

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To permit a 45 and 48-storey mixed-use development with 915 Residential Units with 840m² of commercial space and 310 Underground Parking Spaces

17, 19, 21, 23, 25, 27, 29 Mill Street North & 53 Nelson Street West

City of Brampton File : OZS-2024-0033

Application by:

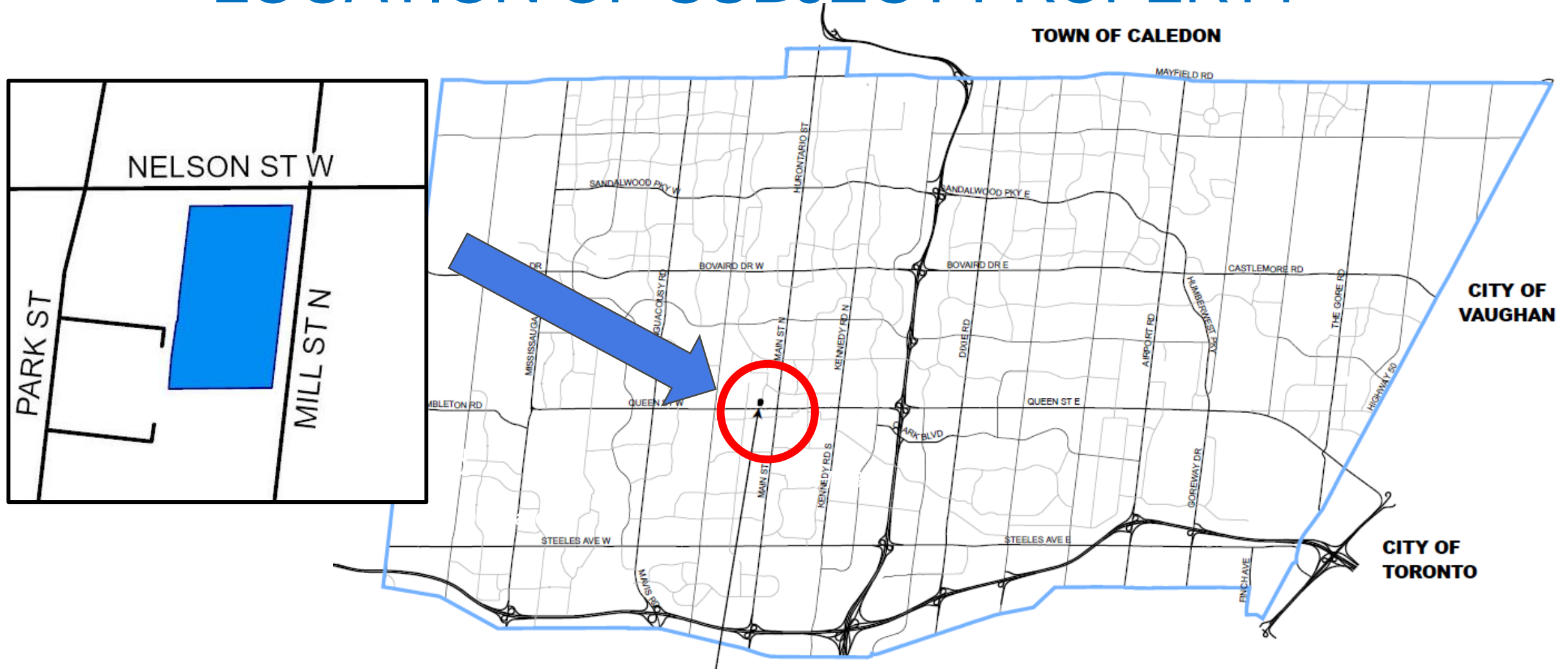
AMDEV PROPERTY GROUP

WARD : 1

REGIONAL COUNCILLOR: ROWENA SANTOS

REGIONAL COUNCILLOR: PAUL VICENTE

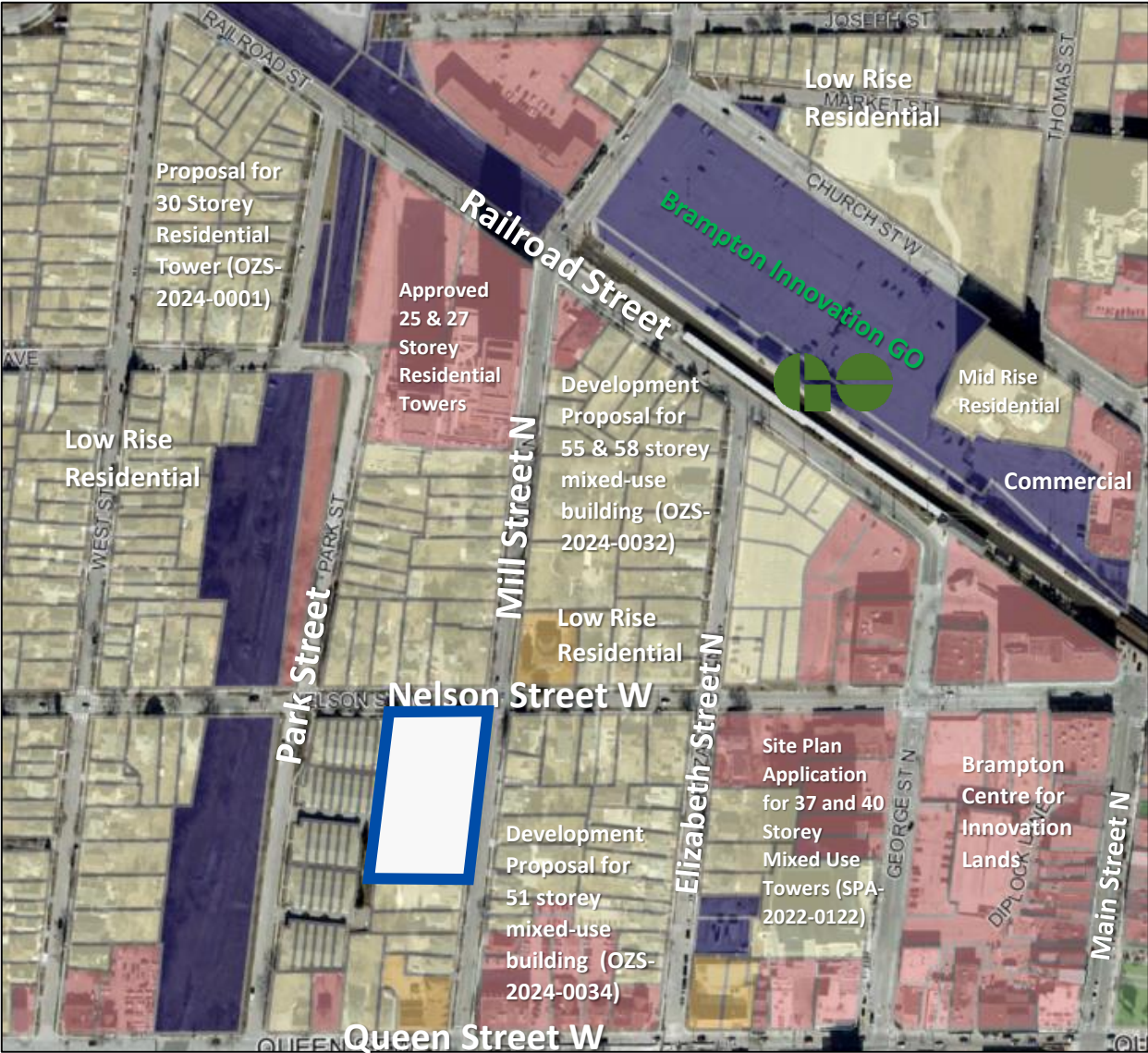
LOCATION OF SUBJECT PROPERTY



OZS-2024-0033

CITY OF MISSISSAUGA

AREA CONTEXT



North:

Nelson Street West, beyond which is low rise residential, lands subject to a Development Proposal for a high-rise mixed-use building, and the Brampton Innovation District GO.

South:

Low-rise residential, beyond which is lands subject to a Development Proposal for a high-rise mixed-use building.

East:

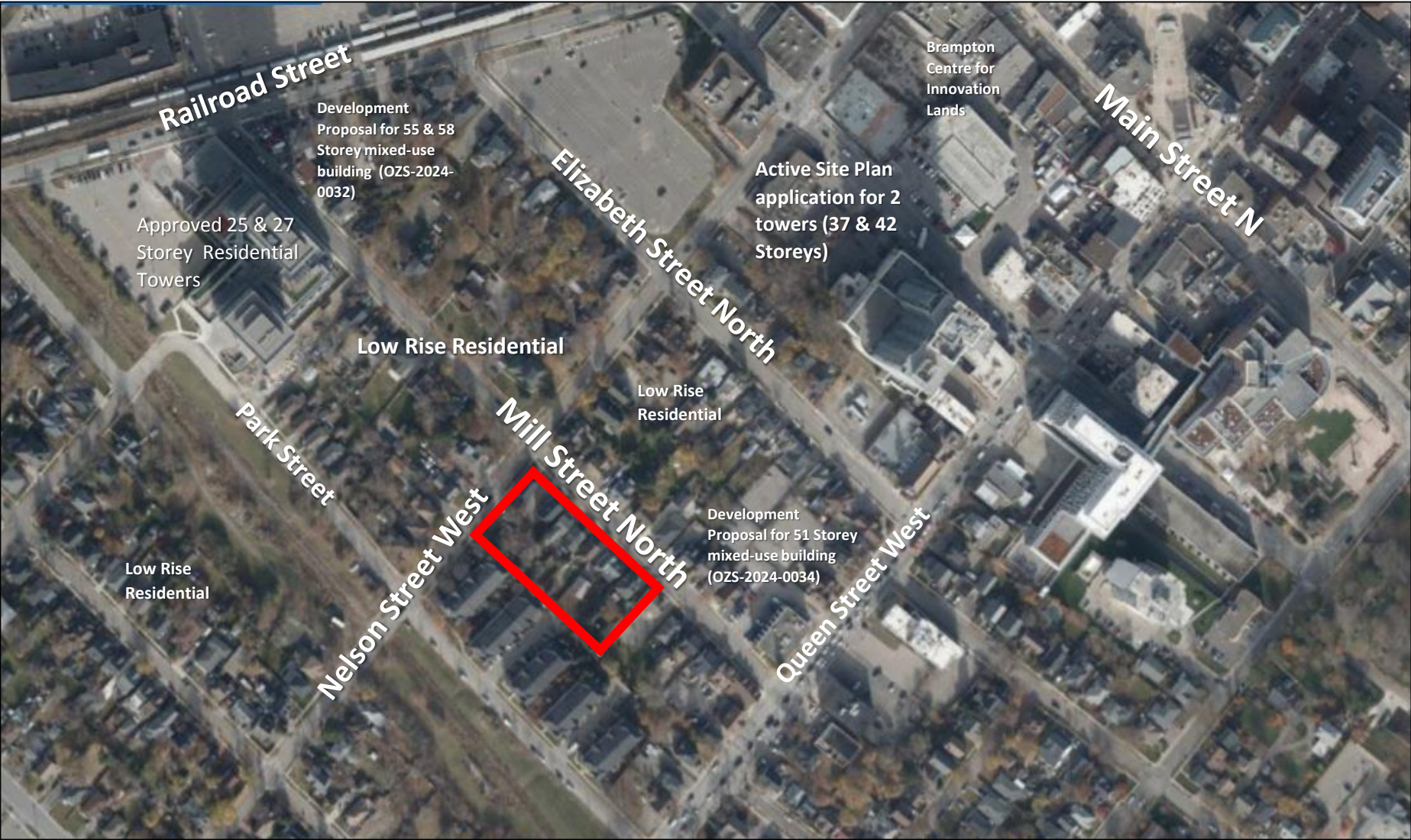
Mill Street North, beyond which is low rise residential dwellings and lands subject to a Development Proposal for a high-rise mixed-use building.

West:

Low rise residential, beyond which is Park Street.



AREA CONTEXT



Subject Lands

SITE VISIT



Street view looking directly to site from the intersection of Mill Street North and Nelson Street West



Street view looking directly at site from Mill Street North



Street view looking directly at site from Nelson Street West

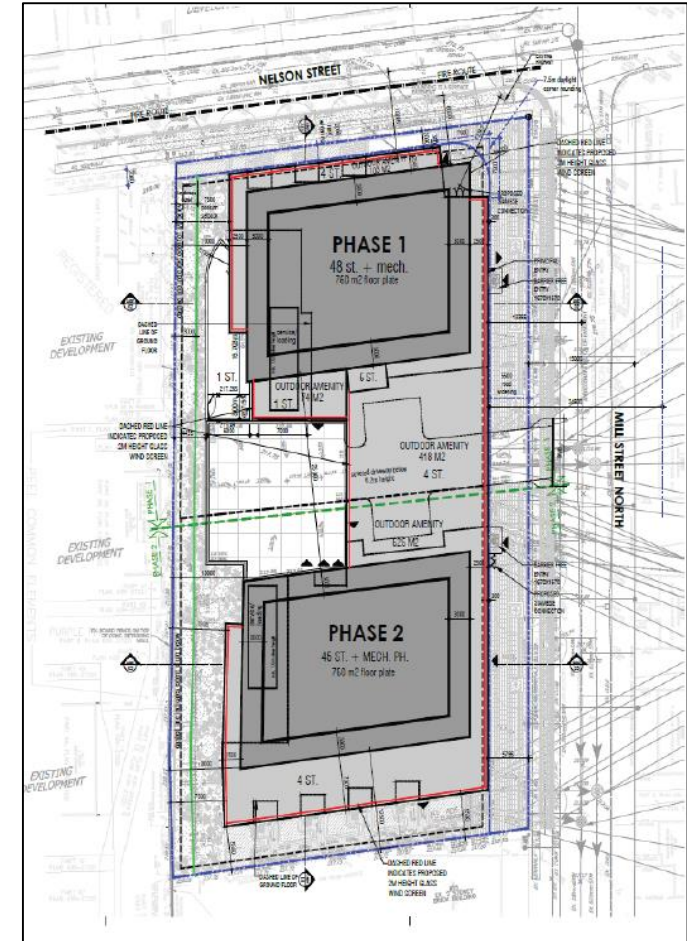
DEVELOPMENT PROPOSAL

An application to amend the Official Plan and Zoning By-law

To facilitate the development of a 45-storey and 48-storey mixed-use building.

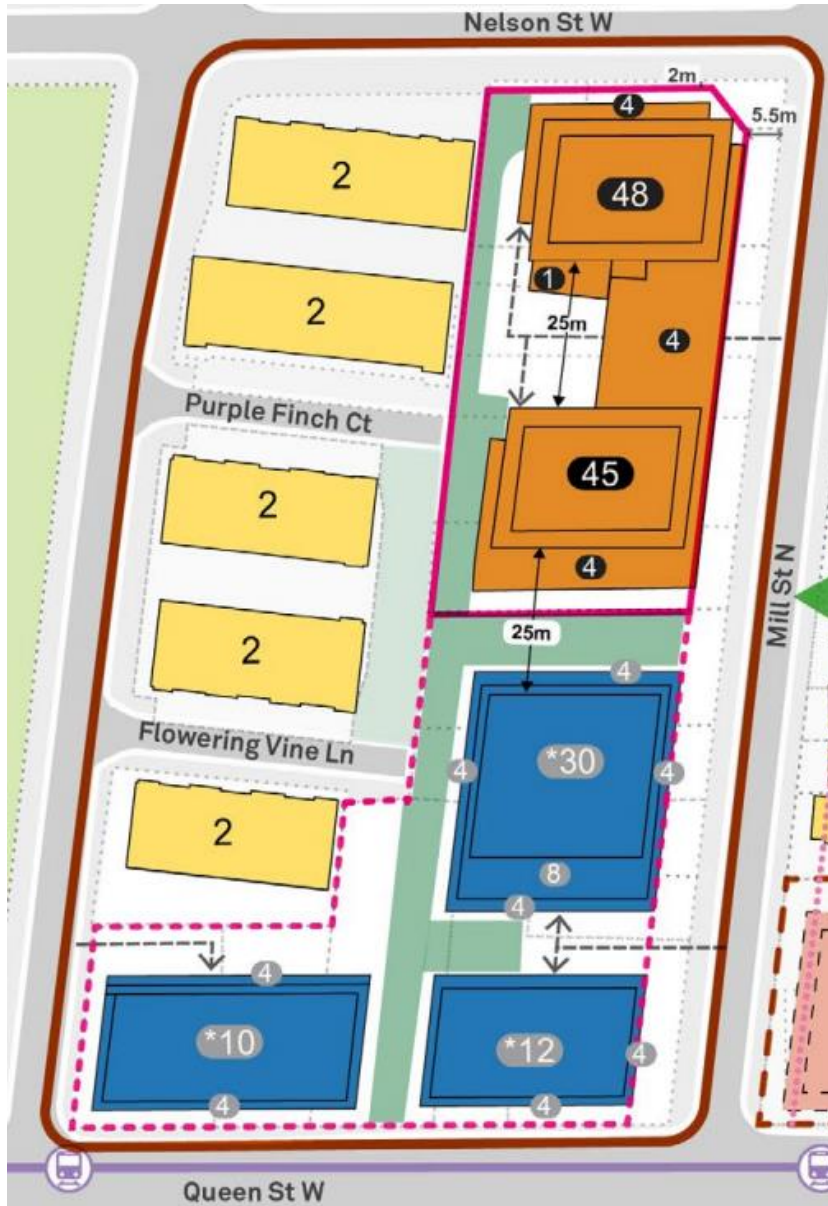
Further details include:

- Residential Apartment Units – 915 units
 - 1 Bedroom – 436 units (47.7%)
 - 2 Bedroom – 385 units (42.1%)
 - 3 Bedroom – 94 units (10.3%)
- Total Parking Provided – 310 parking spaces
 - 212 Resident
 - 92 Visitor
 - 6 Short Term
- Total Bicycle Parking Spaces – 550 spaces
- Total Proposed Indoor Amenity – 1,508 square metres
- Total Proposed Outdoor Amenity – 1,120 square metres
- Proposed Floor Space Index – 14.64 (gross), 16.83(net)
- 840m² of commercial space



TERTIARY PLAN

- A Tertiary Plan is a land use study to guide new or redevelopment proposals within a specified area.
- The City can require them from applicants to demonstrate how the development of their site can be coordinated with other properties.
- A Tertiary Plan was submitted with this application and, if approved, would be attached as an appendix to the Secondary Plan.

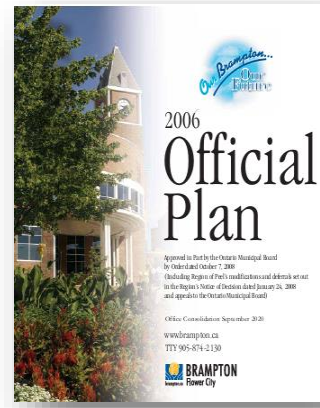
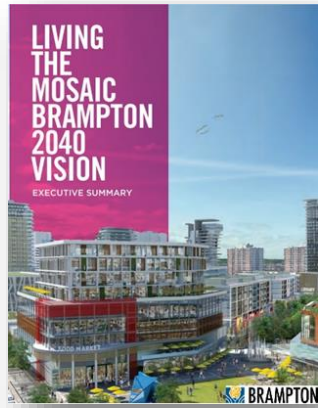


Legend

- Block Plan Boundary
- Property Lines
- Subject Site
- Soft Site Property Lines
- Surrounding Development
- Planned Road Widening Extent
- Existing Buildings - Institutional
- Existing Buildings - Commercial
- Existing Buildings - Mixed Use
- Existing Buildings - Residential
- Applicant Proposal

- Soft Site
- Proposed Mixed Use
- Landscape Open Space
- # Number of Floors
- *# *Conceptual Building Heights
- ←--→ Potential Vehicular Access/Shared Access
- ←--→ Planned Midblock Connection (City)
- Queen St BRT
- Bus Stop
- Brampton GO Station & Bus Terminal
- MTSA Boundary

PLANNING FRAMEWORK SUMMARY



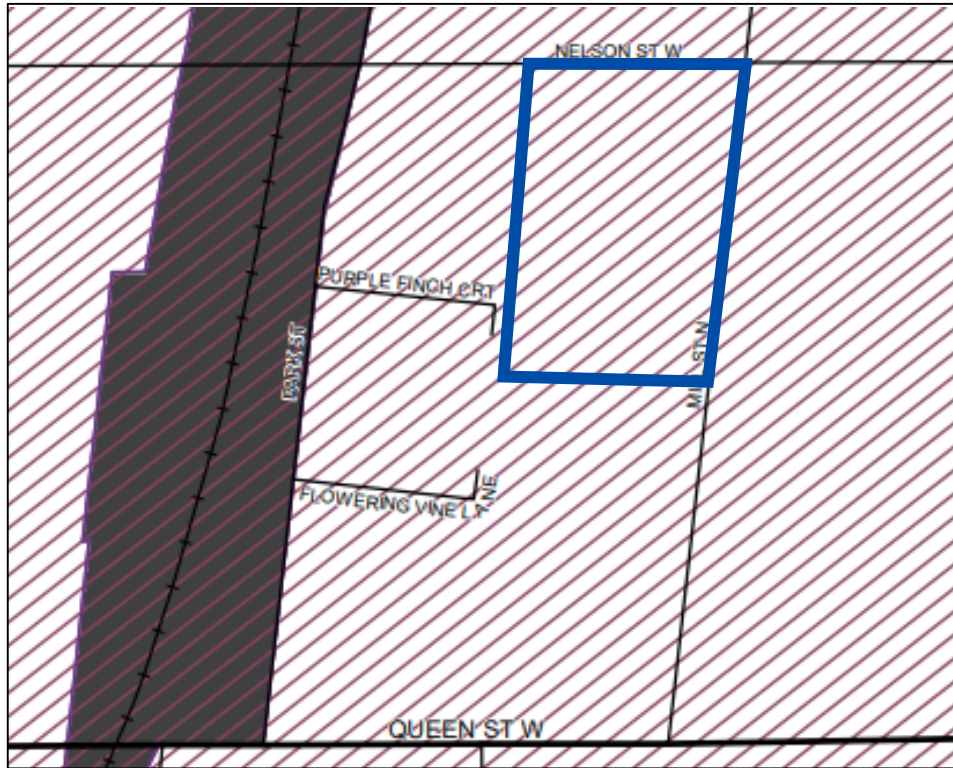
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2024)
- City of Brampton Official Plan
- Brampton Plan
- Downtown Brampton Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: Official Plan (2006)



- **OP Land Use Designation:** Central Area
- **Permitted Uses:** Free-standing or mixed-use development that include a range of office, retail and service activities, residential uses, entertainment and cultural uses, institutional uses, high density employment and major transit infrastructure.
- The property is also located within a Primary Major Transit Station Area (MTSA); conformity with the policies shall be considered.

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

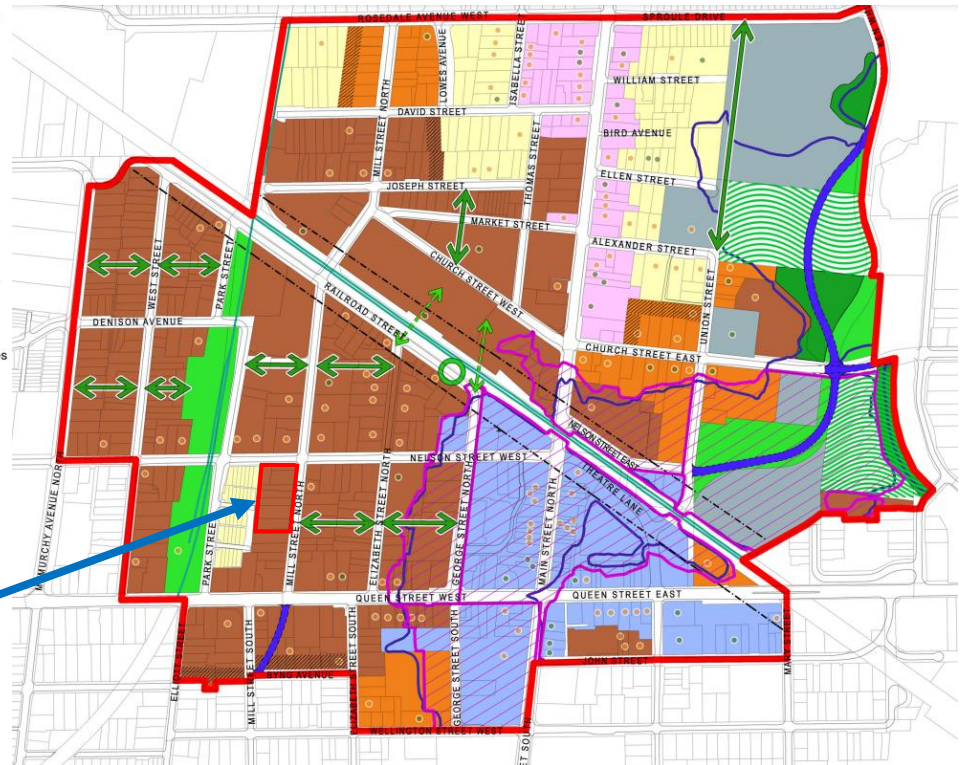
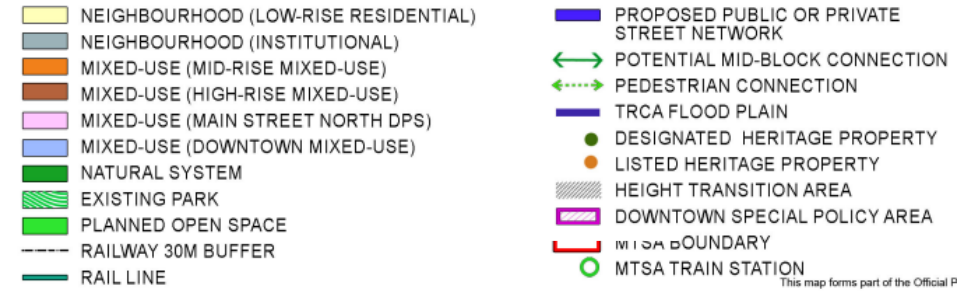
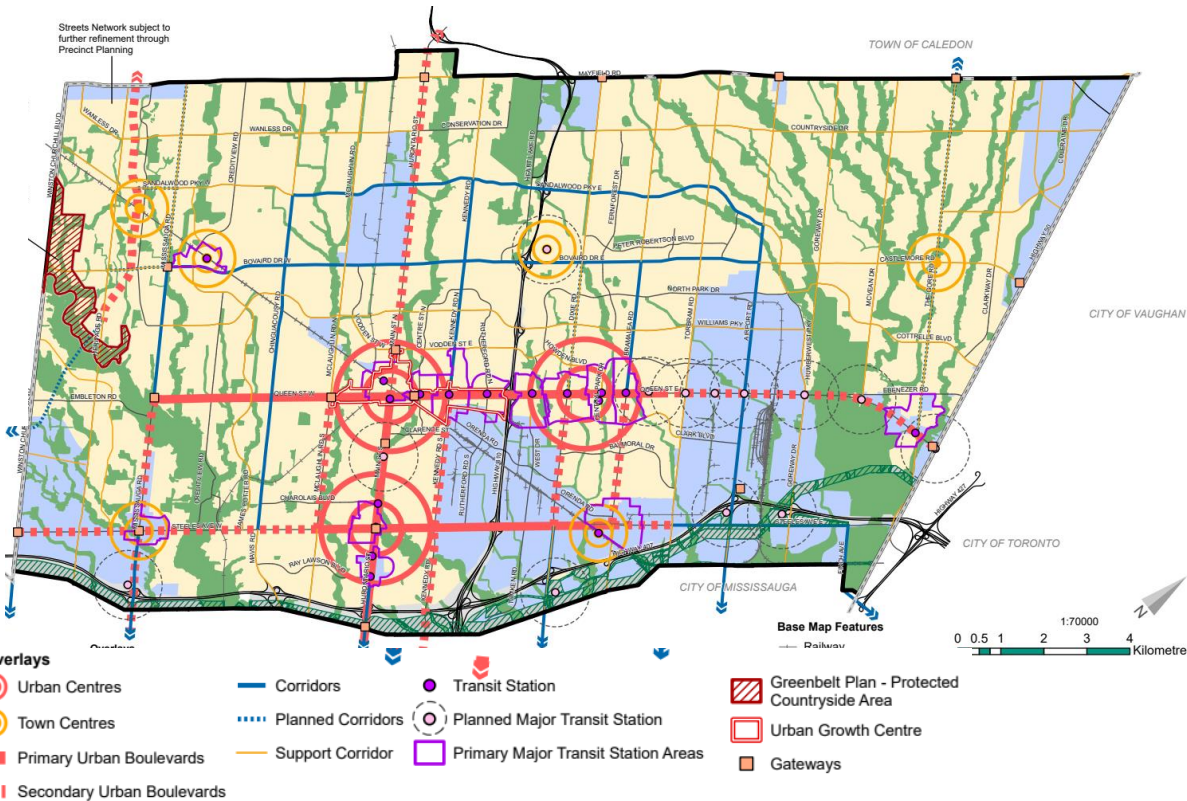
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- | | |
|---|---|
|  CENTRAL AREA |  INDUSTRIAL |
|  RAILWAYS |  SUBJECT LANDS |
|  UTILITY | |



CURRENT PLANNING CONTEXT: Brampton Plan (2023)

- The subject site is designated as 'Community Areas', 'Urban Centers', and 'Primary Major Transit Station Areas' on Schedule 1A – City Structure



- The subject site is designated as 'Mixed Use (High-Rise Mixed Use)' on Schedule 13b – Brampton Major Transit Station Areas KIT-3 Brampton GO Land Use Plan

CURRENT PLANNING CONTEXT: Secondary Plan

Downtown Brampton Secondary Plan (Area 7)

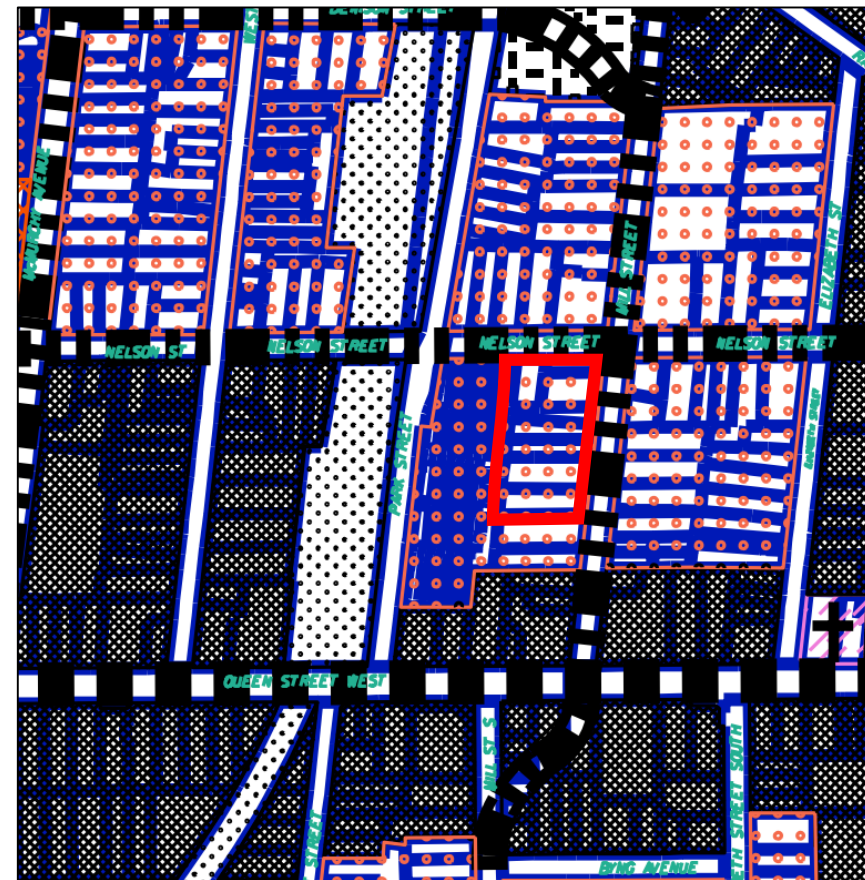
Land Use Designation: “Medium Density”

Lands designated: Medium Density Lands

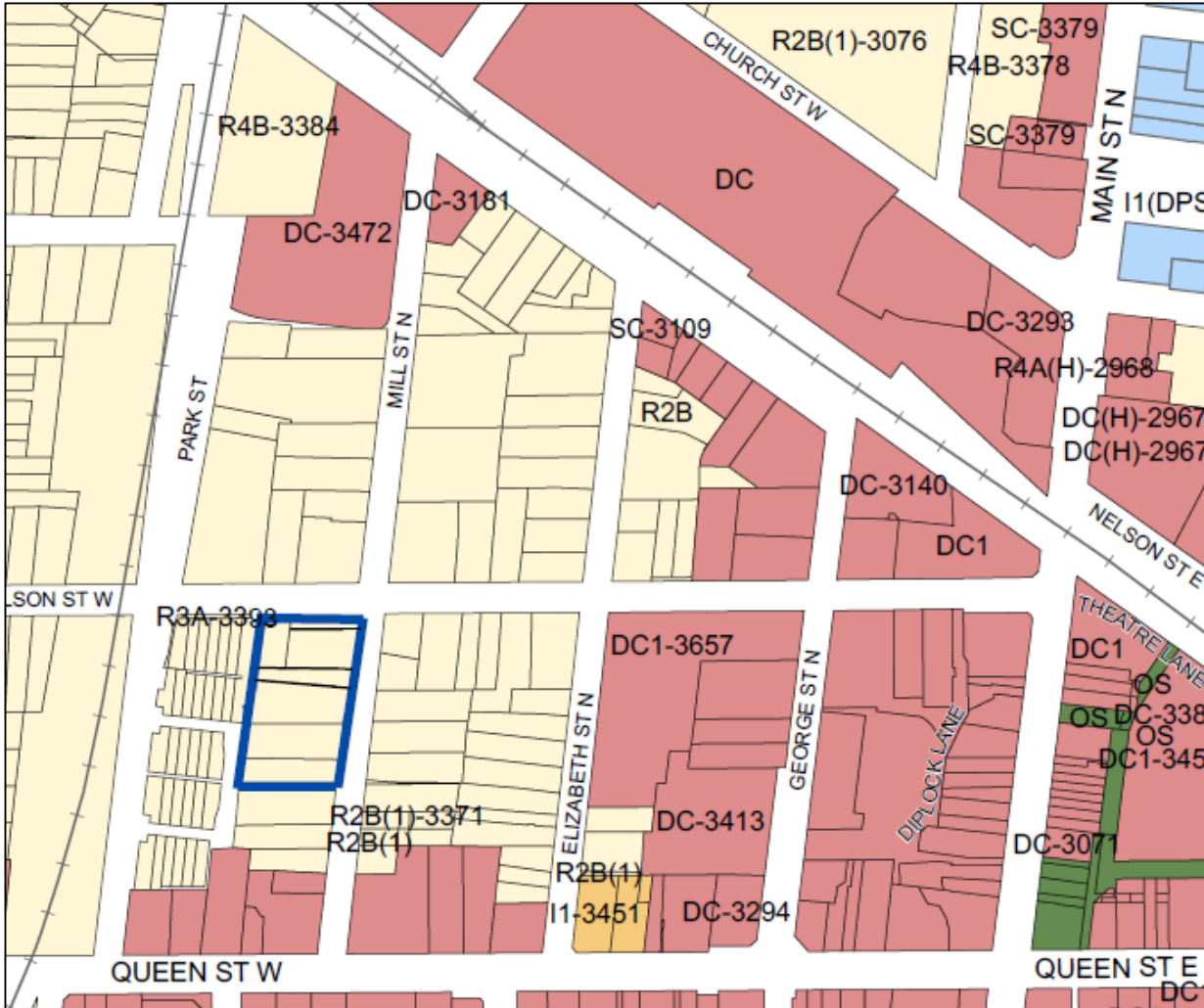
- Applicable policies: development to a maximum of 50 units per net residential hectare (15 to 20 units per net residential acre).
- Typical residential uses include: block townhouses, street townhouses, quattroplexes.

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

**As per the Section 4 of the City’s Major Transit Station Area Implementation Policies in the approved Brampton Plan, until such time as Secondary Plan and/or Precinct Plan policies are implemented for each Primary Major Transit Station Areas, the Major Transit Station Area policies in Chapters 2 and 4 of this Plan take precedent over any land use and minimum density existing Secondary Plan policies.



CURRENT PLANNING CONTEXT: Zoning By-law

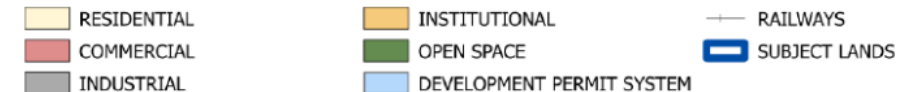


Current Zone: Residential Extended One Zone R2B(1) Zone

Permitted Uses in the Residential Extended One (R2B (1)) Zone include:

- a single detached dwelling;
- a semi-detached dwelling;
- a duplex dwelling;
- a triplex dwelling;
- a double duplex building;
- a multiple residential dwelling containing no more than 4 dwelling units
- Lodging house
- Supportive housing residence type
- A place of worship
- Accessory uses

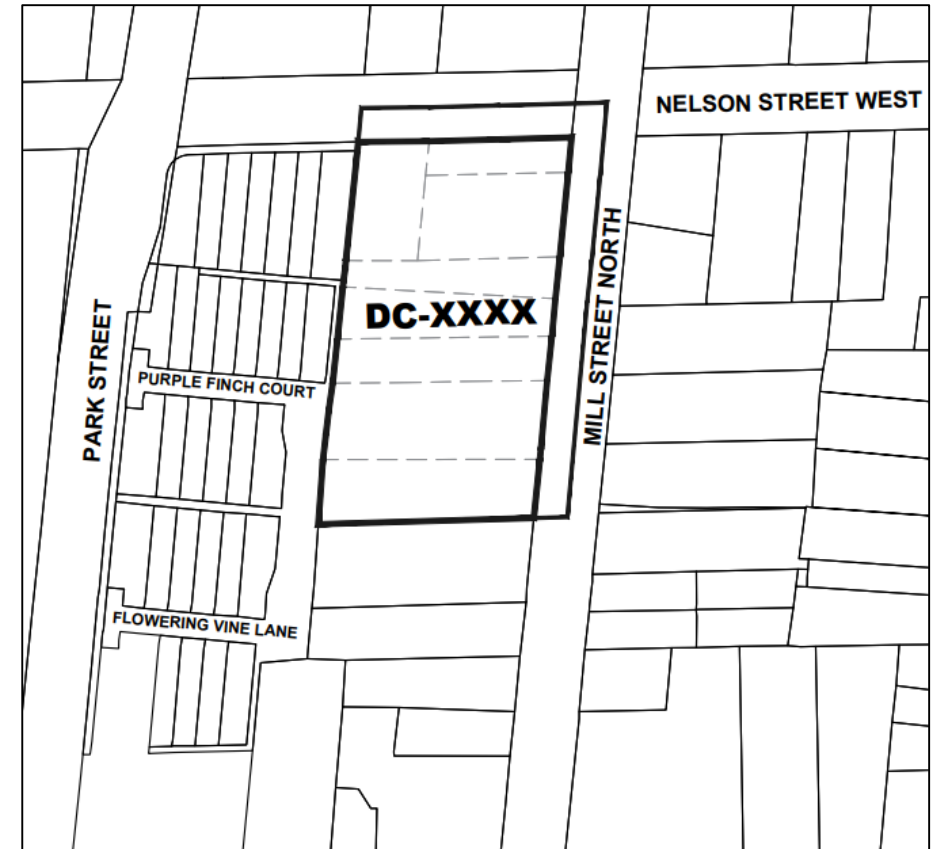
A Zoning By-Law Amendment **is required** to facilitate the development.



PROPOSED PLANNING CONTEXT: Zoning By-law Amendment

The proposed Zoning By-law Amendment will rezone the subject site from Residential Extended One (R2B (1)) to Downtown Commercial with a Special Section (DC-XXXX).

| Proposed Zones | Highlight of proposed Zone |
|--|--|
| Downtown Commercial – Special Section XXXX (DC-XXXX) | <p>Permitted Uses:</p> <ul style="list-style-type: none"> a) An apartment dwelling b) Only in conjunction with an apartment dwelling building or mixed-use development, the uses permitted in the DC Zone c) Purposes accessory to the permitted uses <p>Maximum Floor Space Index (FSI)</p> <ul style="list-style-type: none"> a) 17.0 <p>Maximum Tower Floor Plate:</p> <ul style="list-style-type: none"> a) 750 sq.m <p>Maximum Building Height:</p> <ul style="list-style-type: none"> a) 155 metres (48 storeys) |



(Proposed Zones: Downtown Commercial – Special Section XXXX (DC-XXXX))

KEY ISSUES / CONSIDERATIONS

Land Use Compatibility & Emerging MTSA Framework:

- The subject property is located within the boundaries of the Brampton GO Primary Major Transit Station Area (MTSA), where intensification is planned to occur. Staff are looking to ensure that new buildings are compatible with the existing neighbourhood context while also considering future intensification.

Building Height, Separation, and Setbacks:

- Ensuring appropriate height, tower separation, and building setbacks are implemented through the Zoning By-Law Amendment process.

Tertiary Plan:

- Ensuring the re-development potential of neighbouring parcels within the block are not unreasonably impacted by the proposed development.

Technical Issues:

- Matters such as traffic, servicing (water, sewer, stormwater), wind, shadowing, etc., to be deemed to be appropriate for the development of the area.



NEXT STEPS

Notice of complete application

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

A Statutory Public Meeting was previously held for this site on June 17, 2024. Another Statutory Public Meeting is being held today on December 9, 2024, to present changes to proposal since applicant acquired additional properties. 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/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=REC24&capID2=00000&capID3=0009K&agencyCode=BRAMPTON&IsToShowInspection=>

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

File Number: OZS-2024-0033

4. On the [OZS-2024-0033 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 navigation bar with the Brampton logo and the text "BramPlanOnline". To the right of the navigation bar are links for "Announcements", "Register for an Account", and "Login". Below the navigation bar is a search bar with the text "Search...". The main content area is divided into two columns. The left column contains the BramPlanOnline logo, a "Welcome to BramPlanOnline!" message, and a "Planning" section with a link to "Search for an application". The right column contains a "Login" form with fields for "User Name or E-mail" and "Password", a "Login" button, and a "Remember me on this computer" checkbox. There is also a "New Users: Register for an Account" link.

The screenshot shows the BramPlanOnline file page for OZS-2024-0033. At the top, there is a navigation bar with the Brampton logo and the text "BramPlanOnline". To the right of the navigation bar are links for "Register for an Account" and "Login". Below the navigation bar is a "Home" and "Planning" tab. The main content area displays the file number "OZS-2024-0033", the subdivision "OPA ZBA Subdivision", and the status "Status: In Review-Public Mtg Complete". Below this is a "File Info" tab and a "Documents" tab. The "Documents" tab is active, showing a list of documents. Below the list is a "For any document that gets uploaded:" section with two numbered instructions. Below that is a "Resubmission:" section with two numbered instructions. At the bottom of the page is a table with columns for "Name", "File Number", "Type", "Size", "Latest Update", "Upload Date", and "Action".

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!