

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

To facilitate the development of a 10-storey residential building consisting of 105 apartment units.

**0 MCLAUGHLIN ROAD**

**City of Brampton File : OZS-2024-0046**

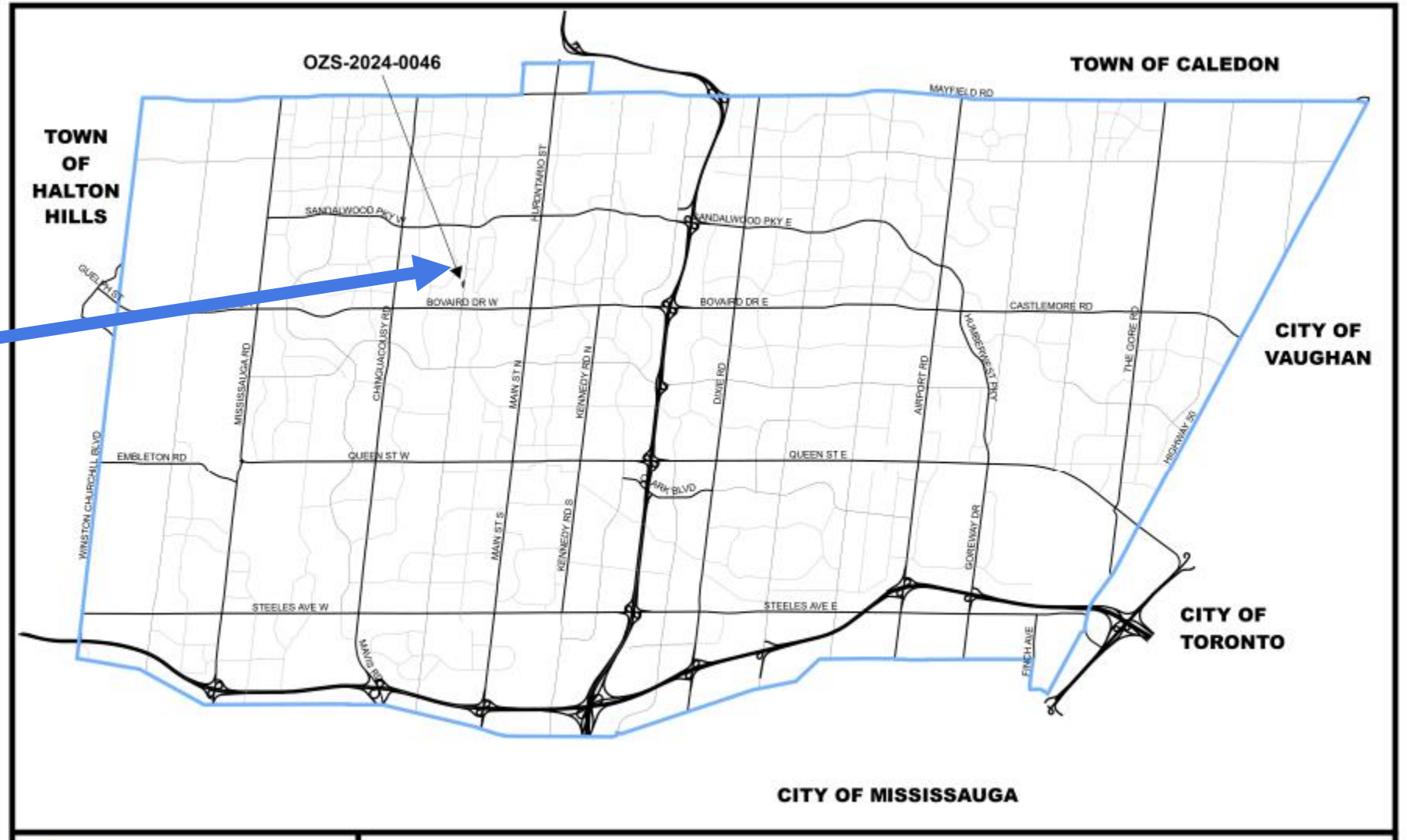
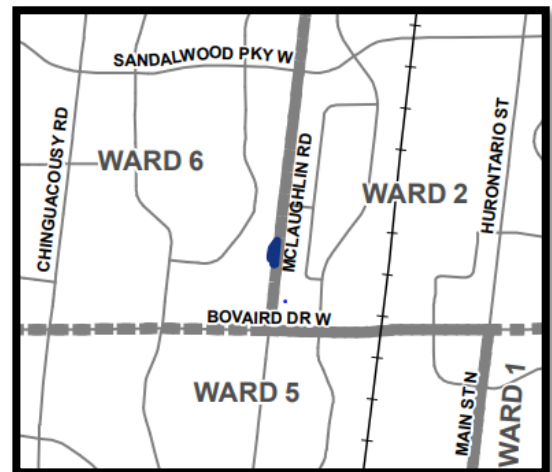
**Application by:**

**GLEN SCHNARR & ASSOCIATES INC. on behalf of 2424203 Ontario Ltd.**

**WARD : 6**

**REGIONAL COUNCILLOR: MICHAEL PALLESCHI and NAVJIT KAUR BRAR**

# LOCATION OF SUBJECT PROPERTY



# AREA CONTEXT



## North:

Open space natural areas attributed to the tributary of Fletchers Creek; as well as a multi-use trail.

## South:

Low-density residential dwellings and further south is a commercial plaza.

## East:

McLaughlin Road, beyond which are industrial and commercial buildings.

## West:

Open natural areas attributed to the tributary of Fletcher's Creek; as well as a multi-use trail.

## Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				



# AERIAL VIEW



Subject Lands

# SITE VISIT



Viewpoint from the subject property, looking south.



Viewpoint from McLaughlin Road, looking west.

# DEVELOPMENT PROPOSAL

## An application to Amend the Official Plan and Zoning By-Law

To facilitate the development of a ten-storey mid-rise residential development.

### Further details include:

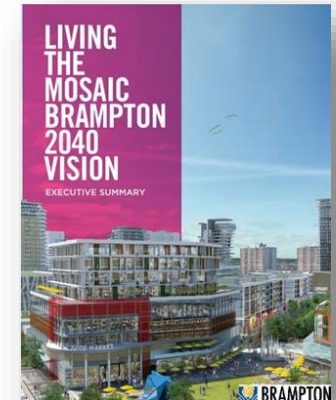
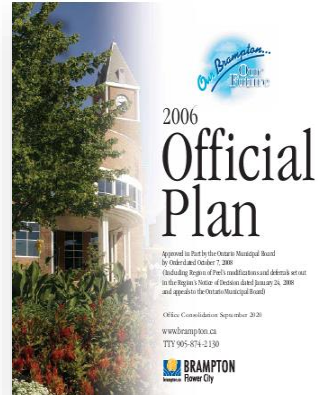
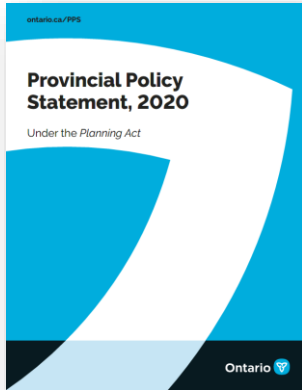
- Number of Storeys: 10 storeys with two levels of underground parking.
- Residential Apartment Units: 105 units
  - One Bedroom Units - 25
  - Two Bedroom Units - 43
  - Three Bedroom Units - 37
- Total Parking Spaces Provided: 117 spaces (surface and underground)
- Total Bicycle Parking Spaces Provided: 124 spaces.
- Proposed Floor Space Index: 4.94
- A 5 metre wide Natural Heritage System buffer proposed from the staked top of bank and 10 meter buffer from the limits of the adjacent significant woodland.



# ARCHITECTURAL RENDERING



# 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
- Fletchers Meadow Secondary Plan (Area 44)

## Also following the principles of:

- Brampton 2040 Vision



# CURRENT PLANNING CONTEXT: 2006 OFFICIAL PLAN DESIGNATION

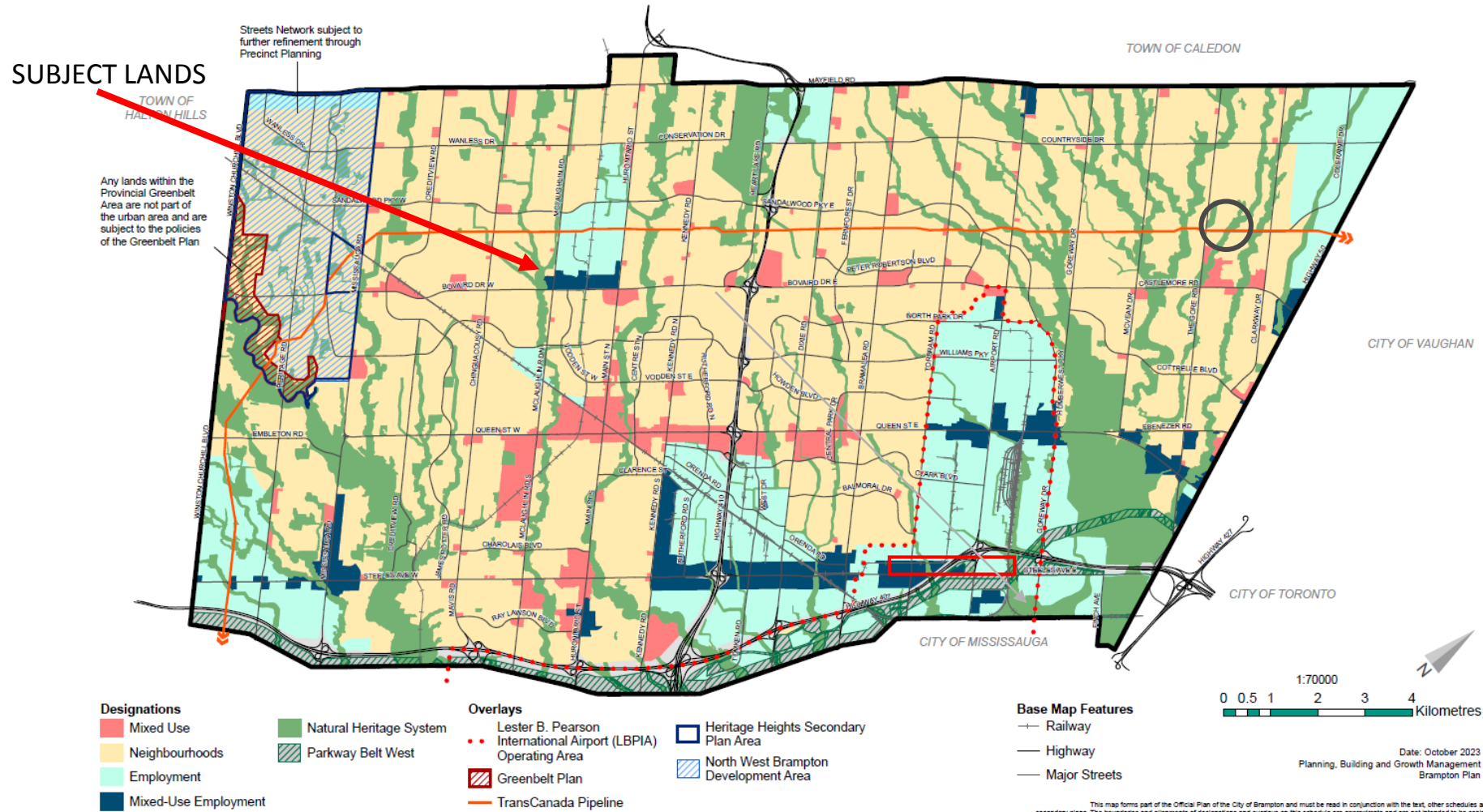


- **OP Land Use Designation:** Residential in Schedule A General Land Use Designations.
- **Permitted Uses:** Residential Uses, including a full range of dwelling types ranging from single detached houses to high-rise apartments are permitted. It also includes complementary uses permitted in the commercial and institutional land uses.

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



# CURRENT PLANNING CONTEXT: BRAMPTON PLAN



## Schedule 2 – Designations

Designated ‘Neighborhoods’ within Schedule 2 – Designations of Brampton Plan  
 Please note that Schedule 2 of the Brampton Plan is under appeal.



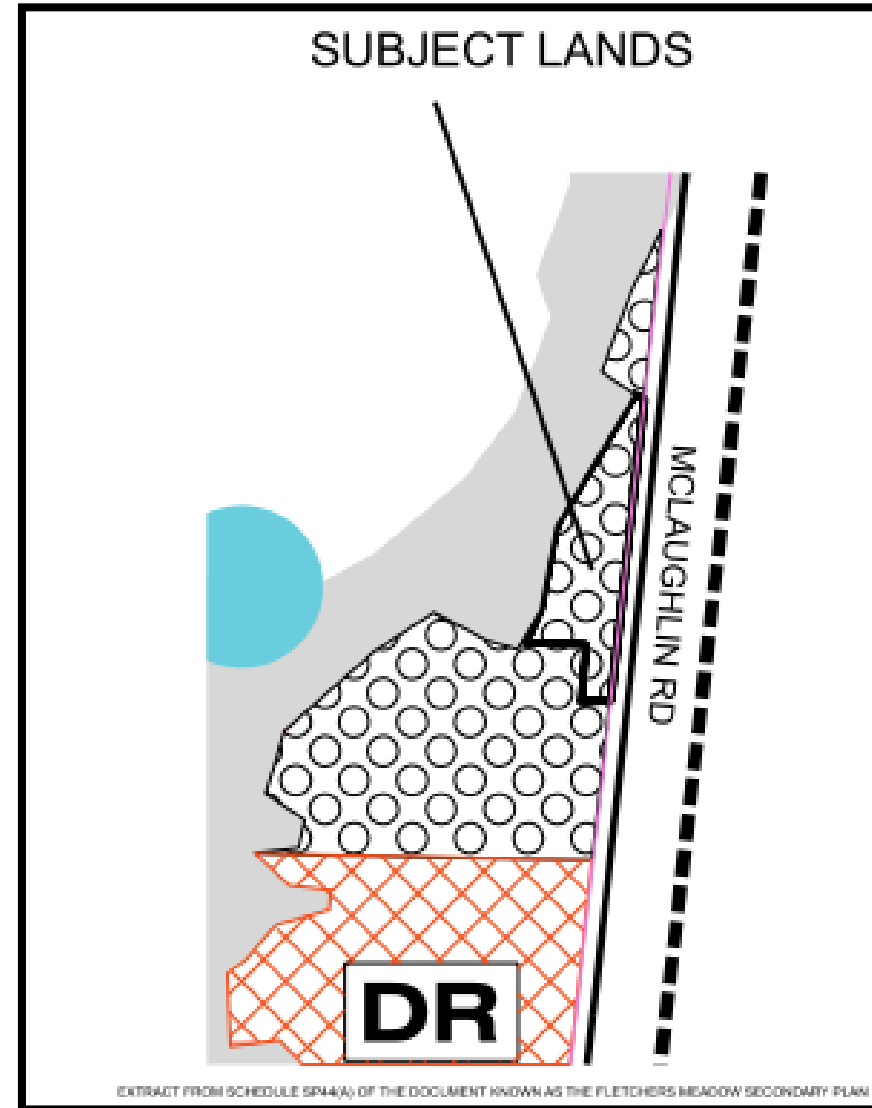
# CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

## Fletchers Meadow Secondary Plan (Area 44)

### Land Use Designation:

- Medium / Cluster / High-Density Residential
- This designation permits multi-use residential built form to a maximum of 124 units per net hectare (50 units per acre).

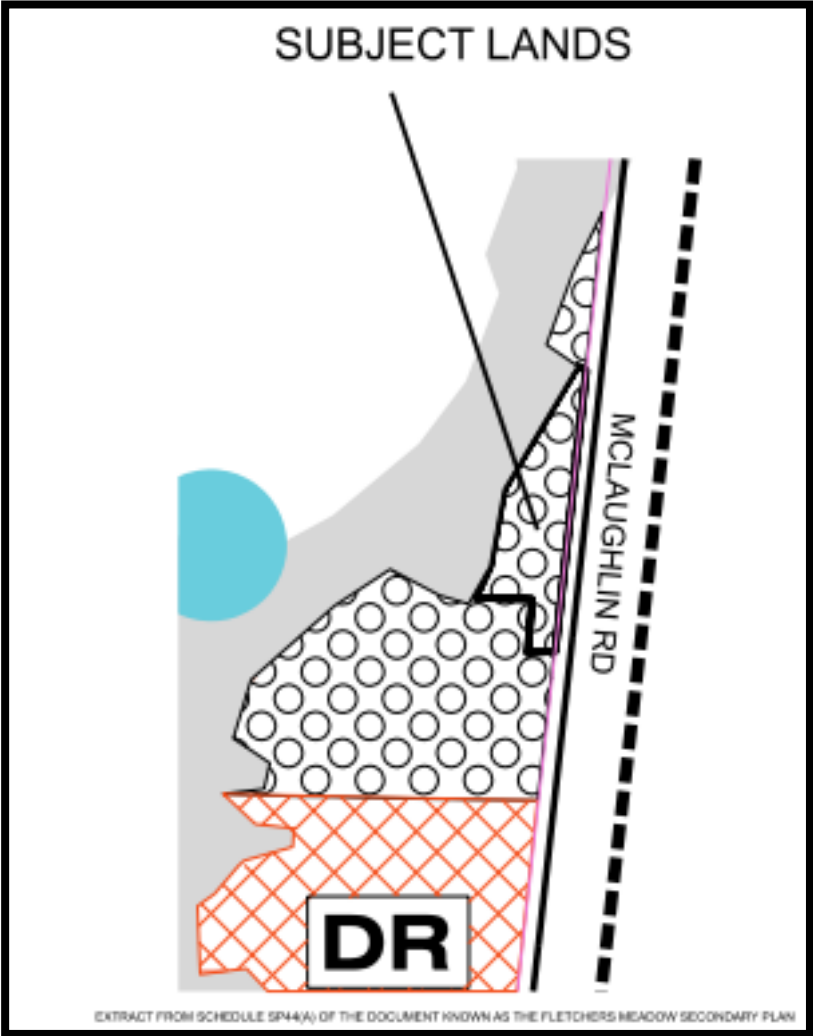
An amendment to the Secondary Plan **is required** to facilitate the proposed development.



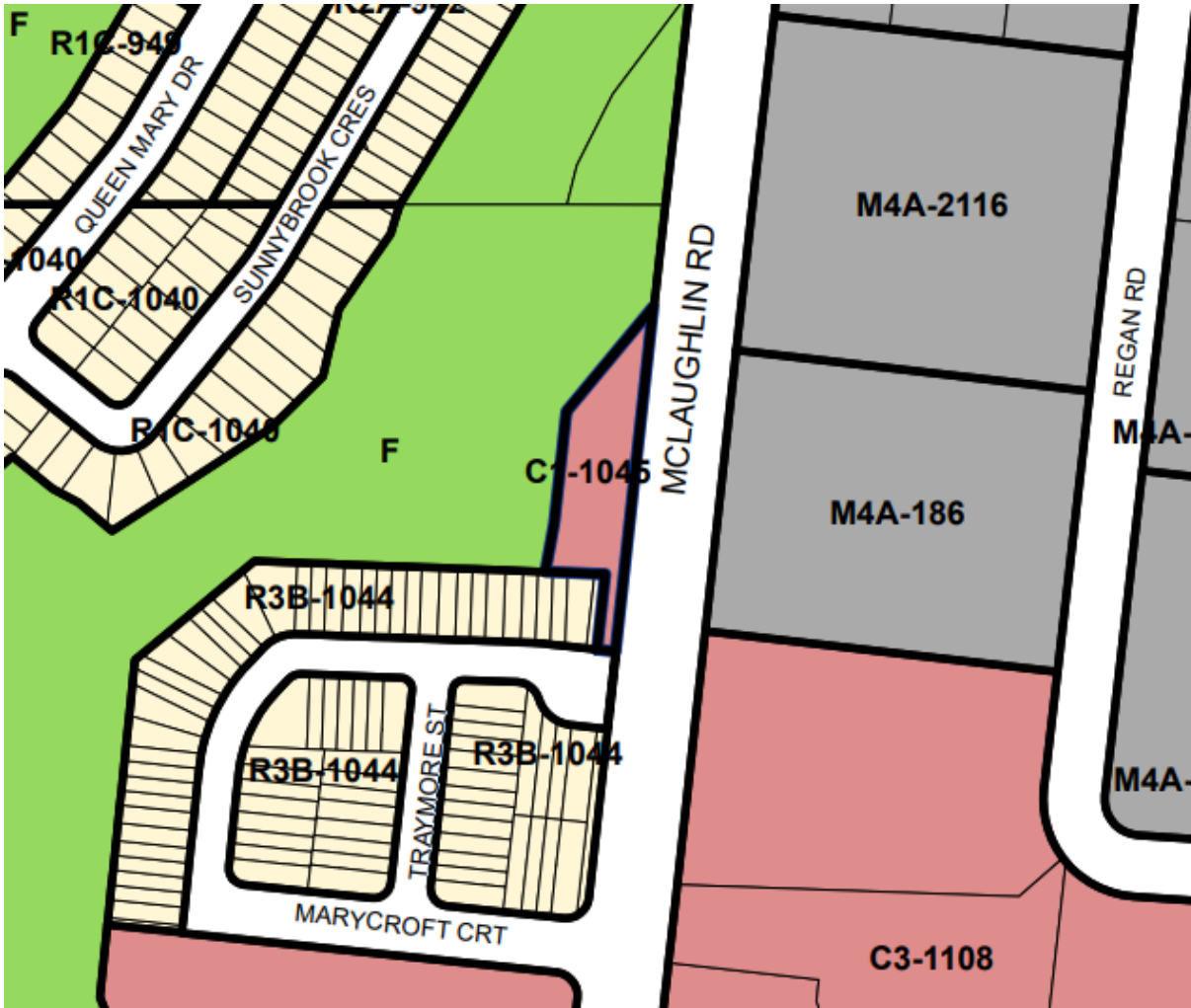
# PROPOSED OFFICIAL PLAN AMENDMENT

The proposed Official Plan amendment will make the following amendments to the Fletchers Meadow Secondary Plan 44:

Proposed Designation	Highlight of proposed designation
Medium/Cluster/High-Density Residential	Amend Schedule SPA 44 to increase the density from 124 units per hectare (50 units per acre) to 410 units per net hectare (165 units per acre).



# CURRENT PLANNING CONTEXT: ZONING BY-LAW



## Current Zone: Commercial One – Special Section 1045 (C1 - 1045) Zone

Permitted uses in the Commercial One (C1) Zone include but are not limited to:

- Office, excluding a medical or dental office or the office of a drugless practitioner;
- Day Nursery;
- Dry Cleaning and Laundry Distribution Station;
- Personal Service Shop;
- Library; and/or
- Purpose accessory to other permitted purposes.

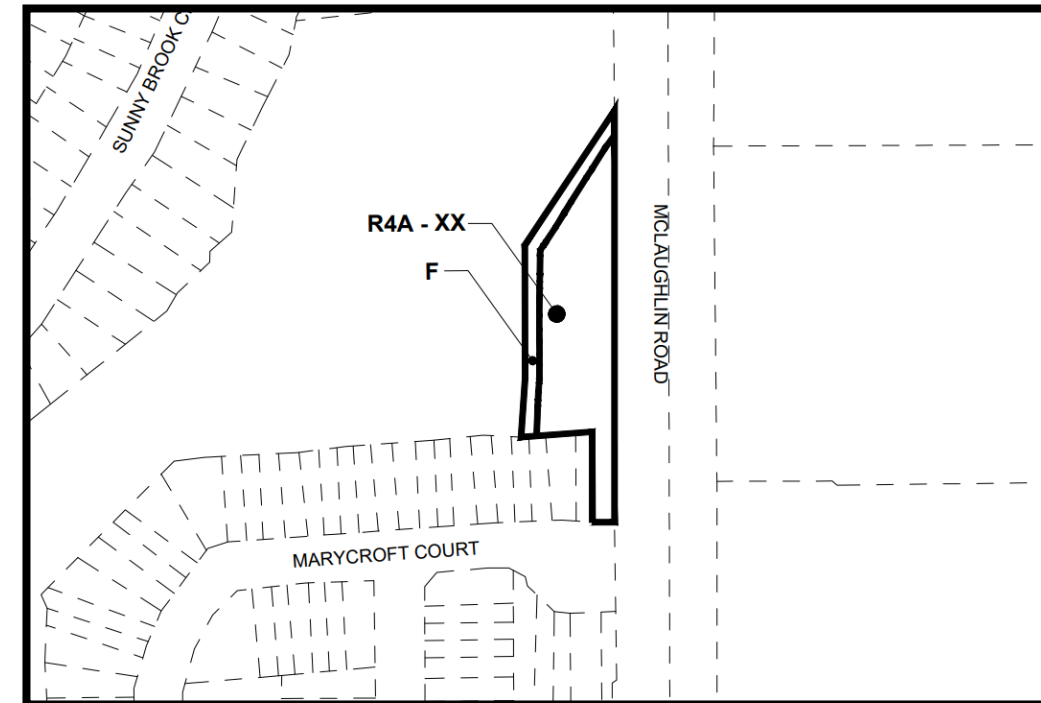
A Zoning By-Law Amendment **is required** to facilitate the development.



# PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “**Commercial C1 – Special Section 1045 (C1-1045)**” to “**Residential Apartment A – Special Section XXXX (R4A-XXXX)**”.

Proposed Zone	Highlight of proposed Zone
Residential Apartment A – Special Section XXXX (R4A-XXXX)	<ul style="list-style-type: none"><li>▪ Minimum front yard setback: 3.0 metres</li><li>▪ Minimum interior side yard width: 0.0 metres</li></ul>
Floodplain (F)	<ul style="list-style-type: none"><li>▪ Minimum exterior side yard width: 6.0 metres</li><li>▪ Minimum rear yard setback: 0.0 metres</li><li>▪ Maximum lot coverage: 65%</li><li>▪ Minimum Landscaped Open Space: 20%</li><li>▪ Maximum Floor Space Index: 5.0</li></ul>



# KEY ISSUES / CONSIDERATIONS

## Building Height / Transition and Setbacks

- Transition to existing low-density residential neighborhood.
- Ensuring appropriate height / transition and building setbacks are implemented through the Zoning By-Law Amendment process.

## Traffic

- Increase in density and traffic on McLaughlin Road due to proposed development on subject lands.
- Right-in/ Right-Out access concerns on McLaughlin Road.
- Proposed parking deficiency on site and overflow of parking on Marycroft Court.

## Other Issues

- Loss of green space and conservation of natural habitat.
- Pedestrian connectivity to existing transit services.
- Matters such as servicing (water, sewer, stormwater), wind, shadowing, etc., to be deemed appropriate for the development through the site plan stage.



# 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-2024-0046**

4. On the [OZS-2024-0046 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 widget is also present. The bottom screenshot shows the file details page for OZS-2024-0032, displaying the file name, type (OPA ZBA Subdivision), and status (Submitted). It features a 'File Info' tab and a 'Documents' section with instructions for document upload and resubmission. 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](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

- City Planner contact:  
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Thank you!