

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW, AND DRAFT PLAN OF SUBDIVISION

To permit the development of a 328 residential units comprised of 98 single-detached dwellings, 60 townhouse units, and 170 units in a 10-storey apartment building.

10484 CLARKWAY DRIVE

City of Brampton File: OZS-2024-0035

Application by:

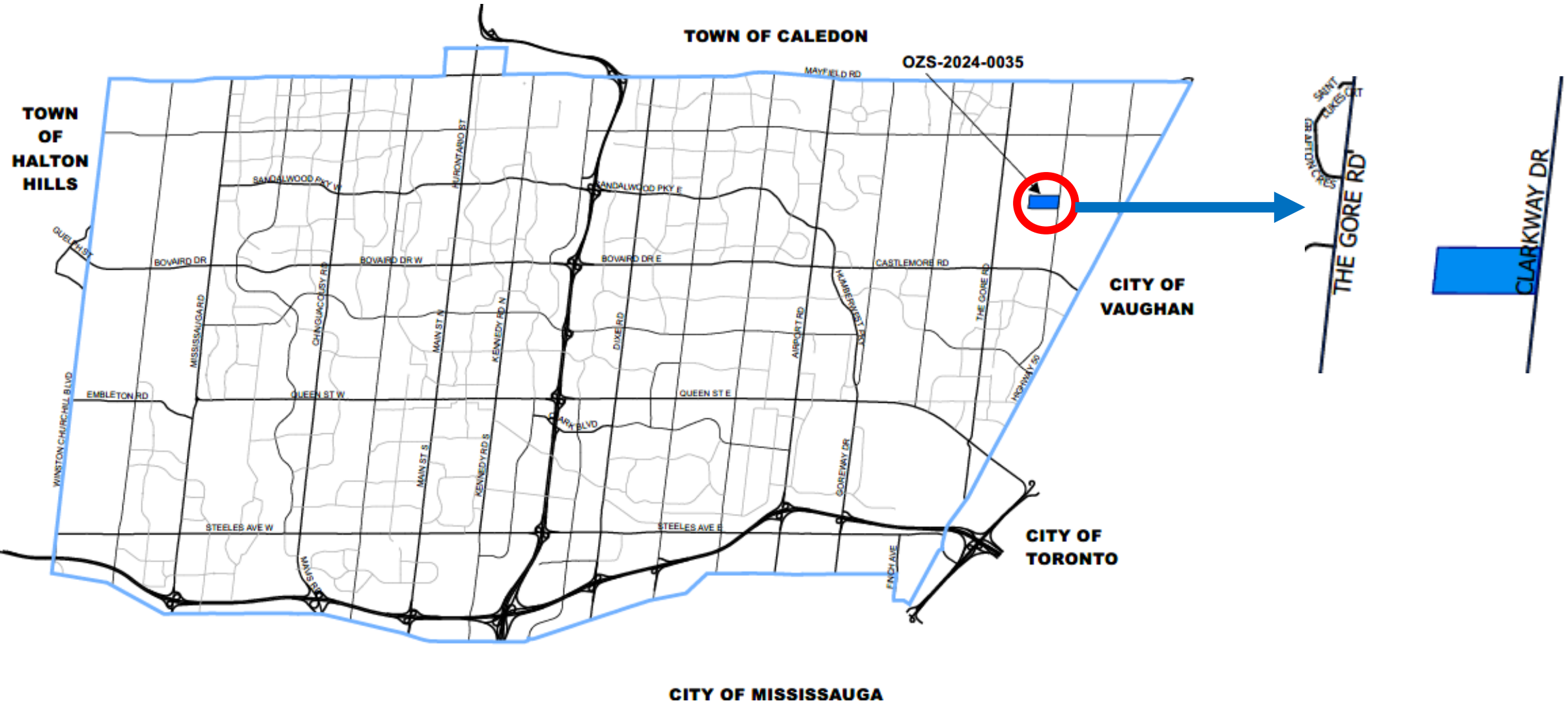
CANDEVCON LIMITED on behalf of **LAIKY CHATTHA ASSOCIATES INC.**

WARD : 10

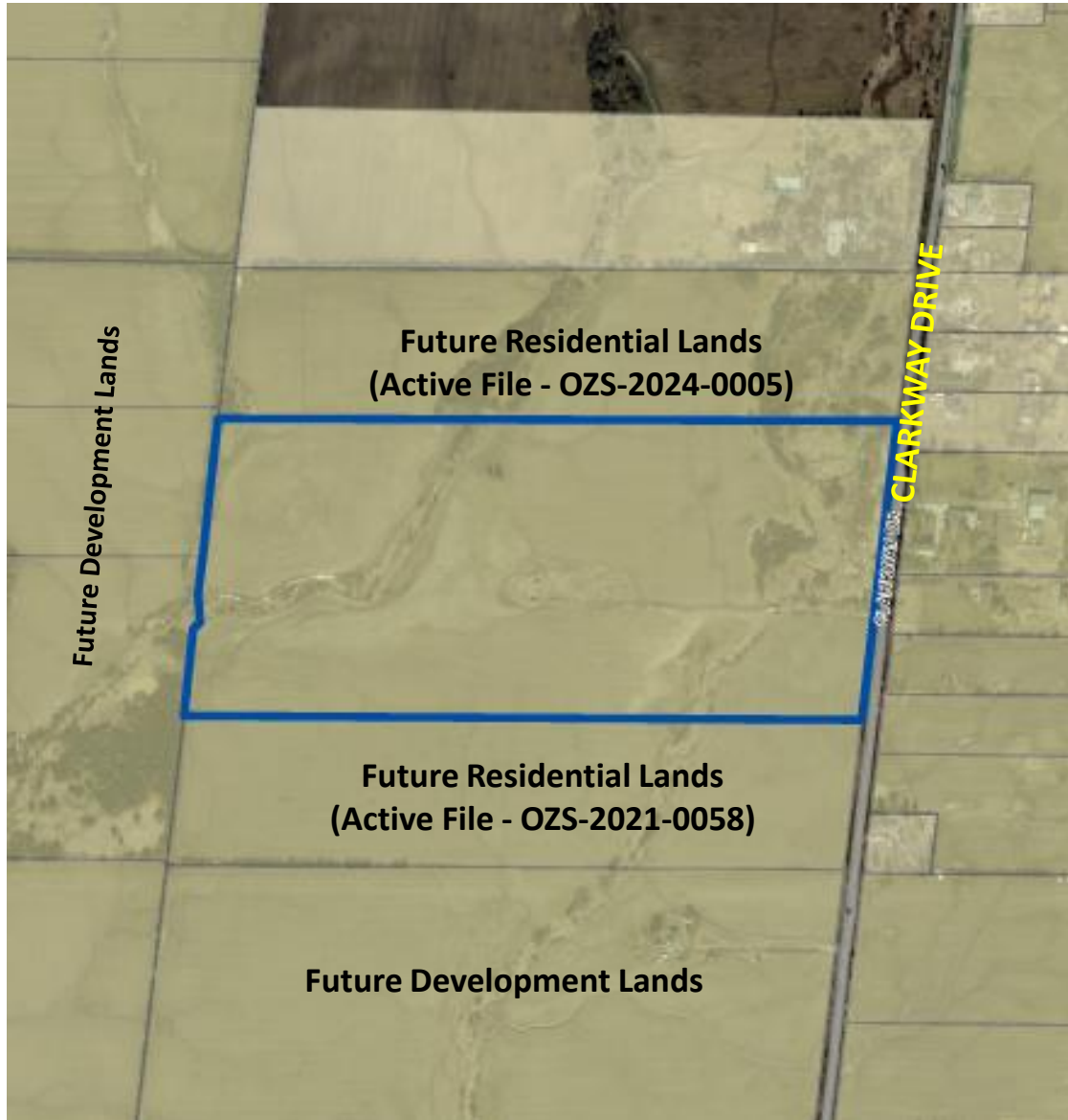
REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR
DEPUTY MAYOR/CITY COUNCILLOR: HARKIRAT SINGH



LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



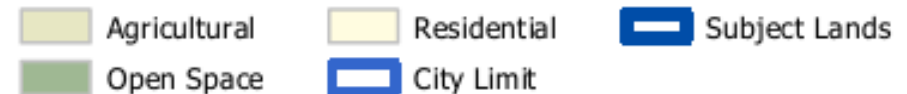
North: Currently single-detached dwellings and agricultural uses. Active development applications north of the site including a proposed zoning by-law amendment and draft plan of subdivision application;

South: Currently vacant agricultural lands, with an official plan amendment, zoning by-law amendment and draft plan of subdivision application for residential uses and a new east-west arterial road;

East: Currently vacant agricultural lands with a proposed future Community Park;

West: Currently vacant agricultural lands with a proposed official plan and zoning by-law amendment and draft plan of subdivision for residential uses, school and new arterial roads

Legend



Aerial Photo



Subject Site

Site Photos



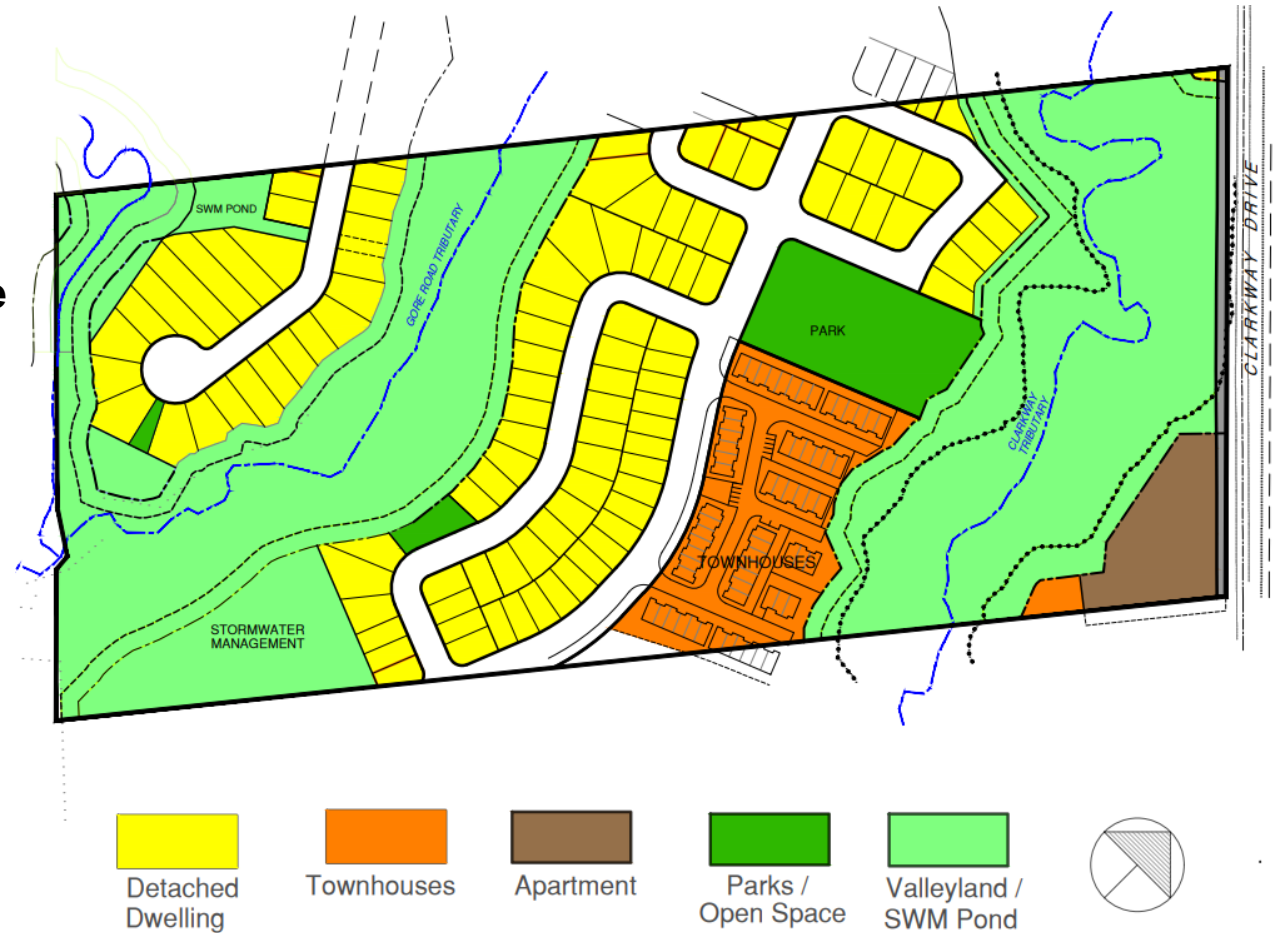
View looking west from Clarkway Drive.

DEVELOPMENT PROPOSAL

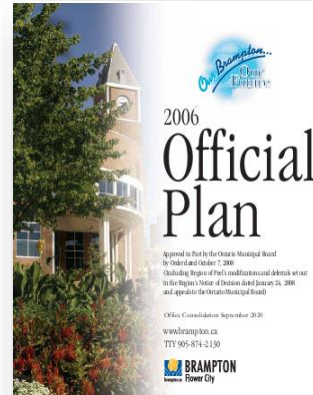
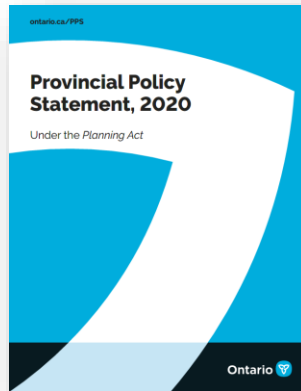
An Application to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision:

To permit the development of a 328 residential units comprised of 98 single-detached dwellings, 60 townhouse units, and 170 units in a 10-storey apartment building. A park, vista, and stormwater management pond are also proposed, and the protection of the existing natural heritage system/valley area.

- Net Site Area: 20.48 hectares
- Details associated with the proposed 10-storey Apartment Building:
 - 143 one-bedroom units and 9 two-bedroom units,
 - Vehicular spaces: 58 surface parking and 48 underground spaces, total of 106 parking spaces



PLANNING FRAMEWORK SUMMARY



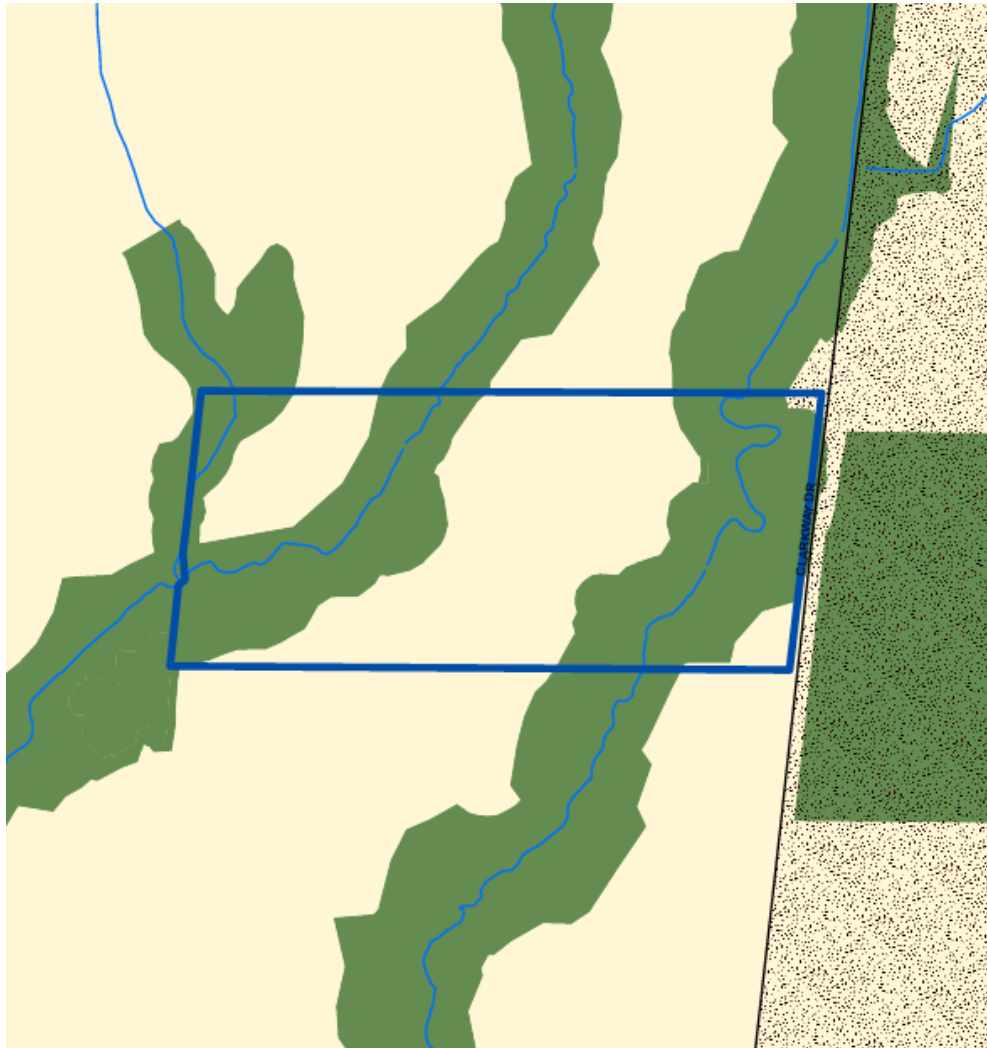
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- City of Brampton Official Plan
- Brampton Plan
- Highway 427 Industrial Secondary Plan (SPA47)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



- MAJOR WATERCOURSES
- OPENSACE, UTILITY/OPENSACE
- SPECIAL STUDY AREA
- RESIDENTIAL
- Subject Lands

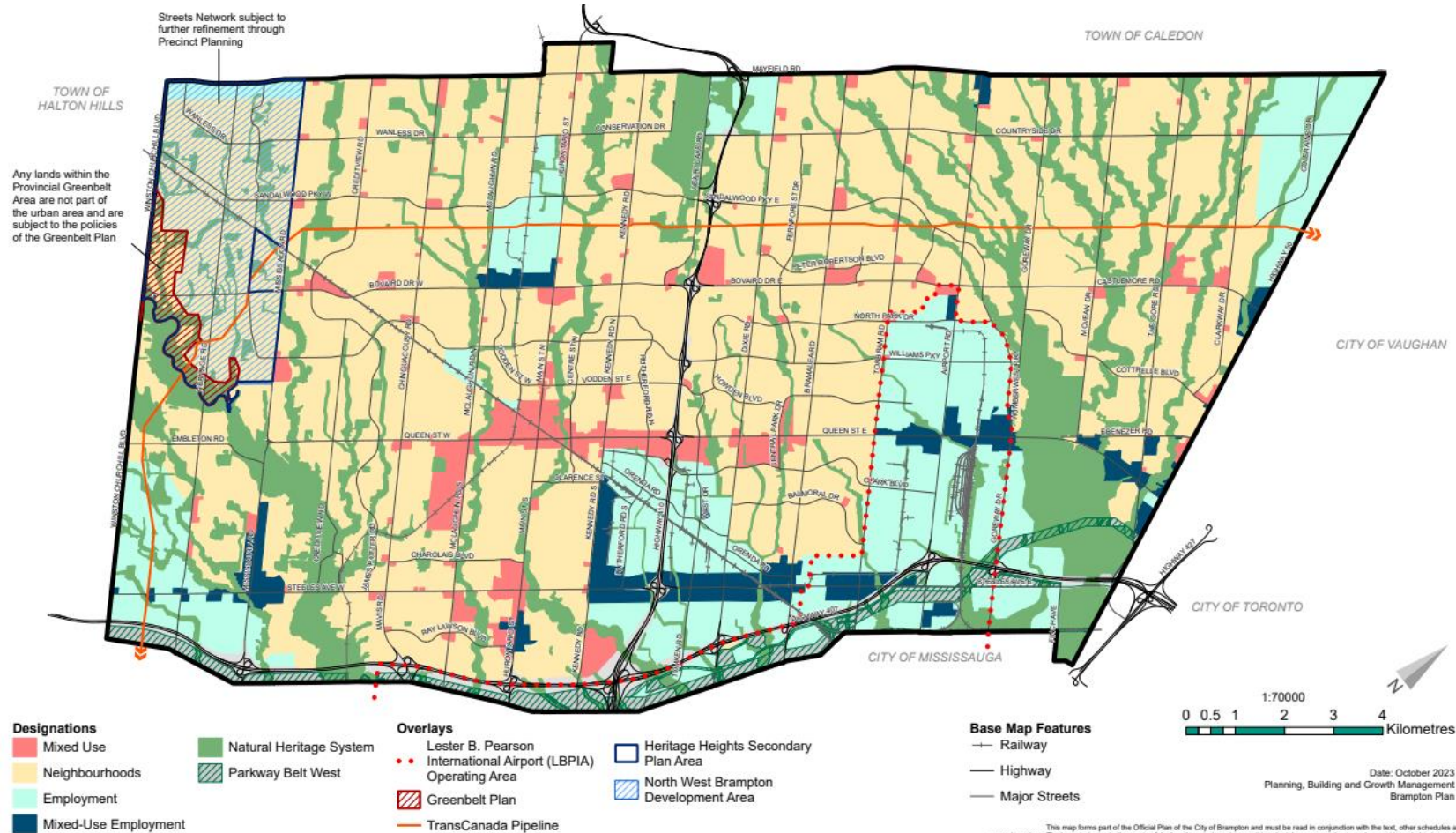
OP Land Use Designation: Residential and Open Space

Permitted Uses: a full range of dwelling types ranging from single detached houses to high-rise apartments.

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

PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Neighbourhoods' and 'Natural Heritage System' within Schedule 2 – Designations of the Brampton Plan



Schedule 2 – Designations

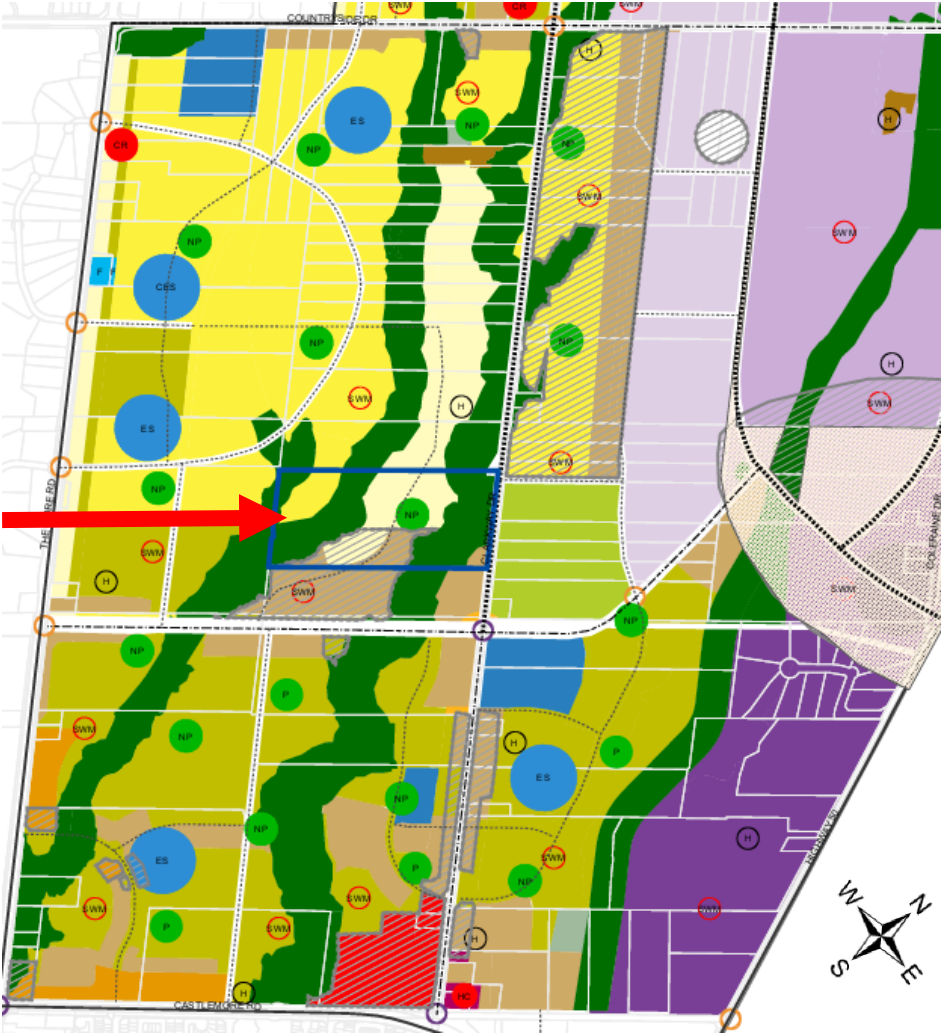
CURRENT PLANNING CONTEXT: SECONDARY PLAN

Highway 427 Industrial Secondary Plan (SPA47)

Land Use Designations:

- 'Low Density Residential', 'Executive Residential', 'Medium Density Residential' 'Valleyland' and 'Special Policy Area 7'

An amendment to the Secondary Plan **is required** to facilitate the higher residential densities.



RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- LOW / MEDIUM DENSITY RESIDENTIAL
- EXECUTIVE RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

NATURAL HERITAGE SYSTEM

- SIGNIFICANT WOODLANDS
- WETLAND RESTORATION AREA
- VALLEYLAND

CURRENT PLANNING CONTEXT: BLOCK PLAN



BLOCK 47-1 and BLOCK 47-2

Land Use Designations:

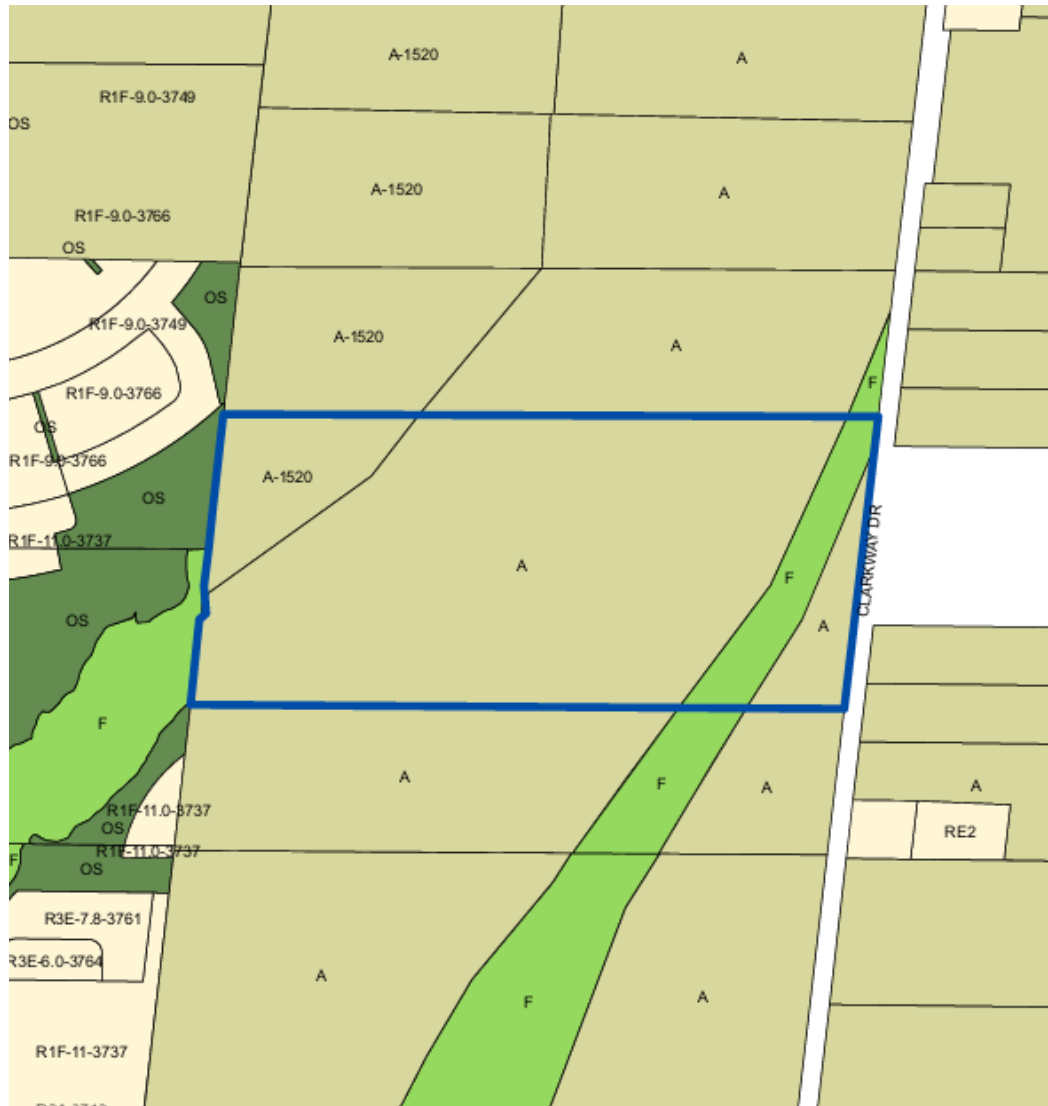
- 'Low Density Residential', 'Executive Residential', 'Medium Density Residential' and 'Valleyland'

An amendment to the Block Plan **is required** to facilitate the higher residential densities proposed.

LEGEND

	Executive Residential		Service Commercial
	Low Density Residential		Elementary / Secondary Schools
	Low/Medium Density Residential		Place of Worship
	Medium Density Residential		Community Park
	High Density Residential		Park
	District Retail		Vista Block
	Convenience Retail		Valley Land
	Neighbourhood Retail		SWM Ponds
	Highway Commercial		Wetland Restoration Area

CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A) and Floodplain (F)

Residential Hamlet One (RHm1) Land Use Permissions:

- A single detached dwelling
- Supportive Housing Residence Type 1
- A cemetery
- An animal hospital
- A home occupation
- Purposes accessory to the other permitted purposes

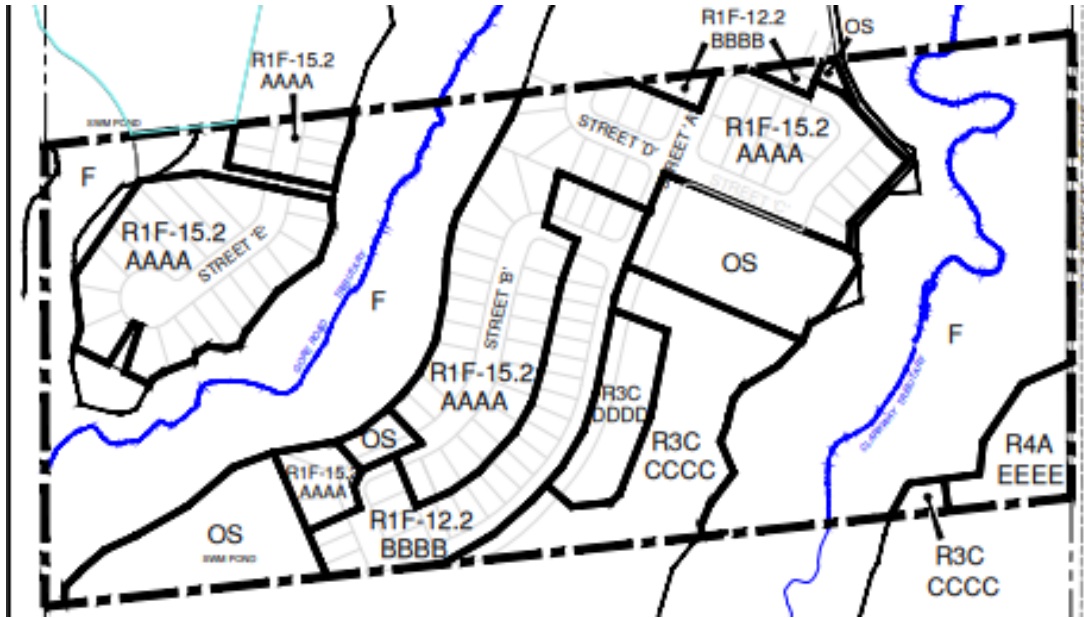
An amendment to the Zoning By-law is required.

- RESIDENTIAL
- AGRICULTURAL
- Subject Lands



PROPOSED ZONING BY-LAW AMENDMENT

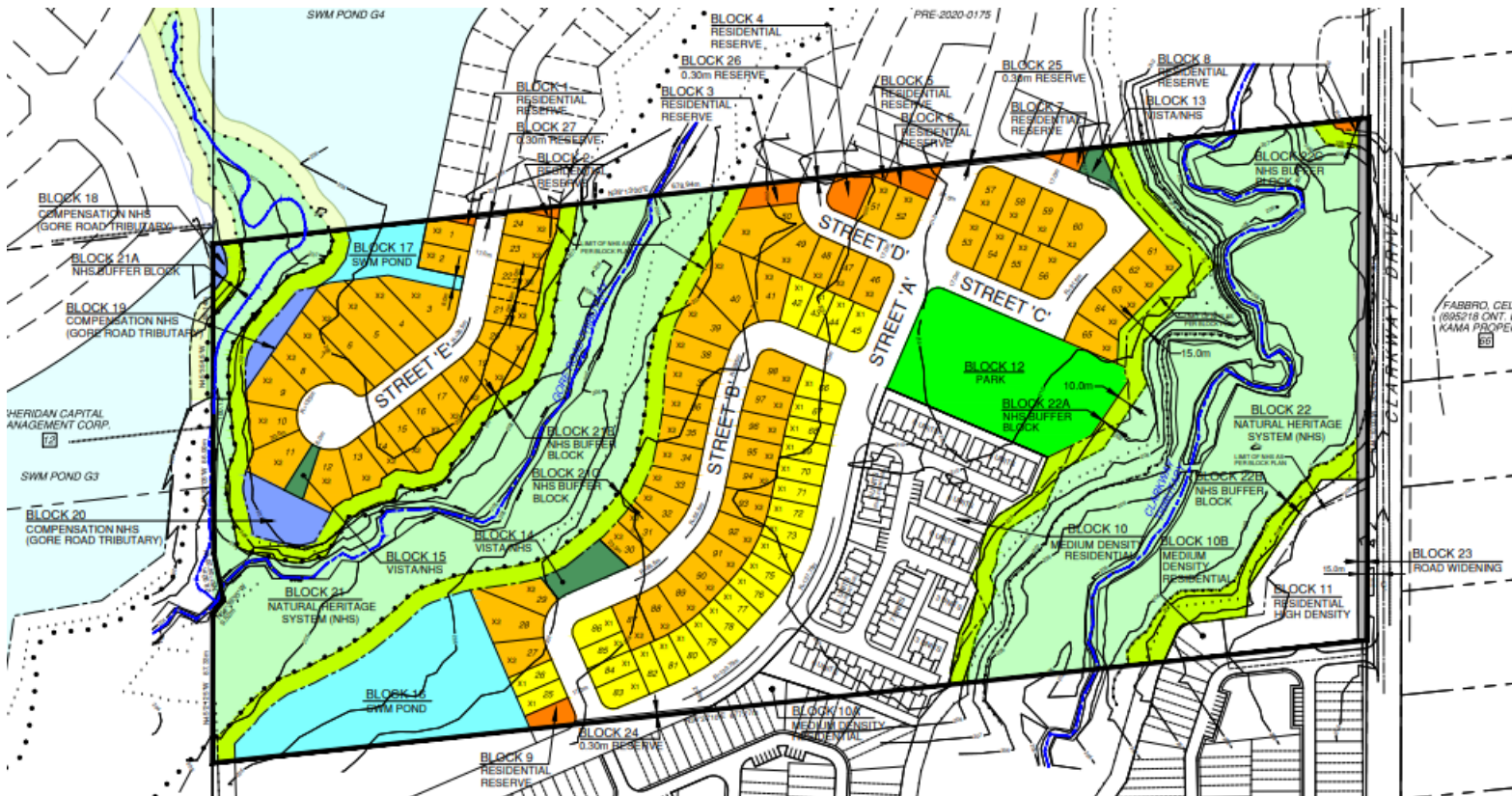
The proposed Zoning By-Law Amendment will rezone the subject site from “Agricultural” and “Floodplain” to the following zones:



Proposed Zone	Permitted Uses	Requirements and Restrictions
Residential Single Detached F – Section AAAA (R1F-15.2-AAAA)	<ul style="list-style-type: none"> Permitted Uses: <ul style="list-style-type: none"> Single detached dwelling Townhouse dwelling Supportive Housing Residence Type 1 and 2 Place of worship A multiple residential dwelling An apartment dwelling A lodging house Purposes accessory to other permitted uses 	Specific provisions will be given for residential lots sizes, including area, width and depth. Throughout all subdivisions in Block 47-1 and 47-2, the city is implementing three rear yard setbacks based on adjacent uses and lot configuration. The three rear yard setbacks proposed are: <ul style="list-style-type: none"> 6.0m – lots backing onto valleylands, parks, stormwater management ponds and school blocks 6.5m – lots with irregular shape; and 7.0m – all other lots
Residential Single Detached F – Section BBBB (R1F-12.2-BBBB)		
Residential Townhouse C – Section CCCC (R3C-CCCC)		
Residential Townhouse C – Section DDDD (R3C-DDDD)		
Residential Apartment A – Section EEEE (R4AEEEE)		
Open Space – OS		
Floodplain – F		

KEY ISSUES / CONSIDERATIONS

- Supports City's Housing Brampton initiative by providing more residential units that will add variety to unit typologies and affordability.
- Are additional densities above current Secondary Plan designations appropriate for the area.
- Opportunities to achieve a higher sustainability score from the current Bronze score.



LOT SCHEDULE				
DESCRIPTION	TYPE	MINIMUM FRONTAGE	MINIMUM DEPTH	NUMBER OF LOTS
SINGLE DETACHED	X1	12.20m (40')	27.50m (90')	27
SINGLE DETACHED	X2	15.24m (50')	27.50m (90')	71
MEDIUM DENSITY RESIDENTIAL		6.50m (21')		60 UNITS
TOTAL				98

LAND USE	BLOCK / LOT	AREA
RESIDENTIAL (SINGLE DETACHED - 12.20m)	LOTS 25-26, 42-45, 66-66	0.96 ha. (2.37 Ac.)
RESIDENTIAL (SINGLE DETACHED - 15.24m)	LOTS 1, 24, 27-41, 46-65, 87-98	3.89 ha. (9.61 Ac.)
RESIDENTIAL RESERVE	BLOCKS 1-9	0.21 ha. (0.52 Ac.)
RESIDENTIAL MEDIUM DENSITY	BLOCKS 10, 10A-10B	1.61 ha. (3.98 Ac.)
RESIDENTIAL HIGH DENSITY	BLOCK 11	0.55 ha. (1.28 Ac.)
PARK	BLOCK 12	0.80 ha. (1.98 Ac.)
VISTA/NHS	BLOCKS 13-15	0.13 ha. (0.32 Ac.)
SWM POND	BLOCKS 16-17	1.03 ha. (2.55 Ac.)
COMPENSATION (GORE RD)	BLOCKS 18-20	0.21 ha. (0.52 Ac.)
NATURAL HERIATGE SYSTEM	BLOCKS 21-22	6.80 ha. (16.80 Ac.)
NHS BUFFER BLOCK	BLOCKS 21A-21C, 22A-22C	1.80 ha. (4.45 Ac.)
ROADS	STREETS 'A' - 'E'	2.33 ha. (5.76 Ac.)
ROAD WIDENING	BLOCK 23	0.18 ha. (0.44 Ac.)
0.30m RESERVE	BLOCKS 24-27	0.01 ha. (0.03 Ac.)
TOTAL		20.48 ha. (50.61Ac.)

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – May 8th, 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

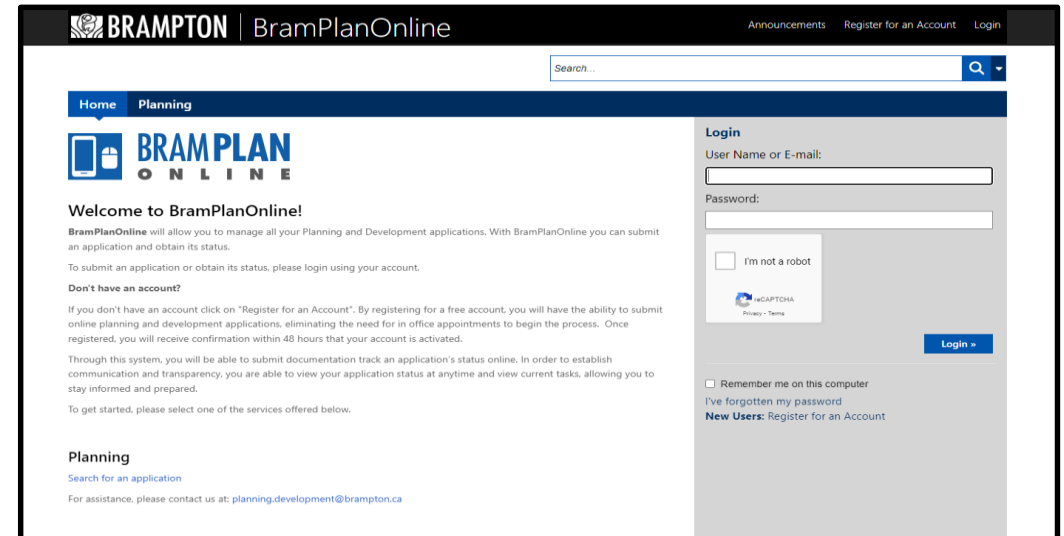
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2024-0035**.
3. On the [OZS-2024-0035 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



File OZS-2023-0042:
OPA ZBA Subdivision
Status: Submitted

File Info ▾
Documents

For any document that gets uploaded:

1. 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](#)
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. 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 presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

Harjot Sra

Development Planner

City of Brampton

Harjot.Sra@Brampton.ca

Applicant information:

Maria Jones

Candevcon Limited

maria@candevcon.com

Thank you!