

Application to Amend the Official Plan and Zoning By-law

To permit a mixed-use high-density development concept consisting of 4 buildings with 7 towers ranging from 23 to 43 storeys.

North-East Corner of Queen St. E. and The Gore Rd.
City of Brampton File: OZS-2024-0037

Application by:

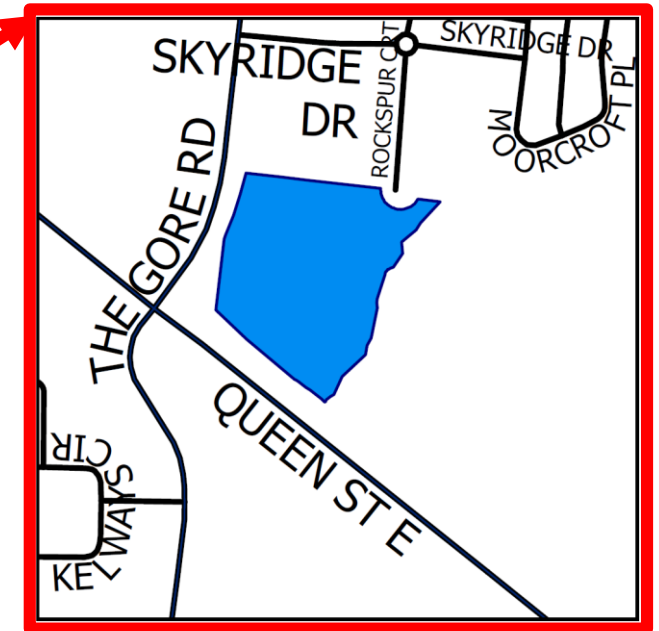
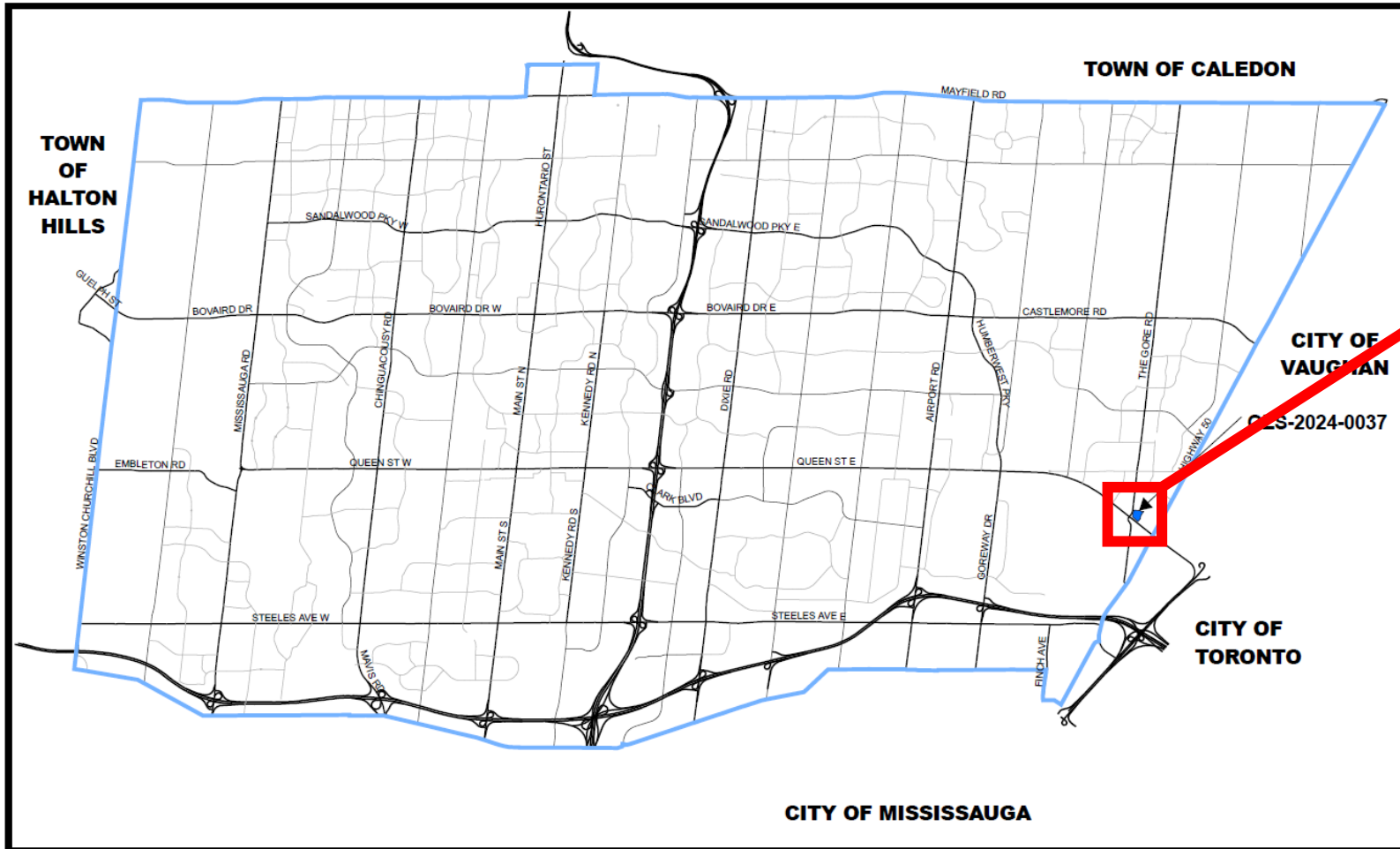
Malone Given Parsons Ltd. on behalf of TACC Holborn (Block 140) Inc.

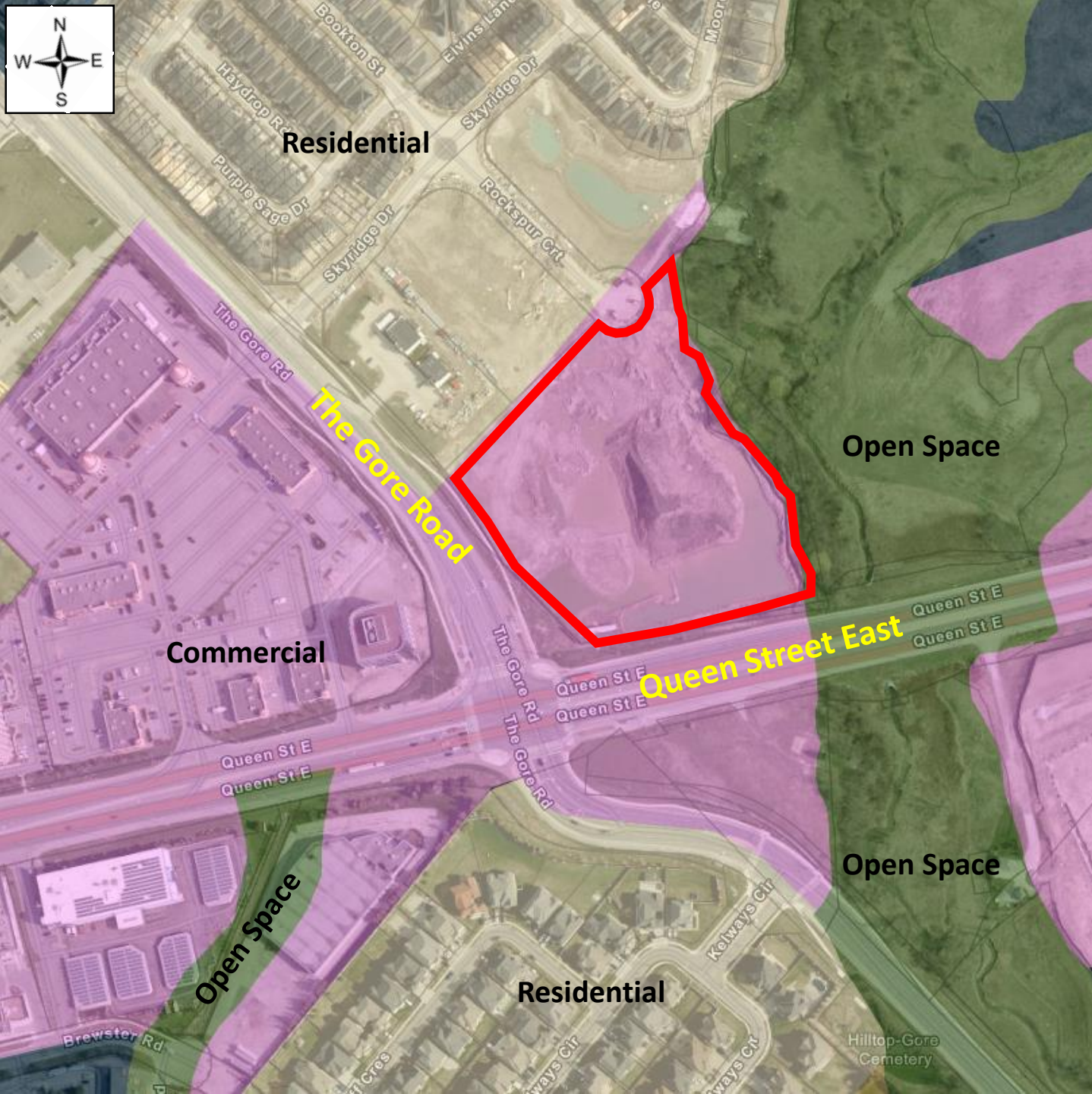
WARD : 8

REGIONAL COUNCILLOR: PAT FORTINI

CITY COUNCILLOR: ROD POWER

Location of Subject Property





Area Context




North: Low density residential in the form of single detached and townhouse dwellings and a high-density residential tower under construction.

South: Low density residential in the form of single detached dwellings.

East: Open space lands regulated by the Toronto and Region Conservation Authority.

West: Commercial uses including grocery store, hotel, restaurant, personal service shops and a convention centre.

LEGEND

-  OFFICE
-  SUBJECT PROPERTY
-  OPENSOURCE
-  BUSINESS CORRIDOR
-  RESIDENTIAL

Aerial Photo



 Subject Lands

Site Photos



View looking east along the west property line

Site Photos

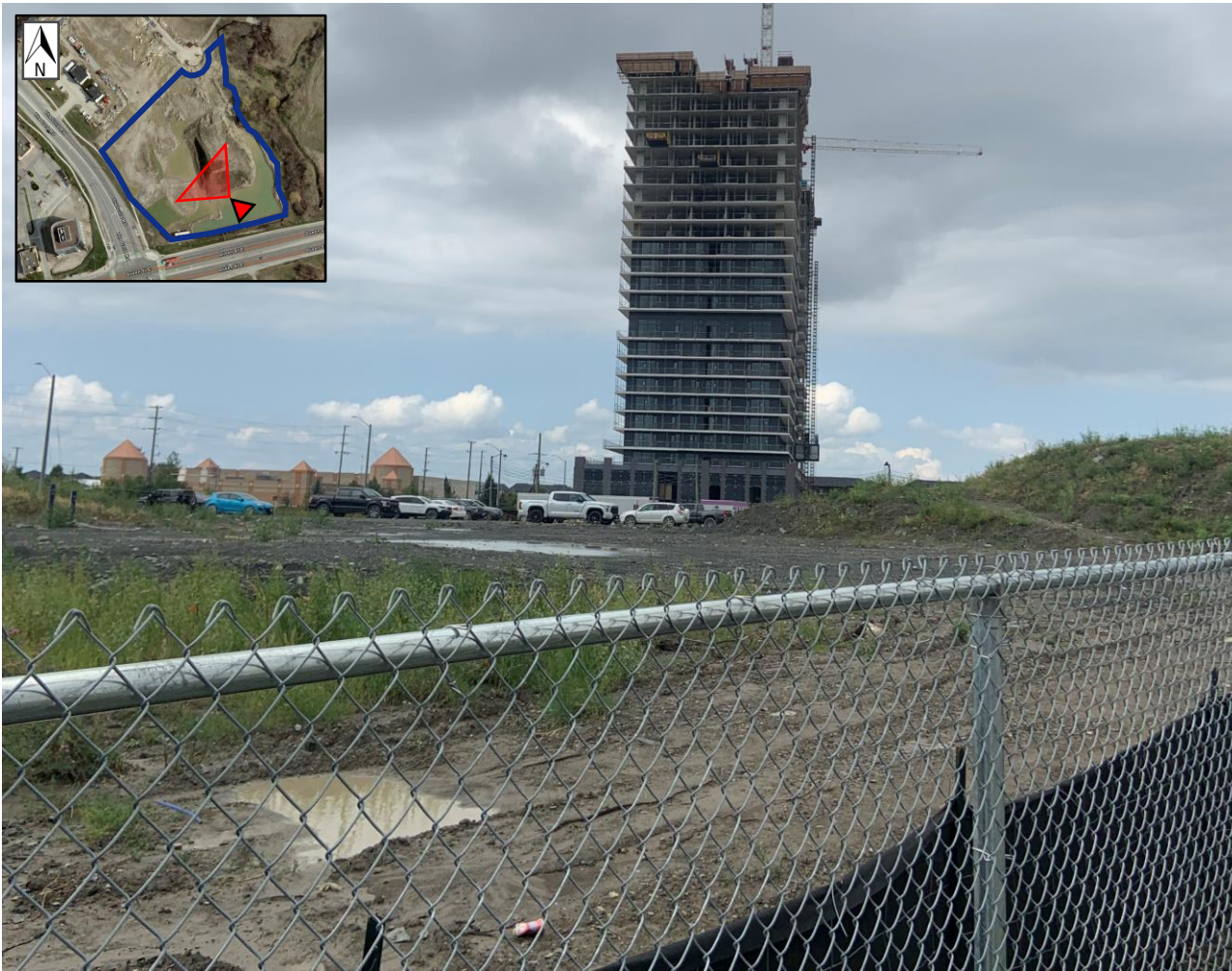


View looking northeast into the subject property



View looking north into the subject property

Site Photos



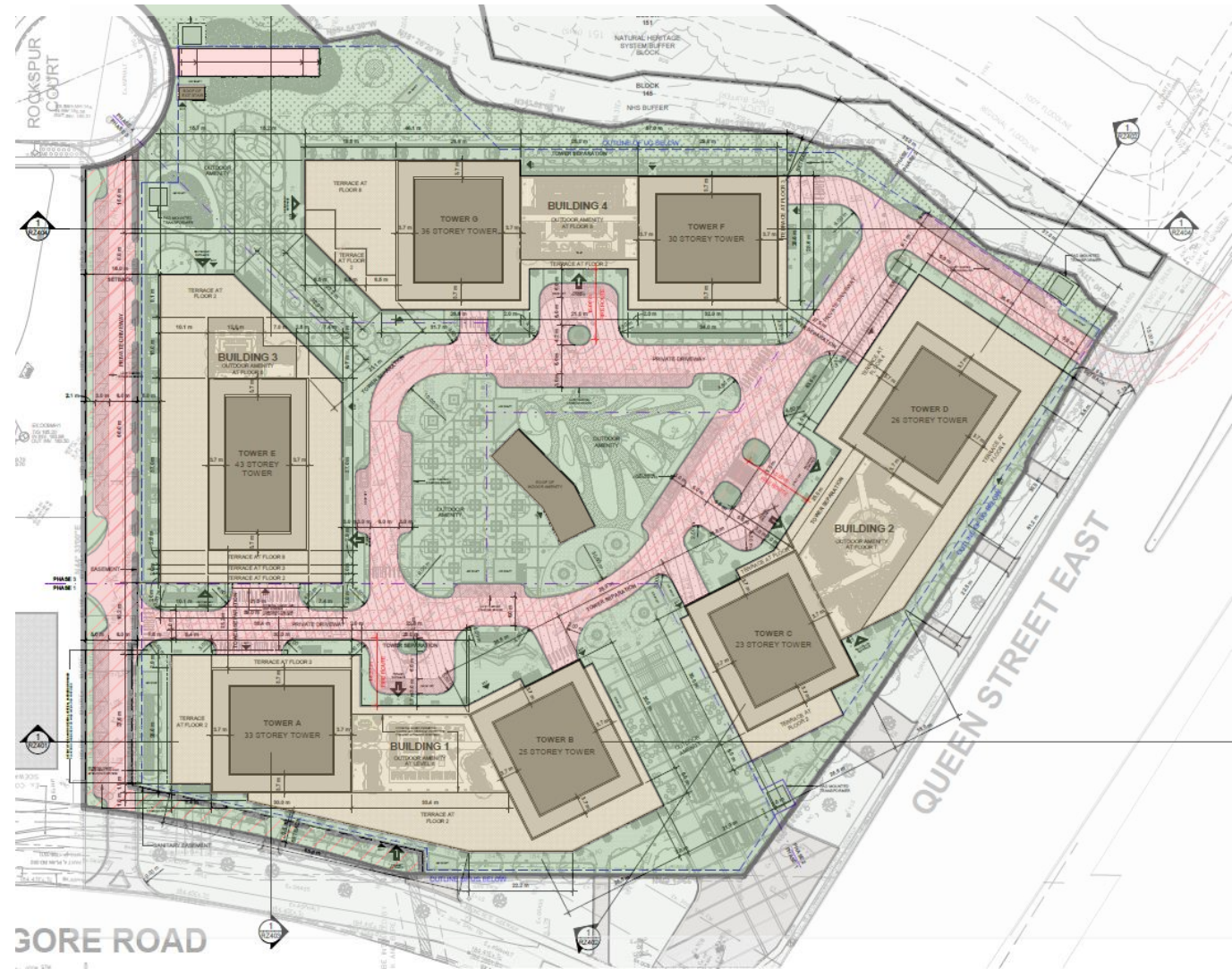
View looking northwest into the subject property

Development Proposal

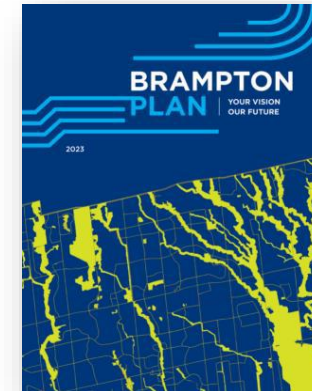
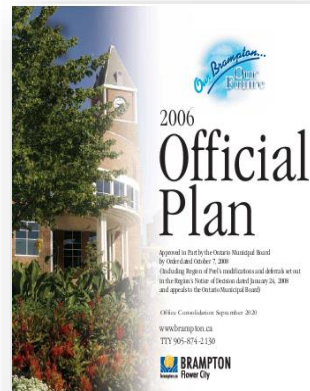
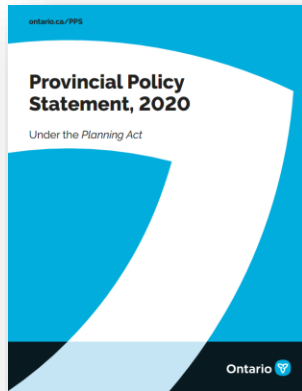
An application to Amend the Official Plan and Zoning By-law:

To facilitate the development of a mixed-use, high-density development consisting of 4 buildings with 7 high-rise mixed-use towers:

- Net Site Area: 3.05 hectares (7.54 acres)
- Gross Floor Area: 173,873 m²
- Floor Space Index: 5.69
- Lot Coverage: 11,861 m² (39%)
- Tower Height: 23-43 storeys
- Residential Units: 2,461
- Retail Space: 3,249 m²
- Office Space: 4,574 m²
- Amenity Space: 6,221 m² (indoor & outdoor)
- Underground Parking (3 levels)
 - Vehicular spaces – 1,959 (incl. 352 Visitor)
 - Accessible Spaces – 50
 - Bicycle Spaces – 530 (incl. 106 visitor)



Planning Framework Summary



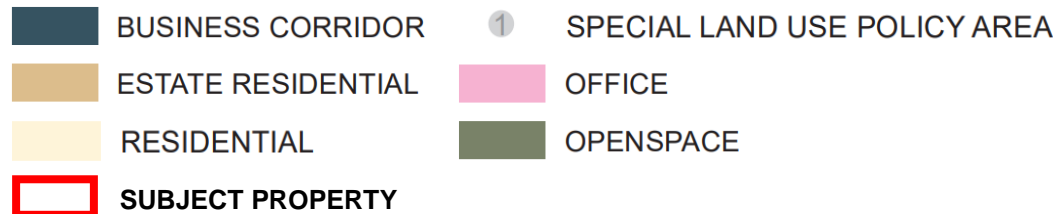
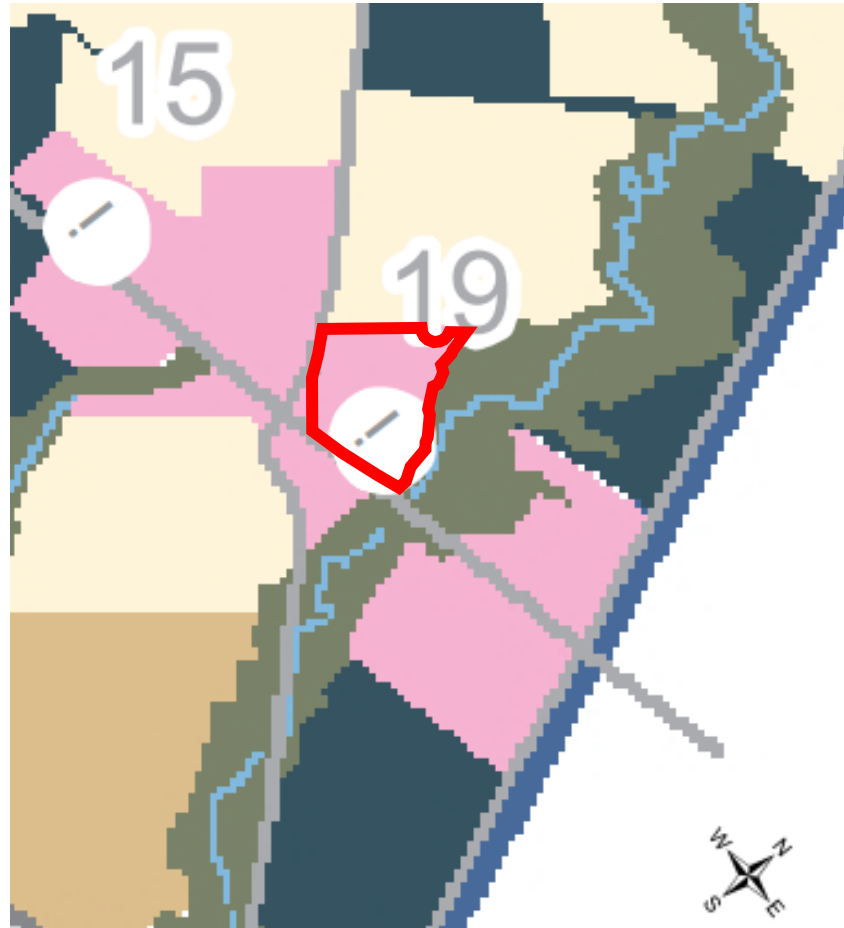
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Bram East Secondary Plan (Area 41)

Also following the principles of:

- Brampton 2040 Vision

Current Planning Context: Official Plan (2006)



OP Land Use Designation: Office, Special Policy Area 19

Permitted Uses: A range of employment, office and retail uses are permitted including compatible:

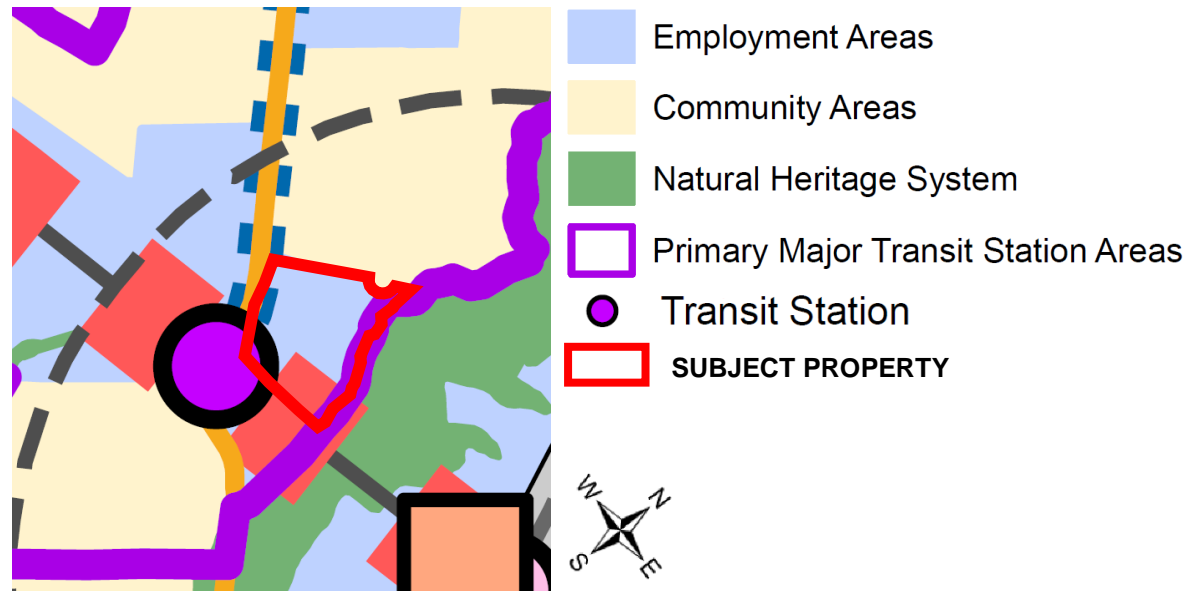
- Major Office, business, professional or administrative offices,
- hotels, motels, and convention centres,
- Accessory, personal service and convenience retailing
- food and beverage establishments
- recreation, public and institutional uses
- business support activities.
- Limited multiple residential uses subject to area compatibility

SP#19: mixed-use development that may include a full range of offices, retail and service activities, institutional uses, and multiple residential uses. The provision of a minimum of 860 office jobs is required.

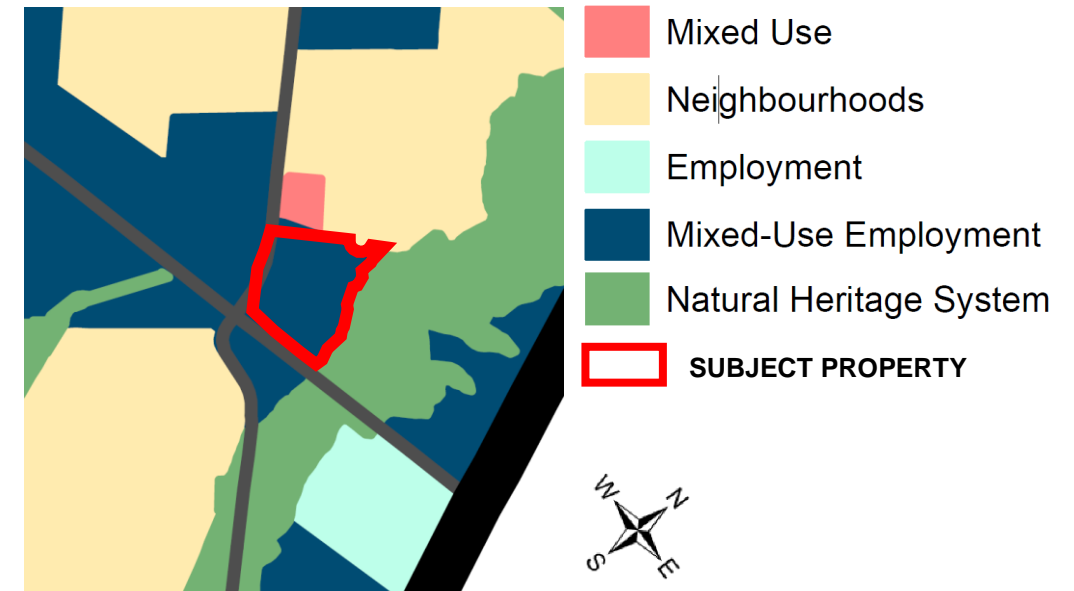
An amendment to the Official Plan **is not required**.

Current Planning Context: Brampton Plan (2023)

- Designated '*Employment Areas*' within Schedule 1A – City Structure of the Brampton Plan
 - Generally permits light and heavy industrial, commercial, waste management and related accessory uses
- Designated '*Mixed-Use Employment*' within Schedule 2 – Designations of the Brampton Plan
 - Generally permits a broad range of employment, employment-supportive uses including Major Office, commercial uses, service uses, light industrial, and public facilities. Residential uses are permitted within Major Transit Station Areas.



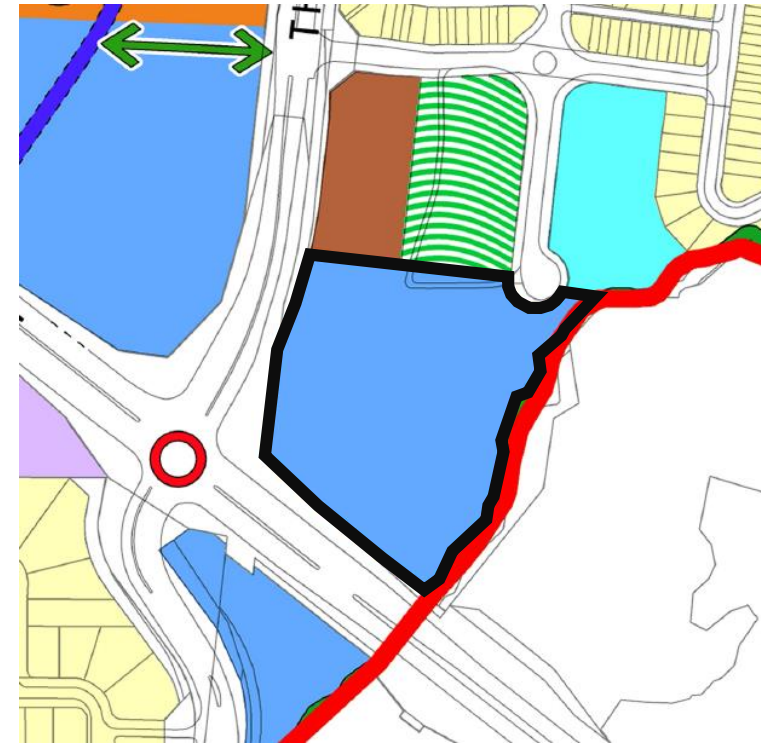
Schedule 1A – City Structure















Schedule 2 – Designations

Current Planning Context: Brampton Plan (2023)

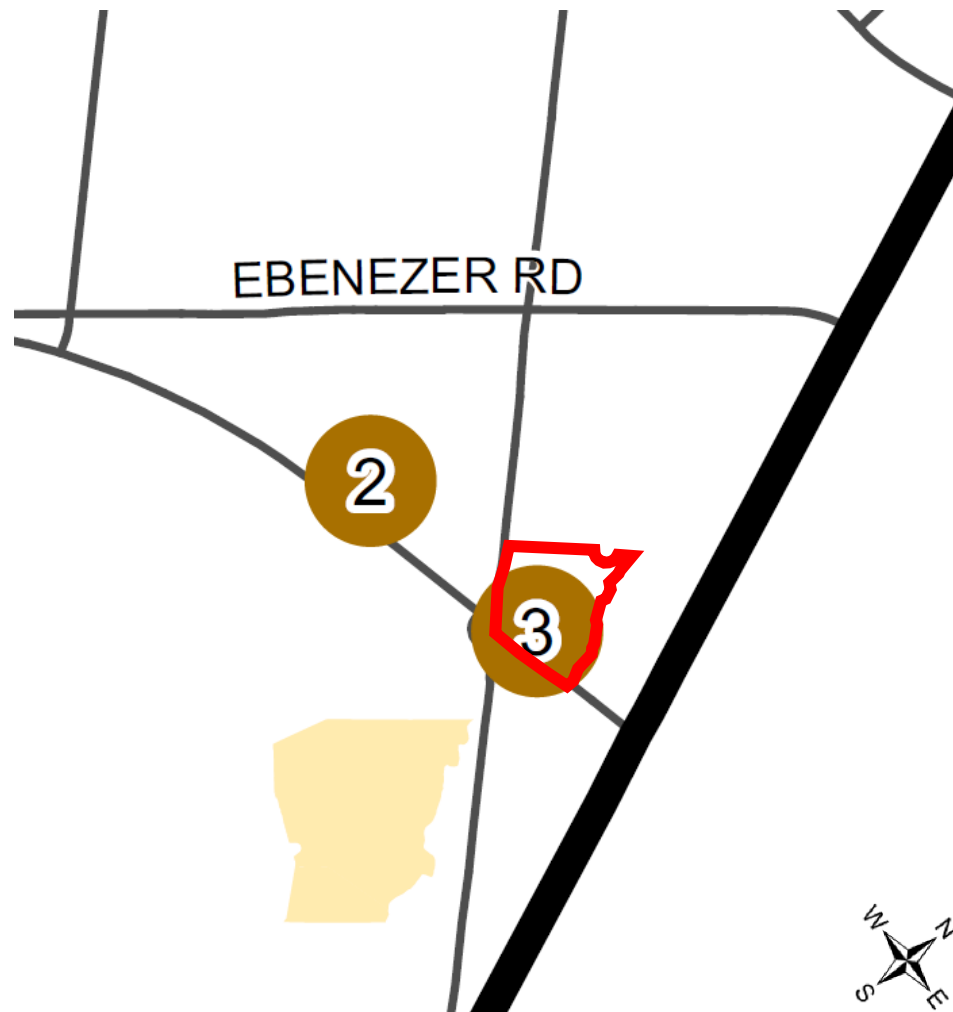
- Designated ‘Mixed-Use Employment (Office Mixed-Use)’ within The Gore Major Transit Station Area in Schedule 13K – MTSA QUE-14 of the Brampton Plan
 - Permits the integration of Employment Areas with non-employment uses to develop vibrant, mixed-use areas, and innovation hubs. This includes new residential uses without the need of a Municipal Comprehensive Review.
 - Permits primarily Major Office uses such as advanced manufacturing, aerospace, innovation, technology, research, health, education, pharmaceutical and other uses. Secondary uses including retail, commercial, restaurants, personal service, social services and day care. Sensitive uses including mid-rise and high-rise residential uses.
- The MTSA has been approved but some aspects of the Gore MTSA land use plan were appealed.
- Issues of land use compatibility will be addressed through future secondary plan policies.




Schedule 13K – The Gore MTSA

	NEIGHBOURHOOD (LOW-RISE RESIDENTIAL)		POTENTIAL MID-BLOCK CONNECTION
	MIXED-USE (MID-RISE MIXED-USE)		STORMWATER MANAGEMENT POND
	MIXED-USE (HIGH-RISE MIXED-USE)		MTSA BOUNDARY
	MIXED-USE EMPLOYMENT (OFFICE MIXED-USE)		MTSA STATION
	EMPLOYMENT (PRESTIGE INDUSTRIAL)		SUBJECT PROPERTY
	NATURAL SYSTEM		
	EXISTING PARK		

Current Planning Context: Brampton Plan (2023)



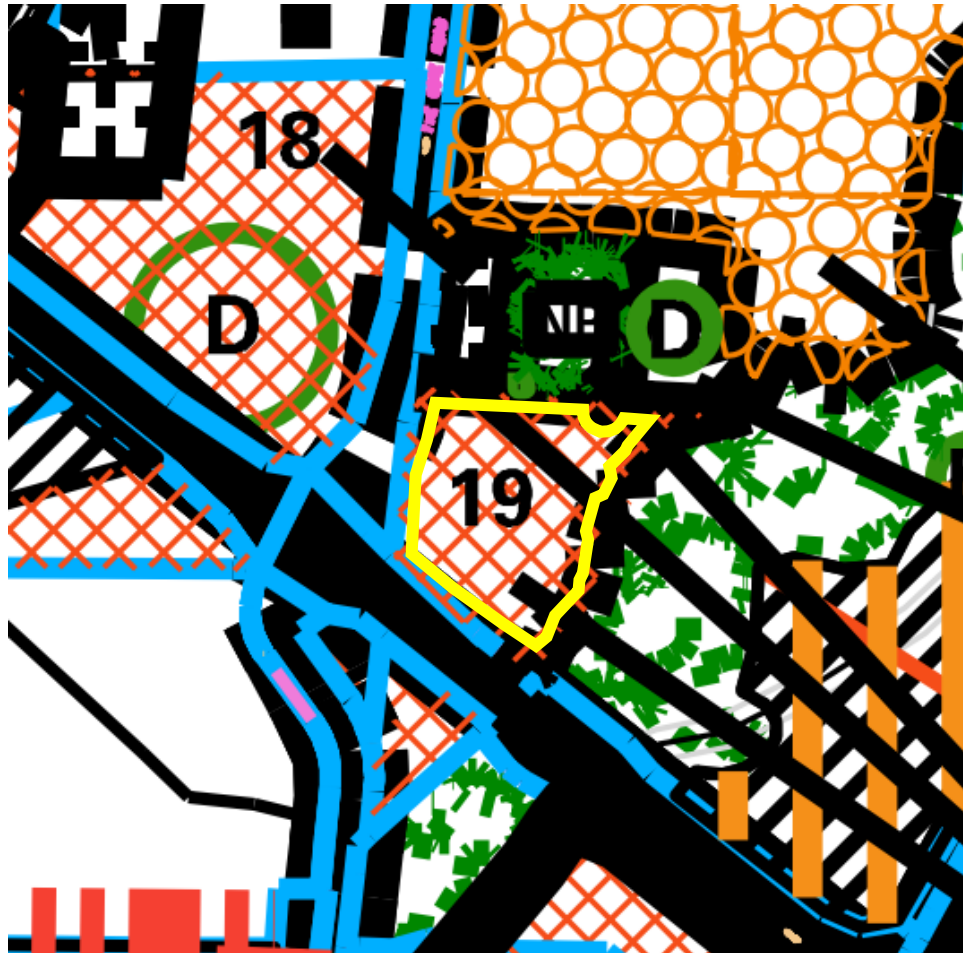
Schedule 12 – Site and Area Specific Policies

-  Special Land Use Policy Areas
-  SUBJECT PROPERTY

- Designated ‘*Special Policy Area 3*’ within Schedule 12 – Site and Area Specific Policies of the Brampton Plan
 - Subject lands are intended to maintain higher order, higher density employment uses within the ‘*Mixed-Use Employment*’ designation. This includes accommodating a minimum of 860 jobs.
 - Permits complementary commercial and business support uses located within office buildings.
 - Minimum height of 3 storeys for buildings fronting The Gore Road and Queen Street East.
 - Intensification will be focused at the intersection of The Gore Road and Queen Street East.

An amendment to the Brampton Plan **is required**.

Current Planning Context: Secondary Plan



Bram East Secondary Plan (Area 41)

Land Use Designations:

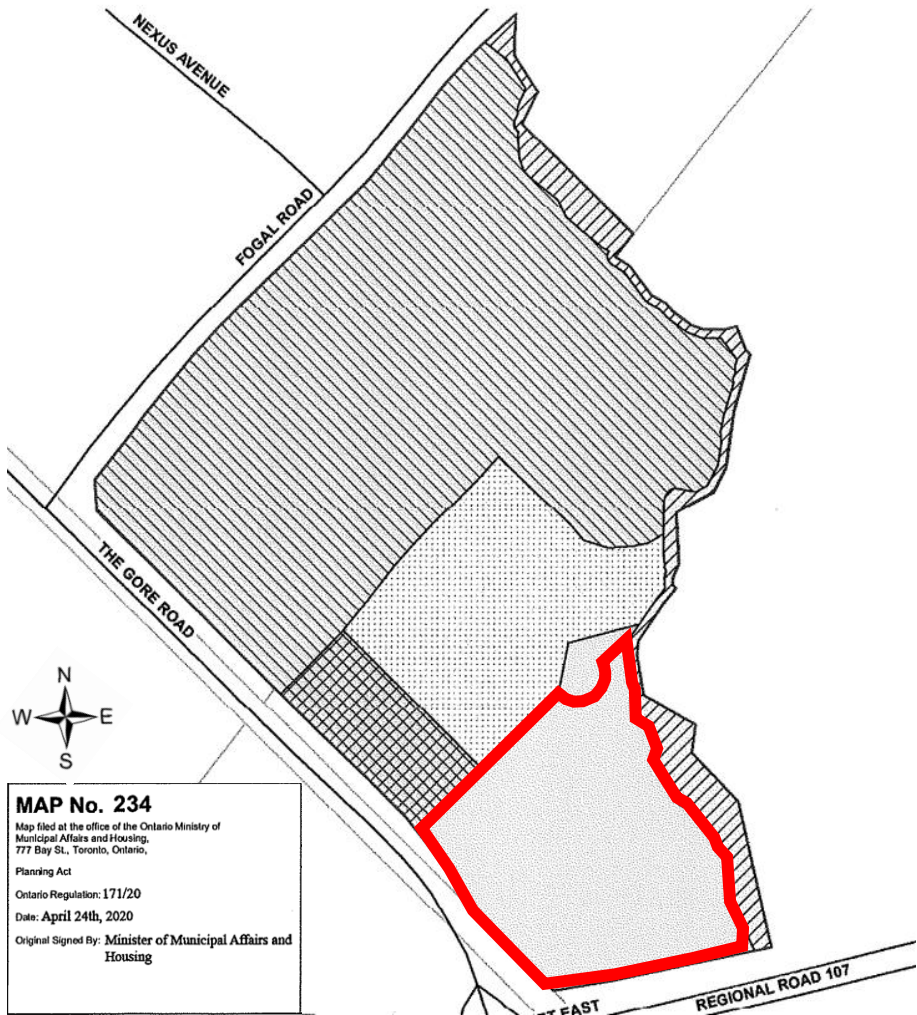
- Employment (Office Node)
- Special Policy Area 19 (Office Node)

An amendment to the Secondary Plan **is required** related to the provision of 860 jobs.

Schedule SP41(a) – Bram East Secondary Plan



Current Planning Context: Zoning By-law



Current Zone:

Commercial, Special Section O. Reg. 171/20

- Permitted uses and provisions as per O. Reg. 171/20, as passed through By-law 172-2021.

Minister's Zoning Order, O. Reg. 171/20

- Zoned Commercial as per Map No. 234 of O. Reg. 171/20.
- Commercial zone provides for a high-density mixed-use residential/commercial block, an employment/office block, and preservation of open space and natural heritage system areas. Employment block will provide a minimum of 860 jobs on 3.0 hectares of land.
- Permitted uses are a retail establishment, convenience store, personal service shop, banquet hall, dry cleaning and laundry distribution station, restaurant excluding a drive thru restaurant, commercial school, community club, health care centre, fitness centre, day nursery, art gallery, printing and copying establishment.

An amendment to the Zoning By-law **is required.**

Proposed Official Plan Amendment

The proposed Official Plan Amendment will amend the Brampton Plan (2023) by including the following provision to Special Policy Area 3:

Proposed amendment	Highlight of proposed amendment
<ul style="list-style-type: none">Amendment to the Brampton Plan, Page 4-10, Section 3, subsection a)	<ul style="list-style-type: none">Proposed amendment adds the following provision:<ul style="list-style-type: none">“Major Office and other non-residential uses may be permitted in mixed-use buildings, together with residential uses.”Proposed amendment allows for the integration of permitted non-residential uses to be located with permitted residential uses in the same building in a mixed-use configuration.

Proposed Official Plan Amendment

The proposed Official Plan Amendment will amend the Bram East Secondary Plan (Area 41) by including the following provision to Special Policy Area 19:

Proposed amendment	Highlight of proposed amendment
<ul style="list-style-type: none">Amendment to the Bram East Secondary Plan, Section 3.2.39 (b)	<ul style="list-style-type: none">Proposed amendment adds the following provision:<ul style="list-style-type: none">“Complementary commercial and business support uses are permitted but are restricted to a maximum percentage of floor space within the office buildings in accordance with the provisions of the implementing Zoning By-law, and shall be counted towards the employment target of 860 jobs. A mixed-use development is permitted and may include a range of offices, complementary commercial and business support uses, and residential uses.”Proposed amendment allows for permitted complementary commercial and business support uses to count towards the provision of 860 jobs on the subject property.

Proposed Zoning By-law Amendment

The proposed Zoning By-Law Amendment will amend Minister's Zoning Order O. Reg. 171/20 by modifying various provisions under Section 3 – Commercial Zone.

Proposed amendment	Highlight of proposed amendment
<ul style="list-style-type: none"> • Various amendments to Section 3, Subsection 3 of O. Reg. 171/20 	<ul style="list-style-type: none"> • Addition of a medical professional office as permitted use. • Addition of an apartment dwelling as a permitted use. • Addition of the following accessory uses: <ul style="list-style-type: none"> • A take-out restaurant • A grocery store • A supermarket • A home occupation
<ul style="list-style-type: none"> • Various amendments to Section 3, Subsection 4 of O Reg. 171/20 	<ul style="list-style-type: none"> • Removal of the minimum gross floor area of 23,200 square metres for the commercial zone. • Decrease of the minimum yard width to 2.8 metres. • Decrease of the minimum yard abutting a Residential High Density or Open Space zone to 7 metres. • Decrease of the minimum landscaped area along the lot line to 0.5 metres • Decrease of the minimum landscaped area along the lot line abutting The Gore Road and Queen Street East to 1 metre. • Addition of minimum setback of 0 metres for underground buildings or structures to all lot lines.

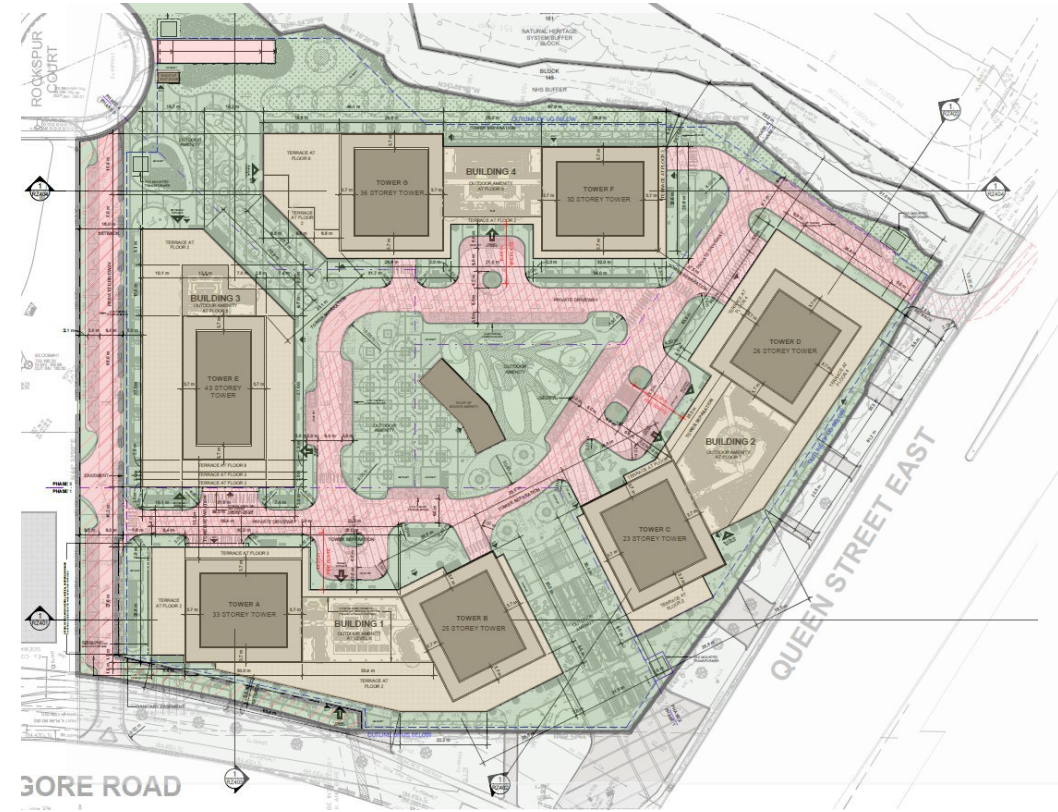
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Proposed amendment	Highlight of proposed amendment
<ul style="list-style-type: none">• Various amendments to Section 3, Subsection 4 of O Reg. 171/20	<ul style="list-style-type: none">• Addition of parking requirements<ul style="list-style-type: none">• Minimum 1 parking space per 25 square metres of gross floor area for an office including medical office.• Minimum 0.6 parking space per residential unit, and 0.15 parking space per unit for visitors.• No additional parking for permitted commercial uses, and residential visitor parking spaces may be used permitted commercial uses.

Key Issues / Considerations

- Alignment with the Brampton Plan's designations and vision, as well as the general intent and function of The Gore Major Transit Station Area and Special Policy Area 3.
- Appropriate provision of 860 jobs in keeping with the Employment designation of the Brampton Plan (2023).
- Potential to support transit and transit investments.
- Appropriate provision of a mix of housing
- Potential wind and shadow impacts affecting the proposed development
- Appropriate provision of office and commercial uses.
- Creating vibrant, resilient, and livable communities.
- Developing a positive and animated streetscape along the Gore Road and Queen Street East and function as a well-structured focal point.



Current Status & Next Steps

Notice of Complete Application – July 9, 2024 |

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

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-2024-0037**

4. On the [OZS-2024-0037 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, and a login form with fields for User Name or E-mail and Password. The bottom screenshot shows the details for a specific application, OZS-2024-0032, which is an OPA ZBA Subdivision in a Submitted status. It features a 'Documents' tab and a table for listing uploaded documents.

BRAMPTON | BramPlanOnline Announcements Register for an Account Login

Search...

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

BRAMPTON | BramPlanOnline 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:

- 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](#)
- You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

- When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
- 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.

- **City Planner contact:**

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Thank you!