

# 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.**

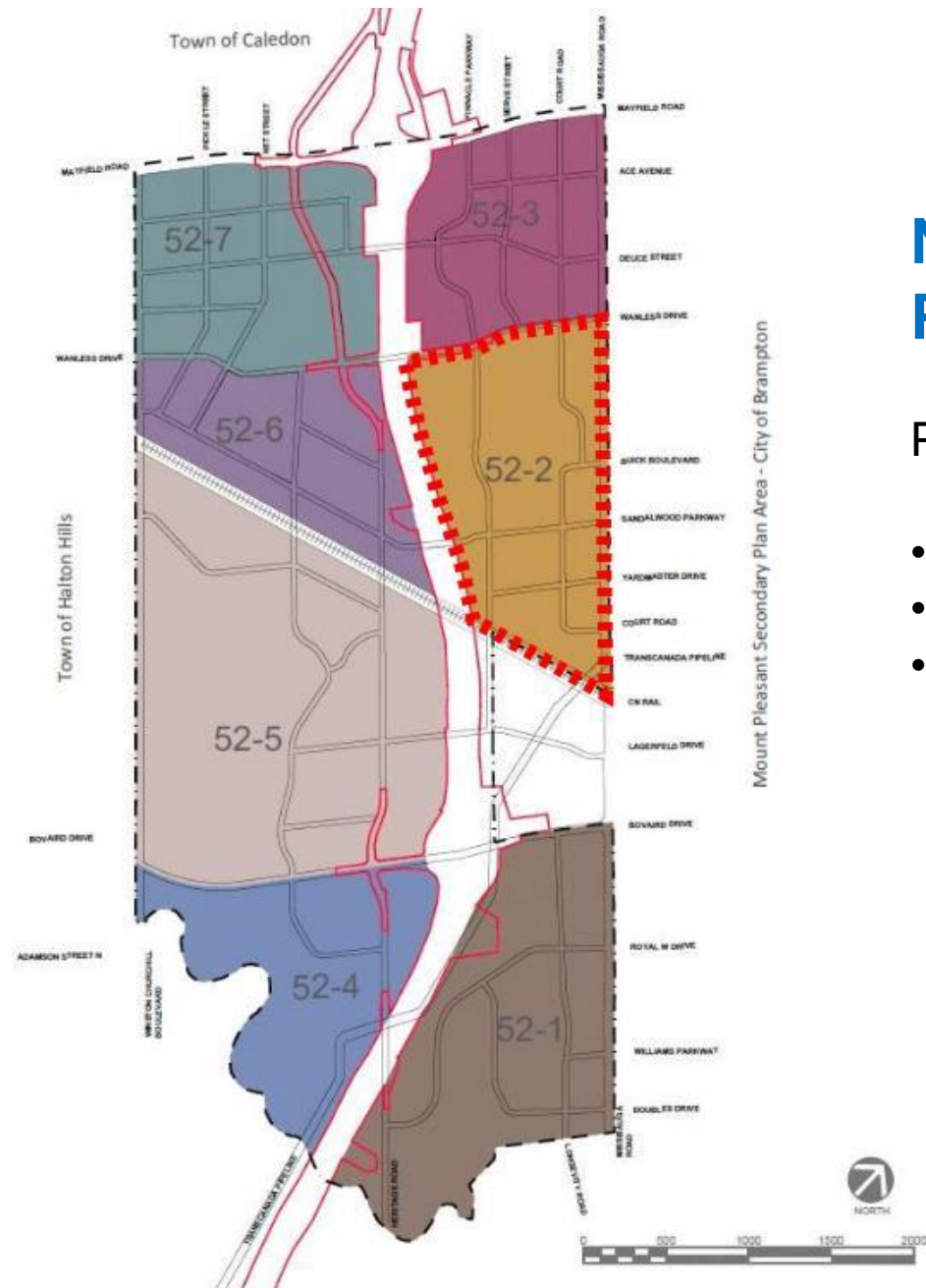
**City of Brampton File : OZS-2025-0017, Application by: Glen Schnarr and Associates - Primont Homes (Heritage Heights 3) Inc.**

**WARD : 6**

**REGIONAL COUNCILLOR: Navjit Kaur Brar**

**REGIONAL COUNCILLOR: Michael Palleschi**



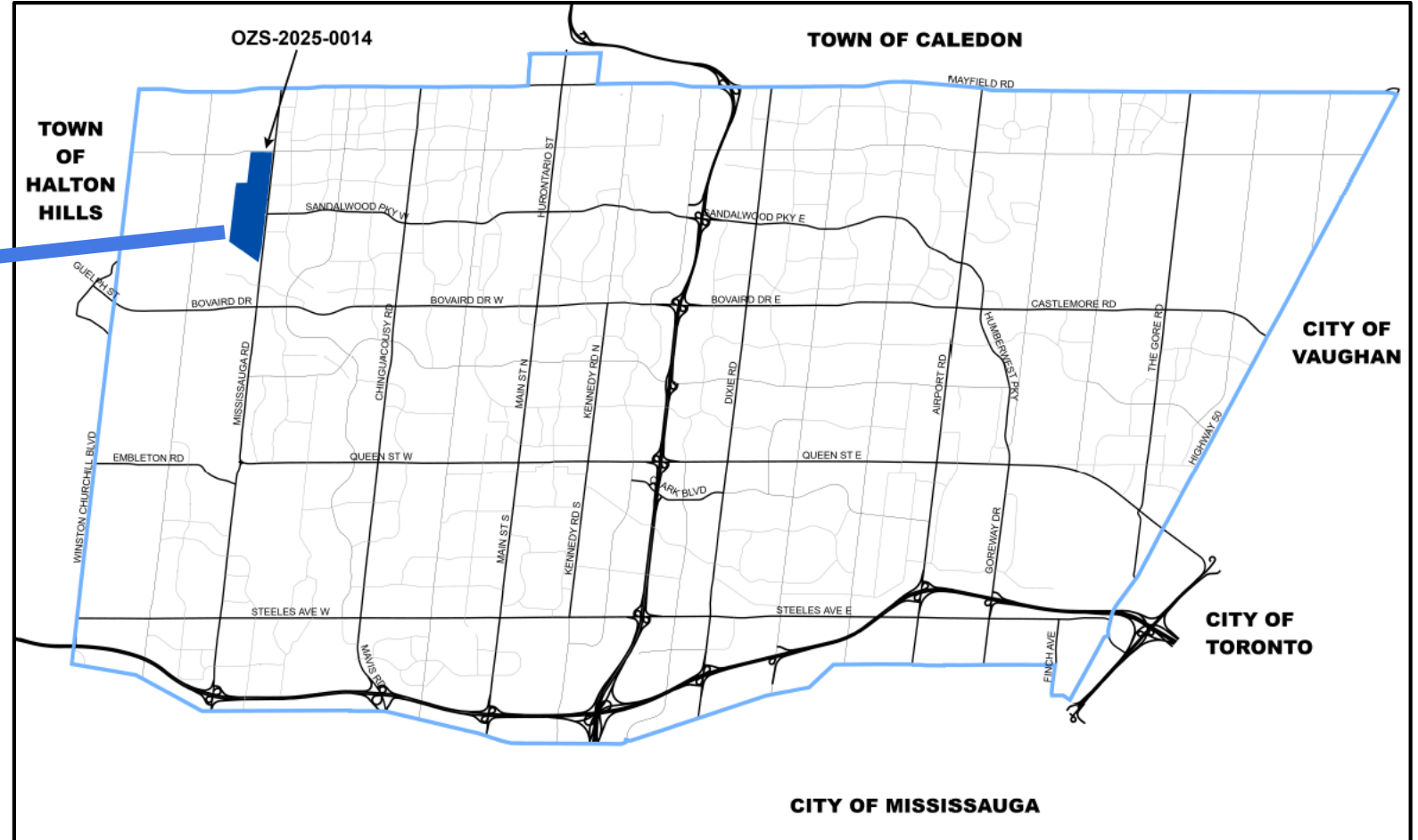
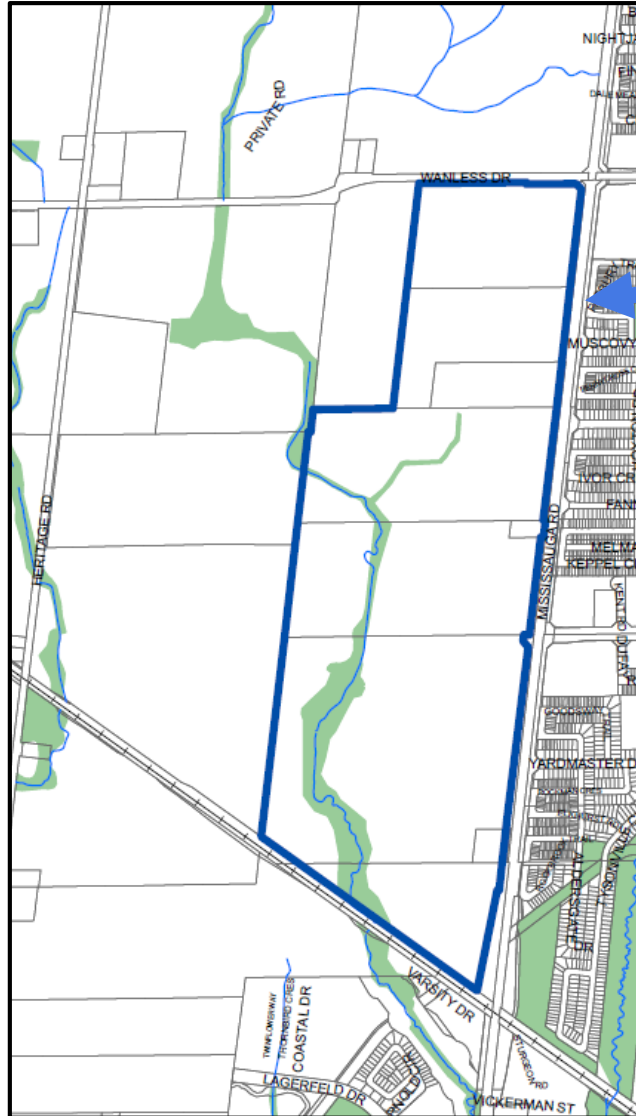


## New Proposal within Heritage Heights Precinct 52-2 (East half)

Precinct 52-2 is a new planned community that:

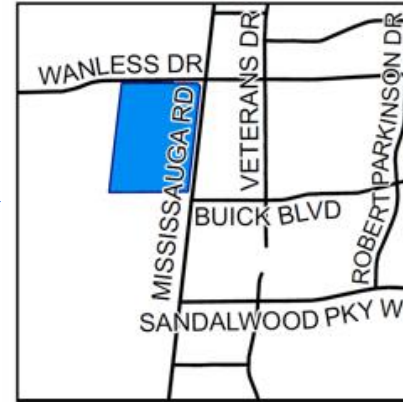
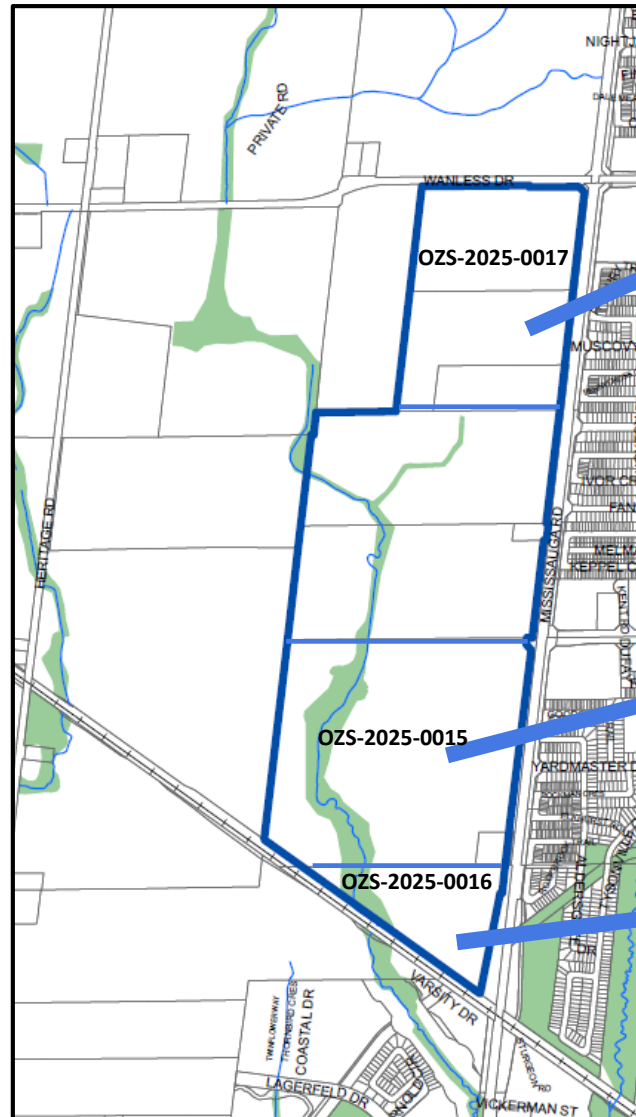
- Have a net land area of 131 hectares
- Will be home for over 28,000 new residents
- Will accommodate 2,000 jobs

# LOCATION OF PRECINCT AREA 52-2 EAST





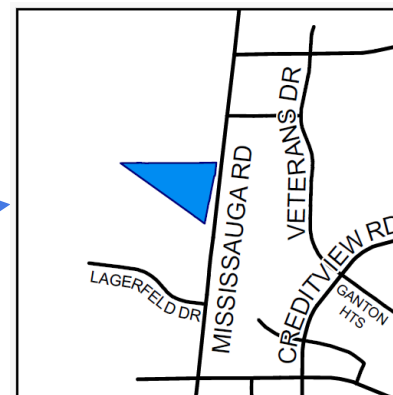
# LOCATION OF SUBJECT PROPERTIES



OZS-2025-0017

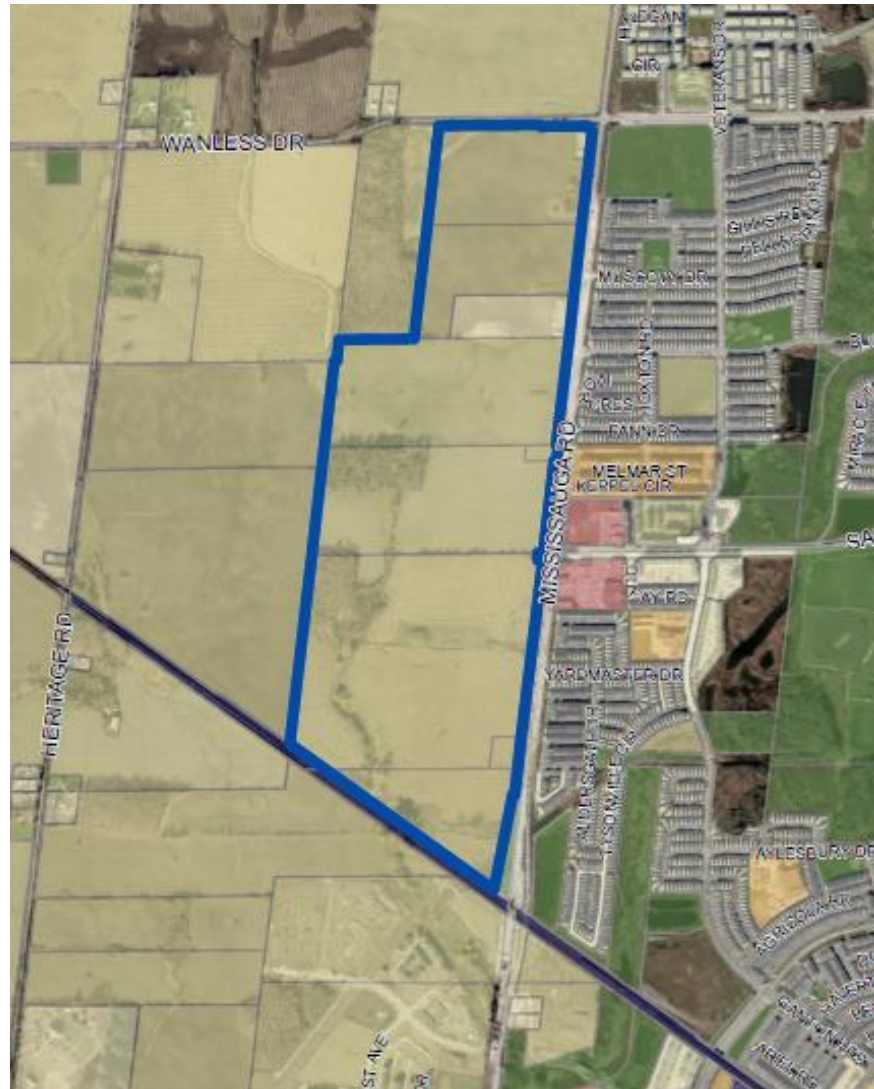


OZS-2025-0015



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)

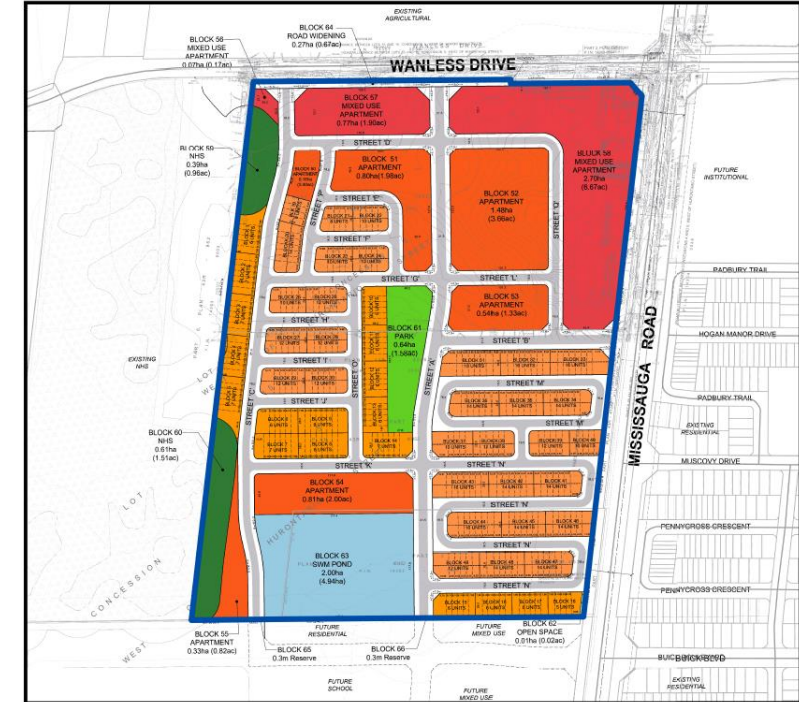
OZS-2025-0015



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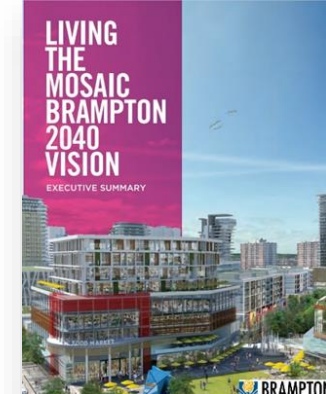
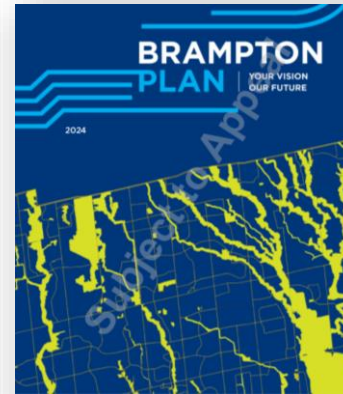
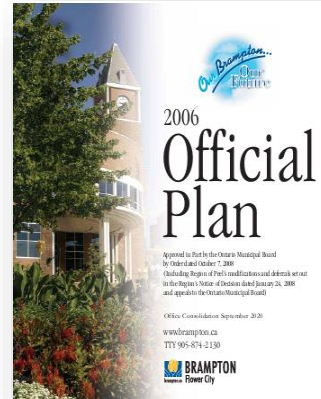
- 299 single detached houses
- 217 street townhouse
- 52 back-to-back townhouse dwelling units
- Two (2) Mixed Use medium density blocks
- One (1) neighbourhood park
- Natural Heritage System

- 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



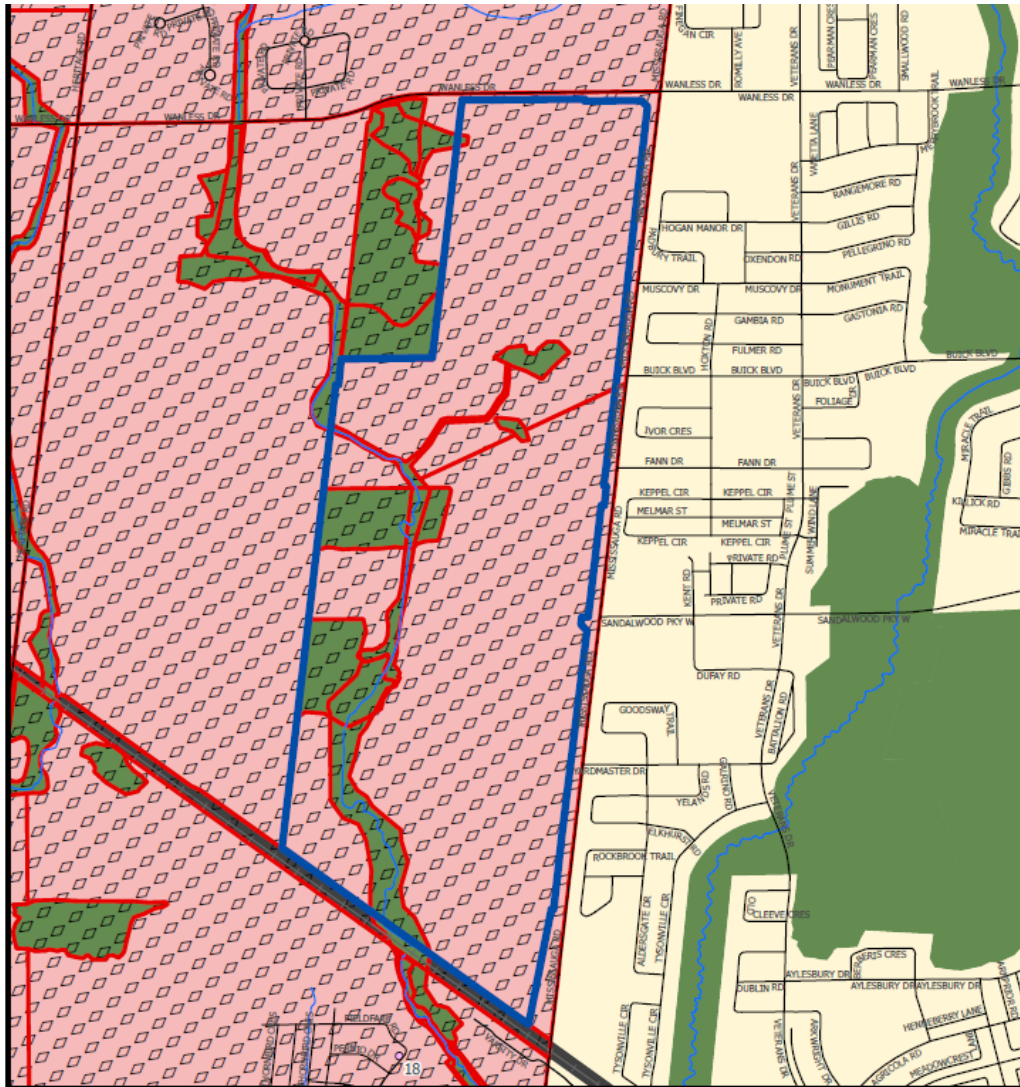
# PLANNING FRAMEWORK SUMMARY



## 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.

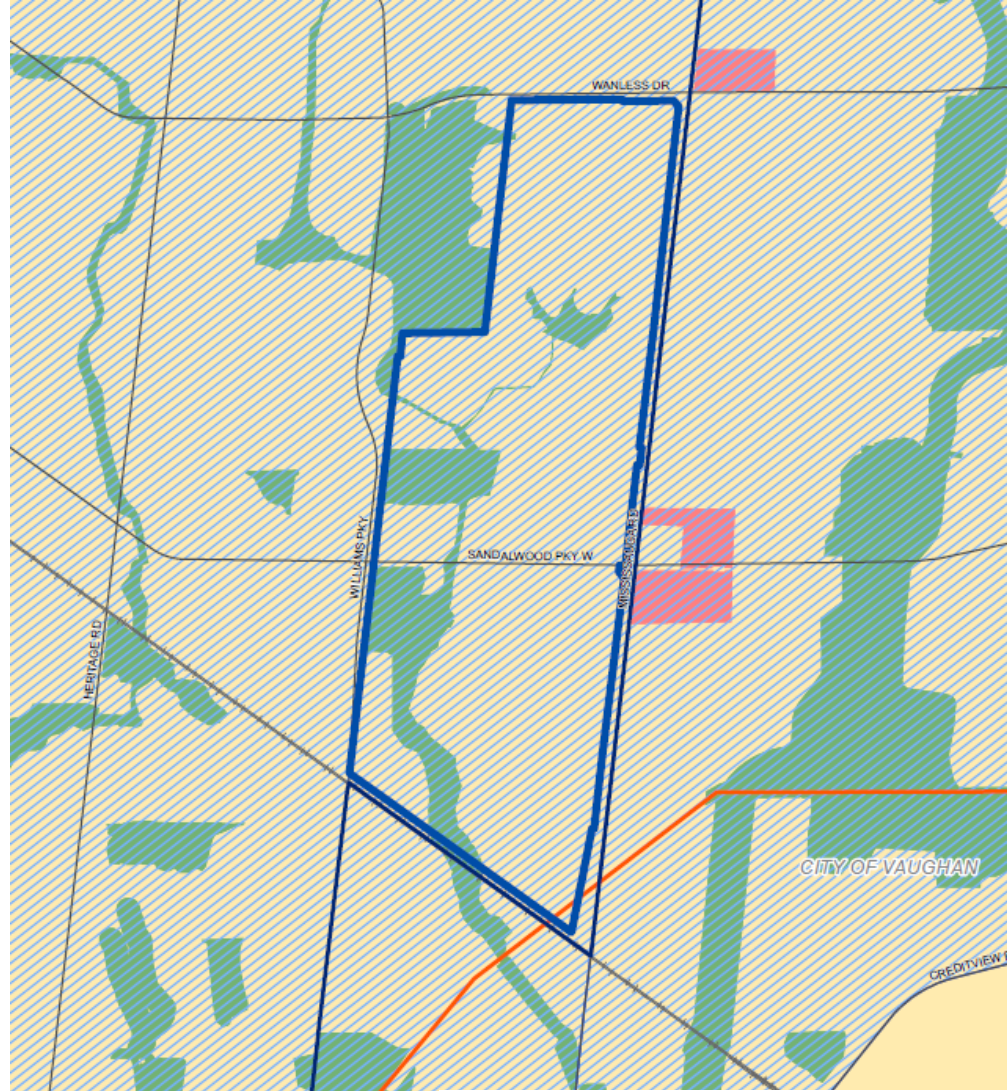
## Permitted uses:

- 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.

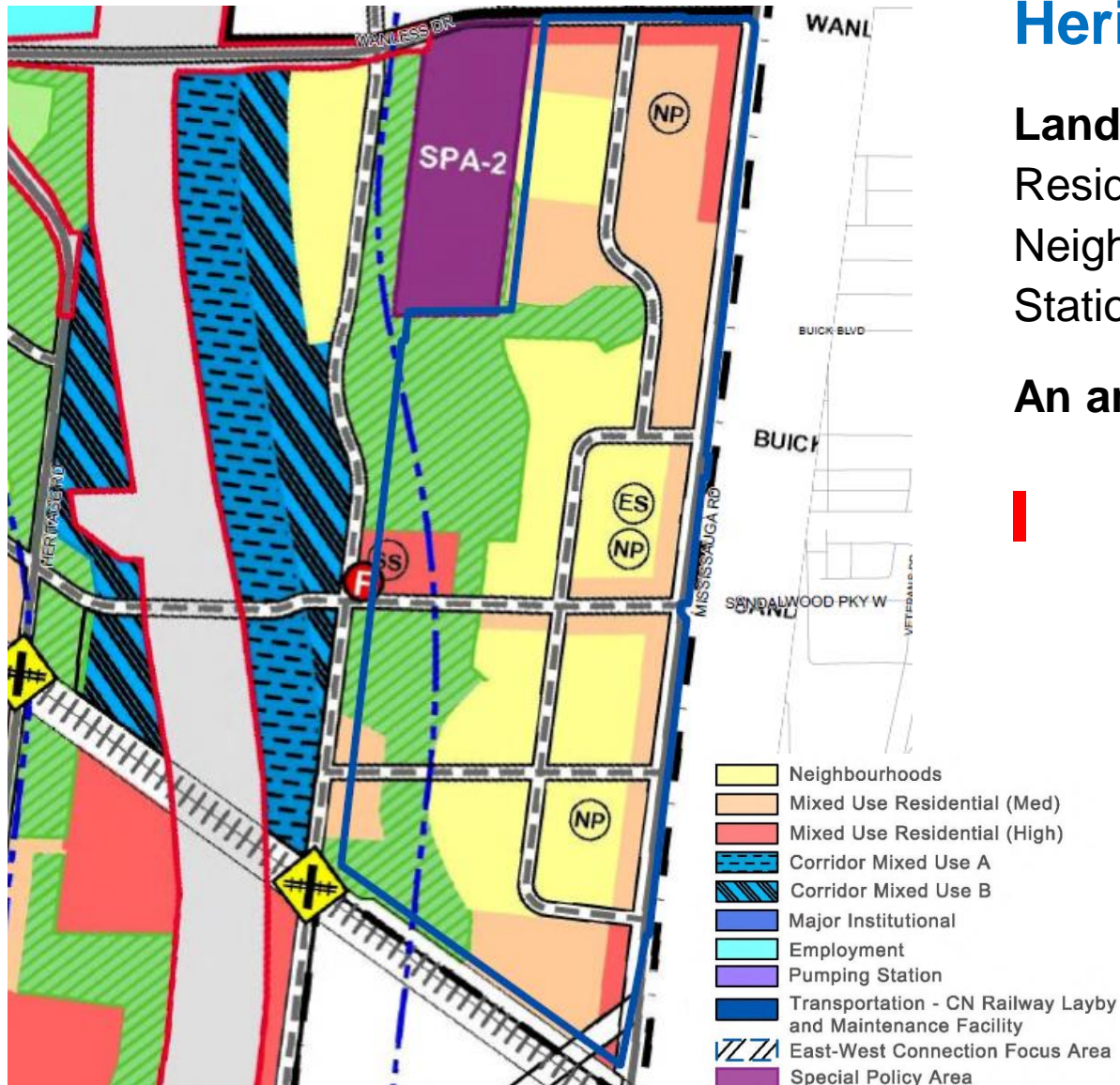
An amendment to the Brampton Plan is not required.

# 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

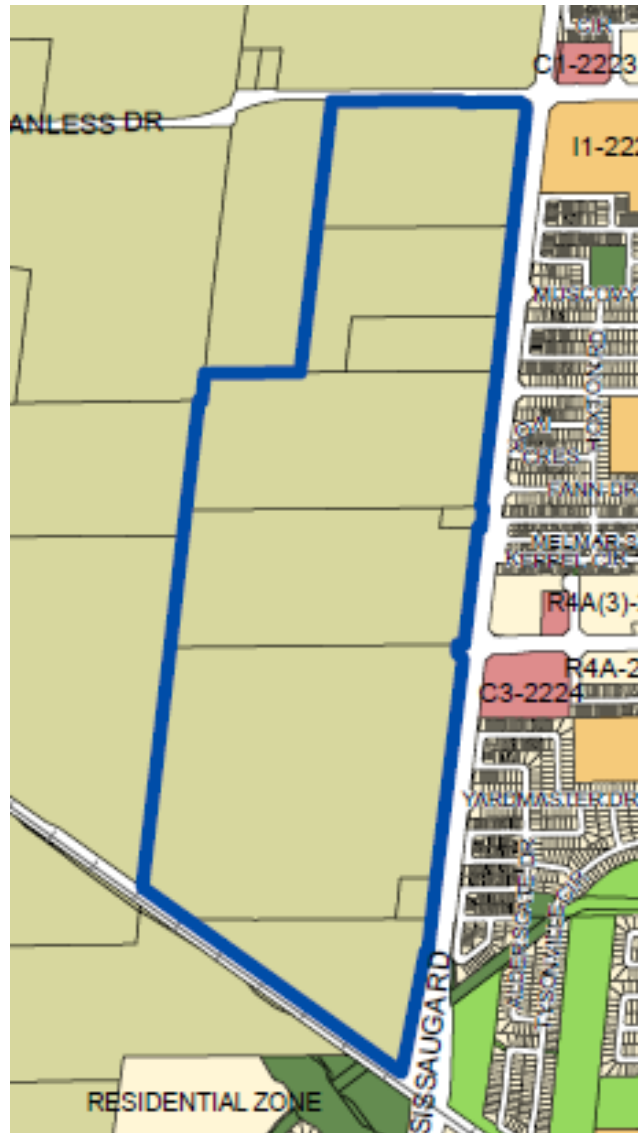


The Secondary Plan Amendment will also implement a Scoped Precinct Plan known as Precinct 52-2 East, with site specific policies, as follows:

- 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



## Current Zoning:

Agricultural (A) zone

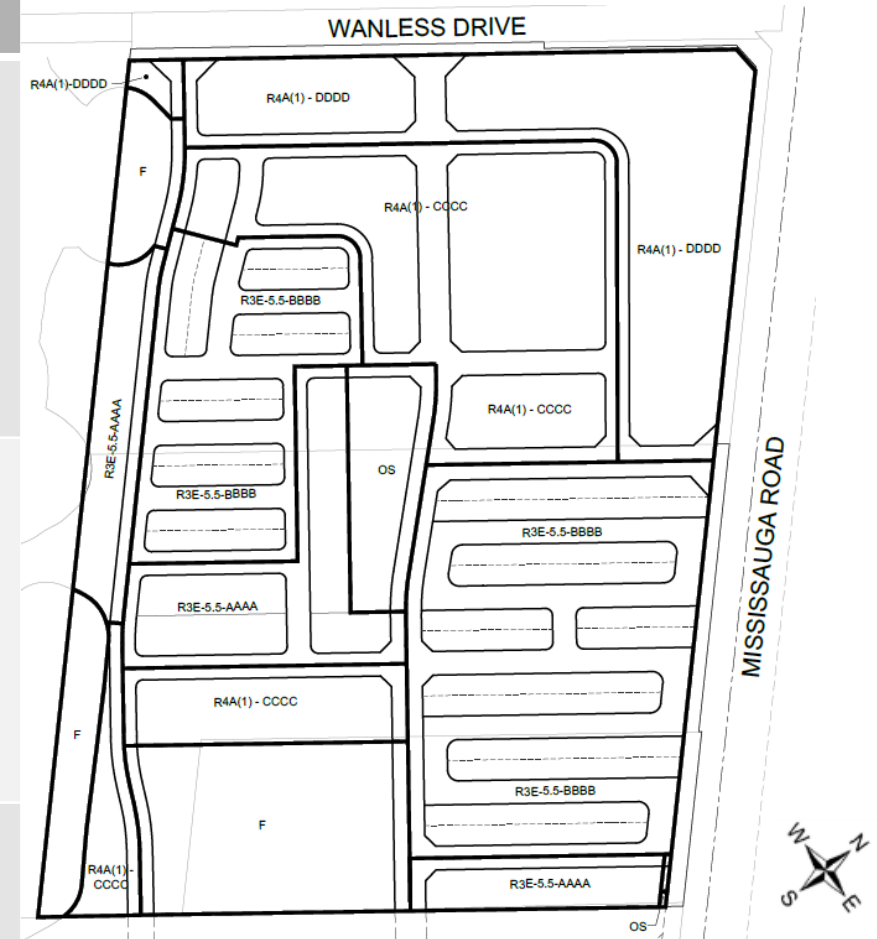
Permitted uses: agricultural purposes and limited non-agricultural uses

**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: <ul style="list-style-type: none"> <li>- single detached dwellings</li> <li>- street townhouse dwellings</li> <li>- back-to-back townhouse dwellings</li> </ul>
Residential Townhouse E – 5.5- Special Section BBBB [R3E – BBBB]	Minimum lot width: <ul style="list-style-type: none"> <li>- 5.5 m for townhouse - 9.0 m for detached dwellings</li> </ul> Maximum building height: 13 m
Residential Apartment A(1) – Special Section CCCC [R4A(1) – CCCC]	Permitted Uses: <ul style="list-style-type: none"> <li>- Apartment dwellings</li> <li>- street townhouse dwellings</li> <li>- back-to-back townhouse dwellings</li> <li>- stacked townhouse dwelling</li> <li>- back-to-back stacked townhouse dwelling</li> </ul> Maximum Building Height: no requirement
Residential Apartment A(1) – Special Section DDDD [R4A(1) – DDDD]	Permitted Uses: <ul style="list-style-type: none"> <li>- Apartment dwellings</li> <li>- Various townhouse dwellings</li> <li>- A wide range of commercial uses</li> <li>– 4 storeys for stacked townhouses</li> <li>- No requirement for apartment dwellings</li> </ul>

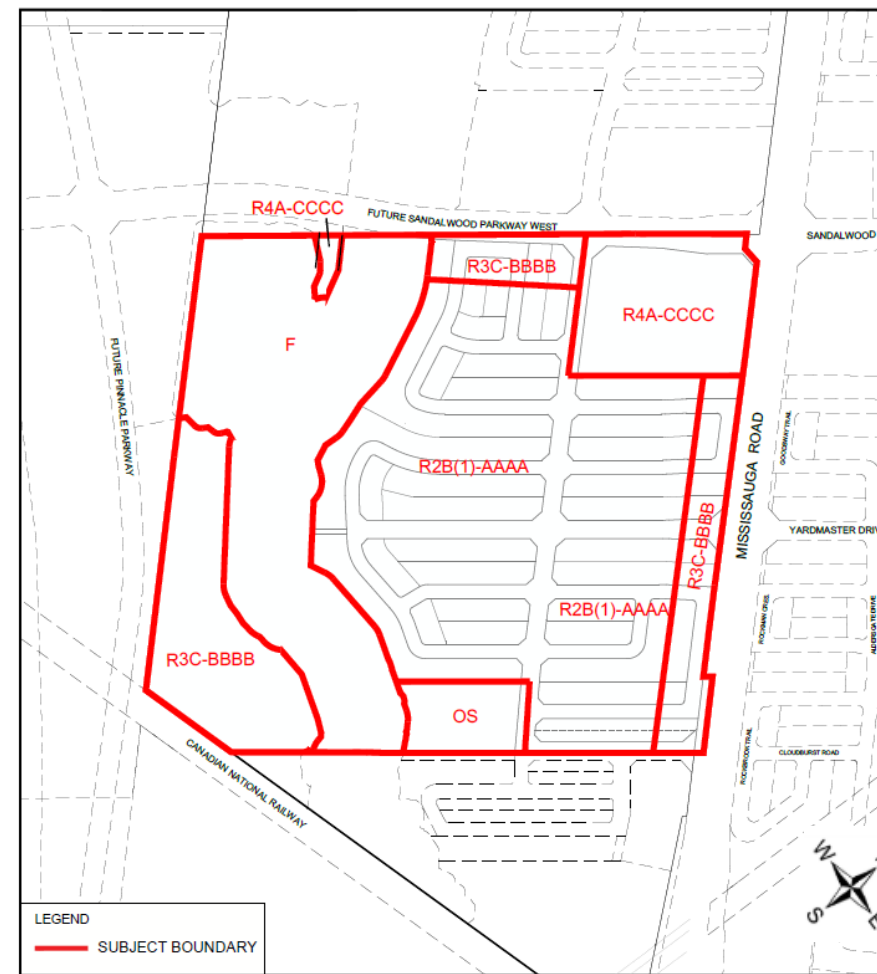




# PROPOSED ZONING BY-LAW AMENDMENT (OZS-2025-0015)

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].

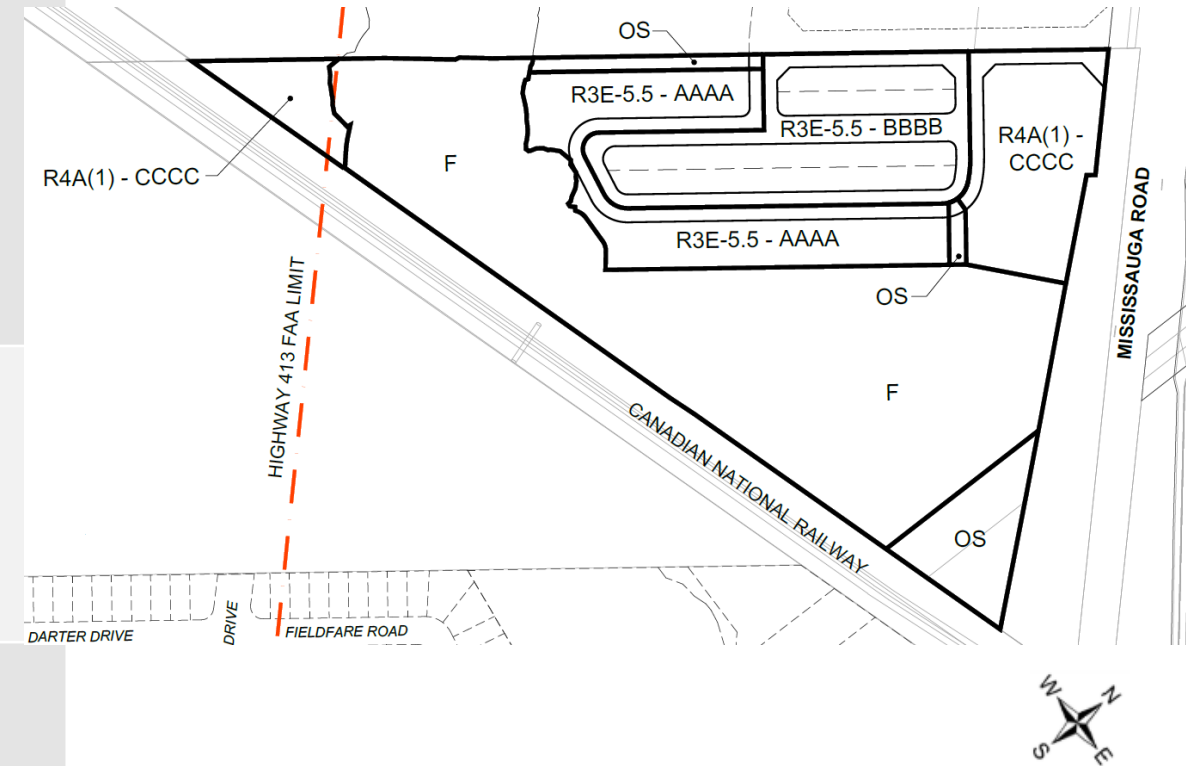
Proposed Zone	Highlight of proposed Zone
Residential Extended One – Special Section AAAA [R2B(1) – AAAA]	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>- townhouse dwellings</li> <li>- back-to-back townhouse dwellings</li> <li>- single detached dwellings</li> </ul> <p>Minimum Lot Width – 5.5 m for townhouse</p> <ul style="list-style-type: none"> <li>- 6 m for back to back towns</li> <li>- 9 m for detached dwellings</li> </ul>
Residential Townhouse C – Special Section BBBB [R3C – BBBB]	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>- townhouse dwellings</li> <li>- back-to-back townhouse dwellings</li> </ul> <p>Minimum Lot Width – 5.5 m for townhouse</p> <ul style="list-style-type: none"> <li>- 6 m for back to back towns</li> </ul>
Residential Apartment A – Special Section CCCC [R4A – CCCC]	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>- Apartment dwellings</li> <li>- Various forms of townhouse dwellings</li> <li>- Live work townhouse dwellings</li> <li>- Senior homes</li> <li>- A wide range of commercial and institutional uses</li> </ul> <p>Maximum Building Height: - no requirement for apartment buildings, commercial buildings, mixed use buildings and senior homes</p>



# 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]	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>- Single detached dwellings</li> <li>- Street townhouse dwellings</li> </ul> <p>Minimum Lot Width: - 5.5 m for townhouse - 9 m for detached dwellings</p> <p>Maximum Building Height - 13 metres</p>
Residential Townhouse E – Special Section BBBB [R3E – BBBB]	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>- Street townhouse dwellings</li> <li>- Back to back townhouse dwellings</li> </ul> <p>Minimum Lot Width: - 5.5 m for back to back townhouse</p> <p>Maximum Building Height - 13 metres</p>
Residential Apartment A(1) – Special Section CCCC [R4A(1) – CCCC]	<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>- Apartment dwellings</li> <li>- Townhouse dwellings</li> <li>- Stacked townhouse dwellings</li> <li>- Back to back townhouse dwellings</li> <li>- A wide range of commercial and institutional uses</li> </ul> <p>Maximum Building Height - No requirement, but 4 storeys for a Stacked Townhouse and Back-to-Back Stacked Townhouse Dwellings</p>





# 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 displays the BramPlanOnline web application. At the top, the header includes the Brampton logo, the text 'BramPlanOnline', and links for 'Announcements', 'Register for an Account', and 'Login'. A search bar is located on the right. The main navigation bar has '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 section for logging in, with fields for 'User Name or E-mail' and 'Password', a 'Login' button, and a 'Remember me on this computer' checkbox. A 'New Users: Register for an Account' link is also present. The 'Planning' section includes a 'Search for an application' link. Below this, the 'File Info' tab is selected, showing a list of documents for the application 'OZS-2025-0014'. The documents are listed in a table with columns for Name, File Number, Type, Size, Latest Update, Upload Date, and Action. The documents include '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'. Each document has an 'Actions' link with a dropdown arrow.

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

**File Info** | 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](http://www.brampton.ca/measuring-sustainability) for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
<a href="#">R0_Urban Design Guidelines.pdf</a>	OZS-2025-0014	Urban/Civic Design Brief	67.87 MB	03/24/2025	03/13/2025	Actions ▾
<a href="#">R0_Transportation Considerations Report.pdf</a>	OZS-2025-0014	Traffic Impact Study	34.72 MB	03/24/2025	03/13/2025	Actions ▾
<a href="#">R0_Planning Justification Report.pdf</a>	OZS-2025-0014	Planning Justification Report	13.99 MB	03/24/2025	03/13/2025	Actions ▾
<a href="#">R0_Sustainable Score &amp; Summary.pdf</a>	OZS-2025-0014	Sustainability Score and Summary	6.82 KB	03/24/2025	03/13/2025	Actions ▾
<a href="#">R0_EIRFSS Appendices.zip</a>	OZS-2025-0014	Environmental Implementation Report	85.13 MB	03/24/2025	03/13/2025	Actions ▾
<a href="#">R0_Precinct Plan.pdf</a>	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](http://www.brampton.ca) on the [MEETINGS](#) and [AGENDAS](#) page.

## City Planner contact:

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Thank you!