

APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the development of a 6-storey commercial building at:

8383 Mississauga Road

City of Brampton File: OZS-2023-0007

Application by:

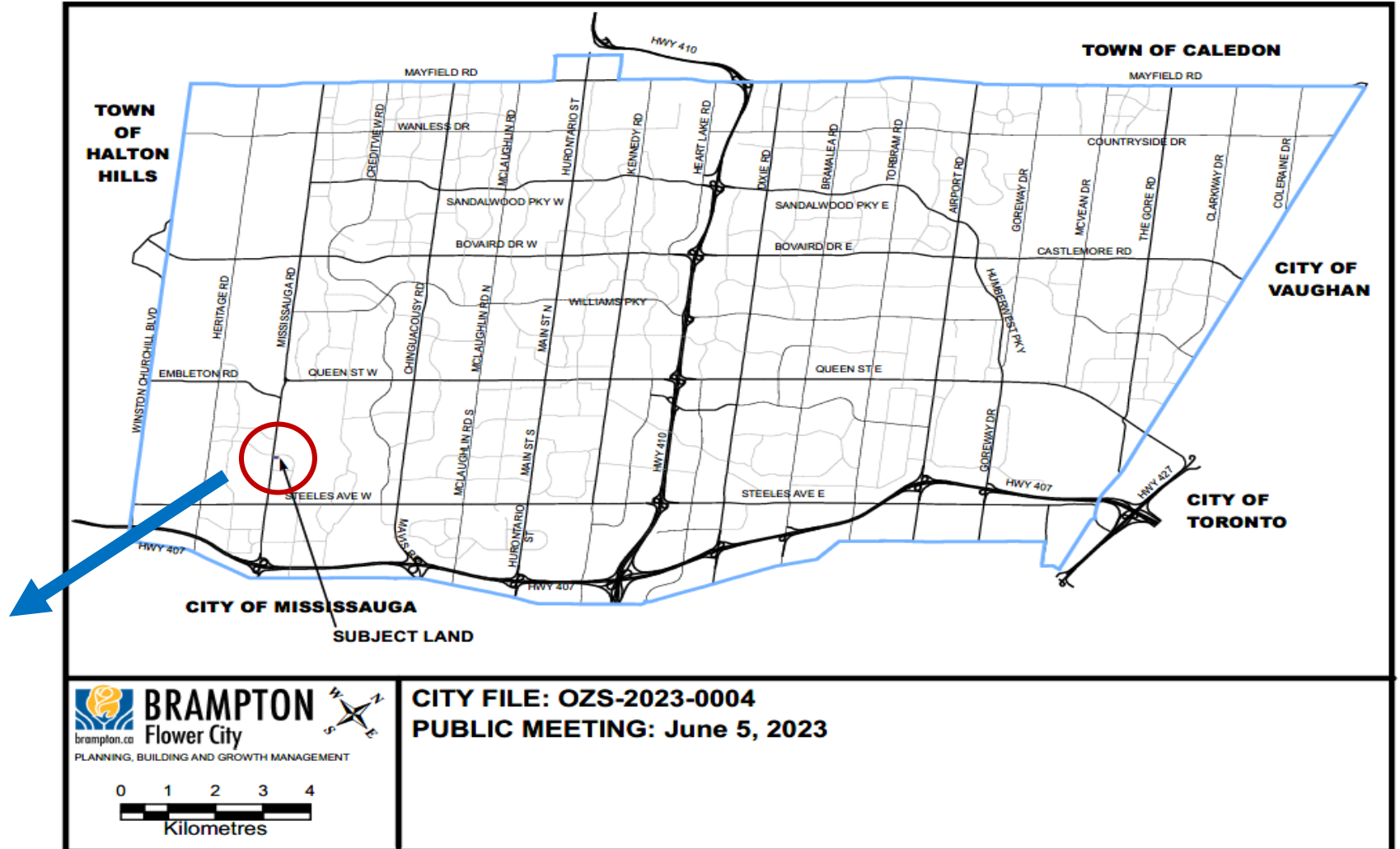
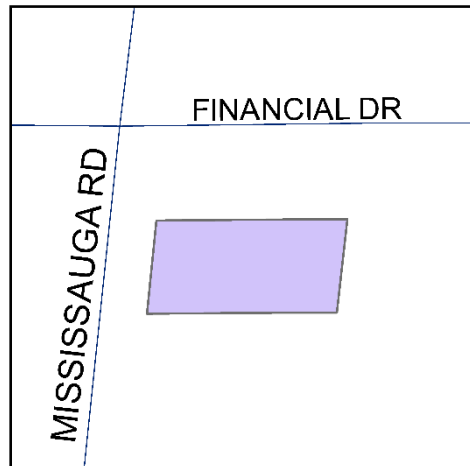
MHBC PLANNING on behalf of PATEL LAND & DEVELOPMENTS LTD.

WARD : 4

REGIONAL COUNCILLOR: MARTIN MEDEIROS

CITY COUNCILLOR: DENNIS KEENAN

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Vacant lands, zoned for office and commercial uses, beyond which is Financial Drive;

South: Vacant lands, zoned for office and commercial uses; as well as existing single-detached dwellings;

East: Sky Harbour Drive, beyond which are street townhouses; and,

West: Mississauga Road, beyond which are one- to two-storey retail commercial buildings.

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
			COMMERCIAL		OPEN SPACE		UTILITY
			INDUSTRIAL		RESIDENTIAL		

AREA CONTEXT



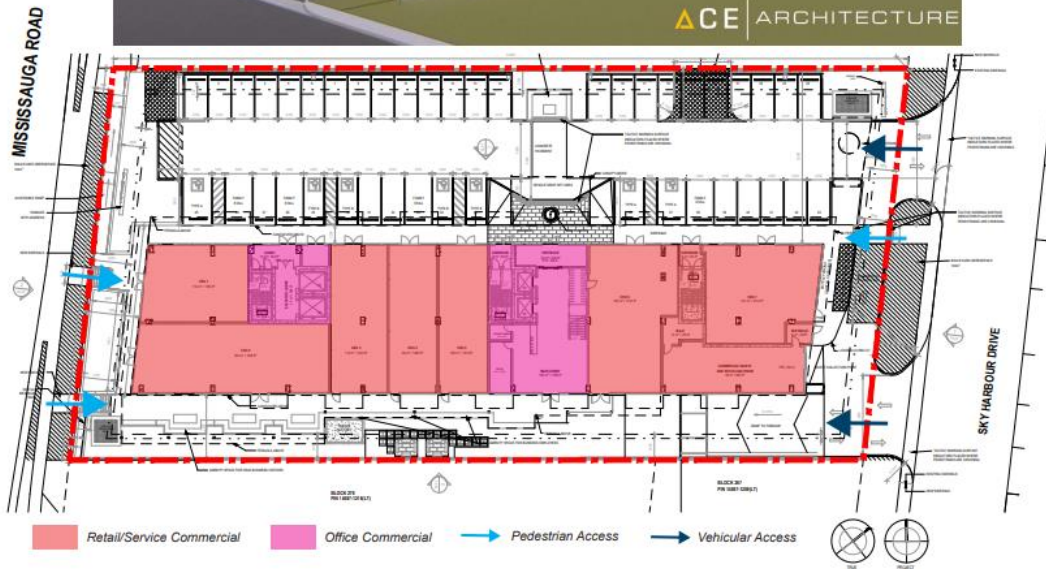
DEVELOPMENT PROPOSAL



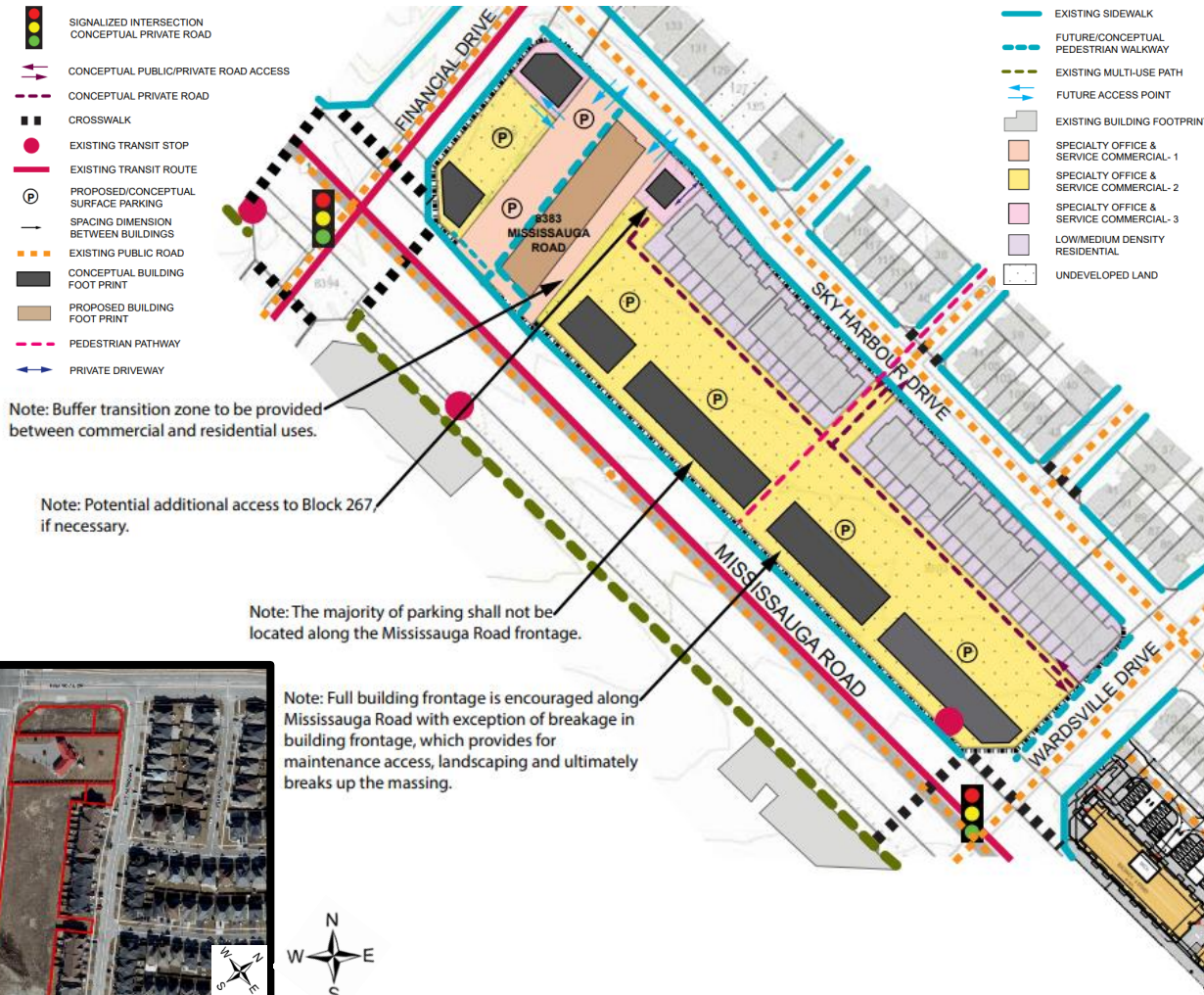
An Application to Amend the Zoning By-law:
To facilitate the development of a 6-storey commercial building on the subject site.

The proposal includes / entails the following:

- 15,154 m² (163,121 ft²) GFA including:
 - 934 m² (10,052 ft²) of ground floor retail space; and,
 - 7,737 m² (83,281 ft²) of office space;
- Building Height: 25.75 m;
- Lot Coverage: 39.2%;
- Floor Space Index (FSI): 3.60 times the area of the site;
- Proposed parking provision:
 - 218 vehicular parking spaces; and,
 - 70 bicycle parking spaces.



DEVELOPMENT PROPOSAL: PROPOSED TERTIARY PLAN



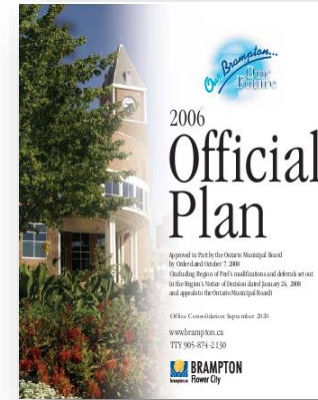
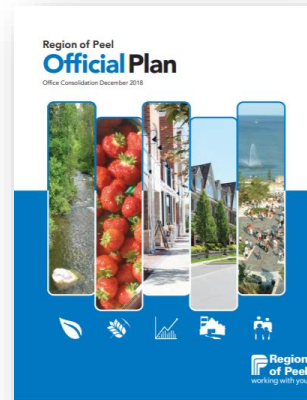
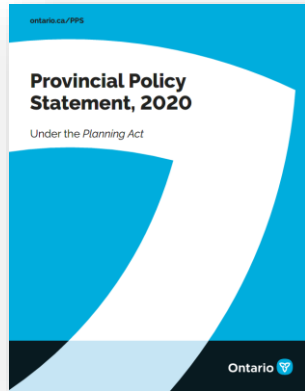
Tertiary Plan

Required in accordance to OP S. 5.35.

- Detailed land use study to guide (re)development in a consistent manner within a specified area.
- Once endorsed by Council, any future applications within the bounded area must have regard for the Tertiary Plan.
- Current Status:
 - The Applicant has submitted a proposed Tertiary Plan as part of this application.
 - Engagement process with area landowners is underway in accordance with City policies.
 - Under review; final version will be included as part of the Final / Recommendation Report.



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

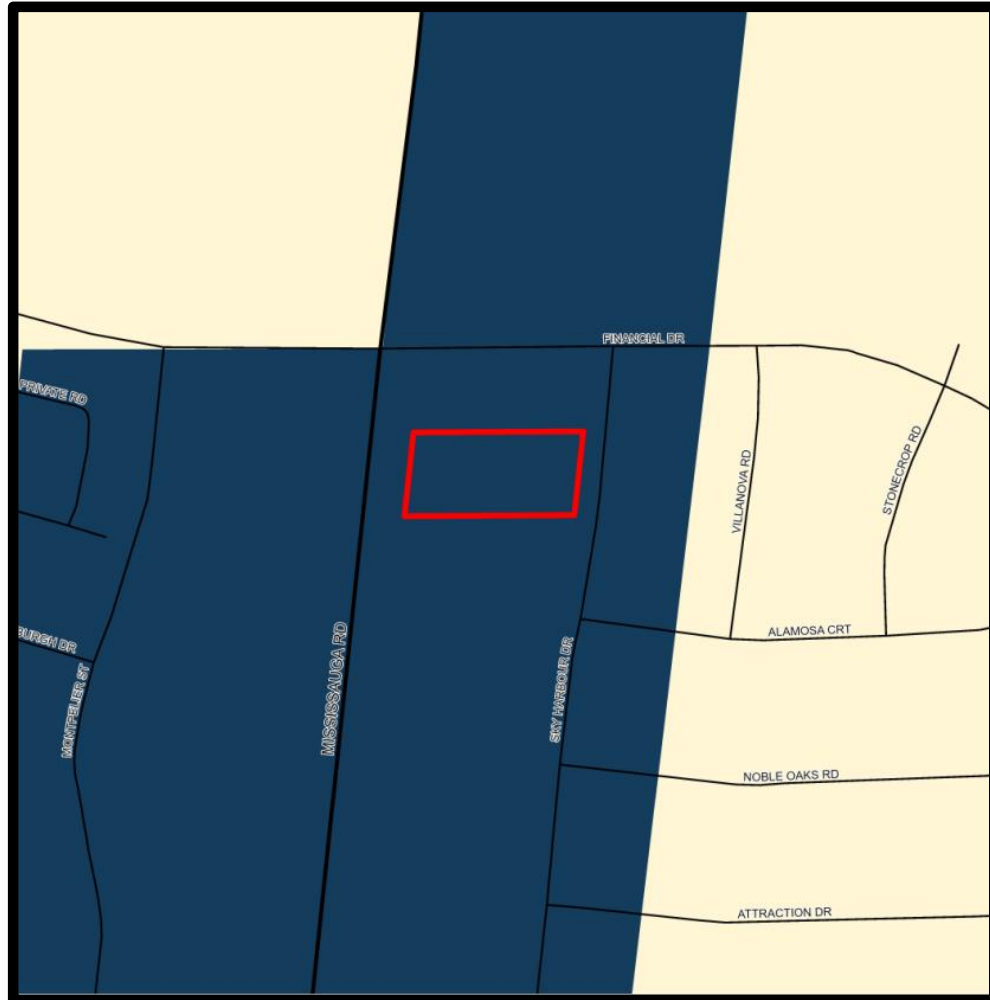
- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Bram West Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



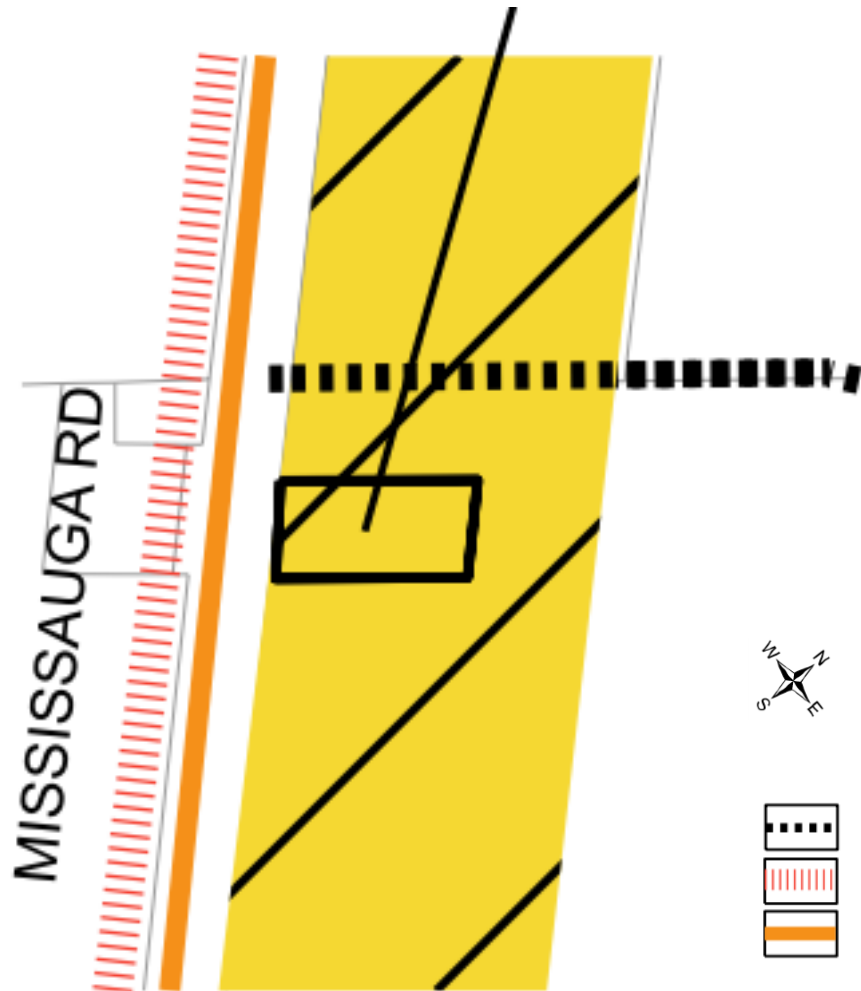
- **OP Land Use Designation:** “Business Corridor” (Schedule A – General Land Use Designations)
- An amendment to the Official Plan is **not** required.



CURRENT PLANNING CONTEXT: SECONDARY PLAN

Bram West Secondary Plan (SP 40(c))

- **Designation:** “Specialty Office & Service Commercial”
- An amendment to the Secondary Plan is **not** required.



ROAD NETWORK:
Major Collector Roads
(26-30 metres)

Secondary Plan Area Boundary

40(c) Plan Area Boundary



EMPLOYMENT:
Specialty Office &
Service Commercial



RESIDENTIAL:
Low / Medium Density

CURRENT PLANNING CONTEXT: BLOCK PLAN

Sub Area 40-1 Block Concept Plan

- **Land Use Designation:** “Mixed Use”
- Proposed development is subject to “Mississauga Road Streetscape Enhancement”.
- An amendment to the Block Plan is **not** required.

LEGEND

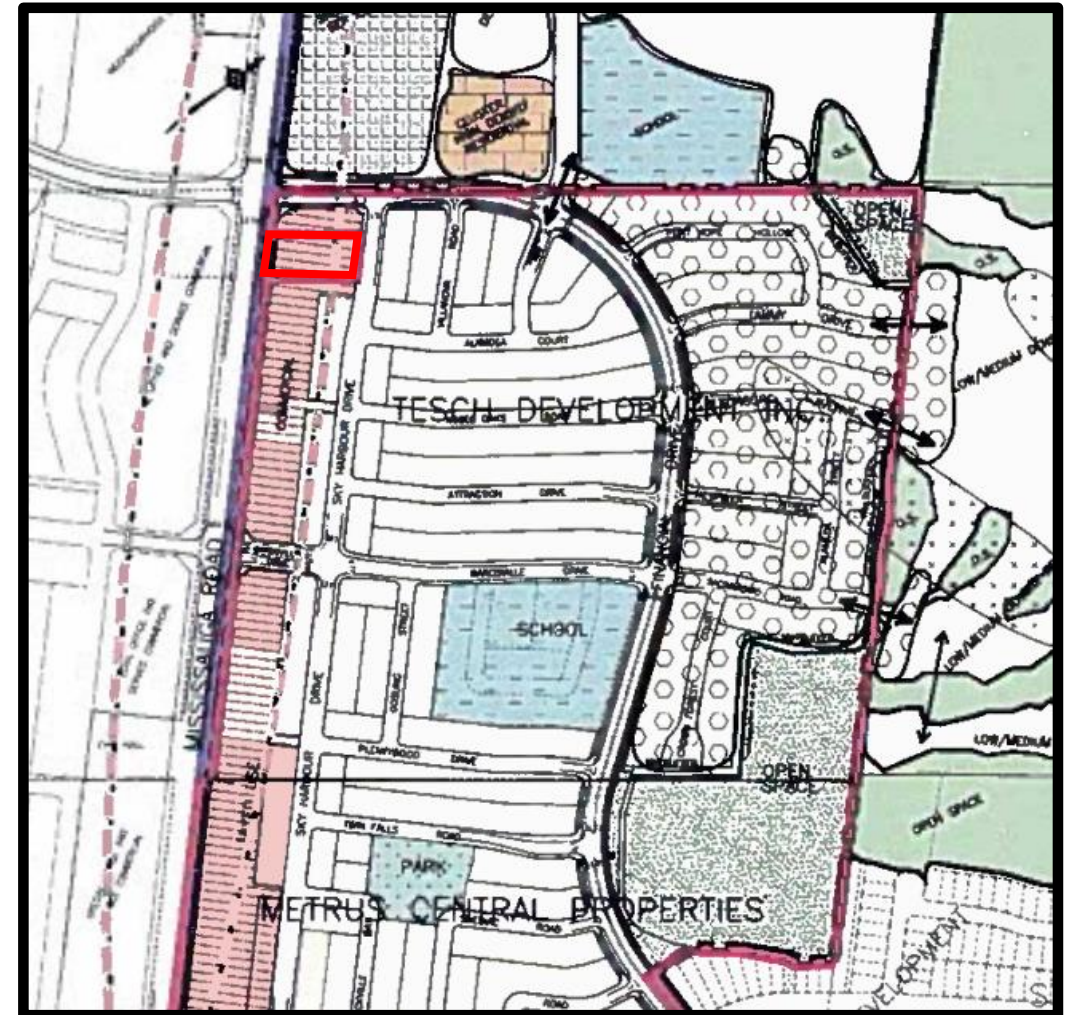
LOW DENSITY RESIDENTIAL	MIXED USE	LIMIT OF SUB AREA 40-1
EXISTING DEVELOPMENT	OFFICE CENTRE	SUB AREA 40-1 - PHASE 1
CLUSTER HIGH DENSITY RESIDENTIAL	EXISTING SERVICE STATION	LIMIT OF SUB AREA 40-2
POTENTIAL STORM WATER MANAGEMENT	EXECUTIVE RESIDENTIAL	BIKE PATH
OPEN SPACE	SPECIALTY OFFICE & SERVICE COMMERCIAL	DRIP LINE AS STAKED ON MAY 20, 2008
PARK	POTENTIAL SERVICE STATION	DRIP LINE AS STAKED ON MAY 28, 2008
LIONHEAD LEGENDS GOLF COURSE	POTENTIAL ROAD CONNECTION	PRIMARY GATEWAY
SCHOOL	EXISTING ROAD CONNECTION	MISSISSAUGA ROAD STREETSCAPE ENHANCEMENT
LANDS SUBJECT TO REFINEMENT, PENDING CREDIT VALLEY CONSERVATION AUTHORITY'S REVIEW AND ENDORSEMENT OF THE E.I.R. FOR THE 40-1 BLOCK PLAN PRIOR TO DRAFT PLAN APPROVAL OF SUBDIVISION 21T-07007B.		

NOTE: THIS DEVELOPMENT PLAN IS CONCEPTUAL ONLY, AS THE FINAL ALIGNMENT OF FINANCIAL DRIVE IS PRESENTLY UNKNOWN.

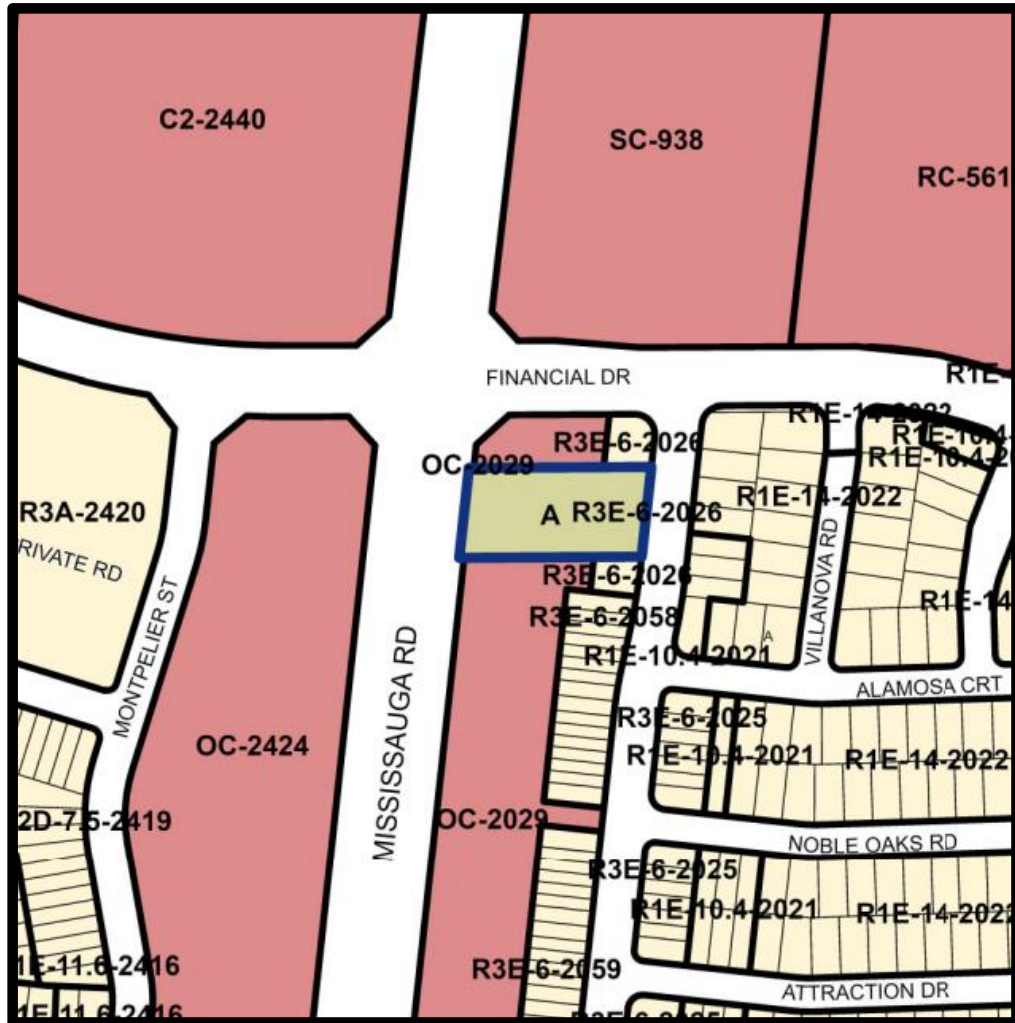
THE DEVELOPMENT CONCEPT WILL BE AMENDED TO REFLECT THE ALIGNMENT DETERMINED BY THE EA PROCESS, AND OTHER MATTERS DETERMINED THROUGH THE PUBLIC PLANNING PROCESS.



SUBJECT LAND

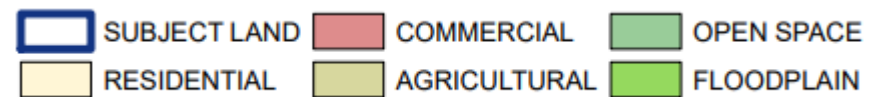


CURRENT PLANNING CONTEXT: ZONING BY-LAW



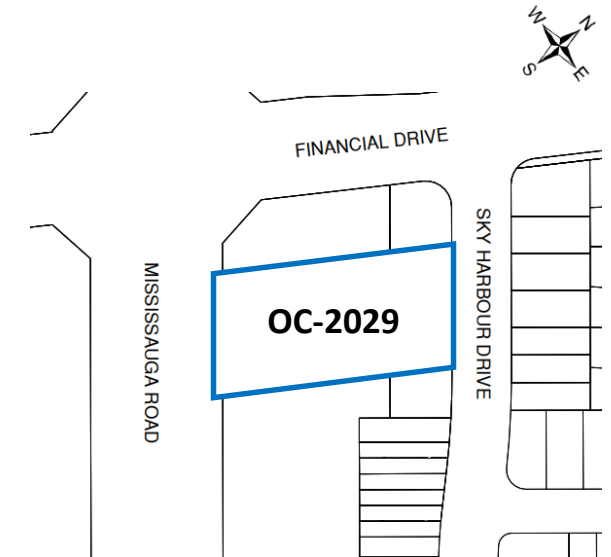
Current Zone: Agricultural (A)

- **Land Use Permissions:**
 - Agricultural and accessory purposes
 - Selected non-agricultural uses including:
 - A single detached dwelling
 - Supportive Housing Residences
 - Cemetery
 - Animal Hospital
 - Kennel
 - Home Occupation
- An amendment to the Zoning By-law **is required**.



PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zone	Highlights of Proposed Zoning
<p>OFFICE CENTRE, SECTION 2029 ('OC-2029')*</p> <p>*With proposed minor amendments</p>	<ul style="list-style-type: none"> • Minimum Front Yard Depth: 4.5 m, with certain exceptions • Minimum Rear Yard Depth: 4.5 m • Minimum Exterior Side Yard Depth: 4.5 m • Minimum Interior Side Yard Depth: 5.9 m • Minimum Building Frontage along Mississauga Road: 47% • Minimum Landscaped Open Space: 3.8 m wide along Mississauga Road with exception of retaining walls and ramps • Minimum Parking Spaces: 1 car spaces per each 33 m² of office GFA • Minimum Parking Spaces: 1 car spaces per each 53 m² of commercial GFA • Parking provision reduction rates with bicycle parking spaces, carpool parking spaces, minimum parking charge



(Proposed Zone: OC-2029)

 SUBJECT LAND

KEY ISSUES / CONSIDERATIONS

- Appropriate integration, scale and compatibility of proposed development within the surrounding area, including:
 - Built form/patterns (building height, massing, setbacks) and site layout;
 - Transition to existing low density residential neighbourhood to the east;
 - Intensity of use within the current and planned context; and,
 - Parking, access, circulation and servicing solutions.
- Contribution to the public realm & vision of Mississauga Road.
- Impact on medium- to long-term (re)development potential on the adjacent lands.
- Contribution to the creation of 15-minute, complete communities and local employment opportunities.



PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – April 20th, 2023

Circulation to commenting departments and agencies

Notice of statutory 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

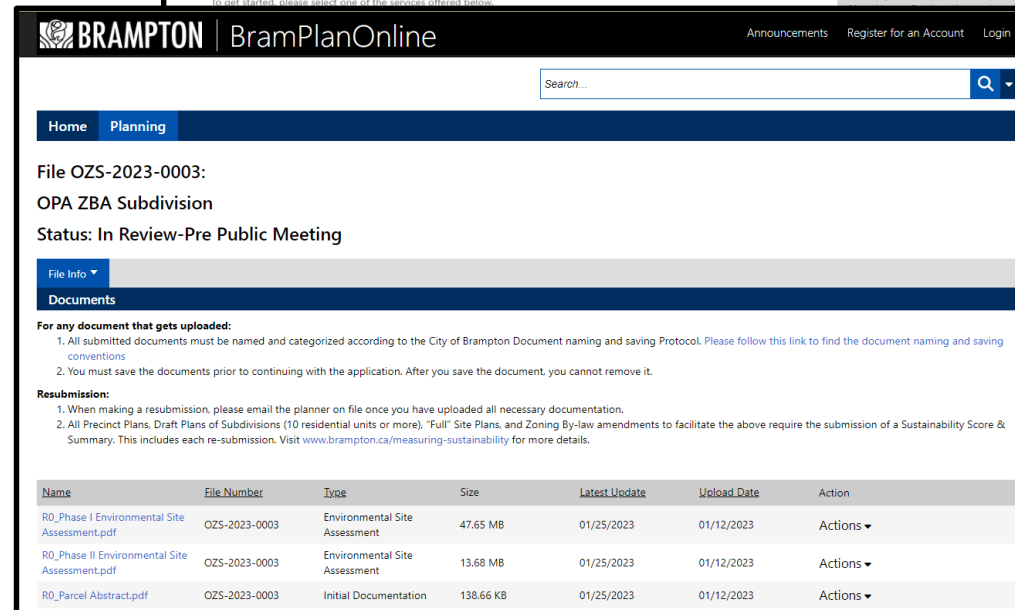
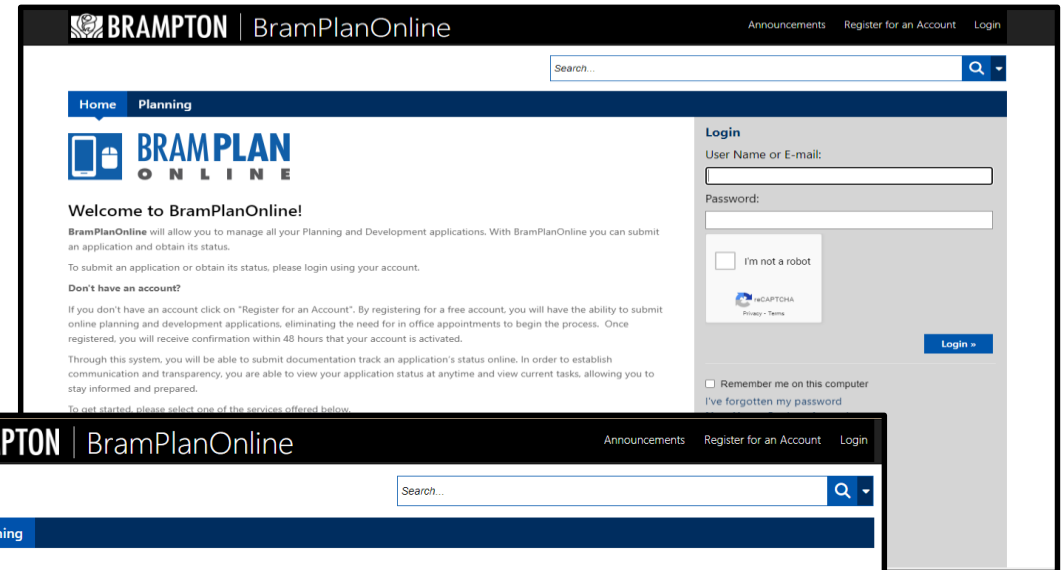
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0007**.
3. On the [OZS-2023-0007 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

Edwin Li MScPI

Development Planner III

City of Brampton

edwin.li@brampton.ca

- **Applicant information:**

Stefan Staicu BES

MacNaughton Hermsen Britton Clarkson Planning Ltd. (MHBC Planning)

sstacu@mhbcplan.com

Thank you!