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

To permit a 22-storey mixed-use apartment building with commercial retail space and two levels of underground parking.

**10 Henderson Avenue** 

City of Brampton File: OZS-2024-0047

**Application by:** 

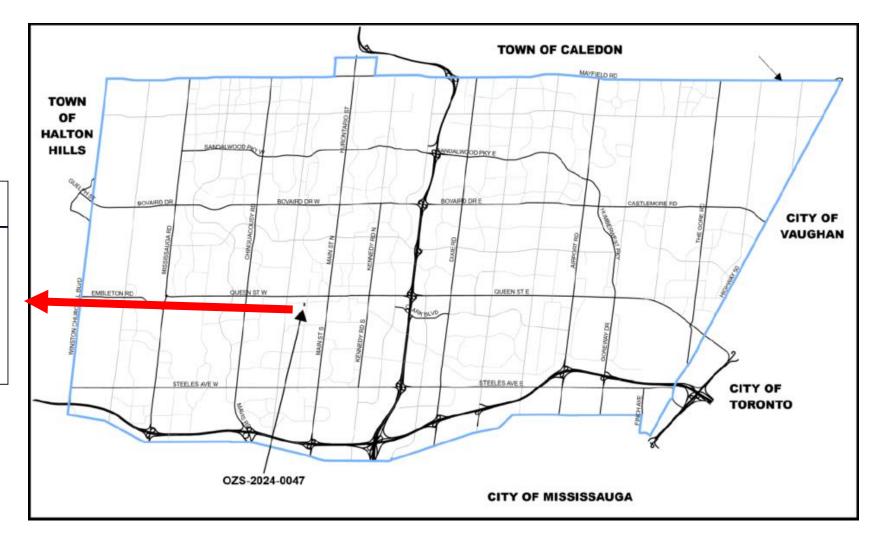
BLACKTHORN DEVELOPMENT CORP. on behalf of DIXIE HOLDING INC.

**WARD: 3** 

REGIONAL COUNCILLOR: DENNIS KEENAN REGIONAL COUNCILLOR: MARTIN MEDEIROS



## LOCATION OF SUBJECT PROPERTY



**ROYCE AVE** 



### AREA CONTEXT



#### North:

Royce Avenue and beyond are low rise residential uses.

#### South:

Orangeville Railway Trail, beyond are commercial and residential uses.

#### **East:**

Industrial use (1 Royce Ave - listed Heritage building) beyond are residential uses and Memorial Park.

#### West:

Henderson Avenue, beyond are residential and industrial uses.







# **AERIAL VIEW**





# SITE VISIT





View of the property from Royce Ave looking southwest

View of the property from the corner of Henderson Ave looking east



# SITE VISIT





View of the property along Henderson Ave looking east

View of the property from Sheard Ave looking north



### DEVELOPMENT PROPOSAL

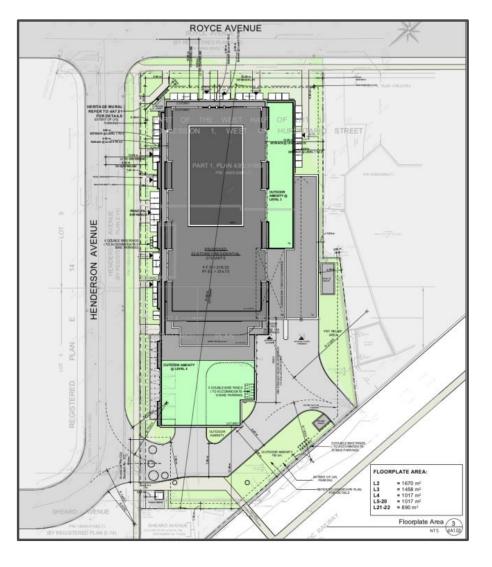
# An application to Amend the Official Plan and Zoning By-Law

To permit a 22-storey mixed-use apartment building with commercial retail space at grade with a gross floor area of 20,892 sqm proposed.

#### **Further details include:**

- 274 residential units proposed
- 3 retail spaces at grade
- Access to the site will be from Henderson Ave
- 217 Bicycle parking spaces
- 2 below grade parking levels:
  - 83 Residential spaces
  - 69 Visitor/Commercial spaces





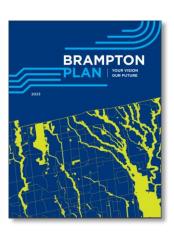


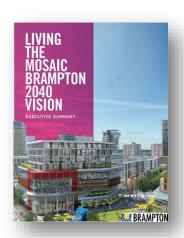
### PLANNING FRAMEWORK SUMMARY









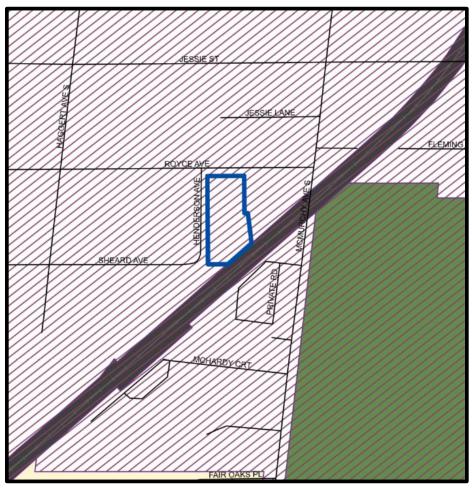


#### The application will be evaluated based on:

- The Planning Act
- Provincial Policy Statement (2020)
- Provincial Policy Statement (2024)
- Growth Plan for the Greater Golden Horseshoe (2020)\*
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- The Downtown Brampton Secondary Plan (SPA7)



### CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN (2006)



• Schedule A Use Designation: Central Area

#### Permitted Uses:

- The central area is highlighted as a significant corridor in the OP with a wide range of land uses and day/night yearround activities. This area serves as the major location for free-standing or mixed-use development including:
  - Full range of office, retail and service activities;
  - Variety of residential uses;
  - Entertainment and cultural uses:
  - Government, institutional and community facilities;
  - · Higher density employment centre; and
  - Major transit infrastructure

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





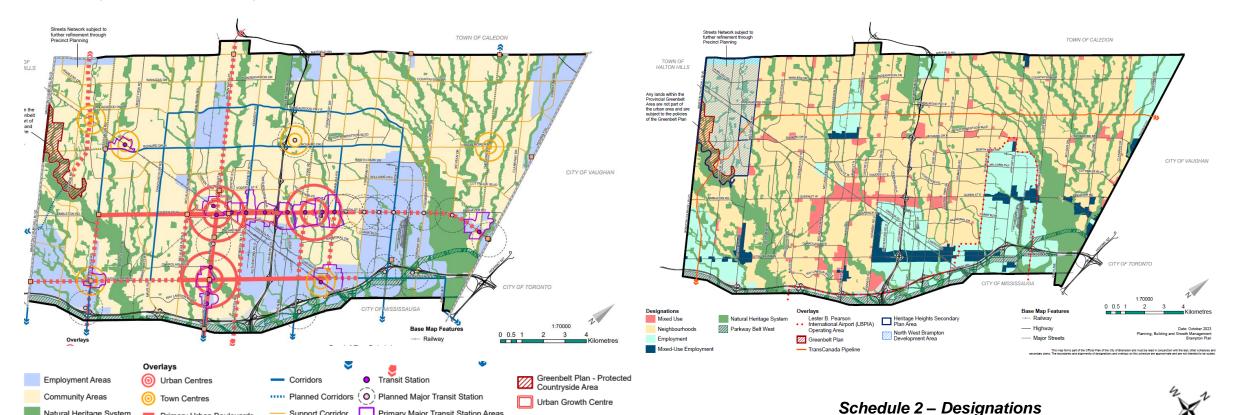




### **CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)**

- Designated 'Community Areas' and 'Urban Centres' within Schedule 1A City Structure
- Designated 'Neighbourhoods' within Schedule 2 Designations
- Designated Mature Neighbourhood within Schedule 12 Site and Area Specific Policies

Primary Major Transit Station Areas

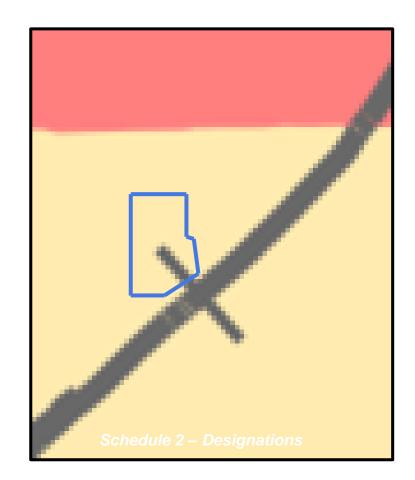


Gateways



### **CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2023**

#### OFFICIAL PLAN DESIGNATION





#### Permitted Uses:

- Neighbourhoods (Schedule 2): Include abroad range of residential uses together with neighbourhoodsupportive commercial and community services and facilities such as libraries, recreation centres, schools and daycares, that serve and support the residents of these neighbourhoods.
- Intensity of development and range of uses that may be permitted in Neighbourhoods varies depending on the street typology that a property fronts onto, in addition to other factors described in the plan.

An amendment to the Official Plan <u>is not required</u> to facilitate the development.



Neighbourhoods

Employment

Mixed-Use Employment

#### Overlays

Natural Heritage System

Parkway Belt West

Lester B. Pearson
 International Airport (LBPIA)
 Operating Area

Greenbelt Plan

--- TransCanada Pipeline

Heritage Heights Secondary Plan Area

North West Brampton Development Area



### CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

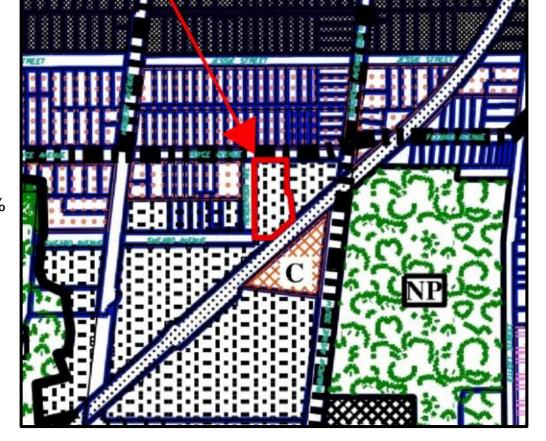
#### **Downtown Brampton Secondary Plan (Area 7)**

#### **Land Use Designation:**

- · Medium-High and High Density
  - Residential uses associated with this designation include maisonette, stacked townhouse, cluster and walk-up apartments of two to four storeys and elevator serviced tower building forms.
  - Permitted density ranges for specific redevelopment sites with this
    designation for lands south of the CNR Line and west of Mill St N, which
    shall only be for residential purposes, with a max. density of 247 units per
    net residential hectare (100 units per net residential acre)
  - Max. building height of 17 storeys with min. landscaped open space of 60% of the total lot area.

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









### **CURRENT PLANNING CONTEXT: ZONING BY-LAW**



#### 

#### **Current Zone: Industrial One (M1) Zone**

Permitted uses in the Industrial One A (M1) Zone include but are not limited to:

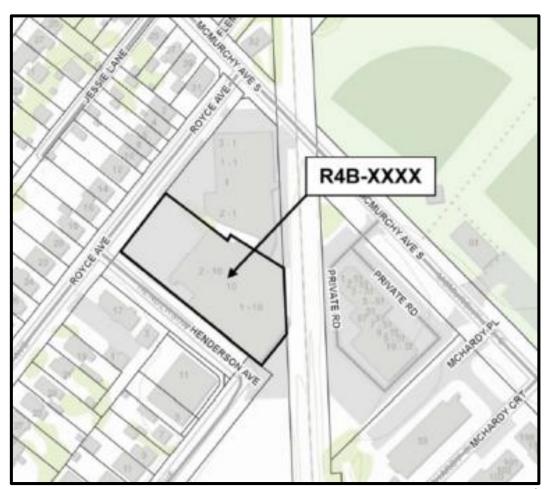
- Manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair and a motor vehicle body shop as a principle or accessory use
- A printing establishment
- A warehouse
- A parking lot
- a radio or television broadcasting and transmission establishment
- a furniture and appliance store
- a recreational facility or structure

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) – Zoning By-law	Permitted uses:  • The purposes permitted in the Residential Apartment B(4) Zone
	<ul> <li>Non-residential uses permitted on the ground floor or within the existing heritage building, only in conjunction with or accessory to an apartment dwelling</li> </ul>
	Maximum building height: 22 Storeys
	Maximum Floor Space Index: 6.0
	Maximum Lot Coverage: 51%
	Minimum Landscape Open Space



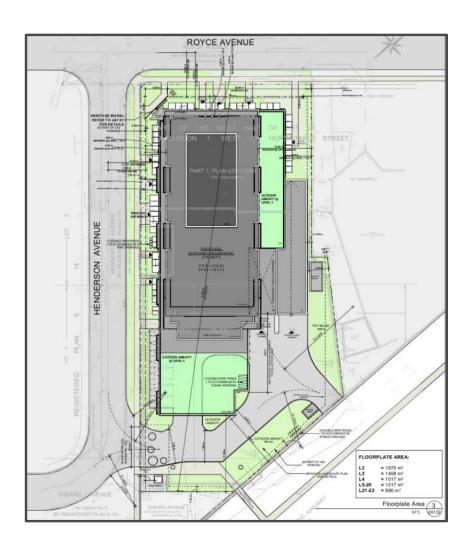




### KEY ISSUES / CONSIDERATIONS

- Compatibility of the proposed higher density apartment building with the surrounding low-rise residential uses.
- Ensuring an appropriate height, tower separation and building setbacks are implemented and are considerate of the current site area context.
- Potential impact on the listed heritage building on and adjacent to the site (1 Royce Ave)?
- Is the proposed massing and floor plate of the building considerate of the neighbourhood to ensure surrounding uses are not impacted large shadow casts.
- Integration of the Orangeville-Brampton Railway Trail to the subject development.







### **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

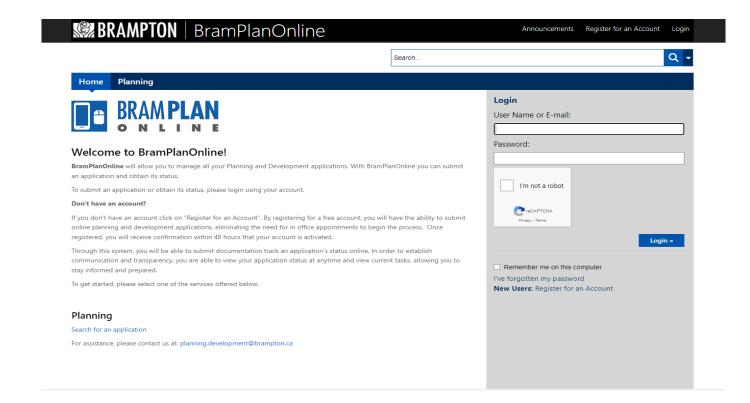
Recommendation/Final report

Appeal period



### ACCESS THE DEVELOPMENT APPLICATION

- 1. Click the BramPlan Online link: <a href="https://planning.brampton.ca/CitizenAccess/D">https://planning.brampton.ca/CitizenAccess/D</a> efault.aspx
- 2. Click the Search for An Application link: <a href="https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName">https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning</a>
- 3. Type the file number in the required field: File Number: **OZS-2024-0047**
- 4. On the **OZS-2024-0047** file page click: The File Info Tab and click documents to review all application drawings and documents.





### 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:

Jan Salaya

Development Planner

City of Brampton

Jan.Salaya@brampton.ca

Applicant contact:

Maurizio Rogato

Blackthorn Development Corp.

mrogato@blackthorncorp.ca



