

City Initiated Region of Peel Official Plan Amendment

To remove the 'Employment' designation from the subject lands (Schedule E-4)

Report Number: Planning, Bld & Growth Mgt-2025-166

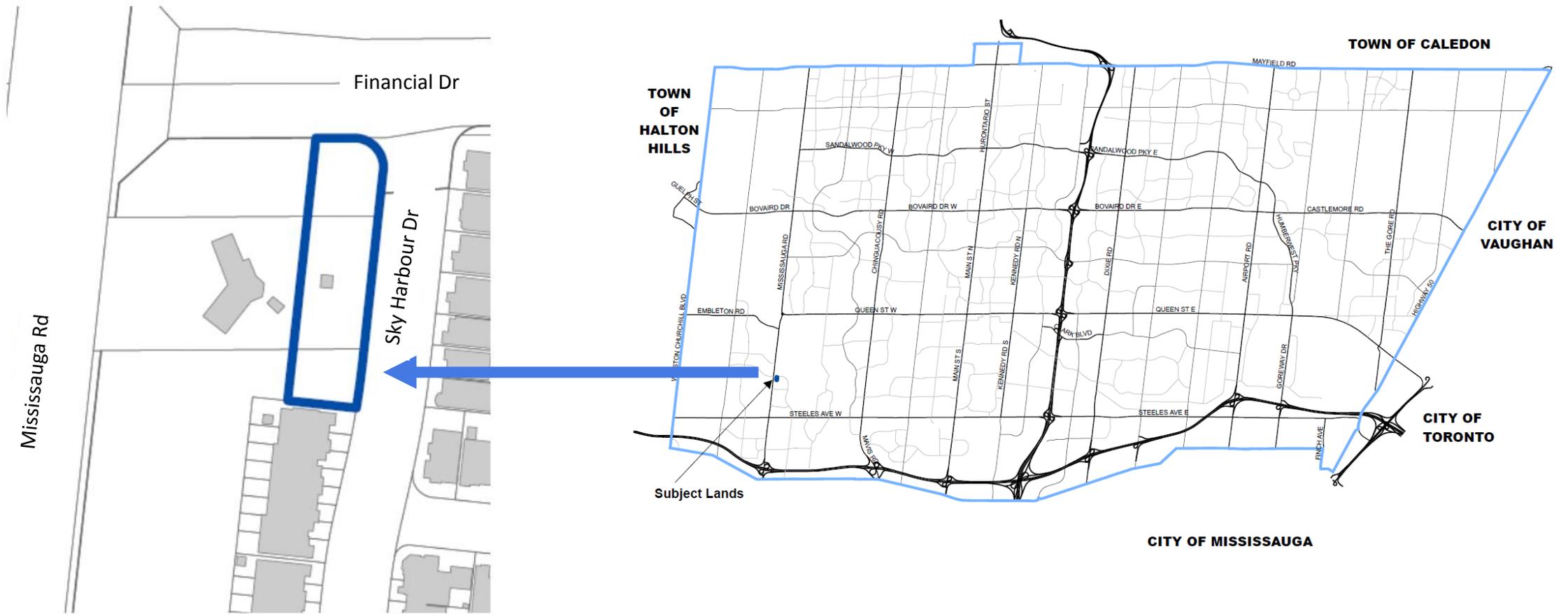
8383 Mississauga Road and 0 Sky Harbour Drive

WARD : 4

REGIONAL COUNCILLOR: Martin Medeiros

REGIONAL COUNCILLOR: Dennis Keenan

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Financial Drive, beyond which is Lionhead Golf Course

East: Sky Harbour Drive, beyond which is existing low density residential neighbourhood

South: Existing residential townhouse and vacant commercial lands

West: Two vacant properties, and one property with an existing low-rise building, which is subject to a development application proposing office commercial uses. Beyond that is Mississauga Road and an existing commercial plaza

SITE PHOTOS



View of the subject site looking west from Sky Harbour Drive



View of the subject site looking south from Financial Drive

Aerial Photo



Subject
Site

Background Information



8383 Mississauga Rd

Current Zoning: Agricultural

Active development application: Proposal for a 10-storey office building with ground-floor commercial space (File No. OZS-2023-0007).

The current application does not include any **Live-Work Townhouse units**.

Potential Land Use Adjustment: Live-Work Townhouses could be a more suitable use for the eastern portion of the property.

Background Information



0 Sky Harbour Drive

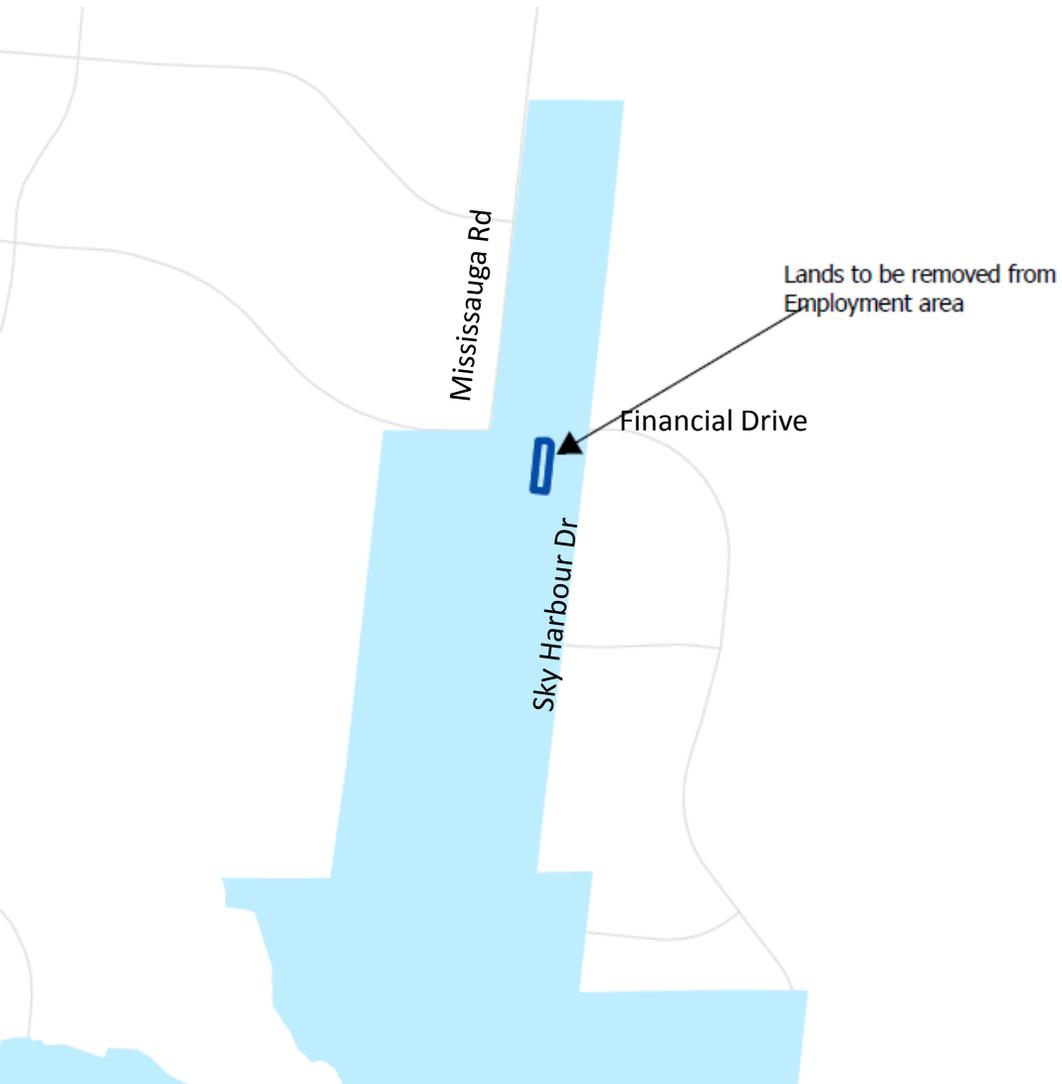
The northerly and southerly parcels are municipally known as 0 Sky Harbour Drive.

Current Zoning: Live-Work Townhouse Dwelling

They are blocks within the approved Plan of Subdivision 43M-1886, which was assumed in 2021.

Current Status: The lands remain vacant.

Proposed City Initiated Region of Peel Official Plan Amendment

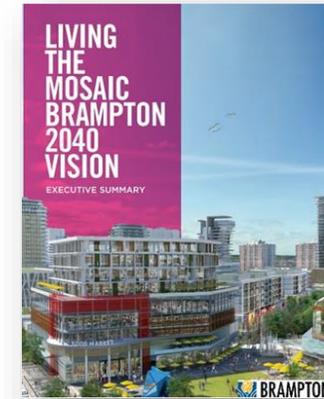
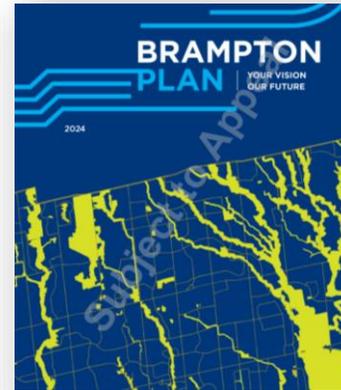
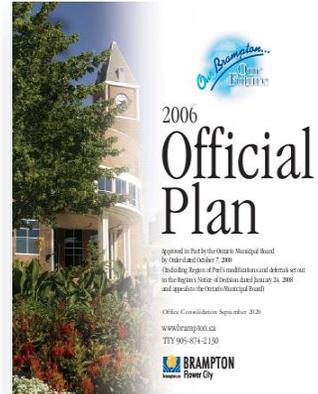


The proposed Amendment:

- Removes the “Employment” designation from the subject lands on Schedule E4
- Reconciles the Plan with current zoning permissions and intended development forms for Live-Work townhouse dwellings
- is administrative

A comprehensive review and update of employment area mapping for Schedule E-4 of the Region of Peel Official Plan will be presented to Council at a later date.

PLANNING FRAMEWORK SUMMARY



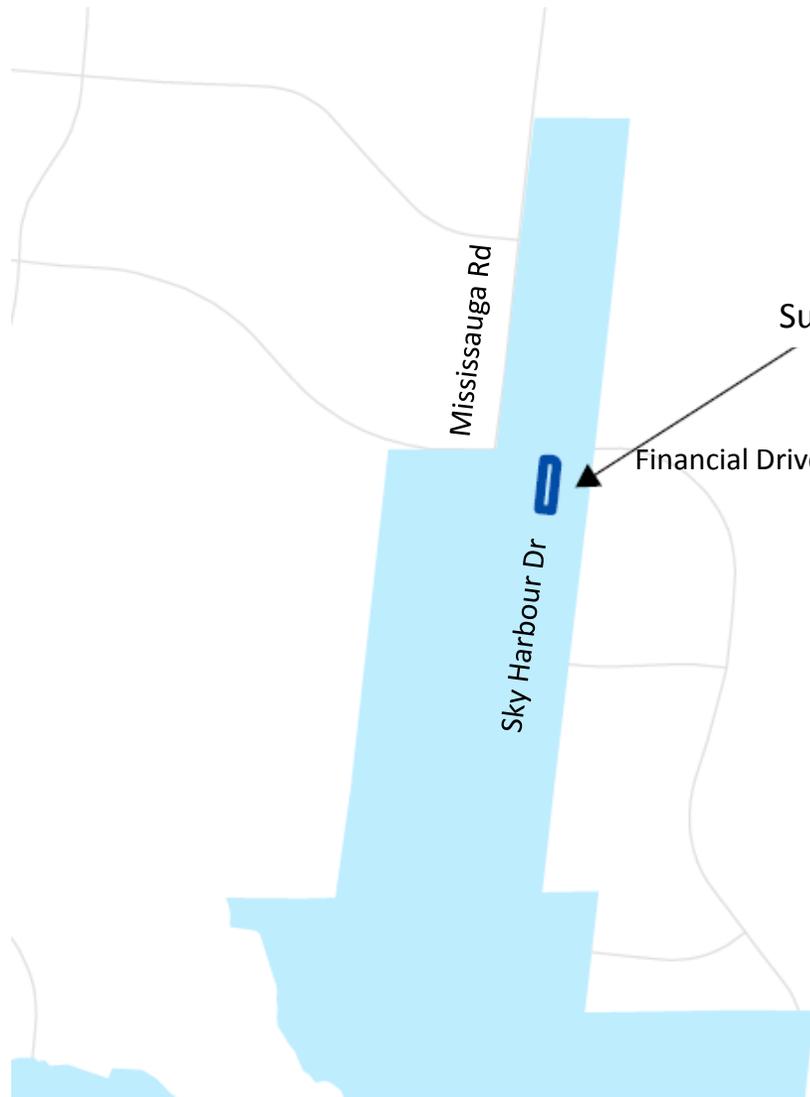
Planning Analysis will be provided on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Bramwest Secondary Plan
- Credit Manor Heights Block Plan (Block 40-1)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: REGION OF PEEL OFFICIAL PLAN (RPOP)

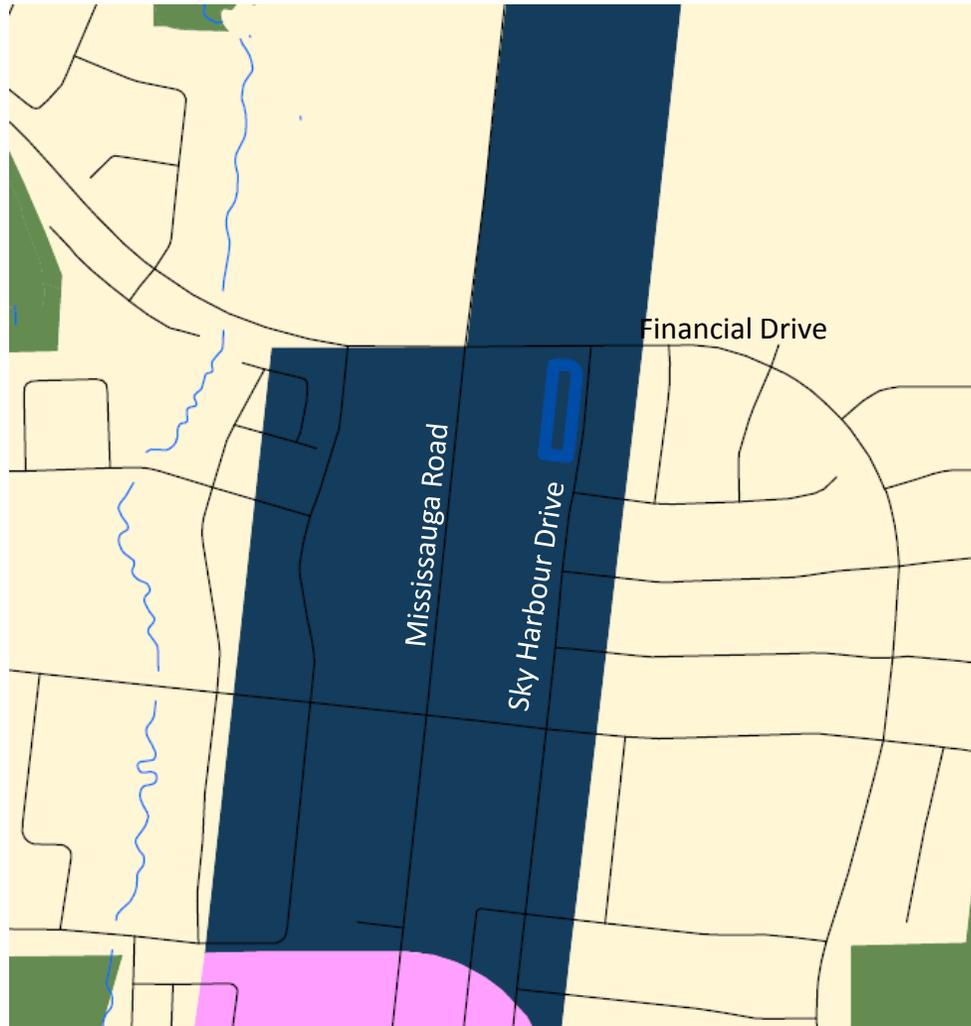


- The subject lands are designated 'Employment' on Schedule 'E-4' of the RPOP
- As of July 1, 2024, the City is now responsible for implementing of the RPOP
- The new Provincial Planning Statement eliminates the requirements for a Municipal Comprehensive Review when removing Employment Lands

- EmploymentAreas
- Major Transit Station Areas Subject to a Flexible Employment
- 8383 Mississauga Road

Region of Peel Official Plan Schedule E4 Overlay

CURRENT PLANNING CONTEXT: OFFICIAL PLAN 2006



Current Official Plan Designation: Business Corridor

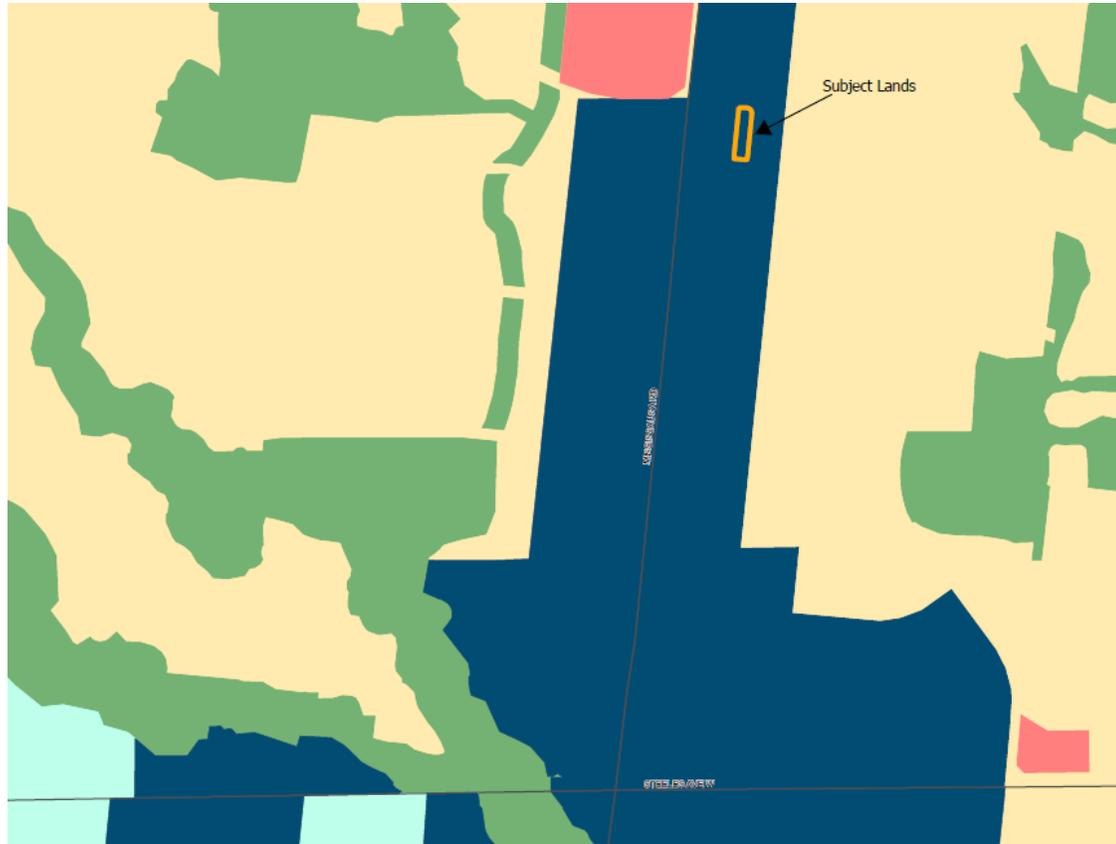
The integration of residential uses within the Employment Designation represents a refinement of the interface between uses provided.

The proposed amendment has no impact on the Official Plan.

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

- | | |
|---|--|
|  Subject Lands |  OPENSACE, UTILITY/OPENSACE |
|  BUSINESS CORRIDOR |  RESIDENTIAL |
|  OFFICE |  MAJOR WATERCOURSES |

CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2024



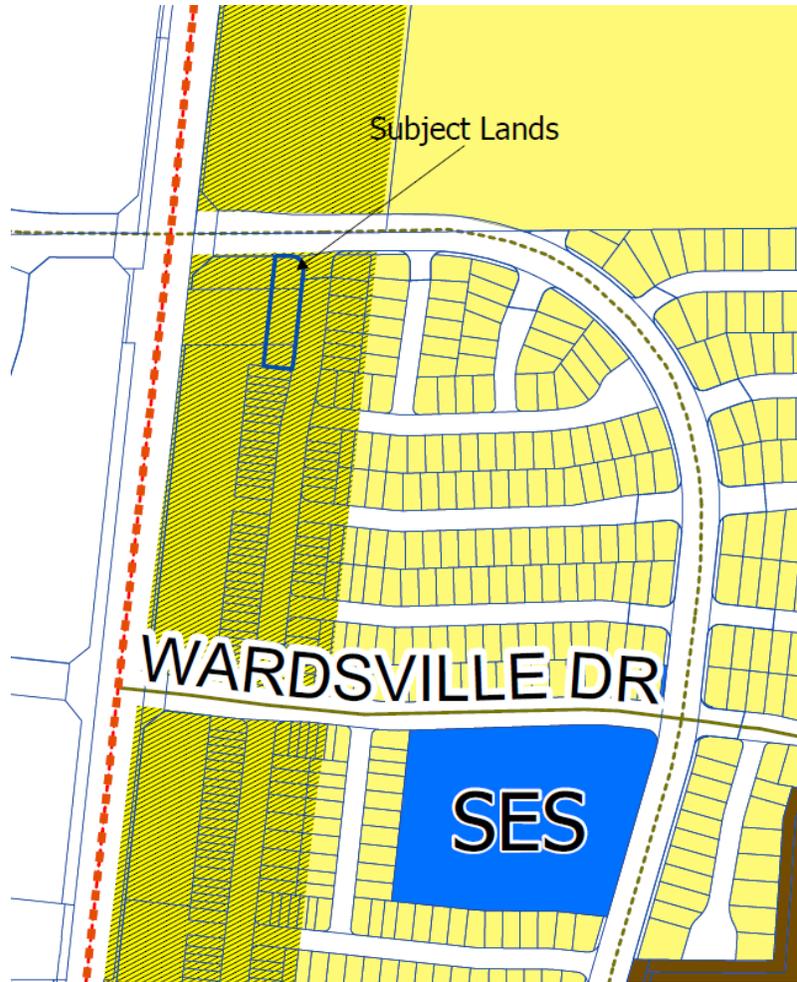
Land Use Designation: Mixed Use Employment

Land Use Schedule is intended to be updated at a later time to reflect the proposed removal of the employment designation for the subject lands.

Designations

 Mixed Use	 Rural Land
 Neighbourhoods	 Natural Heritage System
 Employment	 Parkway Belt West
 Mixed-Use Employment	

CURRENT PLANNING CONTEXT: SECONDARY PLAN



Bram West Secondary Plan

Land Use Designation: Specialty Office and Service Commercial

Permitted Uses include Live Work Townhouse

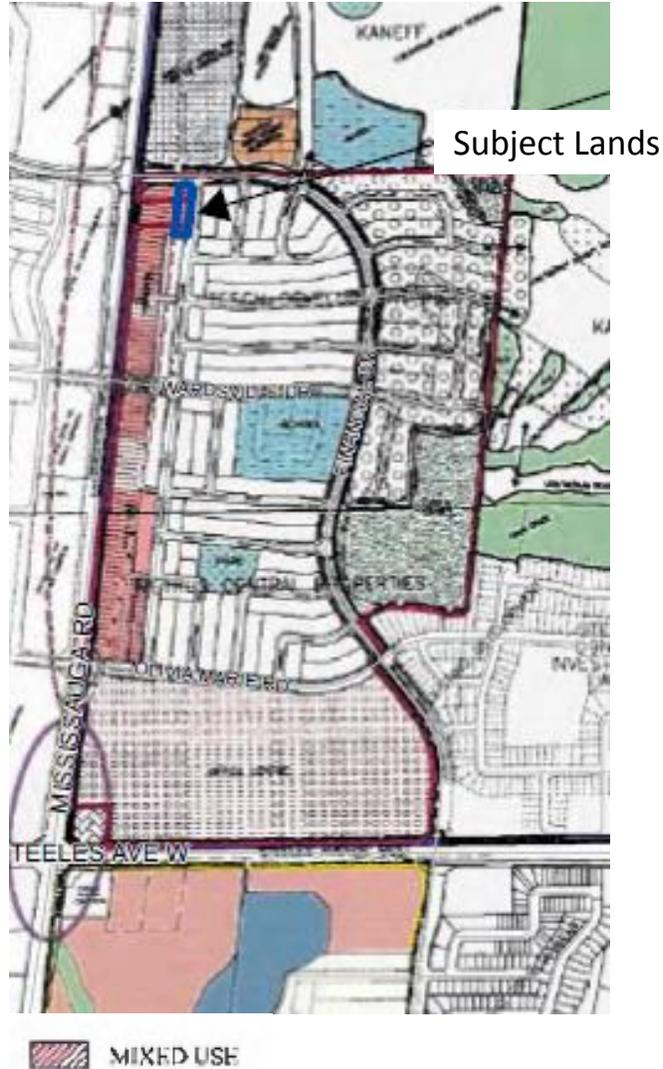
Removing the Employment Designation has no impact on the Secondary Plan Designation and Policies |

 SPECIALTY OFFICE AND SERVICE COMMERCIAL

 LOW / MEDIUM DENSITY

CURRENT PLANNING CONTEXT:

CREDIT MANOR HEIGHTS BLOCK PLAN (BLOCK 40-1)

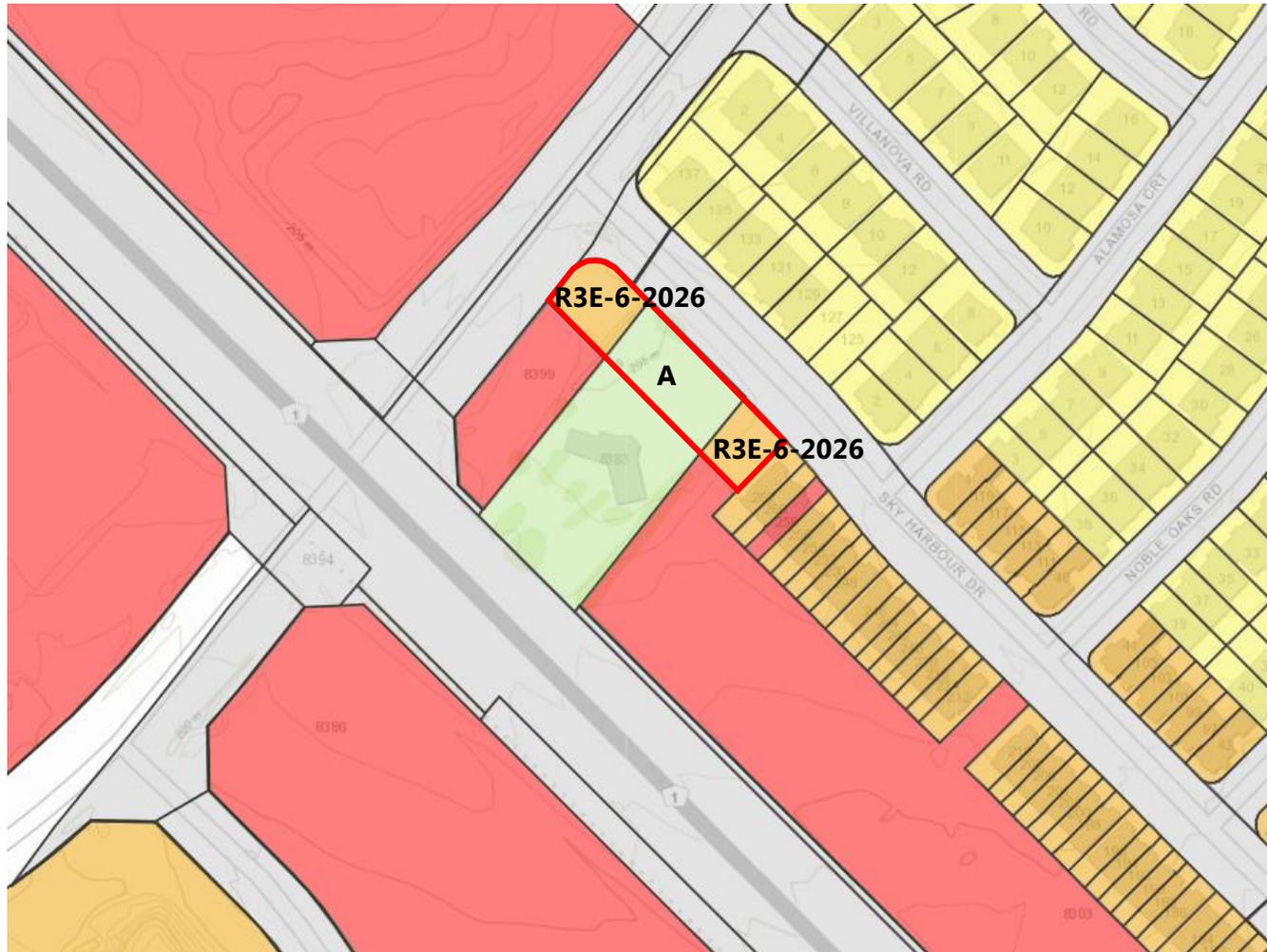


Land Use Designation: Mixed Use

Community Design Guidelines: Live Work
Townhouse

This amendment will help realize the
planning vision outlined in the Block Plan
and Community Design Guidelines. ■

CURRENT PLANNING CONTEXT: ZONING BYLAW



The subject lands are zoned for **‘Agricultural’** and **‘Live-work Townhouse Dwellings’**.

Removing the Employment Area designation from the subject lands will enable a subsequent zoning amendment for the portions currently zoned Agricultural.

KEY SUMMARIES

- The proposed Amendment removes the “Employment” designation from the subject lands
- The subject lands are currently zoned for ‘Agricultural’ and ‘Live-work Townhouse Dwellings’
- The purpose of the Amendment is to reconcile the Plan with current zoning permissions and intended development forms for “Live-Work” townhouse dwellings
- Removing the Employment Area designation from the subject lands will enable a subsequent zoning amendment for the portions currently zoned Agricultural
- A comprehensive review and update of employment area mapping for Schedule E-4 of the Region of Peel Official Plan will be presented to Council at a later date

NEXT STEPS

Notice of Public Meeting

Public Meeting (We are here)

Collect & Review Public Comments

Recommendation/Final report

Appeal period

CONTACT INFORMATION

The 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!