

APPLICATION TO AMEND THE OFFICAL PLAN AND **ZONING BY-LAW**

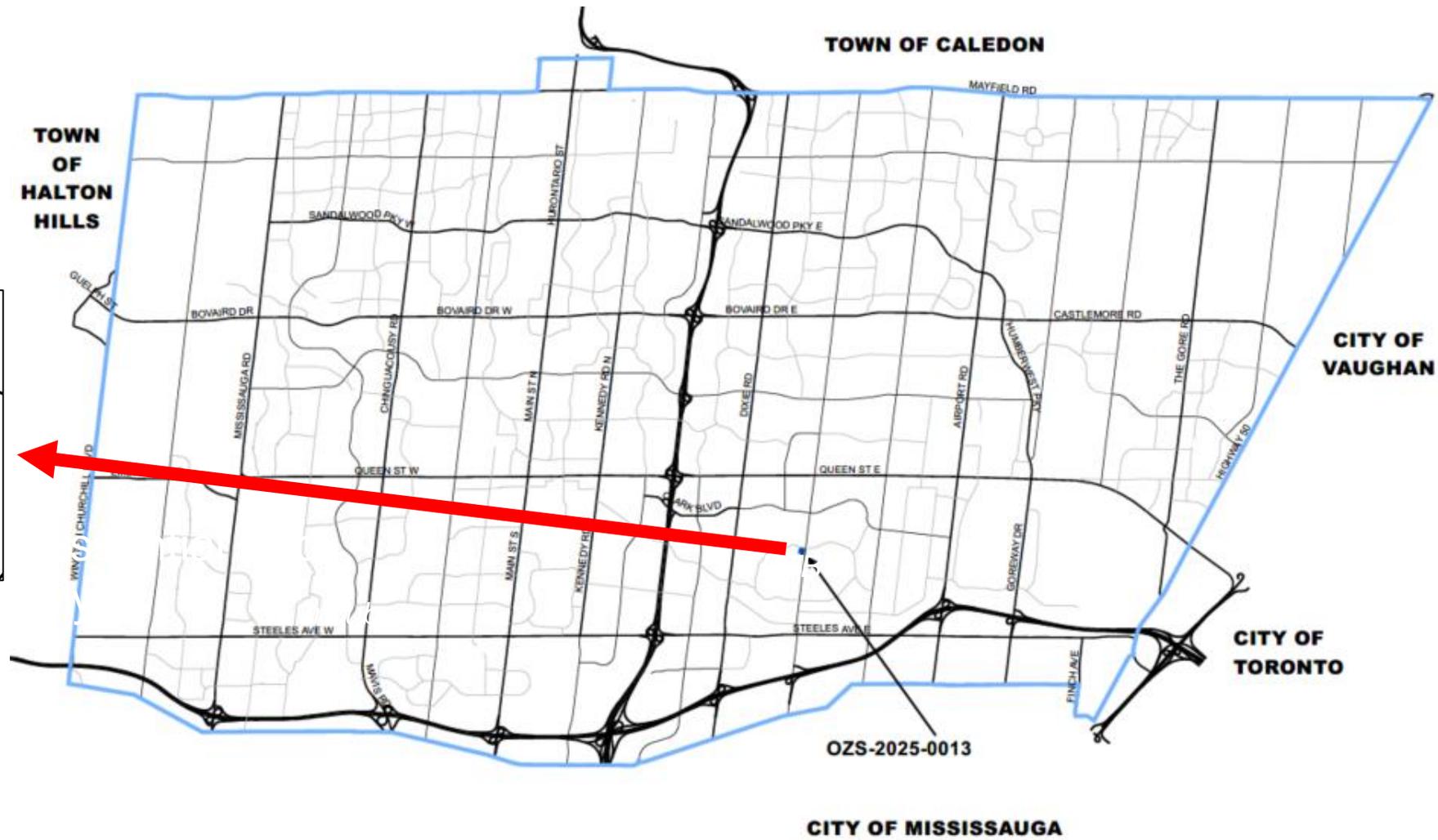
**To facilitate the development of mid-rise and high-rise apartment buildings (10, 12 and 45 storeys)
with commercial retail space and three levels of
underground parking.**

**507 Balmoral Drive
City of Brampton File : OZS-2025-0013**

**Application by:
GAGNON WALKER DOMES LTD. on behalf of BALMORAL INC.
WARD : 7**

**REGIONAL COUNCILLOR: PAT FORTINI
CITY COUNCILLOR: ROD POWER**

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North:

Balmoral Drive, Bramalea Secondary School, beyond are low-rise residential uses.

South:

Brampton Fire Station 202 and low-rise residential uses.

East:

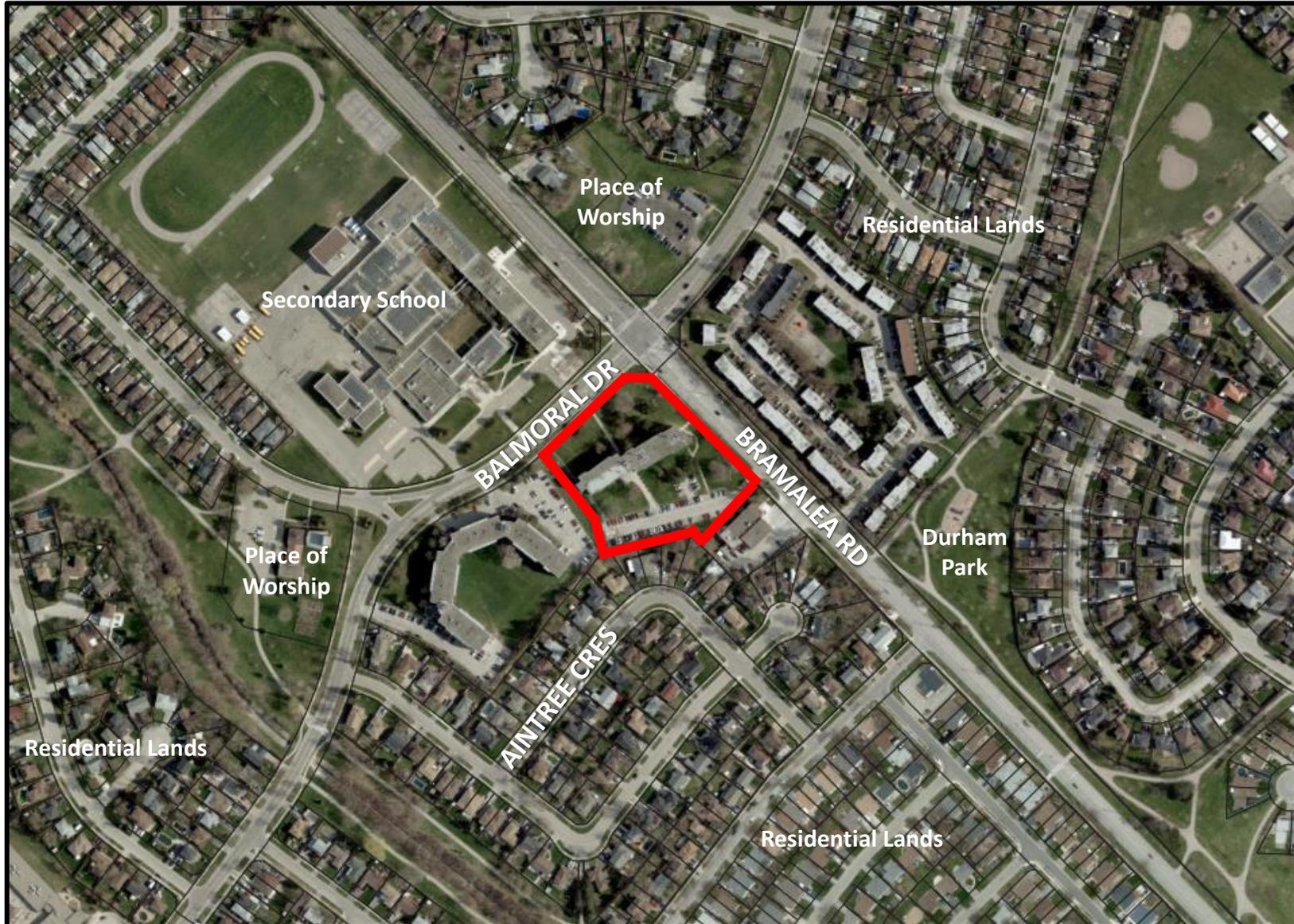
Bramalea Road and beyond is an Institutional use and residential uses.

West:

Mid-rise apartment building and beyond are an institutional use, Open space and residential uses.



AERIAL VIEW



 Subject Lands

SITE VISIT



View of the property from Bramalea Rd looking north-west



View of the property from the corner of Balmoral Dr and Bramalea Rd looking south-west

SITE VISIT



View of the property along Balmoral Dr looking south-east



View of the property along Balmoral Dr

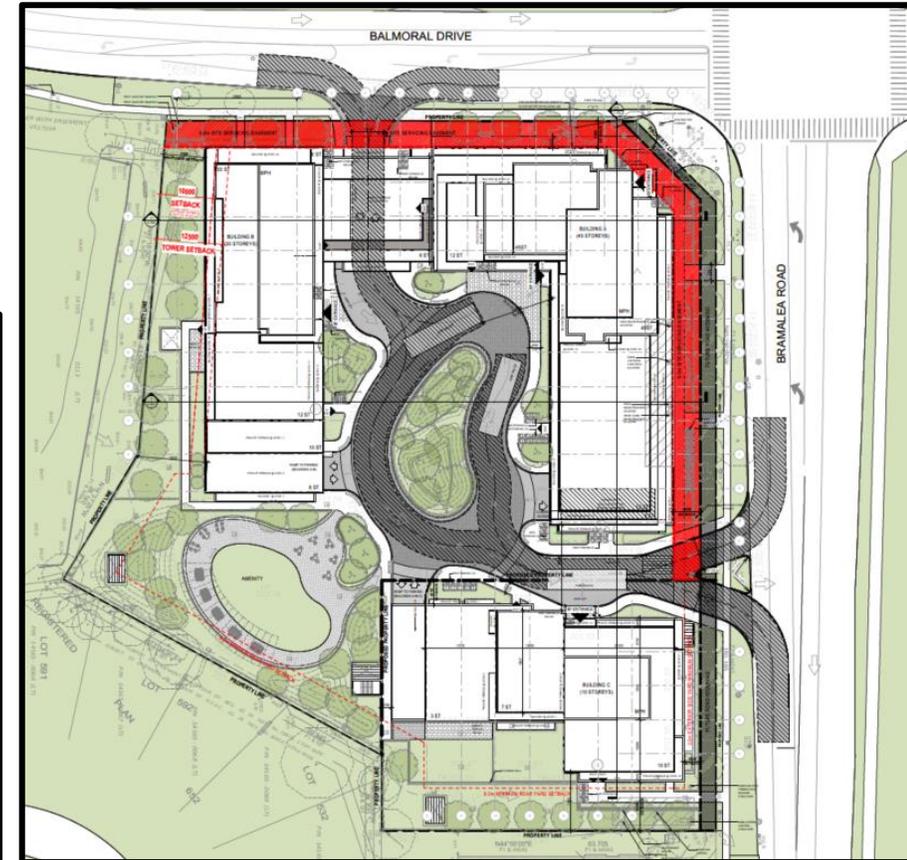
DEVELOPMENT PROPOSAL

An application to Amend the Official Plan and Zoning By-Law

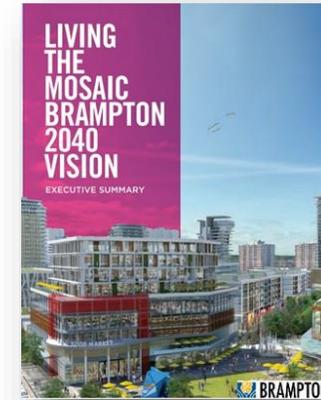
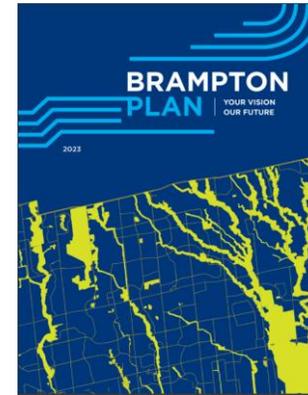
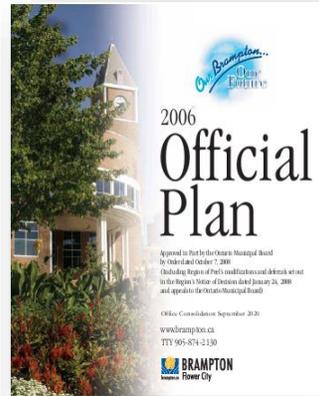
To permit the development of mid-rise and high-rise buildings, ranging in heights of 10,12 and 45 storeys, with ground floor commercial space.

Further details include:

- Building A – 45 storeys, stepping down to 12 storeys. With commercial at grade.
- Building B – 20 storeys, stepping down to 12, 10 & 8 storeys.
- Building C – 10 storeys, stepping down to 7 & 3 storeys.
- Total Gross Floor Area (GFA) of 73,131.92 sqm, including 553.99 sqm of commercial.
- Three (3) levels of below grade parking with a total of 805 parking spaces.
- Total of 1,995.76 sqm of amenity space proposed.



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)
- Bramalea Secondary Plan (Area 3)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN (2006)



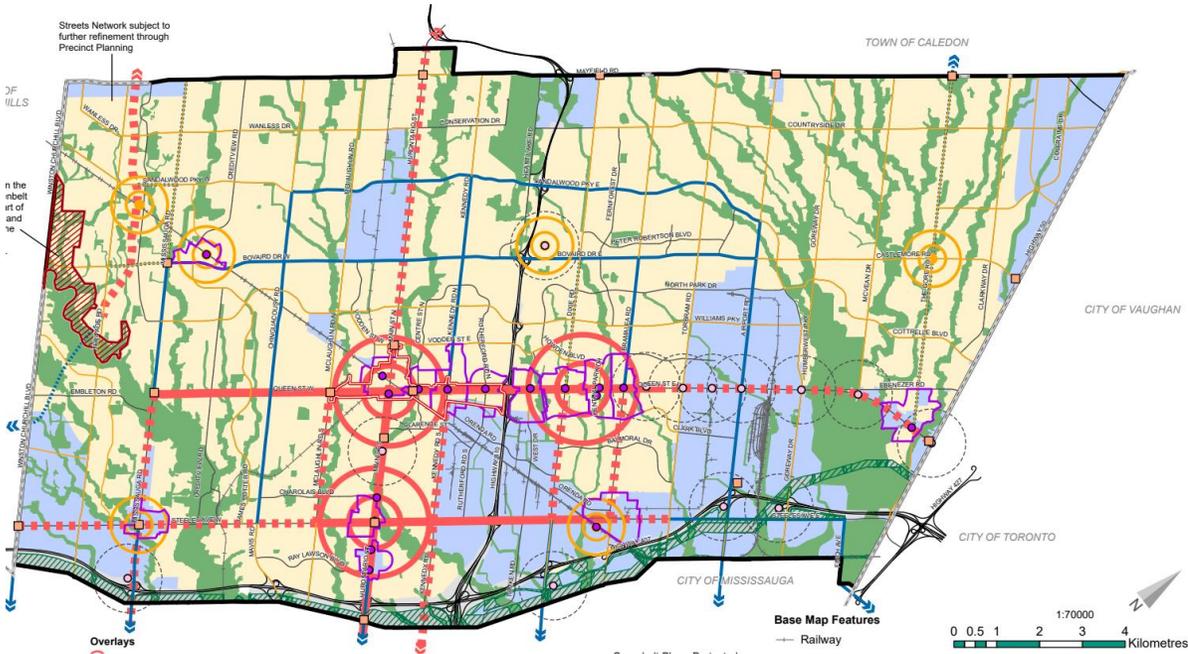
Schedule A Use Designation: Residential

- **Permitted Uses:**
 - The Residential designation permits a full range of dwelling types that range from single detached dwellings to high-rise apartments.
 - Housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out under policy 4.2.1.2 of the Official Plan.

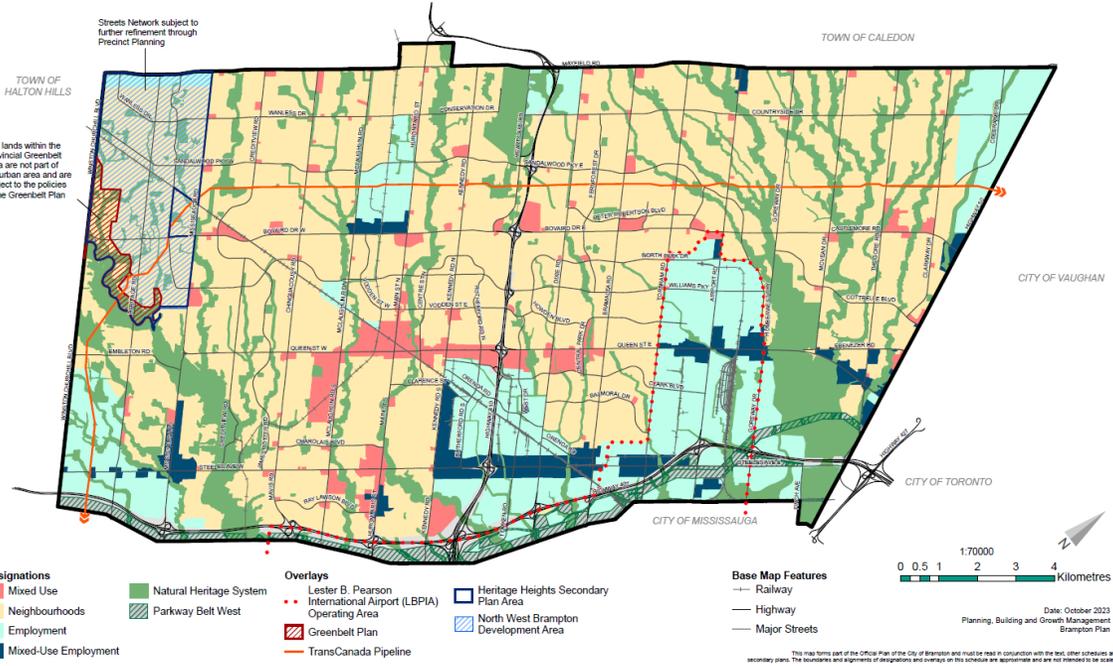
An amendment to the Official Plan **is not required** to facilitate the development.

CURRENT PLANNING CONTEXT: BRAMPTON PLAN (2023)

- Designated 'Community Areas' within Schedule 1A – City Structure
- Designated 'Neighbourhoods' within Schedule 2 – Designations



Schedule 1A – City Structure



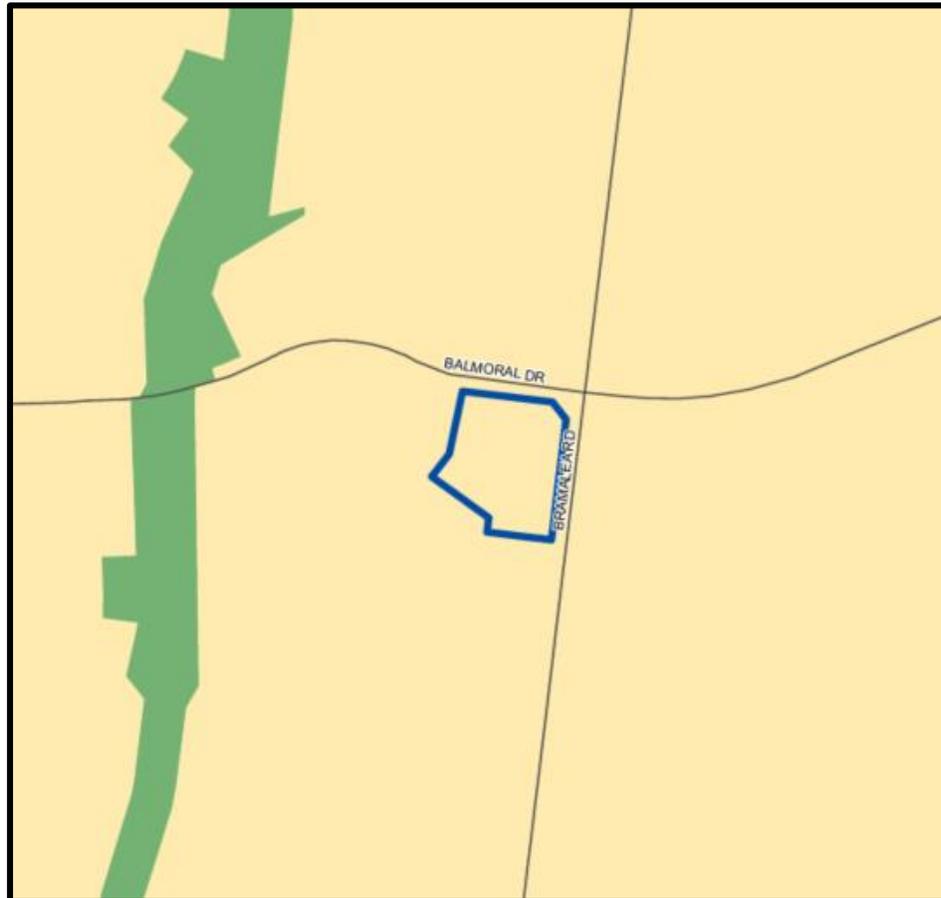
Schedule 2 – Designations

- | | | | | |
|-------------------------|----------------------------|-------------------|-------------------------------------|---|
| Employment Areas | Urban Centres | Corridors | Transit Station | Greenbelt Plan - Protected Countryside Area |
| Community Areas | Town Centres | Planned Corridors | Planned Major Transit Station | Urban Growth Centre |
| Natural Heritage System | Primary Urban Boulevards | Support Corridor | Primary Major Transit Station Areas | Gateways |
| Regional Urban Boundary | Secondary Urban Boulevards | | | |



CURRENT PLANNING CONTEXT: BRAMPTON PLAN 2023

OFFICIAL PLAN DESIGNATION



Designations



NHS



Subject Lands

Neighbourhoods



- **Permitted Uses:**
 - **Neighbourhoods (Schedule 2):** Include a broad range of residential uses together with neighbourhood-supportive commercial and community services and facilities such as libraries, recreation centres, schools and daycares, that serve and support the residents of these neighbourhoods.
 - Intensity of development and range of uses that may be permitted in Neighbourhoods varies depending on the street typology that a property fronts onto, in addition to other factors described in the plan.

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

CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Bramalea Secondary Plan (Area 3)

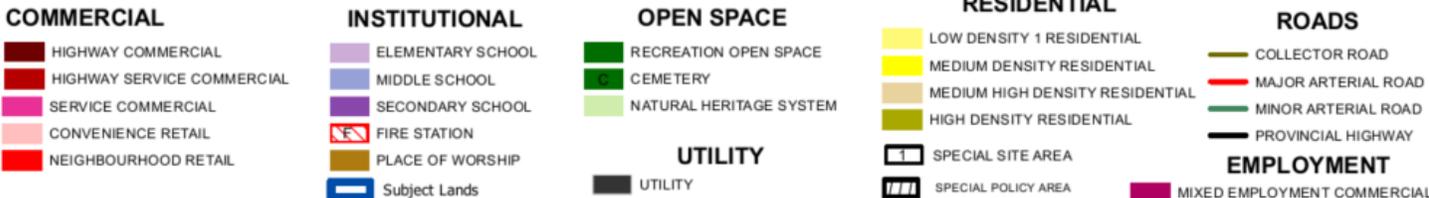
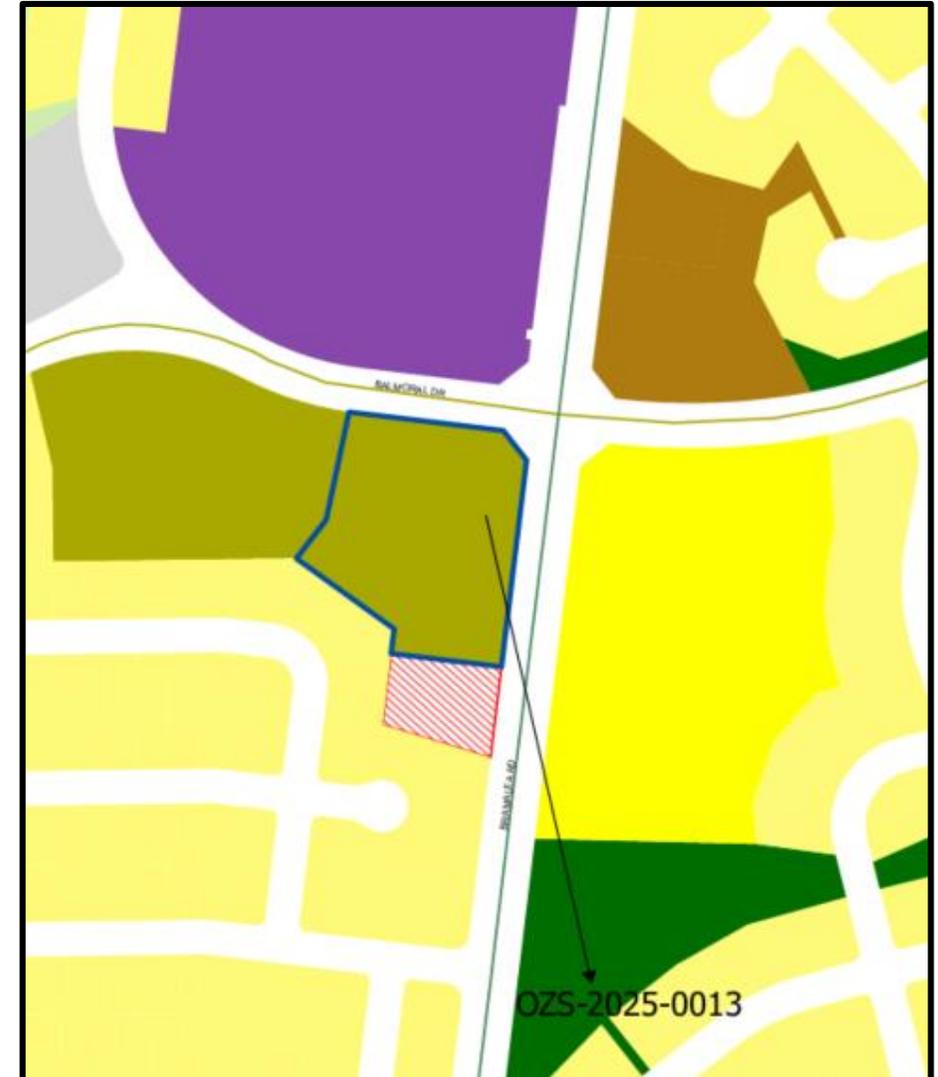
Land Use Designation:

- High Density Residential
 - Uses permitted on lands designated High Density on Schedule 3 shall permit the range of uses and be developed in accordance with the New Housing Mix and Density Category of Section 4.2.1.2 of the Official Plan.

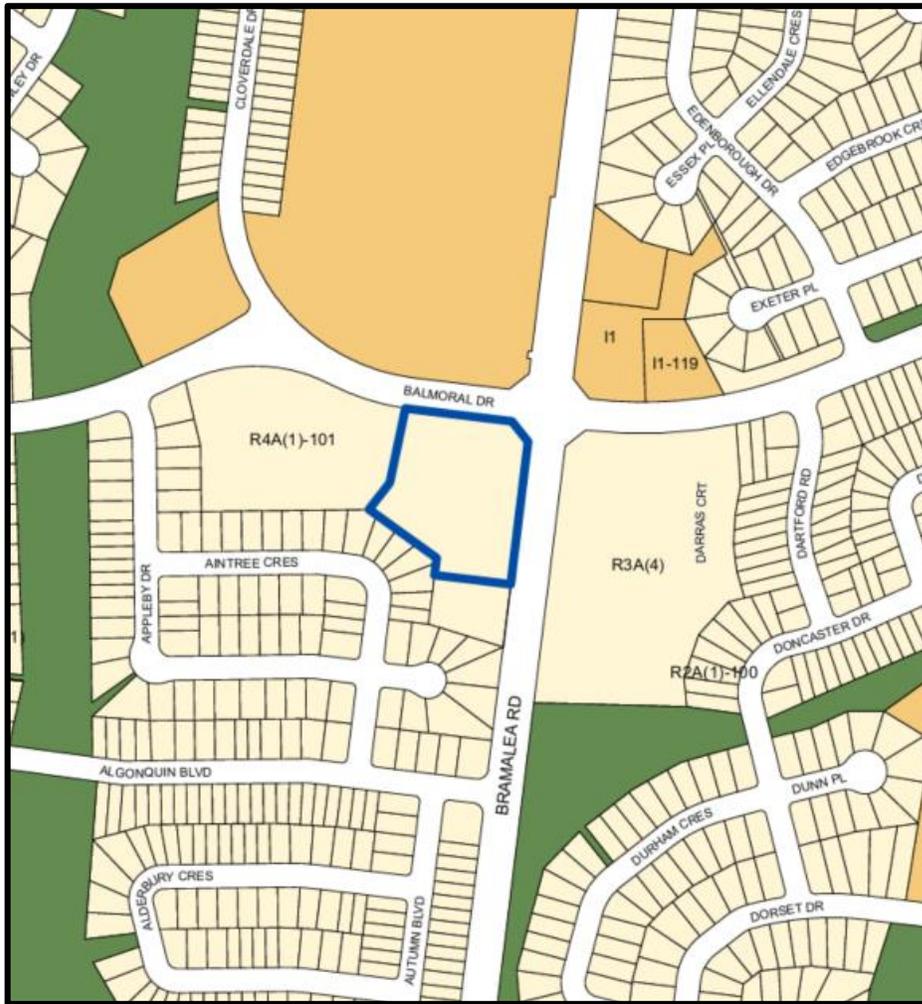
New Housing Mix and Density Categories

DENSITY CATEGORY	MAXIMUM DENSITY	PERMITTED HOUSING TYPES
<ul style="list-style-type: none"> • Low Density 	<ul style="list-style-type: none"> • 30 units/ net hectare • 12 units/ net acre 	<ul style="list-style-type: none"> • Single detached homes
<ul style="list-style-type: none"> • Medium Density 	<ul style="list-style-type: none"> • 50 units/ net hectare • 20 units/ net acre 	<ul style="list-style-type: none"> • Single detached homes • Semi-detached homes • Townhouses
<ul style="list-style-type: none"> • High Density 	<ul style="list-style-type: none"> • 200 units/ net hectare • 80 units/ net acre 	<ul style="list-style-type: none"> • Townhouses • Duplexes • Maisonettes • Apartments

An amendment to the Secondary Plan **is required** to facilitate the proposed increased density and height for the development.



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Residential Apartment A(1) – Section 101 (R4A(1) – 101) Zone

Permitted uses in the Residential Apartment A(1) Zone include:

- A townhouse dwelling
- An apartment dwelling
- Supportive Housing Residence Type 1 or a Supportive Housing Residential Type 2
- A Lodging House
- A Place of worship
- Purposes accessory to the other permitted purposes

The lands designated R4A(1) – Section 101 shall only be used for the purposes within the R4A(1) Zone and an apartment dwelling

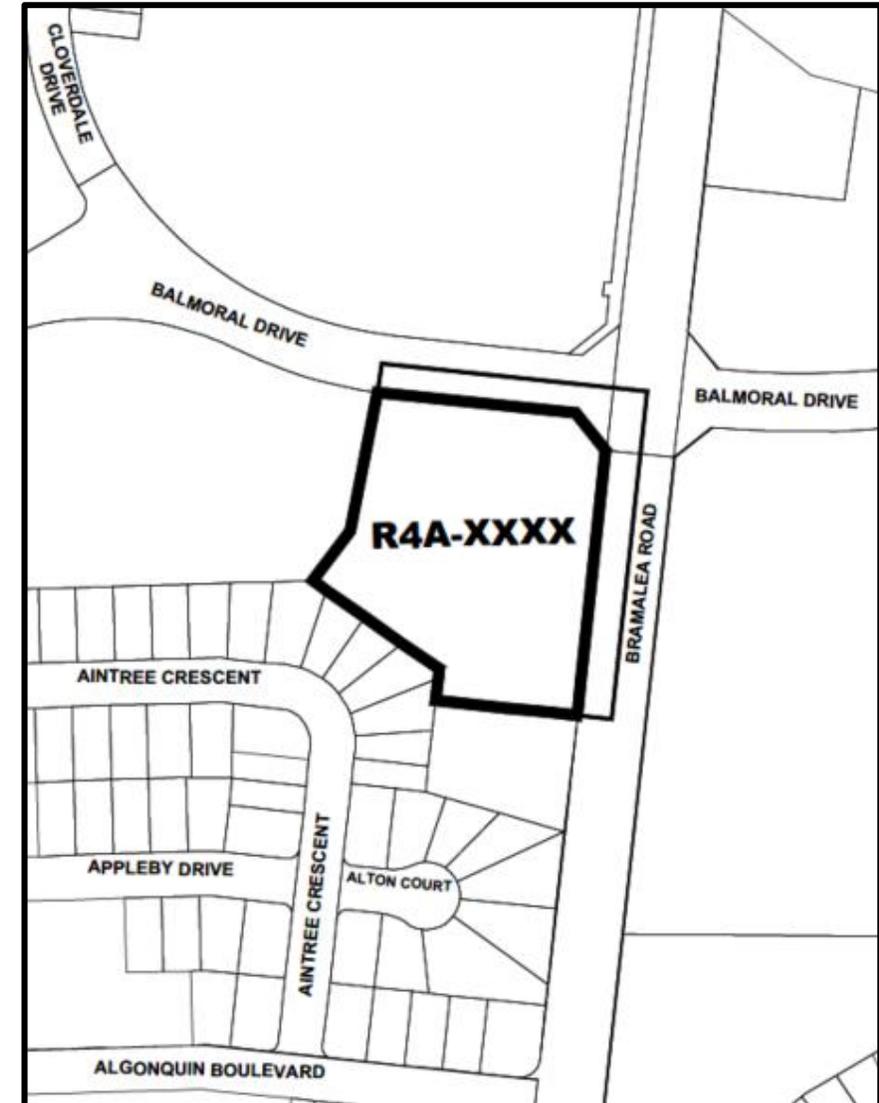
A Zoning By-Law Amendment **is required** to facilitate the development.

ZONING CATEGORY
RESIDENTIAL
INSTITUTIONAL
Subject Lands
OPEN SPACE



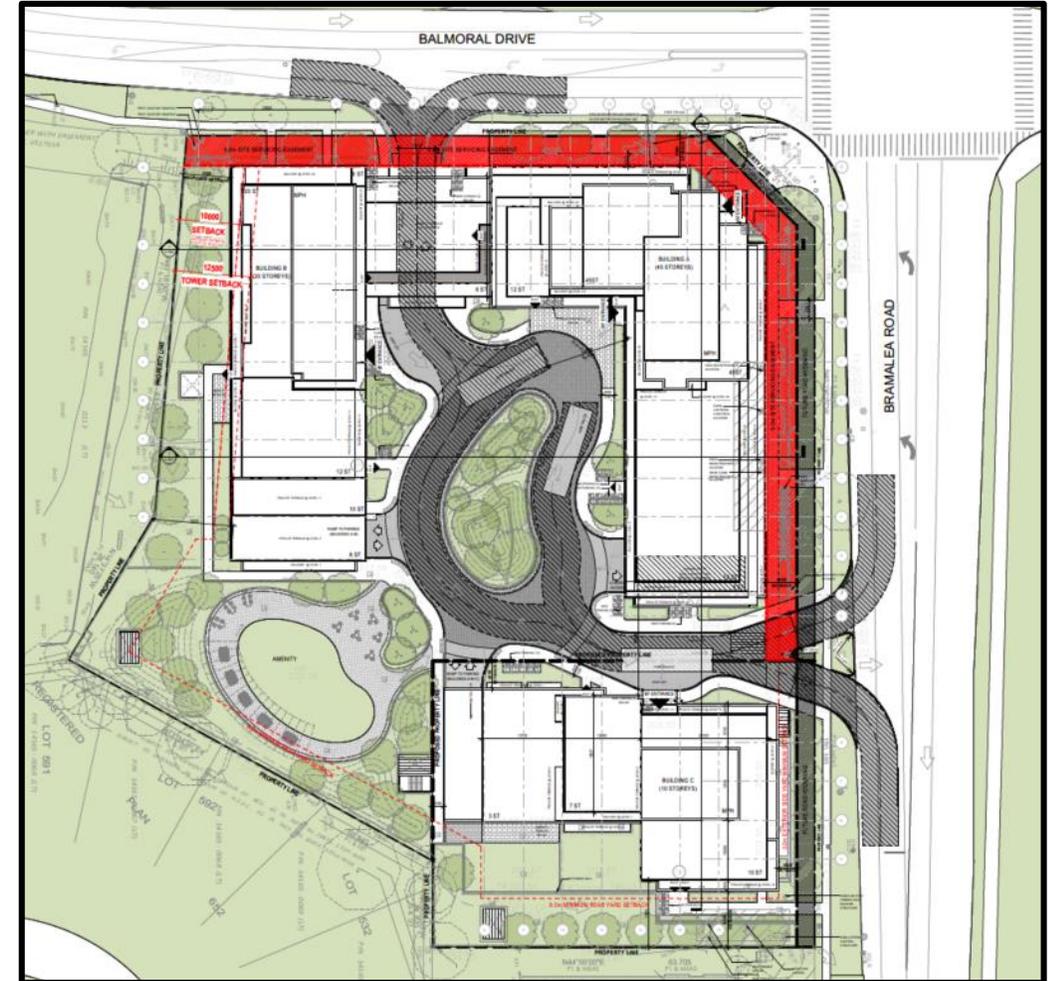
PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
Residential Apartment A(1) – Zoning By-law	<p>Permitted uses:</p> <ul style="list-style-type: none">• The purposes permitted in the Residential Apartment A (R4A) Zone• Only in conjunction with an apartment dwelling, a senior citizen residence, or a residential care home, a range of non-residential uses permitted on the ground floor of a building up to a maximum combined gross floor area of 600m²• Maximum building height: Varying from 45 storeys (Building A), 20 storeys (Building B) to 10 storeys (Building C)• Maximum Floor Space Index: 5.6• Maximum Lot Coverage: 45% of the lot area• Minimum Landscape Open Space: 40% of the lot area



KEY ISSUES / CONSIDERATIONS

- Ensuring an appropriate height, setbacks, separation distance and transition of the proposed development with the surrounding low-rise residential uses.
- Impact of additional density on local road network and availability of community infrastructure to service the development.
- Opportunities to include full mix and range of housing options such as affordable housing and/or purpose-built rental and provide more 2 and 2+ bedroom suites
- Opportunity to increase the amount of retail space provided at ground level.



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:

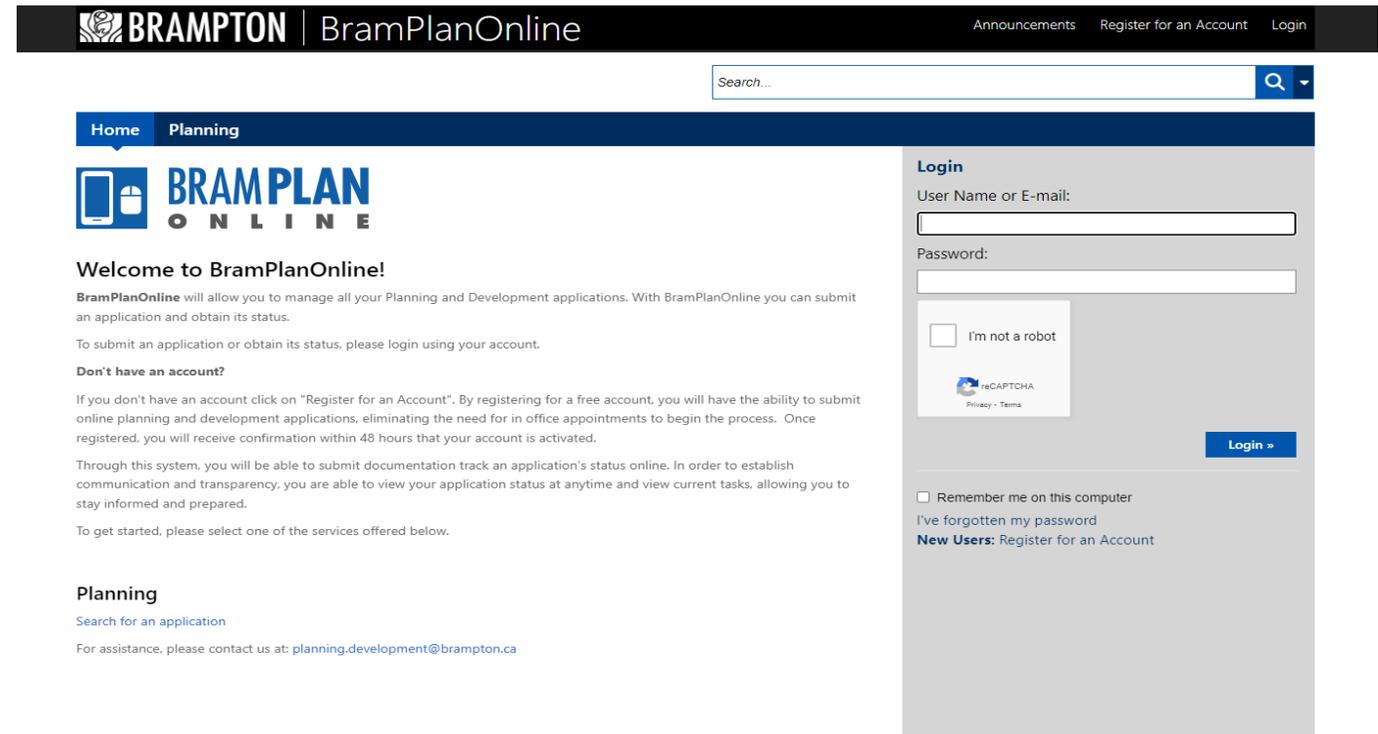
<https://planning.brampton.ca/CitizenAccess/Corp/CapHome.aspx?module=Planning&TabName=Planning>

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

File Number: **OZS-2025-0013**

4. On the [OZS-2025-0013 file page](#) click:

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



The screenshot displays the BramPlanOnline website interface. At the top, there is a navigation bar with the Brampton logo and the text "BRAMPTON | BramPlanOnline". To the right of the navigation bar are links for "Announcements", "Register for an Account", and "Login". Below the navigation bar is a search bar with the placeholder text "Search...". The main content area is divided into two columns. The left column features a "Home" and "Planning" navigation menu, the BramPlanOnline logo, and a "Welcome to BramPlanOnline!" message. Below the welcome message, there is a paragraph explaining the system's purpose: "BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status." This is followed by instructions on how to submit an application and obtain its status, and a section titled "Don't have an account?" which provides information on how to register for an account. The right column contains a "Login" section with input fields for "User Name or E-mail:" and "Password:". Below these fields are checkboxes for "I'm not a robot" and "Remember me on this computer". A "Login >" button is located at the bottom right of the login section. At the bottom of the page, there is a footer with the Brampton logo and the text "BRAMPTON".

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.

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Thank you!