

APPLICATION TO AMEND THE ZONING BY-LAW and for a Draft Plan of Subdivision

**To permit a mixed-use development consisting of a 23-storey residential tower with commercial uses at grade
and 3-storey townhouses
4538 Castlemore Road**

City of Brampton File # : OZS-2022-0045

Application By:

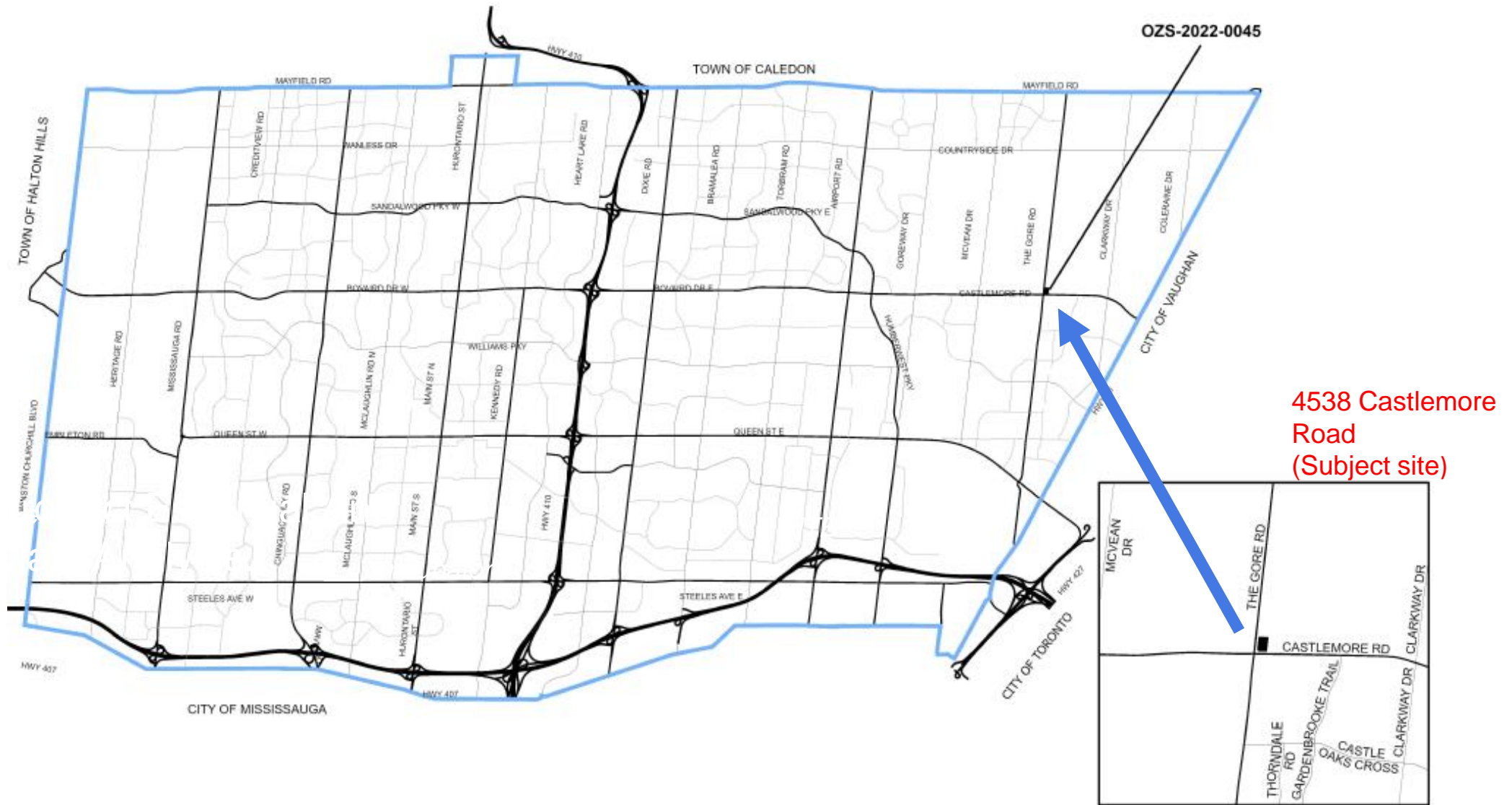
Golden Gate Castlemore Plaza Limited/ Glen Schnarr & Associates

WARD : 10

REGIONAL COUNCILLOR: Gurpartap Singh Toor

CITY COUNCILLOR: Harkirat Singh

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Single-detached dwellings and valleylands;

South: Castlemore Road, and beyond are existing residential subdivisions consisting of single-detached dwellings;

East: Agricultural lands, which are planned for future medium density residential and high density residential uses, as proposed in application File: OZS-2021-0038; and

West: The Gore Road, and beyond is Gore Meadows Community Centre.

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				

AREA CONTEXT



Future Development
Lands
(OZS-2021-0038)

The Gore Road

Castlemore Road

Residential

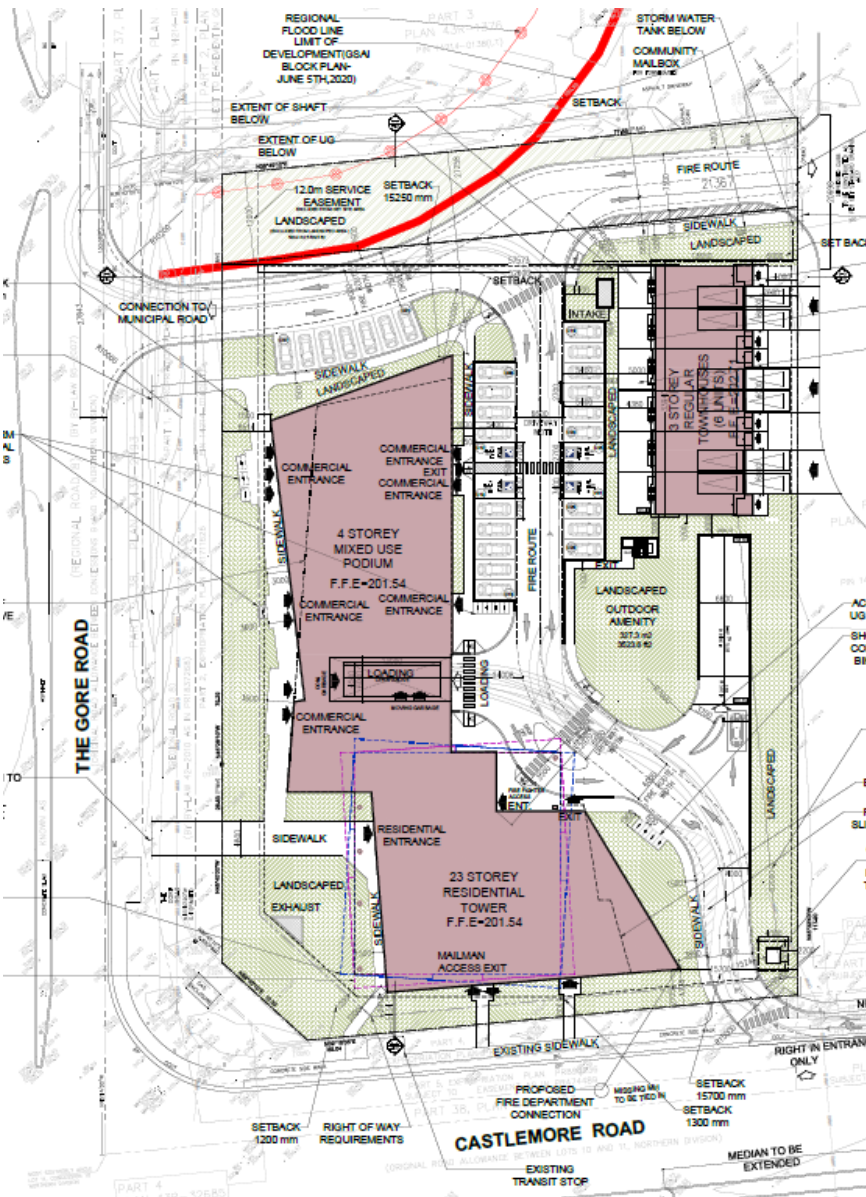
DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law and a Draft Plan of Subdivision:

To permit a mixed-use development consisting of a 23-storey residential tower with commercial uses at grade and 3-storey townhouses.

The Proposal consists of:

- One (1) medium/high-density residential block totaling 0.82ha (2.03ac);
- One (1) NHS (Valleyland) block totaling 0.003ha (0.007ac); and
- One (1) NHS Buffer block totaling 0.04ha (0.10ac).



DEVELOPMENT PROPOSAL

The following are further details for the proposal:

Lot Area: 0.9 Hectares (2.23 acres)

Total Floor Area: 24,737 m² (266,259 ft²)

- Residential – 23,343 m² (251,264 ft²)
- Non-Residential – 1,394 m² (15,005 ft²)

Residential Units: 271 units total:

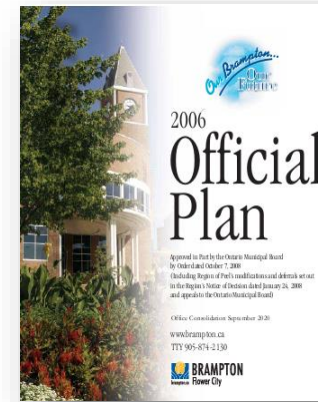
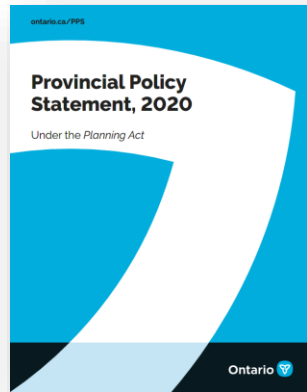
- 1 Bedroom - 27 units (10%)
- 1 Bedroom + Den - 106 units (39%)
- 2 Bedroom – 114 units (42%)
- 2 Bedroom + Den – 18 units (6%)
- Townhouse units – 6 units (3%)

- Total Site Floor Space Index (FSI): 3.06

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



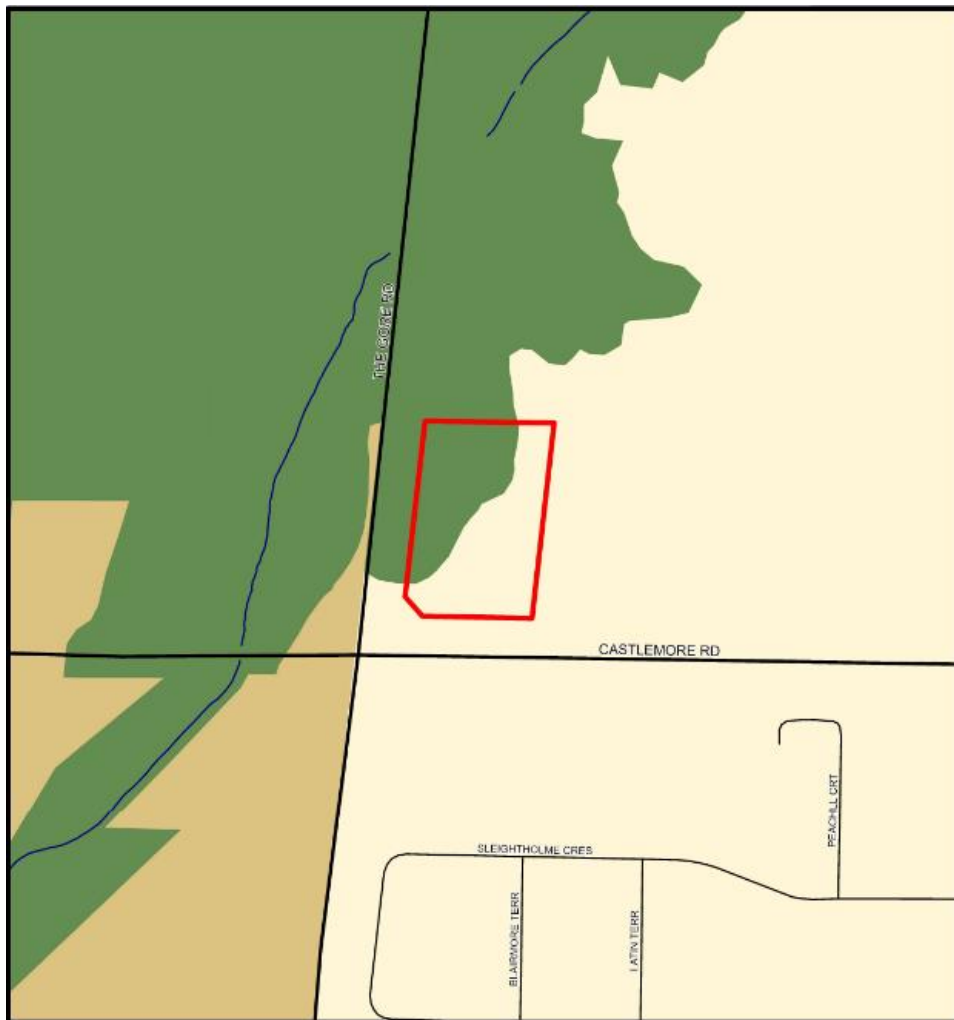
The application will be evaluated based on:

- 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
- Highway 427 Industrial Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: OFFICIAL PLAN



The property is designated 'Residential' and 'Open Space' in the Official Plan, which permits a full range of dwelling types from single-detached houses to high-rise apartments.

An Amendment to the Official Plan is not required.

Note: An existing Secondary Plan designation of 'Special Policy Area 8' permits convenience retail uses.



CURRENT PLANNING CONTEXT: SECONDARY PLAN

SUBJECT LANDS

Highway 427 Industrial Secondary Plan Area 47

The property is designated as 'High Density Residential', 'Special Policy Area 8', 'Valleyland' and is located at a 'Primary Gateway'.

No amendment to the Secondary Plan is proposed.



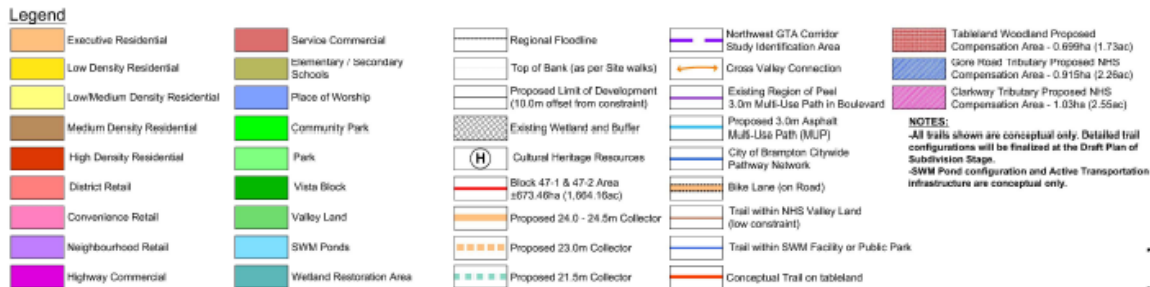
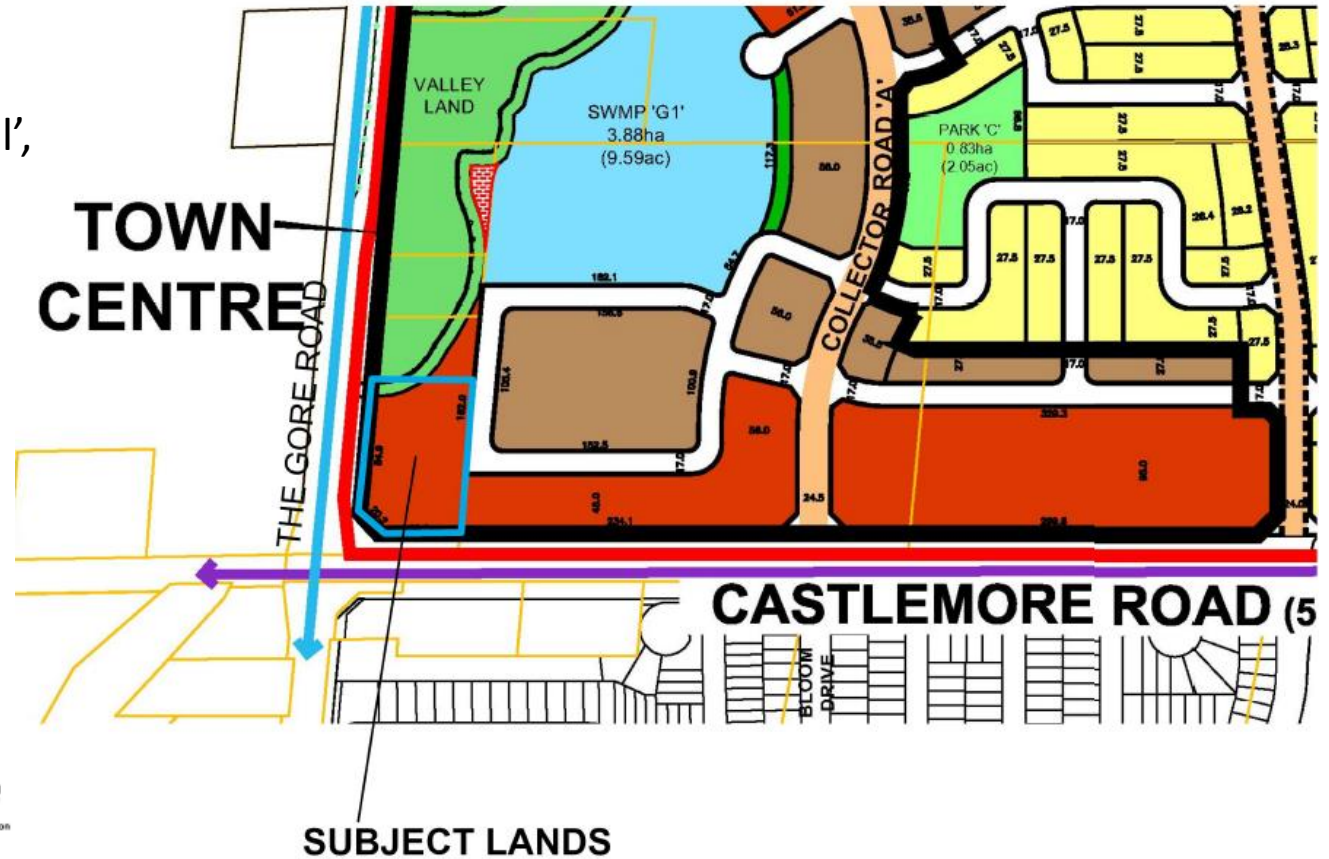
<p>RESIDENTIAL</p> <ul style="list-style-type: none"> LOW DENSITY RESIDENTIAL LOW / MEDIUM DENSITY RESIDENTIAL EXECUTIVE RESIDENTIAL MEDIUM DENSITY RESIDENTIAL HIGH DENSITY RESIDENTIAL <p>EMPLOYMENT</p> <ul style="list-style-type: none"> OFFICE NODE LOGISTIC/WAREHOUSE/TRANSPORTATION BUSINESS PARK PRESTIGE INDUSTRIAL MIXED COMMERCIAL / INDUSTRIAL <p>COMMERCIAL</p> <ul style="list-style-type: none"> DISTRICT RETAIL NEIGHBOURHOOD RETAIL CONVENIENCE RETAIL HIGHWAY COMMERCIAL SERVICE COMMERCIAL <p>ROAD NETWORK</p> <ul style="list-style-type: none"> MAJOR ARTERIAL ROAD MINOR ARTERIAL ROAD COLLECTOR ROAD (STAY) ACCESS (POTENTIAL/CONCEPTUAL) (STAY) ACCESS (POTENTIAL/CONCEPTUAL) (STAY) ACCESS (POTENTIAL/CONCEPTUAL) 	<p>NATURAL HERITAGE SYSTEM</p> <ul style="list-style-type: none"> SIGNIFICANT WOODLANDS VALLEYLAND WETLAND RESTORATION ZONE <p>RECREATION OPEN SPACE</p> <ul style="list-style-type: none"> COMMUNITY PARK NEIGHBOURHOOD PARK PARKETTE <p>INSTITUTIONAL</p> <ul style="list-style-type: none"> PUBLIC SECONDARY SCHOOL CATHOLIC ELEMENTARY SCHOOL ELEMENTARY SCHOOL FIRE STATION PLACE OF WORSHIP 	<p>UTILITIES AND INFRASTRUCTURE</p> <ul style="list-style-type: none"> TRANS CANADA PIPELINE PRIMARY GATEWAY HERITAGE RESOURCE SPECIAL POLICY AREA SF-47 BOUNDARY SECONDARY GATEWAY SWM FACILITY CEMETERY SCOPED APPEALED LANDS <p><small>Consider Potential Area (Included in the Study Area) (Not Included in the Study Area) (MIG 2019)</small></p>
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CURRENT PLANNING CONTEXT: BLOCK PLAN

Highway 427 Industrial 47-1 & 47-2

The property is designated as 'High Density Residential', 'Valleyland' and is located within the 'Town Centre' boundary.

No amendment to the Block Plan is proposed.



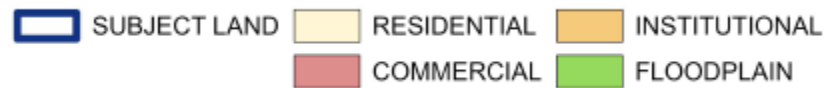
CURRENT ZONING CONTEXT: ZONING BY-LAW

Zoned: Residential Hamlet One – Section 1519 (RHM1-1519)

This permits Residential and non-residential uses including:

- A single-detached dwelling
- Supportive housing residence type 1
- Place of worship
- Public or private school
- Nursing home

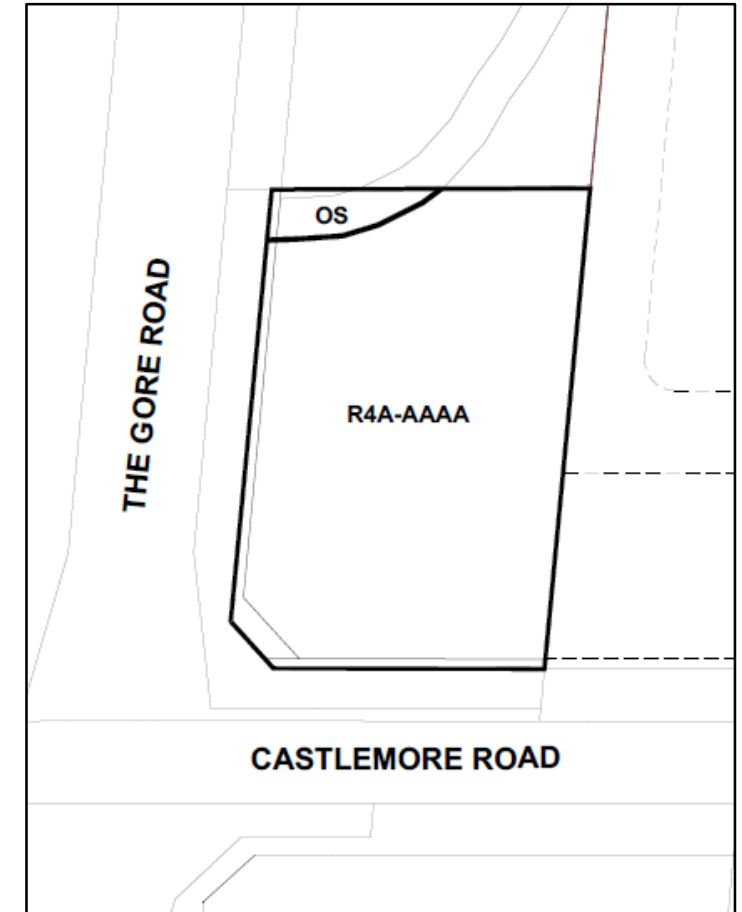
A Zoning By-law Amendment is proposed to permit the intended development.



PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from 'Residential Hamlet One (RHM1)- Special Section 1519' to a site specific 'Residential Apartment A' zone, and 'Open Space (OS)'

Proposed Zones	Highlight of proposed Zone
Residential Apartment A – site specific, and Open Space (OS)	<ul style="list-style-type: none"> Permits residential uses (apartments and townhouses) and ground floor retail (retail, office, restaurant and personal service shop) uses. Ground floor uses to include 1,500 m² of retail; office, restaurant and personal service shop. Maximum building height (apartment): 23 storeys Maximum building height (townhouses) 11m Minimum vehicular parking: 1 residential space per dwelling unit, 0.14 visitor spaces per residential uses unit and 1 space per 23 m² of non-residential gross floor area Along with other built form regulations



(Proposed Zone: R4A-AAAA)

WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application- February 16th, 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

CONSIDERATIONS

Considerations:

- Support for 'Housing Brampton', the City's comprehensive housing strategy and action plan.
- Appropriateness of the proposed tower height and shadow impacts.
- How the proposal fits into the planned Town Centre designation of the Block Plan.
- Potential impacts to the existing community.
- Opportunities to achieve a higher sustainability score.



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-2022-0045
3. On the [OZS-2022-0045 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
RD_Phase I Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	47.65 MB	01/25/2023	01/12/2023	Actions ▾
RD_Phase II Environmental Site Assessment.pdf	OZS-2023-0003	Environmental Site Assessment	13.68 MB	01/25/2023	01/12/2023	Actions ▾
RD_Parcel Abstract.pdf	OZS-2023-0003	Initial Documentation	138.66 KB	01/25/2023	01/12/2023	Actions ▾



CONTACT INFORMATION

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Thank you!