

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

**TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO PERMIT A MIXED-USE DEVELOPMENT COMPRISED
OF FOUR APARTMENT BUILDINGS WITH HEIGHTS RANGING FROM 45-50 STOREYS**

137 Steeles Avenue West

City of Brampton File : OZS-2024-0040

Application by:

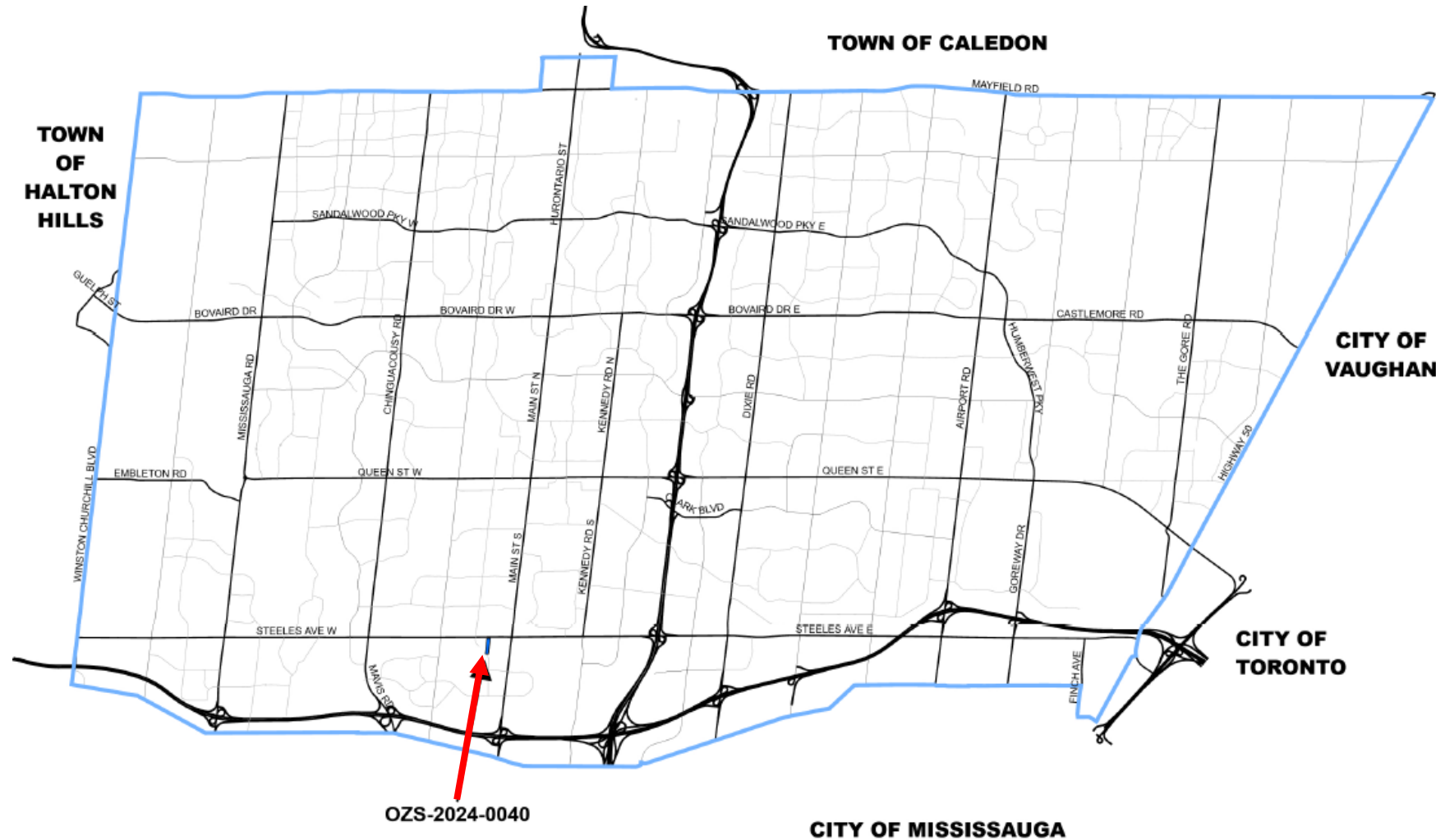
Blackthorn Development Corporation – Avalon Developments Inc.

WARD : 4

REGIONAL COUNCILLOR : MARTIN MEDEIROS

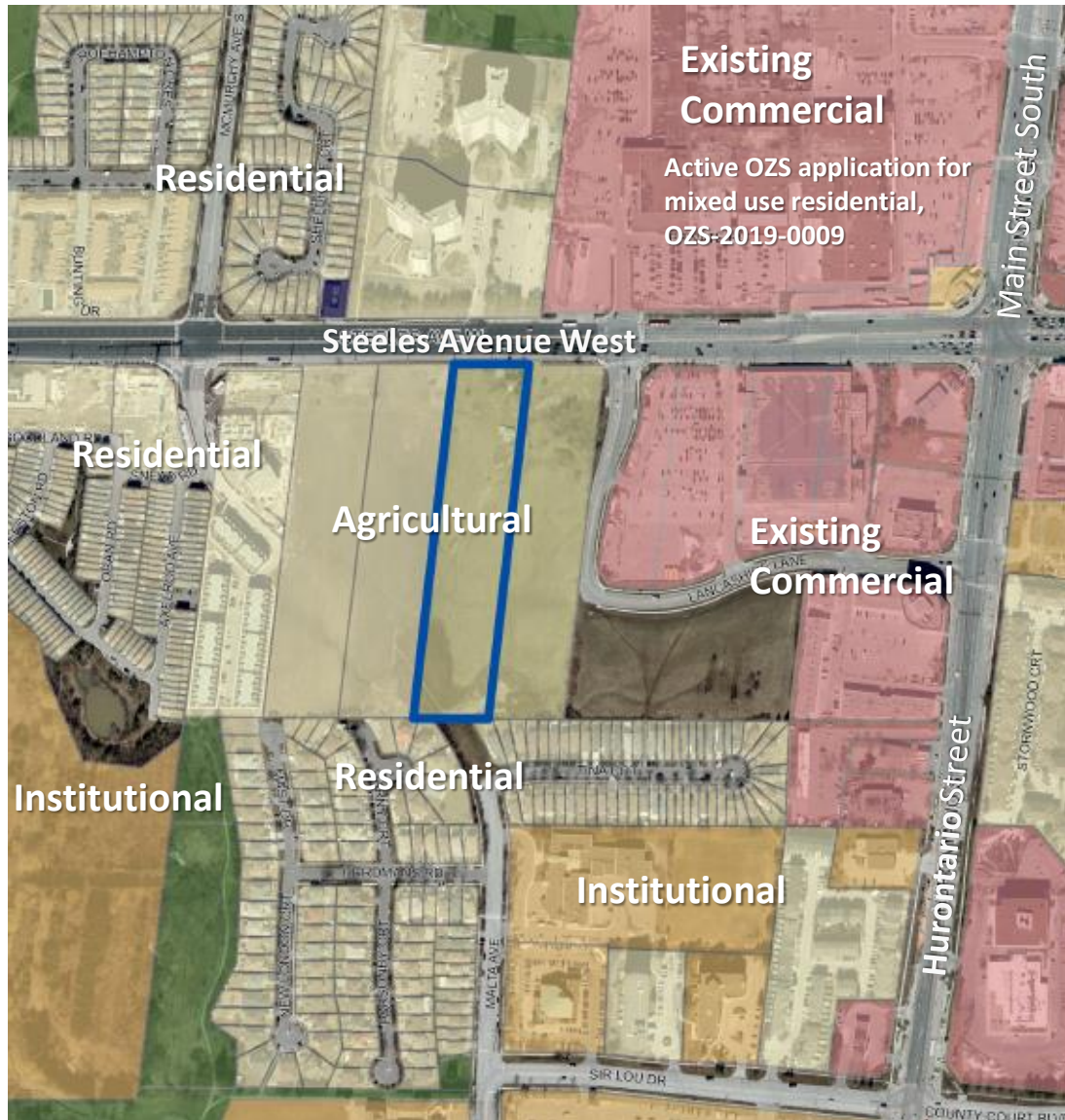
REGIONAL COUNCILLOR: DENNIS KEENAN

LOCATION OF SUBJECT PROPERTY



Subject
Lands

AREA CONTEXT



North:

Steeles Avenue West, beyond which are commercial lands (Shoppers World) and high rise residential lands. The lands to the north are subject to active development applications.

South:

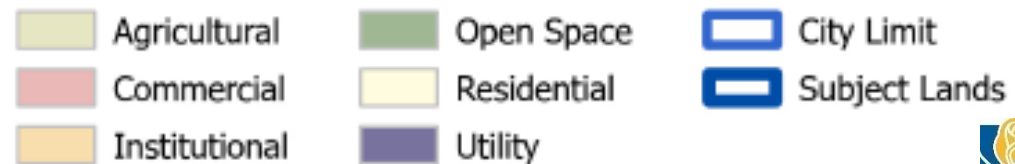
low-density residential uses and existing institutional uses (St. Kevin Catholic Elementary School and Church)

East:

Agricultural and commercial uses and Lancashire Lane

West:

Agricultural uses and vacant lands, and lands developing for high-density residential uses, and Malta Avenue



AREA CONTEXT



Subject Lands

SITE VISIT



View of subject site, looking West
down Steeles Avenue West



View of subject site, looking South



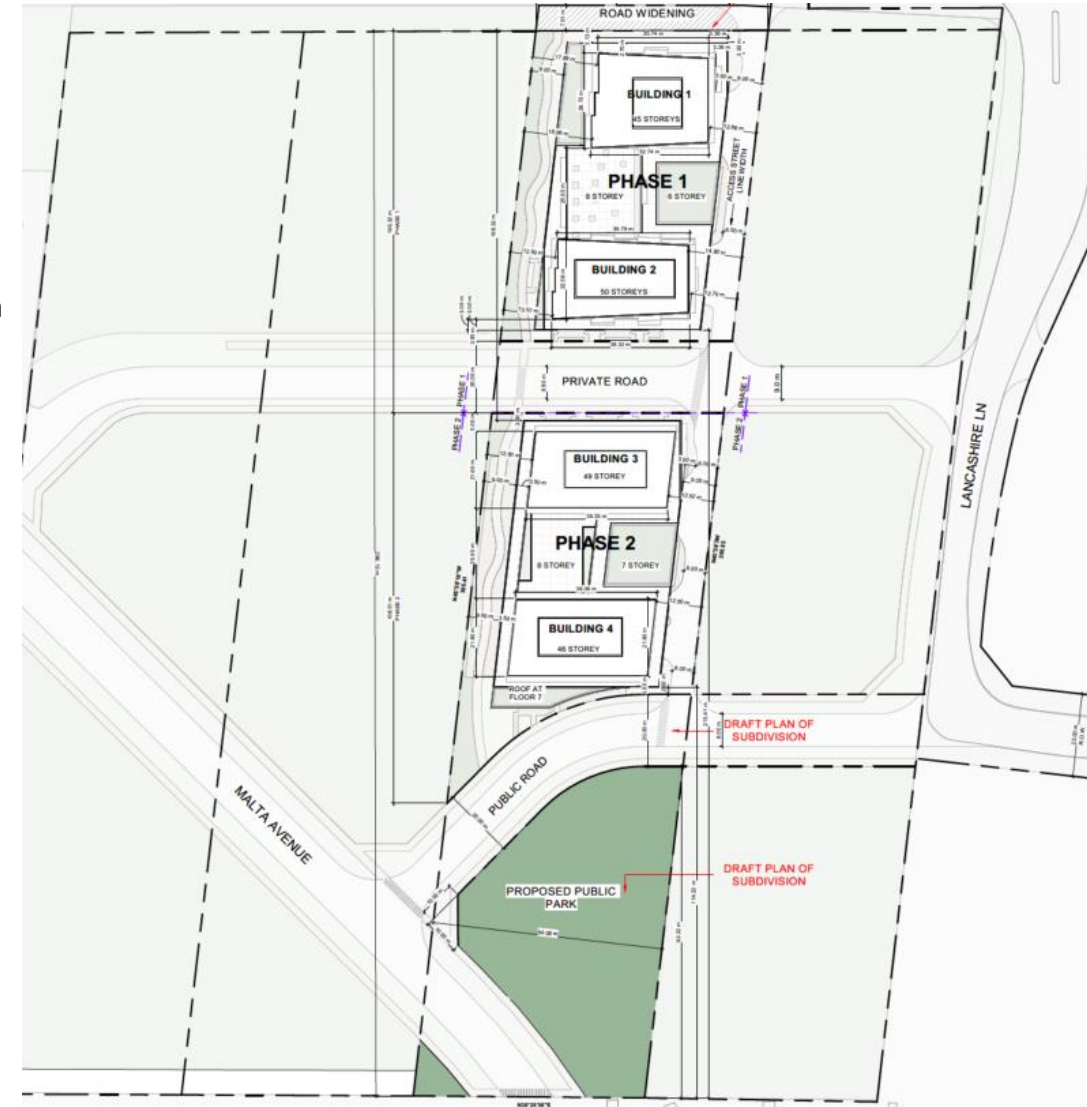
View of subject site, looking East
down Steeles Avenue West

DEVELOPMENT PROPOSAL

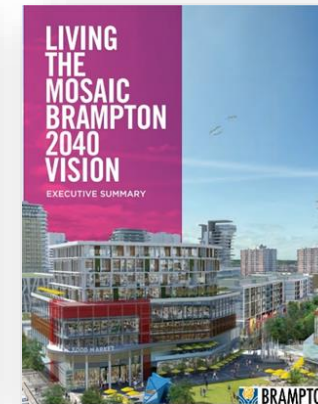
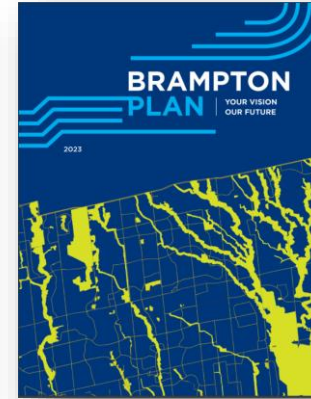
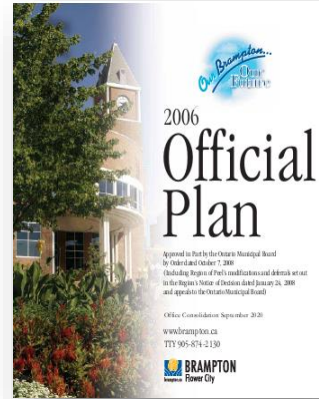
An application to amend the Zoning By-law and Official Plan to permit a mixed-use two-phase development comprised of four apartment buildings (45 to 50 storeys), ground floor retail, a new Public Road, Private Roads, and a Public Park

Further details include:

- Interim access from Steeles Avenue West
- Ultimate access to be provided from east-west private and public roads that connect to Malta Avenue and Lancashire Lane
- 4 levels of underground parking
 - 297 Visitor Spaces
 - 2218 Resident Spaces
 - 1172 Bicycle Parking Spaces
- Phase 1
 - 45 storey and 50 storey apartment building on a 6-storey podium with ground floor retail
 - 939 apartment units including
 - 267 one-bedroom
 - 182 one-bedroom plus den
 - 429 two-bedroom
 - 51 two-bedroom plus den and
 - 10 three-bedroom units
- Phase 2
 - 46-storey and 49-storey apartment building on an 8-storey podium with ground floor retail
 - 961 apartment units including:
 - 276 one-bedroom
 - 199 one-bedroom plus den
 - 399 two-bedroom
 - 82 two-bedroom plus den
 - 5 three-bedroom
- Total Unit Count: 1900 units



PLANNING FRAMEWORK SUMMARY



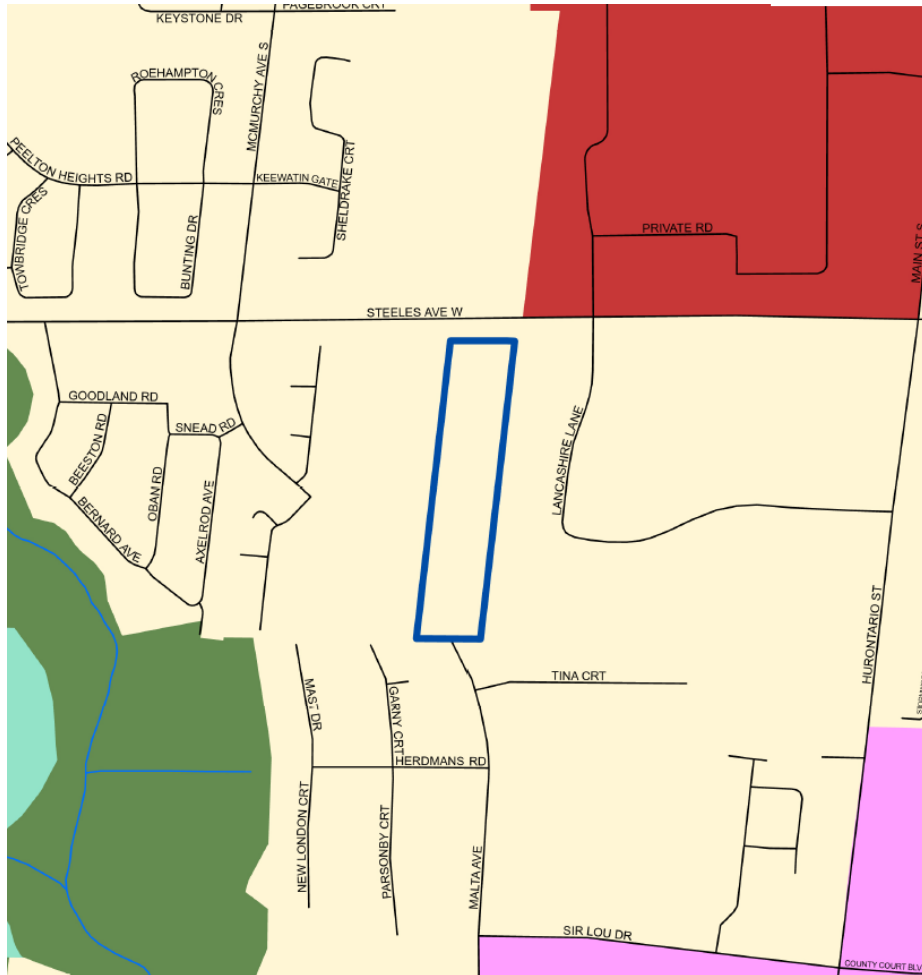
The application will be evaluated based on:

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

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)



Current Official Plan Designation:

- Residential

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

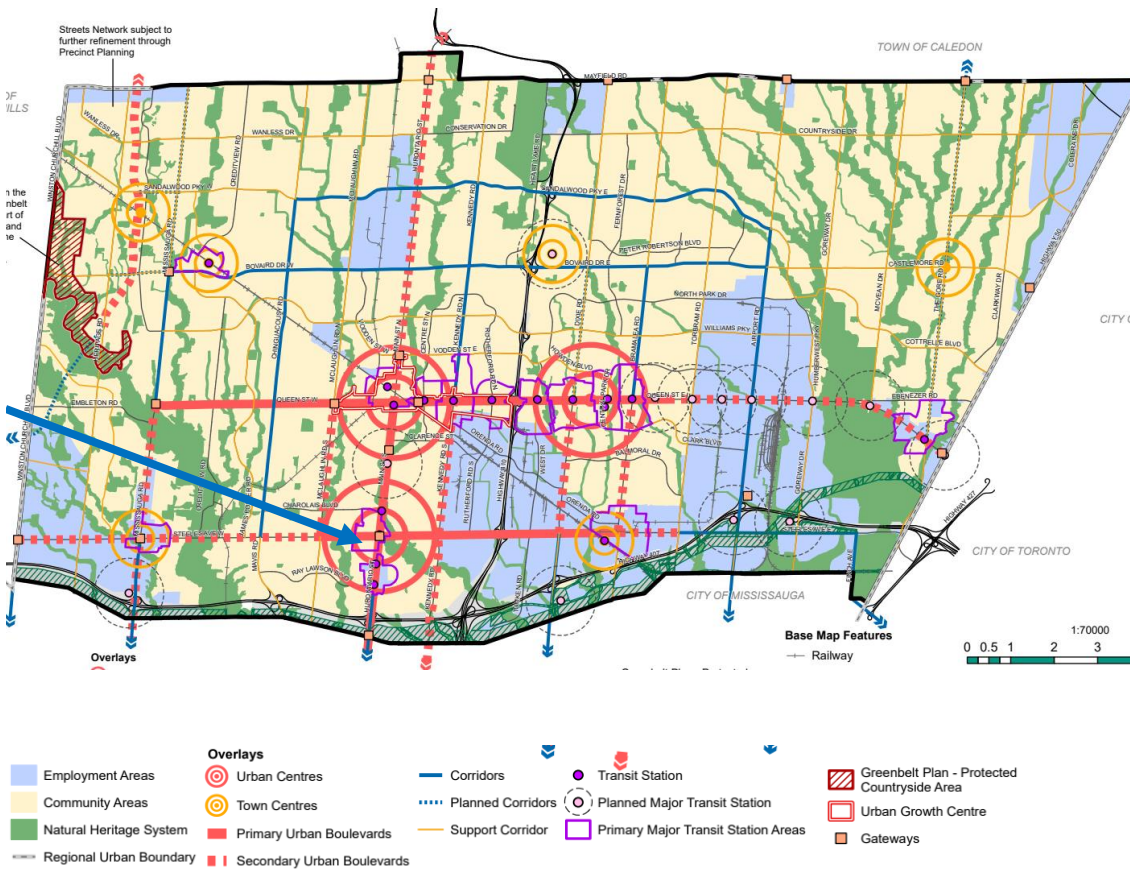
An amendment to the Official Plan is not required to facilitate this development.

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

— MAJOR WATERCOURSES	OFFICE	— SUBJECT LANDS
MAJOR INSTITUTIONAL	REGIONAL RETAIL	
OPENSOURCE	RESIDENTIAL	

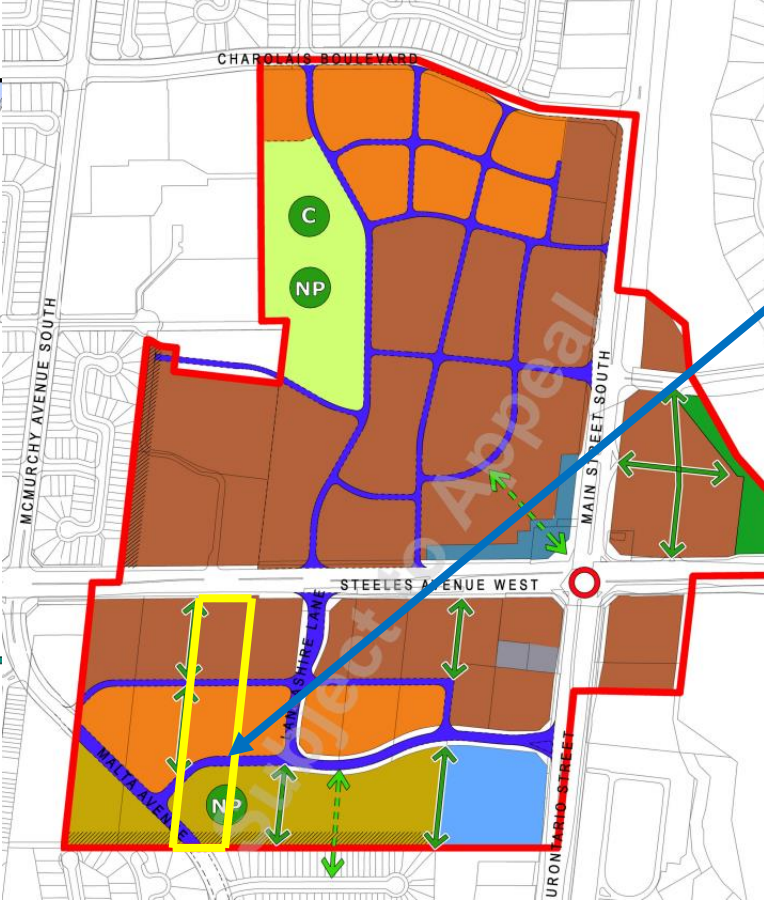
CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)

- The subject site is designated as “Community Areas” ; “Urban Centres” ; a “Primary Major Transit Station Area” and “Primary Urban Boulevard” on Schedule 1 – City Structure



- The proposed heights do not conform with Building Typologies under Section 2.2.2 of Brampton Plan, thus an Official Plan Amendment may be required

Building Typologies	Height Range
Low-Rise	up to and including 3 full storeys
Low-Rise Plus	up to and including 4 full storeys
Mid-Rise	between 5 and 12 full storeys
High-Rise	13 full storeys or greater



- The subject site is designated as “Mixed-Use (High-Rise Mixed-Use)” ; “Mixed-Use (Mid-Rise Mixed-Use)” ; and “Neighbourhood (Mid-Rise Residential)” ; “Potential Mid-Block Connection” ; and “Neighbourhood Park” on Schedule 13m – Brampton MTSA - HRLT-22 Gateway Terminal Land Use Plan

NOTE: Schedule 13m – Brampton MTSA HRLT-22 has been appealed to the Ontario Land Tribunal

CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Hurontario-Main Corridor Secondary Plan (Area 55)

Designated: 'Mixed Use One (MU1)', and 'Medium Density'

Mixed Use One:

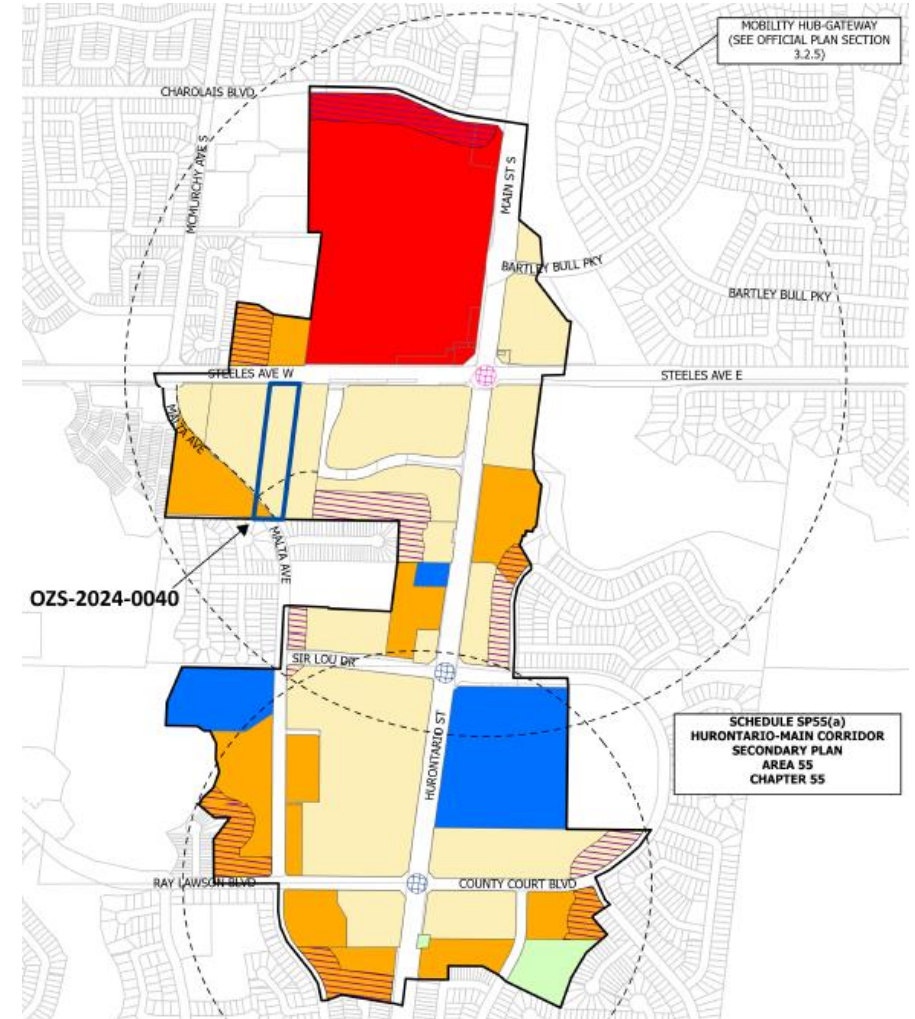
permits mix of uses and higher densities that support Light Rail transit and active transportation, includes permitted uses: medium and high density residential, office and institutional buildings and high-density residential dwellings

Medium Density:

permits townhouses and stacked townhouses;

Under Section 5.1.1 Proposals for a density and/or building height greater than the maximum permitted shall require justification for the increase as part of a zoning amendment; however, an official plan amendment will not be required.

An amendment to the Secondary Plan is not required.



CURRENT PLANNING CONTEXT: ZONING BY-LAW

Zoning By-law 270-2004

The subject property is zoned:

- Residential Apartment A – Section 3736 (R4A – 3736) (H) ; and
- Agricultural (A)

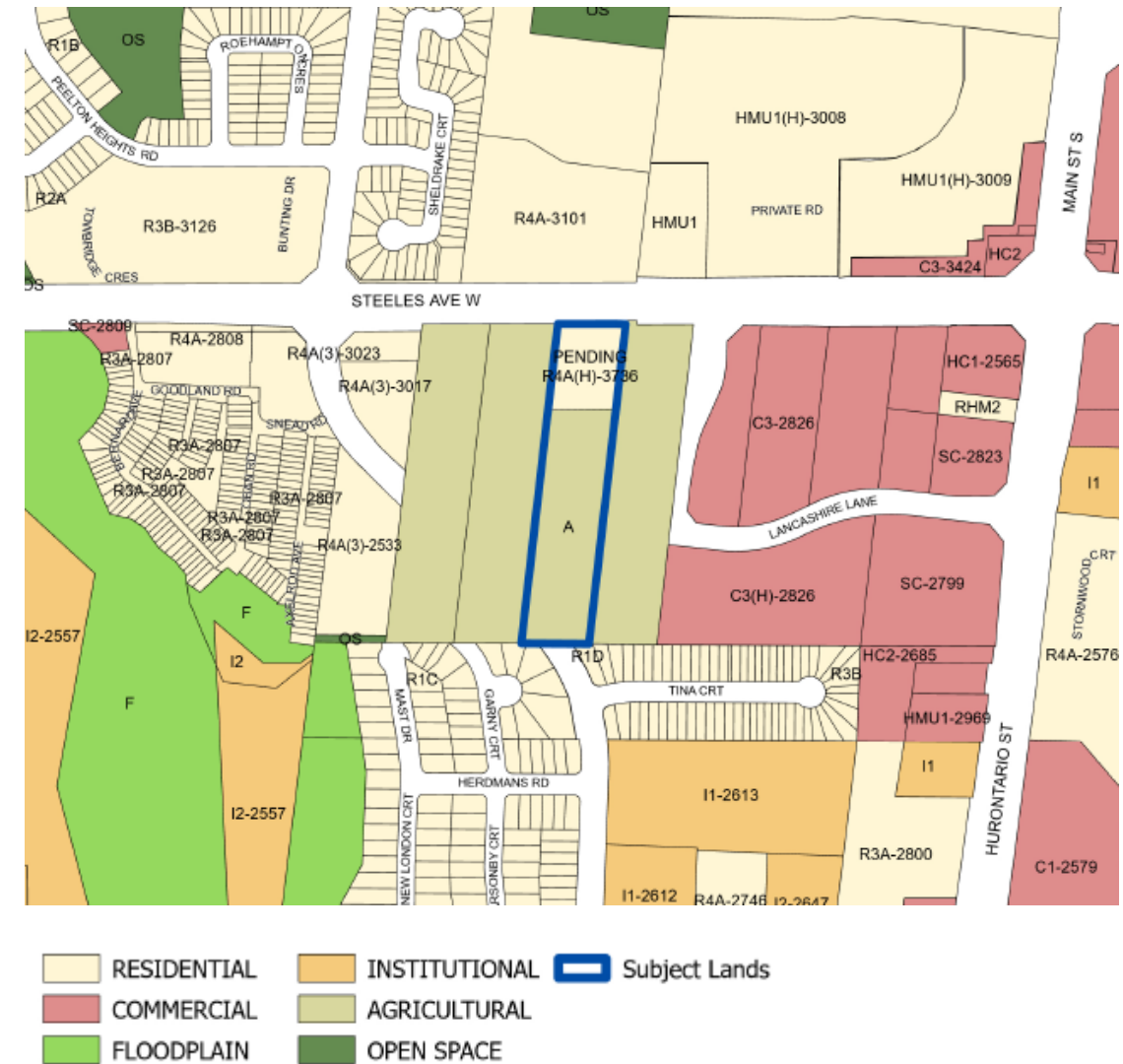
Residential Apartment A (3736) permits:

- a) Residential: residential apartments;
- b) Non-residential (in conjunction with an apartment dwelling) including retail establishment, commercial school and day nursery

Agricultural Zone permits:

- a) Agricultural purposes as defined in Section 5 of the By-law
- b) Non-agricultural including single detached dwelling; kennel; home occupation and cemetery

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 Apartment A (H) – Special Section 3736 and Agricultural to Residential Apartment A (H) with new Special Section.

Existing Zone	Highlight of proposed Zone
Residential Apartment A – Section 3736 (R4A – 3736) (H)	Residential Apartment A(H) – Special Section XXXX
Agricultural (A)	<p>Permitted Uses:</p> <ul style="list-style-type: none">a) Uses permitted by Residential Apartment A (R4A) zoneb) Public Parkc) Non-residential (in conjunction with an apartment dwelling)<ul style="list-style-type: none">• Office• Retail establishment• Purposes accessory to other permitted uses <p>Maximum Lot Coverage: 49%</p> <p>Minimum Landscaped Open Space: 25%</p> <p>Maximum Height:</p> <ul style="list-style-type: none">- For a building within 34.5m of Steeles Avenue West: 150m- For a building beyond 34.5m of Steeles Avenue West: 165m <p>Minimum Front Yard Depth: 3.0m</p> <p>Maximum Commercial Gross Floor Area: 1100m2</p>



Proposed Zones: Residential Apartment A(H)

KEY ISSUES / CONSIDERATIONS

Key Issues

- Coordination with the neighboring landowners through Tertiary Plan, Draft Plan of Subdivision and Growth Management Strategy.
- An amendment is needed to previously approved Tertiary Plan to study increased height and density proposed for Phase 2.
- Through Tertiary Plan process, a strategy to implement servicing infrastructure including:
 - improvements to Steeles Avenue West;
 - new Private and Public Road connecting Lancashire Lane and Malta Avenue; and
 - a comprehensive water, wastewater and stormwater servicing approach
- Appropriateness of the proposed built form and performance standards – considering existing context and future rapid transit lines (i.e. Steeles Ave and the future Hazel McCallion LRT)
- Opportunities to increase Retail opportunities within ground floors



NEXT STEPS

Notice of complete application – June 1, 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/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=REC24&capID2=00000&capID3=000BY&agencyCode=BRAMPTON&IsToShowInspection=>

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

File Number: OZS-2024-0040

4. On the [OZS-2024-0040 file page](#) click:

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

The screenshot shows the BramPlanOnline login page. At the top, there is a header with the Brampton logo and the text 'BramPlanOnline'. Below the header, there is a search bar and a navigation menu with 'Home' and 'Planning' links. The main content area is divided into two columns. The left column contains a welcome message and instructions for users. The right column contains a login form with fields for 'User Name or E-mail' and 'Password', a 'Login' button, and a 'Remember me' checkbox. There is also a link to 'Register for an Account'.

The screenshot shows the BramPlanOnline document page for file OZS-2024-0040. At the top, there is a header with the Brampton logo and the text 'BramPlanOnline'. Below the header, there is a navigation menu with 'Home' and 'Planning' links. The main content area is divided into two columns. The left column contains a 'File Info' tab and a 'Documents' tab. The right column contains a list of documents. The 'Documents' tab is selected, and it shows a list of documents with columns for 'Name', 'File Number', 'Type', 'Size', 'Latest Update', 'Upload Date', and 'Action'. The first document in the list is 'OPA ZBA Subdivision'.

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!