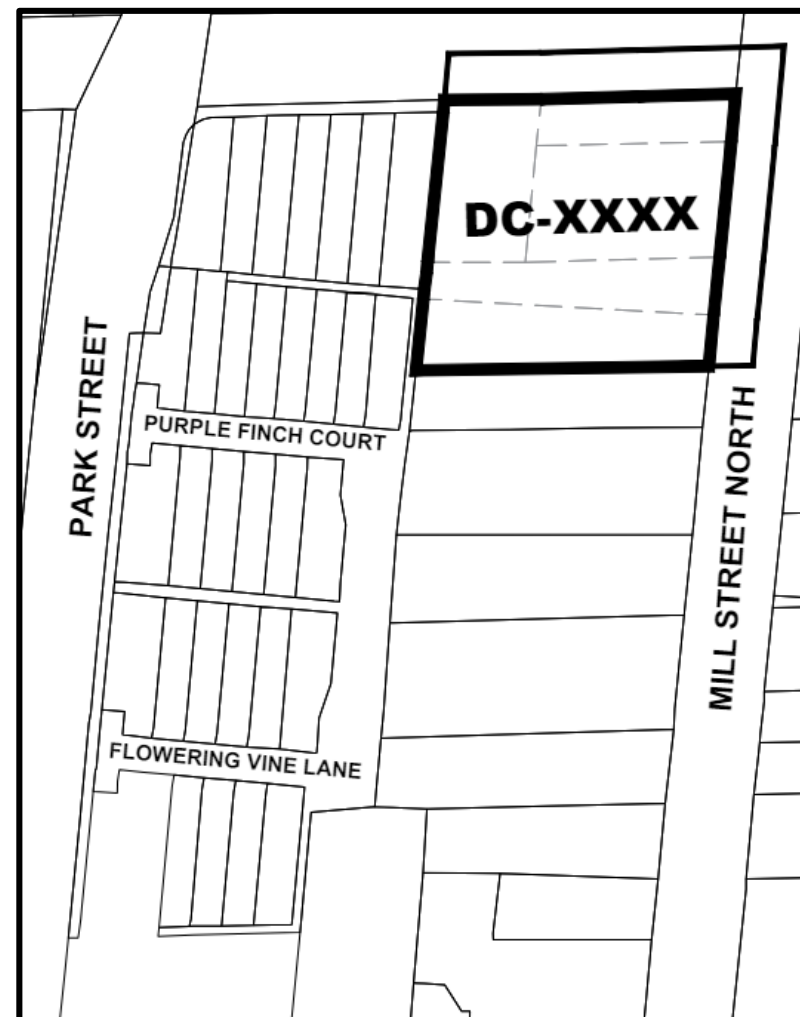
A Zoning By-Law Amendment **is required** to facilitate the development.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from Residential Extended One (R2B (1)) to Downtown Commercial with a Special Section (DC-XXXX).

Proposed Zones	Highlight of proposed Zone
Downtown Commercial – Special Section XXXX (DC-XXXX)	<p>Permitted Uses:</p> <ul style="list-style-type: none">a) An apartment dwellingb) Only in conjunction with an apartment dwelling building or mixed-use development, the uses permitted in the DC Zonec) Purposes accessory to the permitted uses <p>Maximum Floor Space Index (FSI)</p> <ul style="list-style-type: none">a) 20.0 <p>Maximum Tower Floor Plate:</p> <ul style="list-style-type: none">a) 825 sq.m <p>Minimum Parkin Requirement:</p> <ul style="list-style-type: none">a) Resident – no requirementb) Visitor – 0.2 spaces per dwelling unit <p>Maximum Building Height:</p> <ul style="list-style-type: none">a) 155 metres (48 storeys)



(Proposed Zones: Downtown Commercial – Special Section XXXX (DC-XXXX))

KEY ISSUES / CONSIDERATIONS

Land Use Compatibility & Emerging MTSA Framework:

- The subject property is located within the boundaries of the Brampton GO Primary Major Transit Station Area (MTSA), where intensification is planned to occur. Staff are looking to ensure that new buildings are compatible with the existing neighbourhood context while also considering future intensification.

Building Height, Separation, and Setbacks:

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

Tertiary Plan:

- Ensuring the re-development potential of neighbouring parcels within the block are not unreasonably impacted by the proposed development.

Technical Issues:

- Matters such as traffic, servicing (water, sewer, stormwater), wind, shadowing, etc., to be deemed to be appropriate for the development of the area.



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/Cap/CapHome.aspx?module=Planning&TabName=Planning>

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

File Number: OZS-2024-0033

4. On the [OZS-2024-0033 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

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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

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.

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Thank you!