

APPLICATION TO AMEND THE ZONING BY-LAW

TO AMEND THE ZONING BY-LAW TO FACILITATE CHANGES IN BUILT FORM (PREVIOUSLY APPROVED UNDER OZS-2021-0050) TO PERMIT A MIX OF FREEHOLD TOWNHOUSES AND APARTMENTS

5076 Old Castlemore Road

City of Brampton File : OZS-2024-0049

Application by:

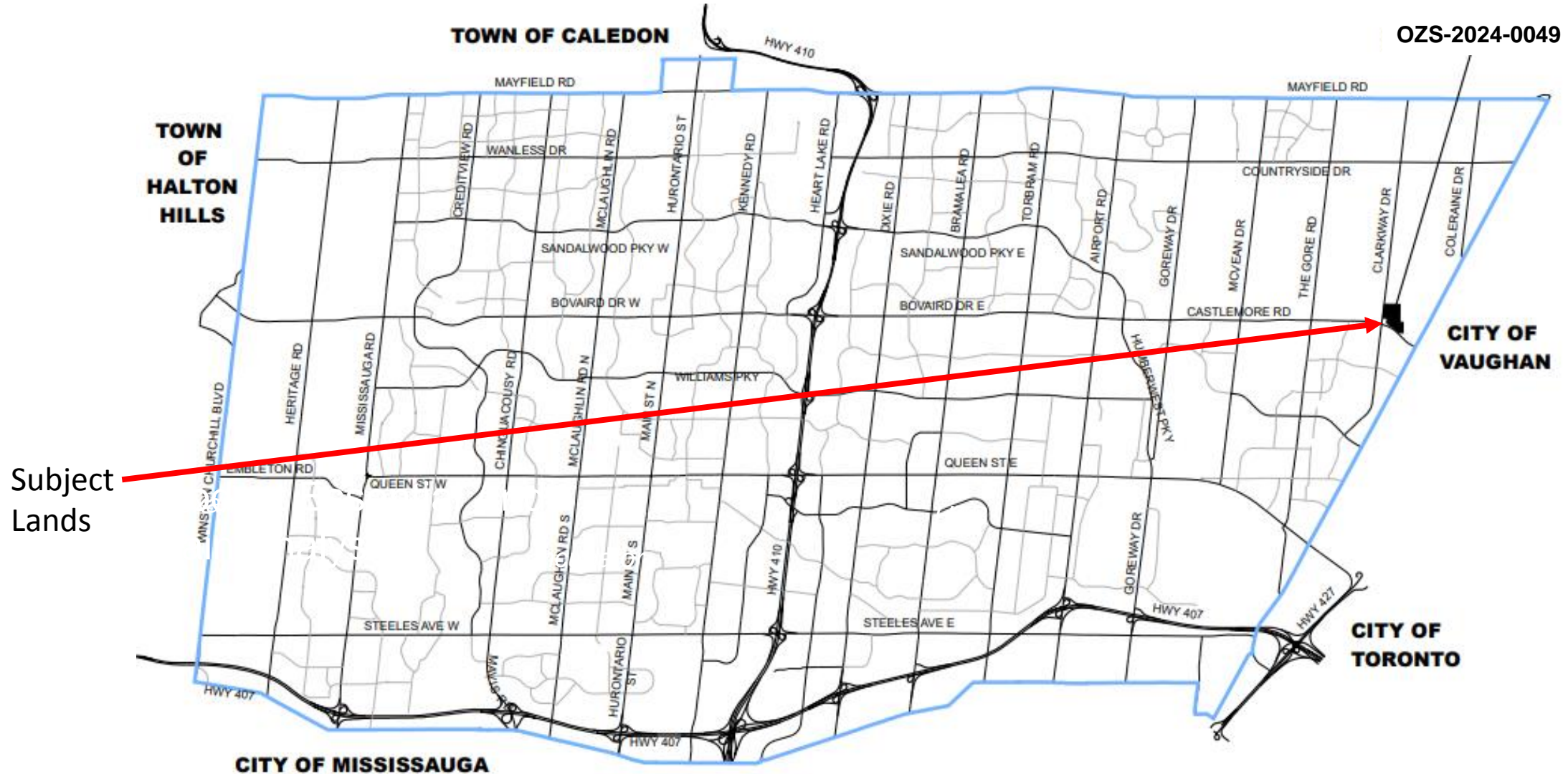
Glen Schnarr & Associates - Castlemore Country Properties & 47-1 Country Properties Limited.

WARD : 10

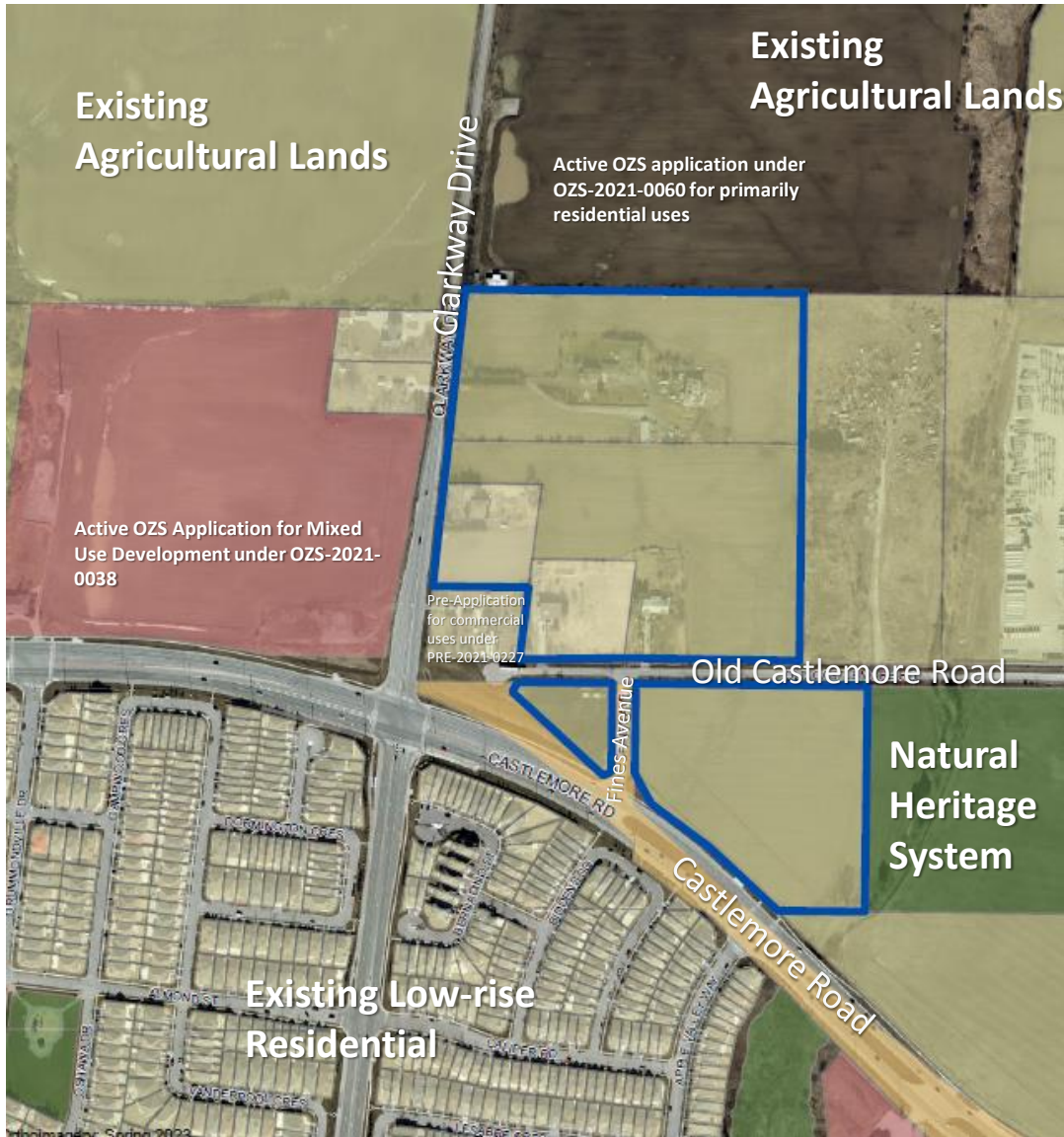
DEPUTY MAYOR/CITY COUNCILLOR : HARKIRAT SINGH

REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Agricultural

Agricultural and vacant lands, beyond which are lands subject to active development applications for residential subdivisions.

South: Low Rise Residential

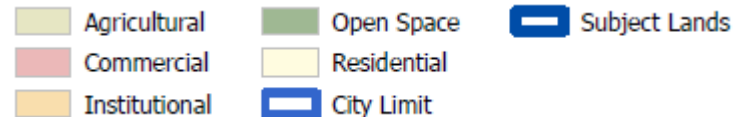
Old Castlemore Road, Fines Avenue, and Castlemore Road, beyond which are Low-Rise Residential lands.

East: Natural Heritage System, Employment

Natural Heritage System, beyond which are lands subject to an active Site Plan application for Employment and Commercial uses.

West: Agricultural

Clarkway Drive, beyond which are Agricultural and Vacant lands subject to active development applications for mixed use developments



AREA CONTEXT



Subject Lands

SITE VISIT



Street view looking directly to site from the intersection of Fines Avenue and Old Castlemore Road



Street view looking East directly at site from Clarkway Drive



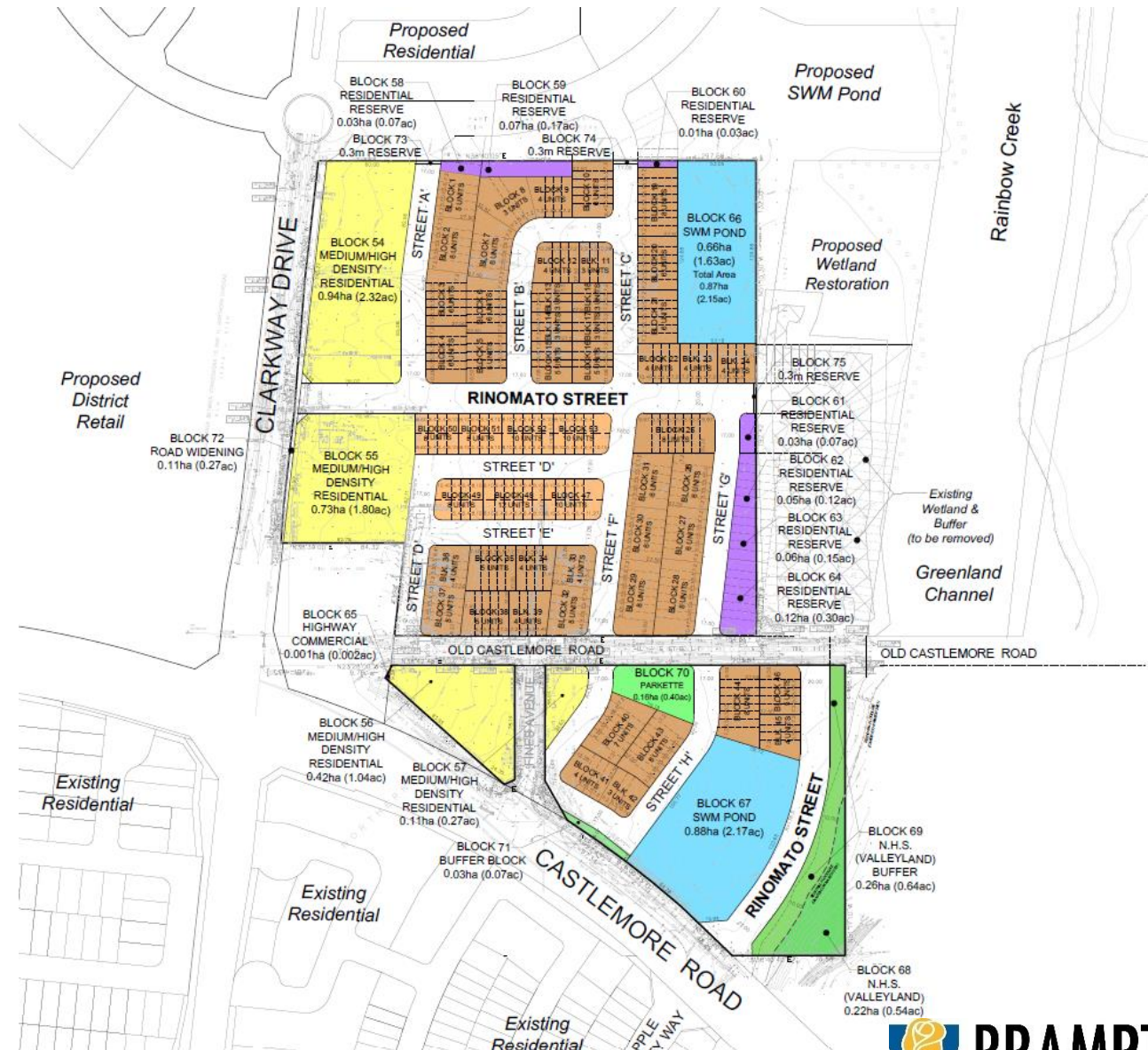
Street view looking North directly at site from Castlemore Road

DEVELOPMENT PROPOSAL

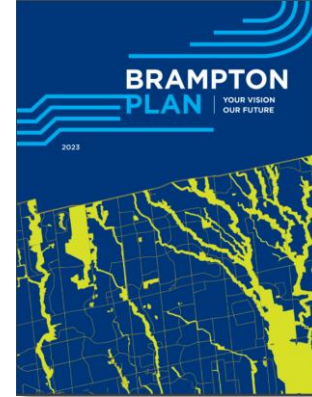
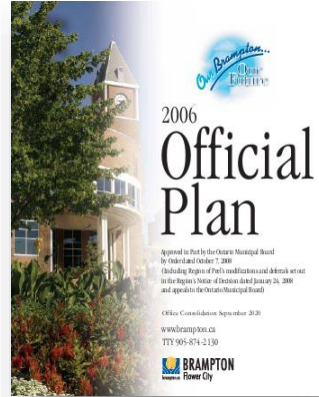
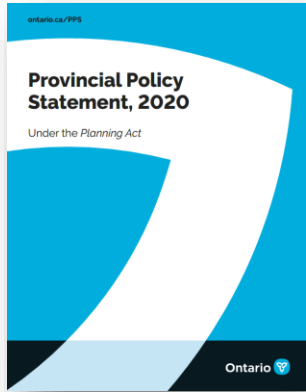
An application to amend the Zoning By-law to facilitate changes in built form (previously approved under OZS-2021-0050) to permit a mix of freehold townhouses and apartments

Further details include:

- Introduction of Public Street network replacing Private Roads
- Increase in 'freehold' townhouse units from 81 to 235 units (formerly condominium units)
- Introduction of 66 back-to-back townhouse units
- A new parkette block approximately 0.16 h.a. in size
- Total Unit Breakdown: 1,333 units
 - 235 Townhouse Units
 - 66 Back-to-Back Townhouse Units
 - 1032 apartment units



PLANNING FRAMEWORK SUMMARY



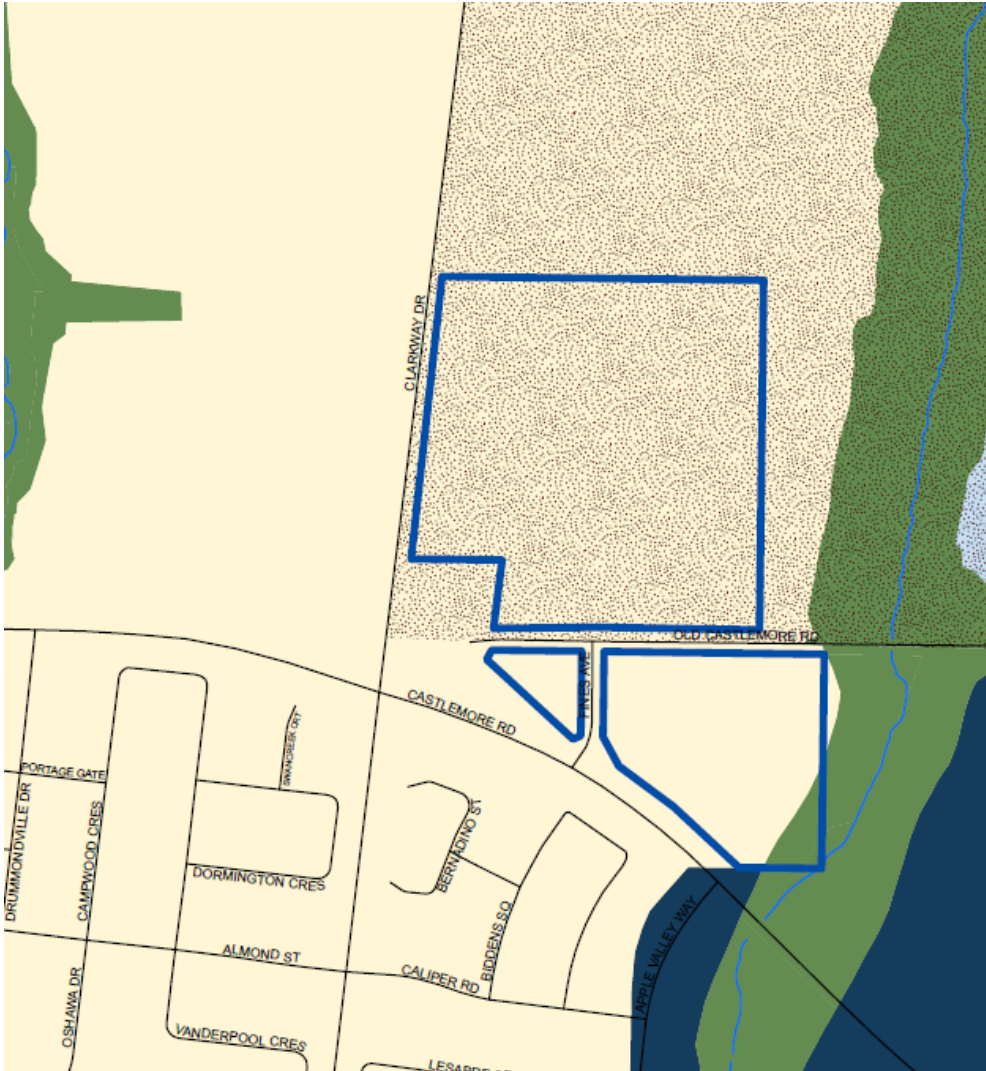
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2024)
- Growth Plan for the Greater Golden Horseshoe (2020)*
- City of Brampton Official Plan (2006)
- Brampton Plan
- Highway 427 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



Current Official Plan Designations:

- Residential,
- Special Study Area &
- Open Space.

Residential: permits a full range of dwelling types ranging from single detached houses to high-rise apartments, and complementary uses such as schools, and day care centres.

Open Space: indicates major public and private open space, valleylands/watercourse corridors, wetlands and woodlands.

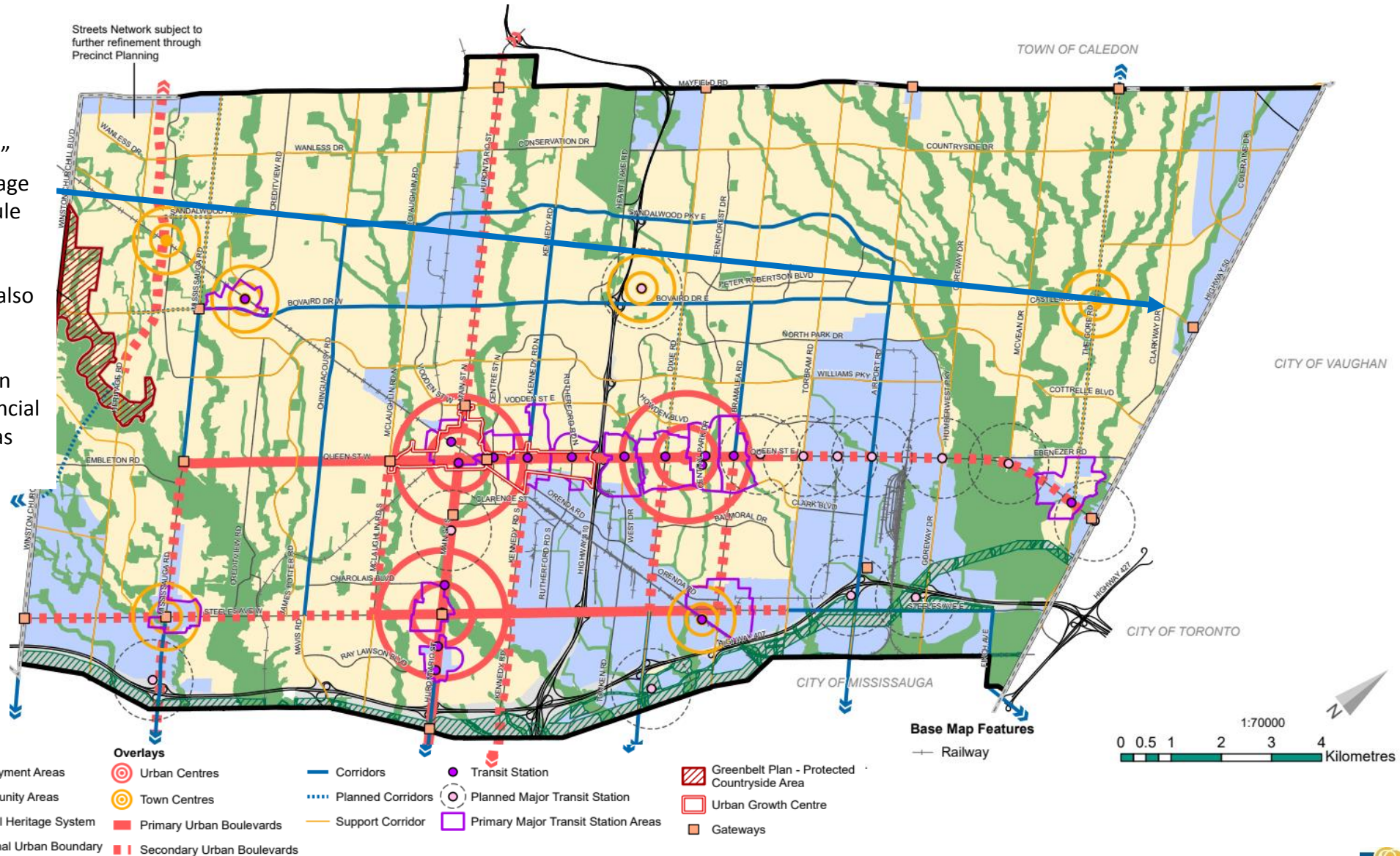
An amendment to the Official Plan is not required to facilitate this development.

EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- | | | |
|--------------------|----------------------------|---------------|
| MAJOR WATERCOURSES | INDUSTRIAL | Subject Lands |
| SPECIAL STUDY AREA | OPENSACE, UTILITY/OPENSACE | |
| BUSINESS CORRIDOR | RESIDENTIAL | |

CURRENT PLANNING CONTEXT: Brampton Plan

- The subject site is designated as “Community Areas” and “Natural Heritage System” on Schedule 1A – City Structure
- The subject site is also located within the “Designated Greenfield Area” on Schedule 5 – Provincial Plans & Policy Areas



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Highway 427 Industrial Secondary Plan (Area 47)

Designated: 'Low/Medium Density Residential', 'Medium Density Residential', 'Special Policy Area 11', 'Special Policy Area 9', 'Heritage Resource', and 'Valleyland'.

Residential: permit apartments, back-to-back townhouses, and stacked townhouses.

Special Policy Area 11 applies to lands designated 'Medium Density Residential' which may permit:

- a maximum density of 130 units per net residential hectares (51 units per net residential acre), and
- a maximum height of 12 storeys.

Note: through By-law 7-2024 the portion of these lands located south of Old Castlemore Road were removed from the Bram East Secondary Plan. These lands are to be re-designated in the Highway 427 Industrial Secondary Plan.

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



RESIDENTIAL

- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL

COMMERCIAL

- HIGHWAY COMMERCIAL
- SERVICE COMMERCIAL

NATURAL HERITAGE SYSTEM

- VALLEYLAND
- WETLAND RESTORATION AREA

UTILITIES AND INFRASTRUCTURE

- PRIMARY GATEWAY
- HERITAGE RESOURCE
- SPECIAL POLICY AREA

CURRENT PLANNING CONTEXT: ZONING BY-LAW

Zoning By-law 270-2004

The subject property is zoned:

- Residential Townhouse E - 5.5 - Section 3712 (R3E-5.5 -3712),
- Residential Townhouse C - Section 3713 (R3C-3713),
- Residential Apartment A - Section 3714 (R4A-3714),
- Residential Apartment A (H) - Section 3753 (R4A(H)-3753),
- Residential Townhouse C (H) - Section 3752 (R3C(H)-3752),
- Residential Townhouse E (H) - 5.5 - Section 3754 (R3E-5.5(H)-3754),
- Open Space (OS),
- Floodplain (F)

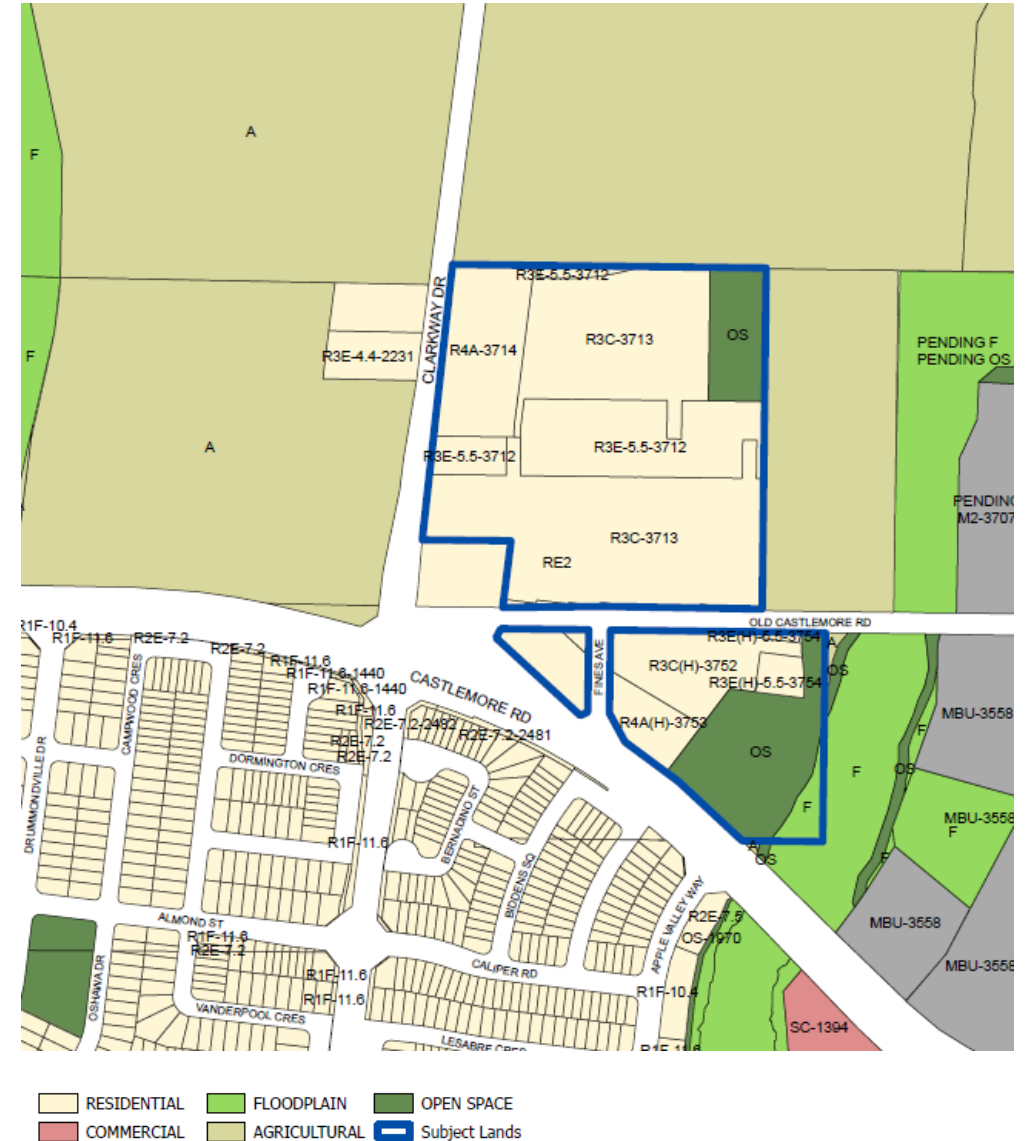
Permitted Uses in the Residential Zones include:

- a) A Street Townhouse
- b) A Townhouse Dwelling
- c) A Apartment Dwelling

Permitted uses in the Open Space (OS) and Floodplain (F) Zone include but are not limited to:

- a) Indoor or Outdoor Recreational Facility
- b) Conservation Areas
- c) Flood and Erosion Control

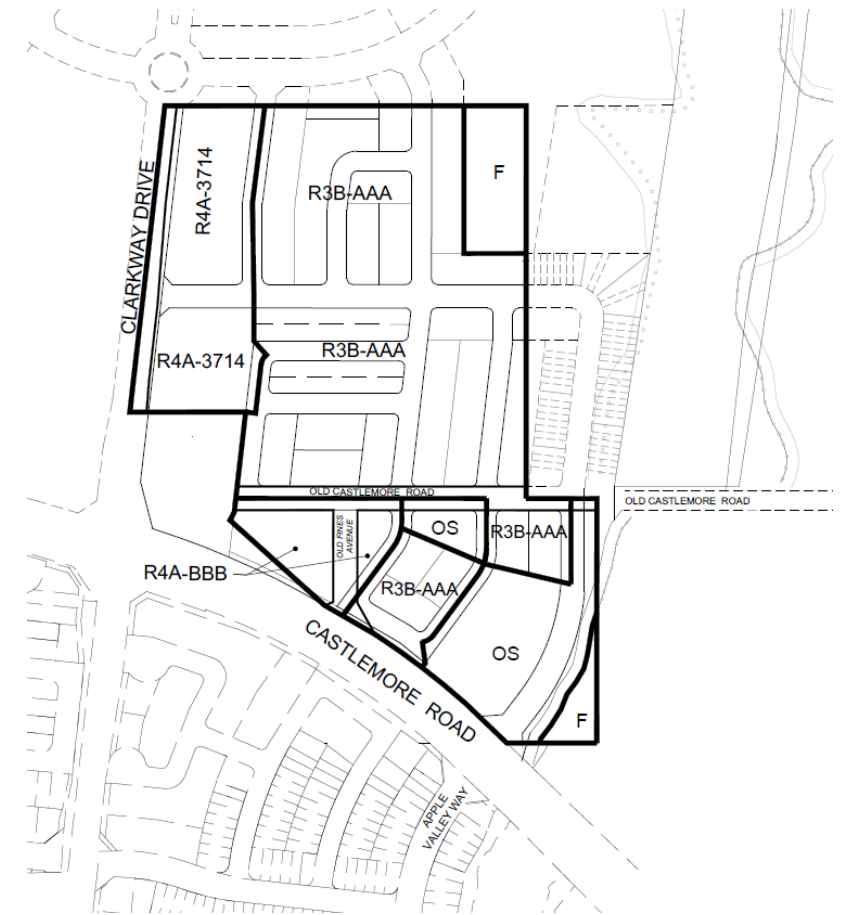
A Zoning By-Law Amendment is required to facilitate the requested changes.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will permit the rezoning of the subject site from Residential Townhouse E – 5.5 – Section 3712 (R3E-5.5-3712), Residential Townhouse C – Section 3713 (R3C-3714), and Residential Apartment A – Section 3714 to Residential Street Townhouse B and Residential Apartment A with new Special Sections.

Proposed Zones	Highlight of proposed Zone
Residential Street Townhouse B – AAA (R3B – AAA)	<p>Permitted Uses:</p> <ul style="list-style-type: none"> a) Back-to-Back Townhouse Dwellings; b) Townhouse Dwelling <p>Maximum Height:</p> <ul style="list-style-type: none"> a) 14 metres <p>Rear Yard Setback:</p> <ul style="list-style-type: none"> a) 0 metres for a Back-to-Back Townhouse <p>Minimum Front Yard Depth:</p> <ul style="list-style-type: none"> a) 3.0 metres
Residential Apartment A – Section BBB (R4A – BBB)	<p>Permitted Uses:</p> <ul style="list-style-type: none"> a) A multiple residential dwelling; b) An apartment dwelling; c) A lodging house <p>Maximum Lot Coverage:</p> <ul style="list-style-type: none"> a) 50 % by the main building(s) <p>Minimum Landscaped Open Space:</p> <ul style="list-style-type: none"> a) 20% <p>Minimum Side and Front Yard Setback:</p> <ul style="list-style-type: none"> a) 4.5 metres

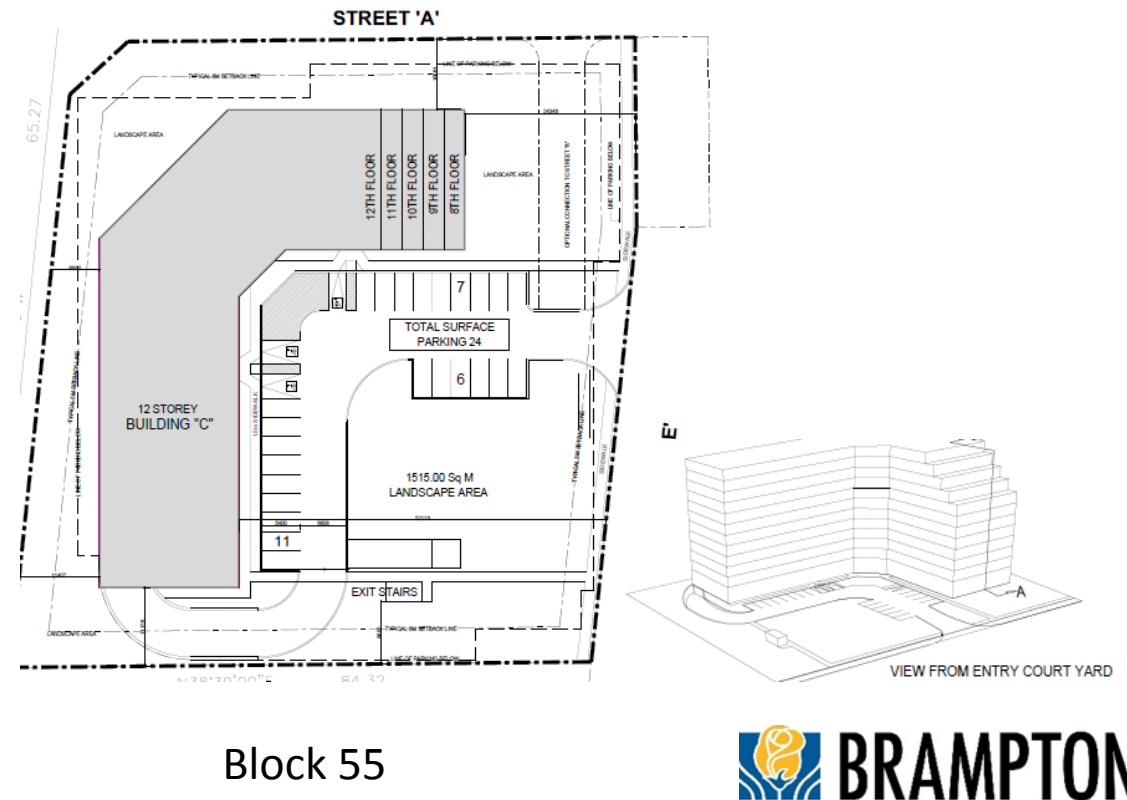
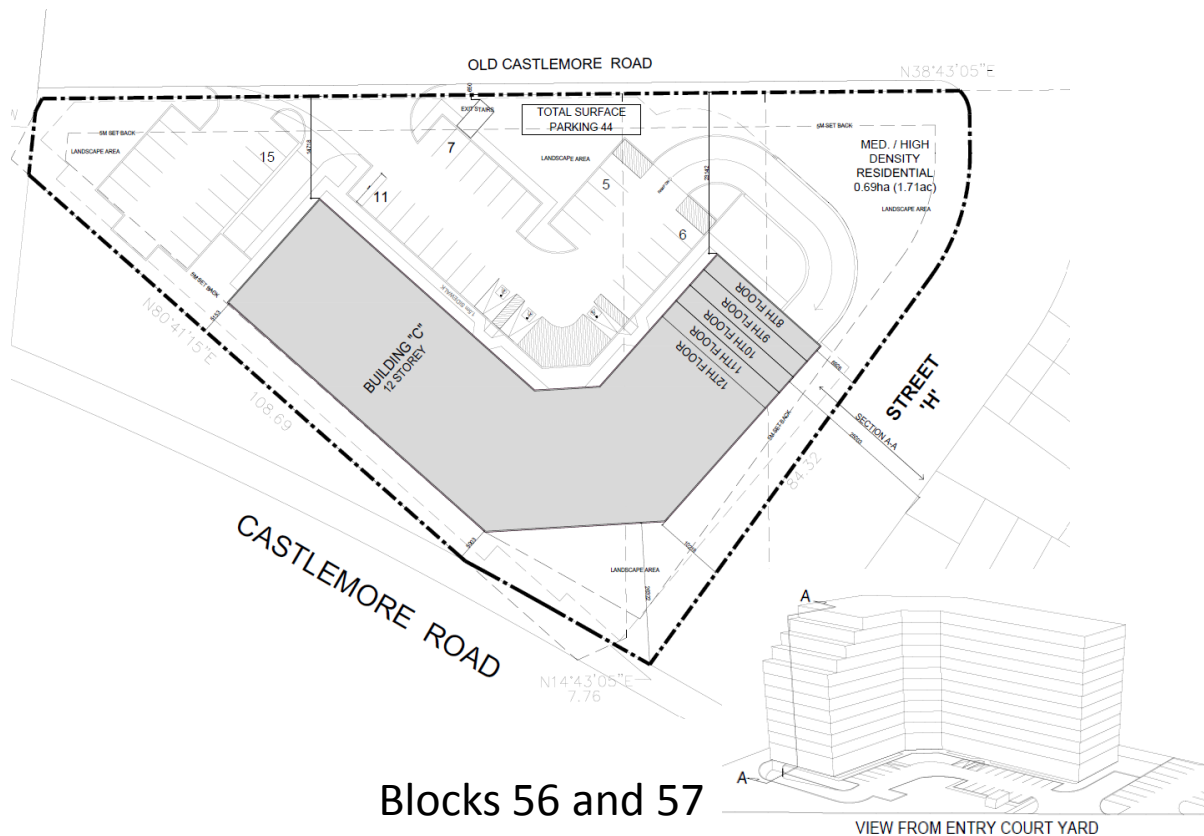


(Proposed Zones: Residential Street Townhouse B – AAA (R3B – AAA) & Residential Apartment A – Section BBB (R4A – BBB))

KEY ISSUES / CONSIDERATIONS

Key Issues

- Coordination with the neighboring landowner at 10015 Clarkway Drive so that buildings and access locations are coordinated.
- Appropriateness of the proposed building heights, building setbacks, and rear yard setbacks.
- Requirement for amending the previously approved Draft Plan of Subdivision application.



NEXT STEPS

Notice of complete application – August 14, 2024

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

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:

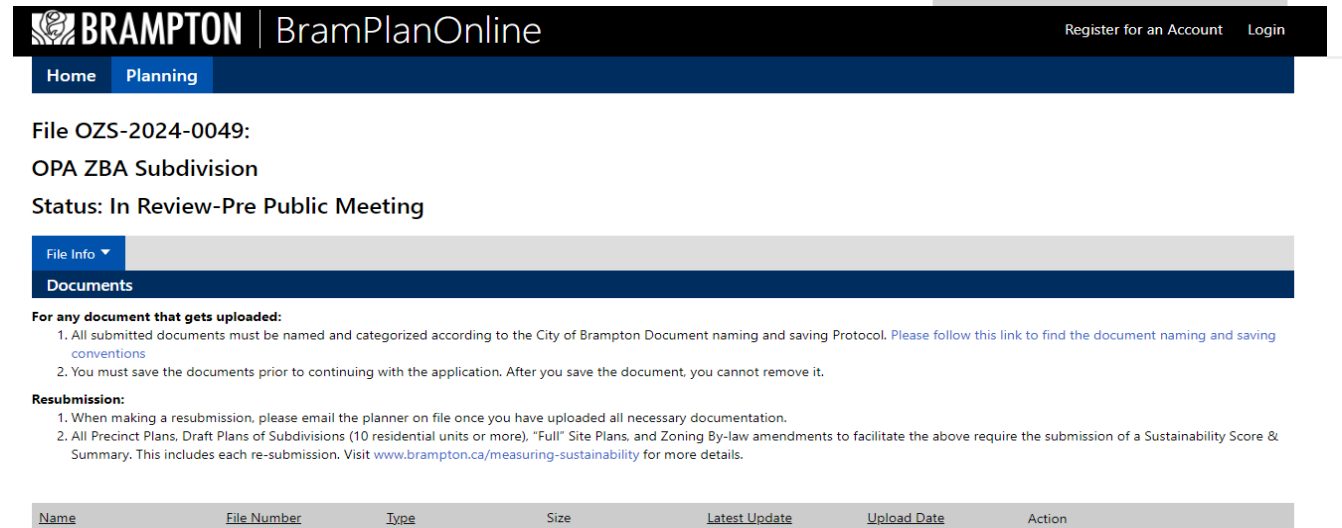
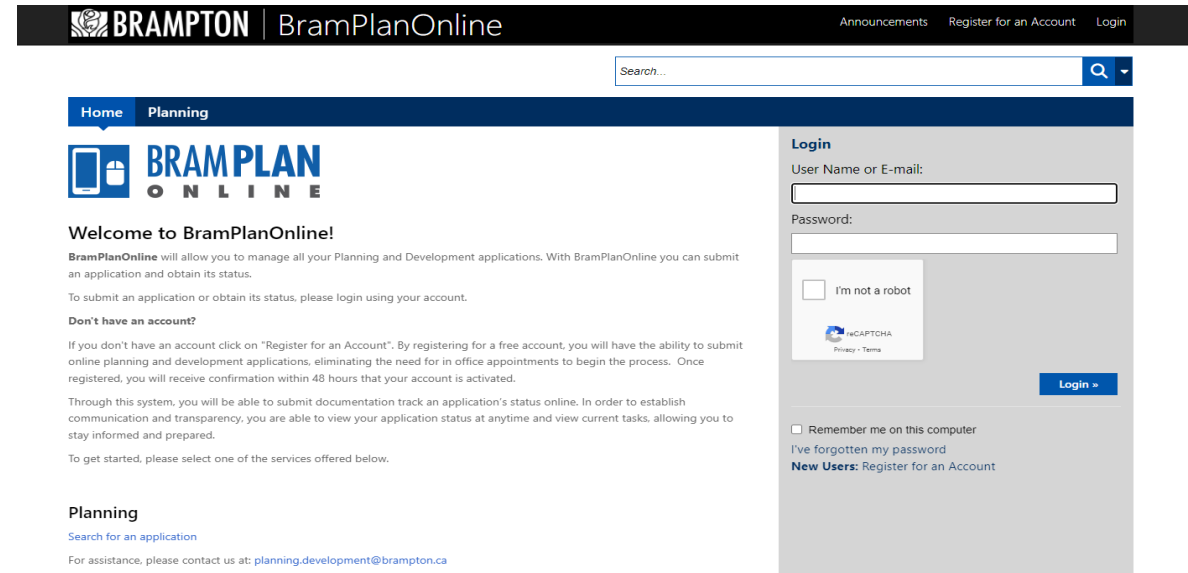
<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: OZS-2024-0049

4. On the [OZS-2024-0049 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.



File OZS-2024-0049:
OPA ZBA Subdivision
Status: In Review-Pre Public Meeting

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 report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank you!