Public Information Meeting

APPLICATION TO AMEND THE OFFICAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION
9874 The Gore Road

City of Brampton File # : OZS-2023-0017

Application by:
13743446 Canada Inc. – Blackthorn Development Corp.
WARD : 8
REGIONAL COUNCILLOR: Pat Fortini
CITY COUNCILLOR: Rod Power

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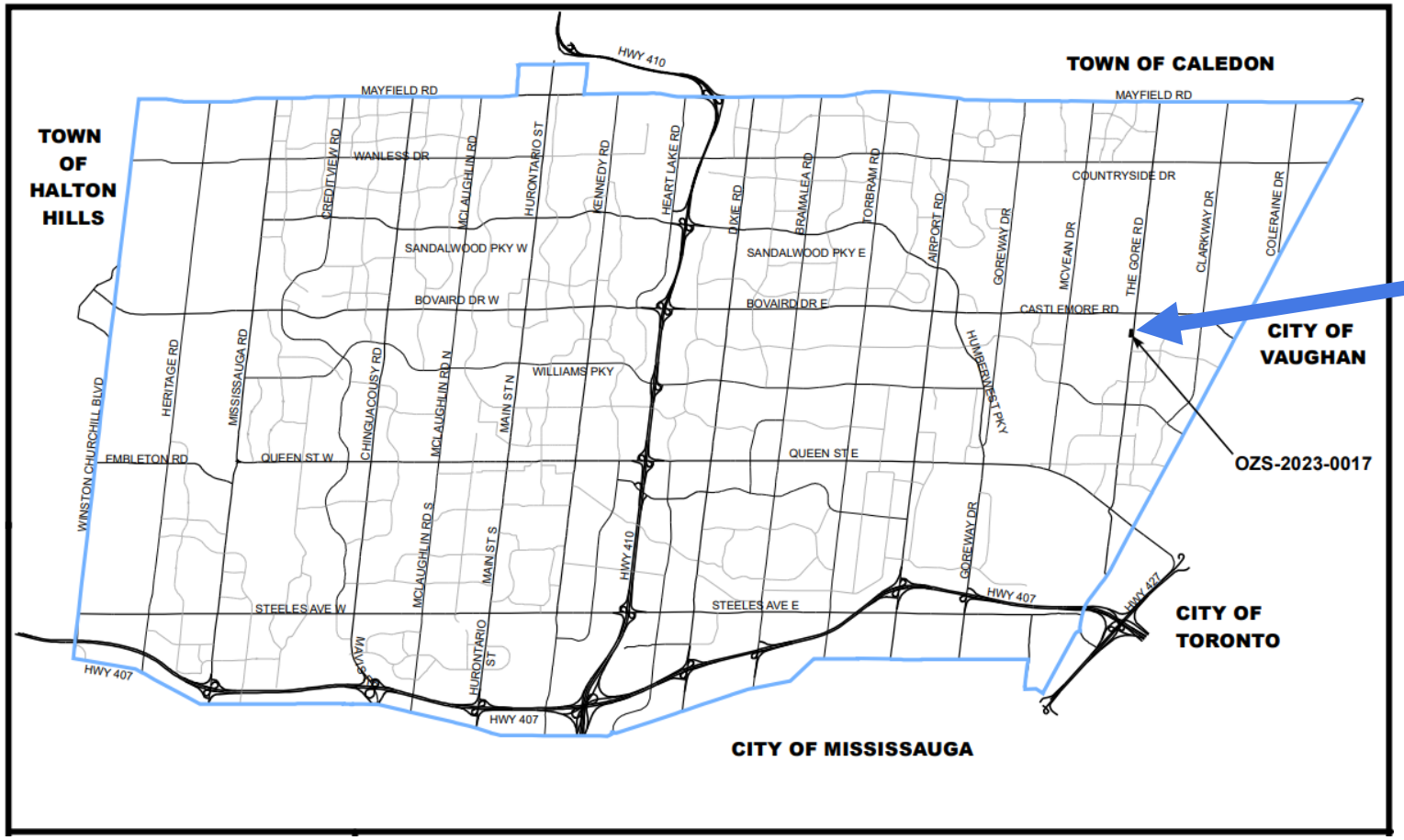
LOCATION OF SUBJECT PROPERTY



9874 The Gore Road
(Subject Lands)

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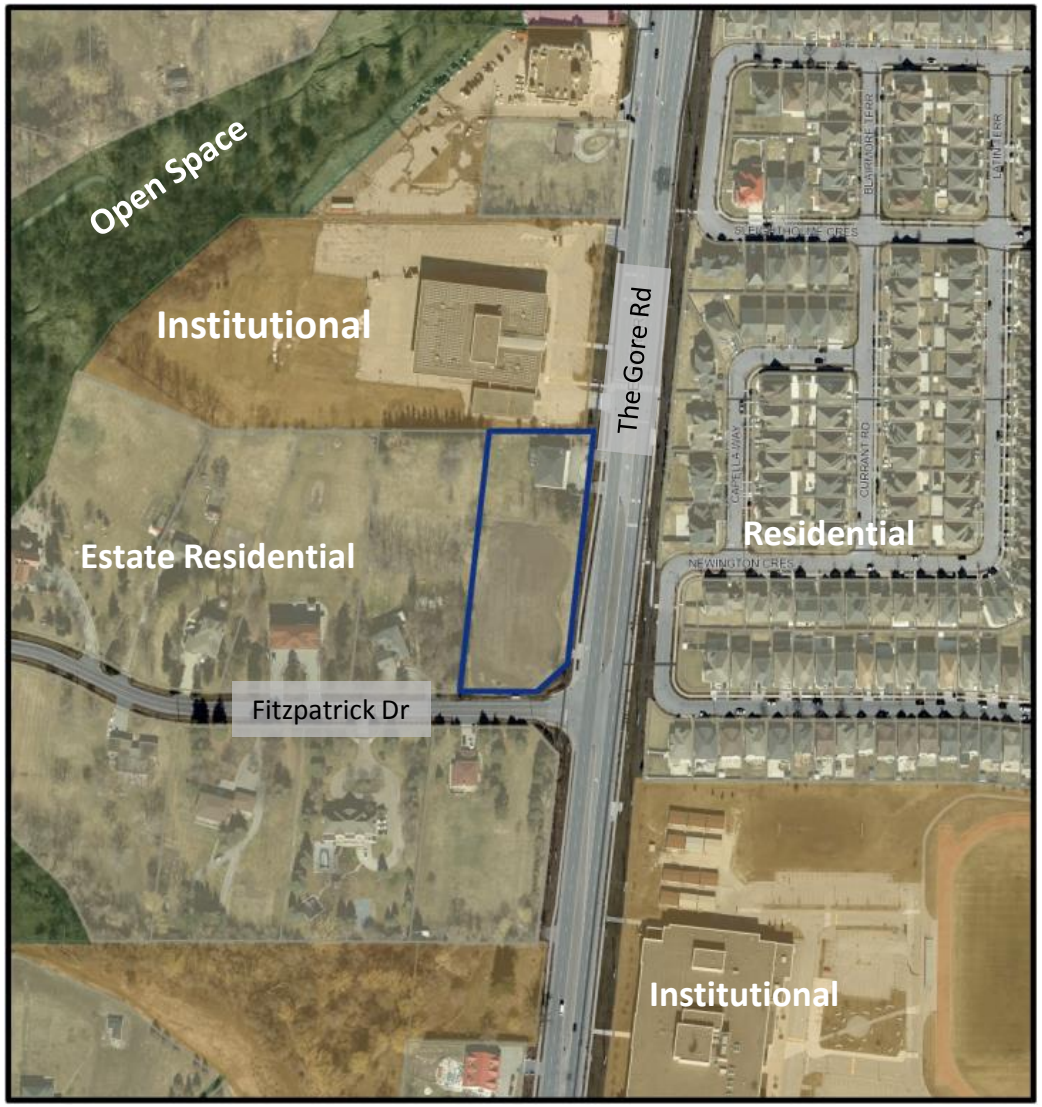
AREA CONTEXT



North: Institutional

Castlemore Public School and a Place of Worship

South: Residential

Estate residential and low density dwellings

East: Residential and Institutional

Low density residential and Cardinal Ambrozic Catholic Secondary School

West: Residential and Open Space

Estate residential dwellings and Castlemore Park open space

Legend

- SUBJECT LAND
- Agricultural
- Commercial
- Industrial
- Institutional
- Open Space
- Residential
- Utility

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SITE CONTEXT

View towards the North

View towards the East

Existing dwelling

View towards the Northwest

View towards the Southeast

View towards the West

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DEVELOPMENT PROPOSAL

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

To permit a residential development consisting of six blocks of freehold townhomes, totaling 36 townhouse residential dwellings.

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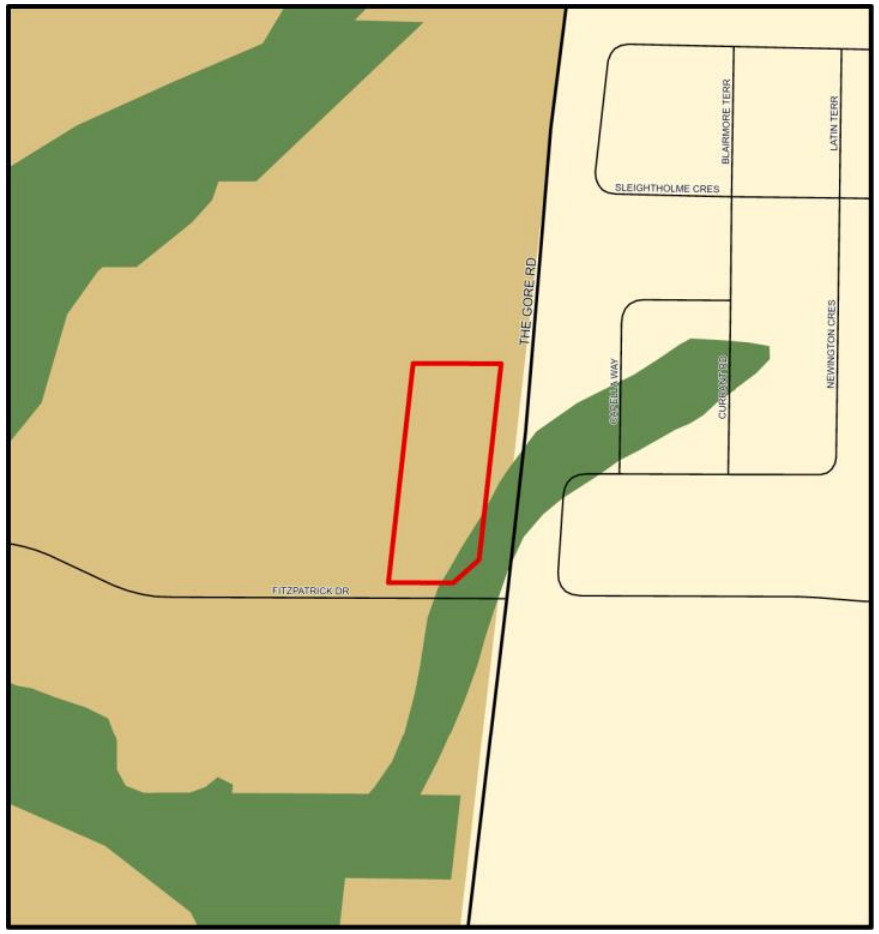
DEVELOPMENT PROPOSAL

Highlights of the Proposal:

Lot Area: 0.83 hectares (2.05 acres)

Townhouse Blocks – 6
Townhouse Units – 36
Total Parking – 72
Visitor Parking – 8
Outdoor Amenity Space – 119 sq. m (390 ft.)

OFFICIAL PLAN DESIGNATION



SUBJECT LAND
OPENSPACE
ESTATE RESIDENTIAL
RESIDENTIAL

Designated: ‘Estate Residential’ and ‘Open Space’.

‘Estate Residential’ permits low density, low intensity forms of residential development characterized by large, individual lots which do not require full urban services.

It offers a rural lifestyle within an urban setting and adds to the City’s diverse housing choice as well as sense of identity.

An Official Plan Amendment is required to permit the Residential use.

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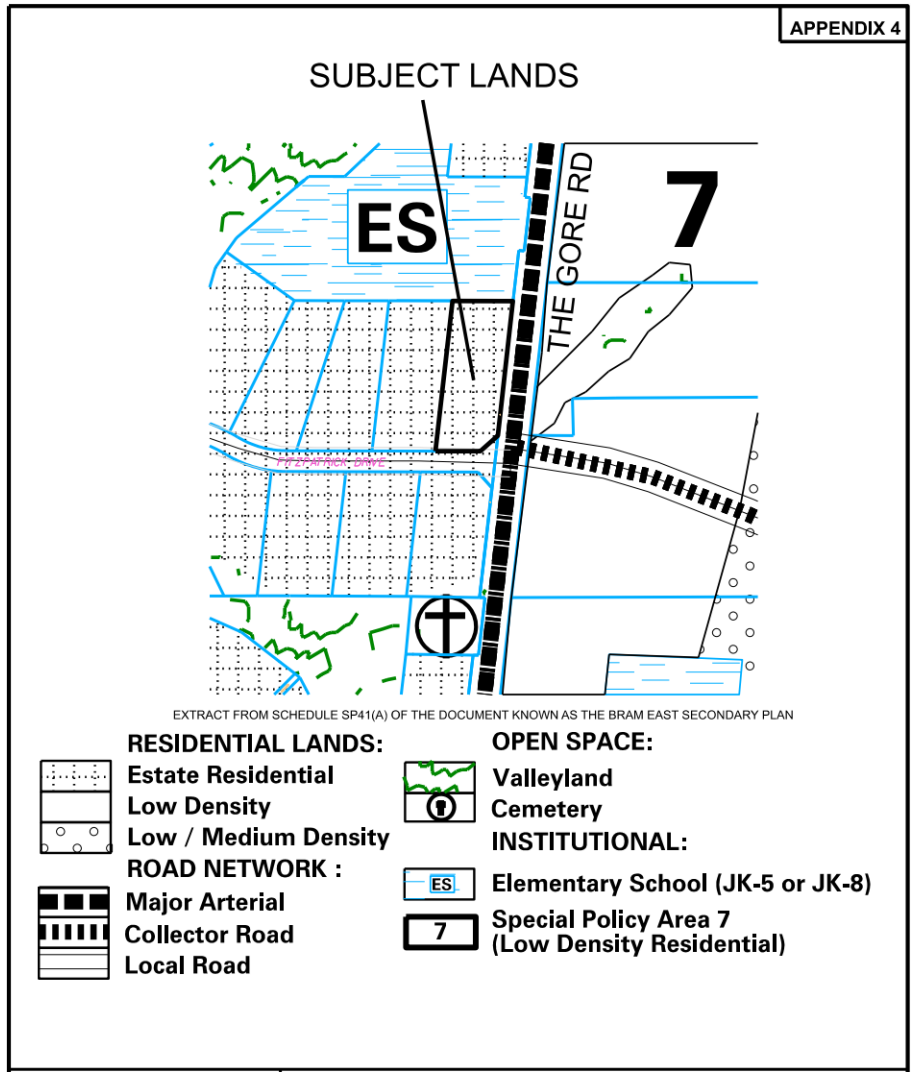
SECONDARY PLAN DESIGNATION

Bram East Secondary Plan (Area 41)
Designated as ‘Estate Residential’.

Section 3.1.22 of the Secondary Plan states “residential uses in accordance with the Rural Estate policies in Part I of the Official Plan are permitted. Servicing by piped municipal sanitary and water services is not precluded.”

The proposed development is for a medium density residential use. This will require an amendment to the Secondary Plan to re-designate the lands from ‘Estate Residential’ to ‘Medium Density’ to implement the proposed development.



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ZONING BY-LAW

Residential Rural Estate Two (RE2)

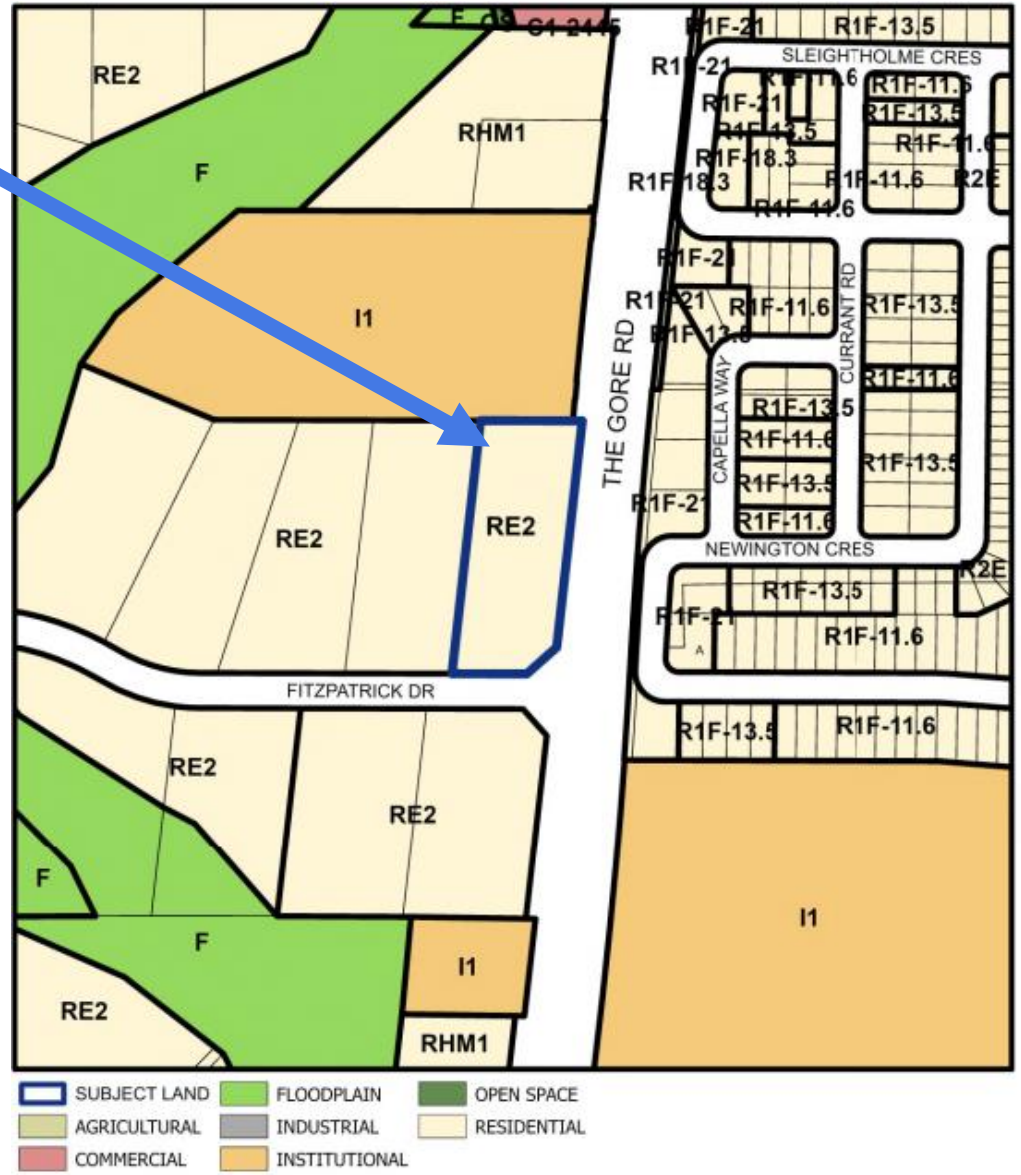
The subject site is zoned ‘Residential Rural Estate Two (RE2)’.

The Residential Rural Estate Two Zone permits a Single Detached Dwelling, a Supportive Housing Residence Type 1 and purposes accessory to the other permitted purposes.

The Residential Rural Estate Two Zone is subject to the following requirements and restrictions:

- Minimum Lot Area: 0.8 hectares (1.97 acres)
- Minimum Lot Width: 45 metres (147.64 feet)
- Maximum Building Height: 10.6 metres (34.78 feet)

A Zoning By-law Amendment is required in order to permit the proposed townhouse residential use with a ‘Site Specific Zone’.



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ZONING BY-LAW AMENDMENT

The Zoning By-law Amendment proposes to rezone the subject site from ‘Residential Rural Estate Two (RE2)’ to ‘Residential Townhouse C-R3C - Special Section XXXX'' on Schedule A.

Proposed Zone	Highlight of proposed Zone
‘Residential Townhouse C-R3C - Special Section XXXX'	• Permits a Townhouse dwelling • Minimum Exterior Yard Width • Minimum Rear Yard Depth • Minimum Number of Visitor Parking Spaces • Minimum Exterior Setback to a Private Road • Minimum Interior Setback to Lot Not Zoned in the same Zoning Category • Minimum Porch Setback to Rear Lot Line

SUBJECT LAND

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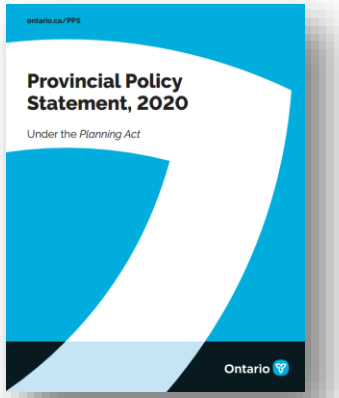
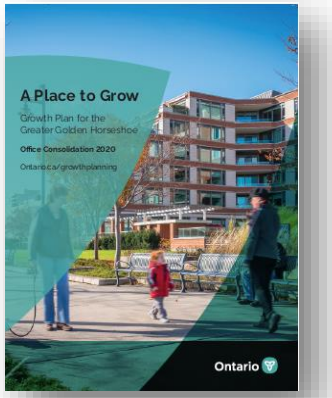
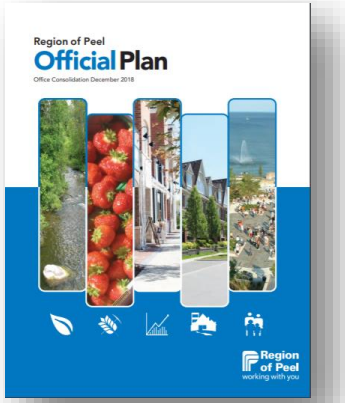
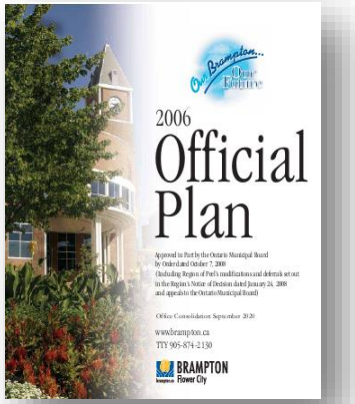
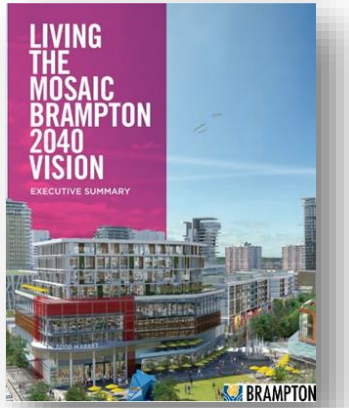
PLANNING FRAMEWORK SUMMARY











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
- Goreway Drive Corridor Secondary Plan (Area 39)

Also following the principles of:

- Brampton 2040 Vision

- Subject to the status of the proposed PPS, 2023

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ISSUES/OPPORTUNITIES

Issues:

- Compatibility with and potential impacts from the proposed medium density form of development on surrounding existing estate residential neighbourhood.
- Potential increase in traffic on local roads (The Gore Rd and Fitzpatrick Dr)

Opportunities:

- Development of new housing stock.
- Contributes to the City's housing mix.
- Proximity to existing and planned infrastructure.

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NEXT STEPS

Notice of complete application- June 14th,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

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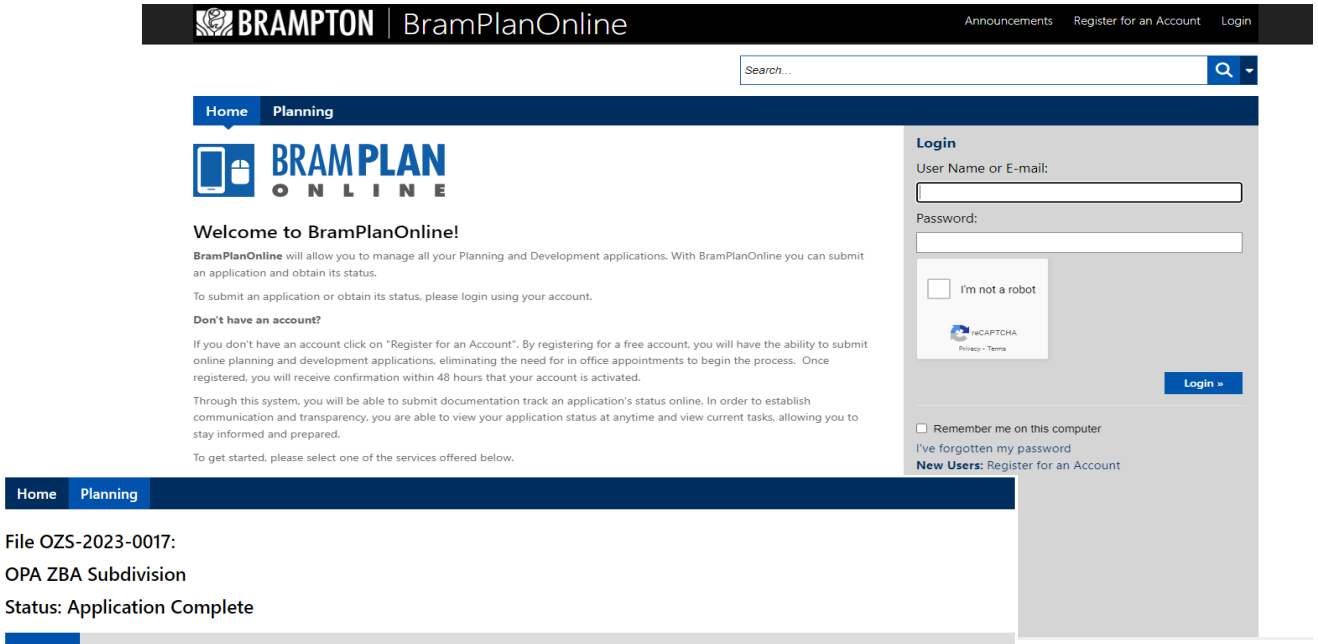
ACCESS THE DEVELOPMENT APPLICATION

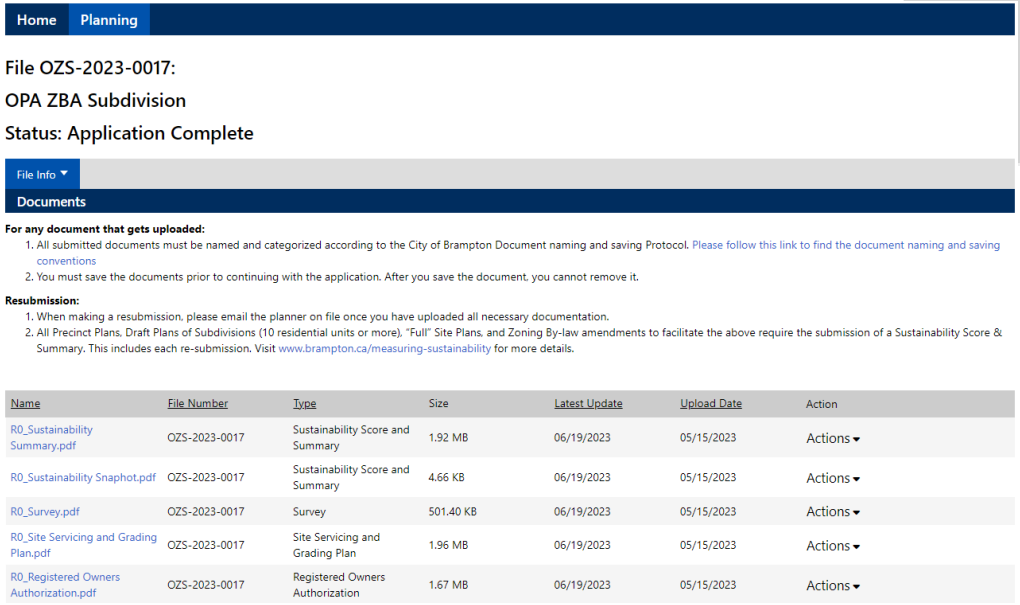
1. Click the BramPlan Online link:
https://planning.brampton.ca/CitizenAccess/Default.aspx

2. Click the Search for An Application link:
https://planning.brampton.ca/CitizenAccess/Cap/CapHome.aspx?module=Planning&TabName=Planning

3. Type the file number in the required field:
File Number: OZS-2023-0017

4. On the OZS-2023-0017 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
R0_Sustainability Summary.pdf	OZS-2023-0017	Sustainability Score and Summary	1.92 MB	06/19/2023	05/15/2023	Actions
R0_Sustainability Snaphot.pdf	OZS-2023-0017	Sustainability Score and Summary	4.66 KB	06/19/2023	05/15/2023	Actions
R0_Survey.pdf	OZS-2023-0017	Survey	501.40 KB	06/19/2023	05/15/2023	Actions
R0_Site Servicing and Grading Plan.pdf	OZS-2023-0017	Site Servicing and Grading Plan	1.96 MB	06/19/2023	05/15/2023	Actions
R0_Registered Owners Authorization.pdf	OZS-2023-0017	Registered Owners Authorization	1.67 MB	06/19/2023	05/15/2023	Actions

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ADDITIONAL INFORMATION

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

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Thank you!

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