



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
**5/27/2024**

**Date:** 2024-05-13

**File Number:** OZS-2022-0045

**Subject:** **Supplementary Staff Report**  
Application to Amend the Zoning By-law  
(To facilitate a mixed-use development consisting of a 27-storey residential tower with commercial uses at grade and 3-storey townhouses)  
**Golden Gate Castlemore Plaza Limited – Glen Schnarr & Associates Inc.**  
4538 Castlemore Road – Northeast corner of Castlemore Road and The Gore Road  
Ward: 10

**Contact:** Andrew Ramsammy, Development Planner, Development Services & Design

Angelo Ambrico, Manager, Development Services & Design

**Report number:** Planning, Bld & Growth Mgt-2024-432

**RECOMMENDATIONS:**

1. That the report from Andrew Ramsammy, Development Planner, Development Services to the Development Committee Meeting of May 27, re: **Supplementary Staff Report, Application to Amend the Zoning By-law, Golden Gate Castlemore Plaza Limited – Glen Schnarr & Associates Inc., 4538 Castlemore Road, Ward 10**, be received;
2. That the application for Zoning By-law Amendment submitted by Glen Schnarr & Associates Inc. on behalf of Golden Gate Castlemore Plaza Limited be approved on the basis that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in the Recommendation Report in Attachment 2 to this report, and for the reasons set out in the Supplementary Staff Report;
3. That the amendment to the Zoning By-law generally in accordance with the attached Attachment 3 to this report be adopted; and

4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

**OVERVIEW:**

- **The Planning and Development Committee had previously approved this rezoning application via a Recommendation Report (dated February 28, 2024) at the March 18<sup>th</sup>, 2024 Planning and Development Committee meeting. This current Supplementary Recommendation Report is provided to seek the Committee's approval to allow refinements to the proposed residential building/tower to generally facilitate:**
  - **adding commercial gross floor area (1200 sq.m.) on the ground floor of the tower**
  - **increasing building setbacks along The Gore Road and Castlemore Road to accommodate future streetscape improvements.**
  - **limiting the tower floor plate (800 square metre maximum) to result in a slimmer building, that would reduce shadow and wind impacts.**
  - **Allowing the building to maintain the original gross floor area, despite the above noted changes, by permitting a 4-storey increase to the tower height. This results in an increase from 23 storeys to 27 storeys.**
- **Through the processing of this application five (5) written correspondences were received and two (2) members of the public spoke at the statutory public meeting. No delegations or correspondence was received during the March 18<sup>th</sup> Planning and Development Committee meeting.**

**BACKGROUND:**

A staff recommendation report (dated February 28, 2024) that supported the approval of this application was approved by the Planning and Development Committee on March 18<sup>th</sup>, 2024 (refer to Attachment 2). City Staff recommended approval of the application on the basis that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan. There was no additional correspondence received from members of the public at the time of the Recommendation Report.

## **CURRENT SITUATION:**

Following the approval of the prior recommendation report, staff worked with Glen Schnarr & Associates Inc. and Golden Gate Castlemore Plaza Limited to refine the zoning provisions relating to the proposed residential tower. This included further discussion on the following:

- Minimum commercial GFA (ground floor area);
- Setbacks to The Gore Road and Castlemore Road;
- Maximum tower floorplate; and
- Maximum building height.

### ***Minimum Commercial Gross Floor Area***

Through discussions with the applicant, there was a desire to ensure that the ground floor uses of the proposal would activate the streetscape through the inclusion of minimum commercial ground floor area in the by-law, which would accommodate retail space including restaurants and storefronts. At the time of the Recommendation Report, no minimum commercial area on the ground floor was incorporated in the draft by-law. Staff worked with the applicant to include a minimum commercial ground floor area of 1,200 square metres in the proposed by-law (Attachment 3).

### ***Setbacks along Gore Road and Castlemore Road***

To complement the ground floor commercial area required as part of the Zoning By-law, additional building setbacks were contemplated to ensure the proposed high-rise building could provide adequate space for an active street front in order to animate the public realm at the ground floor level. To achieve this, minimum setbacks were established between the City and applicant to accommodate pedestrian traffic, landscaping, patio spaces and other streetscape elements. Staff worked with the applicant and owner to increase the setback requirement along both The Gore Road and Castlemore Road. The setback along The Gore Road has been increased to 3 metres; and the setback along Castlemore Road has been increased to 2 metres. Including these setback requirements will assist to activate the public realm and accommodate the streetscape, which is to be further refined at the site plan stage.

### ***Maximum Tower Floorplate Size***

The original proposal and zoning by-law amendment did not regulate a maximum tower floorplate. After discussion with the City and applicant, a maximum tower floorplate of 800 square metres was supported by both the applicant and City staff to make the tower more slender. Including a maximum 800 sq.m. tower floorplate, excluding balconies, will result in a tower that has less shadow and wind impacts on surrounding areas, maximizes views/sky views, and improves privacy between neighbouring buildings.

### ***Maximum Building Height***

The proposed development originally contemplated a building height of 23 storeys. As a result of the reduction to the maximum tower floorplate and the increased building setbacks, the applicant requested an increased height of 4-storeys to maintain the

proposed gross floor area of the original proposal. This is supported by planning staff and results in an increase in height from 23 storeys to 27 storeys.

### **Summary of Recommendations:**

The noted changes to the residential tower to add commercial uses, increase setbacks, ensure a slimmer building, and modestly increase the height of the building are supported by planning staff. These changes, and the proposal in general, will be consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, for the reasons set out in the Recommendation Report in Attachment 2 to this report, and for the reasons set out in this Supplementary Staff Report;

The report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 3.

### **CONCLUSION:**

Staff is satisfied that the proposed Zoning By-law Amendment represents good planning.

Authored by:

Reviewed by:

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Andrew Ramsammy  
Development Planner, Development  
Services & Design  
Planning, Building and Growth  
Management

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Allan Parsons MCIP, RPP  
Director, Development Services & Design  
Planning, Building, and Growth  
Management

Approved by:

Approved by:

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Steve Ganesh MCIP, RPP  
Commissioner  
Planning, Building and Growth  
Management

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Marlon Kallideen  
Chief Administrative Officer

### **Attachments:**

- Attachment 1 – Concept Plan
- Attachment 1A – Conceptual High Density Elevations
- Attachment 2 – Recommendation Report

- Attachment 3 – Zoning By-law Amendment