

# Public Information Meeting

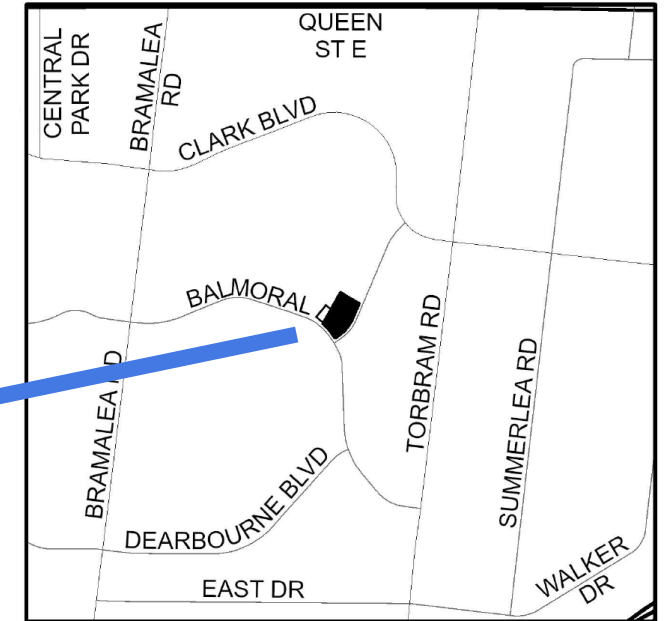
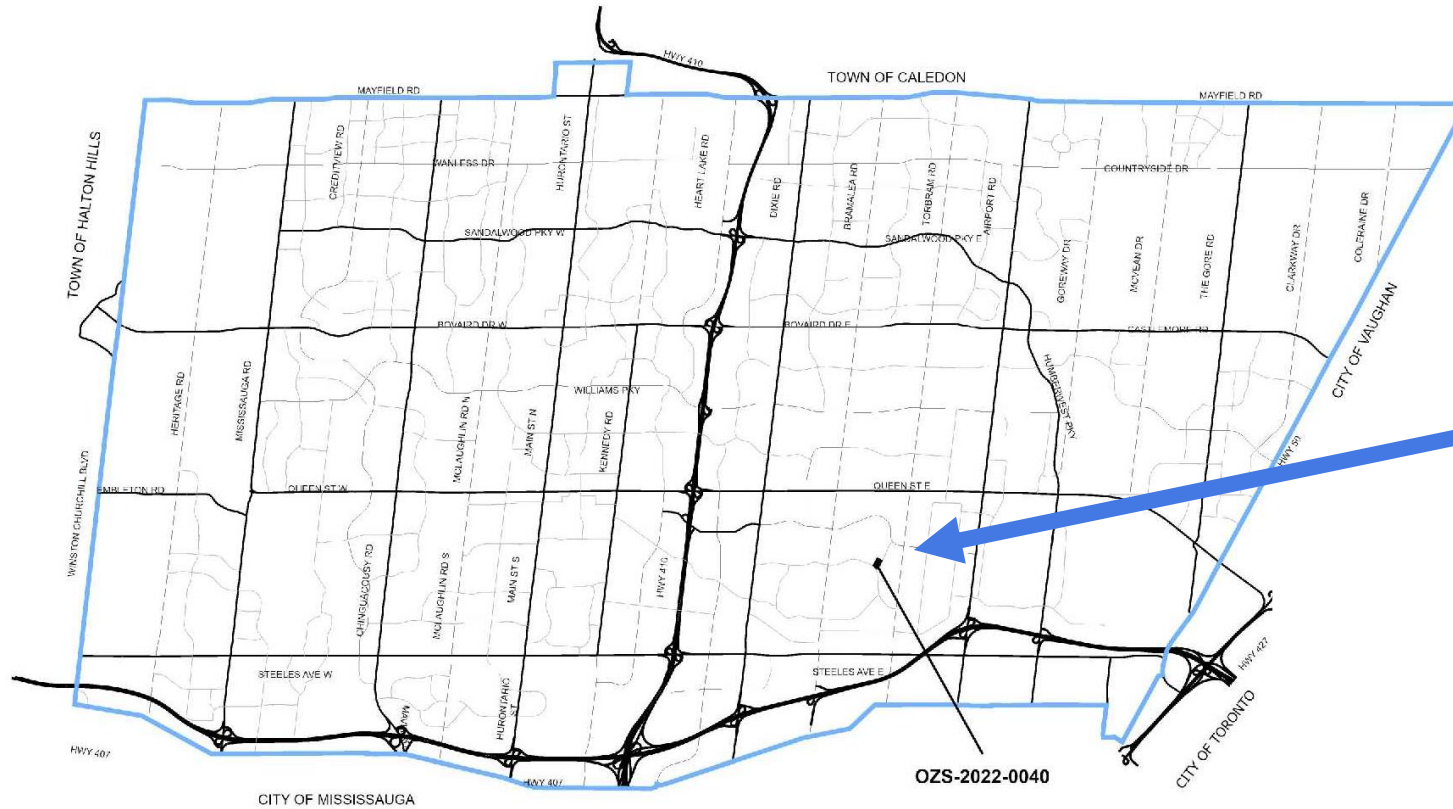
**APPLICATION TO AMEND THE OFFICAL PLAN AND ZONING BY-LAW  
700 Balmoral Drive**

**City of Brampton File # : OZS-2022-0040**

**Application by:  
Humphries Planning Group Inc./ Anclare Holdings Inc.**

**WARD : 7  
REGIONAL COUNCILLOR: Pat Fortini  
CITY COUNCILLOR: Rod Power**

# LOCATION OF SUBJECT PROPERTY



700 Balmoral Drive  
(Subject Lands)

# AREA CONTEXT



**North:** Commercial car wash use, and further north is Earncliffe Recreation Centre.

**South:** Balmoral Drive, beyond are single detached dwellings.

**East:** Eastbourne Drive, beyond is Eastbourne Drive Public School, and two 9-storey residential rental apartments, and a Natural Heritage System.

**West:** Sir John Henry Newman Catholic Elementary School, and beyond are single detached dwellings.

## Legend

|   |              |   |              |   |               |   |      |
|---|--------------|---|--------------|---|---------------|---|------|
|  | SUBJECT LAND |  | AGRICULTURAL |  | INSTITUTIONAL |  | ROAD |
|  | COMMERCIAL   |  | OPEN SPACE   |  | UTILITY       |   |      |
|  | INDUSTRIAL   |  | RESIDENTIAL  |   |               |   |      |

# DEVELOPMENT PROPOSAL

## Application to Amend the Zoning By-law and Official Plan:

- To permit a mixed-use development consisting of 2 podium buildings with tower heights of 10, 12, 18 and 20 storeys
- The proposal includes:
  - 980 units
  - 4,613 square metres of retail space
  - 1,365 parking spaces
  - 2,586 square metres of amenity space
  - A Floor Space Index (FSI) of 4.1

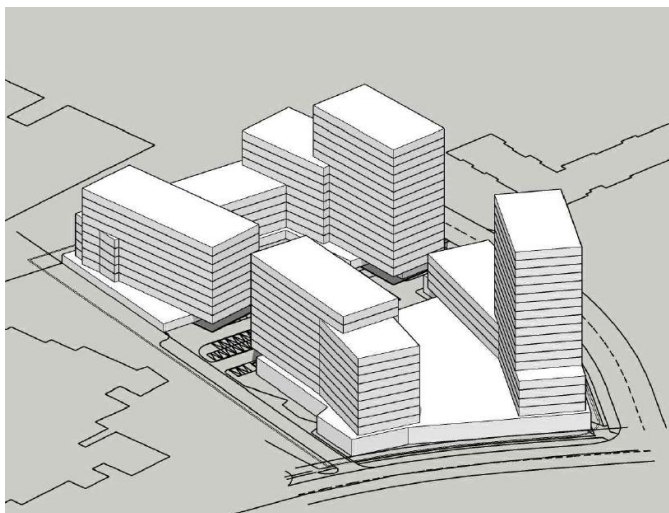


Fig.13 - Building 3D rendering - internal courtyard view from the main east-west internal road

***It is intended that the No Frills will be retained during Phase 1 of the development. The No Frills will be relocated within the proposed retail space of Phase 1.***

# OFFICIAL PLAN DESIGNATION



- OPENSOURCE
- RESIDENTIAL
- SUBJECT LAND
- OFFICE

The property is designated 'Residential' in the Official Plan.

The permitted uses within the Residential designation include:

- A range of residential uses from single detached dwellings to apartments.
- supportive uses, including, but not limited to schools, libraries, parks, recreational centres, retail and commercial uses.

An amendment to 'Schedule A2 – Retail Structure' of the Official Plan is required to delete the Neighbourhood Retail designation.

# SECONDARY PLAN DESIGNATION

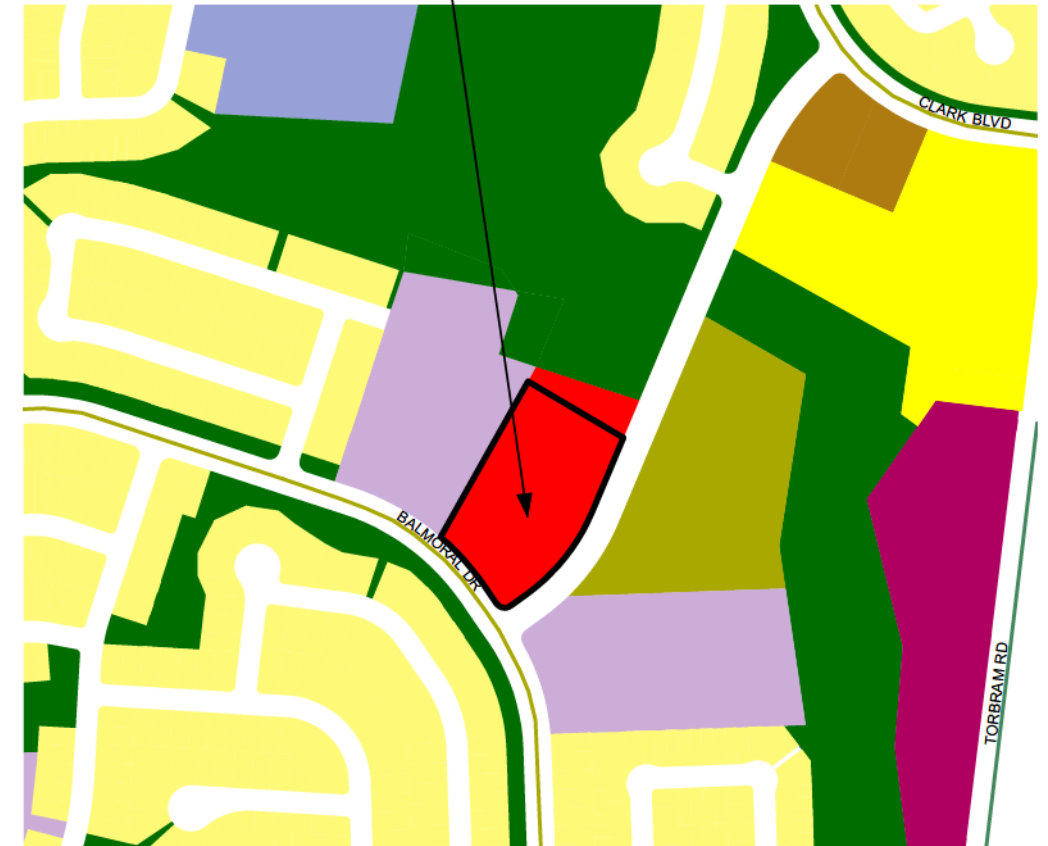
## Bramalea Secondary Plan Area 3

Designated 'Neighbourhood Retail'.

Permitted uses include small scale retail, supermarkets, specialty stores, junior department stores, pharmacies, restaurants and service establishments.

An amendment to the Secondary Plan is required to permit the proposed residential apartments, together with the proposed retail.

SUBJECT LANDS

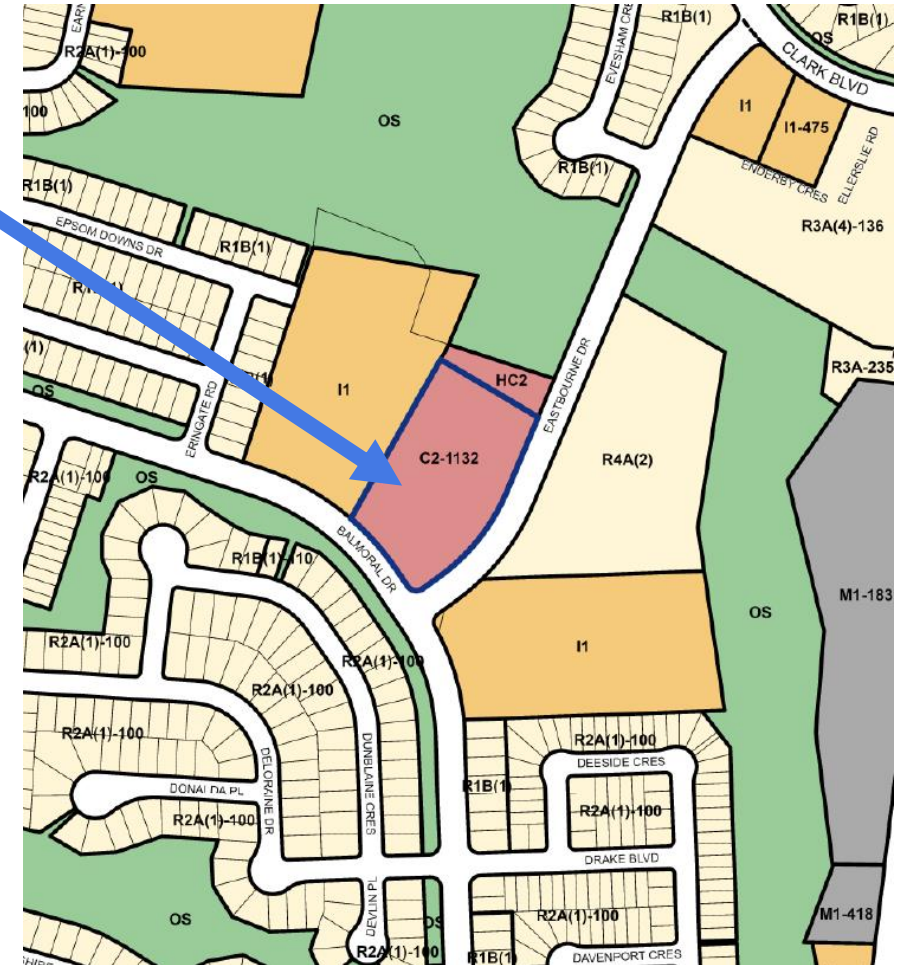


# ZONING BY-LAW

## Zoned: Commercial Two – Section 1132 (C2-1132)

Permitted uses include range of commercial uses including: supermarket, bank, office, restaurants, commercial school, community club, service station or gas bar, and personal service shop, and a movie theatre.

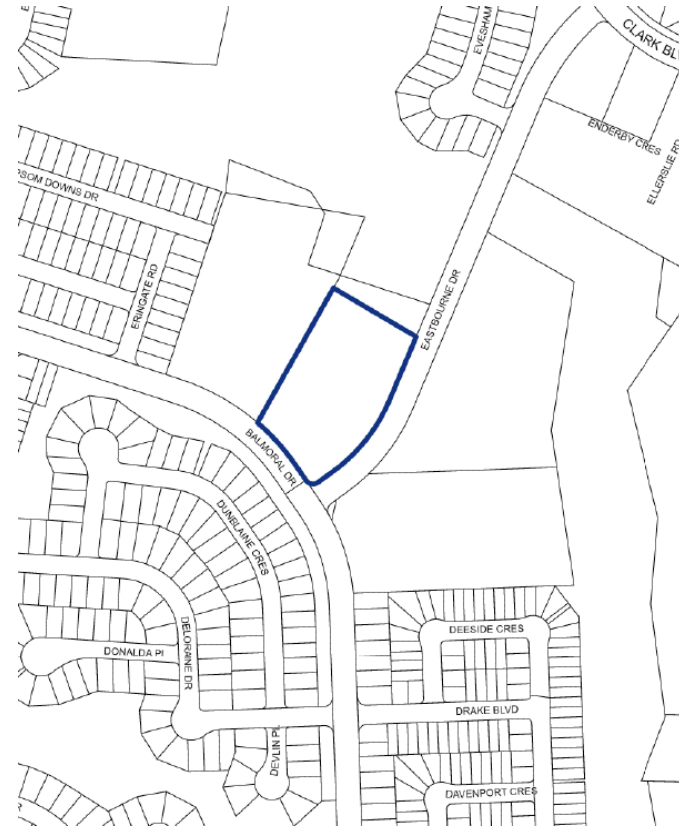
A Zoning By-law Amendment is required to permit the proposed residential uses, together with the proposed retail.



# ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment proposes to rezone the subject site from 'Commercial Two – Section 1132 (C2-1132)' to 'Residential Apartment A (R4A) - Special Section XXXX' on Schedule A.

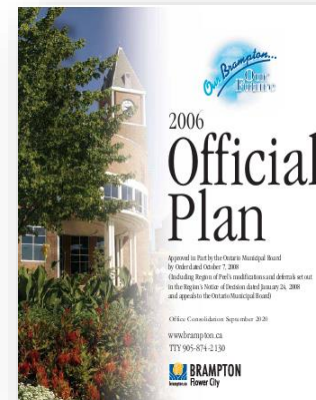
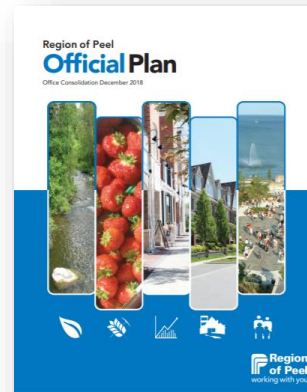
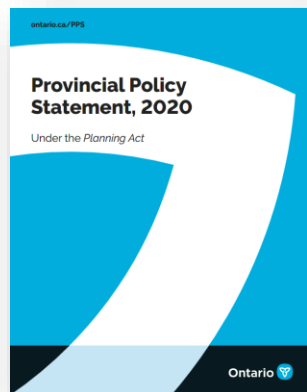
| Proposed Zone  | Highlight of proposed Zone  |
|--|---|
| 'Residential Apartment A (R4A) - Special Section XXXX' | <ul style="list-style-type: none"> <li>• Permits an apartment building</li> <li>• Permits a range of commercial uses, including, but not limited to: office, bank, convenience store, supermarket, restaurants, medical clinic, day nursery.</li> <li>• Will regulate tower height, density, parking, setbacks, tower separation, commercial space, etc.</li> </ul> |



 SUBJECT LAND (Proposed Zone: CMU1- XXXX)



# 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
- Bramalea Secondary Plan Area 3

Also following the principles of:

- Brampton 2040 Vision

# ISSUES/OPPORTUNITIES

## Issues:

- Integration of the proposed development and its compatibility within the existing neighbourhood.
- Minimizing impacts to the adjacent school to the west.
- Adequately transitioning from high-density to the surrounding land uses.
- Vehicular access points to be in alignment with existing access points.
- Ensuring that internal pedestrian movements are safe for residents and grocery retail customers.

## Opportunities:

- Providing a mix of residential and retail uses could meet long term needs and form a resilient and livable communities.
- The phased approach ensures that the supermarket and retail opportunities are partially maintained.

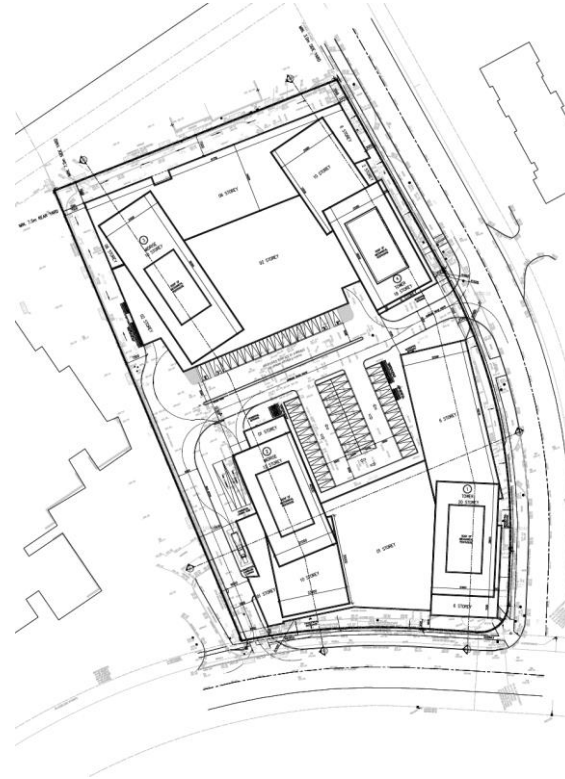
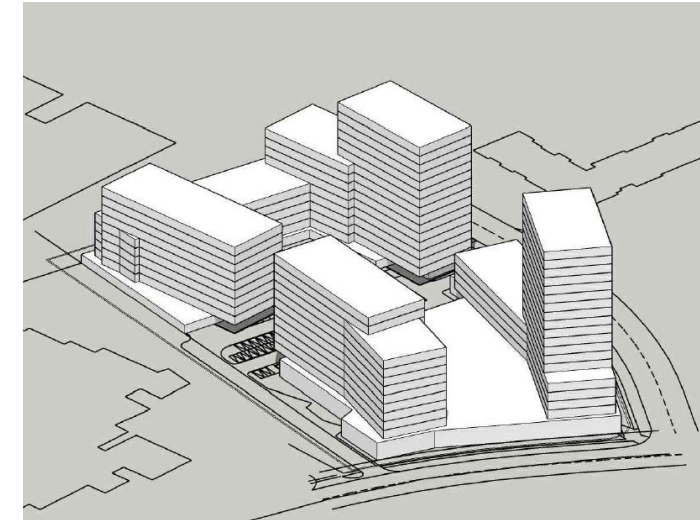


Fig.13 - Building 3D rendering - internal courtyard view from the main east-west internal road



# NEXT STEPS

Notice of complete application- February 14<sup>th</sup>,2023

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/Case/CapHome.aspx?module=Planning&TabName=Planning>

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

File Number: OZS-2022-0040

4. On the [OZS-2022-0040 file page](#) click:

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

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File OZS-2022-0040:

OPA ZBA Subdivision

Status: Application Complete

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  |
|--|---------------|---------------------------------|-----------|---------------|-------------|---------|
| RD_Arborist Report.pdf                               | OZS-2022-0040 | Arborist Report                 | 956.34 KB | 01/31/2023    | 09/16/2022  | Actions |
| RD_Architectural Plans.pdf                           | OZS-2022-0040 | Concept Plan                    | 3.00 MB   | 01/31/2023    | 09/16/2022  | Actions |
| RD_Phase Two ESA.pdf                                 | OZS-2022-0040 | Environmental Site Assessment   | 10.28 MB  | 01/31/2023    | 12/01/2022  | Actions |
| RD_Official Plan Amendment & Zoning By-law Amendment | OZS-2022-0040 | Registered Owners Authorization | 612.03 KB | 01/31/2023    | 09/16/2022  | Actions |

# ADDITIONAL INFORMATION

The report and presentation associated with tonight's meeting can be found online at [www.brampton.ca](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

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Thank you!