

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW



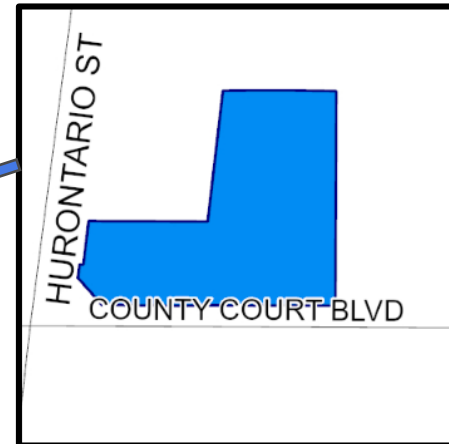
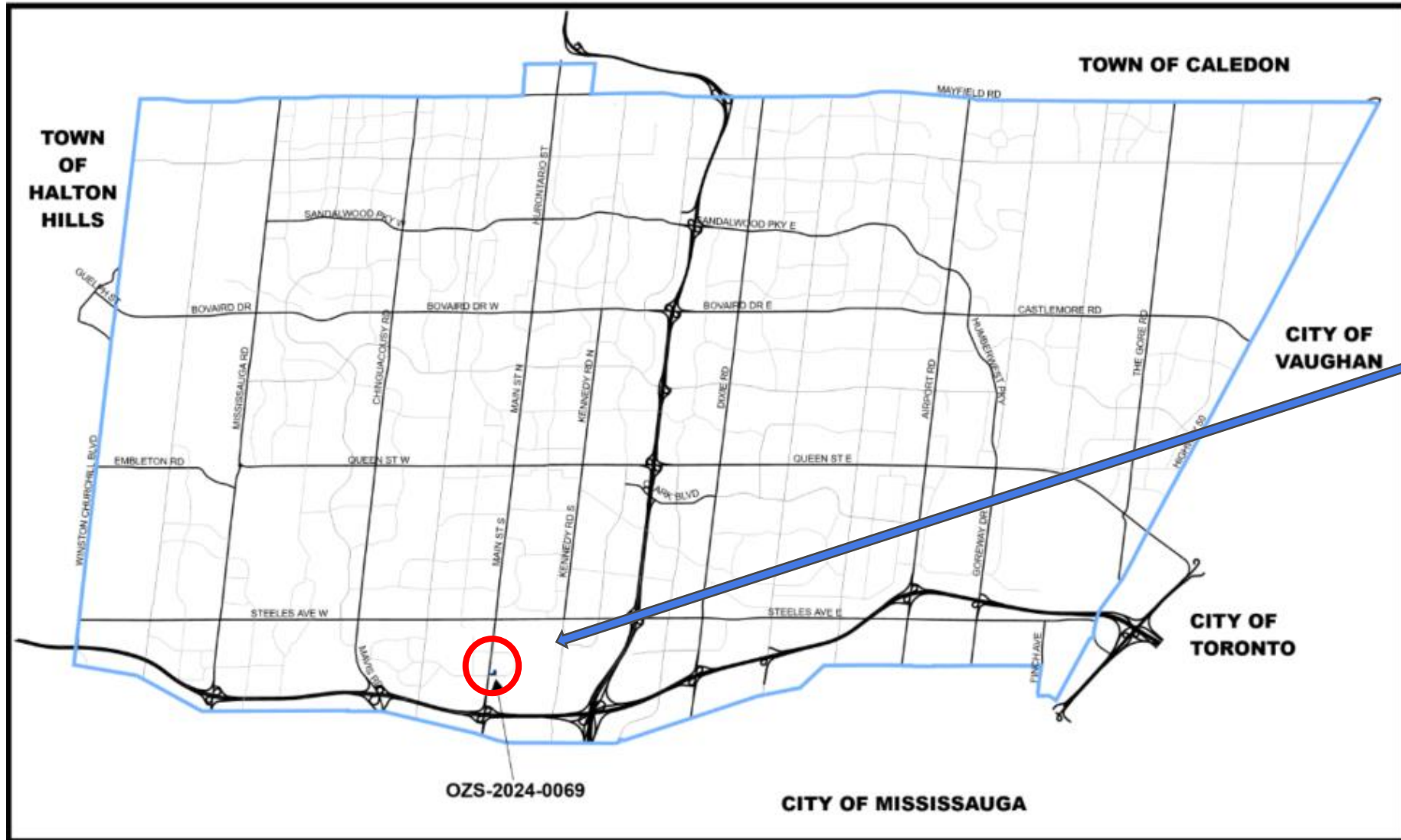
To permit the development of two mixed-use buildings in 2 phases consisting of 42- and 32-storeys, a total of 813 residential units, office and retail space, indoor and outdoor amenities, bicycle and underground vehicle parking.

205 & 209 County Court Boulevard
City of Brampton File : OZS-2024-0069

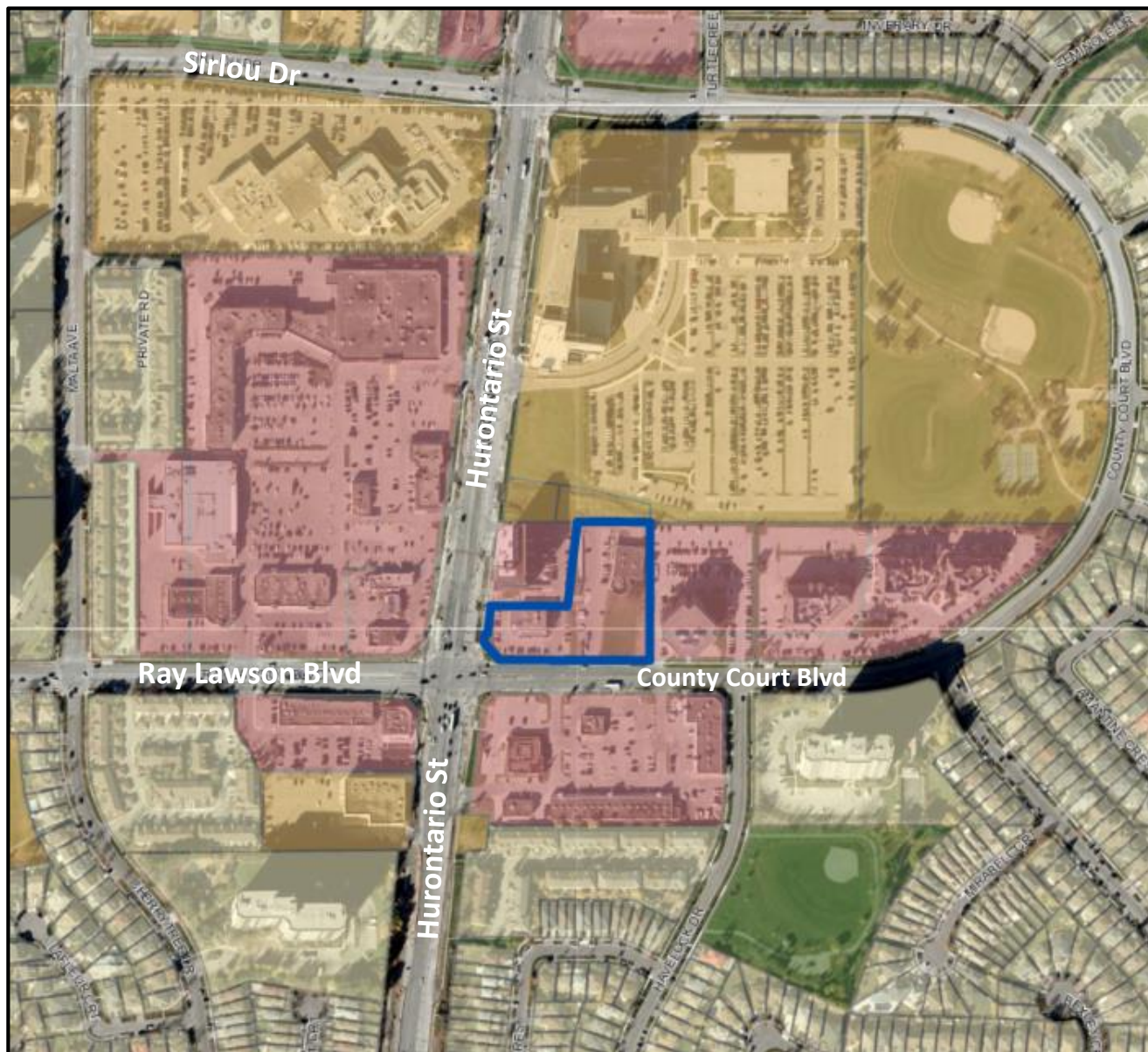
Application by:
Weston Consulting on behalf of 207 & 209 KIL Holdings Inc
WARD : 3

REGIONAL COUNCILLOR: MARTIN MEDEIROS
REGIONAL COUNCILLOR: DENNIS KEENAN

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Institutional

Existing institutional lands being the Ontario Court of Justice and County Court Cricket Grounds.

South: Commercial

County Court Blvd, beyond which is existing commercial plaza beyond which are low-rise residential homes.

East: Commercial

Existing 7-storey office buildings beyond which are commercial uses.

West: Commercial

Hurontario Street, beyond which are commercial lands and Peel Police Station.



Aerial View



Subject Lands

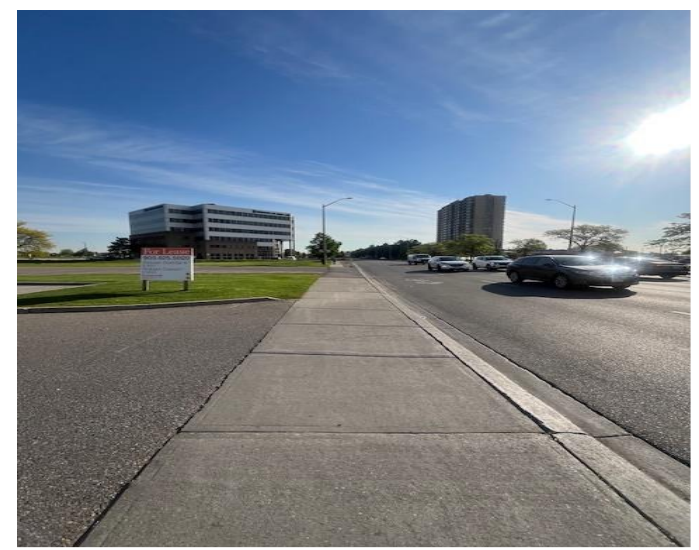
SITE VISIT



The site looking west from County Court Blvd, to Hurontario Street.



The site looking southwest from County Court Blvd, to Hurontario Street.



The site looking east on County Court Blvd.



The site looking south from County Court Blvd.



The site looking north from County Court Blvd.



The site looking northwest from County Court Blvd.

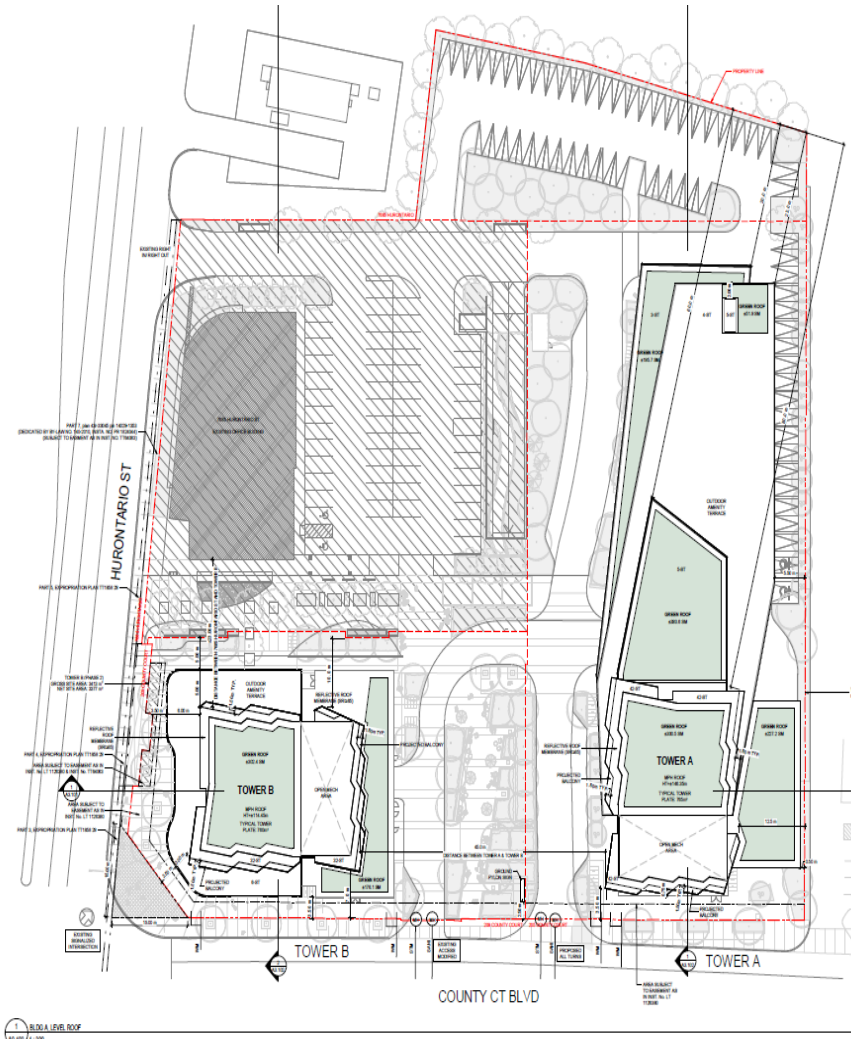
DEVELOPMENT PROPOSAL

An application to amend the Official Plan and Zoning By-law

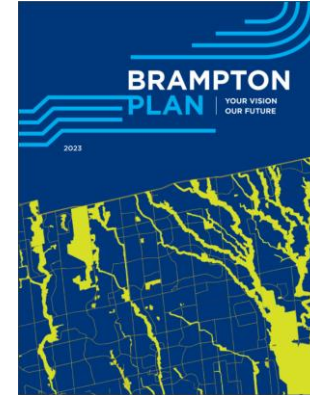
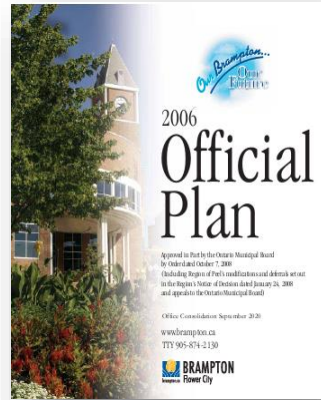
To permit the development of two mixed-use buildings in two phases consisting of 42- and 32-storeys, featuring a combined 813 residential units, office and retail space, indoor and outdoor amenities, green roofs, and bicycle/vehicle parking.

Further details include (Phase 1 and Phase 2 combined):

- Site Area – 1.3 acres (5,261.28 square metres)
- Residential Units – 813 units
- Retail – 1635 square metres
- Office Space – 8,581 square metres
- Amenity Space – 3,637 square metres
- Vehicular Parking – 914 parking spaces
- Bike Parking – 519 parking spaces



PLANNING FRAMEWORK SUMMARY



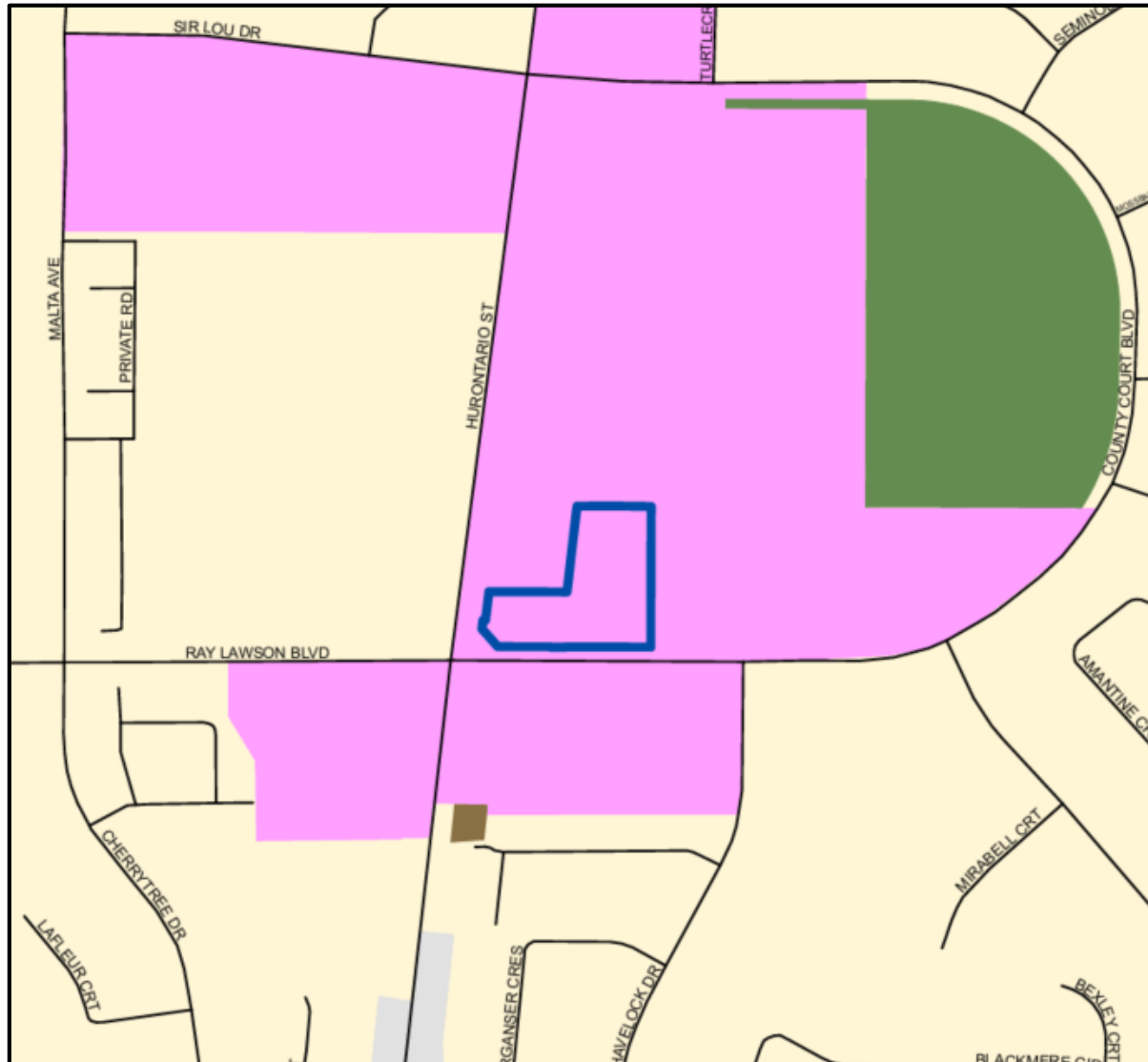
The application will be evaluated based on:

- The *Planning Act*
- Provincial Planning Statement (2024)
- City of Brampton Official Plan (2006)
- Brampton Plan (2023)
- Hurontario-Main Corridor Secondary Plan (SP55)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN (2006)



- **OP Land Use Designation: Office**
- **Permitted Uses in the Office Designation:** Major Office, business, professional or administrative offices, hotels, motels, convention centres, accessory and personal service retailing, food and beverage establishments, compatible recreation, public and institutional and convenience retail uses and business support activities. Limited multiple residential uses may be permitted subject to compatibility with adjacent land uses.

An amendment to the Official Plan **is not required** to permit the proposed development.

PROVINCIAL HIGHWAYS	OFFICE	RESIDENTIAL
CEMETERY	OPENSACE, UTILITY/OPENSACE	Subject Lands
PARKS	PROVINCIAL HIGHWAYS	



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Hurontario-Main Corridor Secondary Plan (Area 55)

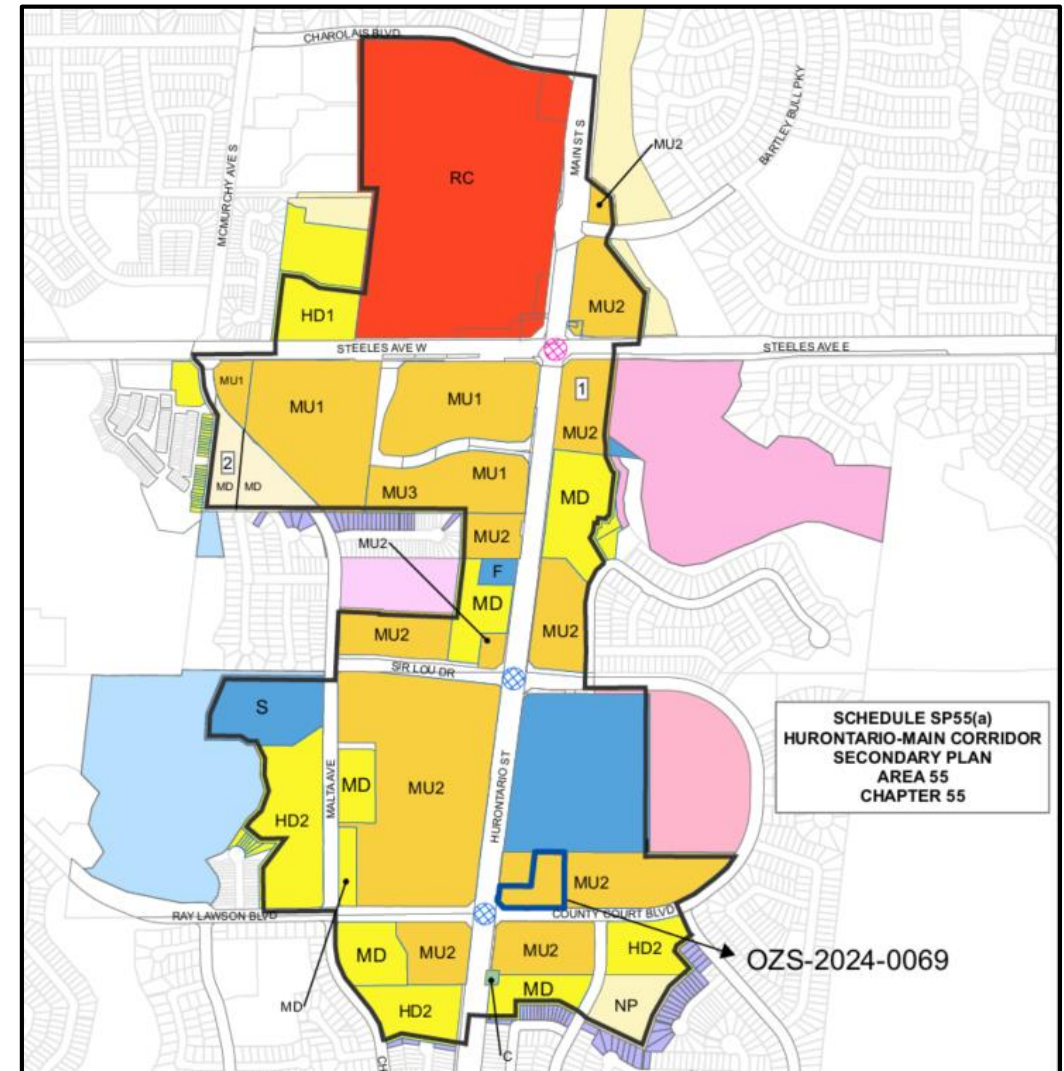
Land Use Designation: Mixed Use Two

- **Permitted Uses in the Mixed-Use Two designation:** shall include a full range of major office, office, commercial, institutional, cultural, and entertainment uses, medium and high-density residential dwellings, live/work units related community facilities and infrastructure.

An amendment to the Secondary Plan is required to amend the designation from 'Mixed-Use Two' to 'Mixed Use One'

An amendment to the Secondary Plan **is required** to facilitate the proposed development.

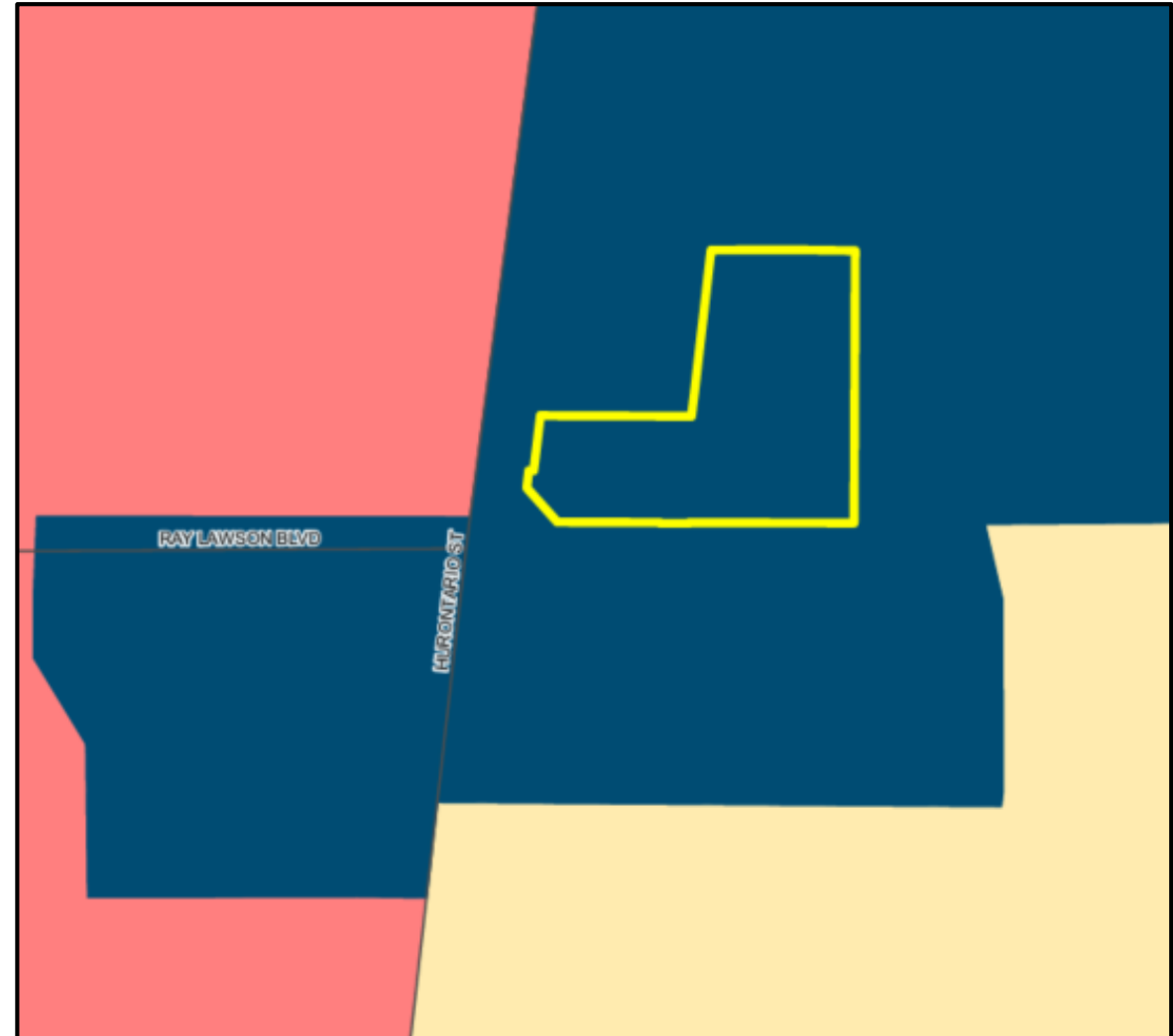
RESIDENTIAL		MIXED USE		INSTITUTIONAL		OPEN SPACE	
MD	MEDIUM DENSITY	MU1	MIXED USE ONE	S	SENIOR PUBLIC SCHOOL	NP	NEIGHBOURHOOD PARK
HD1	HIGH DENSITY ONE	MU2	MIXED USE TWO	F	FIRE STATION	C	CEMETERY
HD2	HIGH DENSITY TWO	MU3	MIXED USE THREE	I	INSTITUTIONAL	1-2	SPECIAL POLICY AREAS
COMMERCIAL		ROADS		GATEWAYS			LANDS SUBJECT TO THIS AMENDMENT
	REGIONAL COMMERCIAL						HEIGHT TRANSITION AREA
							Subject Lands



CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)

- **OP Land Use Designation:** Mixed-Use Employment
- **Permitted Uses in the Mixed-Use Employment Designation:** major office as the predominant use, with supporting commercial, retail, restaurant, service uses, light industrial, and public facility uses such as bus depots and emergency facilities.

An amendment to the Official Plan **is required** to permit the proposed development.



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Service Commercial Site Specific Sections 2751 & 2750

Examples of permitted uses in the Service Commercial Special Section 2751 (SC-2751) Zone include but are not limited to:

- A retail establishment,
- A service shop, personal service shop
- A bank,
- Restaurant,
- Garden centre sales establishment
- A place of worship, a day nursery

Examples of permitted uses in the Service Commercial Special Section 2750 (SC-2750) Zone include, but are not limited to:

- A bank
- An office
- Purposes accessory to the other permitted purposes

A Zoning By-Law Amendment **is required** to facilitate the development.



PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site – From: Service Commercial; To: Hurontario Corridor Mixed-Use (Site Specific Section).

Proposed Zone	Permitted Uses	Highlight of proposed Zone
Hurontario Corridor Mixed-Use– XXXX (HMU1-XXXX)	<ul style="list-style-type: none"> Permitted Uses Commercial: <ul style="list-style-type: none"> a retail establishment that has a gross floor area of less than 1,500 square metres, service shop, a personal service shop, a bank, trust company and finance company, dry cleaning and laundry distribution station, laundromat, dining room restaurant, a convenience restaurant, a take-out restaurant, printing or copying establishment, health centre and a community club, taxi or bus station, art gallery, museum or art/photo studio, convenience store or grocery store, travel agency, an office, hotel or motel, shopping centre, banquet hall, place of commercial recreation, supermarket with a gross floor area of 930 square metres or less and which forms part of a mixed-use development, animal hospital, and movie theatres. Permitted Uses Institutional: <ul style="list-style-type: none"> a place of worship, day nursery, private or public school and a library Permitted Uses Residential: <ul style="list-style-type: none"> an apartment dwelling, provided that the portion of the floor area within the first storey of any building with a wall adjacent to Hurontario/Main Street or Steeles Avenue East is used for commercial purposes. Notwithstanding the above, entrances, lobbies and uses accessory to the apartment dwelling are permitted provided that no more than 30% of the wall facing the street is occupied by entrances or lobbies. a nursing home, a retirement home, seniors' residence, a supportive housing facility and live work townhouse dwelling townhouse dwelling, only as part of a mixed-use development Permitted Uses Other: <ul style="list-style-type: none"> a mixed-use development, community centre and purposes accessory to the other permitted uses 	<p>A combined minimum GFA of 5,000 square metres shall be dedicated to office use in Building A and Building B.</p> <p>Building A:</p> <ul style="list-style-type: none"> FSI: 7 Height: 42 Storeys or 140 Metres <p>Building B:</p> <ul style="list-style-type: none"> FSI: Unlimited Height: Unlimited <p>Minimum Parking Requirement:</p> <ul style="list-style-type: none"> Residential and other uses – no requirements Residential Visitor – 0.05 visitor parking per dwelling unit. <p>Minimum Amenity Areas:</p> <ul style="list-style-type: none"> A minimum of 4 square metres of combined indoor and outdoor amenity areas per dwelling unit.

KEY ISSUES / CONSIDERATIONS

Issues:

- Secondary plan policies prescribe predominately employment uses for the lands, The development proposal contributes a limited amount of new employment gross floor area within in the Ray Lawson Major Transit Station Area.

Consideration:

- The property is located within the boundaries of the Ray Lawson Major Transit Station Area, which is intended to have high density development consisting of a mix of uses.
- Development is to be coordinated in an orderly and phased approach, as it relates to the provision of servicing and other infrastructure requirements.



NEXT STEPS

Notice of complete application

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-2024-0069**

4. On the [OZS-2024-0069 file page](#) click:

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

The screenshot displays the BramPlanOnline web application interface. At the top, there is a navigation bar with the Brampton logo and the text "BramPlanOnline". Below this, a search bar is visible. The main content area is divided into two columns. The left column contains a "Welcome to BramPlanOnline!" message, a "Don't have an account?" section, and a "Planning" section with a "Search for an application" link. The right column features a "Login" form with fields for "User Name or E-mail:" and "Password:", a "Login" button, and a "Remember me on this computer" checkbox. Below the login form, there is a "New Users: Register for an Account" link. The bottom section of the interface shows the "File OZS-2024-0032: OPA ZBA Subdivision" with a "Status: Submitted" message. A "Documents" tab is selected, displaying a table with columns for "Name", "File Number", "Type", "Size", "Latest Update", "Upload Date", and "Action".

BRAMPTON | BramPlanOnline

Announcements Register for an Account Login

Search...

Home Planning

BRAMPLAN
ONLINE

Welcome to BramPlanOnline!

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

Don't have an account?

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

Planning

Search for an application

Register for an Account Login

Home Planning

File OZS-2024-0032:
OPA ZBA Subdivision
Status: Submitted

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 for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
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CONTACT INFORMATION

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- City Planner contact:

Nicole Hanson

Principal Planner/Supervisor

City of Brampton

Nicole.Hanson@brampton.ca

- Applicant contact:

Bryanne Robinson

Weston Consulting

Brobinson@westonconsulting.com



Thank you!