

APPLICATION TO AMEND THE SECONDARY PLAN & ZONING BY-LAW

To permit a development of a residential community with a range of residence types, park, stormwater management pond, retail and natural heritage

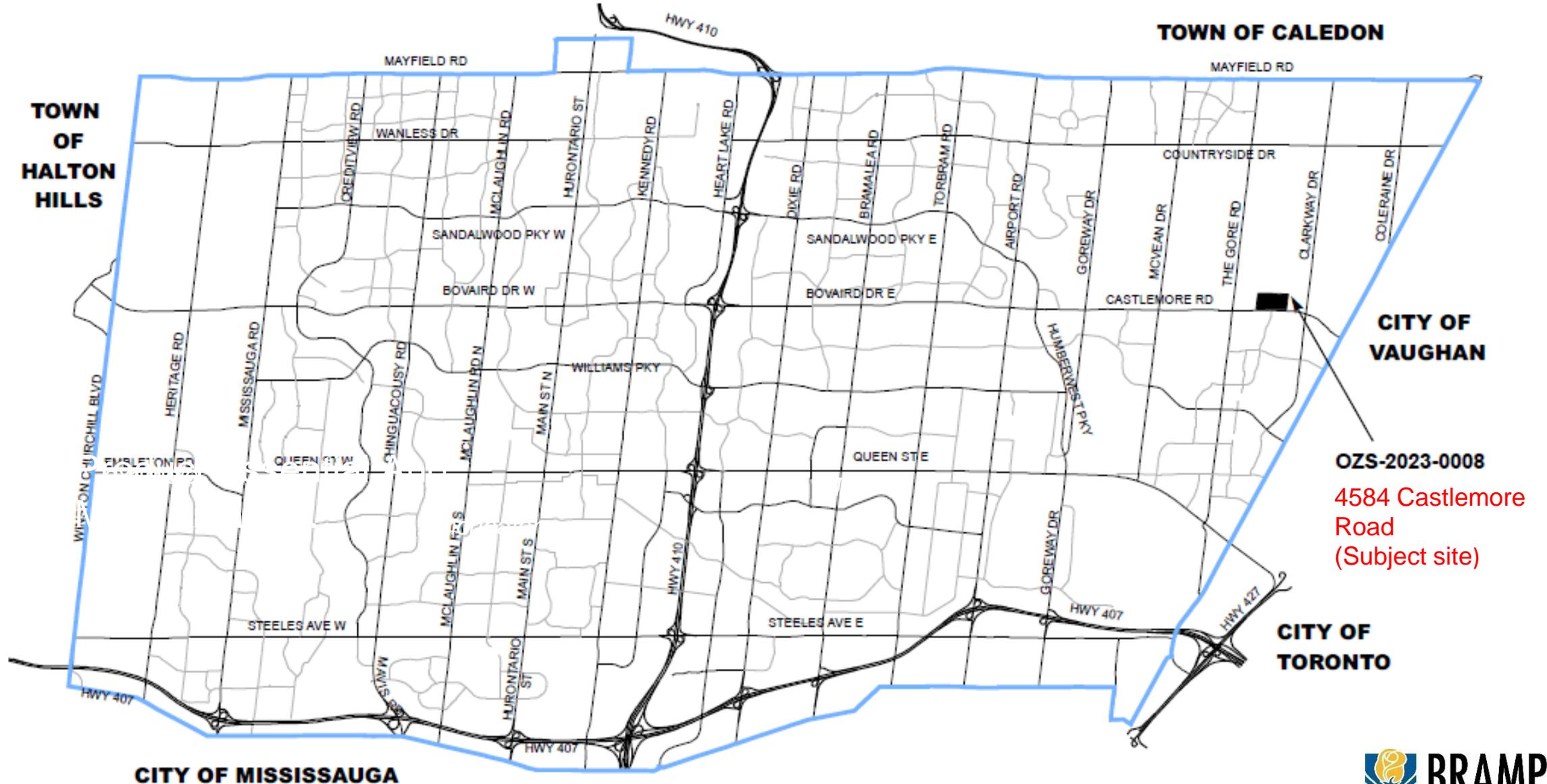
4584 Castlemore Road

City of Brampton File # : OZS-2023-0008

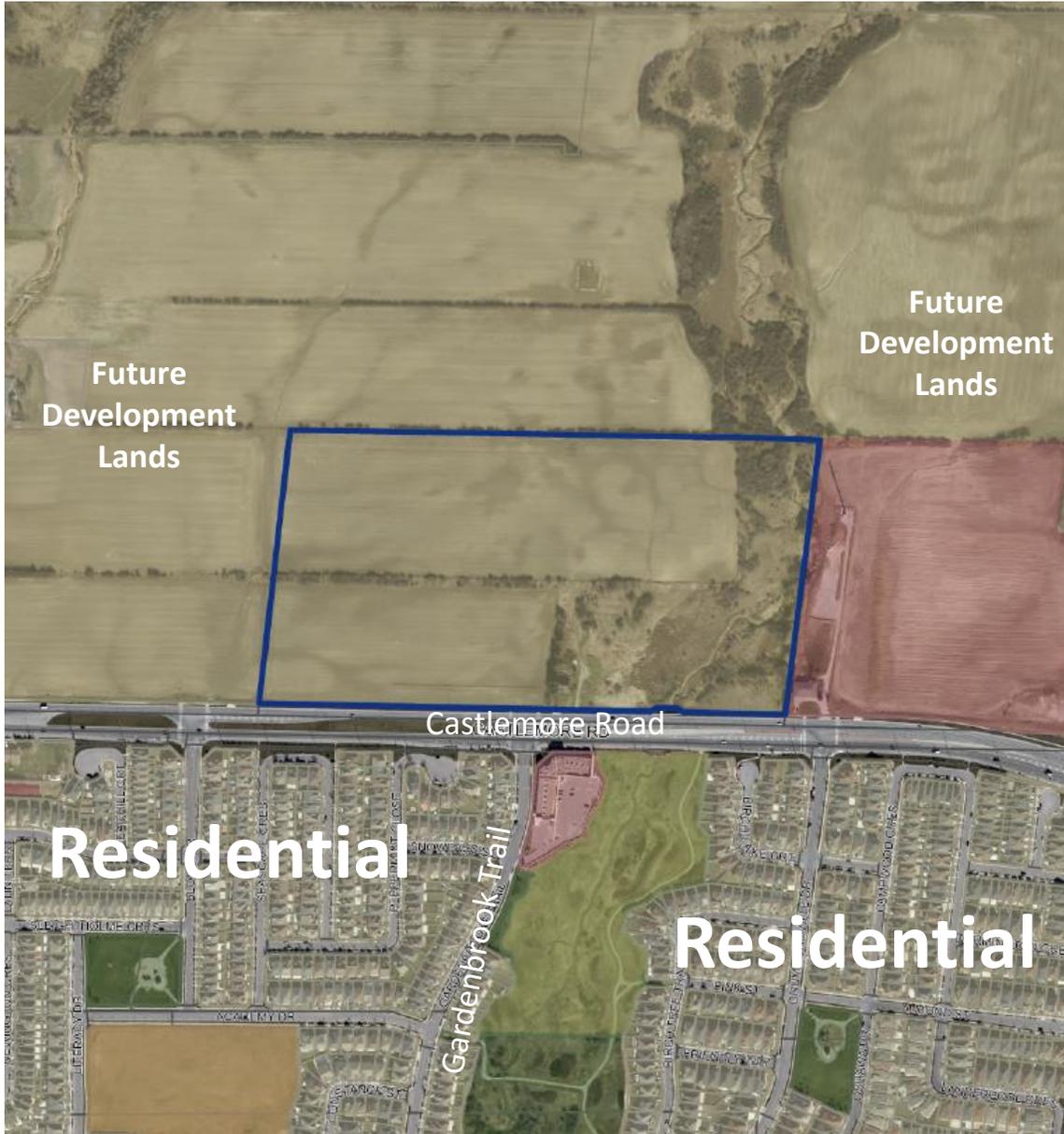
**Application By:
Apoca Carpenters Limited / Candevcon Limited**

**WARD : 10
REGIONAL COUNCILLOR: Gurpartap Singh Toor
CITY COUNCILLOR: Harkirat Singh**

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



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

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

East: Agricultural lands, which are planned for future district retail, as proposed in application File: OZS-2021-0038 and valleylands; and

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

Legend

 SUBJECT LAND	 AGRICULTURAL	 INSTITUTIONAL	 ROAD
 COMMERCIAL	 OPEN SPACE	 UTILITY	
 INDUSTRIAL	 RESIDENTIAL		

AREA CONTEXT



DEVELOPMENT PROPOSAL

Conceptual Elevation of proposed high density block

Further details of proposed residential:

Approximately 685 total residential units, including:

- Single detached lots - 111 units
- Standard Townhouse units - 48 units
- Stacked Townhouse units - 90 units
- Apartment units – Approximately 436 units*
 - One bedroom units - 222 units
 - Two bedroom units - 170 units
 - Three bedroom units - 22 units

*High Density Block for Apartment units subject to Site Plan Control

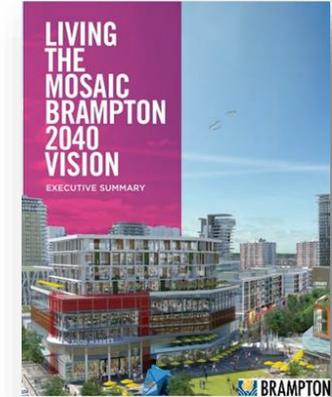
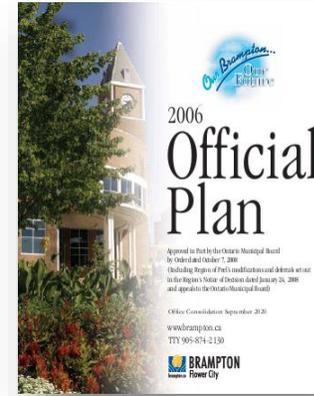
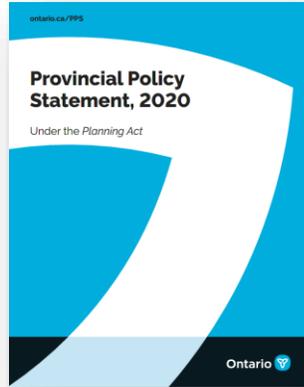


SITE VIEW 1



SITE VIEW 2

PLANNING FRAMEWORK SUMMARY



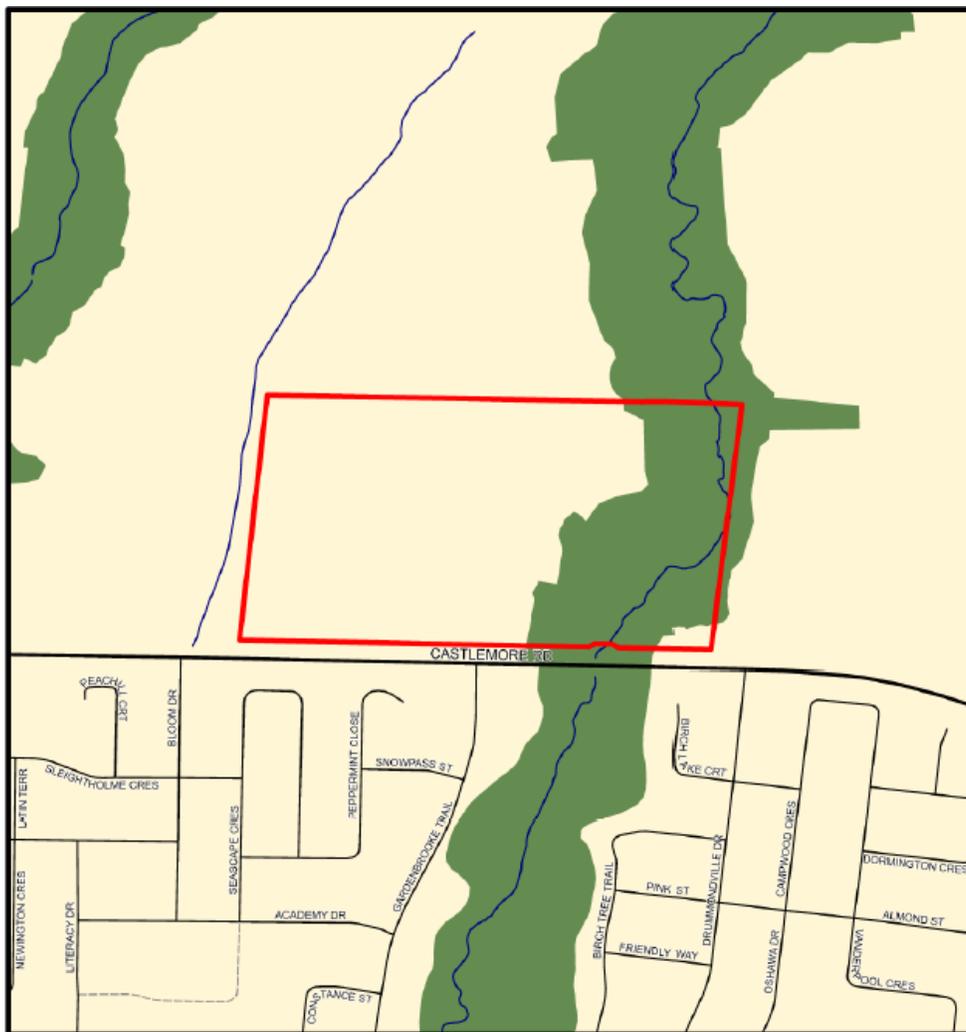
The application will be evaluated based on:

- 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 proposed.

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

 SUBJECT LAND  OPENSACE  RESIDENTIAL

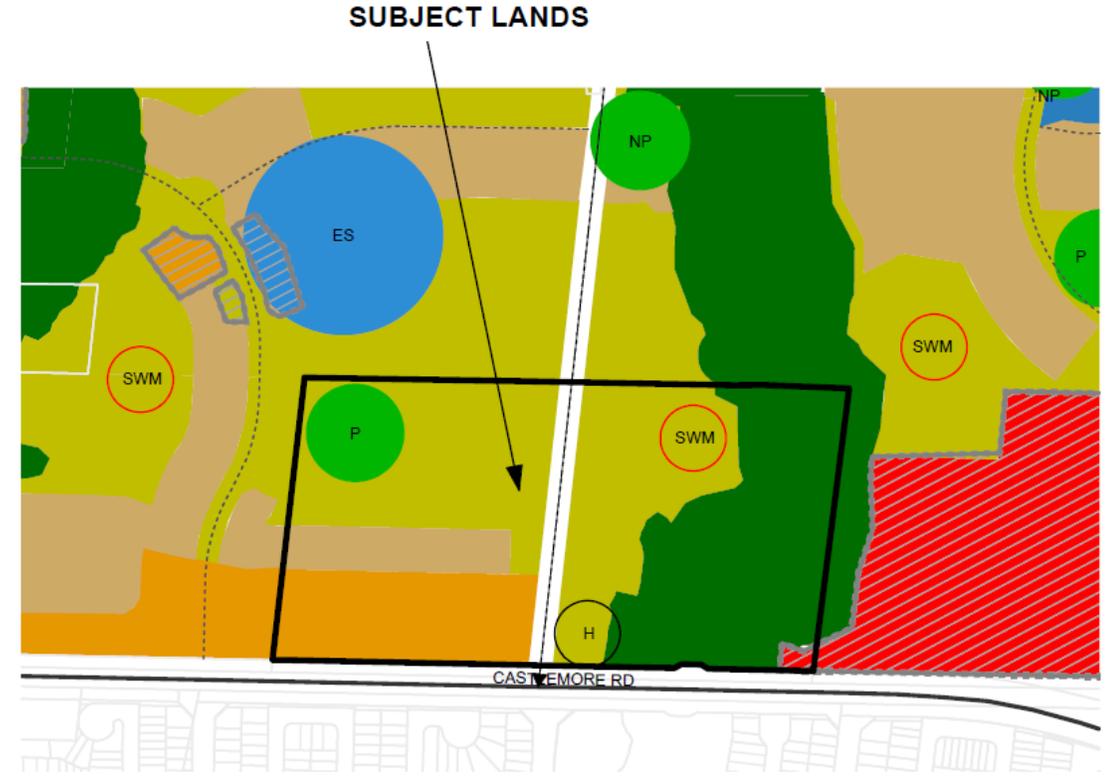
CURRENT PLANNING CONTEXT: SECONDARY PLAN

Highway 427 Industrial Secondary Plan Area 47

The property is designated as:

- High Density Residential
- Medium Density Residential
- Low/Medium Density Residential
- Parkette
- SWM Facility
- Heritage Resource
- District Retail – Special Policy Area 9 and
- Valleyland

An amendment to the Secondary Plan is proposed.



RESIDENTIAL

LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
LOW / MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL
EXECUTIVE RESIDENTIAL	

EMPLOYMENT

OFFICE NODE	PRESTIGE INDUSTRIAL
LOGISTIC/WAREHOUSE/TRANSPORTATION	MIXED COMMERCIAL / INDUSTRIAL
BUSINESS PARK	

COMMERCIAL

DISTRICT RETAIL	HIGHWAY COMMERCIAL
NEIGHBOURHOOD RETAIL	SERVICE COMMERCIAL
CONVENIENCE RETAIL	

ROAD NETWORK

MAJOR ARTERIAL ROAD	(STADY) ACCESS (POTENTIAL DESCRIPTION)
MINOR ARTERIAL ROAD	(STADY) ACCESS (POTENTIAL DESCRIPTION)
COLLECTOR ROAD	(STADY) ACCESS (POTENTIAL DESCRIPTION)

NATURAL HERITAGE SYSTEM

SIGNIFICANT WOODLANDS	WETLAND RESTORATION AREA
VALLEYLAND	

RECREATION OPEN SPACE

COMMUNITY PARK	PARKETTE
NEIGHBOURHOOD PARK	

INSTITUTIONAL

PUBLIC SECONDARY SCHOOL	FIRE STATION
CATHOLIC ELEMENTARY SCHOOL	PLACE OF WORSHIP
ELEMENTARY SCHOOL	

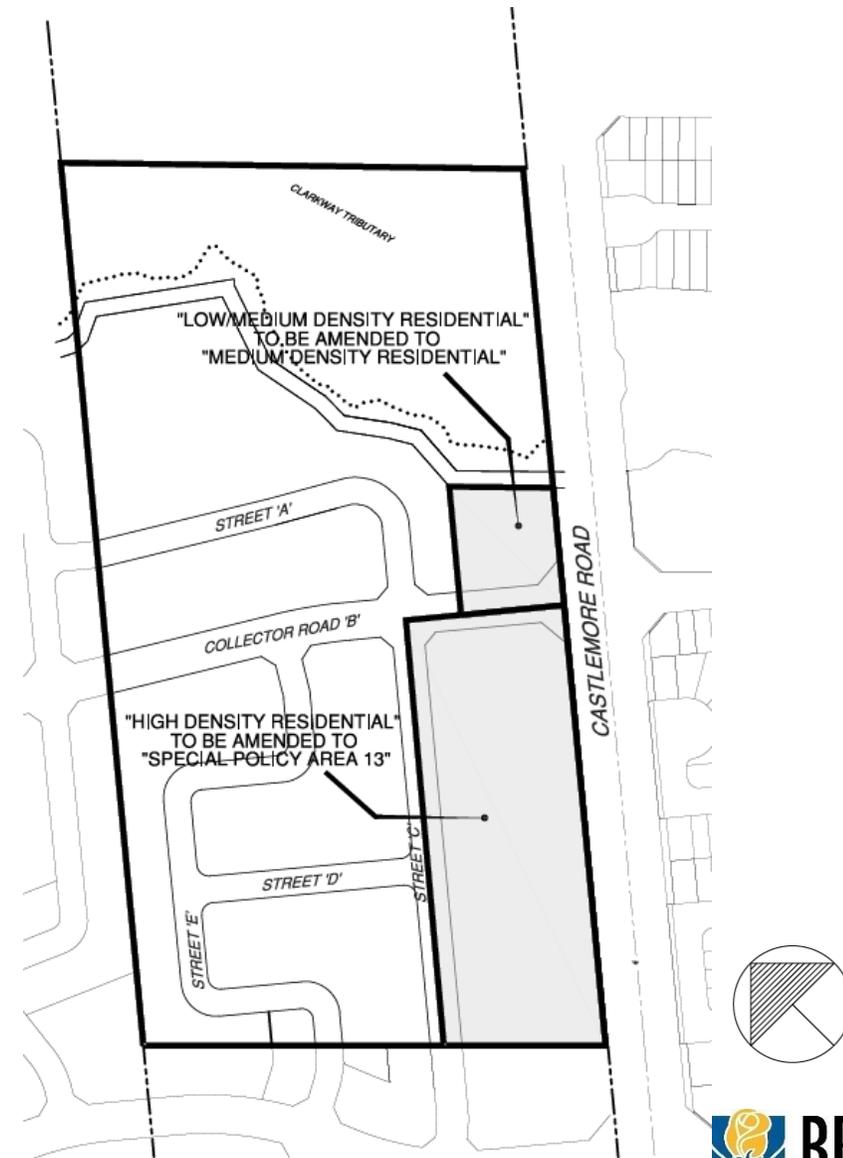
UTILITIES AND INFRASTRUCTURE

TRANS CANADA PIPELINE	CORRIDOR PROTECTION AREA (PROPOSED IN AGREEMENT WITH THE NORTHWEST ONTARIO DEVELOPMENT STUDY AREA, MTO 2018)
PRIMARY GATEWAY	SECONDARY GATEWAY
HERITAGE RESOURCE	SWM FACILITY
SPECIAL POLICY AREA	CEMETERY
SF-47 BOUNDARY	SCOPED APPEALED LANDS

PROPOSED SECONDARY PLAN AMENDMENT

The Secondary Plan Amendment proposes to:

- Amend the 'Low/Medium Density Residential' land to 'Medium Density Residential'; and
- Amend the 'High Density Residential' land to 'Special Policy Area 13'. This special policy area proposes:
 - To apply specifically to the lands located on the north side of Castlemore Road that is currently designated high density residential;
 - To permit medium and high-density residential uses;
 - A minimum building height of four (4) storeys;
 - A maximum building height of eight (8) storeys; and
 - Additional policies proposed regarding building orientation.



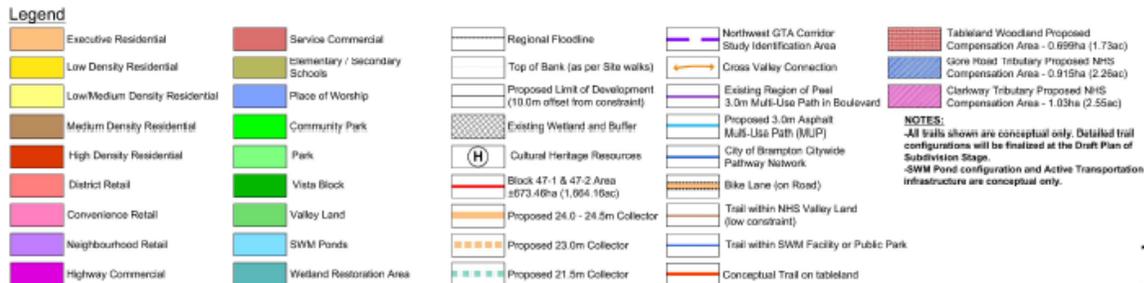
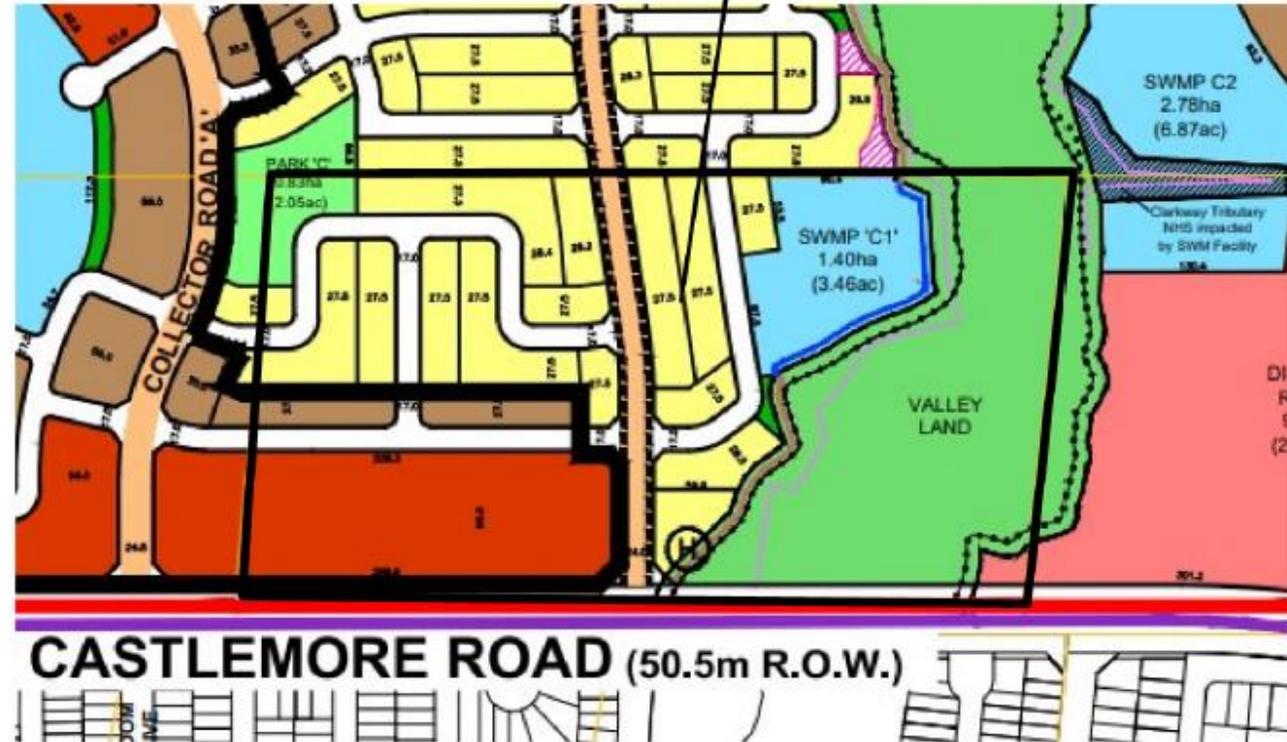
CURRENT PLANNING CONTEXT: BLOCK PLAN

Highway 427 Industrial 47-1 & 47-2

The property is designated as 'High Density Residential', 'Medium Density Residential', Low/Medium Density Residential', 'Valleyland', 'Park', 'SWM Pond', 'Cultural Heritage Resources', 'Vista Block', 'Service Commercial' and is partially located within the 'Town Centre' boundary.

No amendment to the Block Plan is proposed.

SUBJECT LANDS



CURRENT ZONING CONTEXT: ZONING BY-LAW

Zoned: Agricultural and Floodplain

Agricultural

- Permits agricultural uses, a single detached dwelling and group homes

Floodplain

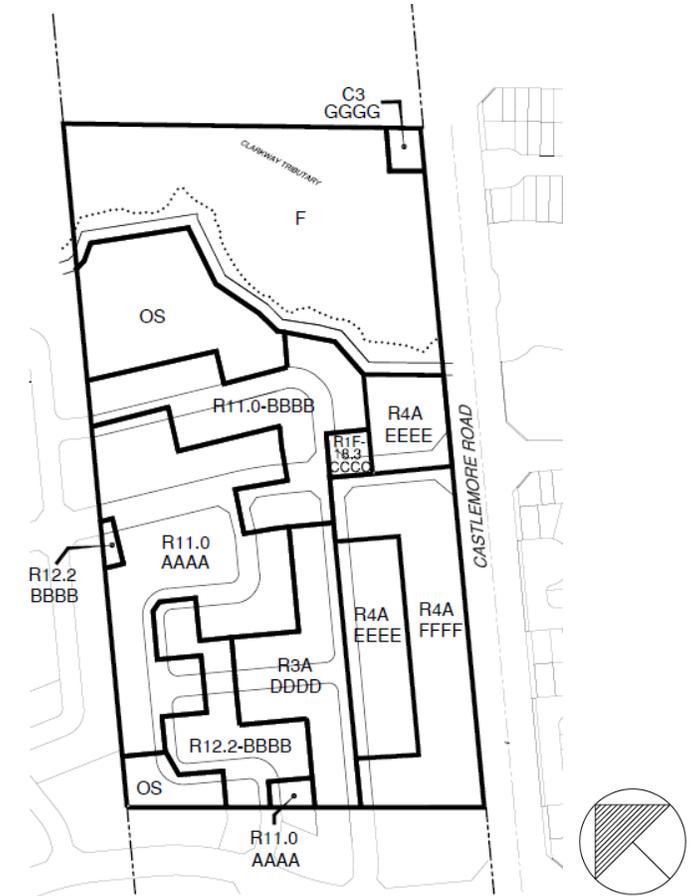
- Permits flood and erosion control, any conservation area or purposes and public parks.



PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will rezone the subject site from 'Agricultural' and 'Floodplain' to a site specific Detached Residential, Residential Townhouses, Residential Apartment, Commercial, Open Space and Floodplain zones.

Proposed Zones	Highlight of proposed Zone
Residential Single Detached F11.0 – Site Specific (R1F-11.0 – AAAA) Residential Single Detached F12.2 – Site Specific (R1F-12.2 – BBBB) Residential Single Detached F18.3 – Site Specific (R1F-18.3 – CCCC)	<ul style="list-style-type: none"> Single Detached residential with frontages ranging from 11m to 18m.
Residential Townhouse A – Site Specific (R3A-DDDD)	<ul style="list-style-type: none"> Residential Townhouses
Residential Apartment A – Site Specific (R4A-EEEE) Residential Apartment A – Site Specific (R4A-FFFF)	<ul style="list-style-type: none"> Residential Apartments
Commercial Three – Special Section (C3-JJJJ)	
Open Space (OS) Floodplain (F)	



WE ARE HERE IN THE PLANNING PROCESS

Notice of complete application - April 5th, 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

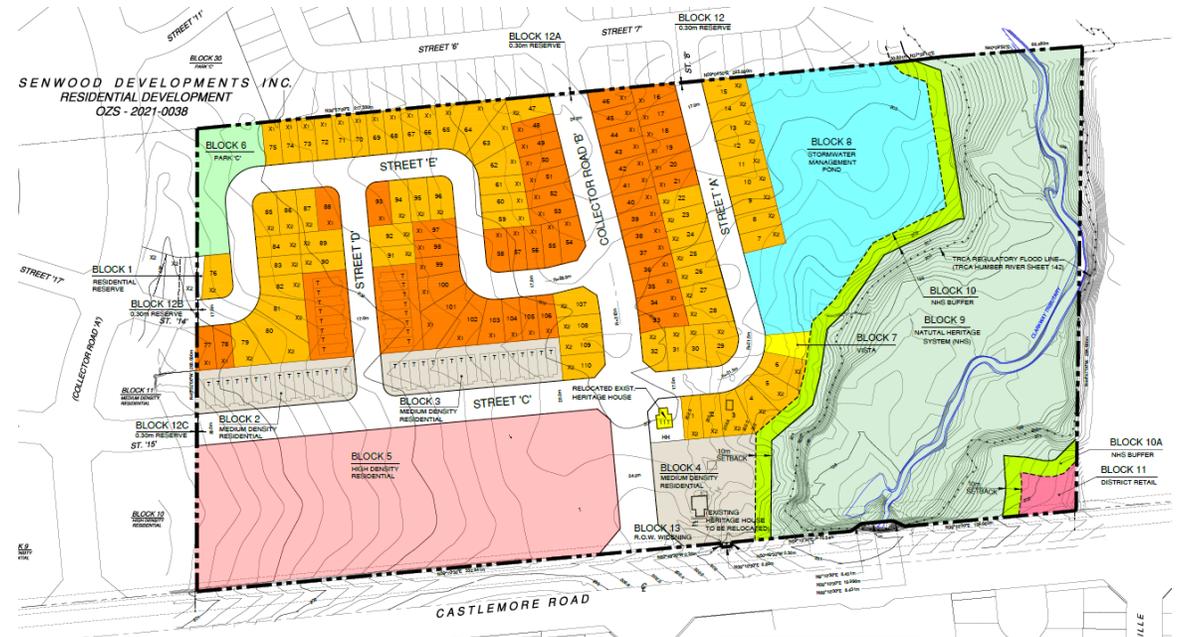
Recommendation/Final report

Appeal period

CONSIDERATIONS

Considerations:

- Support for 'Housing Brampton', the City's comprehensive housing strategy and action plan.
- 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 from the current Bronze 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-20223-0008
3. On the [OZS-2023-0008 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

- City Planner contact:
Andrew Ramsammy
Development Planner
City of Brampton
Andrew.Ramsammy@Brampton.ca
- Applicant contact:
Maria Jones MCIP, RPP
Project Planner
Candevcon Limited
Maria@candevcon.com

Thank you!