



Block 140, Brampton
TACC Holborn (Block 140) Inc.
Official Plan & Zoning By-law Amendment Application

PUBLIC MEETING
September 9th, 2024

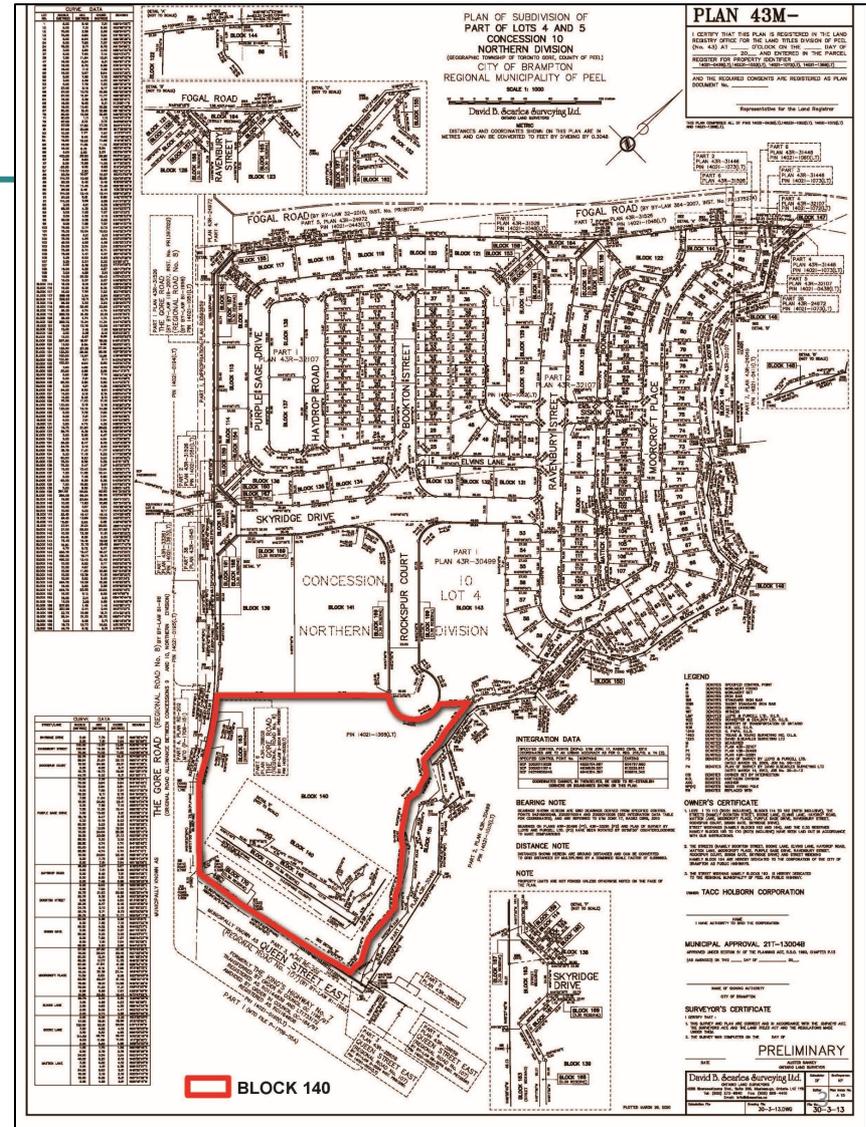
Location



-  Subject Lands: Block 140
-  Other lands owned by applicant

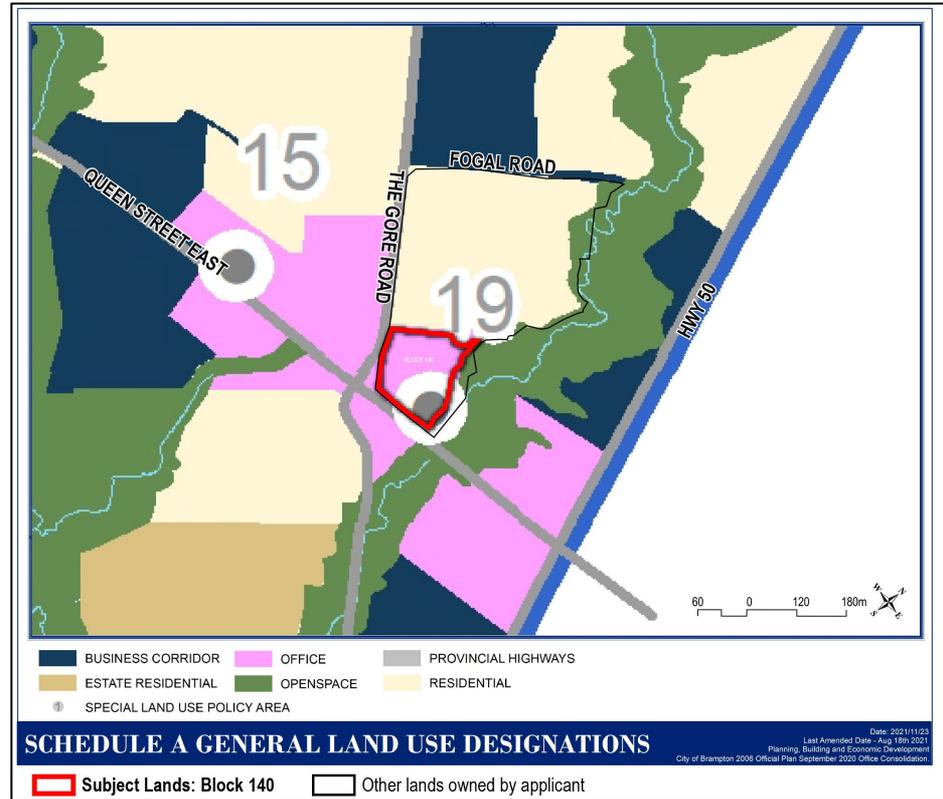
History

- Subject Lands part of a larger plan of subdivision (21T-13004B), registered in November 2020
- Employment Conversion approved by Council in 2017
- MZO Approved in 2020



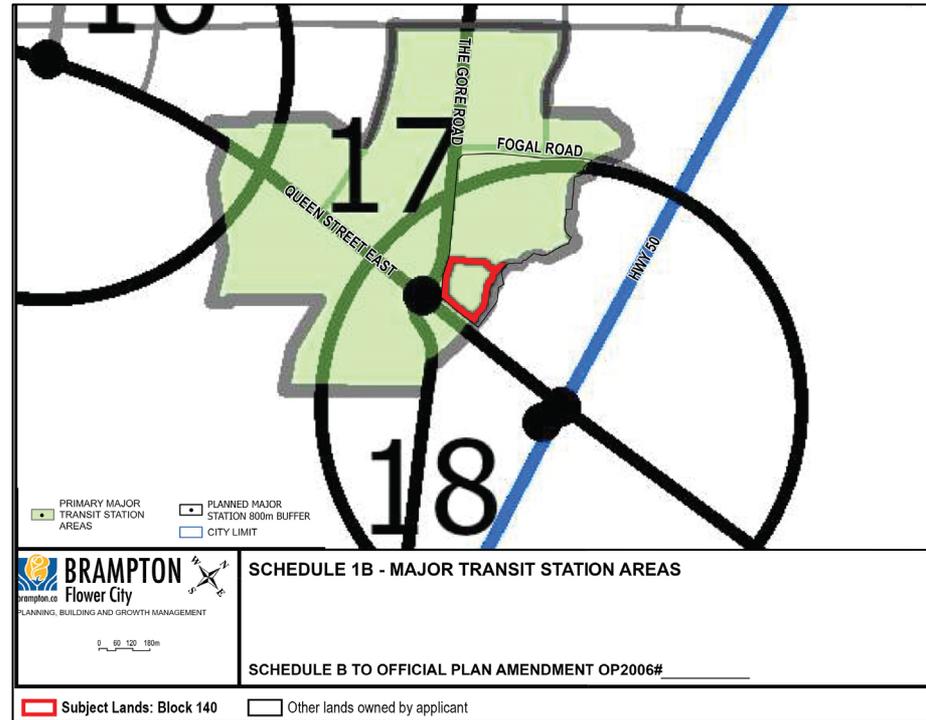
Brampton Official Plan (2006)

- Part of a larger plan of subdivision
- Block 140 designated as “Office” for employment uses
- Within the Gore Primary Major Transit Station Area (MTSA)



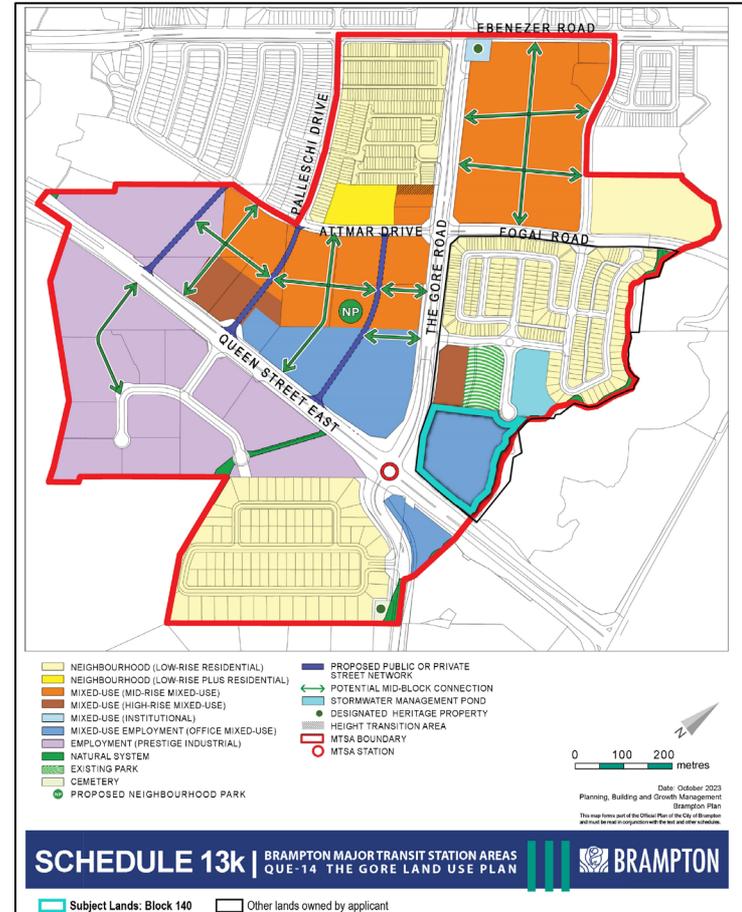
The Gore MTSA

- Identified as a Primary MTSA, part of the Queen Street Bus Rapid Transit
- Intended to achieve a minimum density target of 160 persons and jobs per hectare



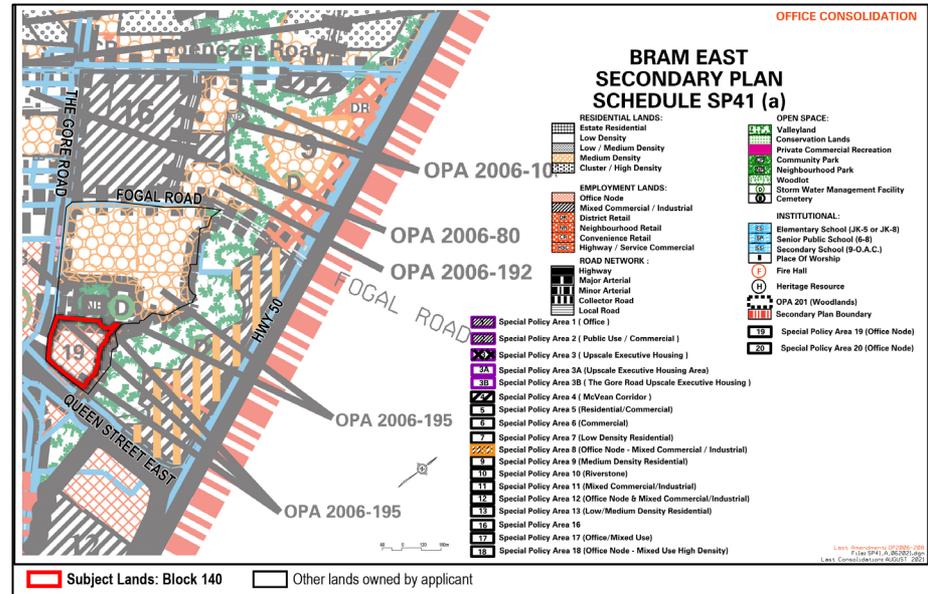
Brampton Official Plan (2023)

- Designated “Mixed-Use Employment”
 - Permits Major Office, advanced manufacturing, innovation and technology, labs, research facilities, post secondary education, hotels, convention centres, health care, etc.
 - Secondary Uses permitted include retail, commercial, restaurants, personal service, social service and day care centres.
- OPA submitted to permit Major Office and other non-residential uses in mixed-use buildings, together with residential uses.



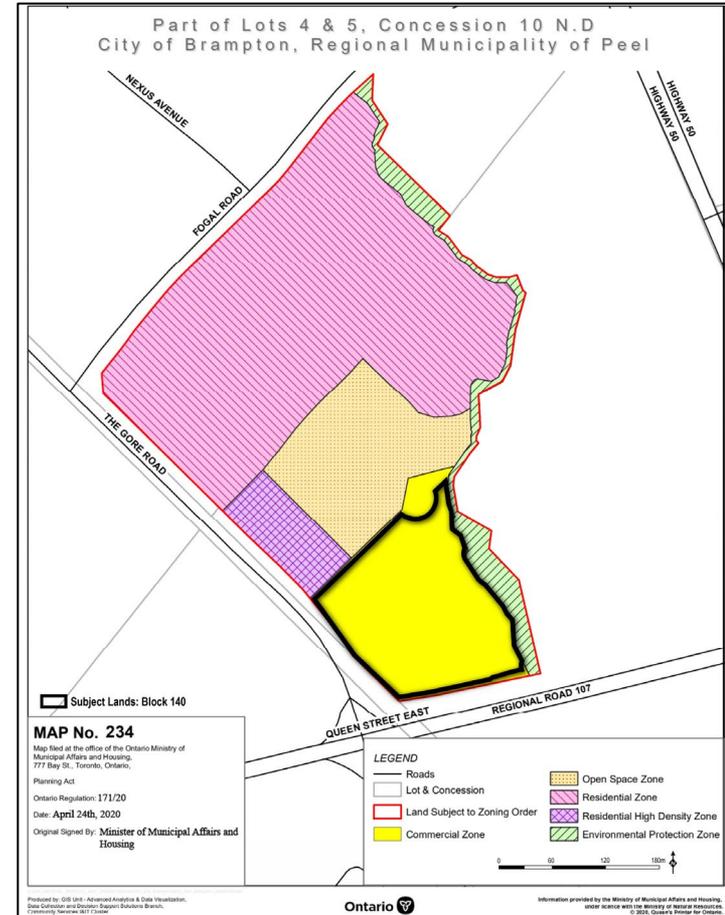
Bram East Secondary Plan SP41

- Designated Special Policy Area 19 (Office Node)
- Requires the designation to have a minimum area of 3 ha (7.5 acres) and accommodate a minimum of 860 office jobs.
- Official Plan Amendment required to clarify that a full range of employment uses are permitted



Minister's Zoning Order O.Reg 171/20

- Zoned “Commercial Zone”
- Permits office use, accessory commercial and service uses, research and development facility, a hotel, and a conference centre.
- No maximum building height
- Minimum GFA of 23,000 sqm (which equates to 860 jobs)
- An amendment to ZBL 270-2004, as amended by MZO 171/20 is required to permit a mix of residential, office, and retail uses.



Proposed Development



- Four buildings with seven high-rise mixed-use towers
- Building Heights: 23-43 storeys
- Total Density: 5.69 FSI
- Total Residential Units: 2,461 Units (5% affordable units)
- Amenity Space: 3,721.9 m² (indoor) and 2,499.6 m² (outdoor)
- Retail Space: 3,248.7 m²
- Office Space: 4,574.0 m²
- Parking: 1,959 total spaces (1,607 Residential Spaces and 352 Visitor/Retail Spaces)

Proposed Development



Official Plan Amendment

Bram East Secondary Plan

- To delete and replace clause (b) and Policy 3.2.39 of the Bram East Secondary Plan as follows:

“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 Bylaw, 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.”

Brampton Official Plan 2023

- To permit Major Office and other non-residential uses in mixed-use buildings, together with residential uses.

Zoning By-law Amendment

To amend ZBL 270-2004, as amended by MZO 171/20

- To permit a mix of residential and additional office and retail uses, including apartment dwellings and medical professional offices.
- To remove the minimum gross floor area requirement, amend the minimum yard width and landscape area, and establish site-specific parking standards

Planning Analysis

- Technical studies completed to support the application:
 - Traffic Impact Assessment
 - Functional Servicing and Stormwater Management Report
 - Employment Projection
 - Wind Study

Implements the policies of:

- Growth Plan for the Greater Golden Horseshoe;
- Peel Region Official Plan;
- City of Brampton Official Plan, Bram East Secondary Plan, MZO 171/20;
- is consistent with the Provincial Policy Statement.



ANY QUESTIONS?