

# APPLICATION TO AMEND THE OFFICIAL PLAN, SECONDARY PLAN, BLOCK PLAN, AND ZONING BY-LAW

To facilitate the development of a mixed-use, high-density development at:

**1735 & 0 Steeles Avenue West**

City of Brampton File: OZS-2023-0014 and OZS-2023-0015

Application by:

**KLM PLANNING PARTNERS** on behalf of **METRUS CENTRAL PROPERTIES INC.**

**OZS-2023-0014: WARD 4**

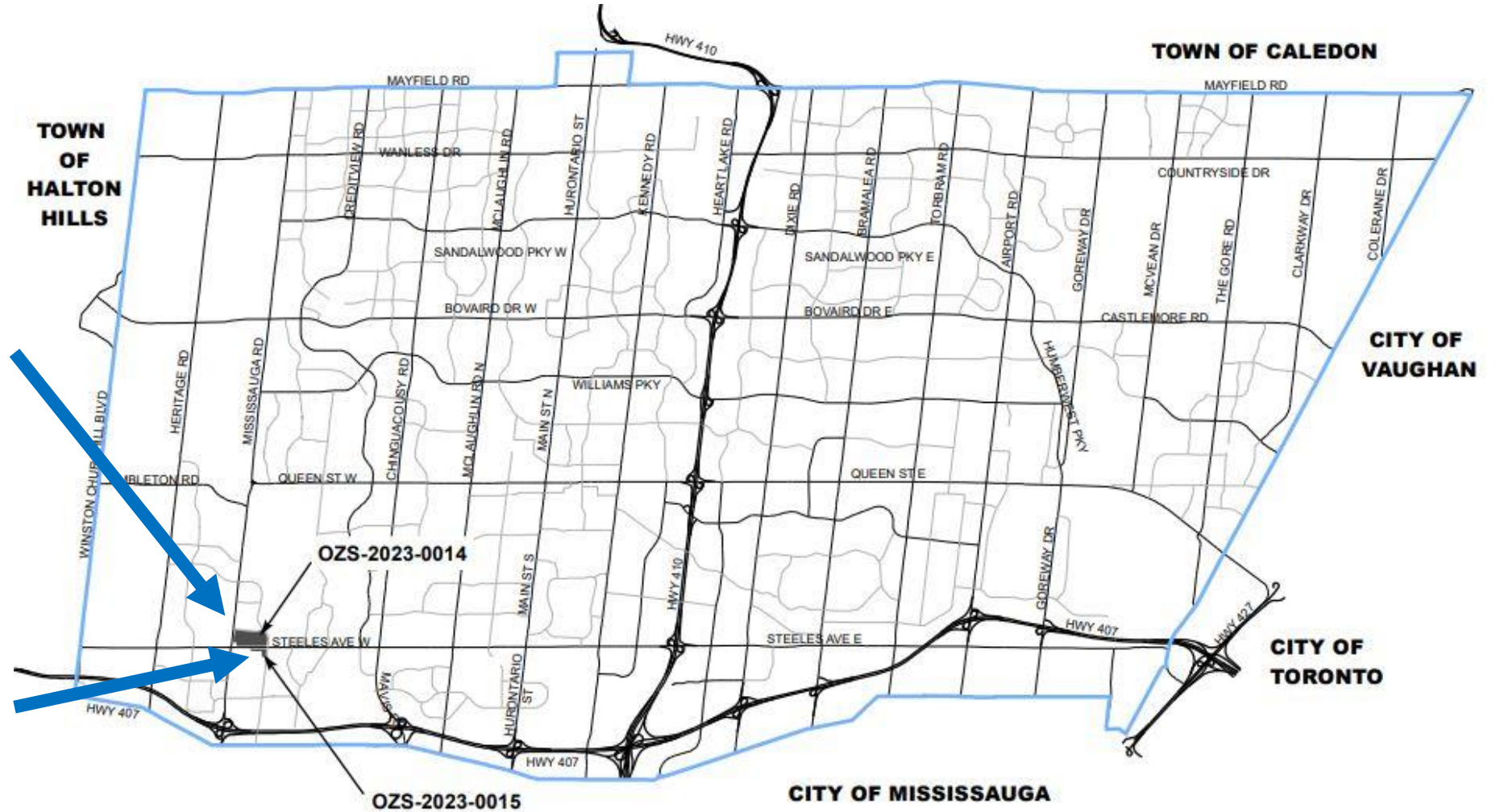
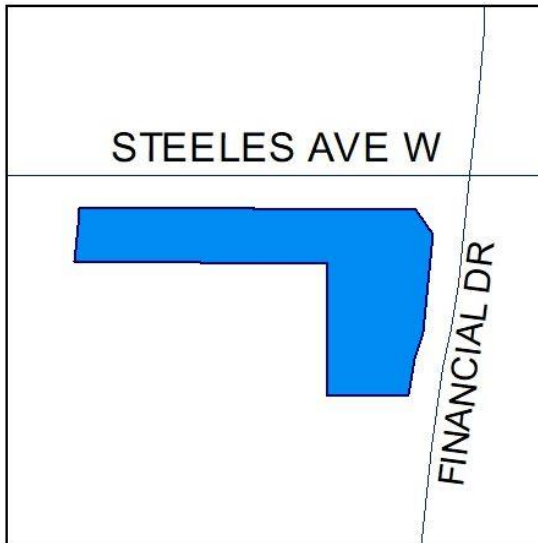
**OZS-2023-0015: WARD 6**

**REGIONAL COUNCILLOR: MARTIN MEDEIROS and MICHAEL PALLESCHI**

**CITY COUNCILLOR: DENNIS KEENAN and NAVJIT KAUR BRAR**



# LOCATION OF SUBJECT PROPERTY



# OZS-2023-0014: AREA CONTEXT – 0 STEELES AVE W



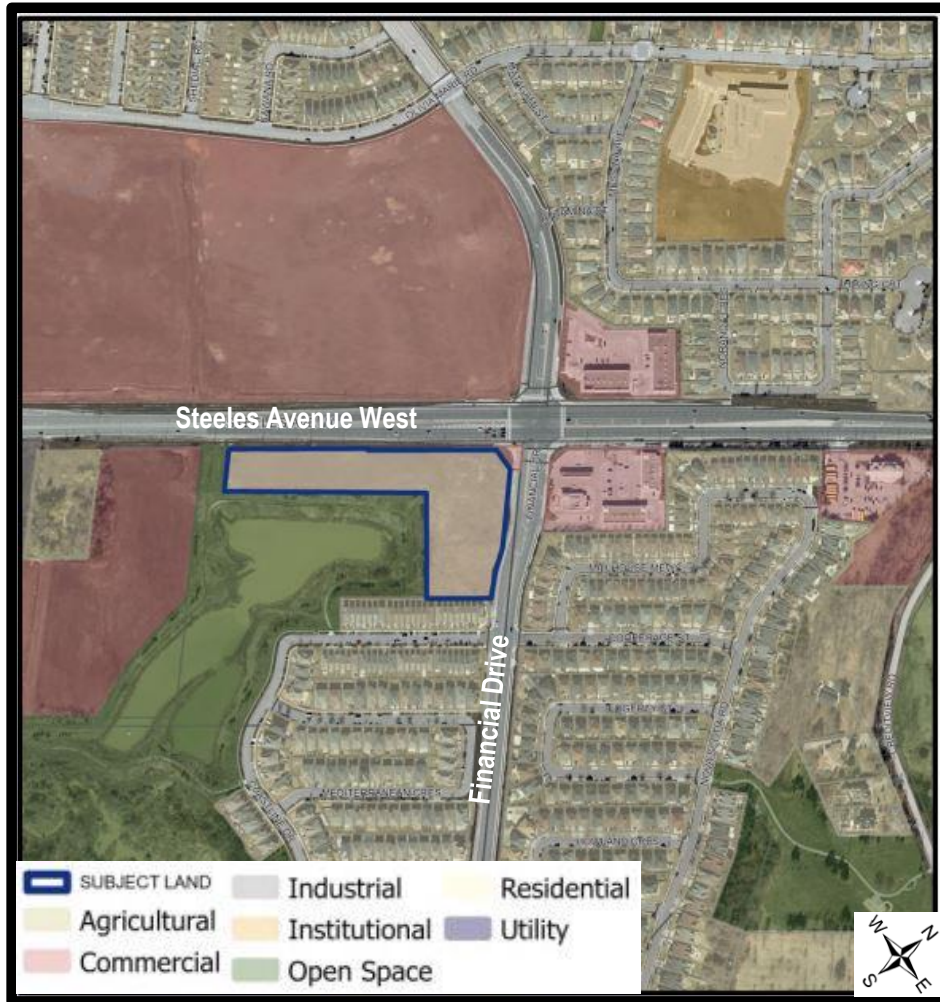
**North:** Olivia Marie Road, beyond which are townhouse, and single detached residential uses;

**South:** Vacant lands subject to development application under file number OZS-2023-0015 which is currently zoned for agricultural uses;

**East:** Financial drive, beyond which single detached residential uses, and commercial uses at the northeasterly corner of Steeles Avenue West and Financial Drive;

**West:** Mississauga Road, beyond which is Canon Canada's corporate headquarters.

# OZS-2023-0015: AREA CONTEXT – 1735 STEELES AVE W



**North:** Steeles Avenue West, beyond which are lands subject to development application OZS-2023-0014;

**South:** Jimmy McKerron Pond, as well as townhouse and single detached residential uses;

**East:** Financial Drive, beyond which are townhouse and single detached residential uses and commercial uses at the southeasterly corner of Steeles Avenue West and Financial Drive;

**West:** Vacant lands zoned for commercial uses, and a gas station located at the southeasterly corner of Steeles Avenue West and Mississauga Road.

# AREA CONTEXT

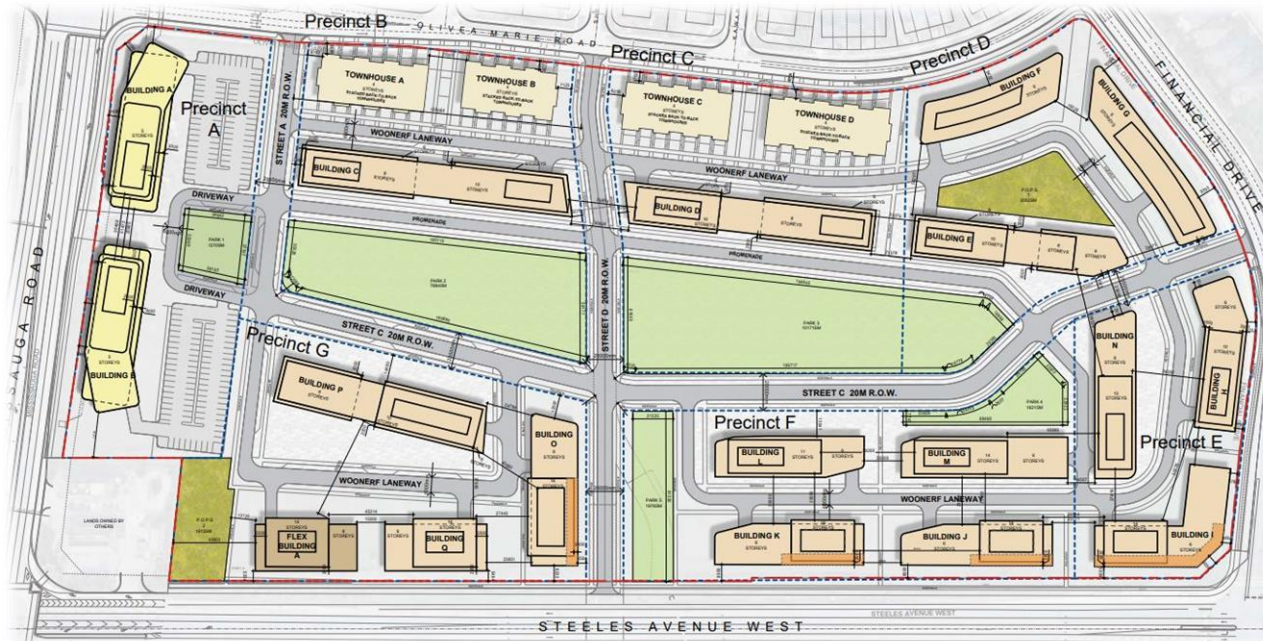


# OZS-2023-0014: DEVELOPMENT PROPOSAL

## An Application to Amend the Official Plan, Secondary Plan, Block Plan, & Zoning By-law:

To facilitate the development of 16.7 hectares (41.2 acres) site with:

- 15 residential apartment buildings;
  - 3,809 apartment residential units;
  - Ground floor retail: 1286m<sup>2</sup> (13,842 ft<sup>2</sup>);
  - Building height: maximum 16-storeys (21 metres).
- 4 blocks of 4-storey, stacked back-to-back townhouses;
  - 120 townhouse units.
- Two 5-storey office buildings;
- One transitional office building with permissions for office and residential uses;
- Five public parks, in addition to 2 privately owned public spaces; and
- Floor Space Index (FSI): 3.05 times the area of the site.

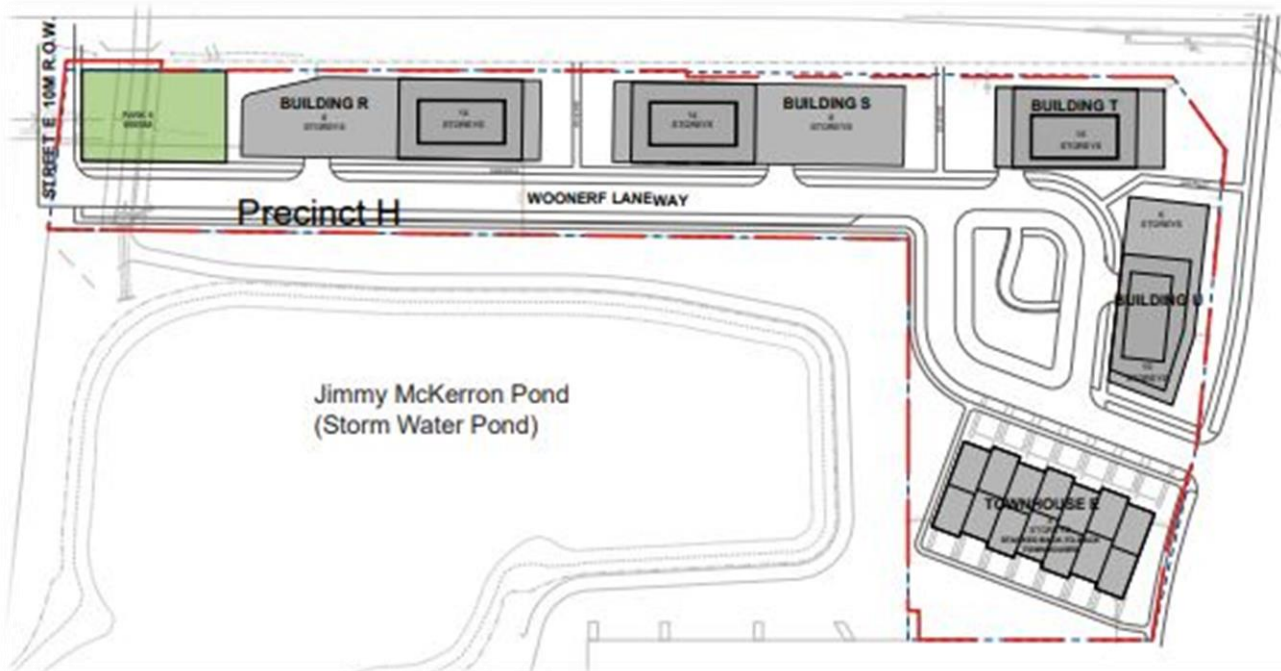


# OZS-2023-0015: DEVELOPMENT PROPOSAL

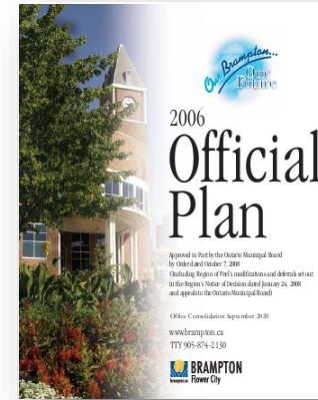
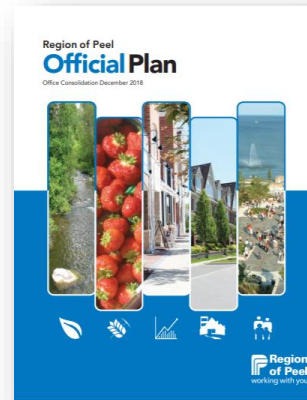
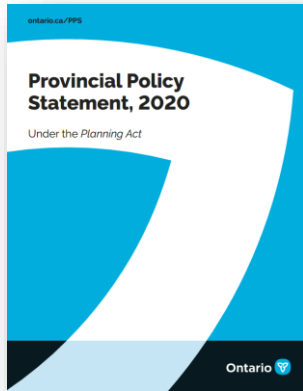
**An Application to Amend the Official Plan, Secondary Plan, Block Plan, & Zoning By-law:**

To facilitate the development of 2.3 hectares (5.6 acres) site with:

- 4 residential apartment buildings;
  - 740 residential units;
  - Ground floor retail totaling 330m<sup>2</sup> (3,552 ft<sup>2</sup>).
  - Building height: maximum 16-storeys (21 metres)
- 1 block of 4-storey, stacked back-to-back townhouses;
  - 28 residential units.
- 1 public park;
- Floor Space Index (FSI): 2.85 times the area of the site.



# 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 (Area 40a, Chapter 40c)

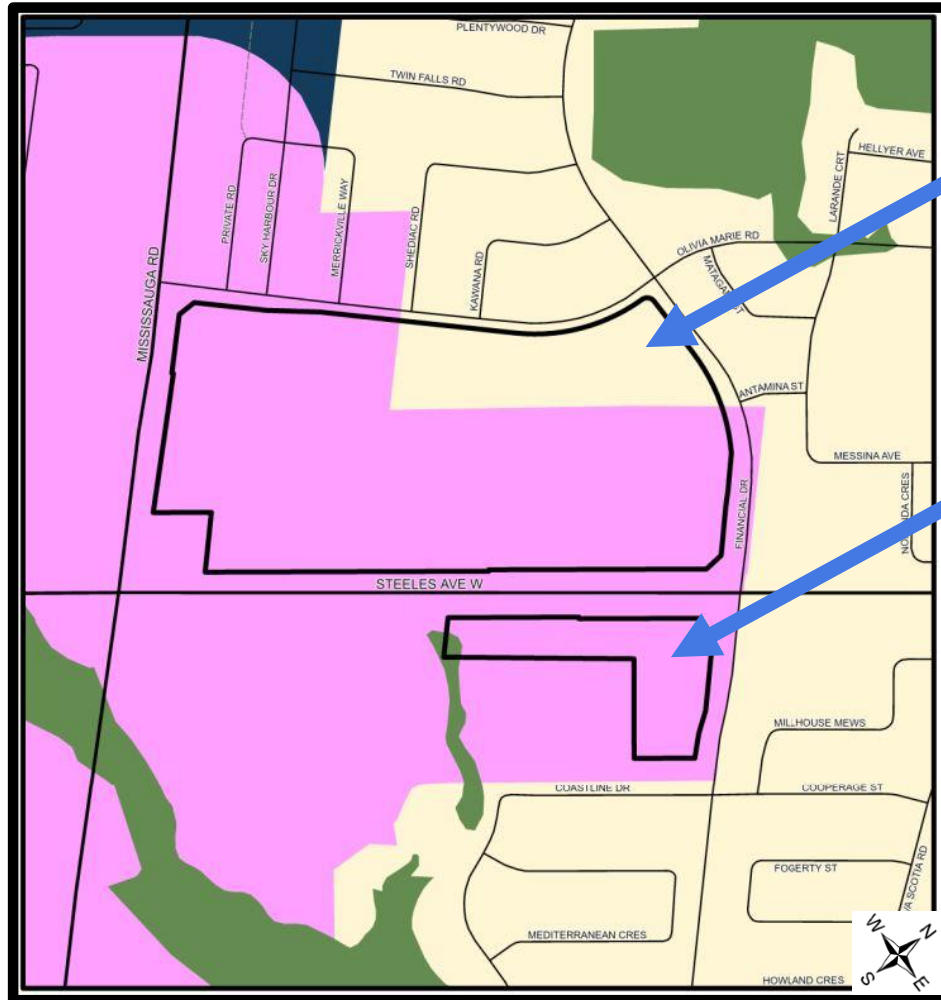
## Also following the principles of:

- Brampton 2040 Vision

\* Subject to the status of the proposed PPS, 2023



# CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



## OZS-2023-0014: Designated “Office” and “Residential”

- An amendment to the Official Plan is required.

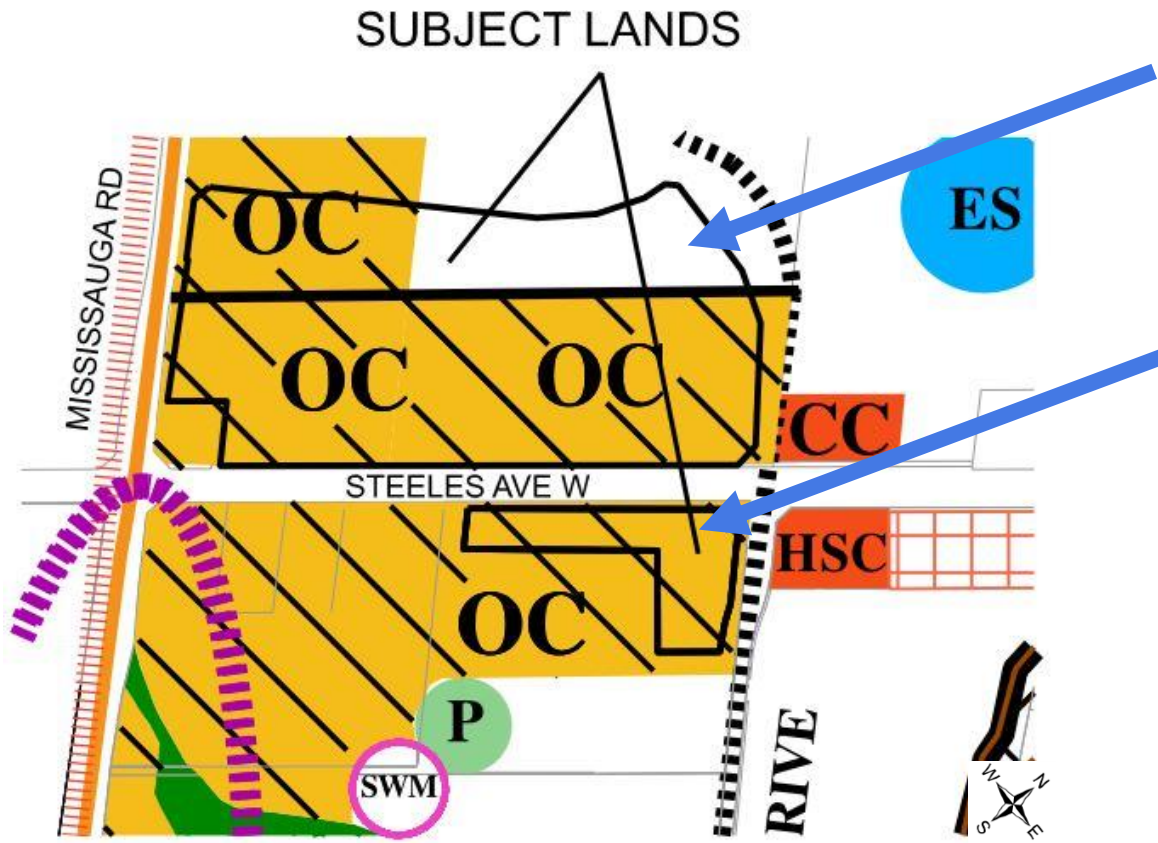
## OZS-2023-0015: Designated “Office” and “Open Space”

- An amendment to the Official Plan is required.



# CURRENT PLANNING CONTEXT: SECONDARY PLAN

## Bram West Secondary Plan (SP 40(c))

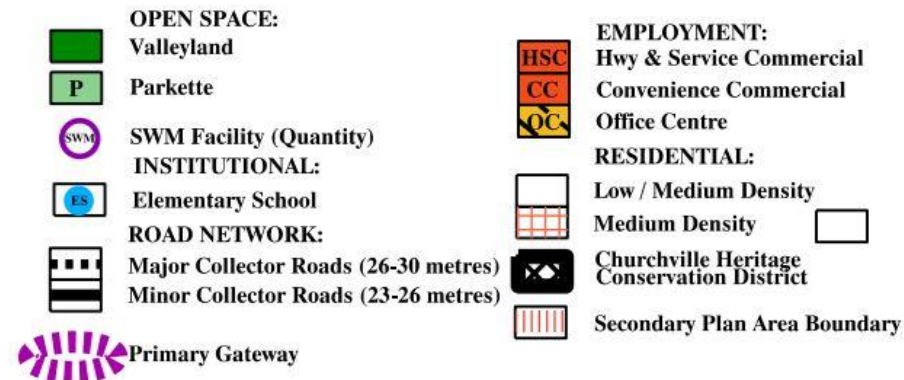


**OZS-2023-0014: Designated “Office Centre” & “Low / Medium Density Residential”**

An amendment to the Secondary Plan is required.

**OZS-2023-0015: Designated “Office Centre”**

An amendment to the Secondary Plan is required.



EXTRACT FROM SCHEDULE SP40(C) OF THE DOCUMENT KNOWN AS THE BRAM WEST SECONDARY PLAN

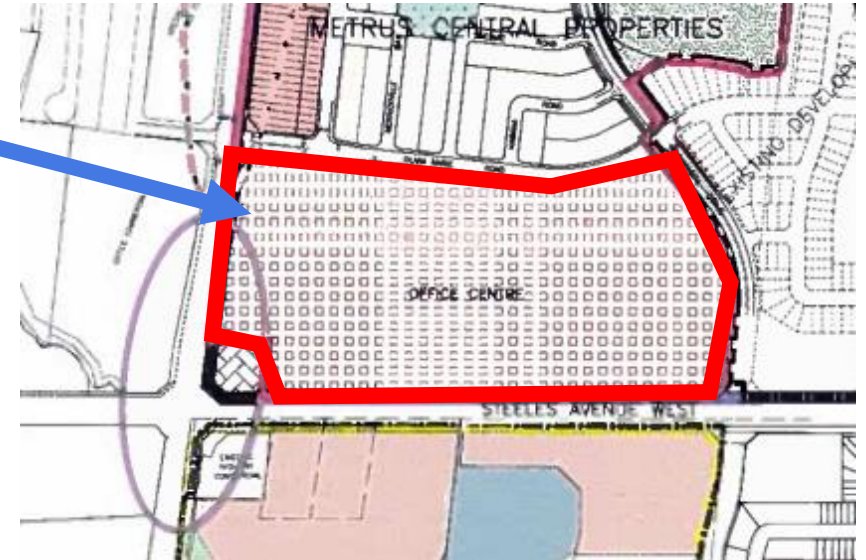
# CURRENT PLANNING CONTEXT: BLOCK PLAN

## OZS-2023-0014: Sub Area 40-1 Block Concept Plan

- **Land Use Designation:** “Office Centre”
- An amendment to the Block Plan is required.

## OZS-2023-0015: Sub Area 40-2 Block Concept Plan

- **Land Use Designation:** “Future Office and Retail”
- An amendment to the Block Plan is 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 of 0 Steeles Ave W : Office Centre - (OC – section 2027)

- An amendment to the Zoning By-law is required.

## Current Zone of 1735 Steeles Ave W : Agricultural - (A – section 2561)

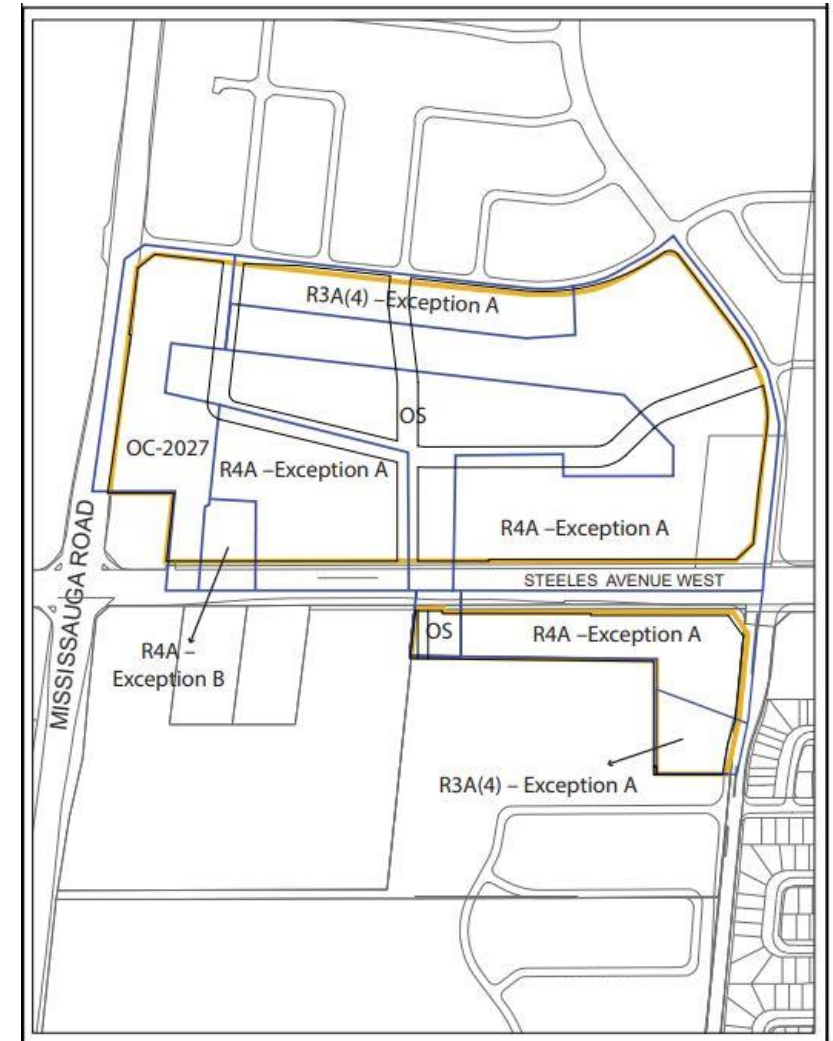
- An amendment to the Zoning By-law is required.

	AGRICULTURAL		INDUSTRIAL		RESIDENTIAL
	COMMERCIAL		INSTITUTIONAL		SUBJECT LAND
	FLOODPLAIN		OPEN SPACE		



# PROPOSED ZONING BY-LAW AMENDMENT

Proposed Zones	Highlights of Proposed Zoning
Office Centre, SECTION 2027 ('OC-2027') *With proposed minor amendments	<ul style="list-style-type: none"> <li>Office Parking: 2 spaces per 100 m2 of GFA.</li> </ul>
Residential Apartment A (R4A – Exception A) commercial mixed use	<ul style="list-style-type: none"> <li>Permits residential apartment and commercial uses;</li> <li>Minimum building height - 6 storeys.</li> </ul>
Residential Apartment A (R4A – Exception B)	<ul style="list-style-type: none"> <li>Permits residential apartments and uses permitted in OC-2027;</li> <li>Minimum building height – 6 storeys.</li> </ul>
Office mixed use Residential Townhouse A(4) (R3A(4) – Exception A)	<ul style="list-style-type: none"> <li>Permits residential uses including townhouse and back to back stacked townhouse dwellings;</li> <li>Minimum Building Height – 4 storeys.</li> </ul>
Open Space (OS)	



# KEY ISSUES / CONSIDERATIONS

- **Built Form, Compatibility and Layout**
  - Appropriate built form and building patterns such as building height, massing, setback and site layout;
  - Contribution to the public realm & vision for Steeles Avenue West;
  - Contribution to the creation of 15-minute, complete communities;
  - Confirmation of the appropriate size and location of parks and private amenity space.
- **Servicing and Delivery of Public Roads**
  - A subdivision plan is required to ensure the delivery of public roads and the necessary infrastructure to service the proposed development.
- **Mix of Employment and Residential Uses**
  - Ensuring the proposed development delivers an overall net increase to the total jobs planned for the Employment Area.
- **Timing and Policy Conformity**
  - Timing of the proposed development with the City-initiated amendments to the Bram West Secondary Plan.



# PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – June 16<sup>th</sup>, 2023

Circulation to commenting departments and agencies – June 16<sup>th</sup>, 2023

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

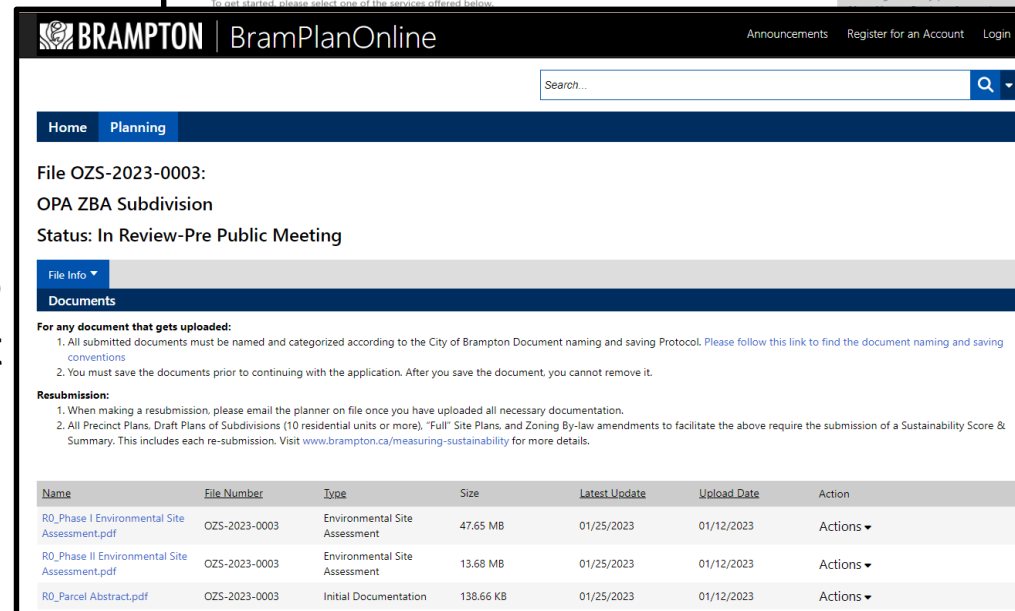
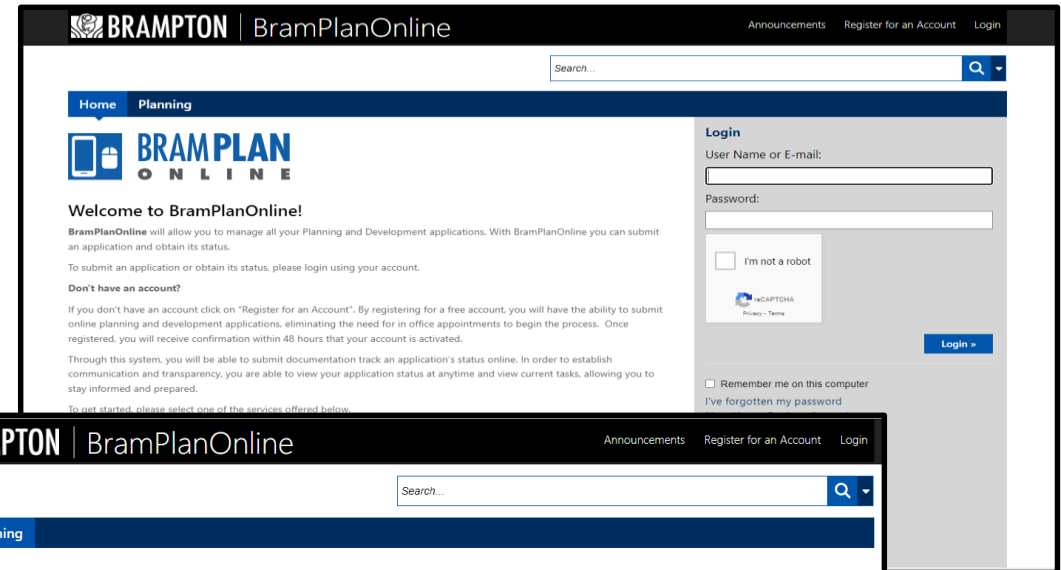
Appeal Period

# 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-2023-0014** and **OZS-2023-0015**.
3. On the **OZS-2023-0014 / OZS-2023-0015 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](http://www.brampton.ca) on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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Thank you!