

# Public Information Meeting

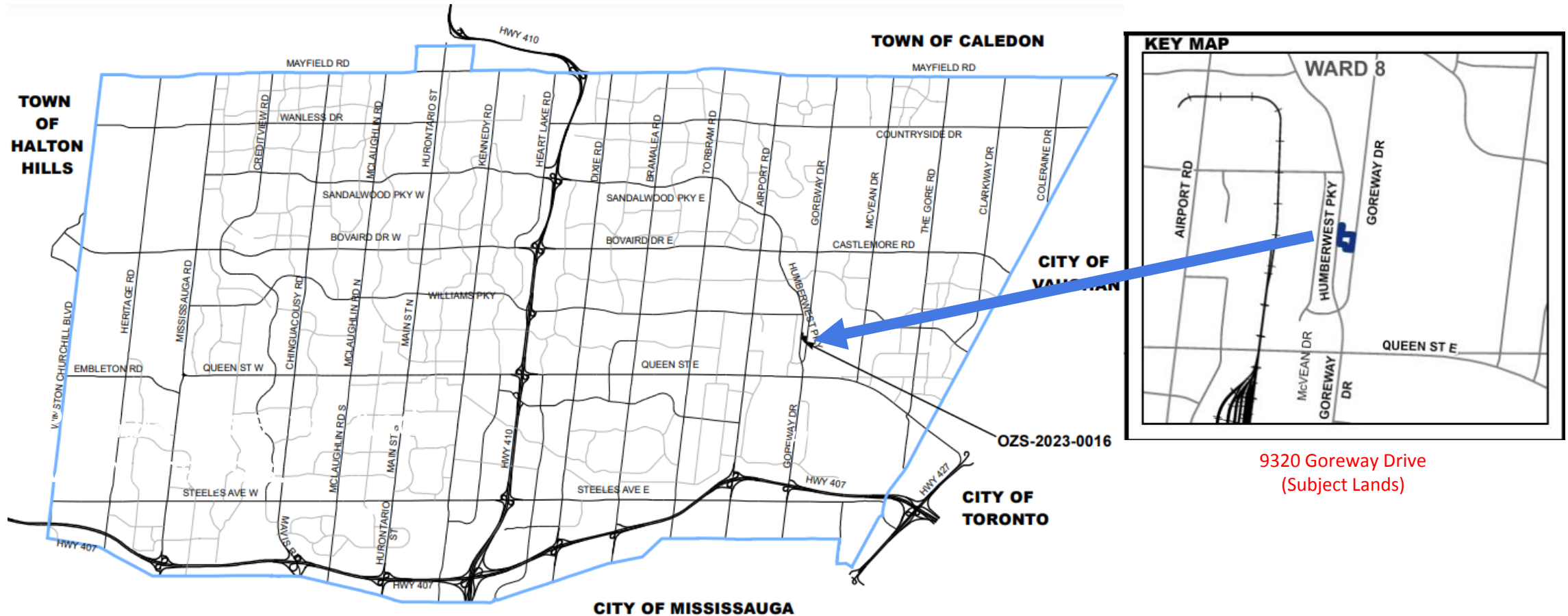
**APPLICATION TO AMEND THE OFFICAL PLAN AND ZONING BY-LAW  
9320 GOREWAY DRIVE**

**City of Brampton File # : OZS-2023-0016**

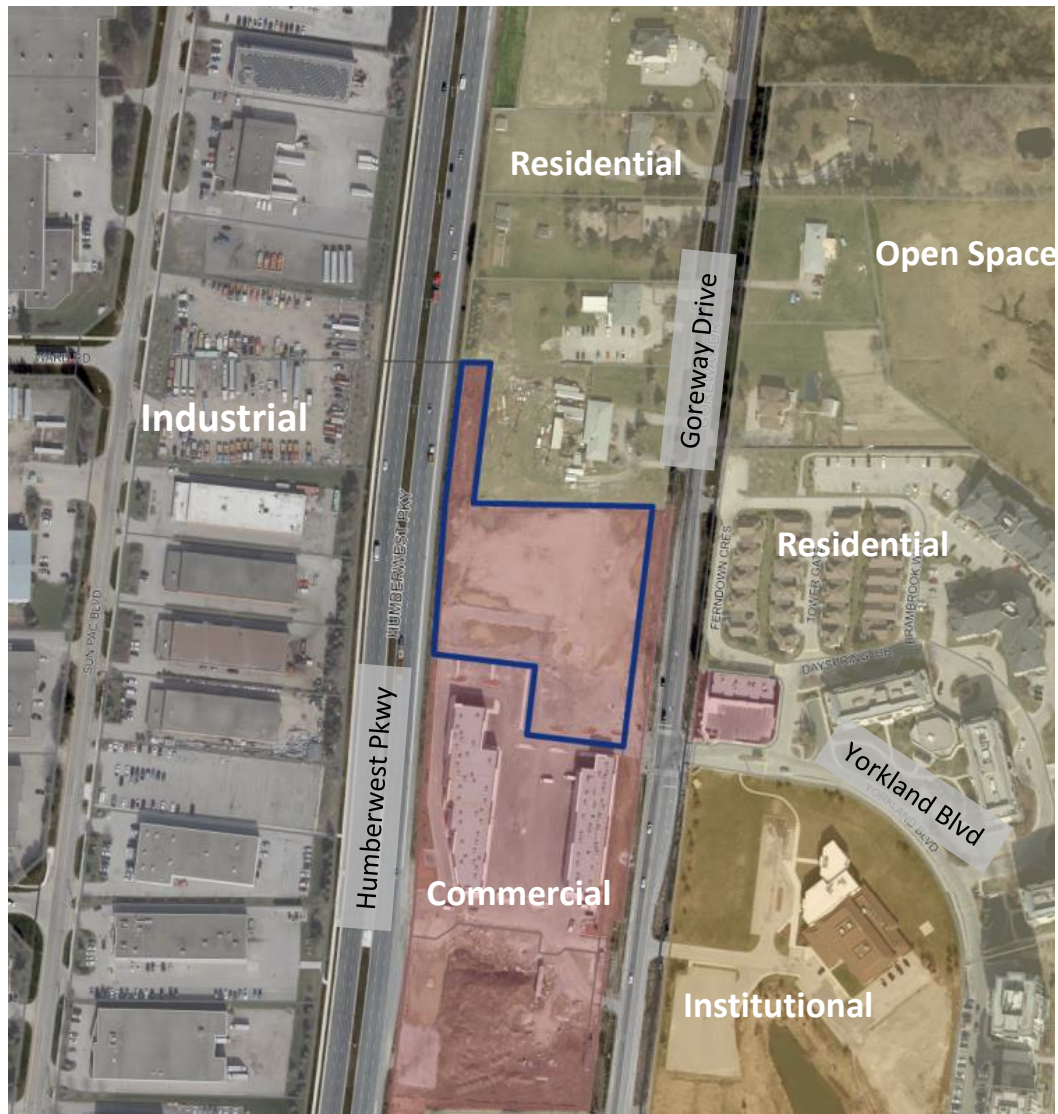
**Application by:  
Candevcon Limited c/o HP 9131313 Inc.  
WARD : 8**

**REGIONAL COUNCILLOR: Pat Fortini  
CITY COUNCILLOR: Rod Power**

# LOCATION OF SUBJECT PROPERTY



# AREA CONTEXT



**North: Residential with some office uses**

**South: Commercial and Office buildings**

**East: Residential and Institutional**

**West: Industrial**



# SITE CONTEXT



View towards the West



View towards the South



View towards the East



View towards the North



# DEVELOPMENT PROPOSAL

## Application to Amend the Zoning By-law and Official Plan:

- To permit two mixed-use buildings
- 18 and 19 storeys in height
- Total of 425 residential units
- 1,317 m<sup>2</sup> of at-grade commercial uses as well as an outdoor amenity area.
- Total of 579 vehicular parking spaces located on surface parking lots and two levels of underground parking.





# DEVELOPMENT PROPOSAL

## Highlights of the Proposal:

Lot Area: 1.25 hectares (3.08 acres)

### Building 1

- 19-storey residential building containing 221 dwelling units.
- The tower includes a 2-storey podium that steps back on the 5th and 9th floors with outdoor amenity spaces on these floors and a green roof on the 9th floor.
- 675 sq. m Office/Commercial space

### Building 2

- 18-storey residential building containing 204 dwelling units.
- The tower includes a 2-storey podium that steps back on the 5th and 9th floors with outdoor amenity space on the 5th Floor and green roofs on the 5th and 9th floors.
- 642 sq. m Office/Commercial space

### Residential Unit Breakdown:

- Studio units – 22
- 1-bedroom units – 252
- 1-bedroom + den units – 32
- 2-bedroom units – 71
- 3-bedroom units – 48

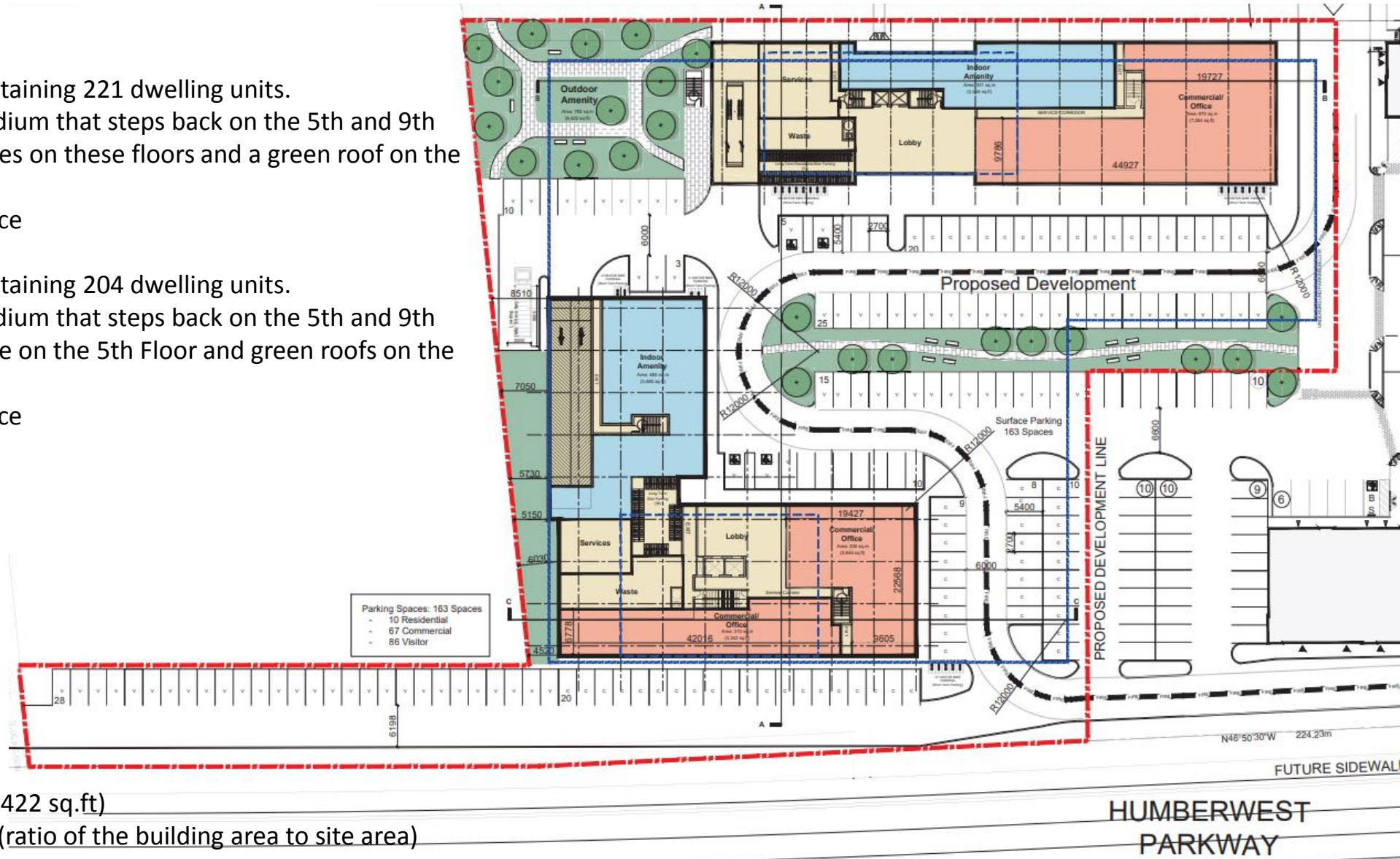
Above Ground Parking – 163

Underground Parking – 416

Total Parking - 579

Outdoor Amenity Area – 782 sq.m (8,422 sq.ft)

Total Site Floor Space Index (FSI): 2.6 (ratio of the building area to site area)

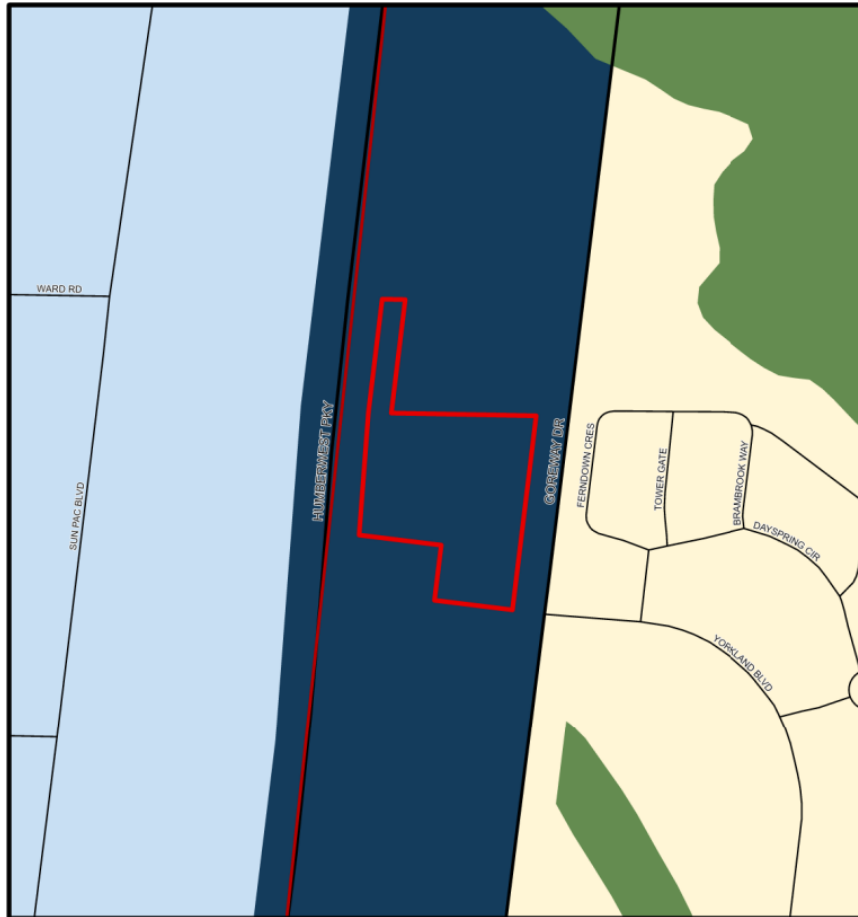


# OFFICIAL PLAN DESIGNATION

The property is designated 'Business Corridor' within the City of Brampton Official Plan.

The permitted uses within the Business Corridor designations include: a broad range of employment and employment-related uses (Office, Retail, Restaurant, Hotels, Entertainment Uses).

An Official Plan Amendment is required to permit residential use.



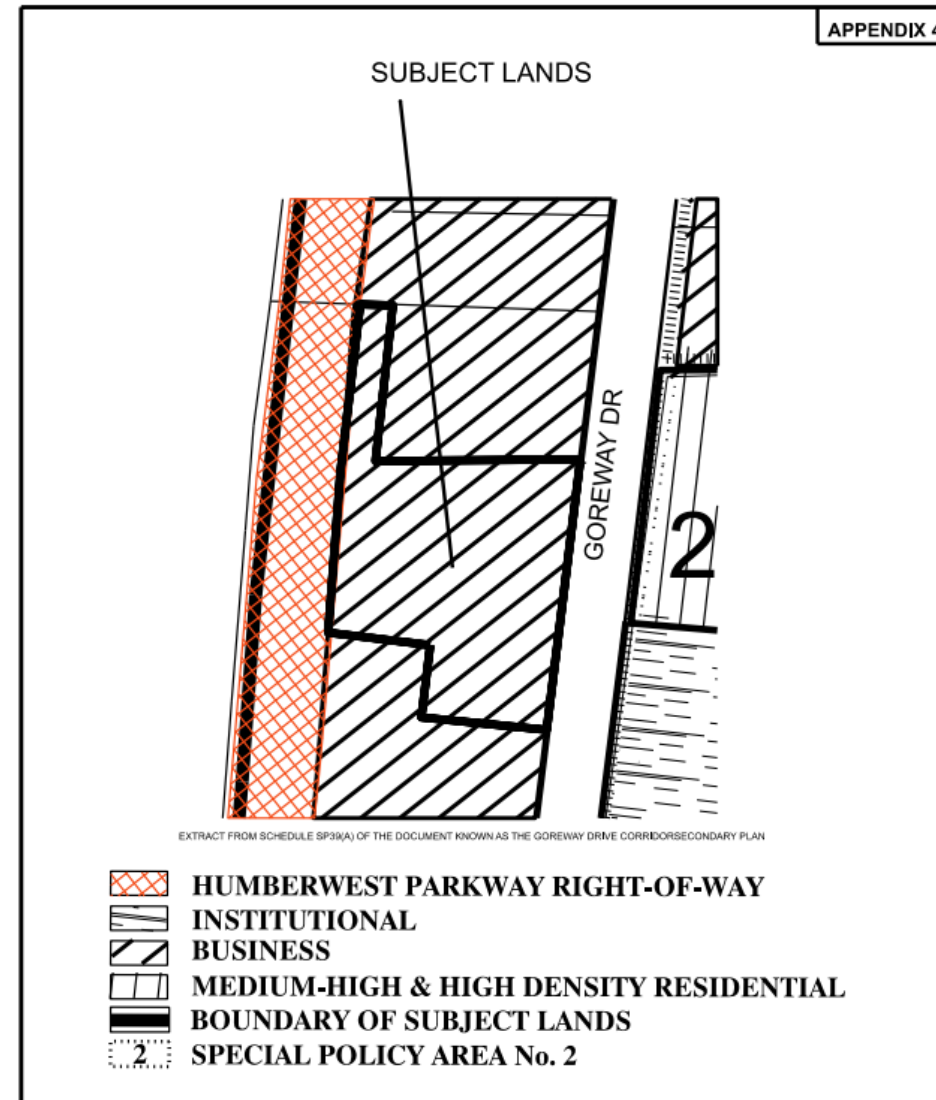
# SECONDARY PLAN DESIGNATION

## Goreway Drive Corridor Secondary Plan (Area 39)

Designated as 'Business'.

Section 3.4.1 of the Secondary Plan states the Business designation “shall provide for the development of a wide range of service, retail and small scale office commercial uses.”

The proposed development includes residential uses as well as commercial and office uses. This will require an amendment to the Secondary Plan to implement the proposed development.





# ZONING BY-LAW

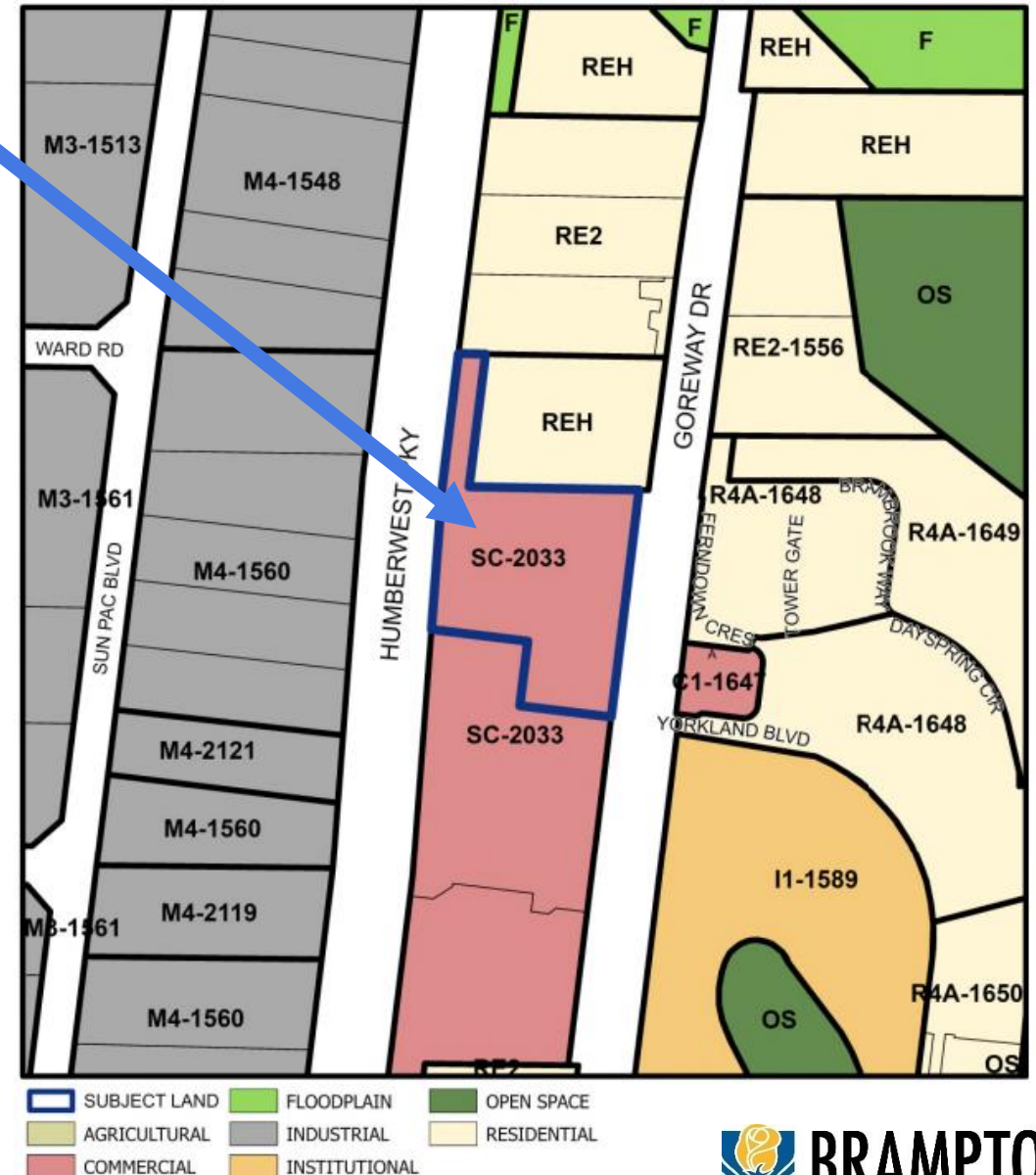
## Service Commercial (SC) - Special Section 2033

The subject site is zoned 'Service Commercial (SC)- Special Section 2033' in City of Brampton Zoning By-law 270-2004.

The Service Commercial Zone permits a range of commercial uses including, but not limited to a(n): retail establishment having no outside storage, service shop, personal service shop, bank, trust company and finance company, office, dry cleaning and laundry distribution station, parking lot, restaurant, community club, health or fitness centre etc...

Special Section 2033 further specifies development standards,

A Zoning By-law Amendment will be required in order to permit the proposed residential use and development standards.



# ZONING BY-LAW AMENDMENT

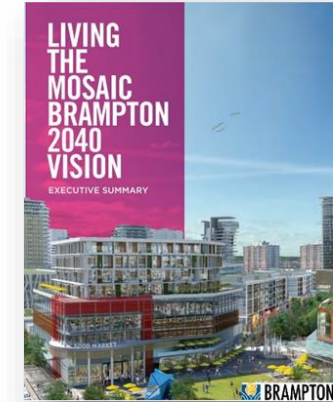
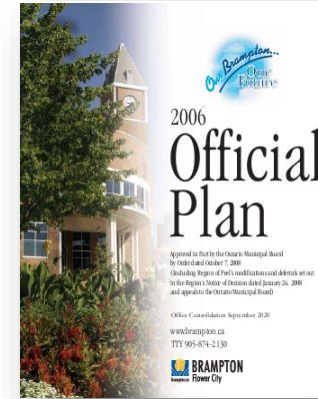
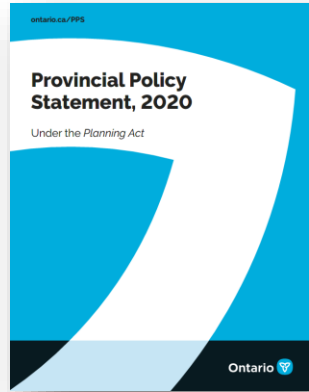
The Zoning By-law Amendment proposes to rezone the subject site from 'Service Commercial (SC) - Special Section 2033' to 'Residential Apartment A (R4A) - Special Section XXXX' on Schedule A.

Proposed Zone	Highlight of proposed Zone
'Residential Apartment A (R4A) - Special Section XXXX'	<ul style="list-style-type: none"><li>• Permits an apartment building</li><li>• Permits a range of commercial uses, including, but not limited to: retail establishment, personal service shop, office, bank, printing or copying establishment, health or fitness centre, service shop, dry cleaning and laundry distribution station.</li><li>• Maximum Floor Space Index (FSI) – 2.6</li><li>• Maximum building height – 20 storeys</li></ul>





# 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

# ISSUES/OPPORTUNITIES

## Issues:

- Potential impacts from the proposed development on surrounding existing low and medium density neighbourhoods along Goreway Drive
- Potential increase in traffic on local roads (Goreway Drive and Humberwest Parkway).
- Limiting impact to commercial businesses through phasing.

## Opportunities:

- Development of an underutilized site creating new housing stock.
- Responds to consumer needs and contributes to the achievement of intensification targets in a planned Major Transit Station Area.
- Contributes to the City's housing mix and complete communities.
- Proximity to existing and planned infrastructure and compatible land uses.



1 Aerial View 01  
A4.1 NTS



2 Aerial View 02  
A4.1 NTS



3 Aerial View 03  
A4.1 NTS



4 Aerial View 04  
A4.1 NTS



# NEXT STEPS

Notice of complete application- May 29<sup>th</sup>, 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



# 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-2023-0016

4. On the [OZS-2023-0016 file page](#) click:

The File Info Tab, and click documents to review all application drawings and documents.

The screenshot displays the BramPlanOnline web application. At the top, the header includes the Brampton logo, the text 'BramPlanOnline', and links for 'Announcements', 'Register for an Account', and 'Login'. A search bar is located on the right. The main navigation bar has 'Home' and 'Planning' tabs. The 'Planning' tab is active, showing the 'BRAMPLAN ONLINE' logo and a 'Welcome to BramPlanOnline!' message. Below the welcome message, there is a section for logging in, with fields for 'User Name or E-mail' and 'Password', a 'Login' button, and a 'Remember me on this computer' checkbox. A 'New Users: Register for an Account' link is also present. The 'Documents' section is visible, showing a list of documents for file OZS-2023-0016. The documents are listed in a table with columns: Name, File Number, Type, Size, Latest Update, Upload Date, and Action. The documents include 'R0\_Economic Impact Analysis (9240).pdf', 'R0\_Draft Zoning By-Law.pdf', 'R0\_Draft Official Plan Amendment.pdf', and 'R0\_Cover Letter.pdf'. Each document has an 'Actions' link next to it.

**Home** **Planning**

**BRAMPLAN ONLINE**

**Welcome to BramPlanOnline!**

BramPlanOnline will allow you to manage all your Planning and Development applications. With BramPlanOnline you can submit an application and obtain its status.

To submit an application or obtain its status, please login using your account.

**Don't have an account?**

If you don't have an account click on "Register for an Account". By registering for a free account, you will have the ability to submit online planning and development applications, eliminating the need for in office appointments to begin the process. Once registered, you will receive confirmation within 48 hours that your account is activated.

Through this system, you will be able to submit documentation track an application's status online. In order to establish communication and transparency, you are able to view your application status at anytime and view current tasks, allowing you to stay informed and prepared.

To get started, please select one of the services offered below.

**Login**

User Name or E-mail:

Password:

☐ I'm not a robot

**Login**

☐ Remember me on this computer

I've forgotten my password

**New Users:** Register for an Account

**Home** **Planning**

**File OZS-2023-0016:**

**OPA ZBA Subdivision**

**Status: Application Complete**

**File Info**

**Documents**

**For any document that gets uploaded:**

1. All submitted documents must be named and categorized according to the City of Brampton Document naming and saving Protocol. [Please follow this link to find the document naming and saving conventions](#)
2. You must save the documents prior to continuing with the application. After you save the document, you cannot remove it.

**Resubmission:**

1. When making a resubmission, please email the planner on file once you have uploaded all necessary documentation.
2. All Precinct Plans, Draft Plans of Subdivisions (10 residential units or more), "Full" Site Plans, and Zoning By-law amendments to facilitate the above require the submission of a Sustainability Score & Summary. This includes each re-submission. Visit [www.brampton.ca/measuring-sustainability](http://www.brampton.ca/measuring-sustainability) for more details.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
<a href="#">R0_Economic Impact Analysis (9240).pdf</a>	OZS-2023-0016	Other	2.23 MB	06/07/2023	05/03/2023	Actions ▾
<a href="#">R0_Draft Zoning By-Law.pdf</a>	OZS-2023-0016	OPA/ZBA Draft Amendments	83.43 KB	06/07/2023	05/03/2023	Actions ▾
<a href="#">R0_Draft Official Plan Amendment.pdf</a>	OZS-2023-0016	OPA/ZBA Draft Amendments	74.76 KB	06/07/2023	05/03/2023	Actions ▾
<a href="#">R0_Cover Letter.pdf</a>	OZS-2023-0016	Cover Letter	422.39 KB	06/07/2023	05/03/2023	Actions ▾



# ADDITIONAL INFORMATION

The report and 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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The background image shows a city street scene. On the left, there is a glass-enclosed bus stop with a red roof. Above the bus stop, the word "Wellington" is visible. A person is standing inside the bus stop. Behind the bus stop is a large, multi-story building with a curved facade and many windows. To the right of the main building is a tall, narrow structure with a clock face near the top. The entire image has a blue tint.

# Thank you!