

STATUTORY PUBLIC MEETING – JUNE 9, 2025

**APPLICATION to AMEND the
BRAMALEA SECONDARY PLAN (AREA 3)
and ZONING BY-LAW 270-2004**

BALMORAL INC.

**507 BALMORAL DRIVE
(SOUTHWEST CORNER of
BALMORAL DRIVE / BRAMALEA ROAD)**

CITY FILE: OZS-2025-0013

WARD: 7

PDC ITEM 6.2

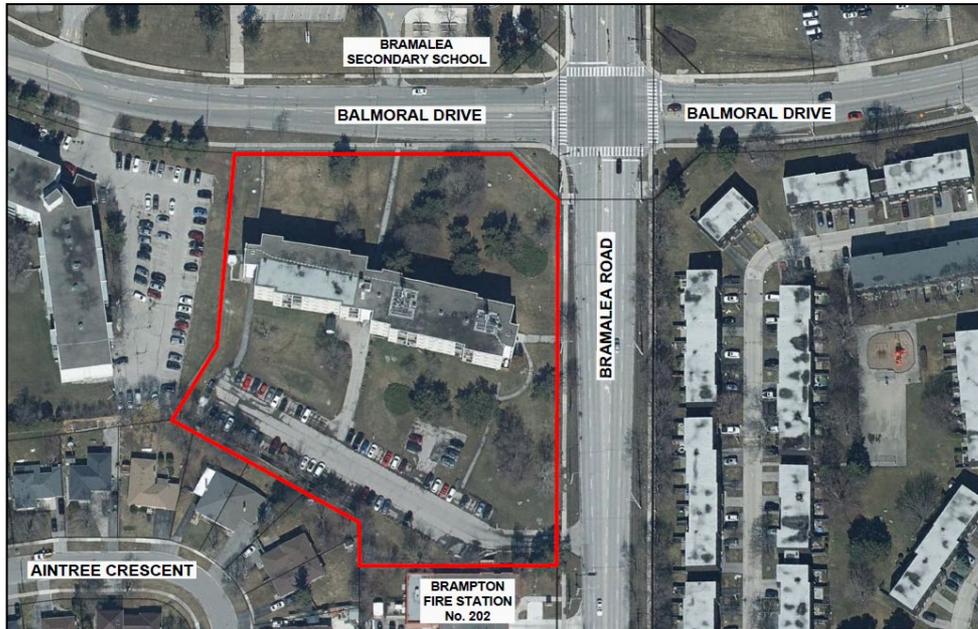
Gagnon Walker Domes Ltd.

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www.gwdplanners.com



SUBJECT SITE and CONTEXT



Site Area, Frontage

~1.36 hectares
~90 metres – Balmoral Drive
~120 metres – Bramalea Road

Existing Use, Conditions

4-storey residential apartment building
55 one and two bedroom units
73 surface parking spaces at the rear of building
1 full moves driveway access on Bramalea Road
Estimated Construction – 1960s (65 years)

Site Context, Community Facilities, Amenities

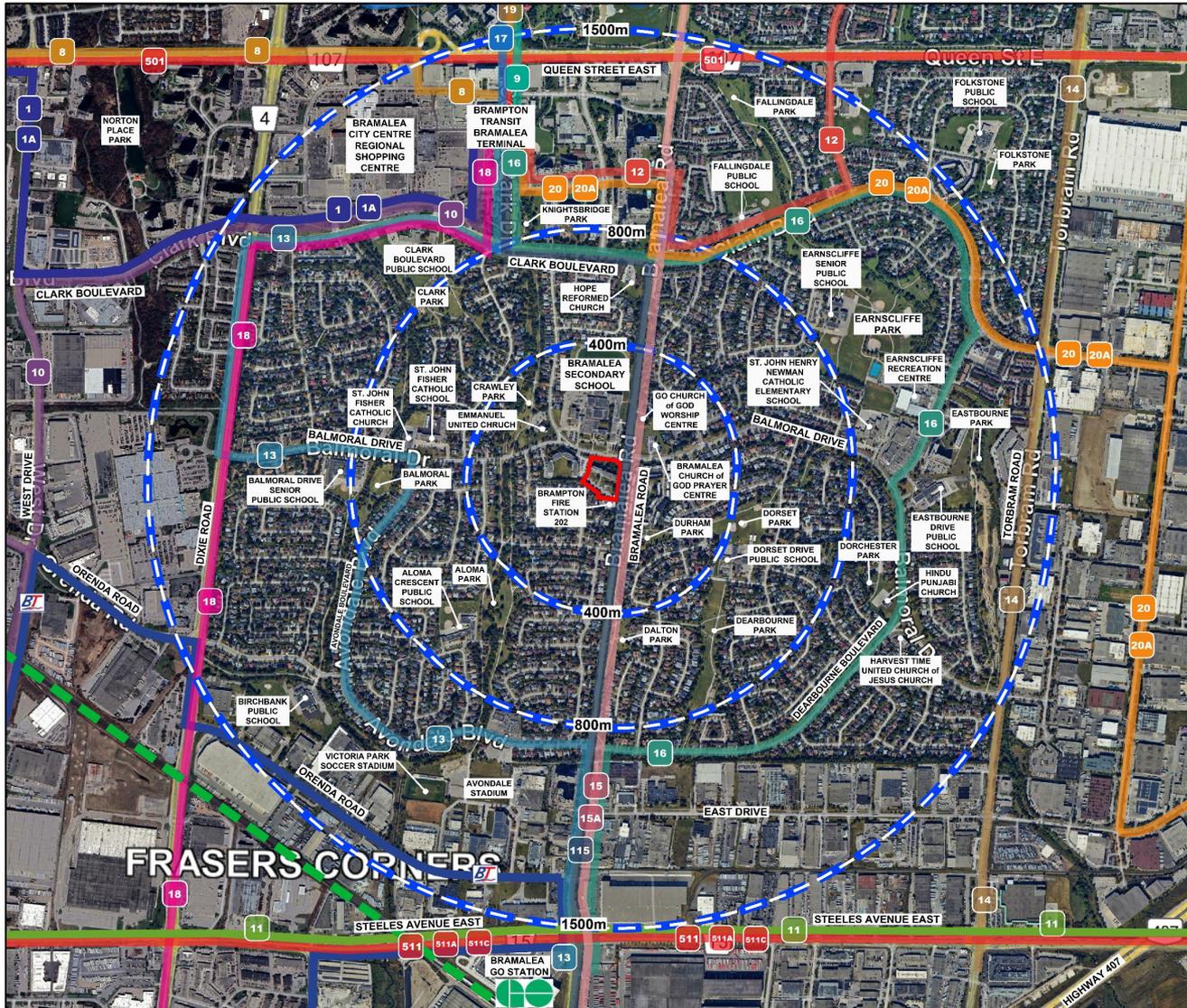
Surrounding area is comprised of a mix of land uses and built forms including low, medium and high density residential, municipal parks (12), schools (5), places of worship (7), recreational facilities (3), library (1), and employment lands beyond.

Site is located between the City's Central Area along Queen Street East to the north and the Bramalea GO Major Transit Station Area (MTSA) to the south. Both areas are located 1.5 to 1.75km from the site.





TRANSIT ROUTES, STATIONS, and TERMINALS



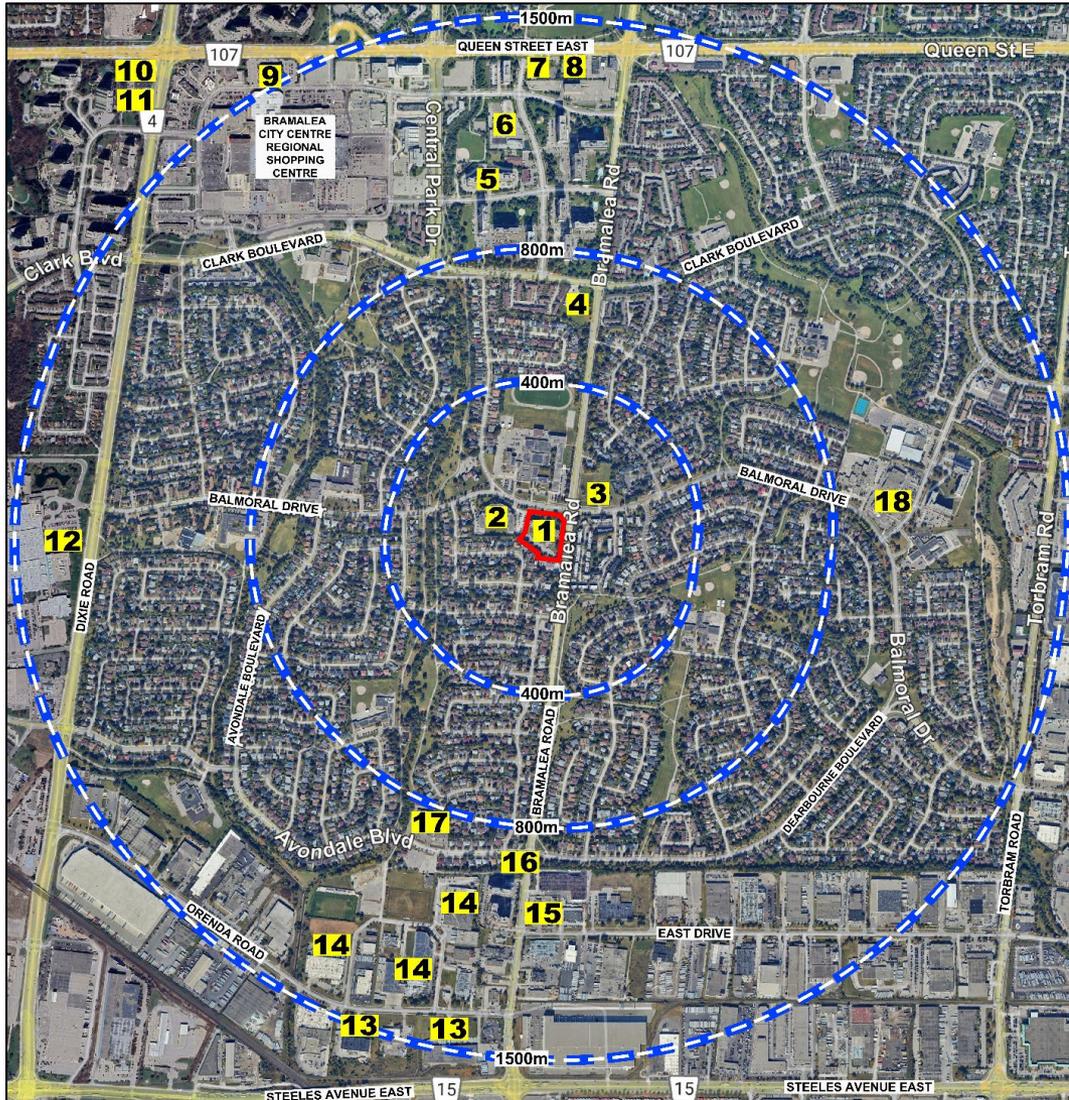
LEGEND

- SUBJECT SITE
- 400-1500m RADIUS from SUBJECT SITE
- TRANSIT ROUTE 1, 1A (QUEEN)
- TRANSIT ROUTE 8 (CENTRE)
- TRANSIT ROUTE 9 (VODDEN)
- TRANSIT ROUTE 10 (SOUTH INDUSTRIAL)
- TRANSIT ROUTE 11 (STEELES)
- TRANSIT ROUTE 12 (AVONDALE)
- TRANSIT ROUTE 13 (AVONDALE)
- TRANSIT ROUTE 14, 14A (TORBRAM)
- TRANSIT ROUTE 15, 15A (BRAMALEA)
- TRANSIT ROUTE 115 (AIRPORT EXPRESS)
- TRANSIT ROUTE 16 (SOUTHGATE)
- TRANSIT ROUTE 17 (HOWDEN)
- TRANSIT ROUTE 18 (DIXIE)
- TRANSIT ROUTE 19 (FERNFOREST)
- TRANSIT ROUTE 20, 20A (EAST INDUSTRIAL)
- TRANSIT ROUTE 501 (501 ZUM QUEEN)
- TRANSIT ROUTE 511, 511A, 511C (511/511A ZUM STEELES) (511C ZUM STEELES)
- BRAMALEA GO STATION
- GO TRANSIT RAIL LINE

15+ Transit Routes
2 ZUM BRT Routes
1 Bus Terminal
1 GO Station & Rail Line
1 Provincial Highway



SURROUNDING DEVELOPMENT ACTIVITY



As of January 2025, and within 1,500 metres of the site, there are as many as 18 development applications in process and/or under review.

New tall buildings to the north, south, and east are emerging within the greater community.

Brampton Plan (2023):

- City is forecasted grow by more than 300,000 people, 104,000 housing units, and 140,000 jobs by the year 2051.
- Requires that a minimum 60% of all new residential development to occur within the City's Built-Up Area on an annual basis to 2051.



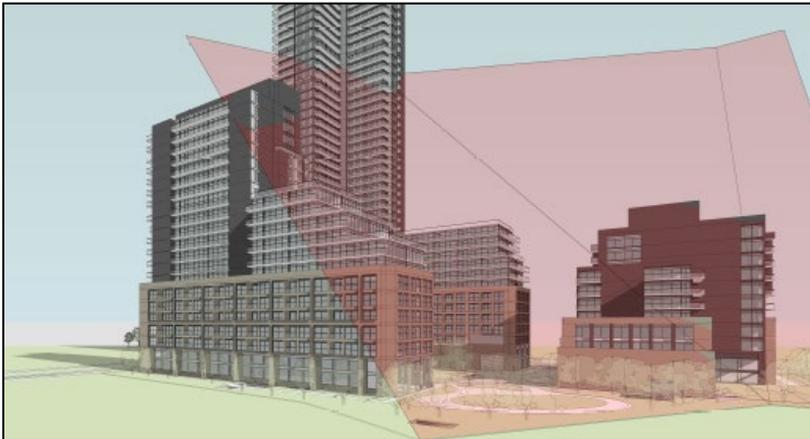
ARCHITECTURAL SITE PLAN, PERSPECTIVES



Three (3) residential apartment buildings ranging in heights of 10, 12, 20, 45-storeys, with ground floor commercial (~550m²). Built form typologies include a 'point tower', terraced mid-rise/high-rise buildings. Base podiums are articulated and setback from the property line, preceding storeys are setback from the base building faces.



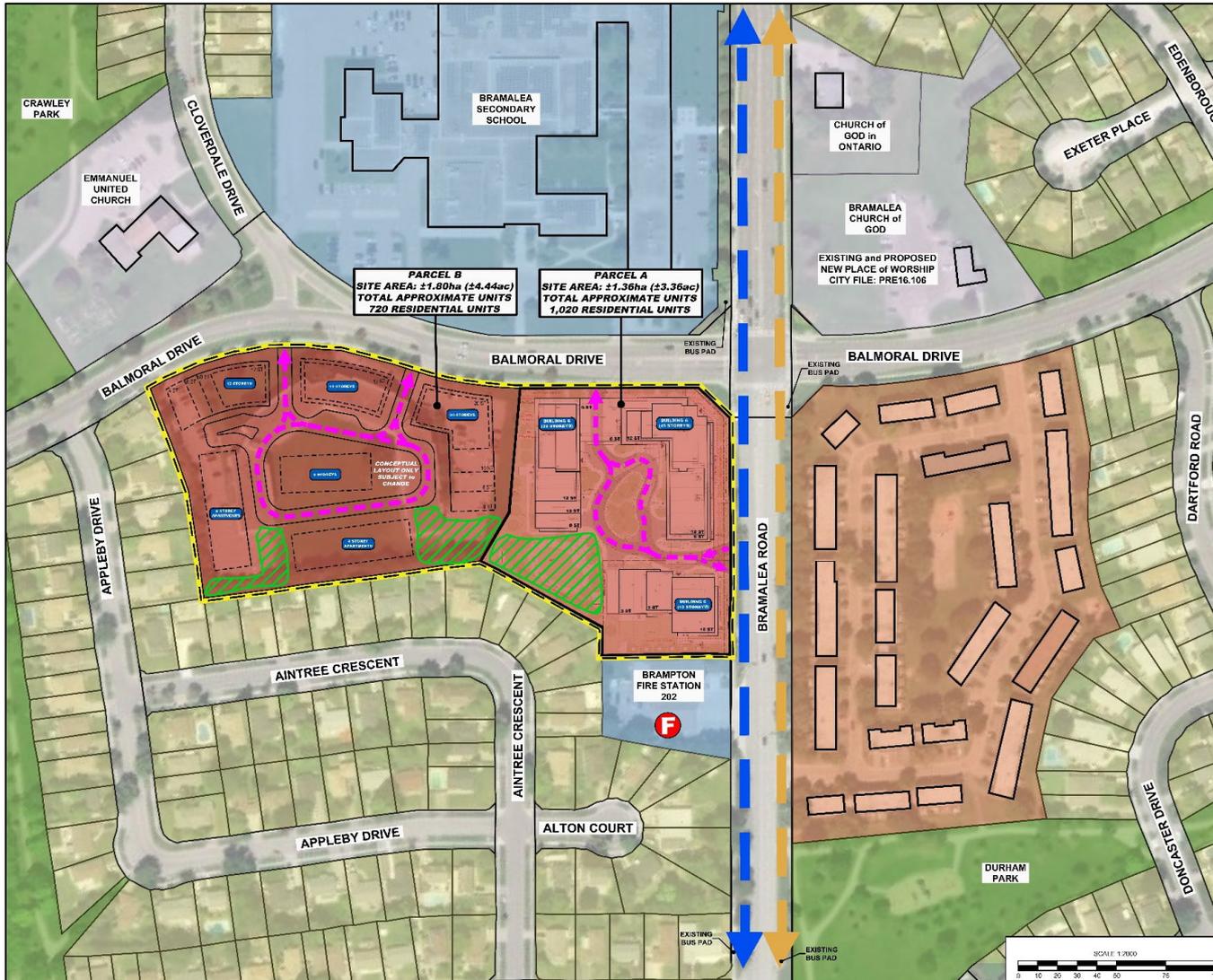
ANGULAR PLANE ANALYSIS



Angular Plane Analysis confirms that the building heights transition to adjacent low-rise residential. Save and except the upper levels of the 'point tower', the buildings are below the angular plane.



BALMORAL DRIVE TERTIARY PLAN



LEGEND

- TERTIARY PLAN BOUNDARY
- SUBJECT SITE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SCHOOLS
- PLACES of WORSHIP
- FIRE STATION
- PARKS and OPEN SPACE
- POTENTIAL OUTDOOR AMENITY AREAS
- CONCEPTUAL BUILDINGS (501, 503 BALMORAL DRIVE)
- VEHICULAR SITE CIRCULATION
- BRAMPTON TRANSIT ROUTE 115
- BRAMPTON TRANSIT ROUTE 15, 15A

Prepared to guide future proposals within the local context. Demonstrates how the neighbouring property to the west can be redeveloped in a comprehensive and coordinated manner.



LANDSCAPE CONCEPT PLAN



Concept includes a variety of hard and softscape treatments.

Street frontages are to blend the site with the public realm.

Prioritizes greenery, connectivity, and inviting spaces.

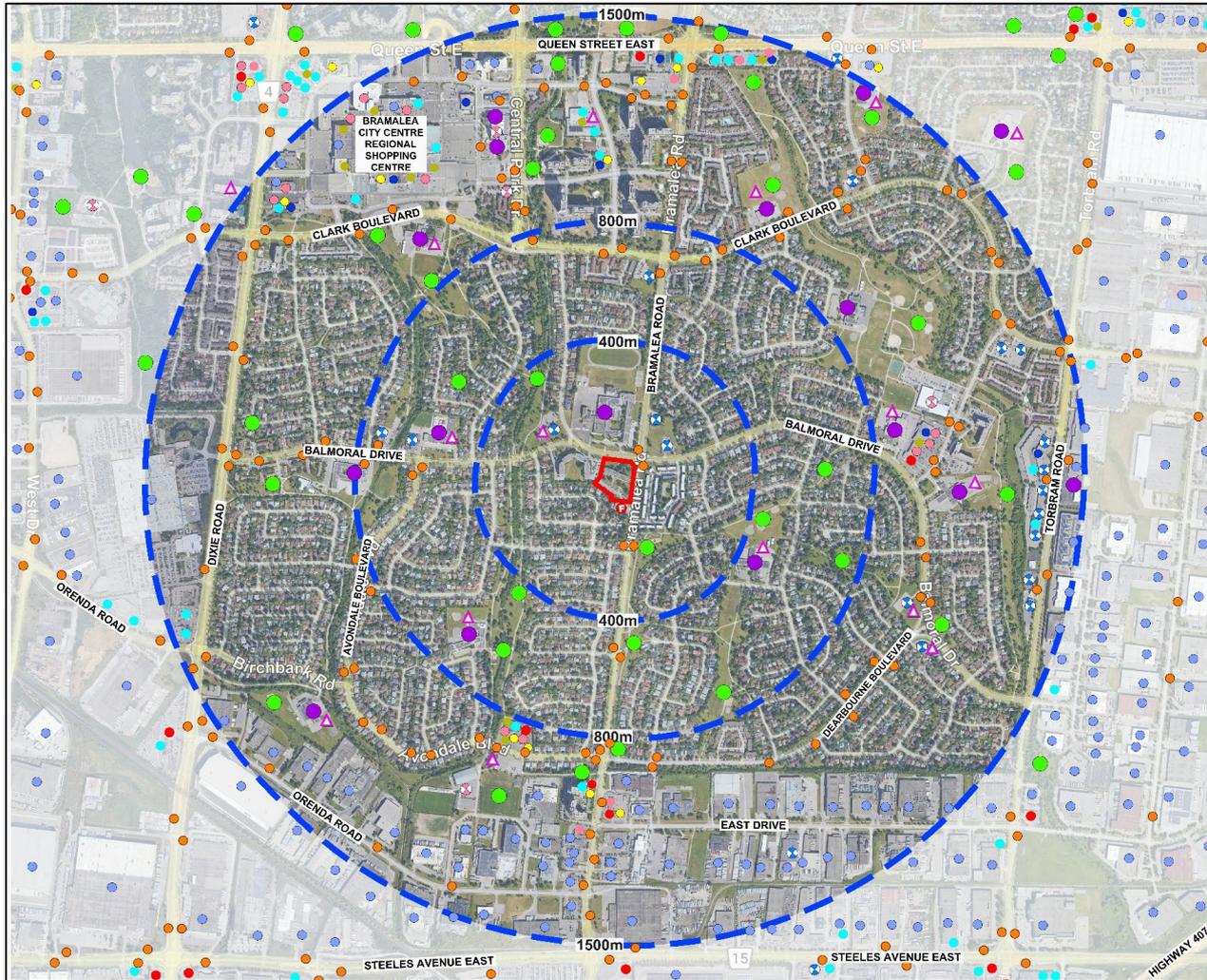
All vehicular parking except for a small number of short-term surface spaces are located in a below grade parking structure.

Service and loading areas are screened from the public view.



SUSTAINABILITY SCORE

Proposal has achieved the “Bronze Threshold”.
Score to be re-evaluated during planning process and future detailed design stage.



LEGEND

-  SUBJECT SITE
-  400m-800m RADIUS from SUBJECT SITE
-  BRAMPTON TRANSIT BUS STOPS
-  BRAMPTON TRANSIT ROUTES
-  SCHOOLS
-  DAYCARE CENTRES
-  PLACES of WORSHIP
-  LIBRARY / RECREATIONAL FACILITIES
-  FIRE STATION
-  PARKS
-  GENERAL RETAIL / BANKS
-  EMPLOYMENT / OFFICE
-  CONVENIENCE / GAS STATION
-  RESTAURANT / TAKE-OUT / COFFEE SHOP
-  GROCERY STORE
-  PHARMACY / MEDICAL OFFICE / VETERINARY
-  HAIR SALON / NAIL SALON



APPLICATION TECHNICAL STUDIES, REPORTS, PLANS

- 1) Boundary and Topographic Plan of Survey
- 2) Tertiary Plan
- 3) Architectural Plans
- 4) Waste Management Plan
- 5) Sun and Shadow Study
- 6) Urban Design Brief
- 7) Landscape Concept Plan
- 8) Tree Evaluation Report
- 9) Functional Servicing Report
- 10) Site Servicing and Grading Plans
- 11) Geotechnical Investigation
- 12) Environmental Site Assessment
- 13) Archaeological Assessment
- 14) Wind Study
- 15) Noise Impact Study
- 16) Transportation Impact Study
- 17) Planning Justification Report
- 18) Preliminary Housing Analysis
- 19) Sustainability Score and Summary
- 20) Draft Official Plan and Zoning By-law Amendments



PROJECT VISION and KEY CONSIDERATIONS

- Promotes revitalization of the area
- Supports transit investments, potential to add ridership to the transit system
- Supports Housing Brampton, the City's housing strategy and action plan
- Enhanced public realm, animated and active streetscapes
- Includes a mix of uses (i.e., residential, commercial)
- Increased connectivity and walkability, improved accessibility
- Opportunity for sustainable design
- Contributes to the evolving City skyline by creating a landmark site
- No decisions on tenure (rental, condominium, or a combination of both)
- Application seeks land use development permissions only which will guide and regulate future redevelopment
- Future Planning Applications to be evaluated against Municipal and Provincial legislation (i.e., Residential Tenancies Act).

THANK YOU