

Public Information Meeting

APPLICATION TO AMEND THE OFFICIAL PLAN

Heritage Heights Precinct Area 52-2 East

City of Brampton File : OZS-2025-0014

Application by: Korsiak Urban Planning – Primont / DMHH Partnership

AND ASSOCIATED APPLICATIONS TO AMEND ZONING BY-LAW AND FOR DRAFT PLAN OF SUBDIVISIONS

City of Brampton File: OZS-2025-0015, Application by: Korsiak Urban Planning - DMHH Partnership

City of Brampton File: OZS-2025-0016, Application by: Glen Schnarr and Associates - Primont Homes (Heritage Heights 1) Inc.

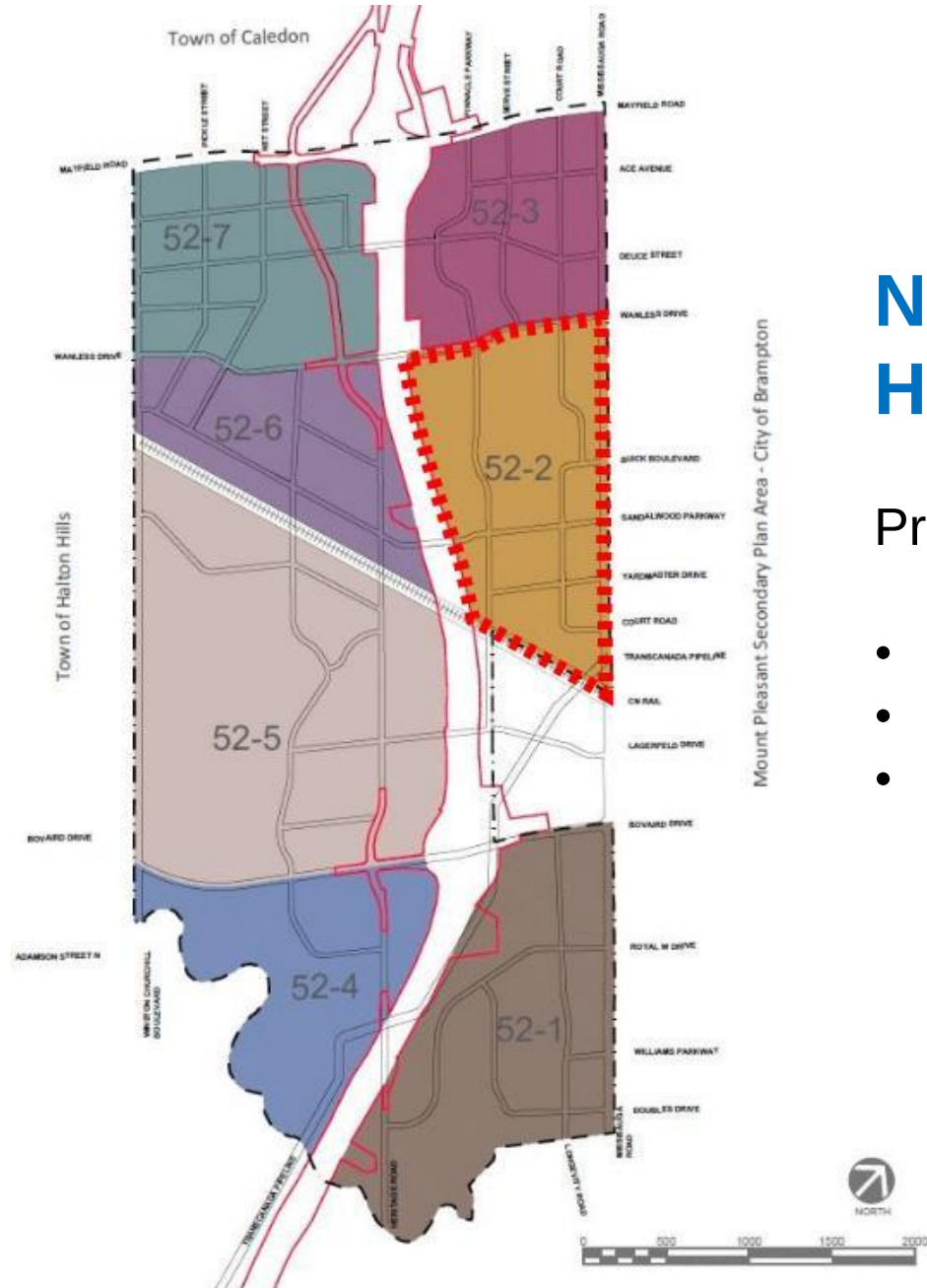
City of Brampton File : OZS-2025-0017, Application by: Glen Schnarr and Associates - Primont Homes (Heritage Heights 3) Inc.

WARD : 6

REGIONAL COUNCILLOR: Navjit Kaur Brar

REGIONAL COUNCILLOR: Michael Palleschi



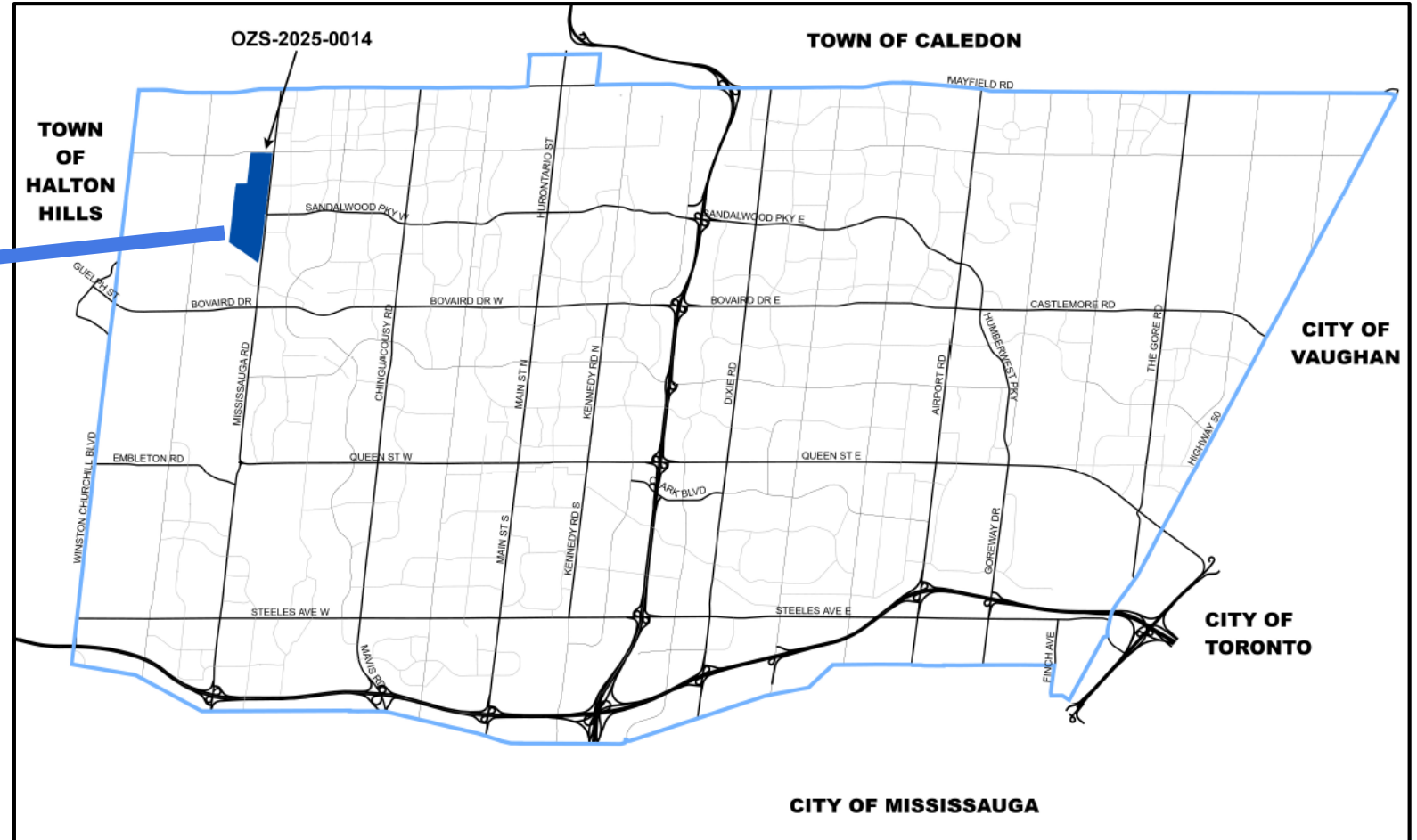
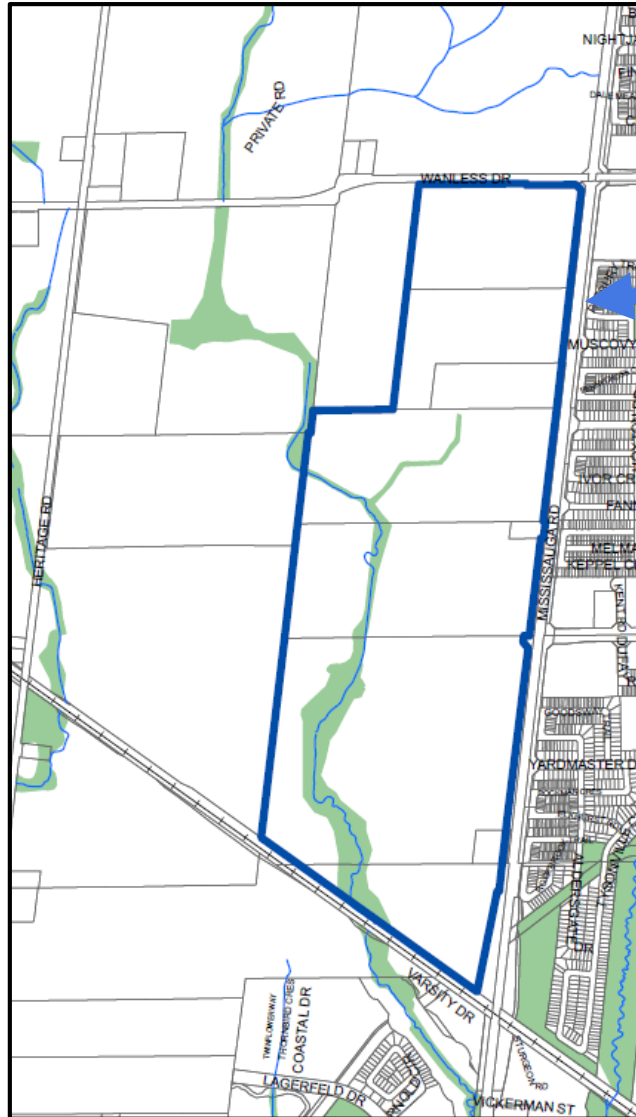


New Proposal within Heritage Heights Precinct 52-2 (East half)

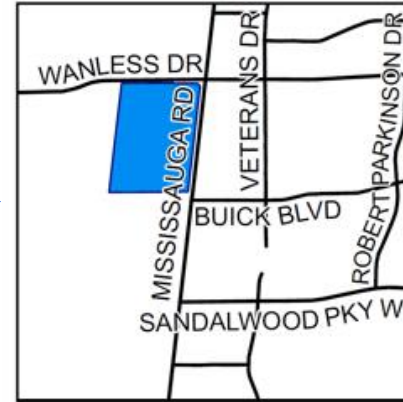
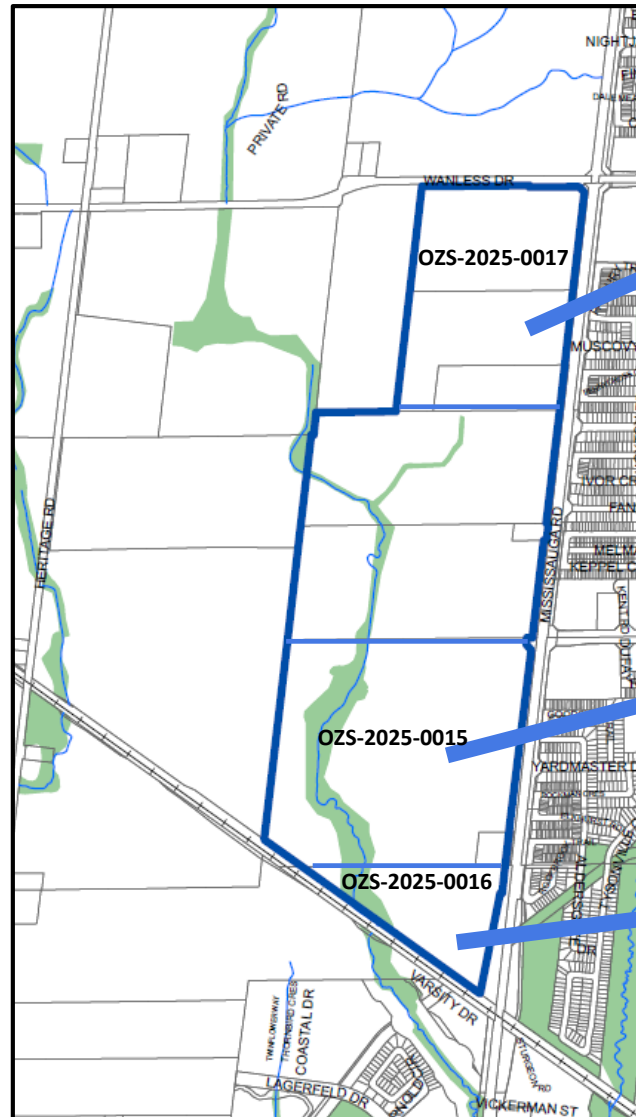
Precinct 52-2 is a new planned community that:

- Have a net land area of 131 hectares
- Will be home for over 28,000 new residents
- Will accommodate 2,000 jobs

LOCATION OF PRECINCT AREA 52-2 EAST



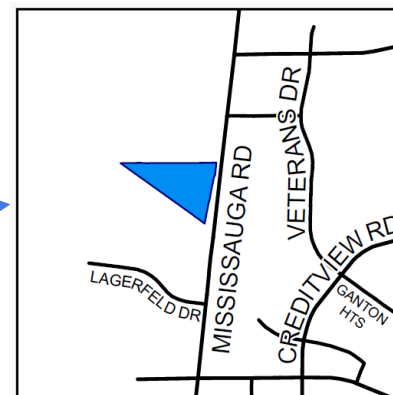
LOCATION OF SUBJECT PROPERTIES



OZS-2025-0017

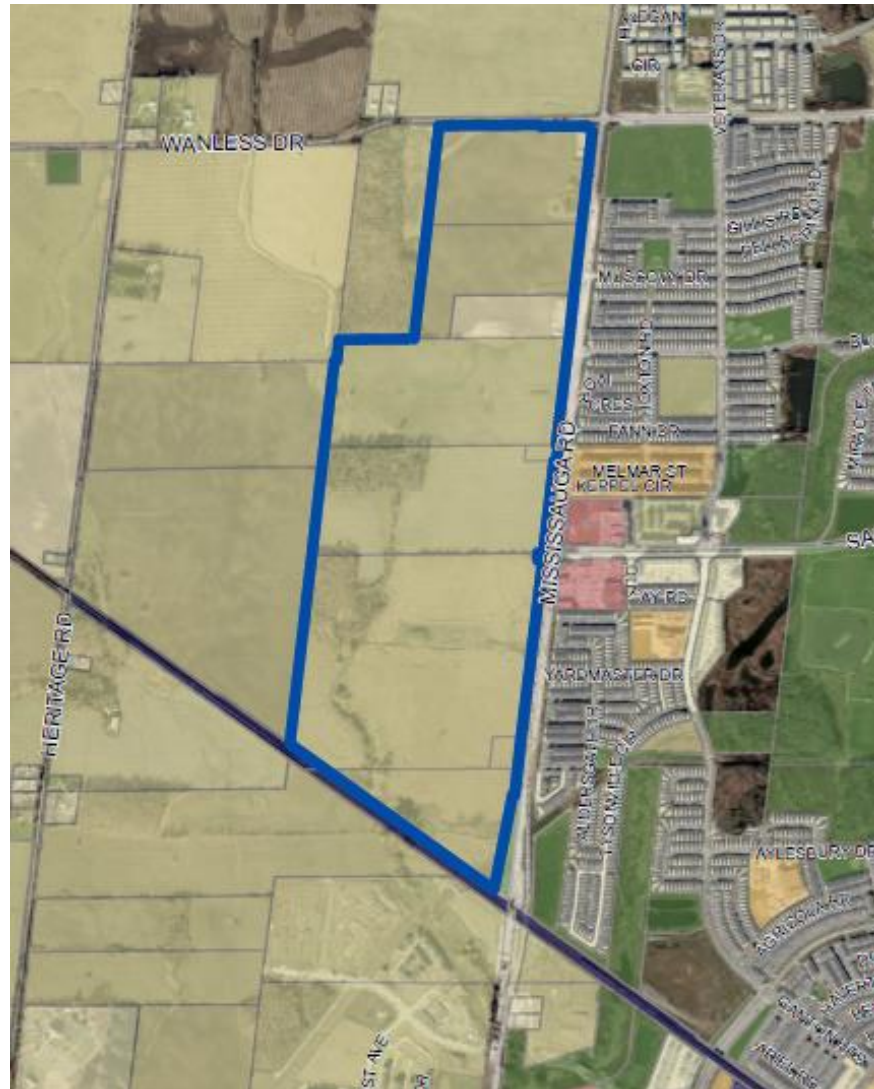


OZS-2025-0015



OZS-2025-0016

AREA CONTEXT



North: Wanless Drive, and beyond are Agricultural lands

South: CN Rail, beyond which is a recently registered subdivision consisting of mixed use developments

East: Mississauga Road, and beyond which is an existing mixed use community

West: Existing agricultural lands

SITE PHOTOS



View from Mississauga Rd and
Sandalwood Parkway to the west



View from Mississauga Road and
Wanless Drive to the west



View from Wanless Drive to the
south

DEVELOPMENT PROPOSAL (Precinct Plan OPA)

The applicant is seeking Precinct Plan and associated Official Plan Amendment approval for Precinct Area 52-2 East in Heritage Heights Secondary Plan area.

The Precinct Plan includes:

- 287 detached dwellings
- 1354 townhouse dwellings
- Approximately 11,400 apartment units
- Approximately 7,200 square metres of commercial square footage
- Three (3) neighbourhood parks
- One (1) elementary school
- Three (3) stormwater management ponds
- One (1) fire station
- Natural Heritage Systems



DEVELOPMENT PROPOSAL (Subdivisions)

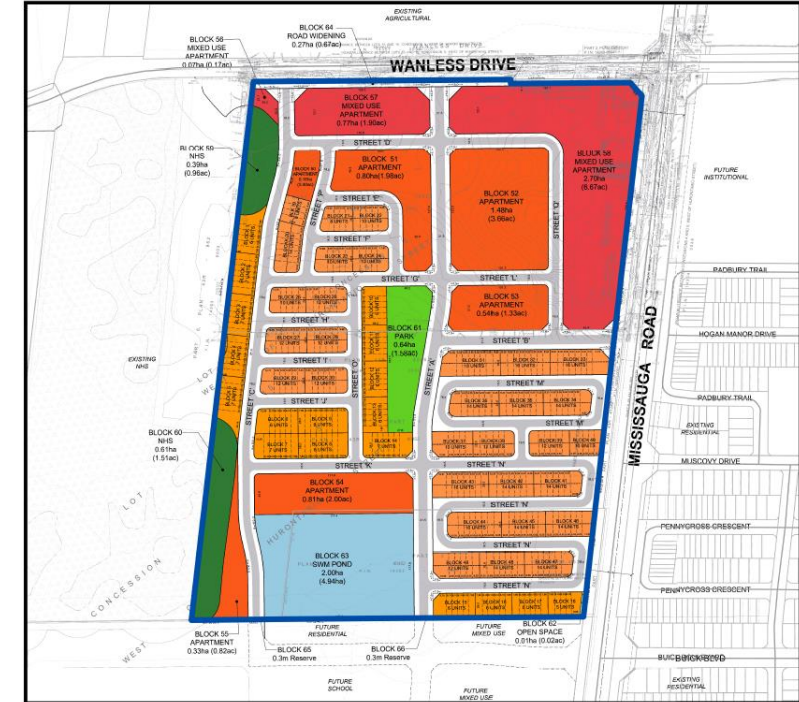
OZS-2025-0015



OZS-2025-0016



OZS-2025-0017

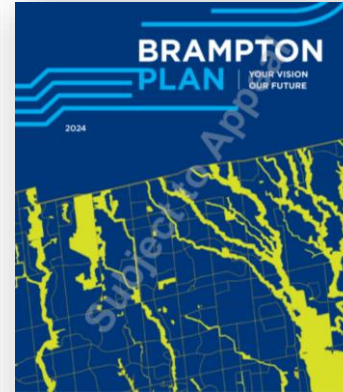
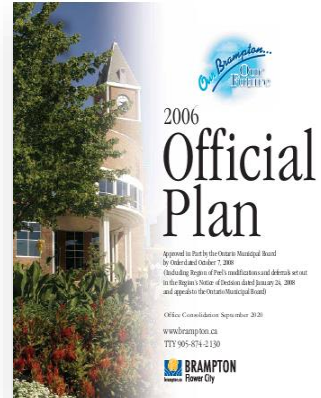


- 299 single detached houses
- 217 street townhouse
- 52 back-to-back townhouse dwelling units
- Two (2) Mixed Use medium density blocks
- One (1) neighbourhood park
- Natural Heritage System

- 49 street townhouse
- 80 back-to-back townhouse dwelling units
- One (1) apartment block
- One (1) future development block
- One (1) stormwater management pond
- Natural Heritage System

- 117 street townhouse
- 392 back-to-back townhouse dwelling units
- Six (6) apartment blocks
- Three (3) mixed use blocks
- One (1) stormwater management pond
- Natural Heritage System

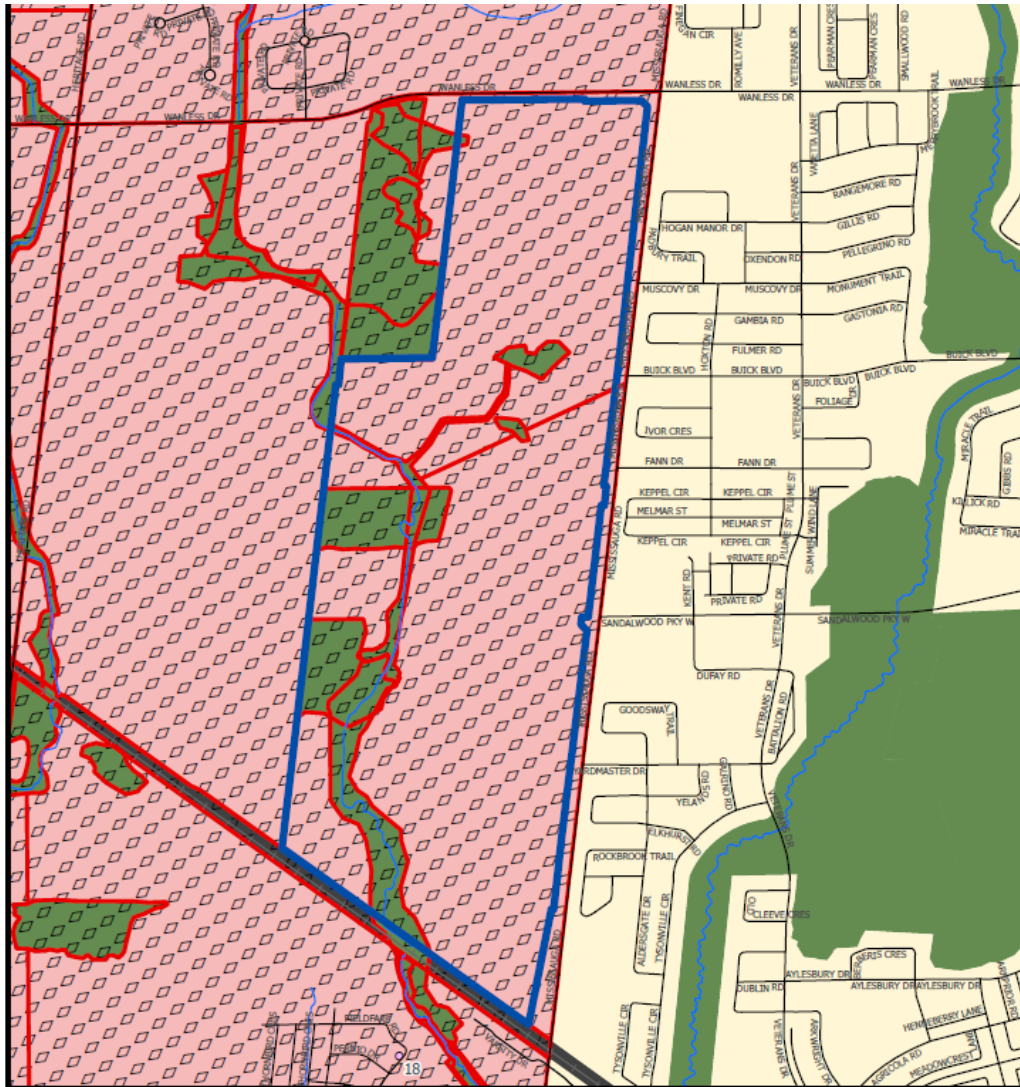
PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- Brampton Official Plan (2006) and Brampton Plan (2024)
- Heritage Heights Secondary Plan
- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN 2006



Current Official Plan Designation

OP Land Use Designation:

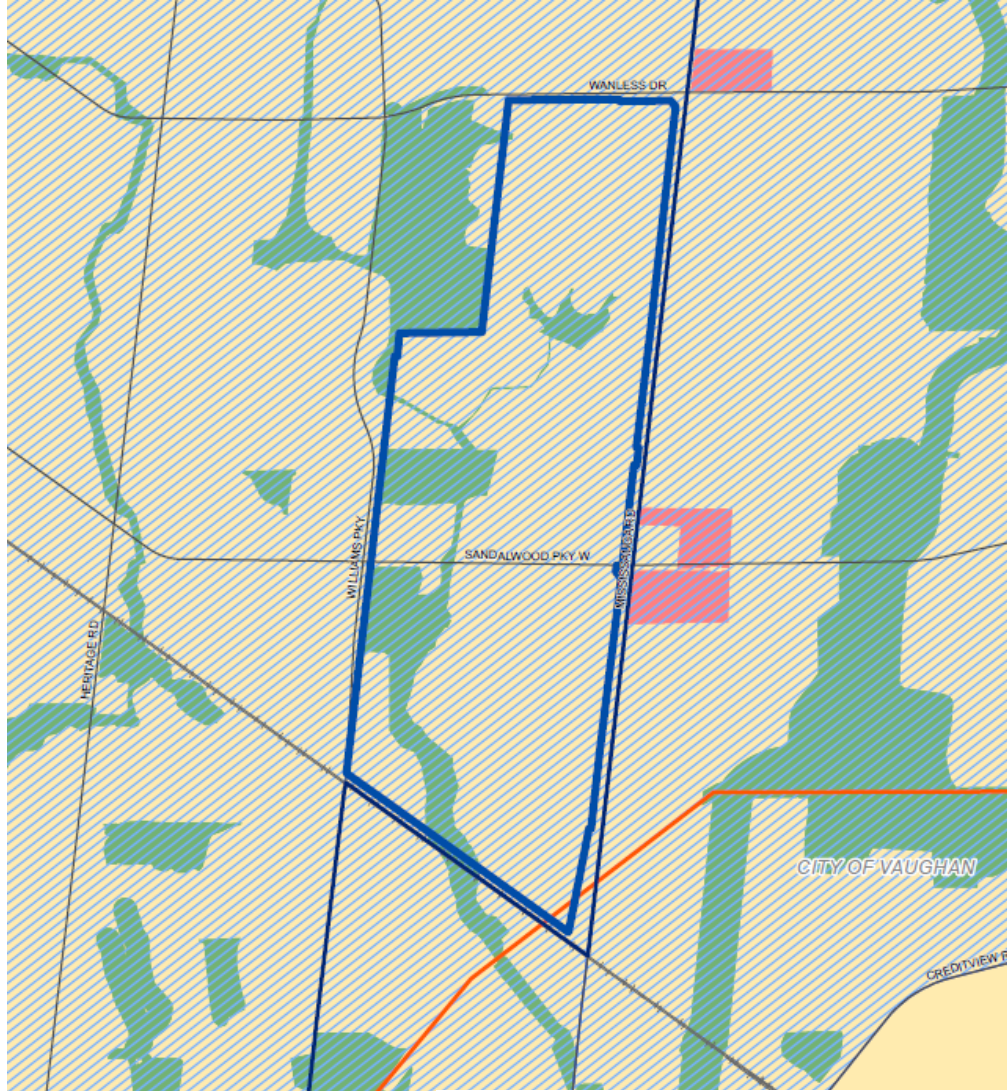
- Designated Greenfield Area, Open Space, Northwest Brampton Urban Development Area in Schedule 1 City Concept;
- Open Space, Corridor Protection Area, Northwest Brampton Urban Development Area, in Schedule A General Land Use Designations.

Permitted uses:

- New communities comprising a mix of land uses including a range of housing types, densities and tenure, as well as strategically located employment lands.

An amendment to the Official Plan is not required

CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2023



- TransCanada Pipeline
- Heritage Heights Secondary Plan Area
- Railway
- Northwest Brampton Development Area
- Mixed Use
- Neighbourhoods
- NHS
- Subject Lands

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.

Permitted uses:

Neighbourhoods: a wide range of uses including Residential, Community Services, Commercial uses, etc.

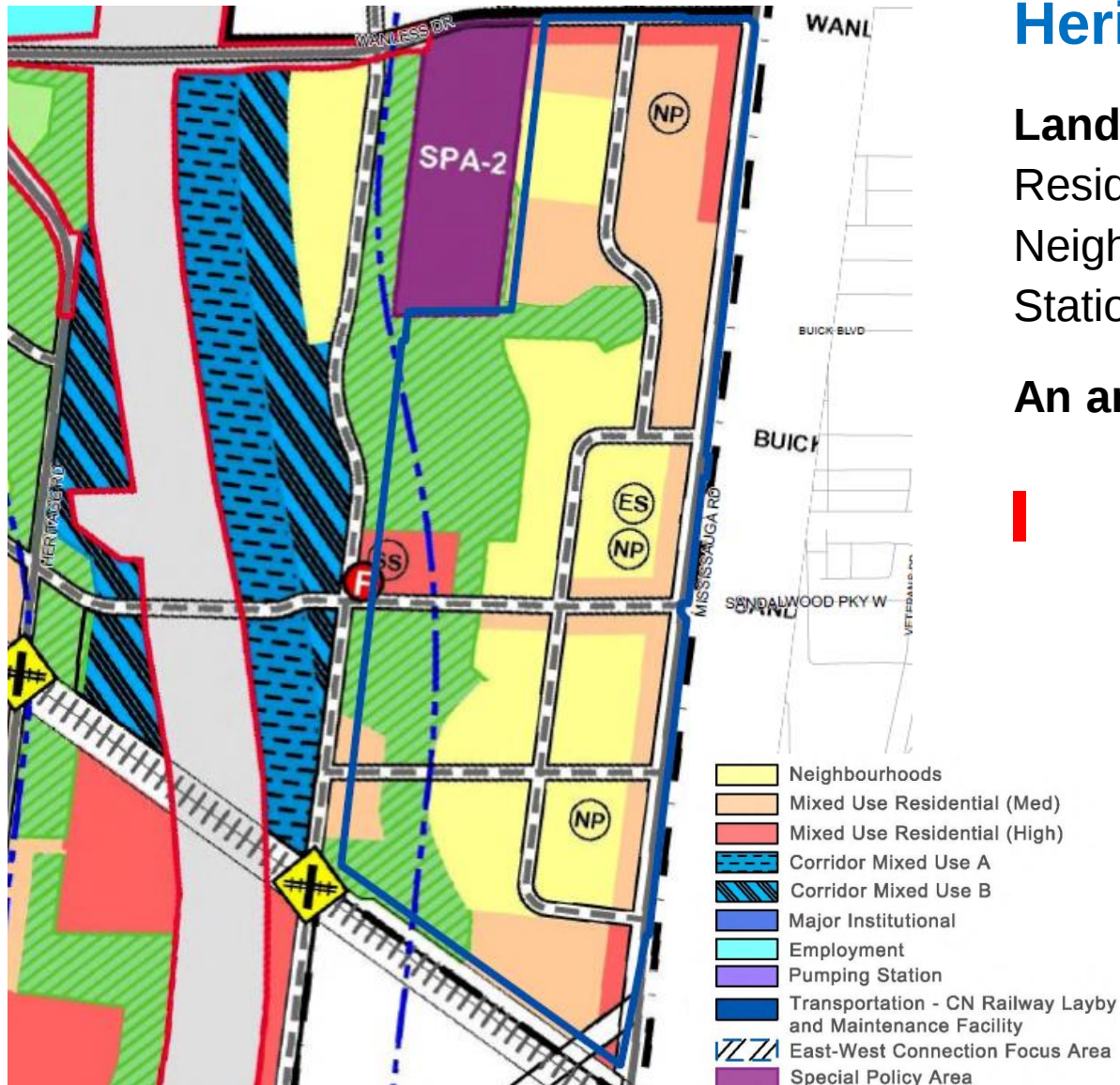
An amendment to the Brampton Plan is not required.

CURRENT PLANNING CONTEXT: SECONDARY PLAN

Heritage Heights Secondary Plan

Land Use Designation: Neighbourhoods, Mixed Use Residential (High), Mixed Use Residential (Med), Neighbourhood Parks, Elementary School, Fire Station, Natural Heritage System

An amendment to the Secondary Plan is required.



PROPOSED OFFICIAL PLAN AMENDMENT



The applicant is proposing a Secondary Plan Amendment that will amend the Heritage Heights Secondary Plan Schedule 52-6, as follows:

- Removal of a wetland feature
- Realignment of a collector road (Court Road)
- Adjustment to the limit of the Highway 413 Focused Analysis Area

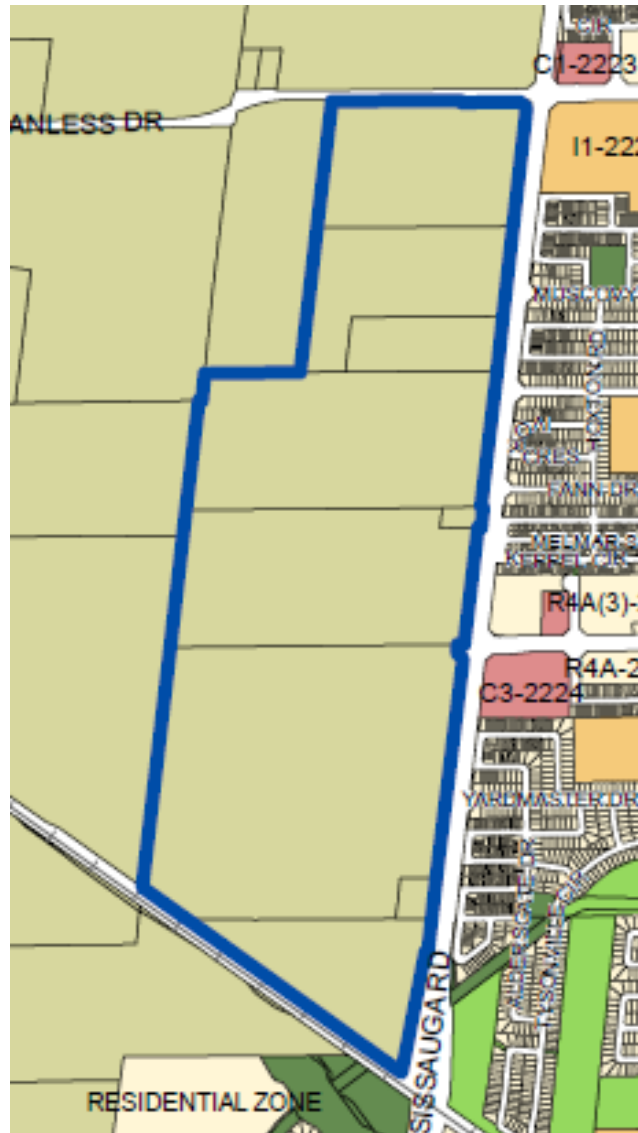
PROPOSED OFFICIAL PLAN AMENDMENT



The Secondary Plan Amendment will also implement a Scoped Precinct Plan known as Precinct 52-2 East, with site specific policies, as follows:

- Adjustments and relocations of the land uses, community features and infrastructure shown on Schedule A can be made without further Official Plan Amendment
- Crossings of the Natural Heritage System at Yardmaster Drive and Buick Boulevard may be added or removed per the approved Transportation Management Plan
- trails may be located within a Natural Heritage System buffer
- building heights may vary from the building height range specified in the Secondary Plan
- The Secondary School may be removed or relocated.

CURRENT PLANNING CONTEXT: ZONING BYLAW



- Subject Lands
- GISPRD, RAILWAYS
- AGRICULTURAL

Current Zoning:

Agricultural (A) zone

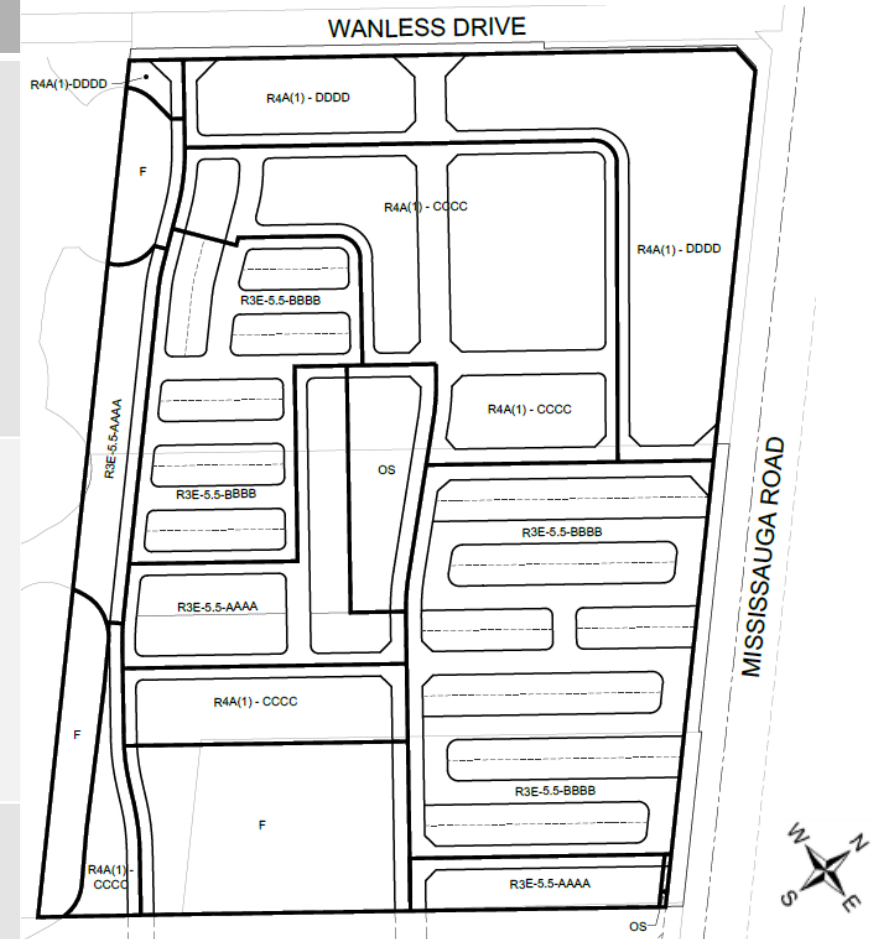
Permitted uses: agricultural purposes and limited non-agricultural uses

An Amendment to the Zoning Bylaw is required to permit the proposed uses.

PROPOSED ZONING BY-LAW AMENDMENT (OZS-2025-0017)

The proposed Zoning By-law Amendment will rezone the subject site from “Agricultural (A)” to Residential Townhouse E –Special Section, Residential Apartment A(1) – Special Section, Open Space [OS] and Floodplain [F].

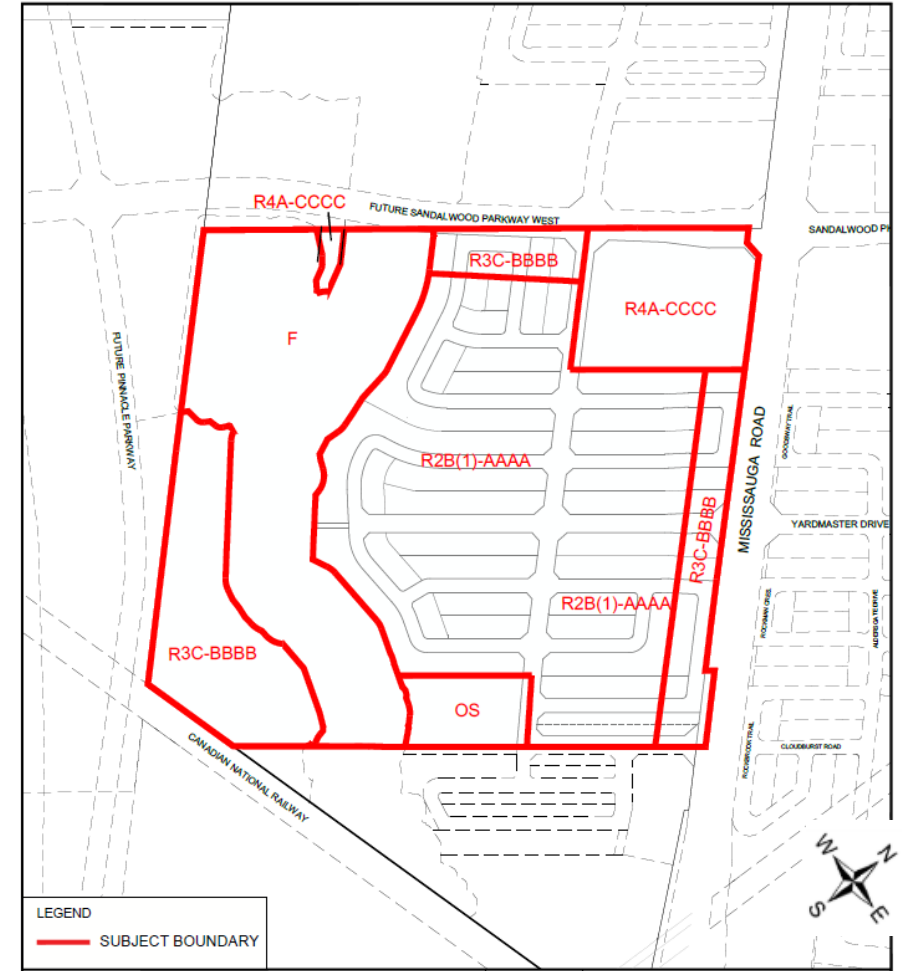
Proposed Zone	Highlight of proposed Zone
Residential Townhouse E – 5.5- Special Section AAAA [R3E – AAAA]	Permitted Uses: - single detached dwellings - street townhouse dwellings - back-to-back townhouse dwellings
Residential Townhouse E – 5.5- Special Section BBBB [R3E – BBBB]	Minimum lot width: - 5.5 m for townhouse - 9.0 m for detached dwellings Maximum building height: 13 m
Residential Apartment A(1) – Special Section CCCC [R4A(1) – CCCC]	Permitted Uses: - Apartment dwellings - street townhouse dwellings - back-to-back townhouse dwellings - stacked townhouse dwelling - back-to-back stacked townhouse dwelling Maximum Building Height: no requirement
Residential Apartment A(1) – Special Section DDDD [R4A(1) – DDDD]	Permitted Uses: - Apartment dwellings - Various townhouse dwellings - A wide range of commercial uses – 4 storeys for stacked townhouses - No requirement for apartment dwellings



PROPOSED ZONING BY-LAW AMENDMENT (OZS-2025-0015)

The proposed Zoning By-law Amendment will rezone the subject site from “Agricultural (A)” to “Residential Extended One – Special Section AAAA [R2B(1) – AAAA], Residential Townhouse C – Special Section BBBB [R3C – BBBB], Residential Apartment A – Special Section CCCC [R4A – CCCC], Open Space [OS] and Floodplain [F].

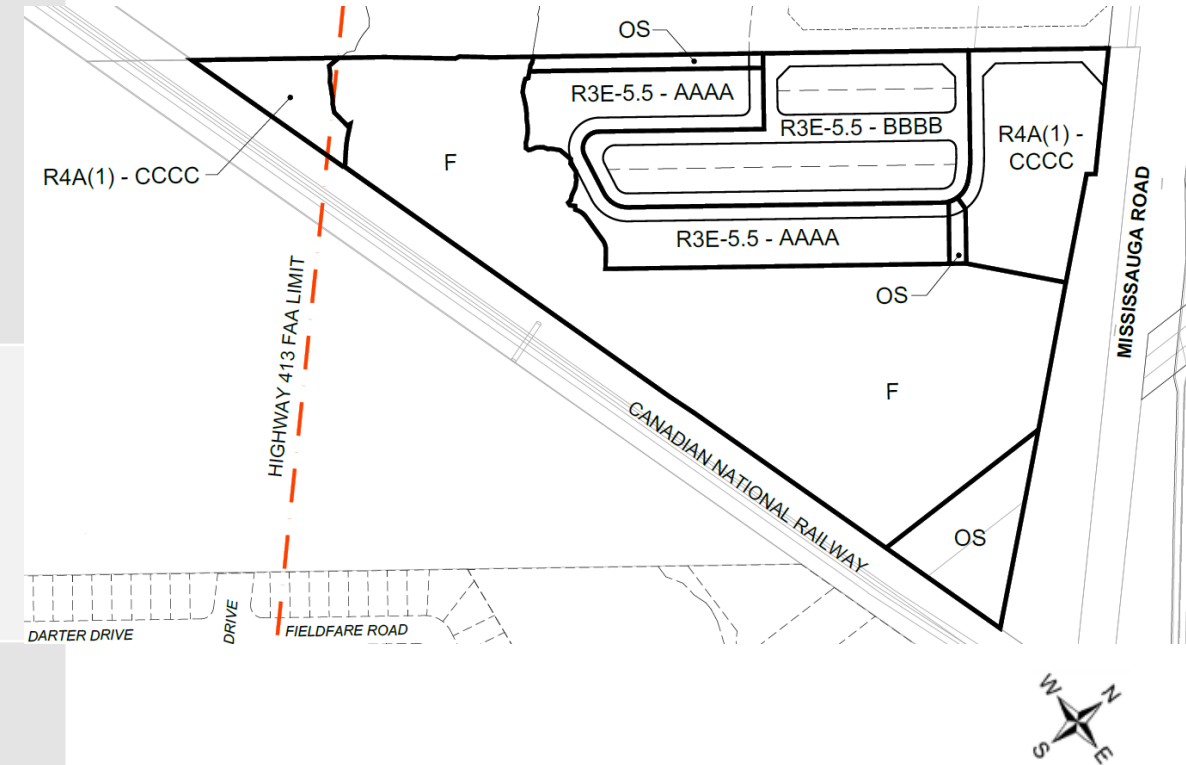
Proposed Zone	Highlight of proposed Zone
Residential Extended One – Special Section AAAA [R2B(1) – AAAA]	Permitted Uses: - townhouse dwellings - back-to-back townhouse dwellings - single detached dwellings Minimum Lot Width – 5.5 m for townhouse - 6 m for back to back towns - 9 m for detached dwellings
Residential Townhouse C – Special Section BBBB [R3C – BBBB]	Permitted Uses: - townhouse dwellings - back-to-back townhouse dwellings Minimum Lot Width – 5.5 m for townhouse - 6 m for back to back towns
Residential Apartment A – Special Section CCCC [R4A – CCCC]	Permitted Uses: - Apartment dwellings - Various forms of townhouse dwellings - Live work townhouse dwellings - Senior homes - A wide range of commercial and institutional uses Maximum Building Height: - no requirement for apartment buildings, commercial buildings, mixed use buildings and senior homes



PROPOSED ZONING BY-LAW AMENDMENT (OZS-2025-0016)

The proposed Zoning By-law Amendment will rezone the subject site from “Agricultural (A)” to Residential Townhouse E – Special Section, Residential Apartment A(1) – Special Section, Open Space [OS] and Floodplain [F].

Proposed Zone	Highlight of proposed Zone
Residential Townhouse E – Special Section AAAA [R3E – AAAA]	Permitted Uses: - Single detached dwellings - Street townhouse dwellings Minimum Lot Width: - 5.5 m for townhouse - 9 m for detached dwellings Maximum Building Height - 13 metres
Residential Townhouse E – Special Section BBBB [R3E – BBBB]	Permitted Uses: - Street townhouse dwellings - Back to back townhouse dwellings Minimum Lot Width: - 5.5 m for back to back townhouse Maximum Building Height - 13 metres
Residential Apartment A(1) – Special Section CCCC [R4A(1) – CCCC]	Permitted Uses: - Apartment dwellings - Townhouse dwellings - Stacked townhouse dwellings - Back to back townhouse dwellings - A wide range of commercial and institutional uses Maximum Building Height - No requirement, but 4 storeys for a Stacked Townhouse and Back-to-Back Stacked Townhouse Dwellings



KEY ISSUES / CONSIDERATIONS

- Connectivity between the 52-2 East and West Precinct and comprehensive planning for traffic network and municipal infrastructure for the precinct
- Coordination of the site-specific technical studies with the Heritage Height Secondary Plan level studies
- Delineation of Natural Heritage Features
- Potential road crossings over natural heritage features
- The need for a Secondary School
- The need for additional details in technical studies to evaluate proposed subdivisions
- Greater clarity on the intended built form and building heights for the apartment and mixed-use blocks



NEXT STEPS

Notice of complete application

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

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

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

File Number: **OZS-2025-0014/ OZS-2025-0015/ OZS-2025-0016/ OZS-2025-0017**

4. On the [file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The screenshot shows the BramPlanOnline web application. At the top is a dark header with the Brampton logo and 'BramPlanOnline' text. Navigation links for 'Announcements', 'Register for an Account', and 'Login' are on the right. A search bar is located below the header. The main content area has a blue navigation bar with 'Home' and 'Planning' tabs. The 'Planning' tab is active, showing the 'BRAMPLAN ONLINE' logo and a 'Welcome to BramPlanOnline!' message. Below the welcome message, there is a 'Login' section 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. Below the login section, there is a 'Planning' section with a 'Search for an application' link. The 'Documents' section is highlighted, showing a table of documents for file OZS-2025-0014. The table has columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action. The documents listed are: R0_Urban Design Guidelines.pdf, R0_Transportation Considerations Report.pdf, R0_Planning Justification Report.pdf, R0_Sustainable Score & Summary.pdf, R0_EIRFSS Appendices.zip, and R0_Precinct Plan.pdf.

File OZS-2025-0014:
OPA ZBA Subdivision
Status: In Review-Pre Public Meeting

Documents

For any document that gets uploaded:

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. [Please follow this link to find the document naming and saving conventions](#)
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

Resubmission:

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit www.brampton.ca/measuring-sustainability for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
R0_Urban Design Guidelines.pdf	OZS-2025-0014	Urban/Civic Design Brief	67.87 MB	03/24/2025	03/13/2025	Actions ▾
R0_Transportation Considerations Report.pdf	OZS-2025-0014	Traffic Impact Study	34.72 MB	03/24/2025	03/13/2025	Actions ▾
R0_Planning Justification Report.pdf	OZS-2025-0014	Planning Justification Report	13.99 MB	03/24/2025	03/13/2025	Actions ▾
R0_Sustainable Score & Summary.pdf	OZS-2025-0014	Sustainability Score and Summary	6.82 KB	03/24/2025	03/13/2025	Actions ▾
R0_EIRFSS Appendices.zip	OZS-2025-0014	Environmental Implementation Report	85.13 MB	03/24/2025	03/13/2025	Actions ▾
R0_Precinct Plan.pdf	OZS-2025-0014	Concept Plan	4.34 MB	03/24/2025	03/13/2025	Actions ▾

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:

Yin Xiao
Development Planner
City of Brampton
yinzhou.xiao@Brampton.ca

Raj Lamichhane
Development Planner
Development Services and Design
raj.lamichhane@brampton.ca

Applicant information:

OZS-2025-0014
Constance Ratelle
Korsiak Urban Planning
constance@korsiak.com

OZS-2025-0015
Constance Ratelle
Korsiak Urban Planning
constance@korsiak.com

OZS-2025-0016 & OZS-2025-0017
Harry Wessels
Glen Schnarr and Associates
hermanw@gsai.ca



Thank you!