

APPLICATION TO AMEND THE ZONING BY-LAW

To facilitate the development of a 29-storey mixed-use high-rise building at:

2 Bartley Bull Parkway

City of Brampton File: OZS-2021-0010

Application by:

BOUSFIELDS INC. on behalf of LITWILLOW HOLDINGS LTD.

WARD : 3

REGIONAL COUNCILLOR: MARTIN MEDEIROS

CITY COUNCILLOR: DENNIS KEENAN

AREA CONTEXT



SITE CONTEXT












North: Kiwanis Memorial Park;

South: Bartley Bull Parkway, beyond which are commercial plazas and Kiwanis Memorial Park;

East: Kiwanis Memorial Park, beyond which are single-detached houses;

West: Main Street South, beyond which is a shopping centre (Shoppers World Brampton).

Legend

	SUBJECT LAND		AGRICULTURAL		INSTITUTIONAL		ROAD
	COMMERCIAL		OPEN SPACE		UTILITY		
	INDUSTRIAL		RESIDENTIAL				



SITE PHOTOS



View from the Southwest

Trailhead to Kiwanis Memorial Park;
Intersection of Bartley Bull Pkway / Main St S



View from the Southeast

Across from Bartley Bull Pkwy

SITE PHOTOS



View from the North
Kiwanis Memorial Park

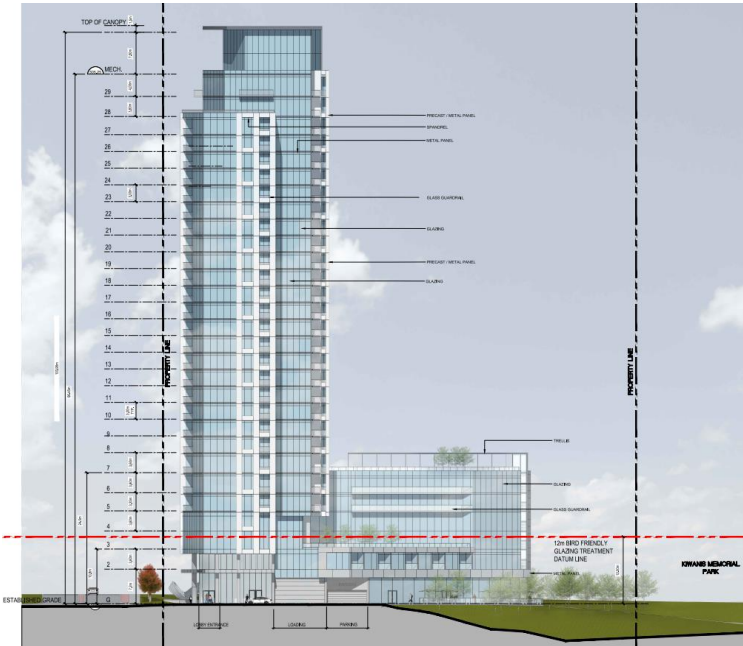


View from the East
By the Etobicoke Creek pathway

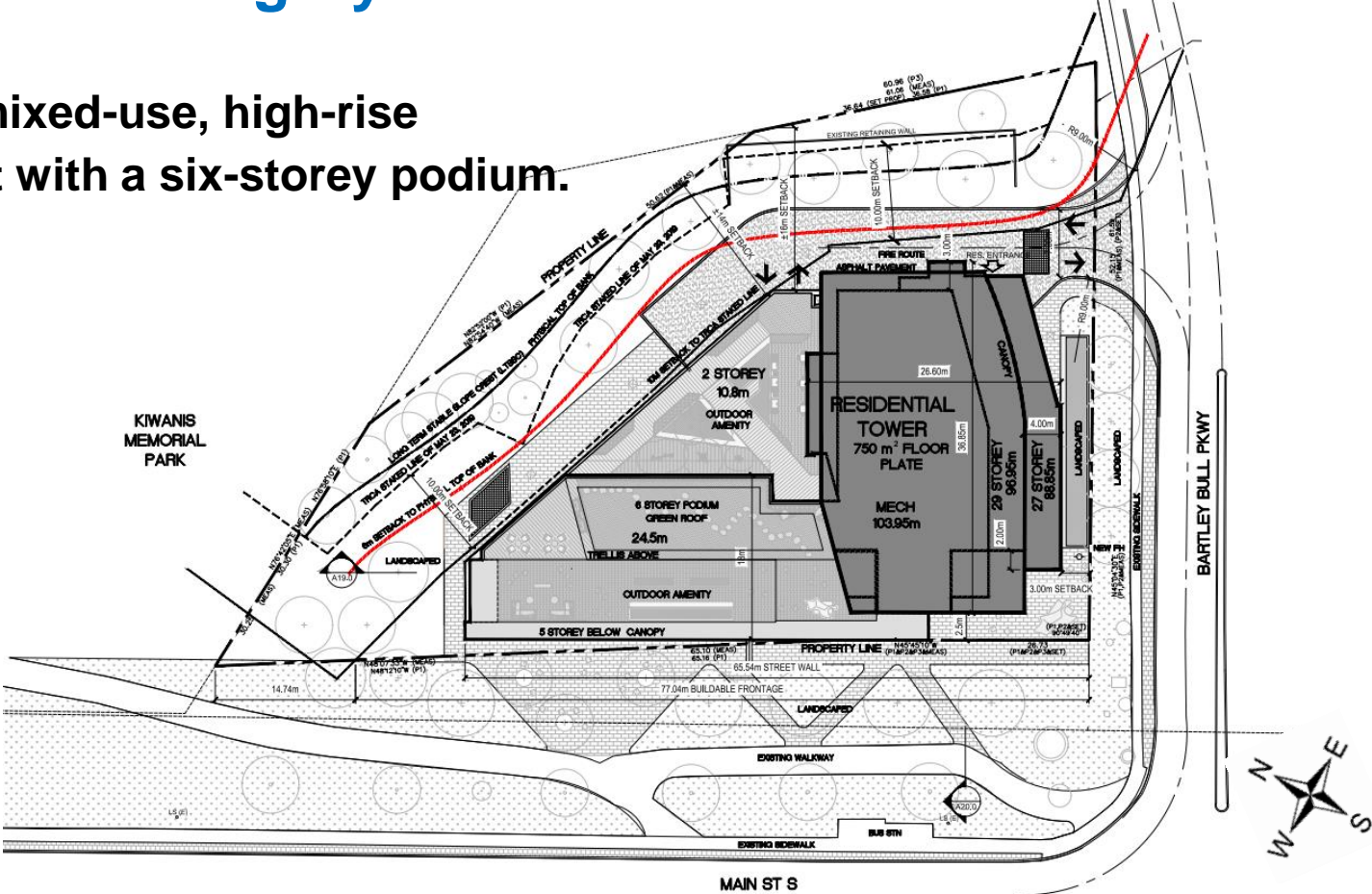
DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law:

To facilitate the development of a mixed-use, high-rise building, being 29 storeys in height with a six-storey podium.



West elevation.



DEVELOPMENT PROPOSAL



Key Information:

- 330 residential suites, with the type breakdown as:
 - 1-Bedroom (+ Den): 215 suites (65.2%)
 - 2 Bedroom (+ Den): 107 suites (32.4%)
 - 3-Bedroom: 8 suites (2.4%)
- Building Height: 29 storeys (appx. 97 m excluding mechanical penthouse)
- Total Residential Gross Floor Area (GFA): 24,400 m²
- Total Retail GFA: 575 m²
- Floor Space Index (FSI): 6.39 times the area of the site
- Proposed Parking Provisions (short- and long-term): 165 vehicular | 198 bicycle
- Proposed Amenity Spaces:
 - Indoor: 727 m² (2.2 m² / unit) | Outdoor: 670 m² (2.03 m² / unit)

PEDESTRIAN-LEVEL PERSPECTIVE RENDERINGS



Top: View from north-east / Parkview Place & Pine Tree Crescent

Left: View from south / Kiwanis Memorial Park

** Applicant submitted pedestrian-level perspective renderings*

PEDESTRIAN-LEVEL PERSPECTIVE RENDERINGS



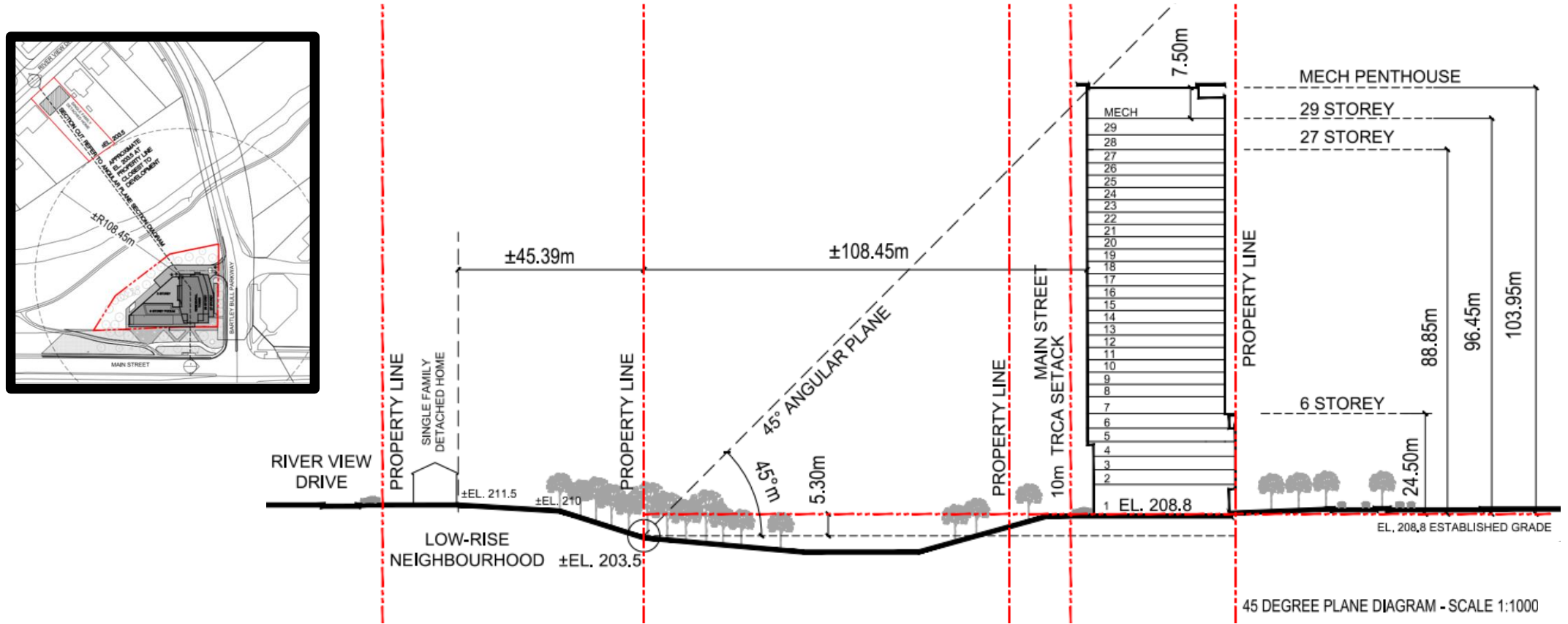
View from Main Street South, at Bartley Bull Parkway



View from Main Street South, north of Bartley Bull Pkwy

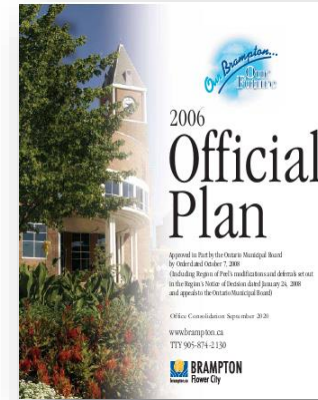
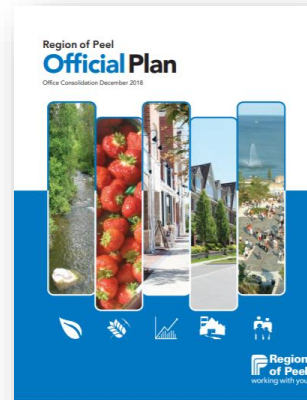
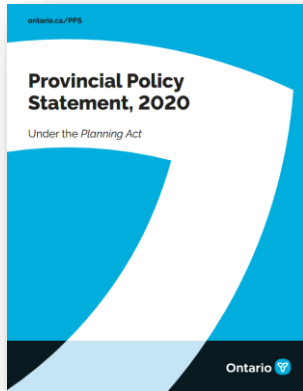
** Applicant submitted pedestrian-level perspective renderings*

45-DEGREE ANGULAR PLANE ANALYSIS



* Applicant submitted 45-Degree Angular Plane Analysis

PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

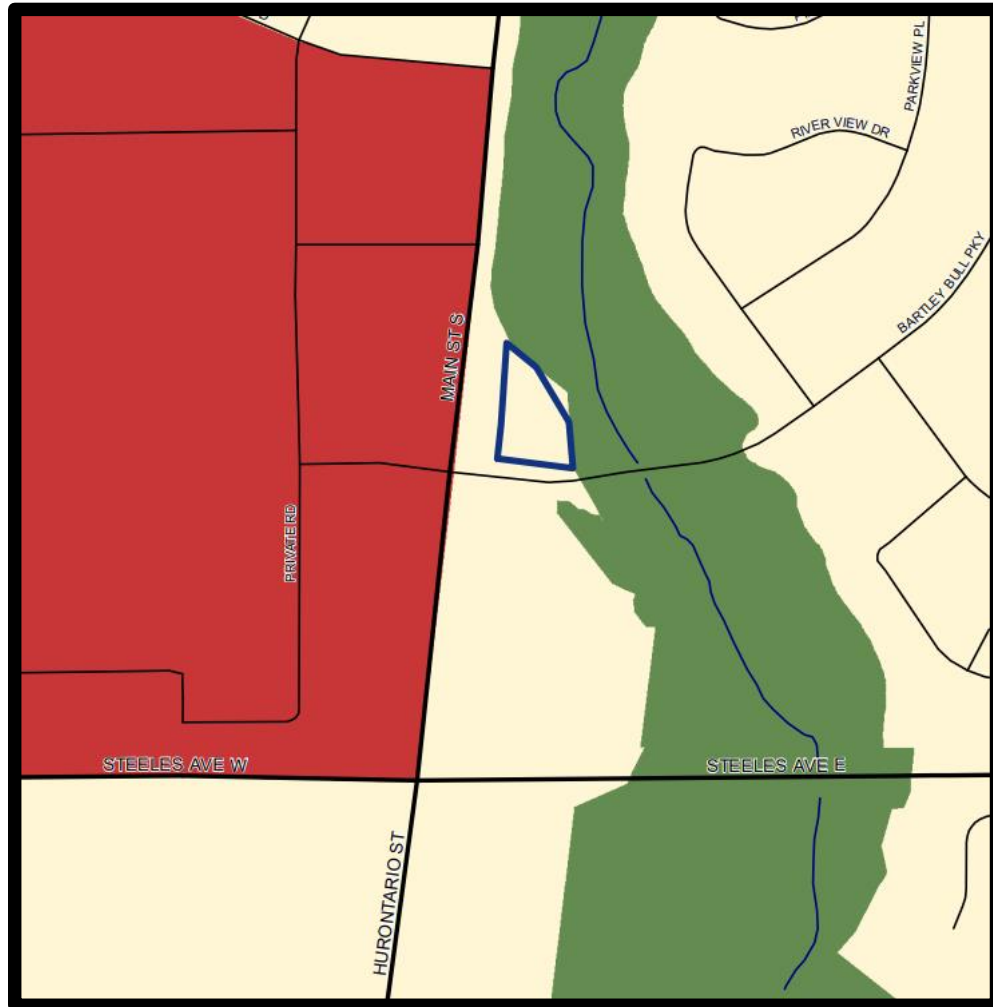
- The *Planning Act*
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Hurontario -Main Corridor Secondary Plan

Also following the principles of:

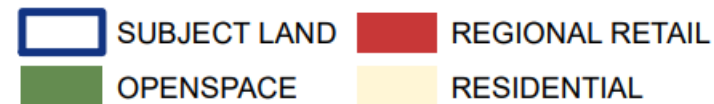
- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN



- **OP Land Use Designation: 'Residential'**
(Schedule A – General Land Use Designations)
 - Permits a full range of dwelling types and complementary commercial and institutional uses specified in the Secondary Plan, including but not limited to commercial and retail.
- **Primary Transit Station Area: 'Gateway Terminal'**
- **Primary Intensification Corridor: Main Street**
- An amendment to the Official Plan is **not** required.

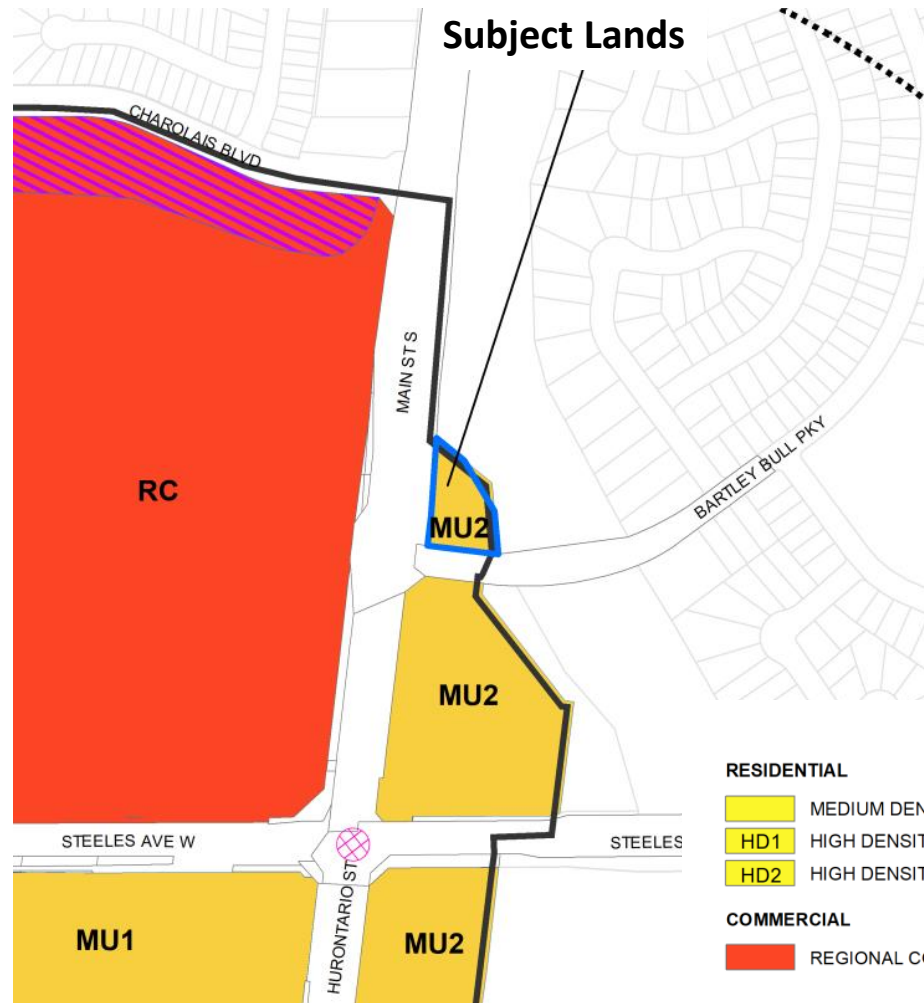


CURRENT PLANNING CONTEXT: SECONDARY PLAN

Hurontario-Main Corridor Secondary Plan (SP 55)

- **Designation:** 'Mixed Use Two' (MU2) (Schedule G)
 - Permitted Height: 63 m (20 storeys)
 - Permitted Density: 3.0 FSI
 - *Note: Secondary Plan does not require amendments to it for increase to height and density*

- An amendment to the Secondary Plan is **not** required.



RESIDENTIAL

- MEDIUM DENSITY
- HD1 HIGH DENSITY ONE
- HD2 HIGH DENSITY TWO

COMMERCIAL

- REGIONAL COMMERCIAL

MIXED USE

- MU1 MIXED USE ONE
- MU2 MIXED USE TWO
- MU3 MIXED USE THREE

ROADS

- COLLECTOR ROAD

INSTITUTIONAL

- SENIOR PUBLIC SCHOOL
- FIRE STATION
- INSTITUTIONAL

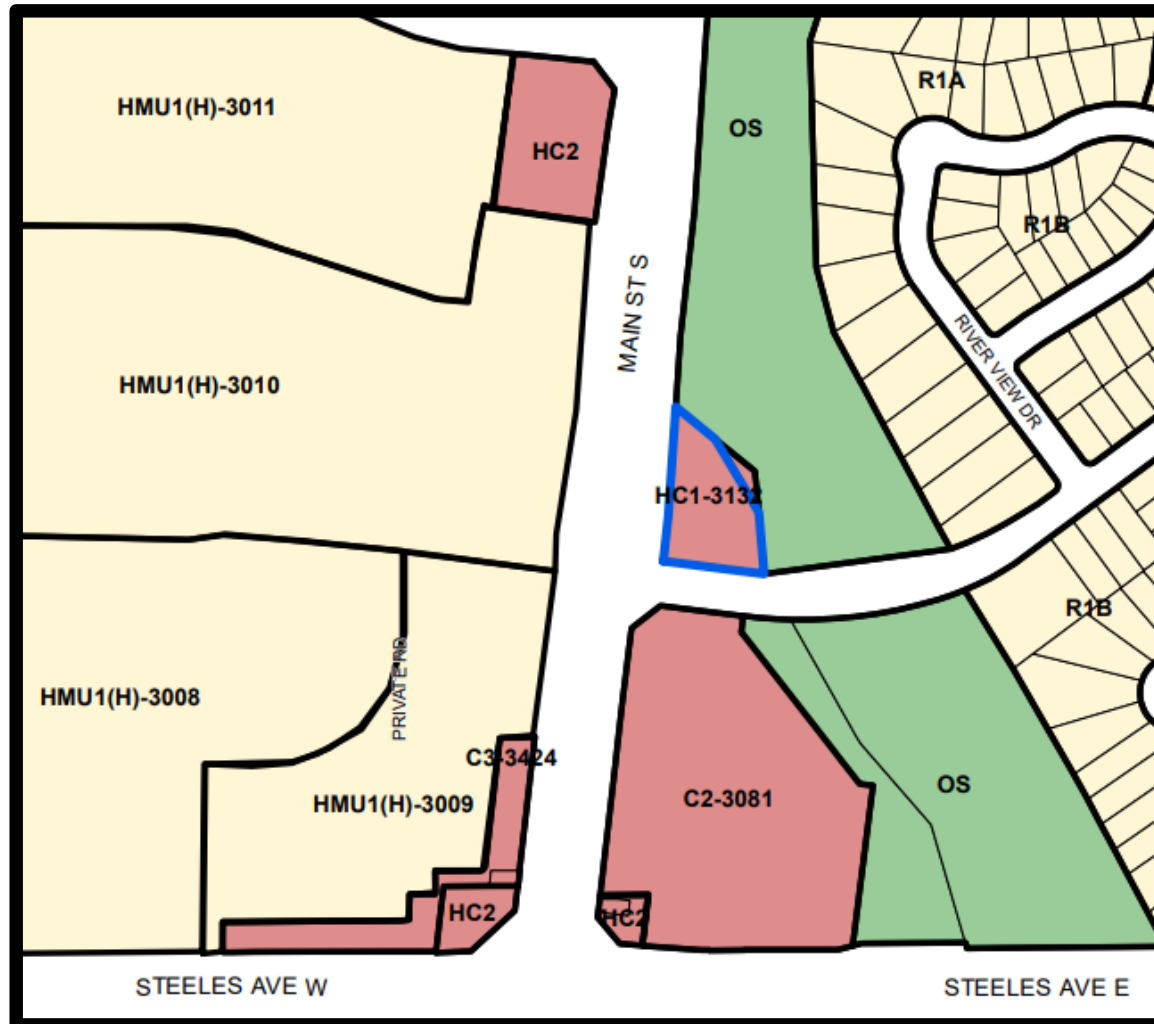
GATEWAYS

- PRIMARY GATEWAY
- SECONDARY GATEWAY

OPEN SPACE

- NEIGHBOURHOOD PARK
- CEMETERY
- SPECIAL POLICY AREAS
- LANDS SUBJECT TO THIS AMENDMENT
- HEIGHT TRANSITION AREA

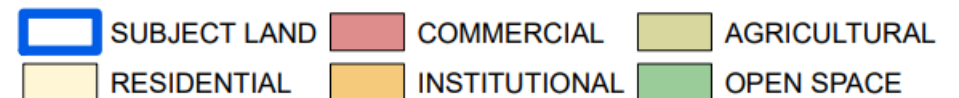
CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone:

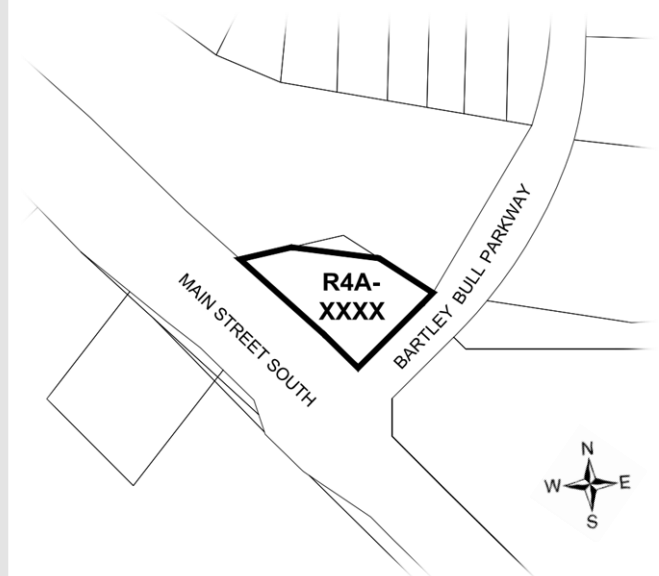
**Highway Commercial One,
section 3132 (HC1-3132)**

- **Land Use Permissions:**
 - Restaurant or take-out restaurant
- An amendment to the Zoning By-law **is required.**



PROPOSED ZONING BY-LAW AMENDMENT

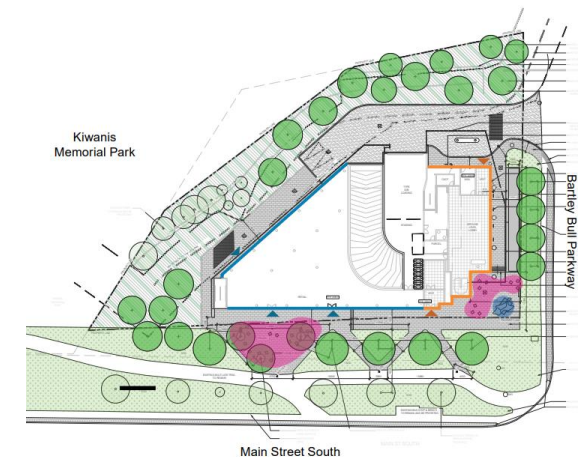
Proposed Zone	Highlights of Proposed Zoning
<p>RESIDENTIAL APARTMENT FOUR SECTION XXXX ('R4A-XXXX')</p>	<ul style="list-style-type: none"> • Permitted Uses: Residential (apartment dwelling), Commercial (retail, personl service, convenience or grocery store, restaurant or take-out restaurant) • Minimum Front Yard Depth: 3.0 m • Minimum Exterior Side Yard Depth: 0 m • Minimum Interior Side Yard Depth: 14.0 m • Maximum Building height: 29 storeys • Minimum Lot Coverage: 40.0% • Maximum Floor Space Index: 6.45 • Maximum Number of Units: 330 • Minimum Landscaped Open Space: 47.0% • Minimum Visitor Parking: 0.15 vehicular spaces / unit



Proposed Zone: 'R4A-xxxx'

KEY ISSUES / CONSIDERATIONS

- Scale and compatibility of the proposed development within the surrounding area, including building height.
- Potential adverse impacts, e.g. shadowing & overlook onto nearby existing stable neighbourhood, traffic, and environment.
- The development proposal's interface and integration with Kiwanis Memorial Park and Main Street South.
- Re-naturalization of the existing paved area adjacent to the park.
- Realignment of existing underground stormwater pipes across the subject lands.
- Contribution to the creation of complete communities and a vibrant, pedestrian- and high-order transit-oriented Uptown Brampton.



PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – March 16th, 2021

Submissions circulated to
commenting departments and agencies

Non-Statutory Public Engagement –
March 28th, 2023

Notice of Statutory Public Meeting

Statutory Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them a formal opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

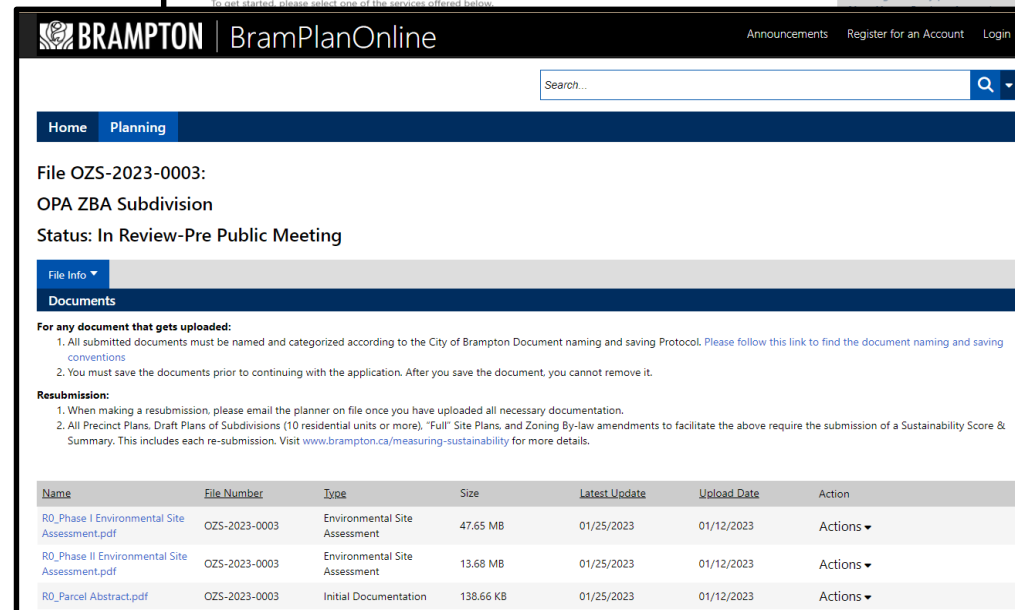
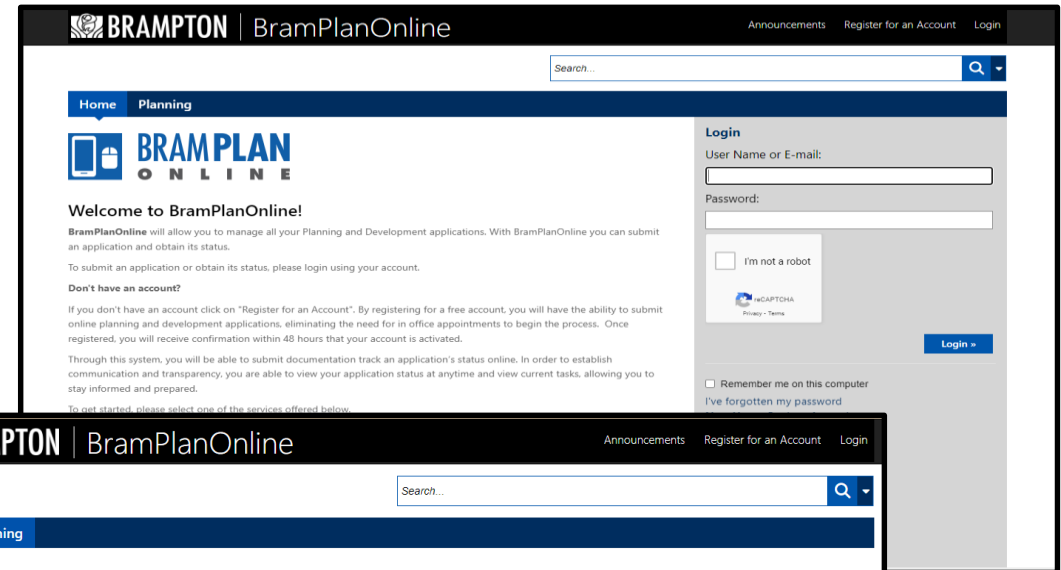
Appeal Period

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-2021-0010**.
3. On the [OZS-2021-0010 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:**

Katie Hickey MCIP, RPP

Bousfields Inc.

khickey@bousfields.ca

Thank you!