

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To facilitate the development of a 15-storey mixed-use building consisting of 134 apartment units and commercial uses at grade.

8888 THE GORE ROAD

City of Brampton File : OZS-2024-0052

Application by:

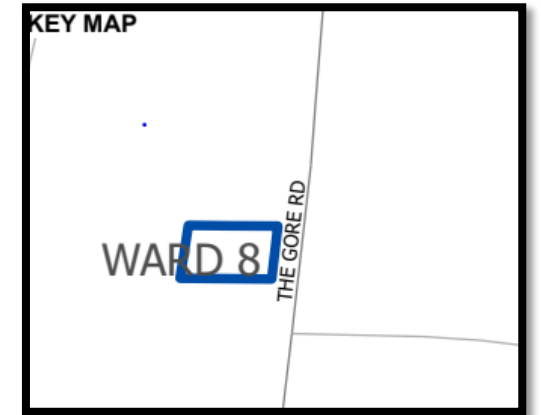
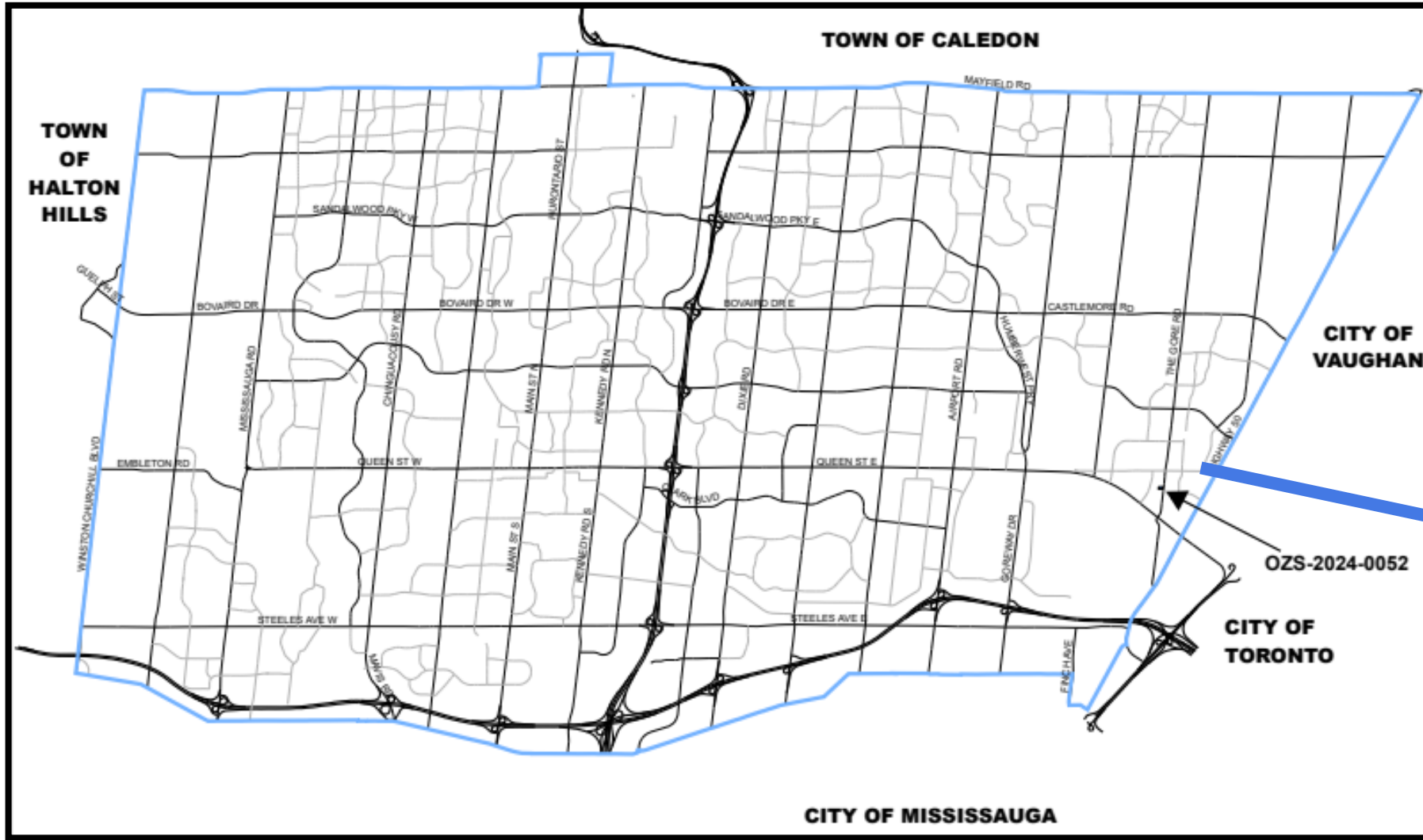
ACI WRIGHT ARCHITECTS INC. on behalf of 2706287 Ontario Inc.

WARD : 8

REGIONAL COUNCILLOR: PAT FORTINI

CITY COUNCILLOR: ROD POWER

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North:

To the north of the subject site are 3-storey townhouses.

South:

To the South of the subject site is vacant land proposed for residential redevelopment.


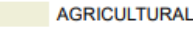
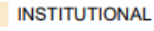

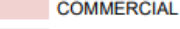
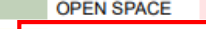

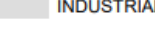
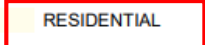
East:

To the East is a large commercial plaza with uses including grocery stores, restaurants, offices, personal service shops and a place of worship.

West:

To the West is a stacked townhouse project under construction.

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				

AERIAL VIEW



Subject Lands

SITE VISIT



Viewpoint from the subject property, looking West.



Viewpoint from The Gore Road, looking South West.

SITE VISIT



Viewpoint from the subject property, looking East.



Viewpoint from The Gore Road, looking North East.

DEVELOPMENT PROPOSAL

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

To facilitate the development of a 15-storey mixed-use building consisting of 134 apartment units and 12 commercial units.

Further details include:

Net Site Area: 0.36 ha (0.88 ac)

Gross Floor Area: 11,716.56 sq. m.

- Residential Gross Floor Area: 10,557.33 sq. m.
- Retail / Commercial: 1,268.18 sq. m.

Floor Space Index: 3.32

Lot Coverage: 24%

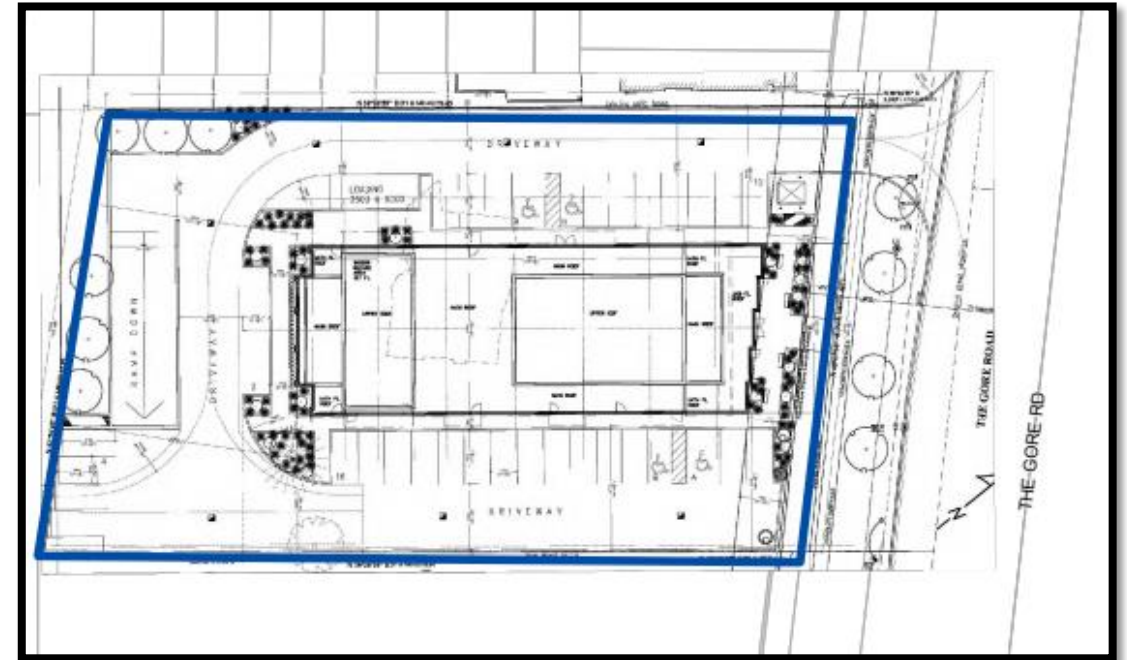
Tower Height: 2 to 15 storeys

Residential Units: 134 units (incl. Studio, One, Two and Three Bedroom units)

Amenity Space: 623.22 sq. m. (indoor & outdoor)

Underground Parking (2 levels):

- Vehicular spaces – 173
- Residential Spaces - 134 (incl. 26.8 Visitor)
- Commercial Spaces – 39
- Bicycle Spaces - 78 (incl. 9 Visitor)



ARCHITECTURAL RENDERING

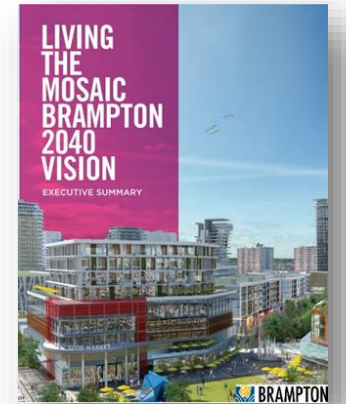
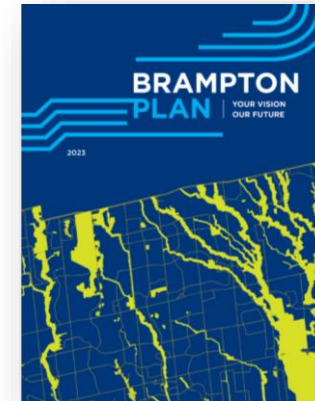
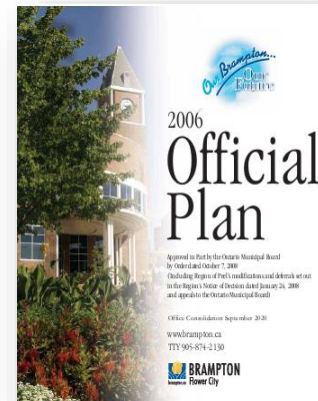
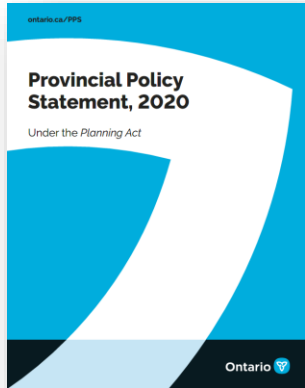


View from The Gore Road looking west



View from the Core Road look south

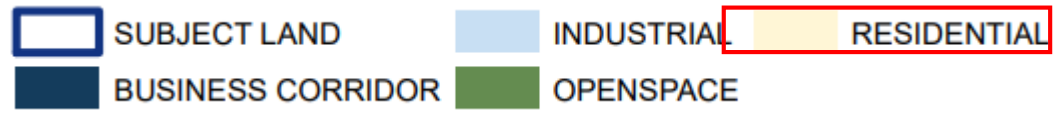
PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Provincial Planning Statement (2024)
- Growth Plan for the Greater Golden Horseshoe (2020)
- City of Brampton Official Plan
- Brampton Plan (2023)
- Bram East Secondary Plan (Area 41a)

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION (2006)



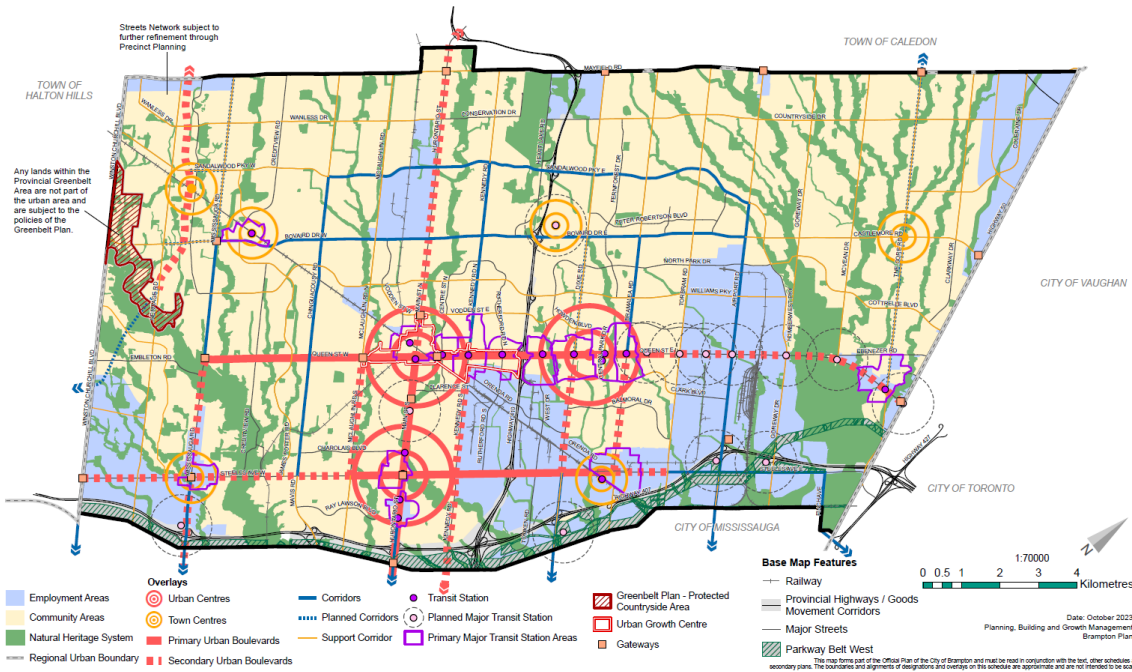
- **OP Land Use Designation:** Residential in Schedule A General Land Use Designations.
- **Permitted Uses:** Residential Uses, including a full range of dwelling types ranging from single detached houses to high-rise apartments is permitted. It also includes complementary uses permitted in the commercial and institutional land uses.

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

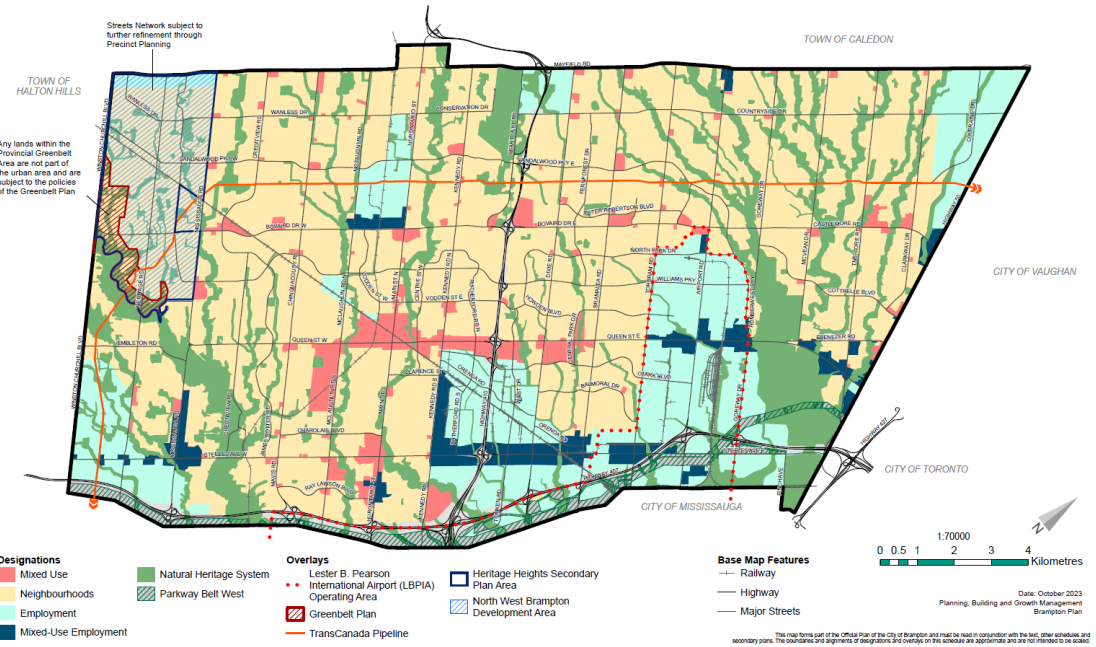


CURRENT PLANNING CONTEXT: BRAMPTON PLAN

- Designated 'Community Area', 'Support Corridor' and 'Planned Corridor' within Schedule 1A – City Structure of the Brampton Plan.
- The subject lands are within a Primary Transit station Area.



Schedule 1A – City Structure



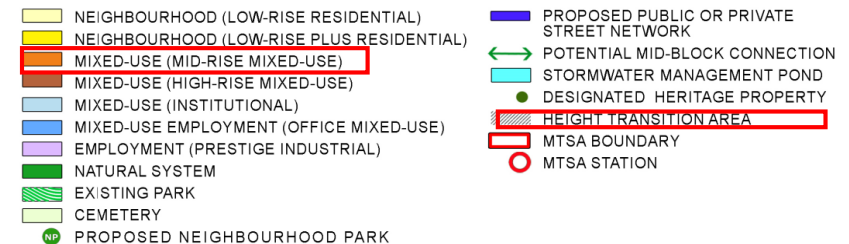
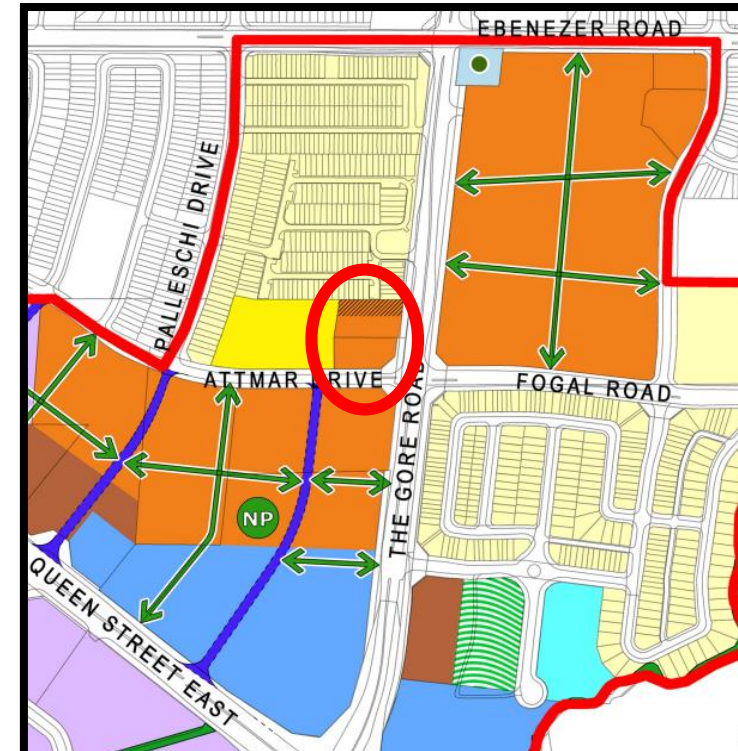
Schedule 2 – Designations

- Designated 'Neighborhood' within Schedule 2 – Designations

CURRENT PLANNING CONTEXT: BRAMPTON PLAN

Land Use Designation:

- The subject site is designated as ‘ **Mixed-Use (Mid-Rise, Mixed-Use)**’ and ‘ **Height Transition Area**’ within **Schedule 13k - The Gore Major Transit Station Area** (MTSA QUE-14 of the Brampton Plan).
- The **Mixed-Use (Mid-Rise, Mixed Use)** designation concentrates a diversity of functions, a higher density of development, a greater degree of mixed uses, and higher level of transit connectivity as per Table 5, building typologies *5 to 12 storeys* are permitted.



Schedule 13K – The Gore MTSA



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Bram East Secondary Plan (Area 41a)

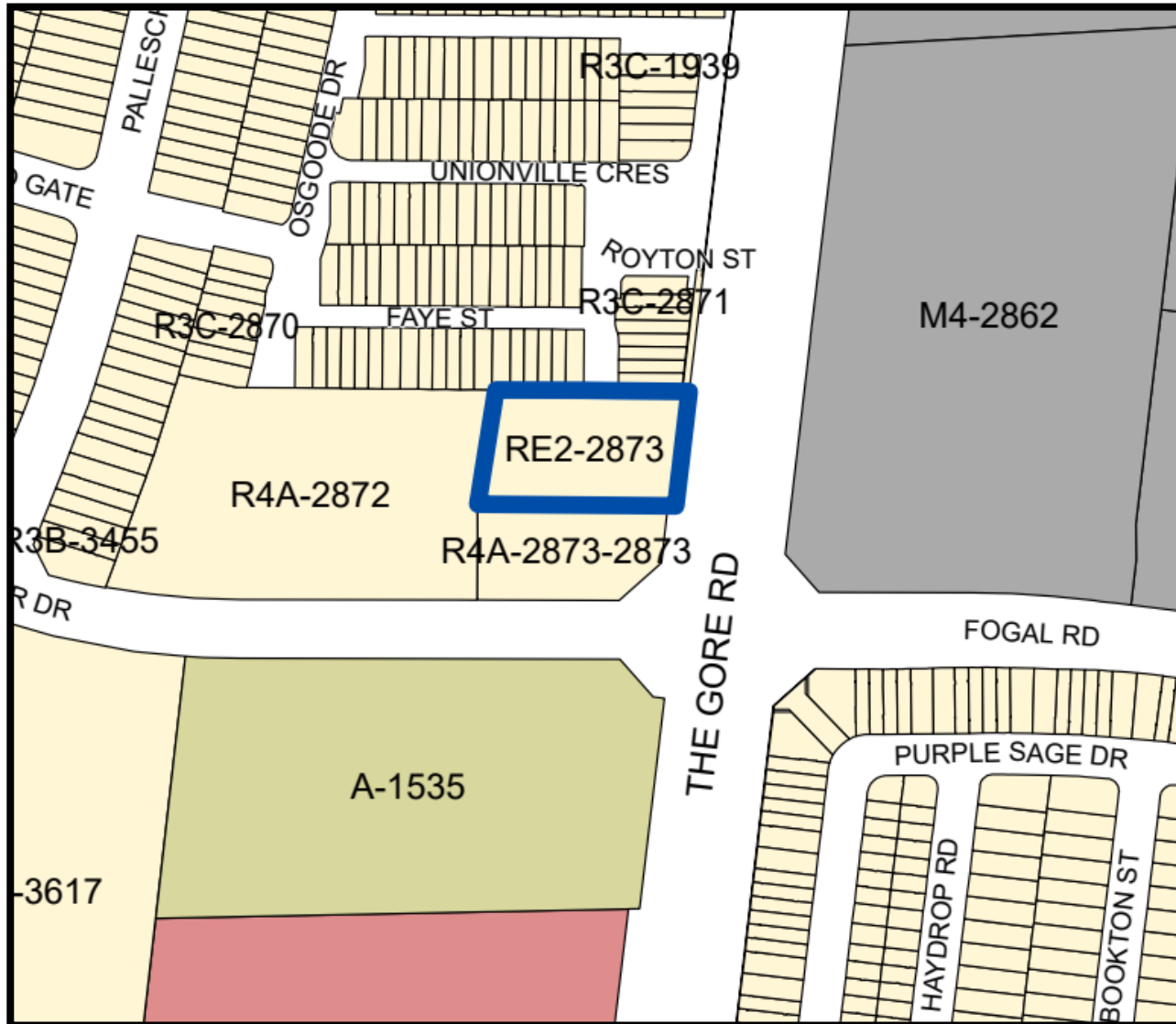
Land Use Designation:

- Cluster / High-Density Residential
- This designation permits multi-use residential built form to a maximum of 125 units per net hectare (50 units per acre).

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



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Residential Rural Estate Two – Special Section 2873 (RE2 - 2873) Zone

Permitted uses in the Residential Rural Estate Two Zone include but are not limited to:

- Single Detached Dwelling;
- Supportive Housing Residence Type 1; and/or
- Purpose accessory to other permitted purposes.

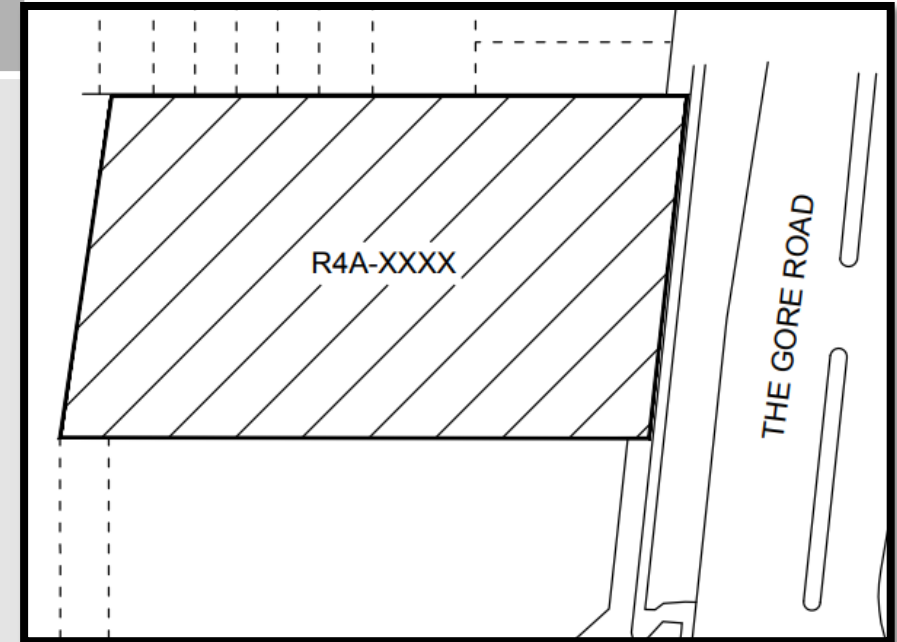
A Zoning By-Law Amendment **is required** to facilitate the development.



PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “**Residential Rural Estate Two – Special Section 2873 (RE2-2873)**” to “**Residential Apartment A – Special Section XXXX (R4A-XXXX)**”.

Proposed Zone	Highlight of proposed Zone
Residential Apartment A – Special Section XXXX (R4A-XXXX)	<ul style="list-style-type: none"> ▪ Non-residential permitted uses shall be limited to the ground and second floor, including: Retail Uses, Commercial, Offices Uses, Medical Uses, Restaurants, Day Care and a Temporary Sales office. ▪ Outdoor patios shall be located within the Front Yard Depth ▪ Minimum Front, Side and Rear yard setback requirements ▪ Maximum Building Height: 15 storeys ▪ Maximum Floor Space Index: 3.35 ▪ Minimum Front, Side and Rear yard setbacks minimum depth for underground parking and above-grade related structures ▪ Minimum of 179 parking spaces shall be provided for both residential and non-residential uses.



KEY ISSUES / CONSIDERATIONS

Major Transit Station Area (MTSA)

- Is the proposal's height and density appropriate as per The Gore MTSA.

Building Height / Transition and Setbacks

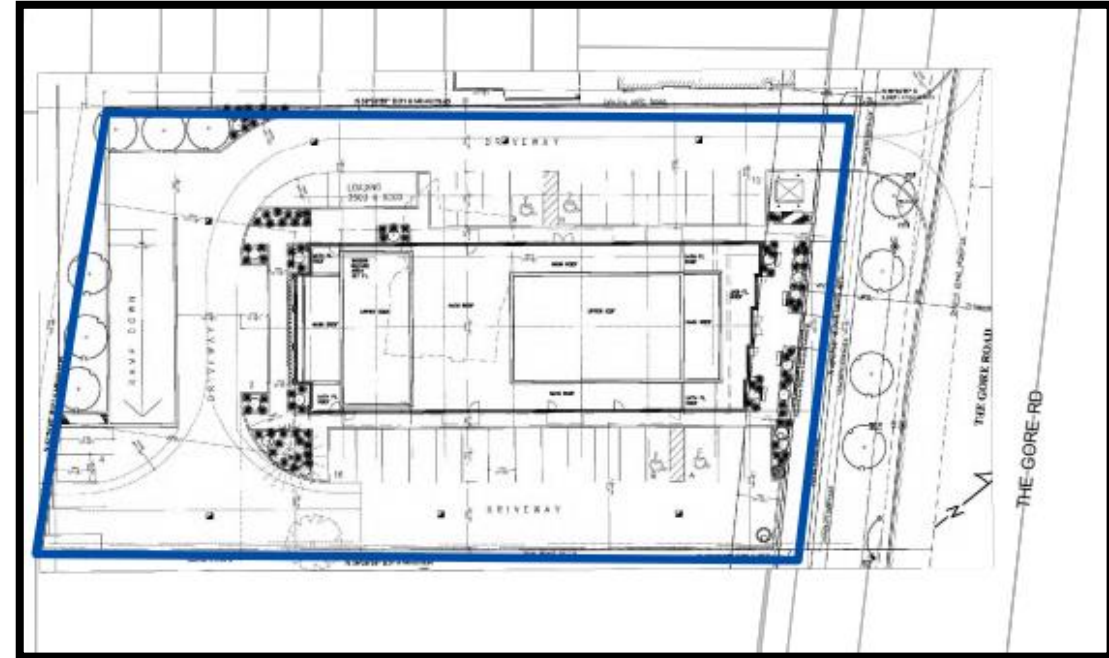
- Transition to existing low-density residential neighborhood.
- Ensuring appropriate height / transition and building setbacks are implemented through the Zoning By-Law Amendment process.

Traffic

- Increase in density and traffic on The Gore Road due to proposed development on subject lands.
- Right-in/ Right-Out Access concerns on The Gore Road.

Other Issues

- Matters such as servicing (water, sewer, stormwater), wind, shadowing, etc., to be deemed appropriate for the development through the site plan stage.



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:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

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

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

File Number: **OZS-2024-0052**

4. On the [OZS-2024-0052 file page](#) click:

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

The image shows two screenshots of the BramPlanOnline web application. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. A CAPTCHA and a 'Remember me on this computer' checkbox are also present. The bottom screenshot shows the file details page for 'File OZS-2024-0032: OPA ZBA Subdivision' with a status of 'Submitted'. It features a 'File Info' dropdown menu with 'Documents' selected, and a table with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action. Below the table, there are instructions for document uploads and resubmissions.

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:
Nitika Jagtiani
Development Planner
City of Brampton
Nitika.Jagtiani@brampton.ca
- Applicant contact:
Paul Wright
ACI Wright Architects Inc.
pwright@aciw.ca

Thank you!