

# STATUTORY PUBLIC MEETING – APRIL 7, 2025

## APPLICATION to AMEND the CITY of BRAMPTON OFFICIAL PLAN AND ZONING BY- LAW

3407 Countryside Drive,  
CITY OF BRAMPTON

**CITY FILE: OZS-2024-0062**

### Gagnon Walker Domes Ltd.

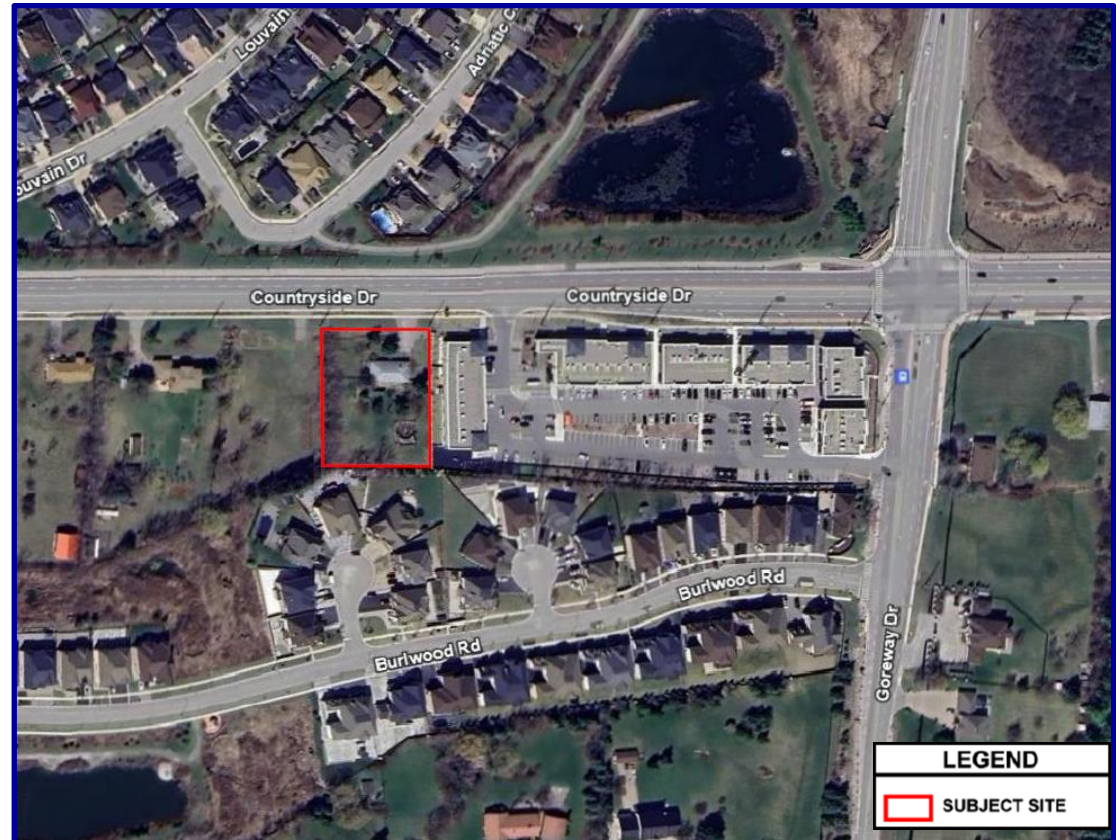
7685 Hurontario Street, Suite 501,  
Brampton, Ontario  
L6W 0B4  
P: (905) 796-5790

[www.gwdplanners.com](http://www.gwdplanners.com)

GWD File: 2678  
April 7, 2025



# SUBJECT SITE



- **Address:** 3407 Countryside Drive
- **Size:** 0.35ha (0.87ac)
- **Frontage:** 52.00m (170.60 ft) Countryside Drive
- **Current Use:** Residential
- **Access:** One (1) driveway access from Countryside Drive.



# LOCAL CONTEXT



**North:**

- Single Detached Residential
- Our Lady of Lourdes Catholic Elementary School
- Mount Royal Public School

**South:**

- SWM Pond
- Single Detached Residential

**East:**

- Retail/Commercial Plaza
- Single Detached Residential
- Open Space

**West:**

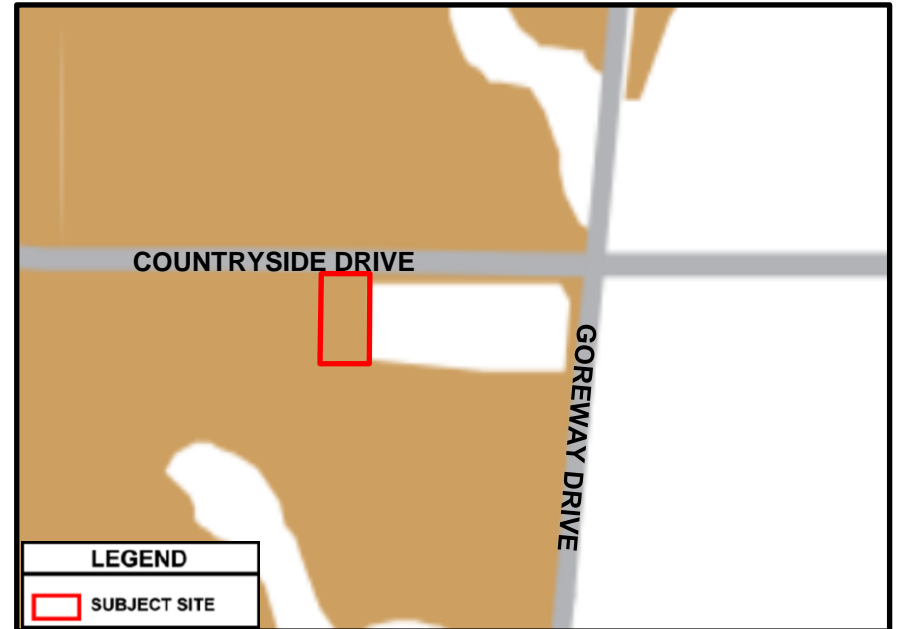
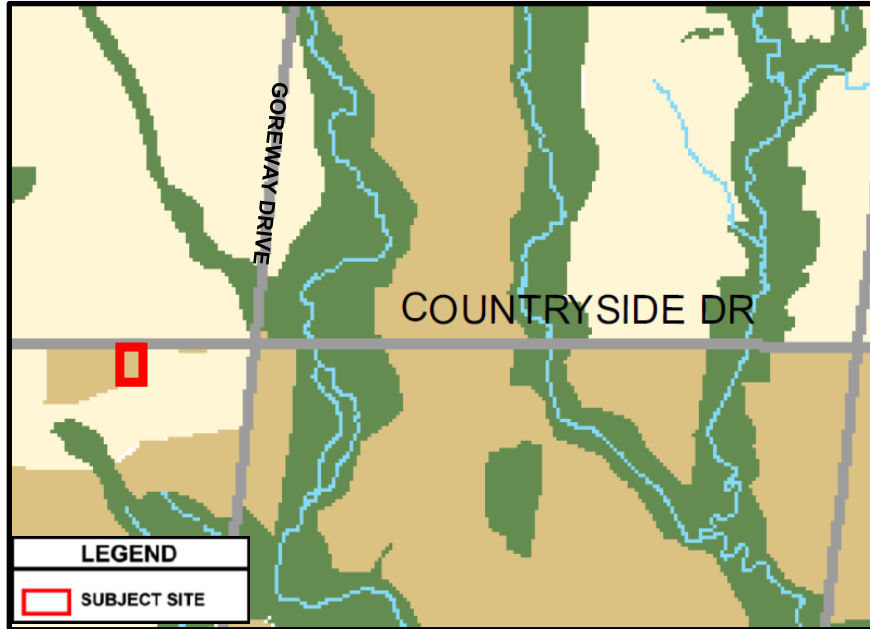
- Single Detached Residential
- Burlwood Park
- Open Space

# PROPOSED DEVELOPMENT



- **Gross Site Area:** 0.36 hectares (0.89 acres)
- **Net Site Area:** 0.35 hectares (0.86 acres)
- **Lot Coverage:** 35%
- **Building Height:** 12 Storeys
- **Density:** 365 units/Hectare
- **F.S.I:** 3.28
- **Residential GFA:** 10,979.55 m<sup>2</sup> (118,182.89 ft<sup>2</sup>)
- **Commercial GFA:** 289.12 m<sup>2</sup> (3,112.06 ft<sup>2</sup>)
- **Amenity Area:** 259.92 m<sup>2</sup> (2,797.76 ft<sup>2</sup>)
- **Total GFA:** 19,815.74 m<sup>2</sup> (213,294.85 ft<sup>2</sup>)
- **Outdoor Amenity Area:** 178.60 m<sup>2</sup> (1,922.43 ft<sup>2</sup>)
- **Residential Apartment Units:** 128
- **Residential Unit Mix:**
  - 1-Bedroom – 20 Units (16%)
  - 1-Bedroom Plus Den – 62 Units (48%)
  - 2-Bedroom – 40 Units (31%)
  - 2-Bedroom Plus Den – 6 Units (5%)
- **Parking Provided:** 175 spaces
- **Bicycle Parking Provided:** 121

# CITY of BRAMPTON OFFICIAL PLAN



## Schedule A – General Land Use Designations

- ESTATE RESIDENTIAL
- RESIDENTIAL

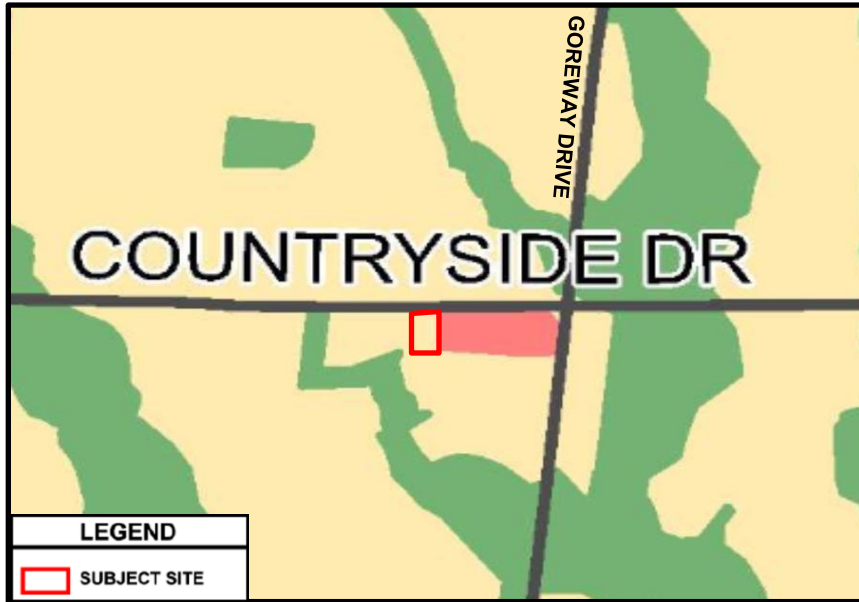
## Schedule A1 – Upscale Executive Housing Special Policy Areas

- UPSCALE EXECUTIVE HOUSING SPECIAL POLICY AREAS

## City of Brampton Official Plan Designations

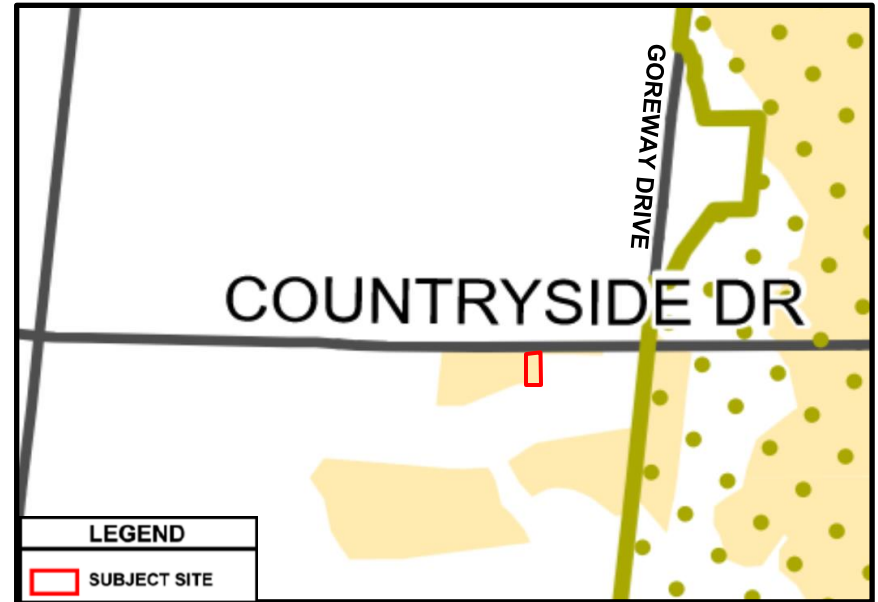
- ‘Estate Residential’
- ‘Upscale Executive Housing Special Policy Area’.

# BRAMPTON PLAN 2024



## Schedule 2 – Designations

- Mixed Use
- Natural Heritage System
- Neighbourhoods



## Schedule 12 – Site and Area Specific Policies

- Established Rural Estate Residential Area

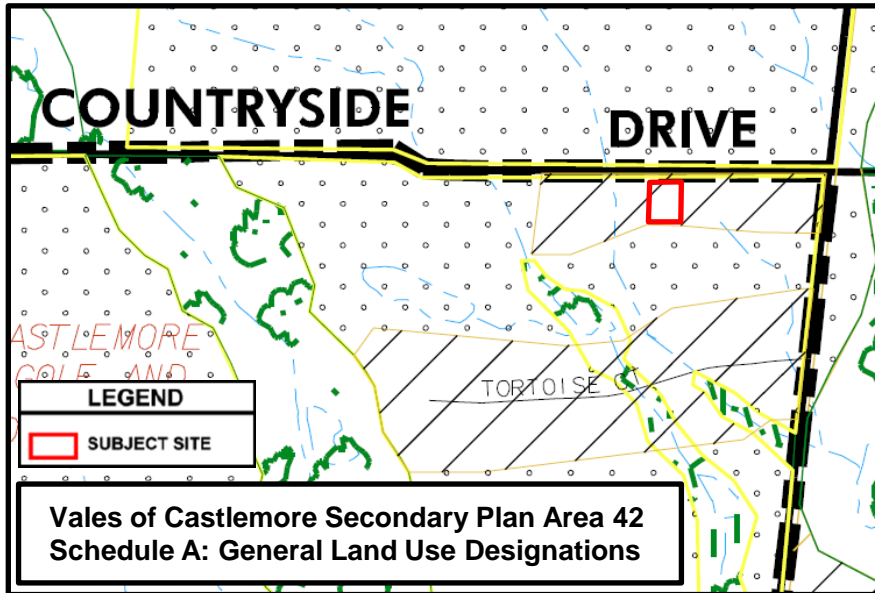
## Brampton Plan 2024

- 'Neighbourhoods'
- 'Established Rural Estate Residential Area'.

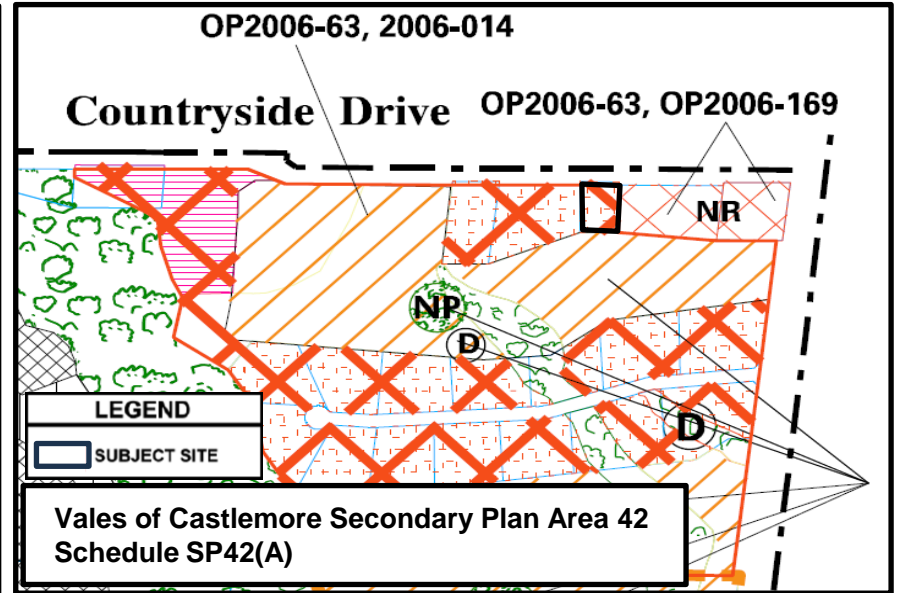







# VALES of CASTLEMORE SECONDARY PLAN (42)



-  ESTATE RESIDENTIAL
-  RESIDENTIAL
-  OPEN SPACE

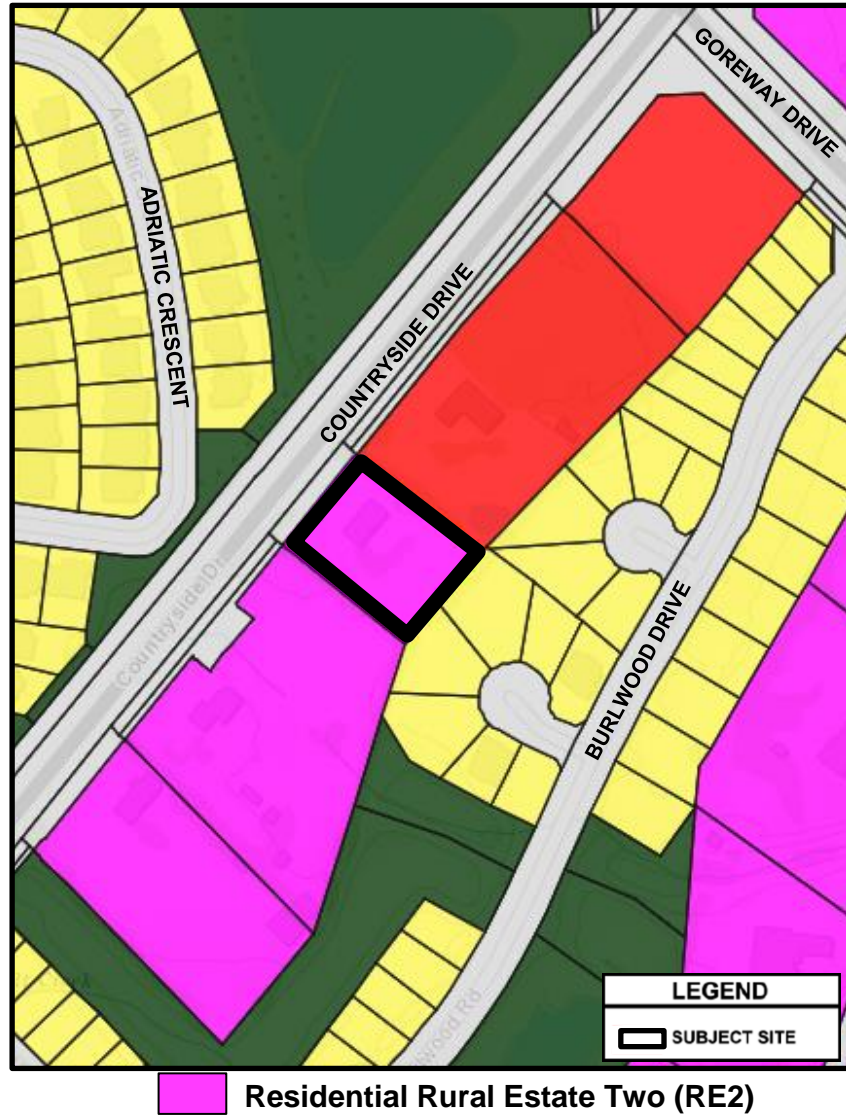


-  Estate Residential
-  "Upscale Executive Housing Special Policy Area"
-  Executive Residential

## Vales of Castlemore Secondary Plan (42)

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

# CITY of BRAMPTON ZONING BY-LAW



Residential Rural Estate Two (RE2)



# PROPOSED RENDERINGS

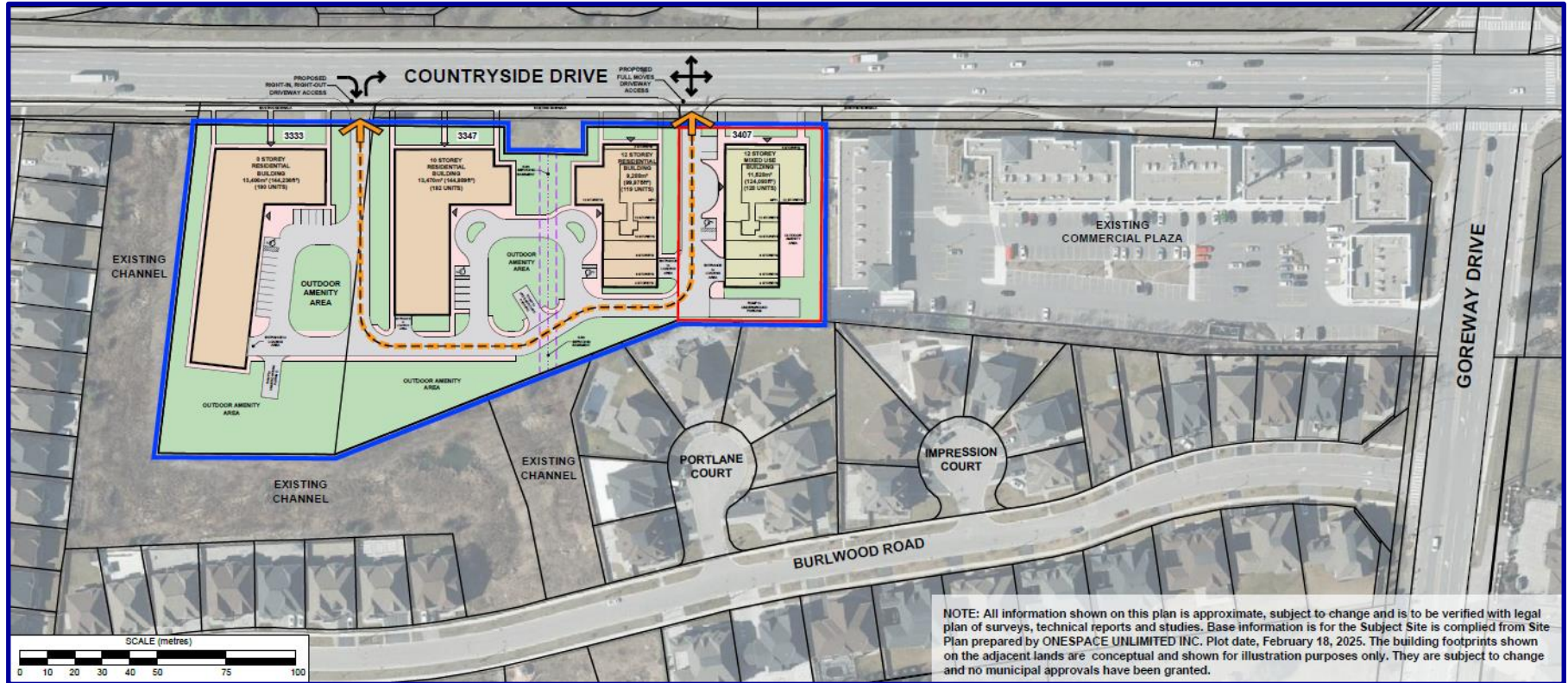















# ANGULAR PLANE



# TERTIARY PLAN



### LEGEND

- |   |                                  |  |                                      |
|---|----------------------------------|--|--------------------------------------|
|  | TERTIARY PLAN BOUNDARY           |  | DRIVEWAY / PAVING                    |
|  | SUBJECT SITE                     |  | POTENTIAL RECIPROCAL ACCESS EASEMENT |
|  | PROPOSED BUILDING - SUBJECT SITE |  | FULL MOVES ACCESS                    |
|  | CONCEPTUAL BUILDING FOOTPRINTS   |  | RIGHT-IN, RIGHT-OUT ACCESS           |
|  | 6.0m SERVICING EASEMENT          |  |                                      |
|  | LANDSCAPING                      |  |                                      |
|  | WALKWAY                          |  |                                      |



# SUBMISSION MATERIALS

1. Public Consultation Strategy
2. Planning Justification Report
3. Draft Official Plan and Zoning By-law Amendments
4. Sustainability Score & Summary
5. Site Plan
6. Architectural Drawing Set
7. Waste Management Plan
8. Urban Design Brief and Shadow Study
9. Boundary and Topographic Plan of Survey
10. Phase I Environmental Site Assessment
11. Tertiary Plan
12. Tree Inventory Report
13. Tree Inventory and Preservation Plan
14. Functional Servicing and Stormwater Management Report
15. Site Grading and Servicing Plan
16. Environmental Impact Report/Study
17. Archaeological Assessment
18. Noise and Vibration Study
19. Transportation Impact Study and Parking Study
20. Geotechnical Report
21. Wind Study

**THANK YOU**