

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

To facilitate mixed-use development comprising 665 single-detached dwelling units, 751 townhouse dwelling units, 1,581 apartment dwelling units, 4,700 sqm of commercial GFA, 4 neighbourhood parks, a stormwater management pond, a firehall, a woodlot, and public roads.

0, 9752 Mississauga Road, Brampton

City of Brampton File: OZS-2024-0051

Application by:

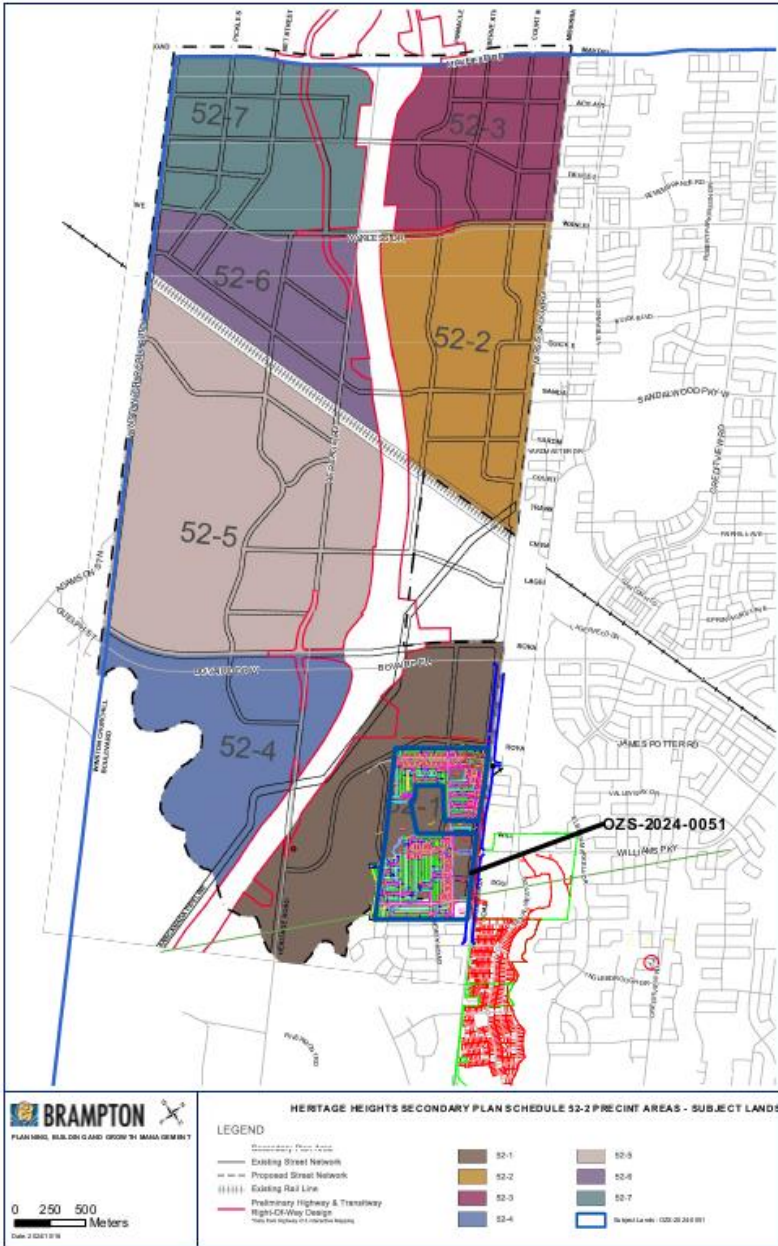
KLM PLANNING PARTNERS INC. - FOUR X NORTH, MUSTQUE, PENCIL TOP C/O DG GROUP

WARD : 6

REGIONAL COUNCILLOR: MICHAEL PALLESCHI

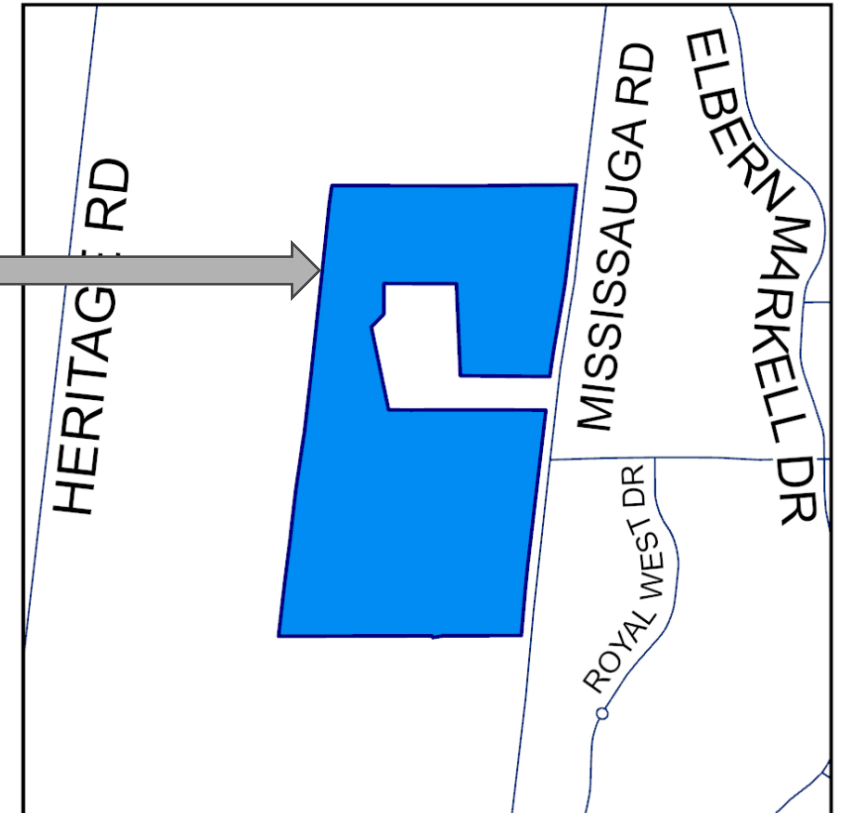
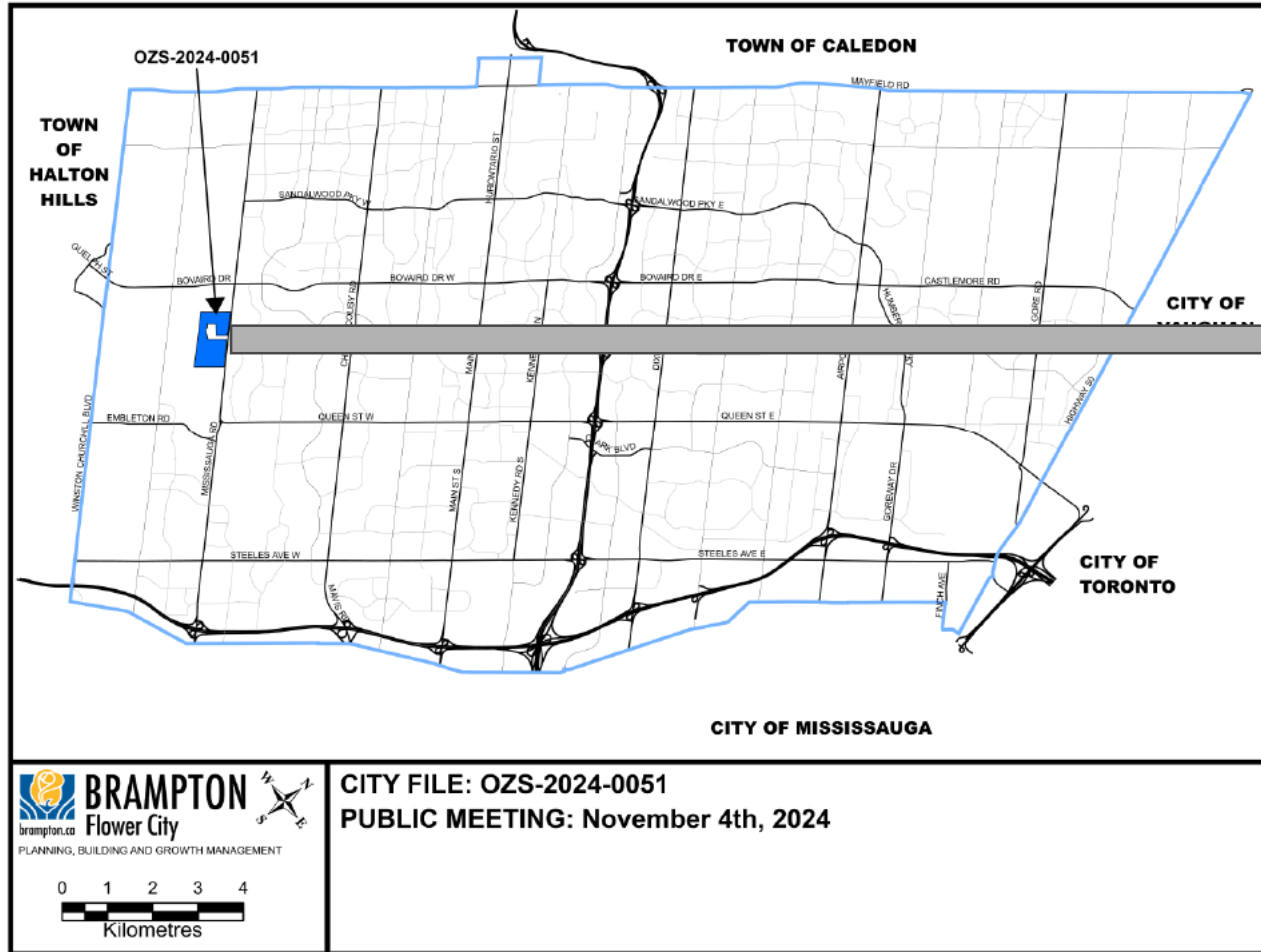
REGIONAL COUNCILLOR: NAVJIT KAUR BRAR





- First development application received within the Heritage Heights Secondary Plan Area (Precinct 52-1)

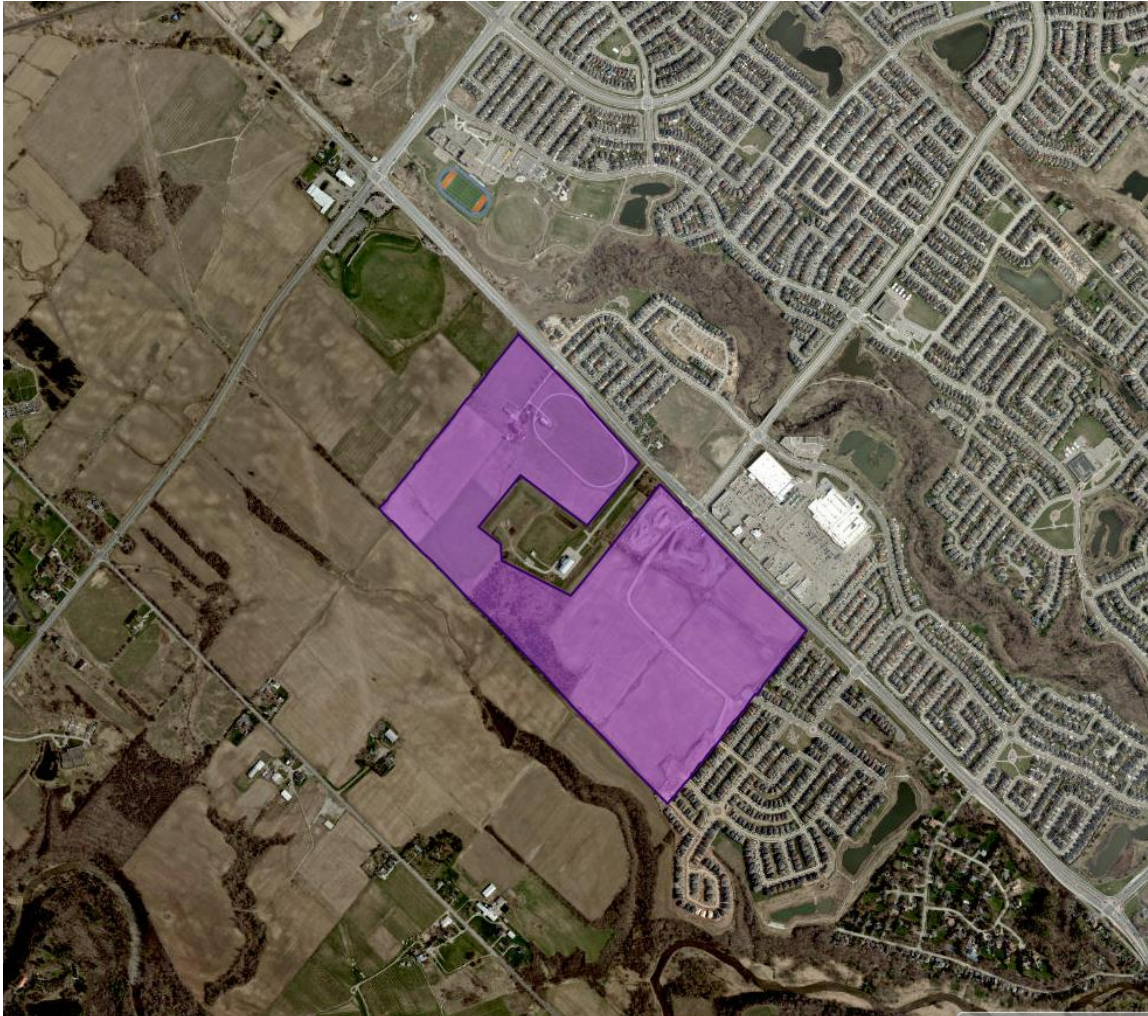
LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



SITE CONTEXT



North: Agricultural, golf driving range

South: Residential subdivision

East: Mississauga Road, beyond which is a residential subdivision, a commercial plaza, and Natural Heritage System

West: Agricultural use lands

Middle: Peel Region Pumping Station



Site Photo



Views looking west from Mississauga Road

DEVELOPMENT PROPOSAL

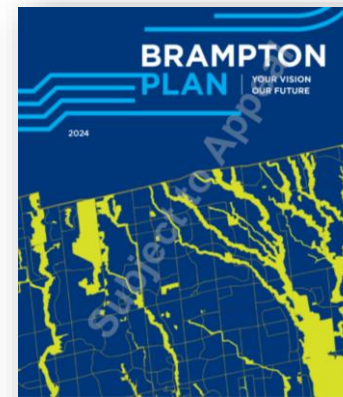
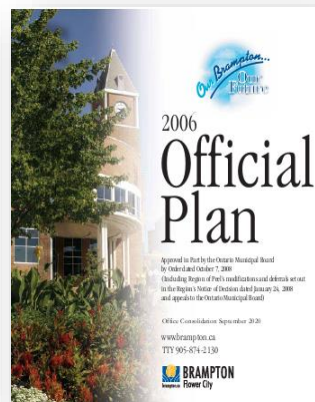
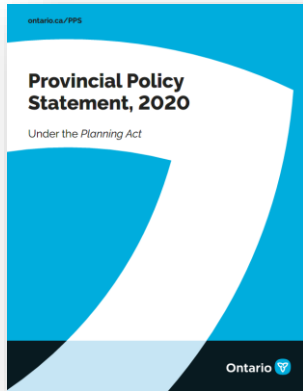
Application to Amend the Official Plan & Zoning By-law, and for a Draft Plan of Subdivision

To facilitate a mixed-use development comprising:

- 665 single-detached dwelling units;
- 751 townhouse dwelling units;
- 1,581 apartment dwelling units;
- 4,700 sqm of commercial GFA
- 4 neighbourhood parks;
- A stormwater management pond;
- A firehall;
- Woodlot; and,
- Public roads.



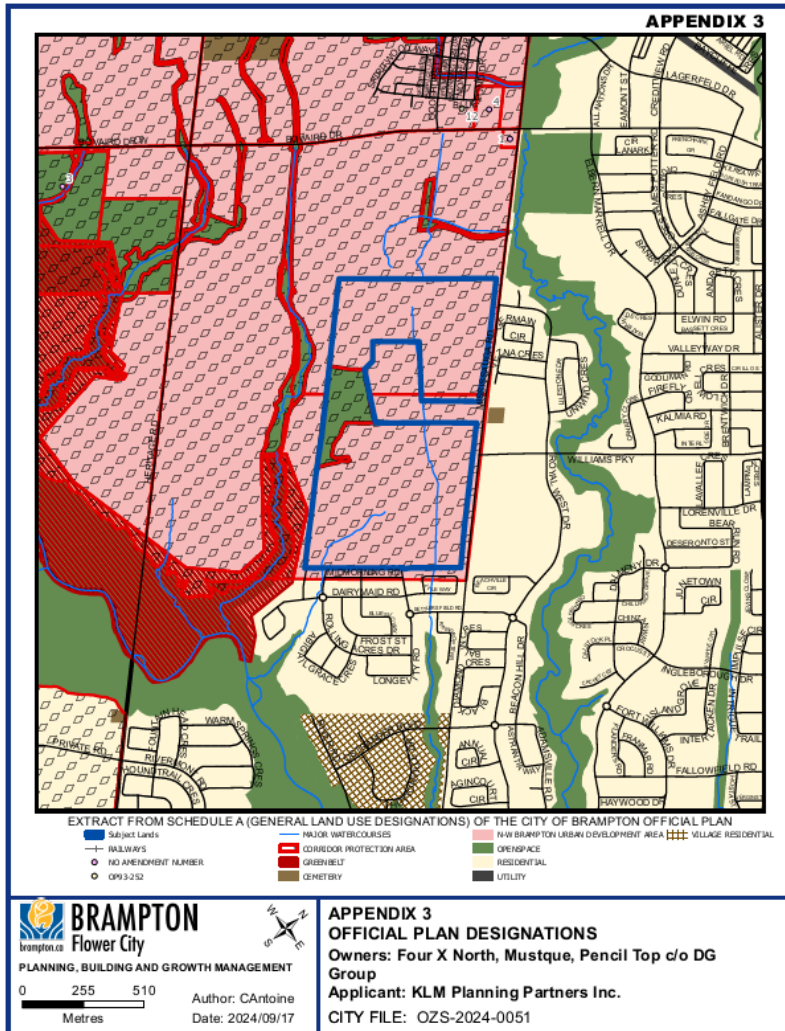
PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement, 2024
- Brampton Official Plan 2020/Brampton Plan 2024
- Heritage Heights Secondary Plan
- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN 2006



OP Land Use Designation:

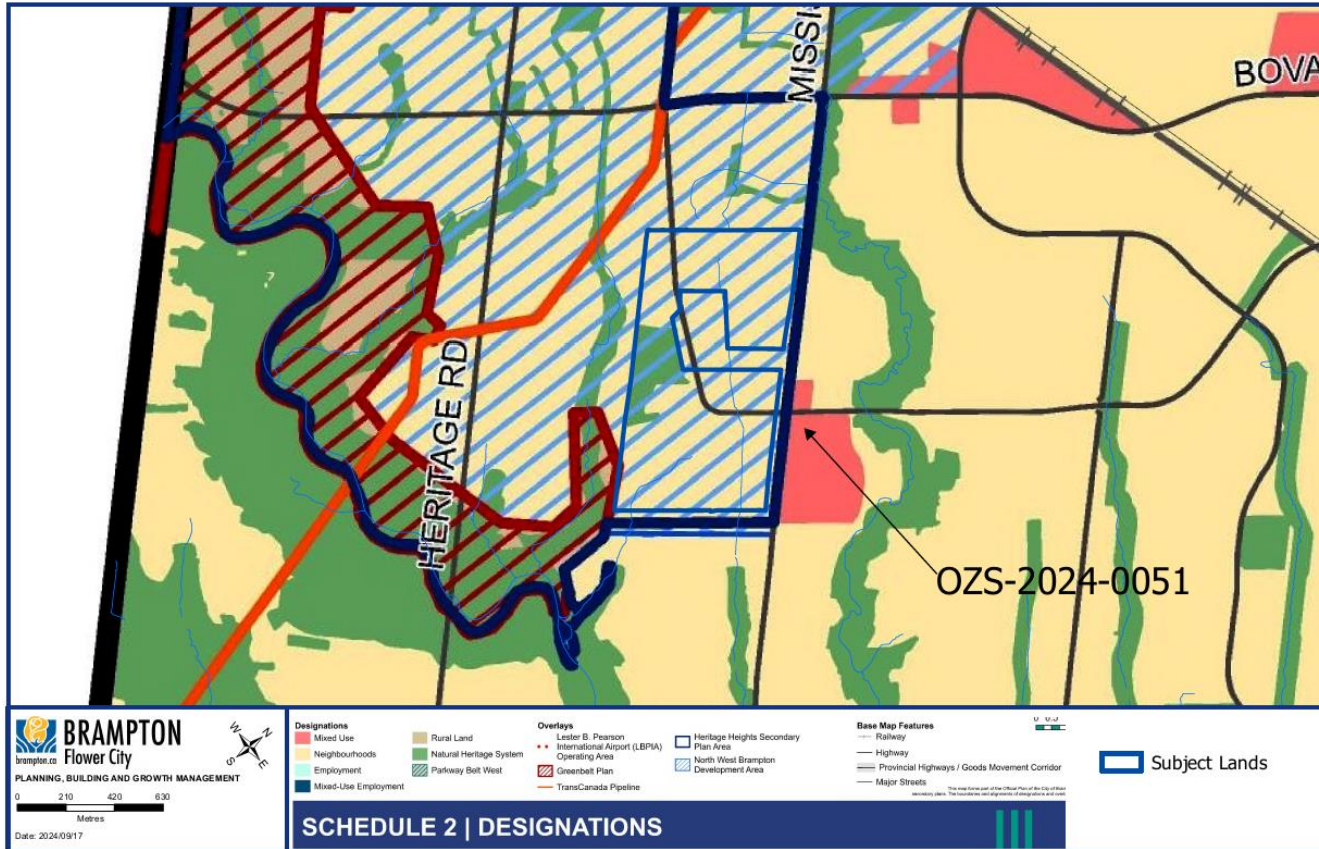
- Designated Greenfield Area, Open Space, North West Brampton Urban Development Area in Schedule 1 City Concept;
- Open Space, Corridor Protection Area, North West Brampton Urban Development Area, in Schedule A General Land Use Designations.

Permitted uses:

- New communities comprising a mix of land uses including a range of housing types, and densities.

An amendment to the Official Plan is not required.

CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2024



OP Land Use Designation:

- Community Areas and Natural Heritage System in Schedule 1A.
- Neighbourhoods, North West Brampton Development Area and Heritage Heights Secondary Plan Area in Schedule 2 Designation.
- Designated Greenfield Area in Schedule 5 Provincial Plans and Policy Areas.

Permitted uses:

- Mix of new and existing residential, commercial, and residential-serving institutional uses.

An amendment to the Official Plan is required.

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Heritage Heights Secondary Plan

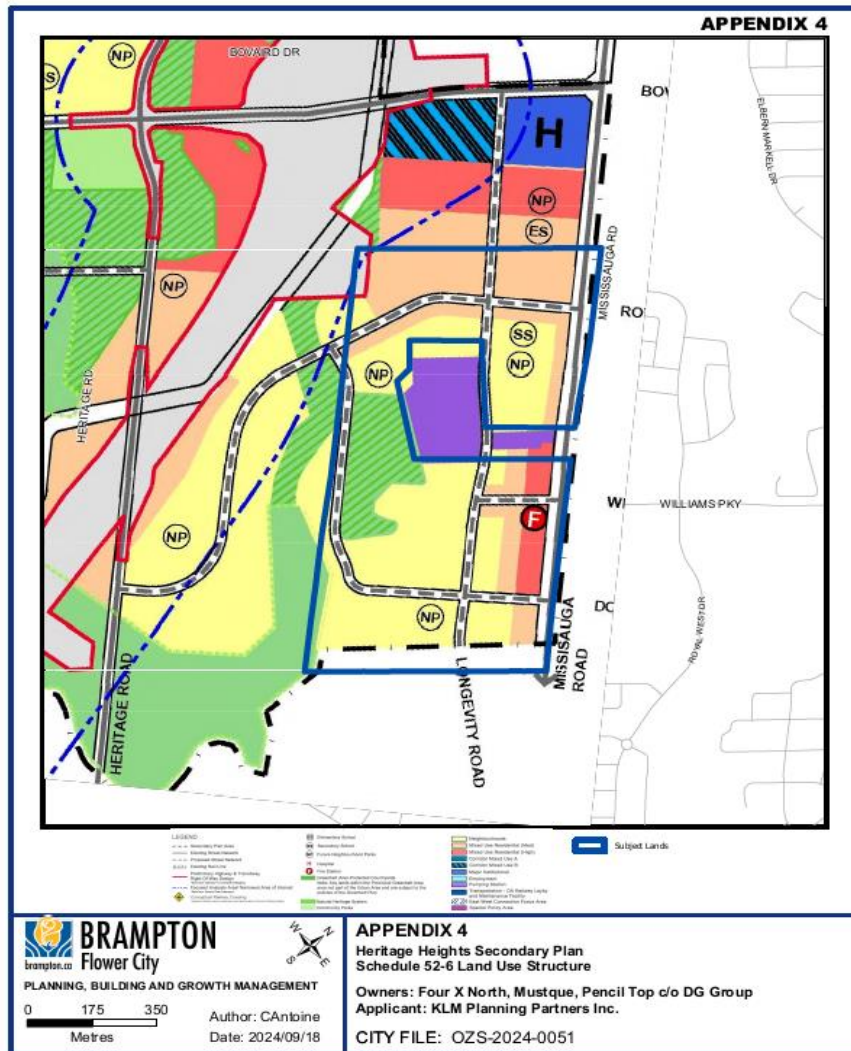
Land Use Designation: Mixed-use Residential (Medium), Mixed-use Residential (High), Neighbourhoods, Neighbourhood Park (NP), Secondary School (SS), Firehall, and Natural Heritage System

Permitted Uses:

Mixed-use Residential (High): a broad range of institutional, residential and commercial uses in a mix of high and mid-rise street-related mixed-use buildings.

Mixed-use Residential (Medium): a mix of uses, with residential uses in the form of mid-rise buildings and/or townhouses, and allowing for retail, service and office uses.

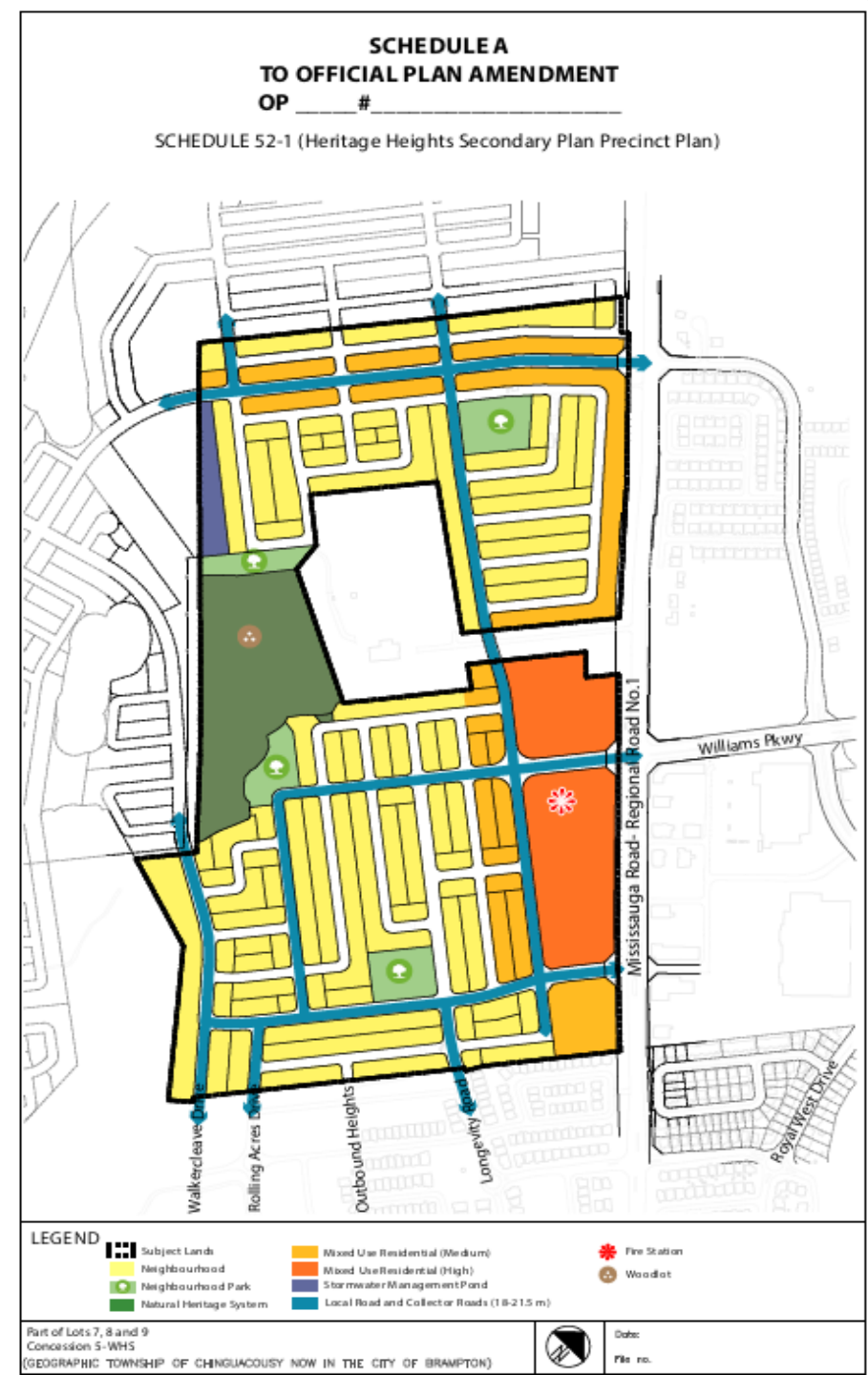
An amendment to the Secondary Plan is required.



CURRENT PLANNING CONTEXT- OFFICIAL PLAN AMENDMENT

The proposed Official Plan amendment will make the following amendments to Brampton Plan 2024:

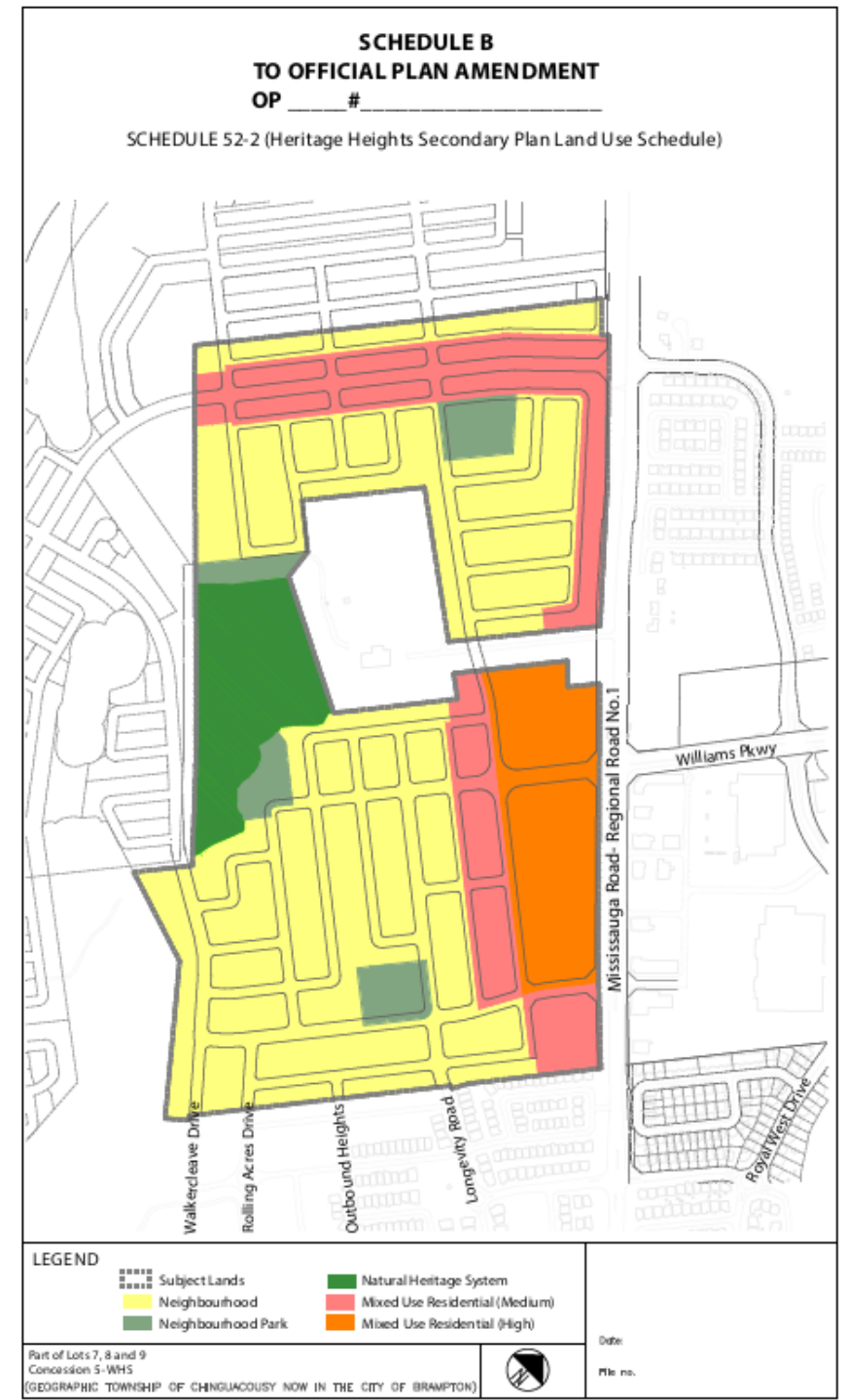
Proposed Designation	Highlight of proposed designation
Brampton Plan 2024:	Add a new schedule (Heritage Heights Secondary Plan Scoped Precinct Plan 52-1) to the Brampton Plan 2024 in accordance with Schedule "A" to this Amendment.



CURRENT PLANNING CONTEXT- OFFICIAL PLAN AMENDMENT

The proposed Official Plan amendment will also make the following amendments to Heritage Heights Secondary Plan:

Proposed Designation	Highlight of proposed designation
Heritage Heights Secondary Plan:	Amend Schedule 52-6 Land Use Structure of Heritage Heights Secondary Plan to change land use designations in accordance with Schedule "B" to this amendment.

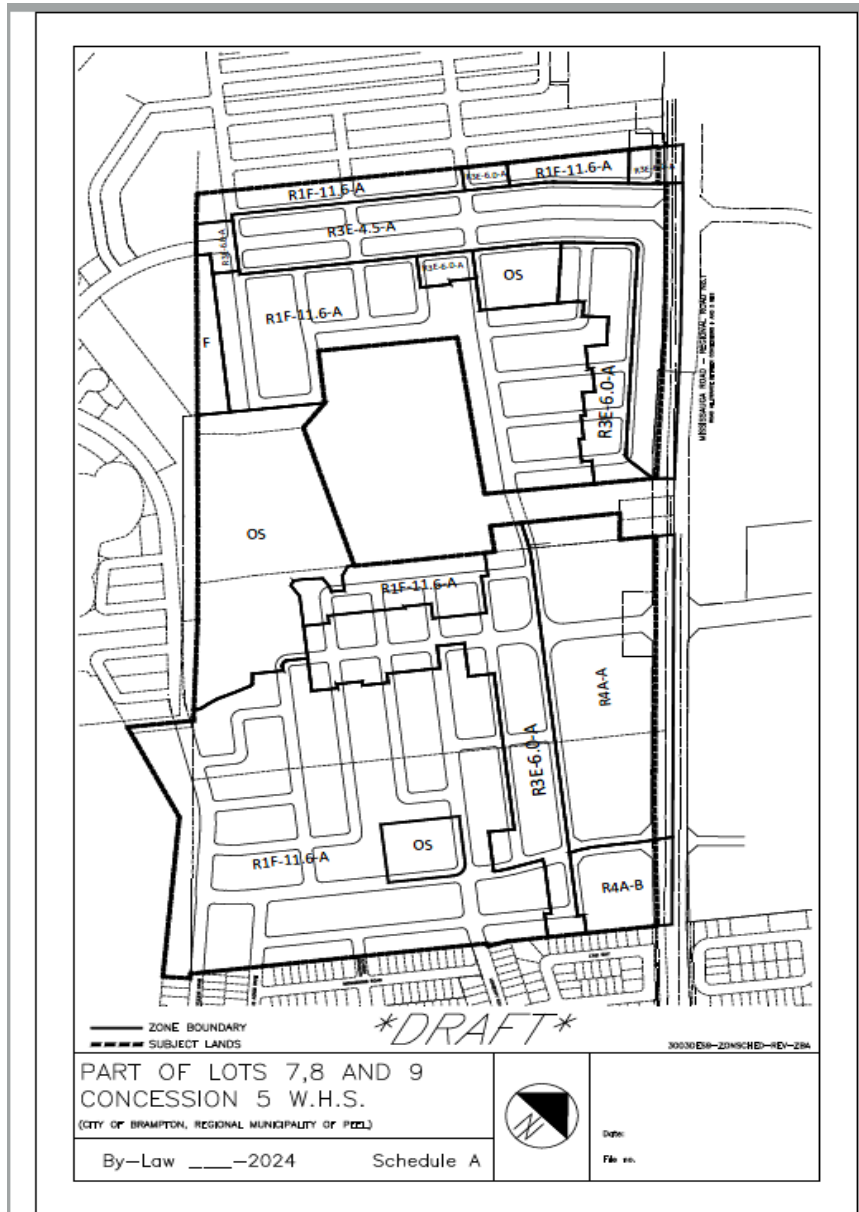


CURRENT PLANNING CONTEXT: ZONING BY-LAW

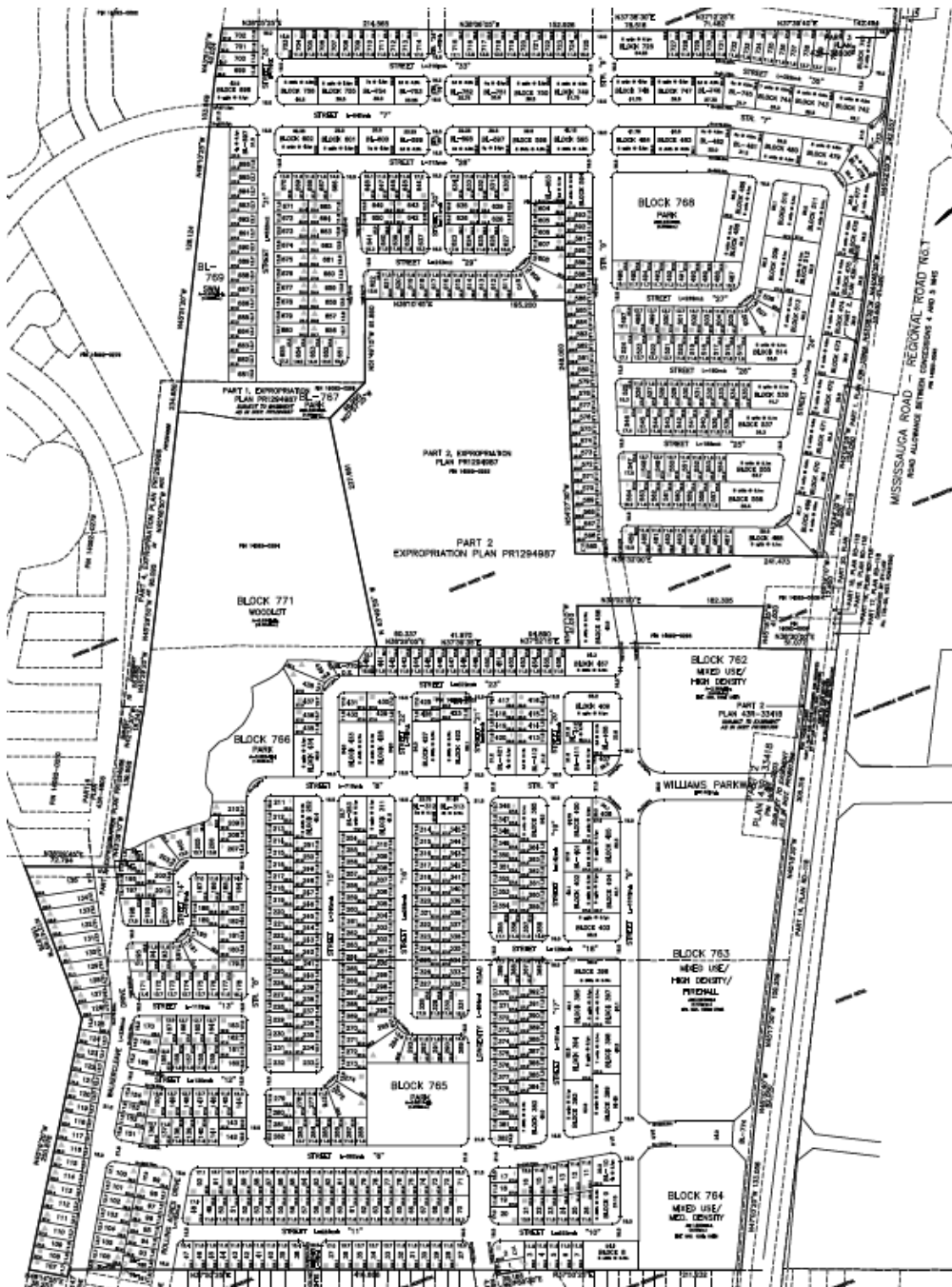
Current Zoning:

Agricultural (A) zone: 'A' zone does not permit the proposed land uses.

- The proposed Zoning By-law amendment will rezone the property from current 'Agricultural (A)' zone to the following zones to facilitate the proposed development :
 - Residential Single Detached F-11.6 – A (R1F-11.6-A);
 - Residential Townhouse E-6.0 – A (R3E-6.0-A);
 - Residential Townhouse E-4.5 – A (R3E-4.5-A);
 - Residential Apartment A – A (R4A–A);
 - Residential Apartment A–B (R4A-B);
 - Open Space (OS); and,
 - Floodplain (F) Zones



KEY ISSUES / CONSIDERATIONS



- Coordination of infrastructure plans with the proposed development to the north and west within Precinct Area 52-1
- Coordination of the site-specific technical studies with the Heritage Height Secondary Plan level studies
- Provision of affordable housing, purpose-built rental housing
- Protection of the woodlot, Natural Heritage System
- Accommodation of an elementary school in the area

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application |

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

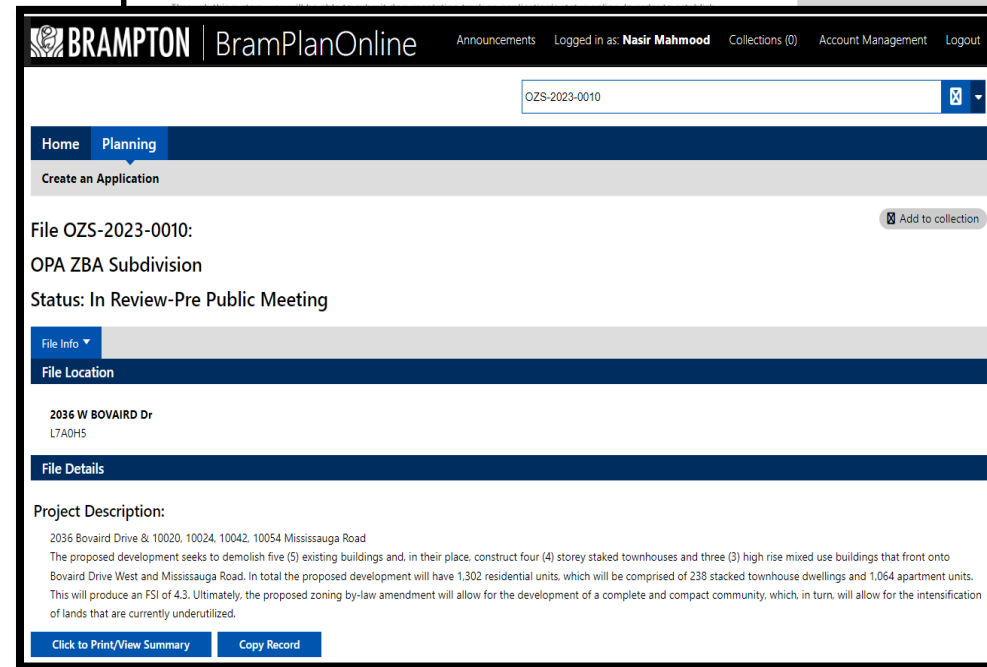
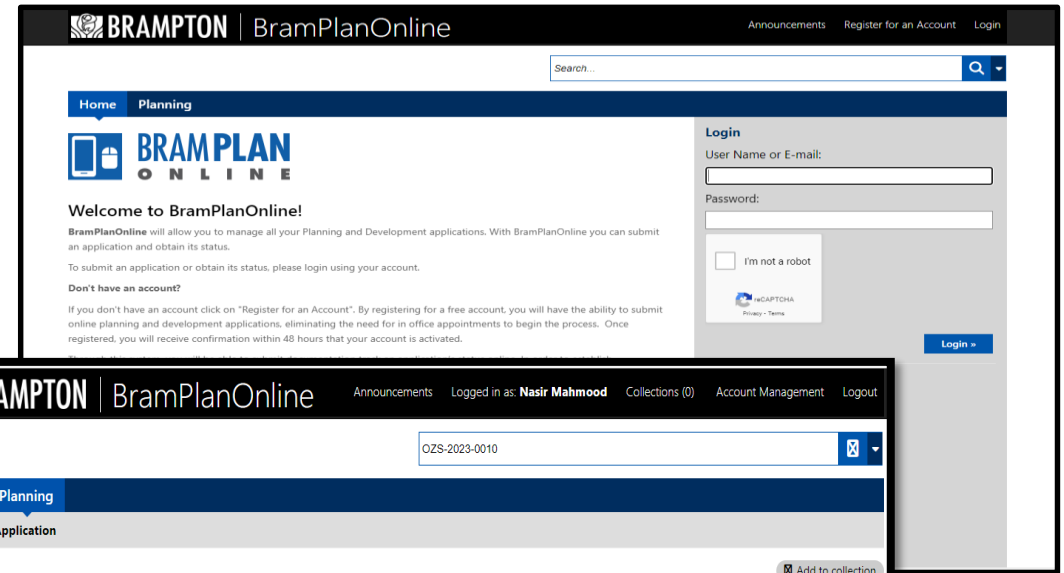
Appeal Period

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-2024-0051**.
3. On the [OZS-2024-0051 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



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:**

Nasir Mahmood
Development Planner
City of Brampton
nasir.mahmood@Brampton.ca

- **Applicant information:**

Keith MacKinnon
KLM Planning Partners Inc.
KMackKinnon@KLMPlanning.com

Thank you!