

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To facilitate the development of three (3) mixed-use buildings of 8, 9 and 10 storeys in height with a total of 346 residential units.

9379 Clarkway Drive

City of Brampton File : OZS-2024-0039

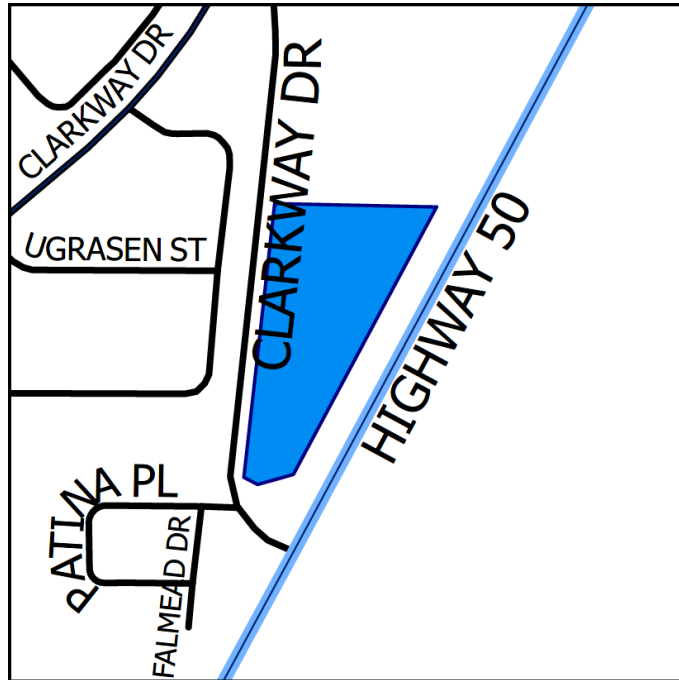
Application by:

BLACKTHORN DEVELOPMENT CORP. on behalf of **1000158200 ONTARIO INC.**

WARD : 10

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
CITY COUNCILLOR / DEPUTY MAYOR: HARKIRAT SINGH

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North:

Existing Residential lands and lands subject to a development proposal for a place of worship.

South:

Existing Residential lands, beyond which is an existing commercial plaza.

East:

Highway 50, beyond which is commercial and industrial lands in the City of Vaughan.

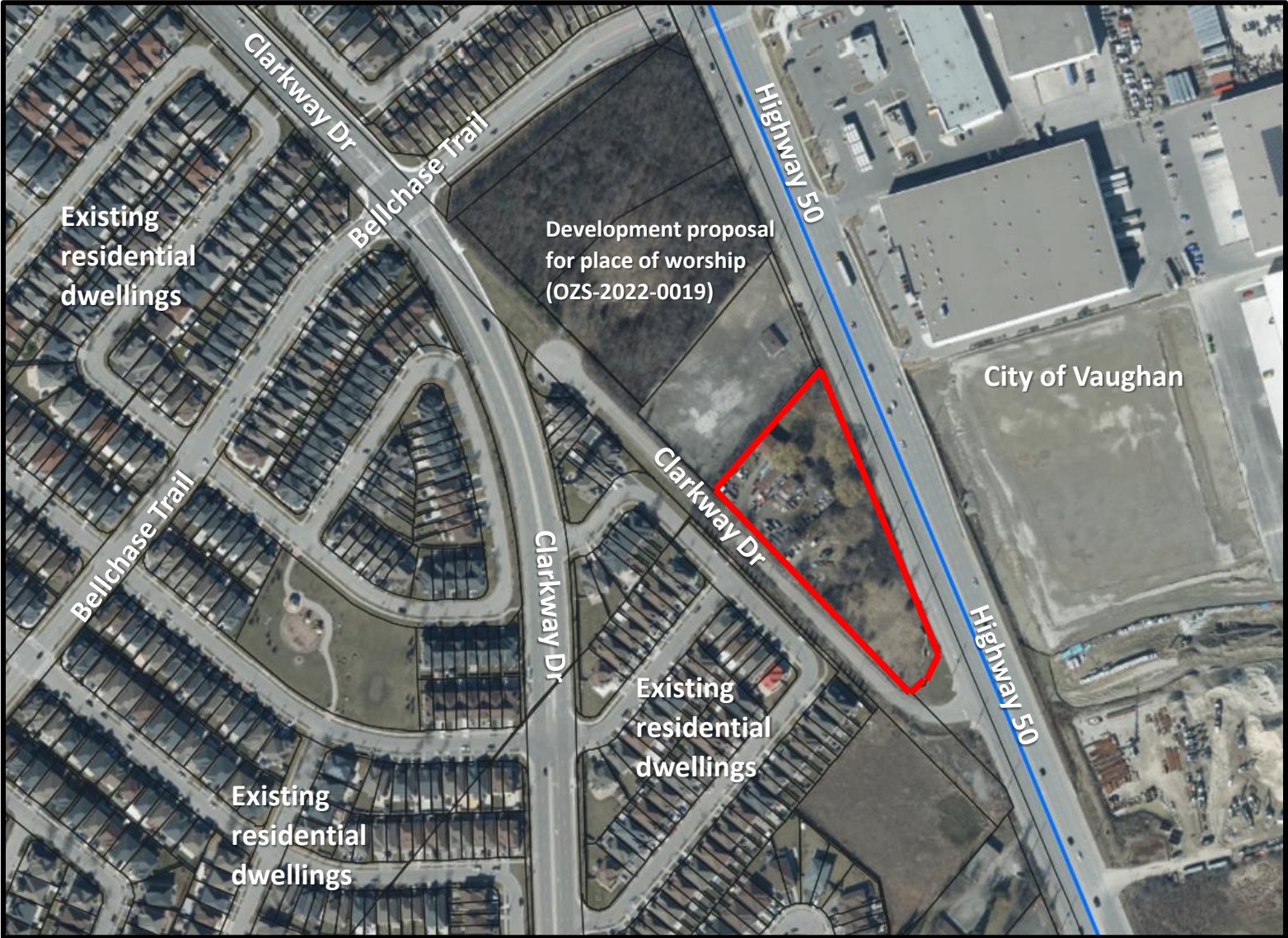
West:

Existing Residential lands.

- Commercial
- Institutional
- Open Space
- Residential
- City Limit
- Subject Lands



AREA CONTEXT



Subject Lands

SITE VISIT



Views of the subject site facing east on Clarkway Drive

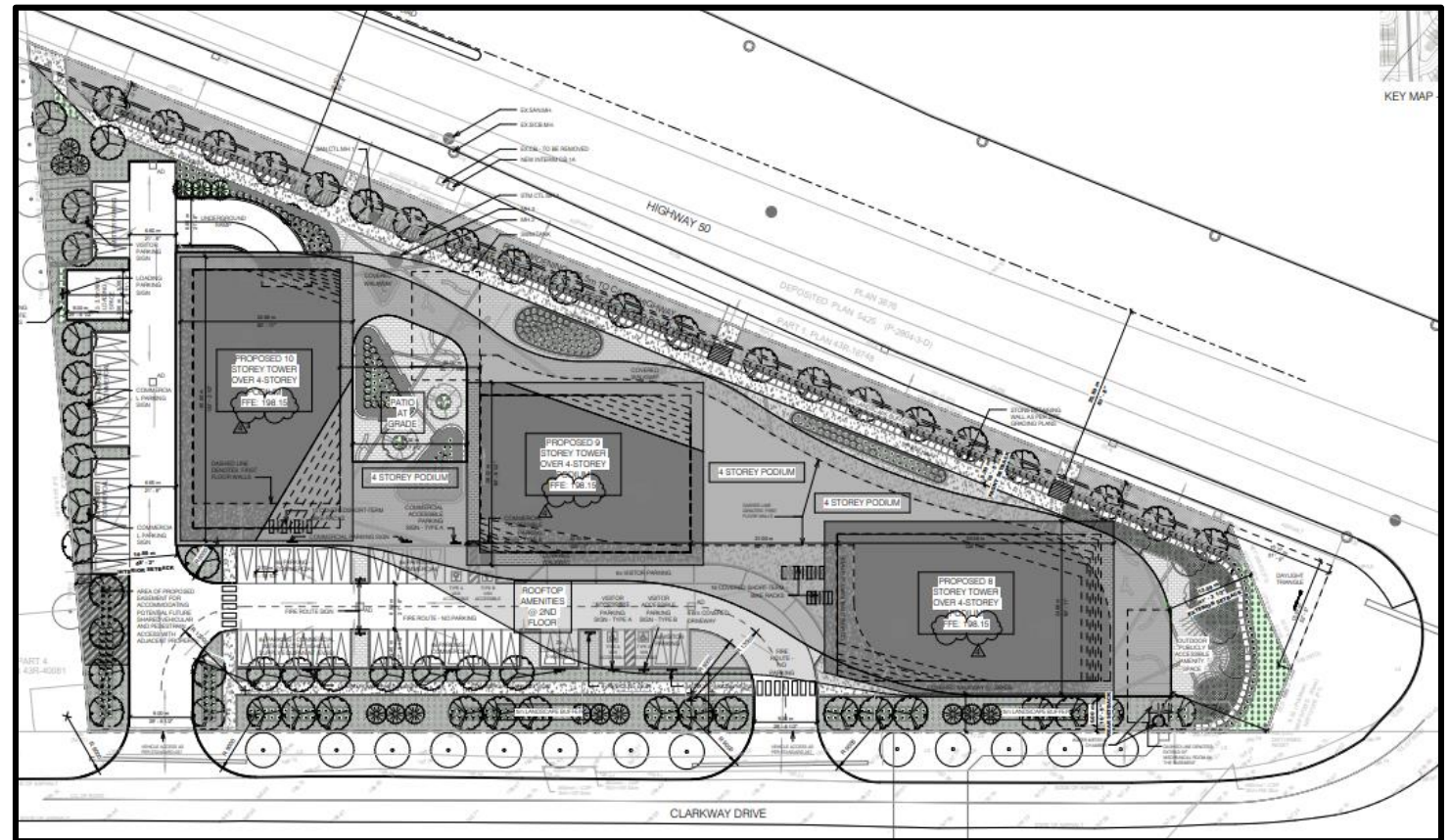
DEVELOPMENT PROPOSAL

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

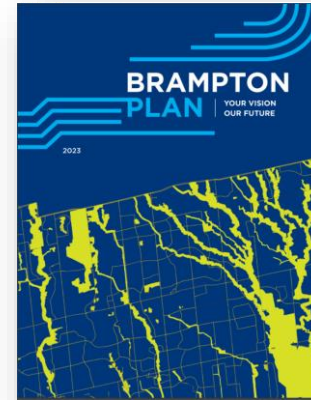
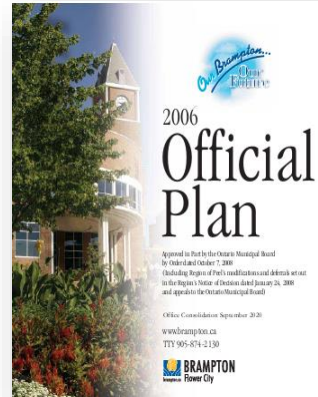
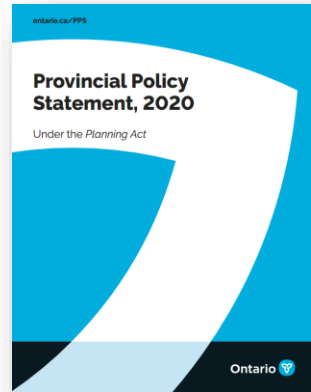
To facilitate the development of three (3) mixed-use buildings of 8, 9 and 10 storeys in height with a total of 346 residential units.

Further details include:

- Residential Apartment Units – 346 units
 - Studio – 15 units
 - 1 Bedroom – 204 units
 - 2 Bedroom – 110 units
 - 3 Bedroom – 17 units
- 387 Parking Spaces:
 - 277 residential parking spaces;
 - 70 visitor parking spaces; and,
 - 40 commercial and office parking spaces.
- The proposed indoor amenity space is 1,201 square metres.
- The proposed outdoor amenity space is 1,212 square metres.
- The proposed gross floor area (GFA) is 28, 518 square metres.
- The proposed Floor Space Index (FSI) is 2.78.
- Two site accesses are proposed from Clarkway Drive.



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)*
- City of Brampton Official Plan
- Bram East Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



-  BUSINESS CORRIDOR
-  RESIDENTIAL
-  OPENSOURCE, UTILITY/OPENSOURCE
-  Subject Lands

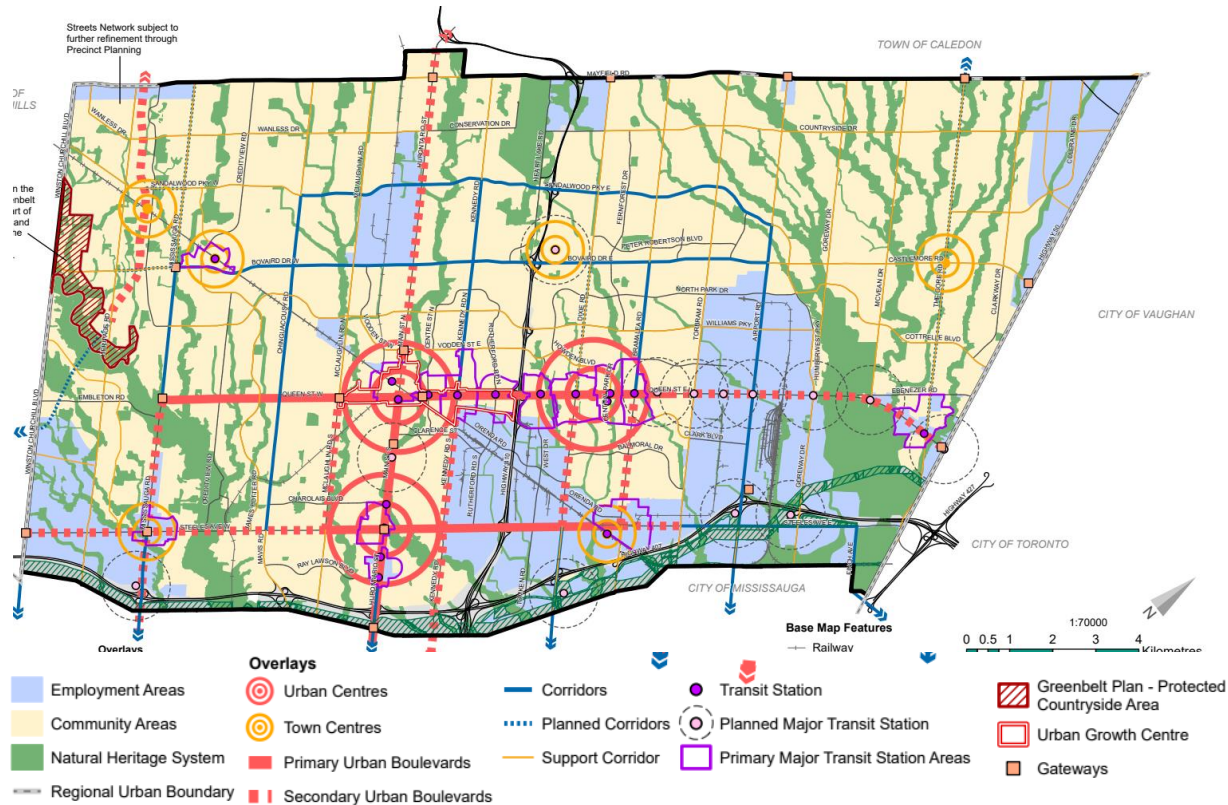
- **OP Land Use Designation:** Residential
- **Permitted Uses:** Free-standing or mixed-use development that include a full range of dwelling types from single-detached houses to high-rise apartments.

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

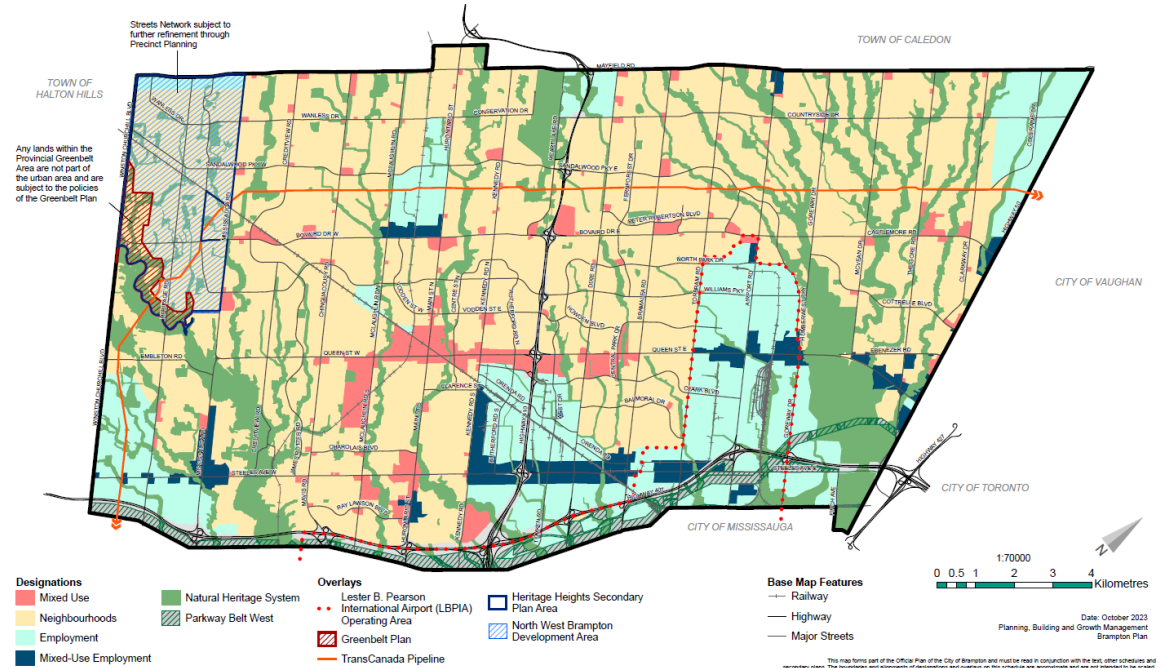


CURRENT PLANNING CONTEXT: Brampton Plan

- Designated 'Community Areas' within Schedule 1A – City Structure of Brampton Plan
- Designated 'Neighbourhoods' within Schedule 2 – Designations of Brampton Plan



Schedule 1A – City Structure



Schedule 2 – Designations

CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Bram East Secondary Plan (Area 41(a))

Land Use Designation: 'Mixed Commercial/Industrial'

Lands designated 'Mixed Commercial/Industrial' are intended to accommodate uses that include but are not limited to motels, restaurants, retail warehousing, automotive sales, service and repair facilities, office or service functions.

An amendment to the Secondary Plan **is required** to facilitate the proposed development.

LAND USE:

- SECONDARY PLAN BOUNDARY

RESIDENTIAL LANDS:

- ESTATE RESIDENTIAL
- LOW DENSITY
- LOW / MEDIUM DENSITY
- MEDIUM DENSITY
- MEDIUM / HIGH DENSITY
- CLUSTER / HIGH DENSITY

EMPLOYMENT LANDS:

- OFFICE NODE
- MIXED COMMERCIAL / INDUSTRIAL**
- DISTRICT RETAIL
- NEIGHBOURHOOD RETAIL
- COMMERCIAL RETAIL
- HIGHWAY / SERVICE COMMERCIAL

ROAD NETWORK:

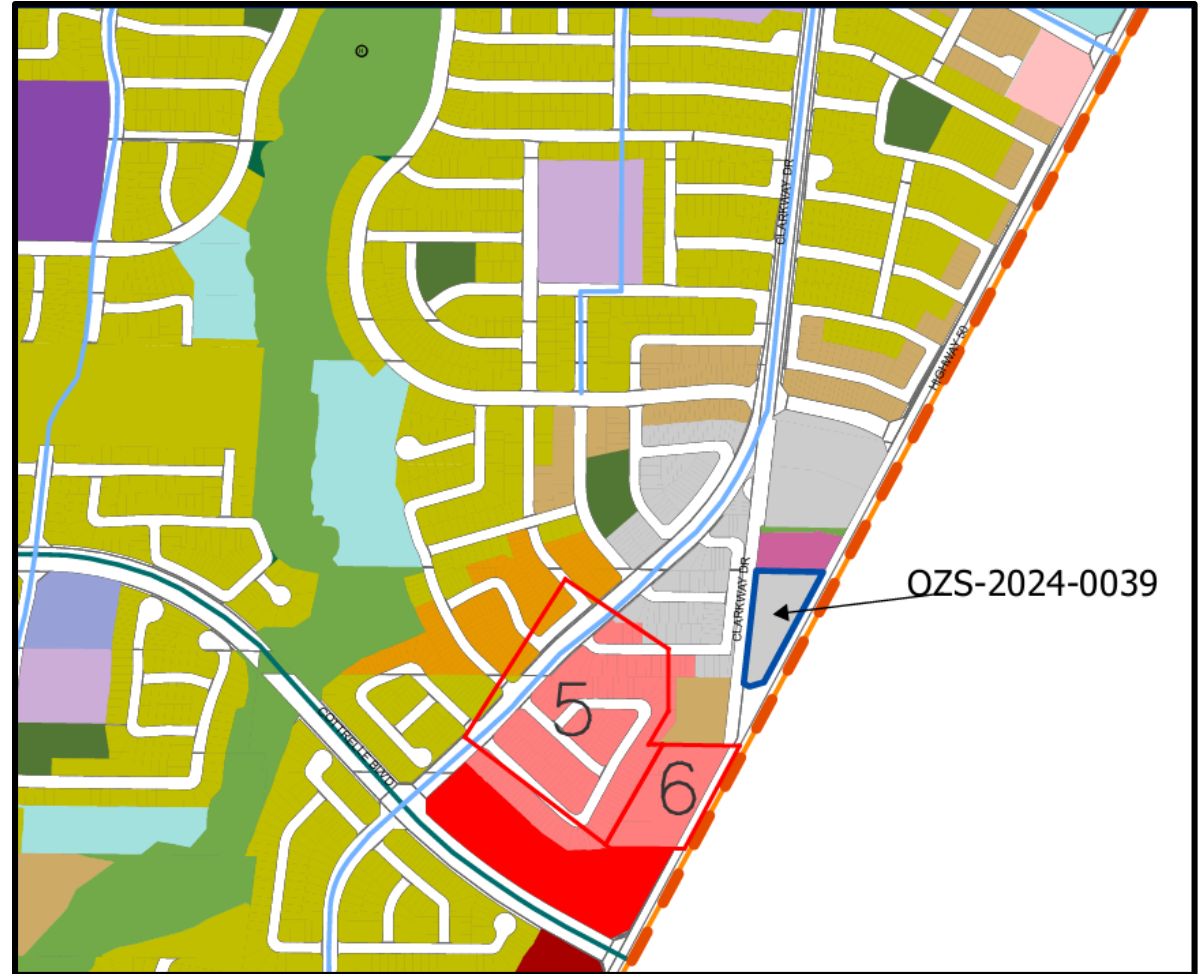
- HIGHWAY
- MAJOR ARTERIAL
- MINOR ARTERIAL
- COLLECTOR ROAD
- LOCAL ROAD

OPEN SPACE:

- VALLEYLAND
- CONSERVATION LANDS
- PRIVATE COMMERCIAL RECREATION
- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- WOODLOT
- STORM WATER MANAGEMENT FACILITY
- CEMETERY

INSTITUTIONAL:

- ELEMENTARY SCHOOL
- SENIOR PUBLIC SCHOOL
- SECONDARY SCHOOL
- PLACE OF WORSHIP
- FIRE STATION
- HERITAGE RESOURCE
- OPA 201 (Woodlands)
- Subject Lands



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Highway Commercial One Special Section 1525 (HC1-1525) Zone & Agricultural (A) Zone

Permitted uses in the Highway Commercial One Special Section 1525 (HC1-1525) Zone include but are not limited to:

- A retail establishment with no outside storage;
- A service shop;
- An office, including the office of a physician, dentist or drugless practitioner;
- Purposes accessory to the other permitted purposes.

Permitted uses in the Agricultural (A) Zone include but are not limited to:

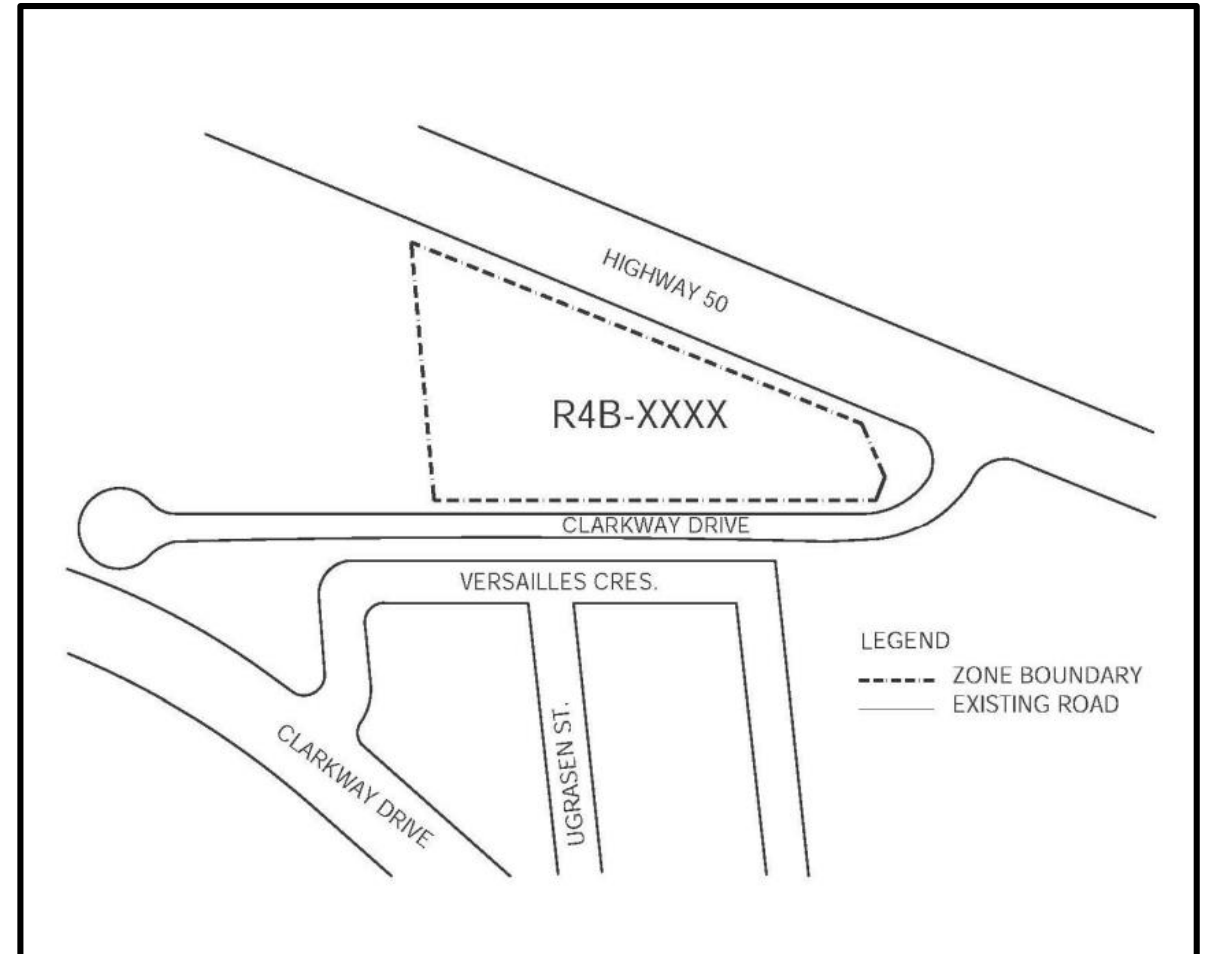
- agricultural purposes;
- a single detached dwelling;
- supportive Housing Residence; and
- Cemetery.

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



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Residential Apartment B (4) – Section XXXX (R4B-XXXX)	<p>Permitted uses:</p> <ul style="list-style-type: none">• An apartment dwelling.• Commercial uses in conjunction with the apartment dwelling. <p>Maximum Building Height:</p> <ul style="list-style-type: none">• 14 storeys <p>Maximum Lot Coverage:</p> <ul style="list-style-type: none">• 45% <p>Minimum Landscaped Open Space:</p> <ul style="list-style-type: none">• 20% <p>Maximum Floor Space Index:</p> <ul style="list-style-type: none">• 2.78



KEY ISSUES / CONSIDERATIONS

- Provides additional housing typologies and density to the area and helps contribute towards Brampton's Housing Pledge.
- Ensuring appropriate height, tower separation, and building setbacks are implemented through the Zoning By-Law Amendment process to minimize any potential impacts to the adjacent low density residential community near Versailles Crescent.
- The need to upgrade (Old) Clarkway Drive as there are currently no sidewalks or pedestrian connection available.



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

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

File Number: OZS-2024-0039

4. On the [OZS-2024-0039 file page](#) click:

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

The image shows two screenshots of the BramPlanOnline web application. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. A CAPTCHA and a 'Remember me' checkbox are also present. The bottom screenshot shows the file details page for 'File OZS-2024-0032: OPA ZBA Subdivision' with a status of 'Submitted'. It features a 'File Info' tab and a 'Documents' section with instructions for document uploads and resubmissions. A table with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action is visible at the bottom.

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.

- City Planner contact:
Chinoye Sunny
Development Planner
City of Brampton
Chinoye.Sunny@brampton.ca
- Applicant contact:
Maurizio Rogato
Blackthorn Development Corp.
mrogato@blackthorncorp.ca

Thank you!