

# APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW

To permit a 12-storey mixed-use mid-rise residential intensification project consisting of 128 residential apartment units

**3407 Countryside Drive**

City of Brampton File : OZS-2024-0062

Application by:

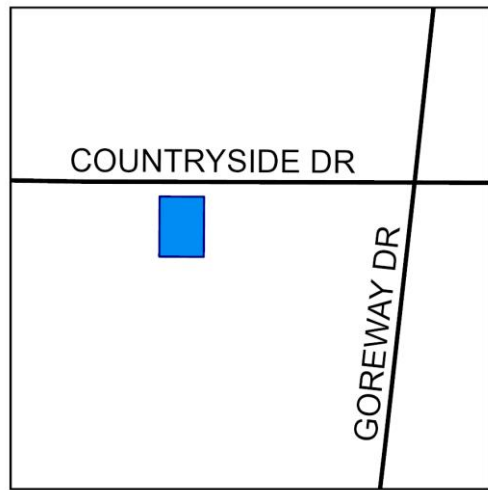
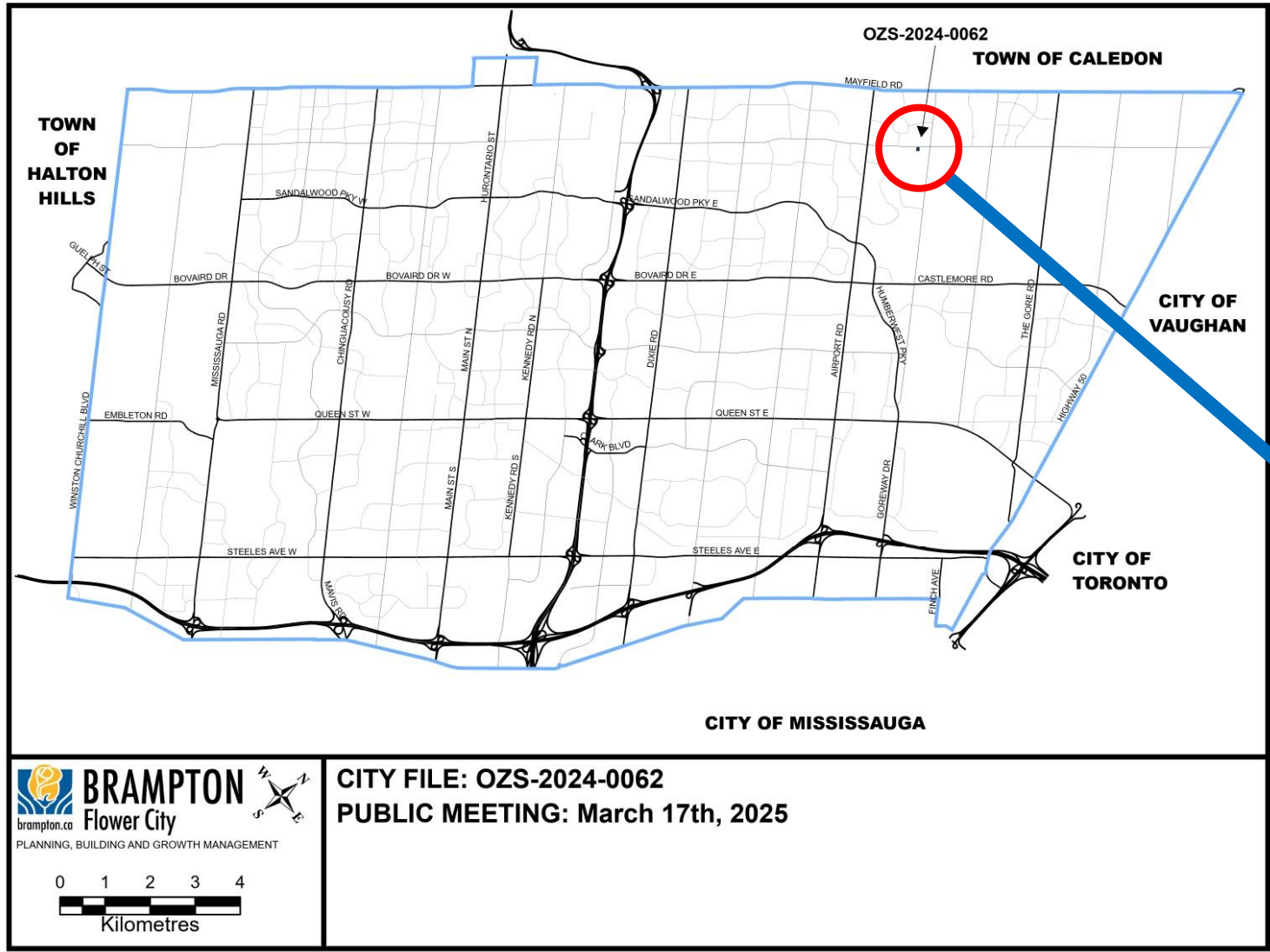
**GWD Ltd. on behalf of Surinder Malhi & Charanjit Dhaliwal**

**WARD : 10**

**REGIONAL COUNCILLOR: GURPARTAP SINGH TOOR**

**CITY COUNCILLOR: HARKIRAT SINGH**

# LOCATION OF SUBJECT PROPERTY





# AREA CONTEXT

- North:** Countryside Drive, beyond which is Existing residential and a Stormwater Management Pond;
- South:** Existing Executive residential, beyond which is existing Rural Estate residential;
- East:** Goreway Drive, beyond which is an existing commercial plaza Rural Estate residential and Open Space; and
- West:** Existing Rural Estate Residential

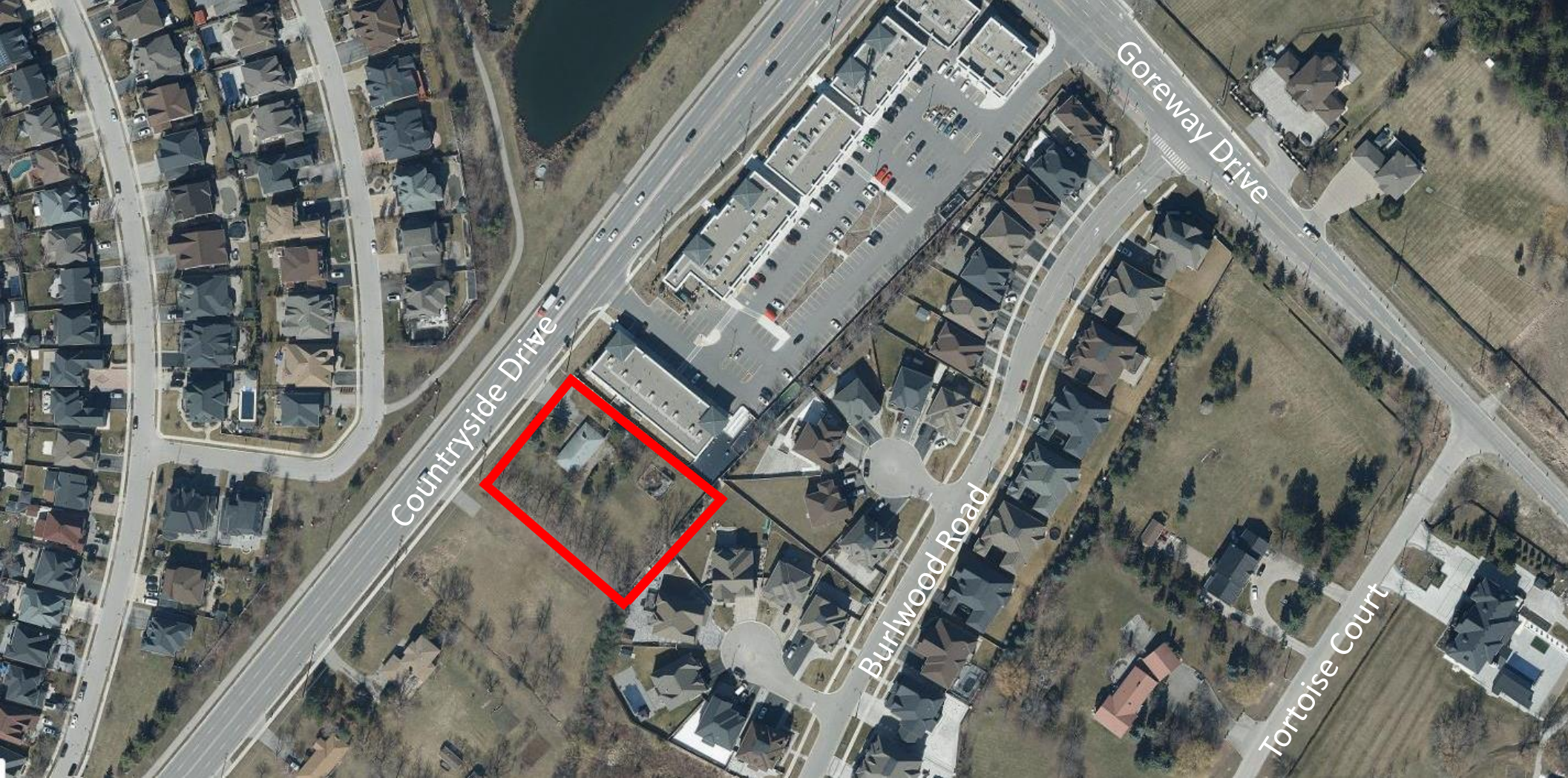
**Legend**

 SUBJECT LAND	 Industrial	 Residential
 Agricultural	 Institutional	 Utility
 Commercial	 Open Space	





# Aerial View



**Subject Lands**



# SITE VISIT

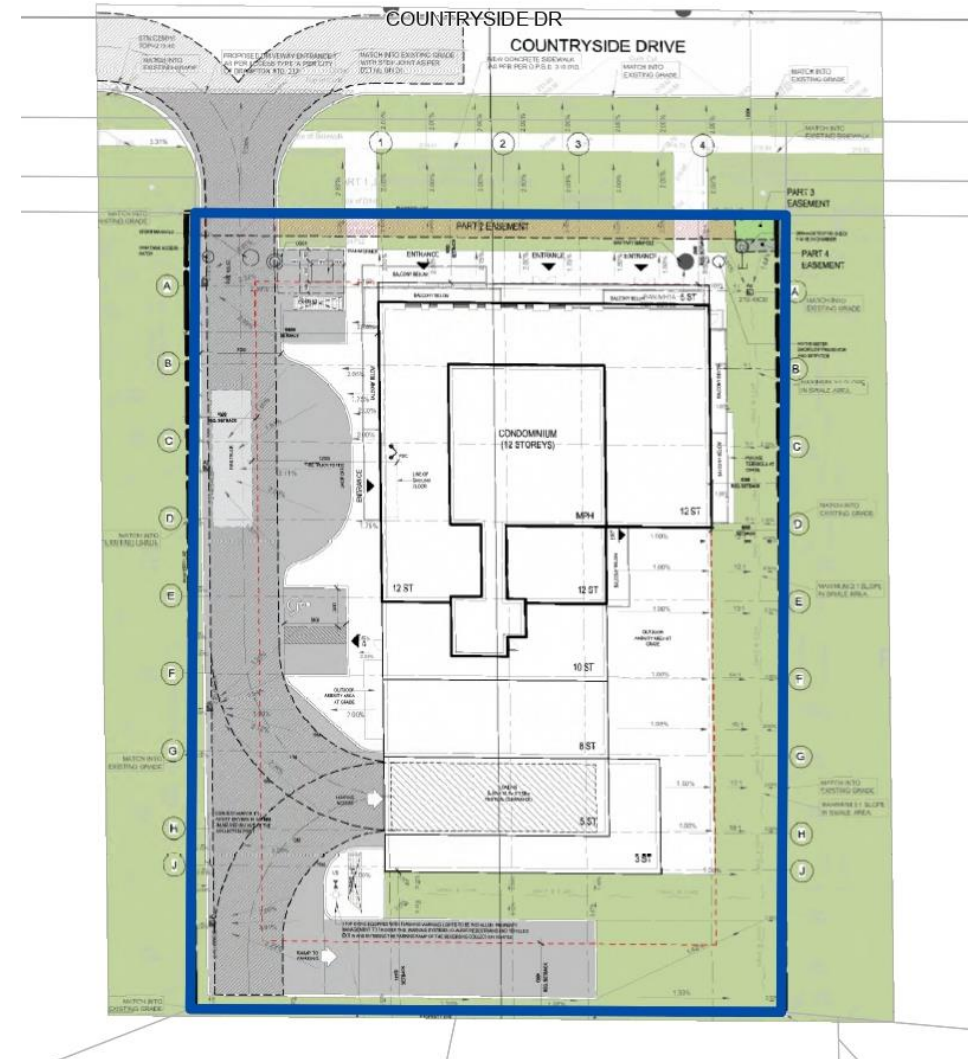


Views of Subject Property looking southeast, from Countryside Drive

# DEVELOPMENT PROPOSAL

## An Application to Amend the Official Plan and Zoning By-law:

- To facilitate the site development of .036 hectares (0.89 acres) with:
- A 12-storey tower consisting of 128 units;
- Ground floor retail space with 289.12 square metres
- Access to the development proposed as a full move access from Countryside Drive;
- and
- 3 levels of underground parking with a total 175 parking spaces





# PROPOSED BUILDING - DRAWINGS



Elevation of the project looking south on Countryside Drive

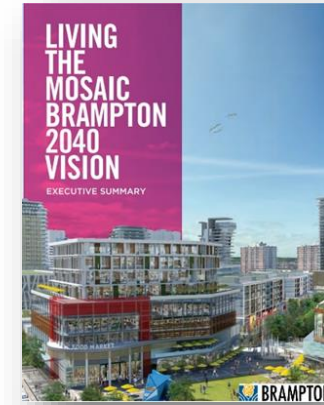
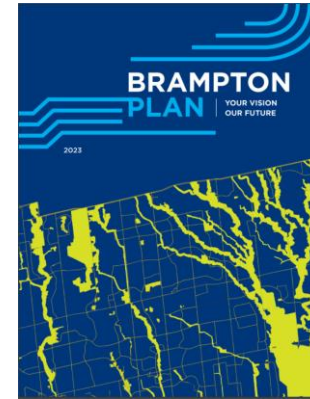
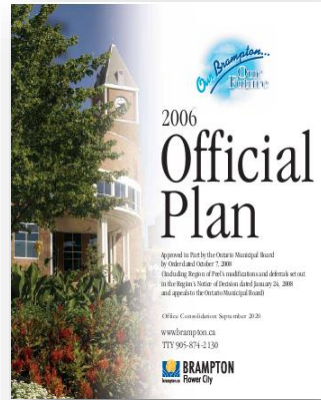


Elevation of the project looking southeast on Countryside Drive



Elevation of the project looking east on Countryside Drive

# PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

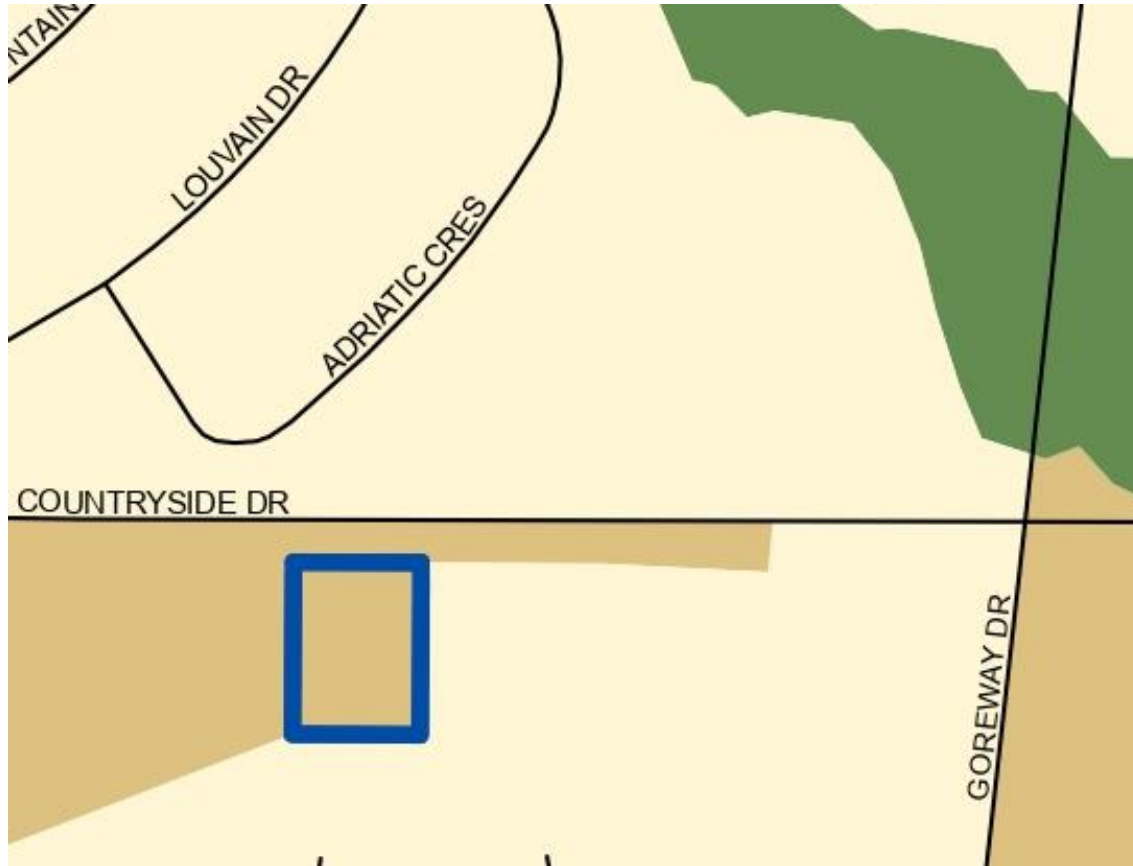
- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Vales of Castlemore Secondary Plan (Area 42)

Also following the principles of:

- Brampton 2040 Vision



# CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



-  Subject Lands
-  MAJOR WATERCOURSES
-  ESTATE RESIDENTIAL
-  OPENSOURCE, UTILITY/OPENSOURCE
-  RESIDENTIAL

## OP Land Use Designation:

“Estate Residential”

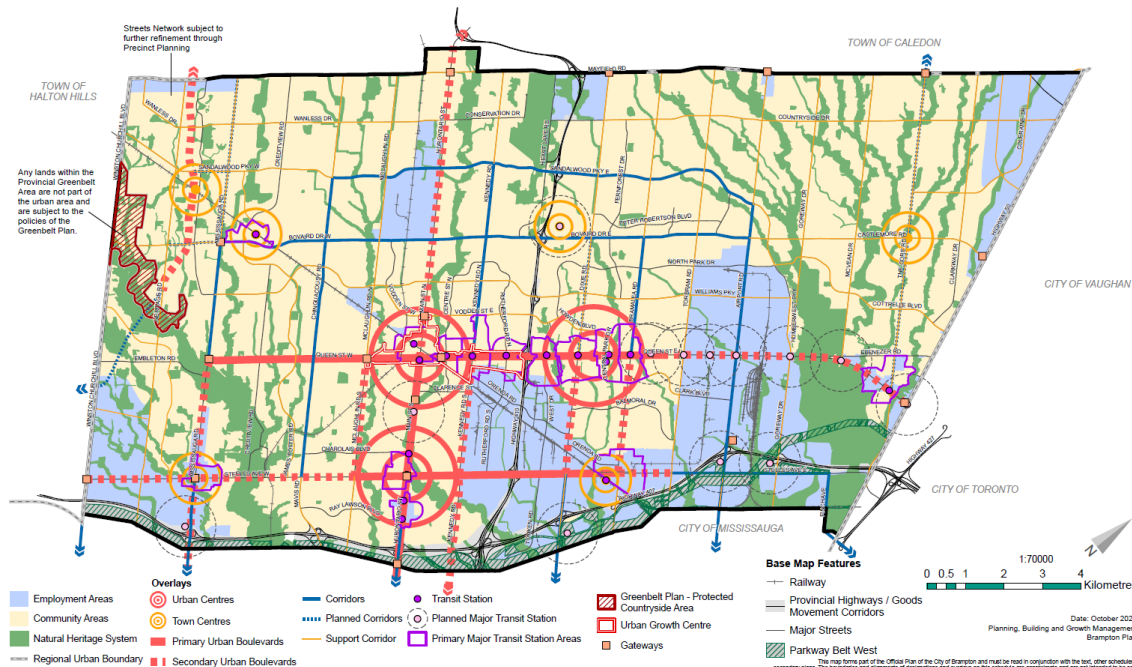
(Schedule A – General Land Use Designations)

- This designation permits single-detached dwellings and accessory buildings, group homes, public utility installations and public open space.
- An amendment to the Official Plan **is required** to increase the height and density permissions, and to remove the lands from the Estate Residential designation.

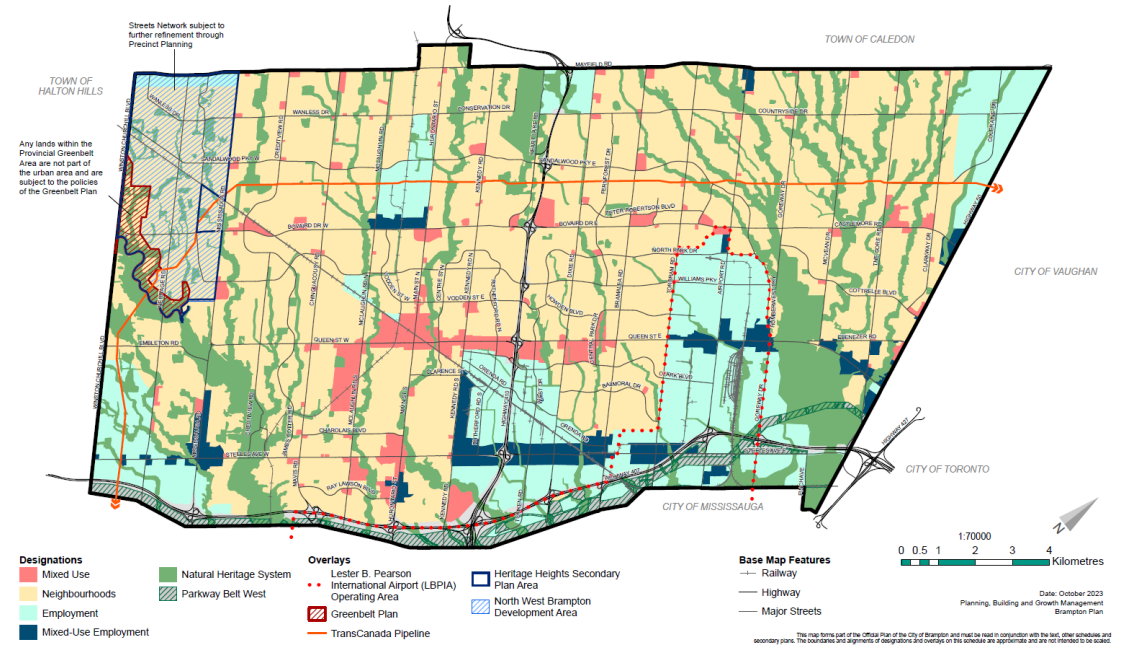


# CURRENT PLANNING CONTEXT: BRAMPTON PLAN

- Designated 'Community Areas' and adjacent to a 'Planned Corridor' within Schedule 1A – City Structure of the Brampton Plan
- Designated 'Neighbourhoods' within Schedule 2 – Designations



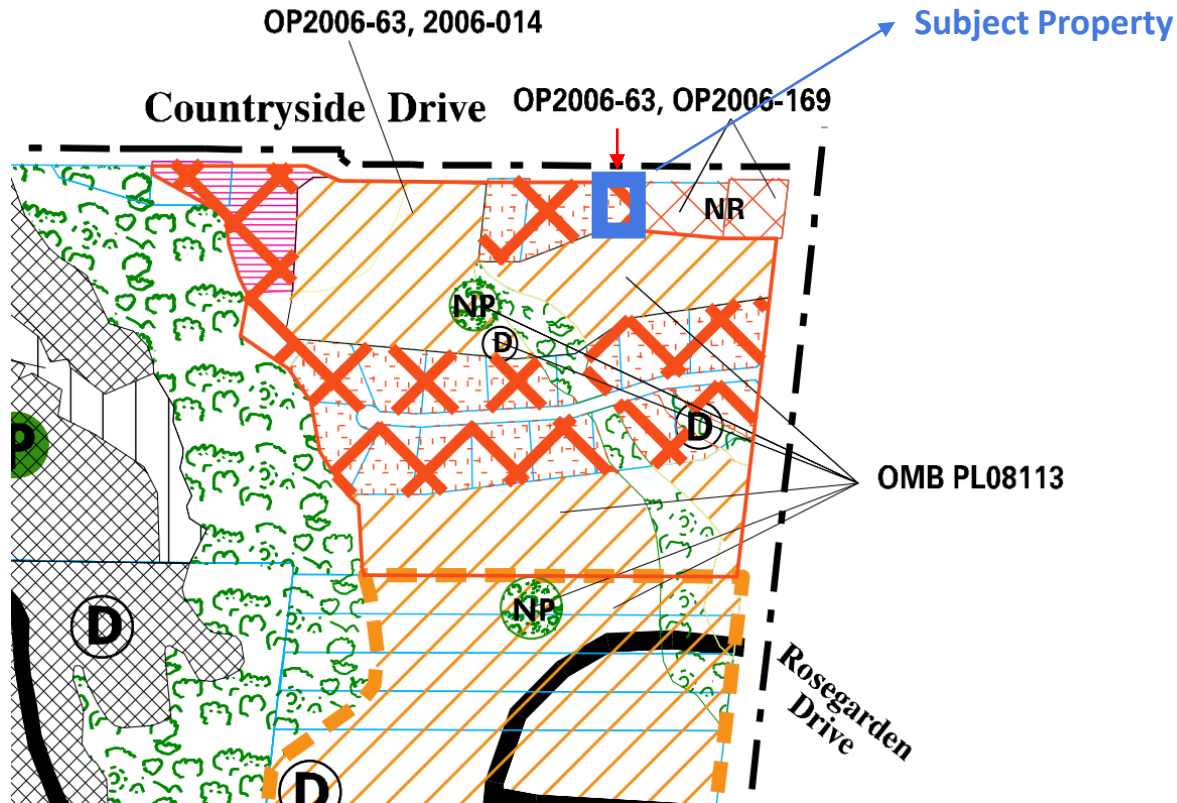
Schedule 1A – City Structure



Schedule 2 – Designations



# CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION






## Vales of Castlemore Secondary Plan (Area 42)

### Land Use Designation:




- Estate Residential'
- 'Upscale Executive Housing Special Policy Area'

An amendment to the Secondary Plan **is required** to permit the increased height and density of the proposal and remove the lands from the Upscale Executive Policy area.

#### RESIDENTIAL LANDS :

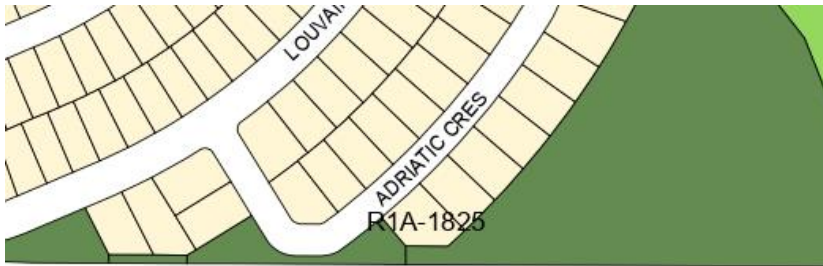
	Estate Residential
	Low Density
	Low Density 1
	Low Density 2
	Low / Medium Density
	Medium Density
	Executive Residential

#### INSTITUTIONAL :

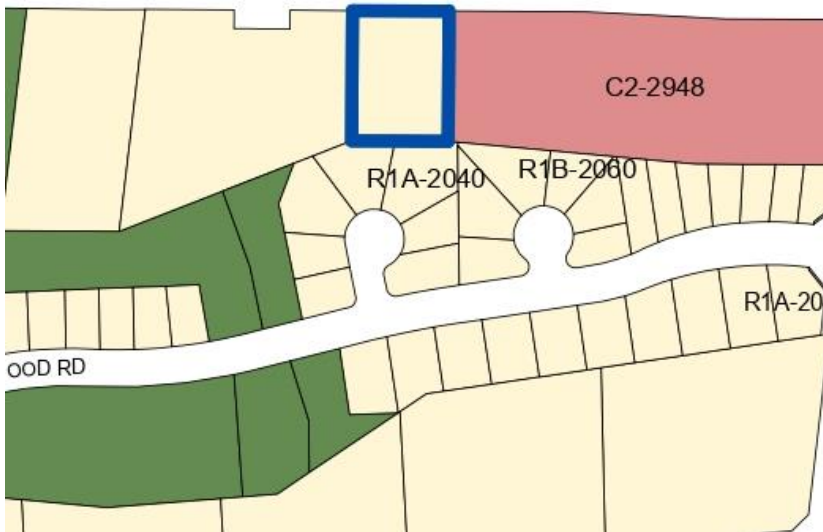
	Place of Worship
	Elementary School
	"Upscale Executive Housing Special Policy Area"



# CURRENT PLANNING CONTEXT: ZONING BY-LAW



COUNTRYSIDE DR



- |   |  |   |   |
|---|--|---|---|
|  Subject Lands |  COMMERCIAL |  INSTITUTIONAL |  OPEN SPACE  |
|  RESIDENTIAL   |  FLOODPLAIN |  OPEN SPACE    |  RESIDENTIAL |

## Current Zone: Residential Rural Estate Two (RE2)

Permitted uses in the RE2 zone include but are not limited to:

- a single detached dwelling
- Supportive Housing Residence Type 1
- non-residential uses including purposes accessory to the other permitted purposes

A Zoning By-Law Amendment **is required** to permit the increased height and density to facilitate the proposal.

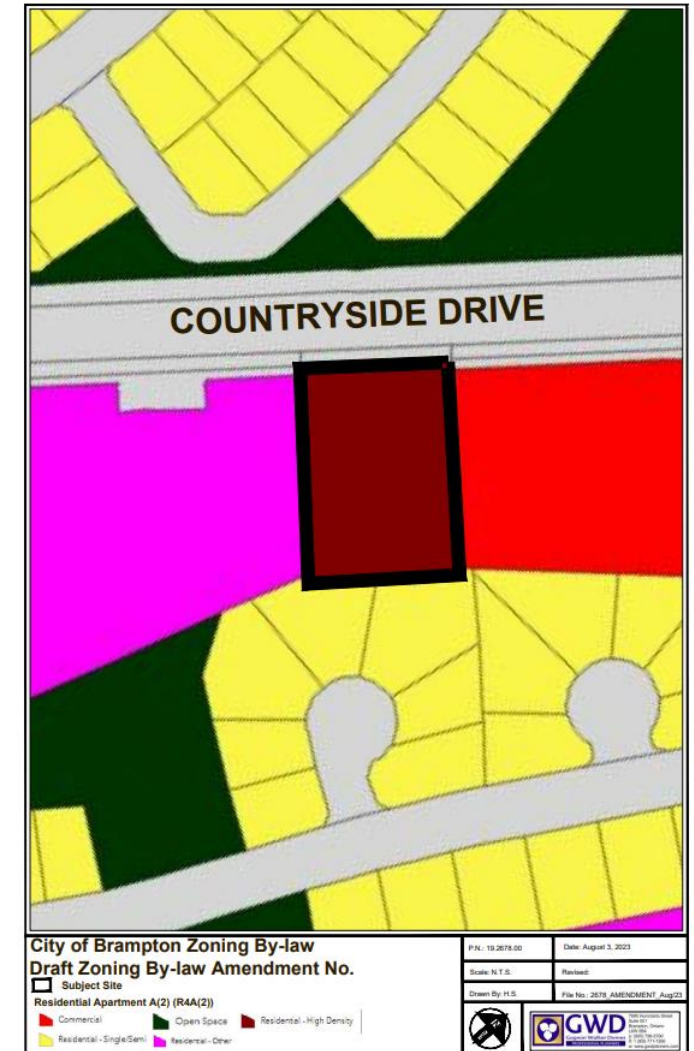




# PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

In order to facilitate the proposal, a site-specific draft Zoning By-law Amendment is required and is included as part of the Amendment Applications.

Provision	“RESIDENTIAL RURAL ESTATE – RE2”	RESIDENTIAL APARTMENT A – SPECIAL SECTION (R4A-XXXX)”
Minimum Lot Area	0.8 ha	Not Requirement
Minimum Lot Width	45 m	Not Requirement
Minimum Lot Depth	No Requirement	Not Requirement
Minimum Yard Depth	12 m	Not Requirement
Minimum Setback of a building Tower to a Street or Lot Line	No requirement	Countryside Drive: 6.0 m
Maximum Building Height	10.6 m	14 storeys
Maximum FSI	No Requirement	3.30
Maximum Number of Units	No Requirement	30
Maximum Lot Coverage	No Requirement	No Requirement
Minimum Landscapes Open Space	70% of front yard	10% of Lot Area



# KEY ISSUES / CONSIDERATIONS

- Appropriateness of a 12-storey mid-rise building in close proximity to an existing Executive and Estate Residential Community.
- Appropriateness of the proposed building massing, setbacks, height, and built form and potential privacy, shadow and wind impacts.
- Potential traffic impacts due to the intensity of the proposed development.
- The requirement for a Tertiary Plan to better understand the future development potential for lands to the west including 3347 and 3333 Countryside Drive.
- Construction impacts due to the close proximity of existing single detached dwellings may result in noise, dust, odor and emissions.





# NEXT STEPS

Notice of complete application - Date

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/Case/CapHome.aspx?module=Planning&TabName=Planning>

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

File Number: **OZS-2024-0062**

4. On the [OZS-2024-0062 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' checkbox are also present. The bottom screenshot shows the file details page for file number OZS-2024-0062, which is an OPA ZBA Subdivision in a Submitted status. It features a 'Documents' tab and 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](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

- City Planner contact:  
Harjot Sra  
Development Planner  
City of Brampton  
[Harjot.sra@brampton.ca](mailto:Harjot.sra@brampton.ca)
- Applicant contact:  
Anthony Sirianni  
[asirianni@gwdplanners.com](mailto:asirianni@gwdplanners.com)

Thank you!