

# **APPLICATION TO AMEND THE ZONING BY-LAW**

**To permit a mixed-use development of four towers ranging between 23-45 storeys  
in height oriented along Hurontario Street and two 5-storey residential buildings  
oriented along Turtlecreek Boulevard**

**2 County Court Boulevard**

**City of Brampton File # : OZS-2023-0003**

**Application By:  
Gagnon Walker Domes Ltd./ Soneil Markham Inc.**

**WARD : 3  
REGIONAL COUNCILLOR: Martin Medeiros  
CITY COUNCILLOR: Dennis Keenan**

# LOCATION OF SUBJECT PROPERTY





# AREA CONTEXT



**North:** Townhouses and commercial uses

**South:** Institutional (provincial courthouse and Peel Regional Police headquarters) and commercial uses

**East:** Single detached residential dwellings

**West:** Residential, commercial and institutional uses

## Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				



# AREA CONTEXT



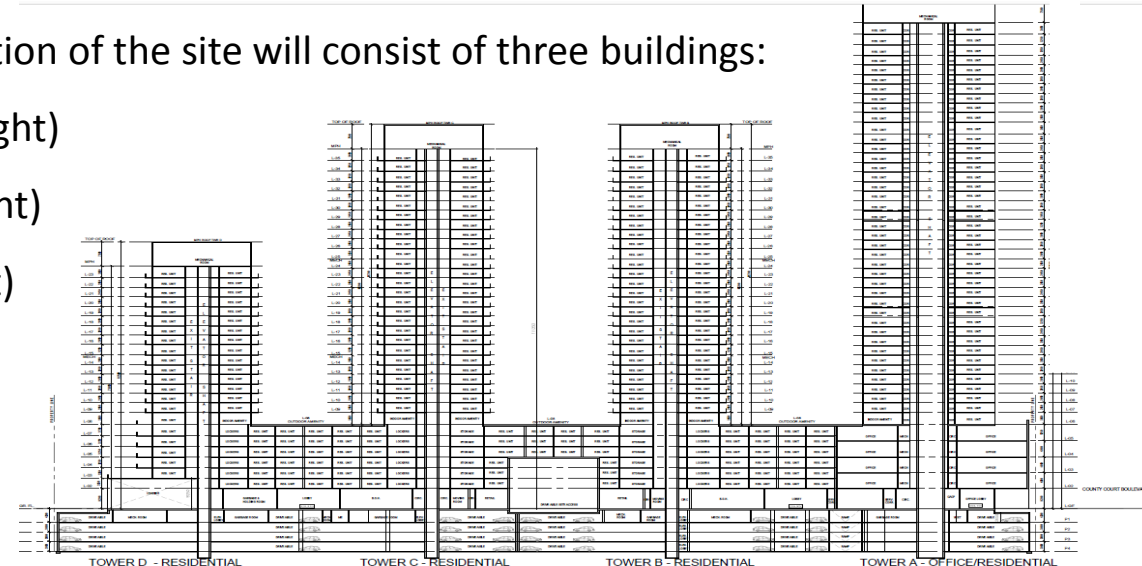
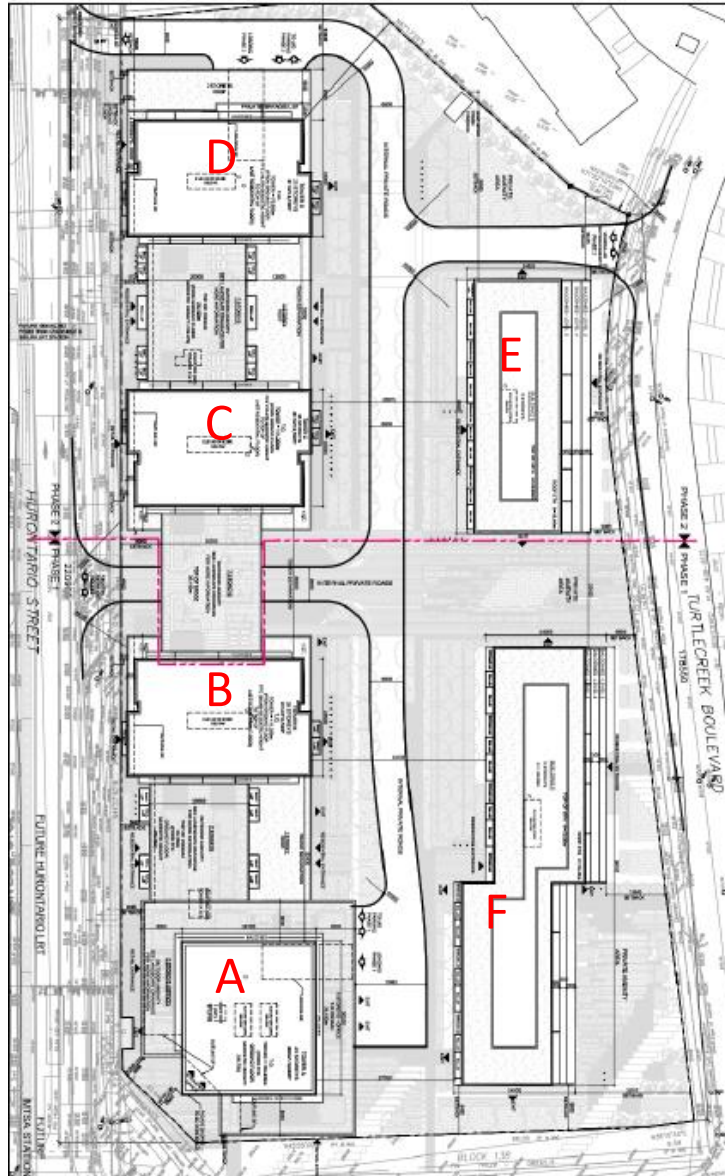


# DEVELOPMENT PROPOSAL

## An Application to Amend the Zoning By-law:

To permit a mixed-use development of four towers ranging between 23-45 storeys in height oriented along Hurontario Street and two 5-storey residential buildings oriented along Turtlecreek Boulevard.

- **Phase One:** The southern portion of the site will consist of three buildings:
  - A (45 storeys, 150.40 m in height)
  - B (35 storeys, 111.35 m in height)
  - F (5 storeys, 16.40 m in height)
- **Phase Two:** The northern portion of the site will consist of three buildings:
  - C (35 storeys, 111.35 m in height)
  - D (23 storeys, 75.05 m in height)
  - E (5 storeys, 16.40 m in height)



# DEVELOPMENT PROPOSAL

The following are further details for the proposal:

Lot Area: 2.17 Hectares (5.35 acres)

Total Floor Area: 126,387 m<sup>2</sup> (1,360,418 ft<sup>2</sup>)

- Residential – 117,842 m<sup>2</sup> (1,268,441 ft<sup>2</sup>)
- Non-Residential – 8,545 m<sup>2</sup> (91,978 ft<sup>2</sup>)
  - Retail – 1,914.90 m<sup>2</sup> (20,611.81 ft<sup>2</sup>)
  - Office – 6,630.00 m<sup>2</sup> (71,364.73 ft<sup>2</sup>)

Residential Units: 1610 units total:

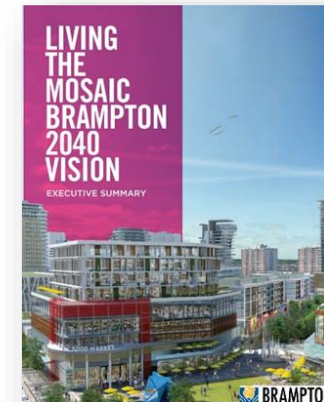
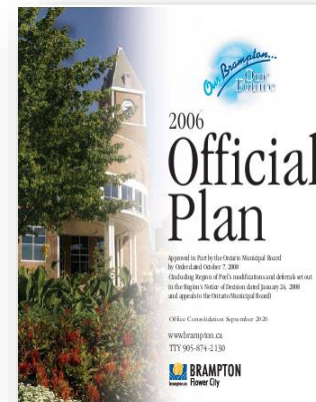
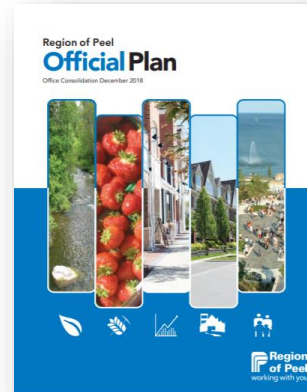
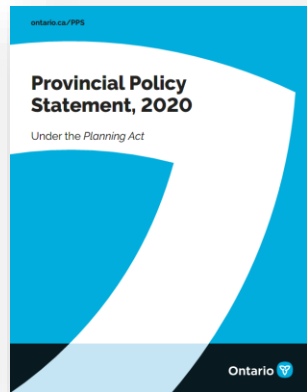
- 1 Bedroom - 865 units (54%)
- 2 Bedroom – 647 units (40%)
- 3 Bedroom – 92 units (6%)

• Total Site Floor Space Index (FSI): 5.88

FLOOR SPACE INDEX means the figure obtained by dividing the gross floor area of all floors in a building by the area of the lot to be built upon.



# PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

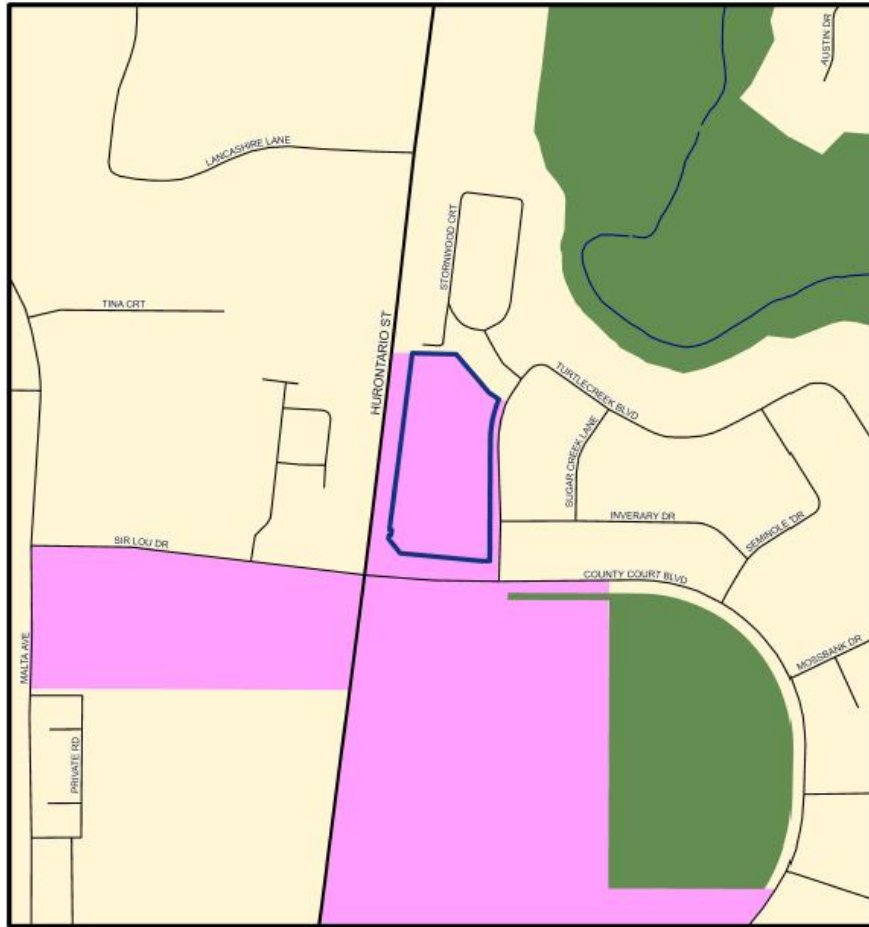
- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Hurontario - Main Corridor Secondary Plan

Also following the principles of:

- Brampton 2040 Vision



# CURRENT PLANNING CONTEXT: OFFICIAL PLAN



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN



The property is designated 'Office' within the City of Brampton Official Plan, which permits:

- offices,
- hotels/motels, and
- other accessory commercial uses.

Multiple residential uses may be permitted subject to compatibility with adjacent land uses.

An Amendment to the Official Plan is not required as the current Secondary Plan designation of 'Mixed-Use Two (MU2)' permits residential uses.



# CURRENT PLANNING CONTEXT: SECONDARY PLAN

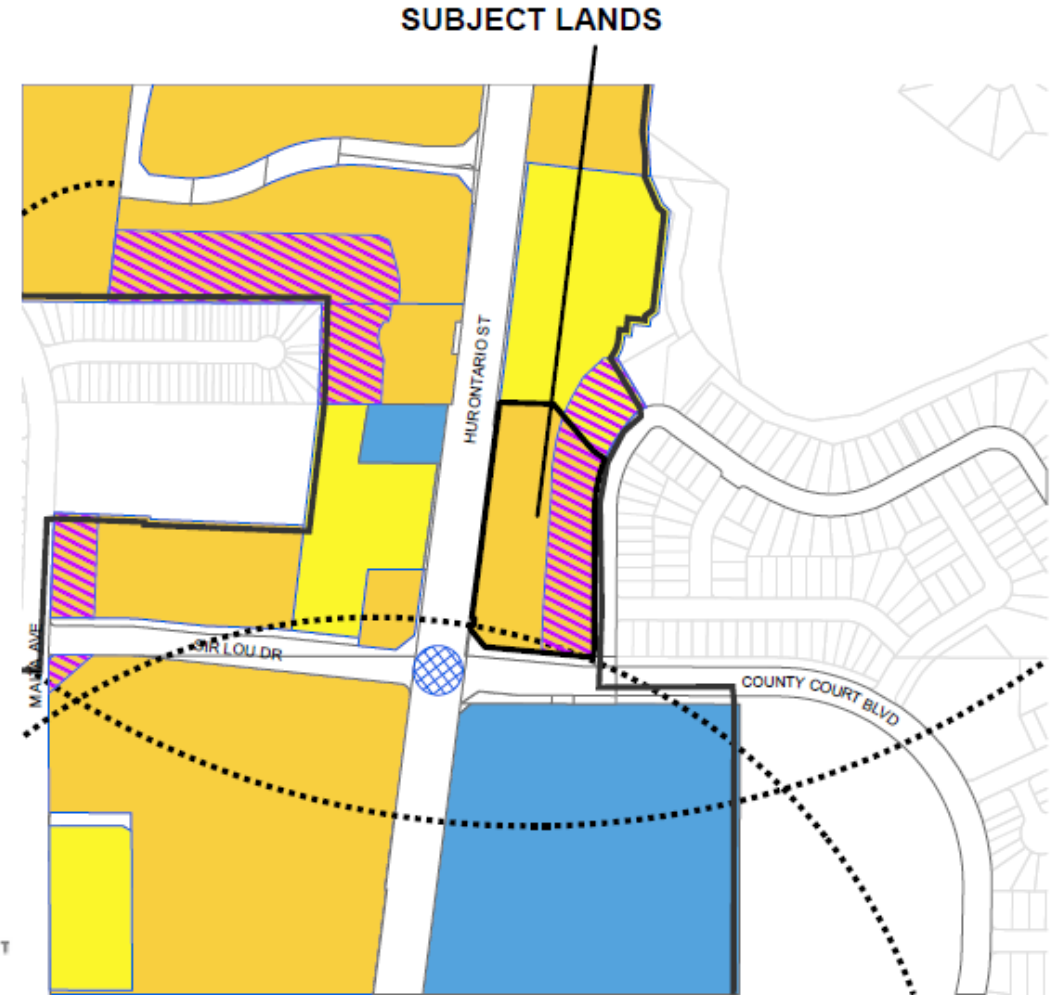
## Hurontario- Main Corridor Secondary Plan Area 55

Designated as 'Mixed-Use Two (MU2)' with the easterly part of the site identified as a 'Height Transition Area'.

The vision identified for the Brampton Gateway Character Area is to transform the existing single-use, under-utilized properties into a vibrant mixed-use transit-oriented community.

The purpose of the height transition area is to ensure that new development is appropriately blended into existing neighbourhoods by applying a height transition plane.

<b>RESIDENTIAL</b>	<b>MIXED USE</b>	<b>INSTITUTIONAL</b>	<b>OPEN SPACE</b>
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
<b>COMMERCIAL</b>	<b>ROADS</b>	<b>GATEWAYS</b>	LANDS SUBJECT TO THIS AMENDMENT
REGIONAL COMMERCIAL	COLLECTOR ROAD	PRIMARY GATEWAY	HEIGHT TRANSITION AREA
		SECONDARY GATEWAY	



EXTRACT FROM SCHEDULE SP55(A) OF THE DOCUMENT KNOWN AS THE HURONTARIO-MAIN CORRIDOR SECONDARY PLAN

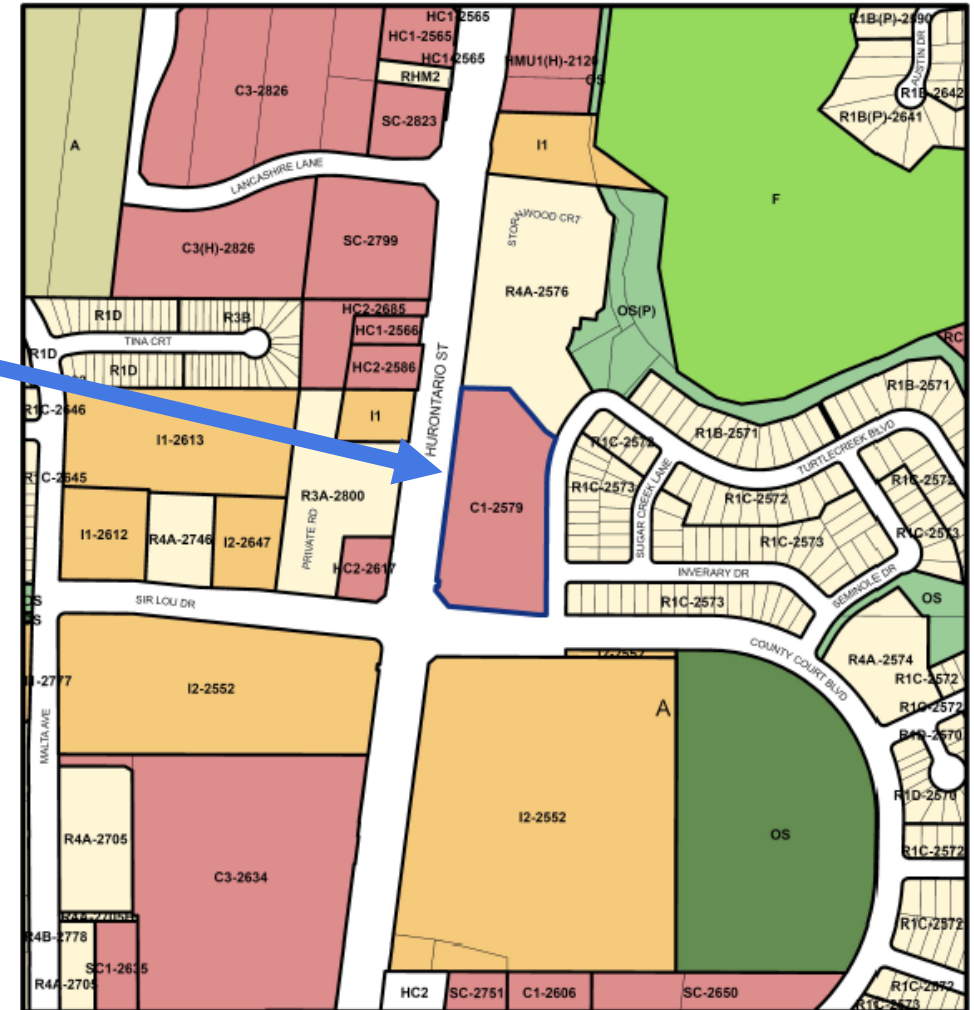
# CURRENT ZONING CONTEXT: ZONING BY-LAW

## Commercial One (C1)- Special Section 2579'

The subject site is zoned 'Commercial One (C1)- Special Section 2579'.

This permits a range of commercial uses including:

- office,
- banks,
- restaurants,
- day nursery,
- personal service shop.





# PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from 'Commercial One (C1)- Special Section 2579' to 'Huronario Corridor Mixed-Use One – XXXX (HMU1 – XXXX)'

Proposed Zone	Highlight of proposed Zone
Huronario Corridor Mixed-Use One- XXXX (HMU1- XXXX)	<ul style="list-style-type: none"> <li>• Permits residential uses in addition to office and retail uses.</li> <li>• Maximum permitted gross floor area: 126,500.00 sm</li> <li>• Maximum height along Huronario: 35 and 45 storeys</li> <li>• Maximum height along Turtlecreek: 5 storeys</li> <li>• Minimum vehicular parking: 0 residential spaces per dwelling unit and 0.15 visitor spaces per unit</li> <li>• Along with other built form and parking regulations</li> </ul>



 SUBJECT LAND (Proposed Zone: HMU1- XXXX)



# WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application- January 16<sup>th</sup>, 2023

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





# ISSUES & CONSIDERATIONS

## Preliminary Issues:

- Compatibility with the existing neighbourhood.
- Office space – does the amount satisfy the intent of the Secondary Plan?
- Density/Height – appropriateness, and sensitive transition from the adjacent existing low density uses.

## Considerations:

- Contributions to the critical mass of people and jobs required to take advantage of Light Rail transit along this Corridor.
- Support for 'Housing Brampton', the City's comprehensive housing strategy and action plan.
- Enhancements to open space, pedestrian access and connectivity with active transportation linkages.
- Affordable housing – can arrangement be made for the delivery of affordable units through this development?



# ACCESS MORE INFORMATION

More information on the development proposal, including the full plans and supporting studies submitted by the applicant, can be found on the City's BramPlan Online portal. The information can be found by:

1. Click [here](#) to access [BramPlan Online](#):
2. Type the **file number** in the required field:  
File Number: OZS-2023-0003
3. On the [OZS-2023-0003 file page](#) click: The File Info Tab, and click documents to review all application drawings and documents.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
<a href="#">RD_Phase I Environmental Site Assessment.pdf</a>	OZS-2023-0003	Environmental Site Assessment	47.65 MB	01/25/2023	01/12/2023	Actions ▾
<a href="#">RD_Phase II Environmental Site Assessment.pdf</a>	OZS-2023-0003	Environmental Site Assessment	13.68 MB	01/25/2023	01/12/2023	Actions ▾
<a href="#">RD_Parcel Abstract.pdf</a>	OZS-2023-0003	Initial Documentation	138.66 KB	01/25/2023	01/12/2023	Actions ▾





# CONTACT INFORMATION

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Thank you!