

Public Information Meeting

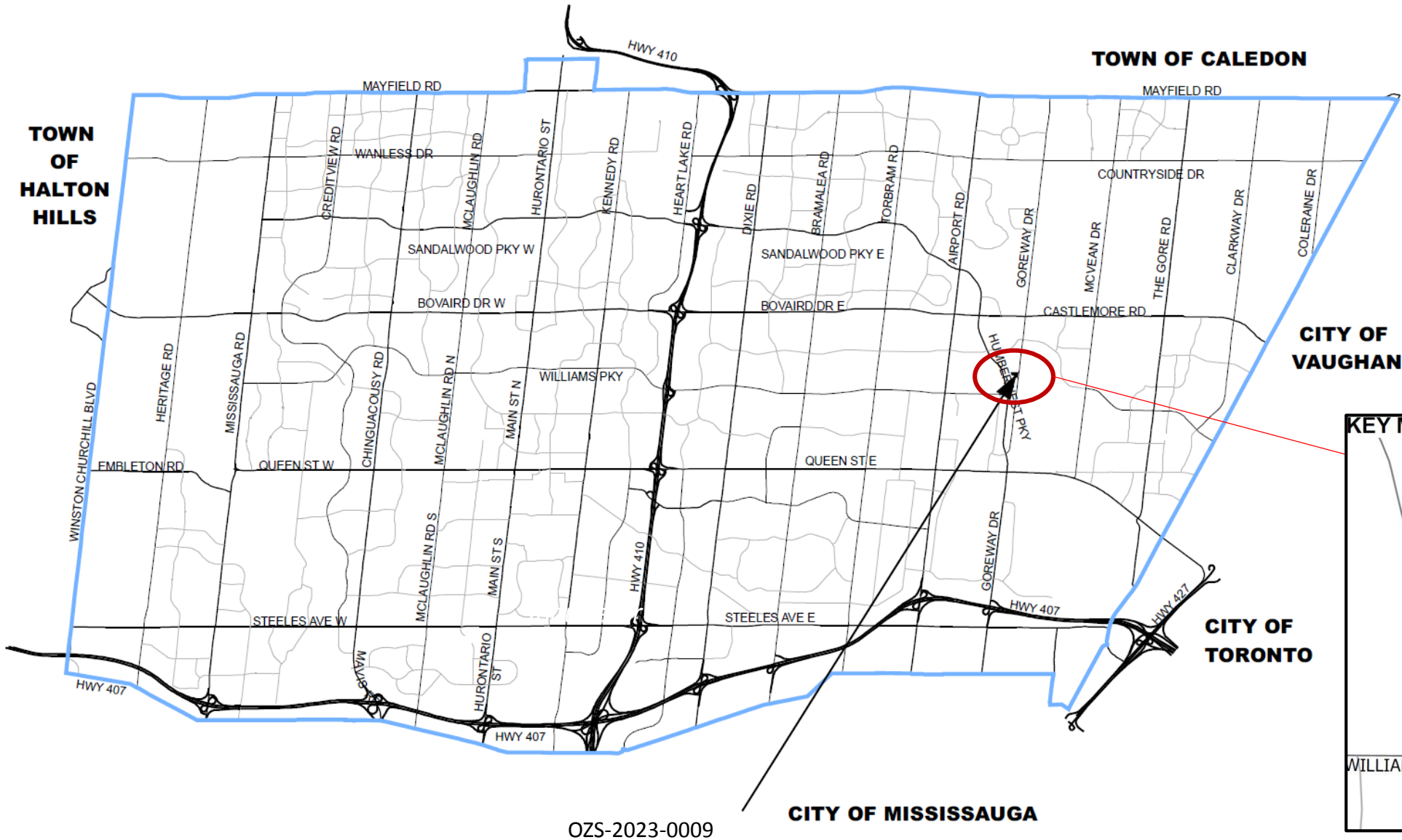
**APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW
9624 Goreway Drive
City of Brampton file: OZS-2023-0009**

**Application by:
CLAIREVILLE SUITES (CHACON) CORP and GLEN SCHNARR & ASSOCIATES INC.**

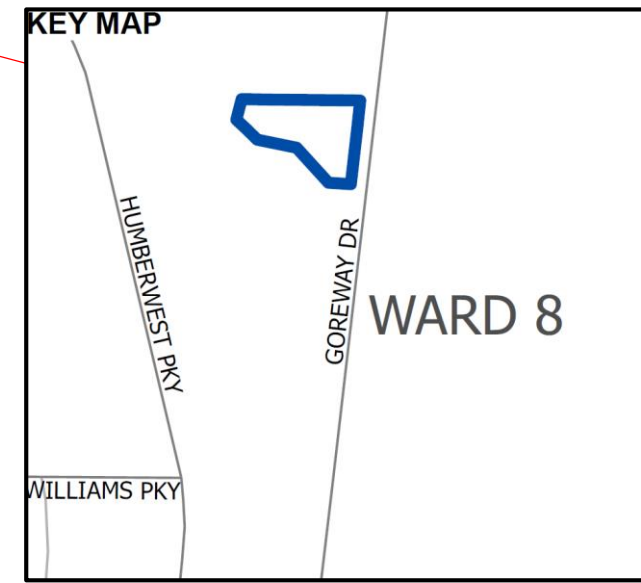
WARD : 8

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

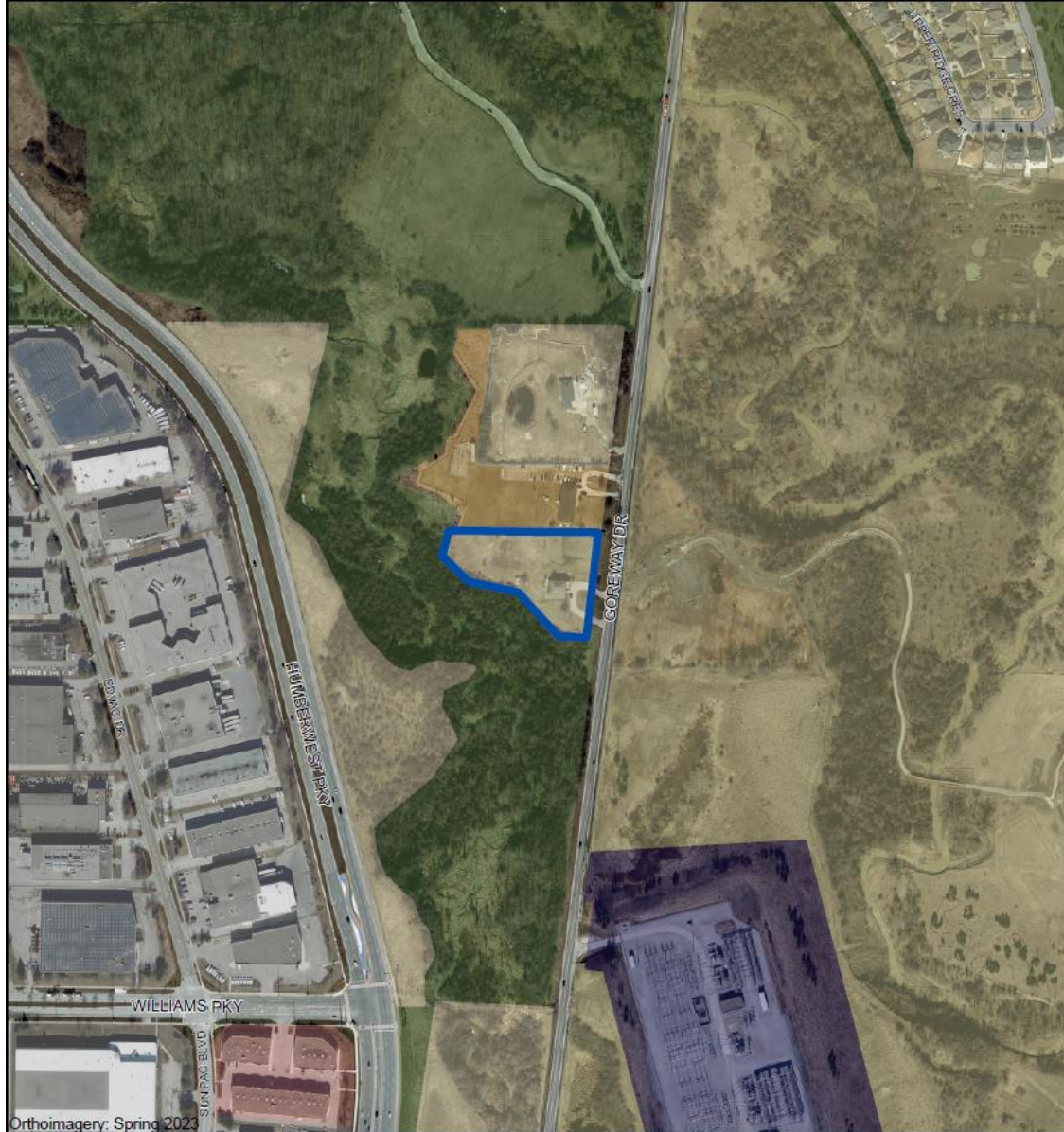
Location of Subject Property



OZS-2023-0009



Area Context



North: Open Space and Low Density Residential (subdivision)

South: Open Space and Utility, Residential, Commercial and Religious Institution

East: Open Space and Residential

West: Open Space and Industrial

LEGEND

| | | |
|---|--|---|
|  Agricultural |  Institutional |  Utility |
|  Commercial |  Open Space |  Subject Lands |
|  Industrial |  Residential | |

Area Context



Site Photos



Subject Property looking south along Goreway Drive



Subject Property looking north along Goreway Drive

Site Photos



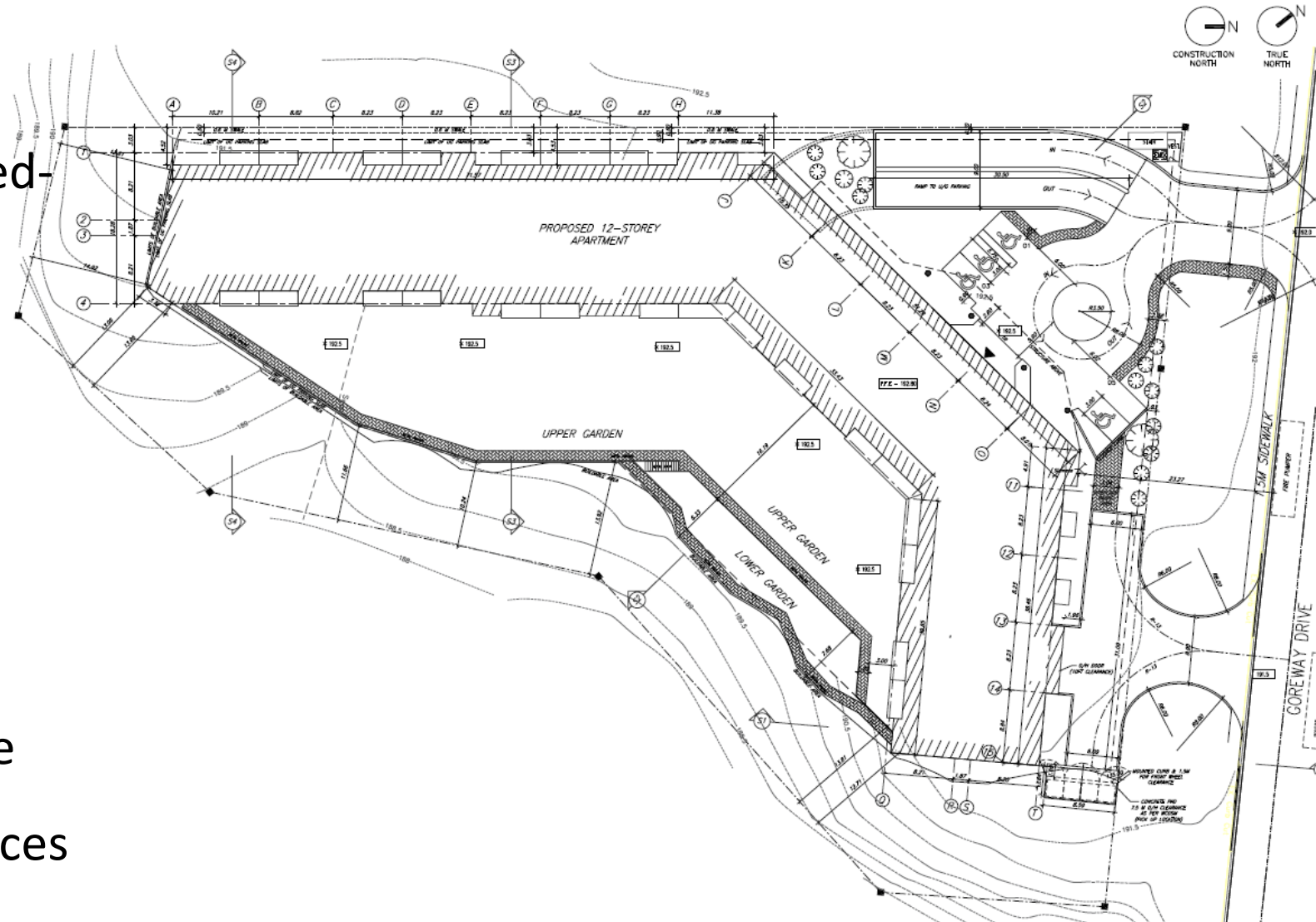
View of Subject Property from
the south



View of Subject Property from
the north

Development Proposal

- One 12-storey (54m height) mixed-use (residential/commercial) condominium building
- 300 residential units
- 345 parking spaces
- 3 floors of underground parking
- At-grade commercial/retail space
- Indoor and outdoor amenity spaces



Development Proposal

The following are further details on the proposal:

Lot Area: 0.62 hectares (1.55 acres)

Building Area Lot Coverage: 40.90%

- 2,568 sq. m. (27,641 sq. ft.)

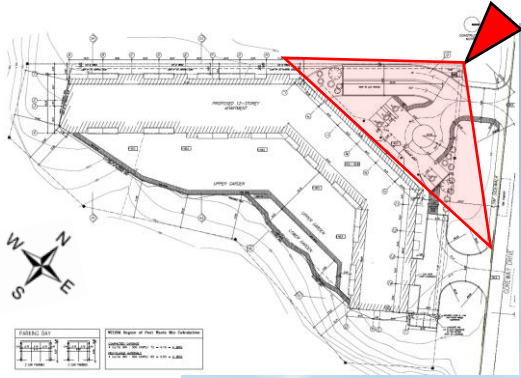
Gross Floor Area: 28,787 sq. m. (309,861 sq. ft)

Amenity Space: 4,023 sq. m. (43,299 sq. ft.)

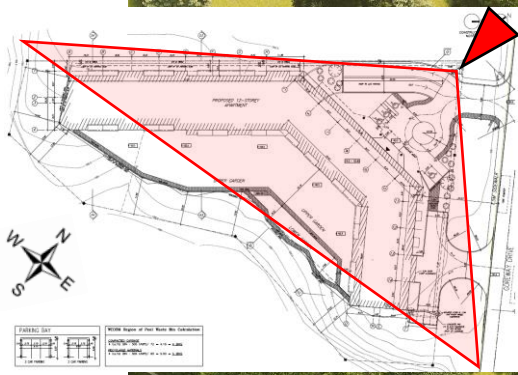
Floor Space Index (FSI, being the ratio of building area to site area): 4.58



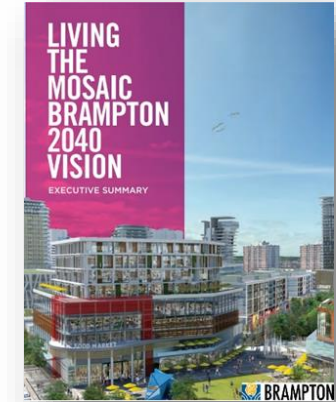
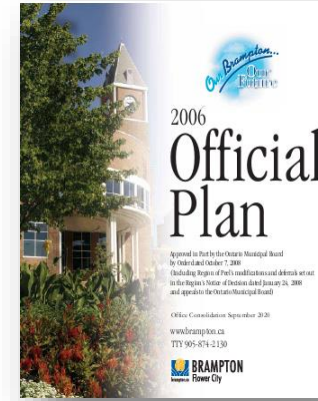
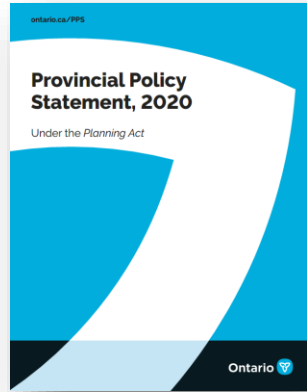
Development Proposal Renderings



Development Proposal Renderings



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

Also following the principles of:

- Brampton 2040 Vision

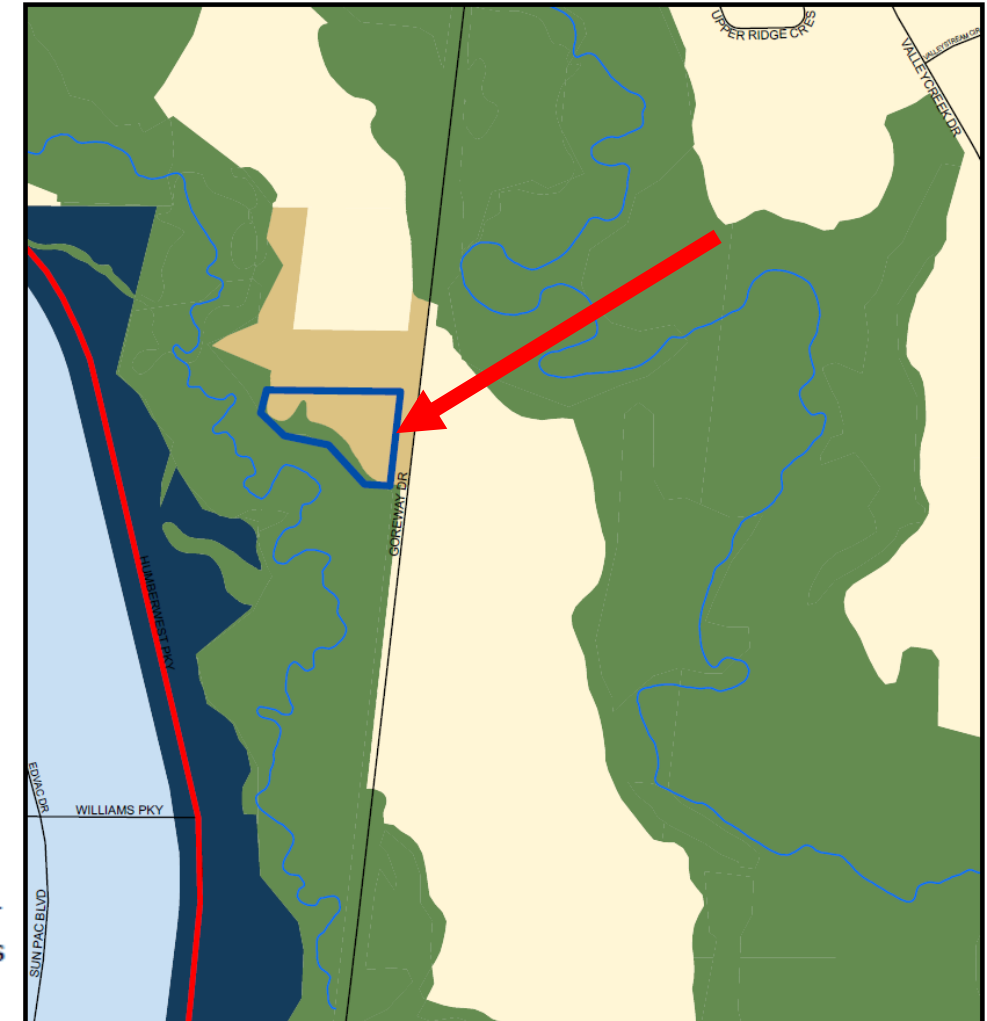
Current Planning Context: Official Plan

Designated “Estate Residential” and “Open Space”

Current permitted uses:

- Low density, low intensity forms of residential development characterized by large, individual lots that do not require full urban services.
 - Single-detached dwellings and accessory buildings
 - Group homes
 - Public utility installations
 - Public open space

An amendment to the Official Plan is required to facilitate the proposed development.



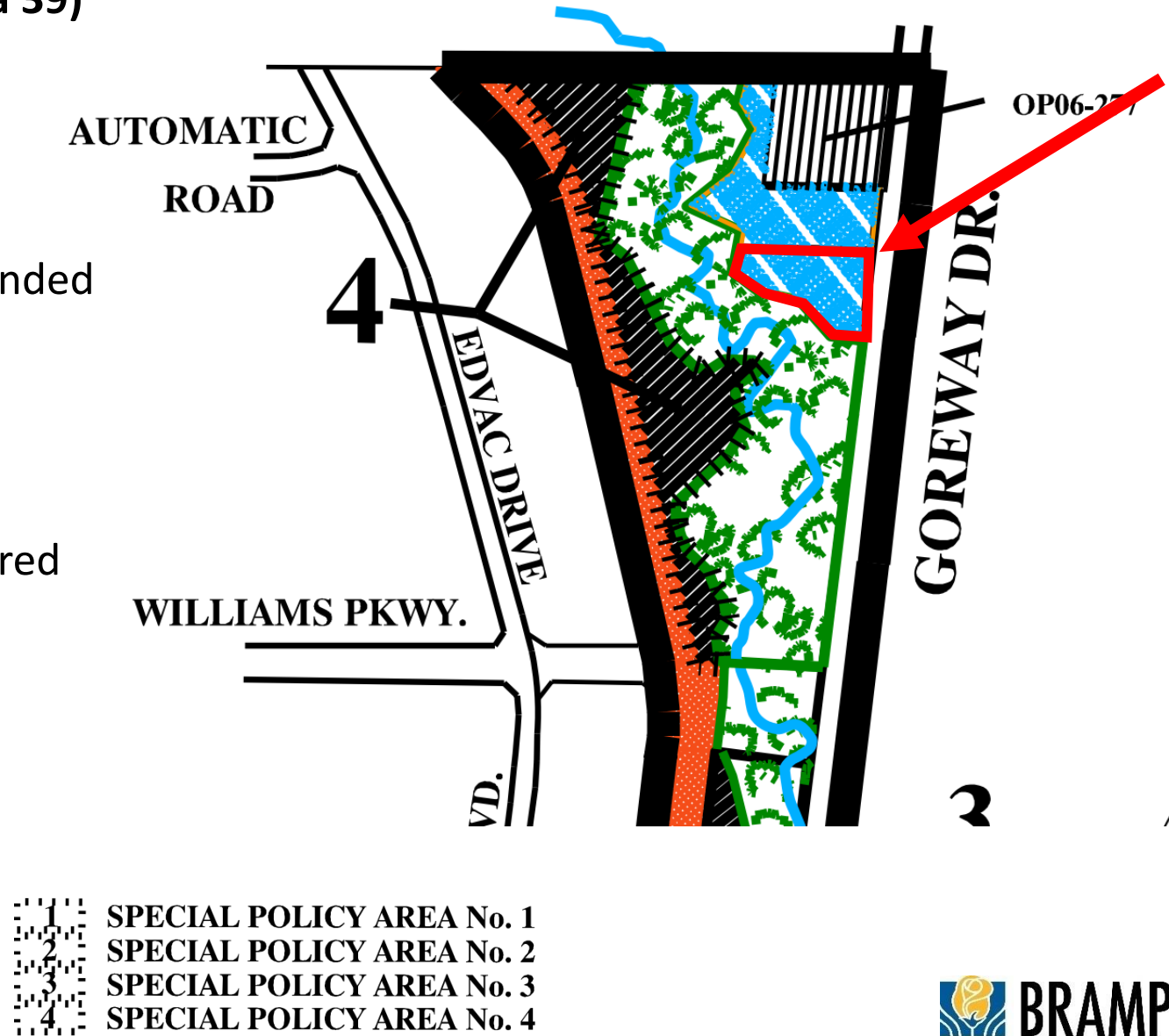
Current Planning Context: Secondary Plan

Goreway Drive Corridor Secondary Plan (Area 39)

Designated: “Estate Residential” and “Open Space”.

Lands designated “Estate Residential” are intended to be primarily low density and low intensity residential uses.

An amendment to the Secondary Plan is required to facilitate the proposed development.



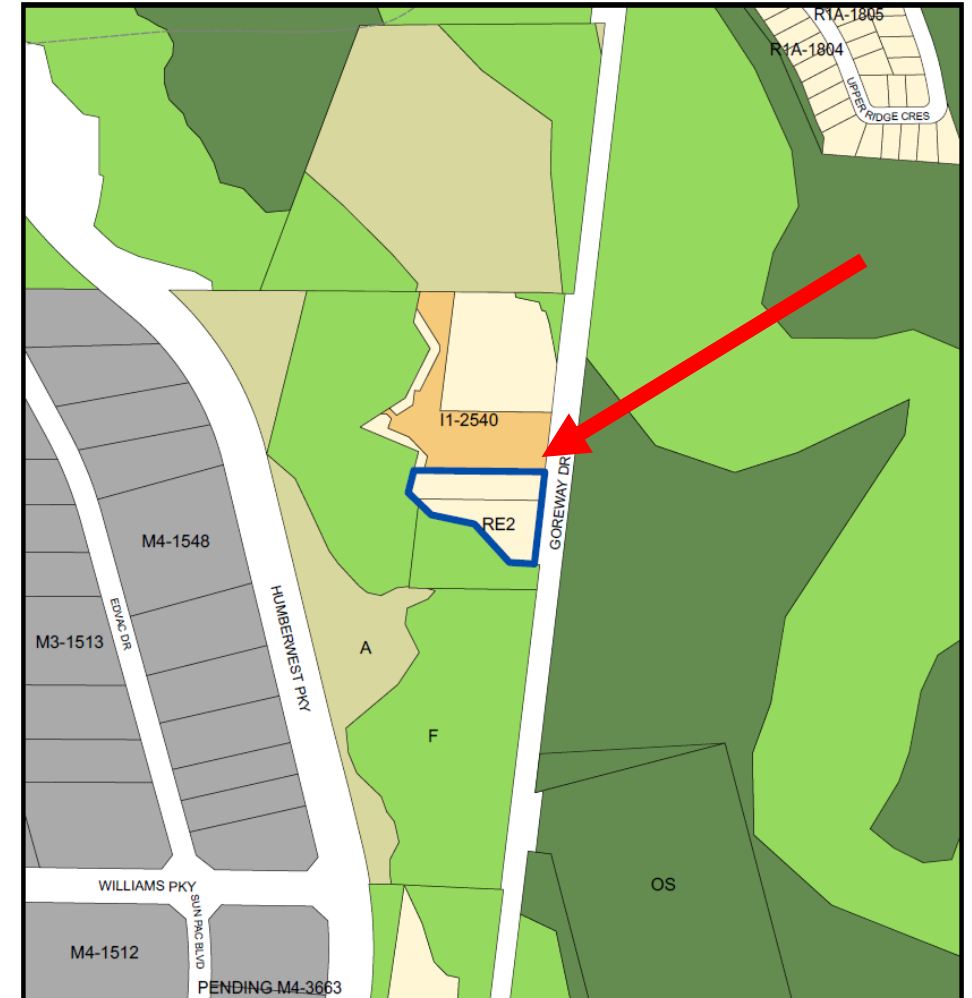
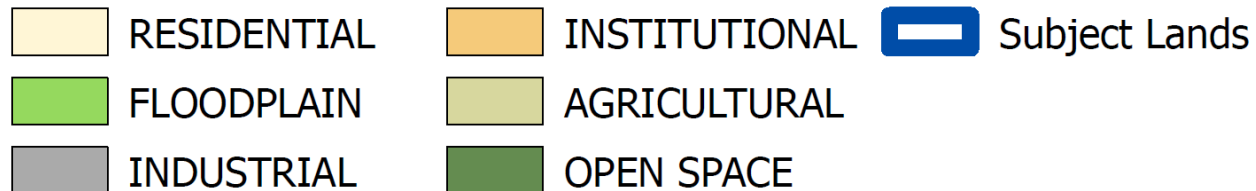
Current Planning Context: Zoning By-law

Current Zoning: 'Residential Rural Estate Two (RE2)' Zone

This Zone permits Residential Uses:

- A single detached dwelling
- Supportive Housing Residence Type 1

An amendment to the Zoning By-law is required to facilitate the proposed development.



Proposed Official Plan Amendment

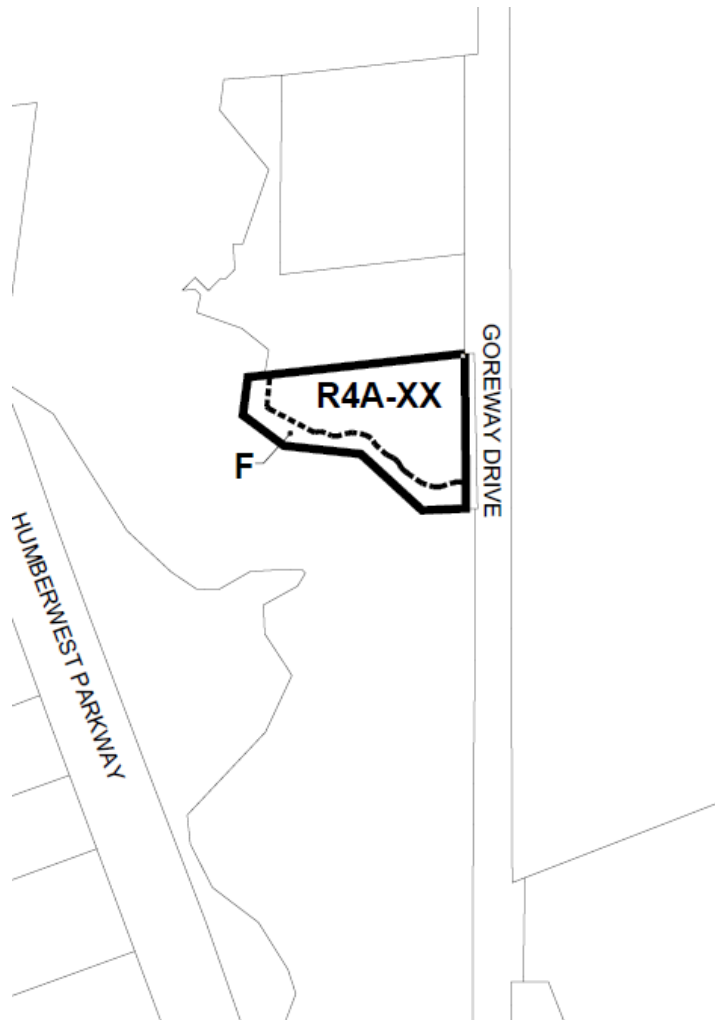
The proposed Official Plan Amendment will redesignate the subject lands to “Residential” and “Open Space” in the Official Plan, and “Medium/High Density Residential” and “Open Space” in the Secondary Plan.



| Proposed Designations | Highlight of proposed Designations |
|--|--|
| <p>Official Plan</p> <ul style="list-style-type: none">• “Residential”• “Open Space” <p>Secondary Plan</p> <ul style="list-style-type: none">• “Medium/High Density Residential”• “Open Space” | <p>Secondary Plan</p> <ul style="list-style-type: none">• Amend Schedule SP 39(A) by adding a new Special Policy Area for the subject property.• Adding text to Section 3.7 referencing the applicability of Urban Design Guidelines in the Secondary Plan. |

Proposed Zoning By-law Amendment

The proposed Zoning By-law Amendment will rezone the subject lands from “Residential Rural Estate 2 – RE2” to “Residential Apartment A – Special Exception (R4A-XX)” and “Floodplain (F)”.



| Proposed Zone | Highlight of proposed Zone |
|---|--|
| <ul style="list-style-type: none">Residential Apartment A – Special Exception (R4A-XX)Floodplain (F) | <ul style="list-style-type: none">Permitted Uses: Residential<ul style="list-style-type: none">Apartment DwellingSenior’s ResidencePermitted Uses: Commercial<ul style="list-style-type: none">Only on 1st and/or 2nd storeyOffice, convenience store, bank, service shops, medical office, and others.Maximum height: 12 storeysFSI: 4.99Maximum lot coverage: 40.90%Setback from underground structure to front lot line: 1.0 m |

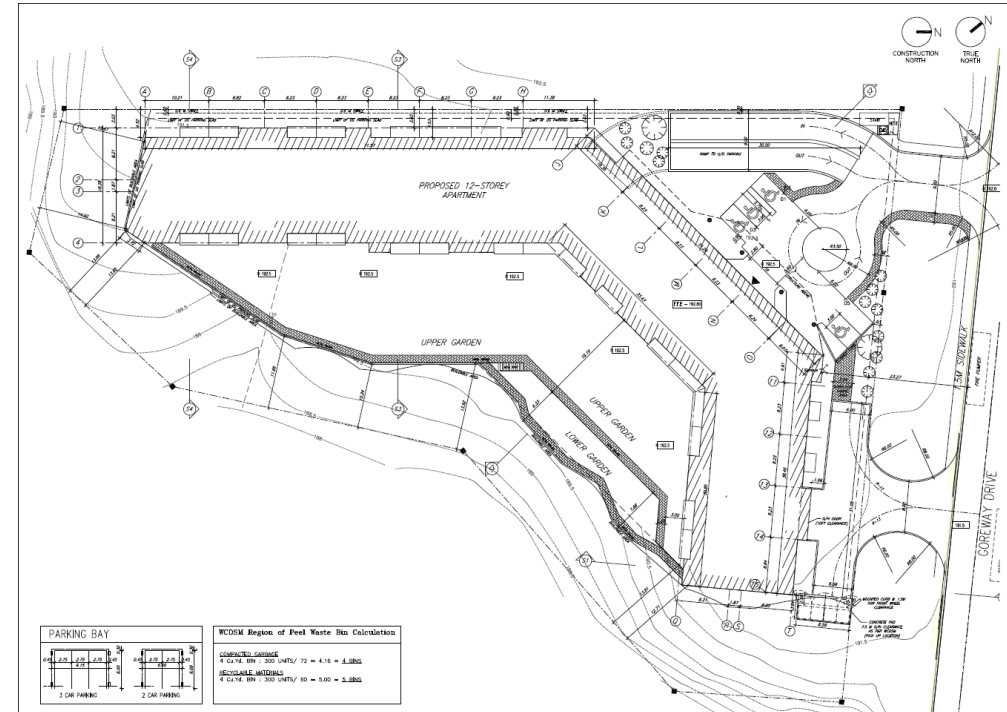
Key Issues & Considerations

Issues:

- Servicing capacity for the site.
- Potential traffic capacity issues along Goreway Drive.
- Preservation of the natural heritage feature and its impact on the design of the development.
- Creating a pedestrian friendly streetscape along Goreway Drive.

Consideration:

- Subject Property located near a Major Transit Station Area (Queen Street East & Humberwest Parkway).
- Potential to advance a compatible mix of residential and commercial uses to meet long term needs while forming resilient and livable communities.
- Site is not located adjacent to mature residential areas, where there would be immediate impacts to residents.



Planning Process: Current Status

Notice of complete application – August 28, 2023

Circulation to departments and agencies

Notice of Public Meeting – Sept 22nd, 2023

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

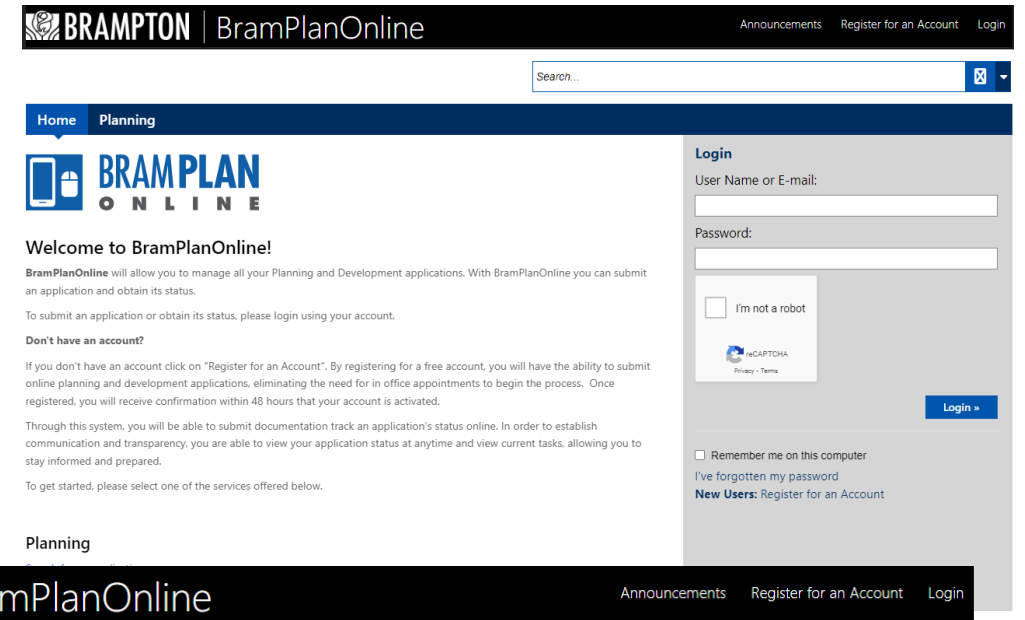
Recommendation/Final report

Appeal period

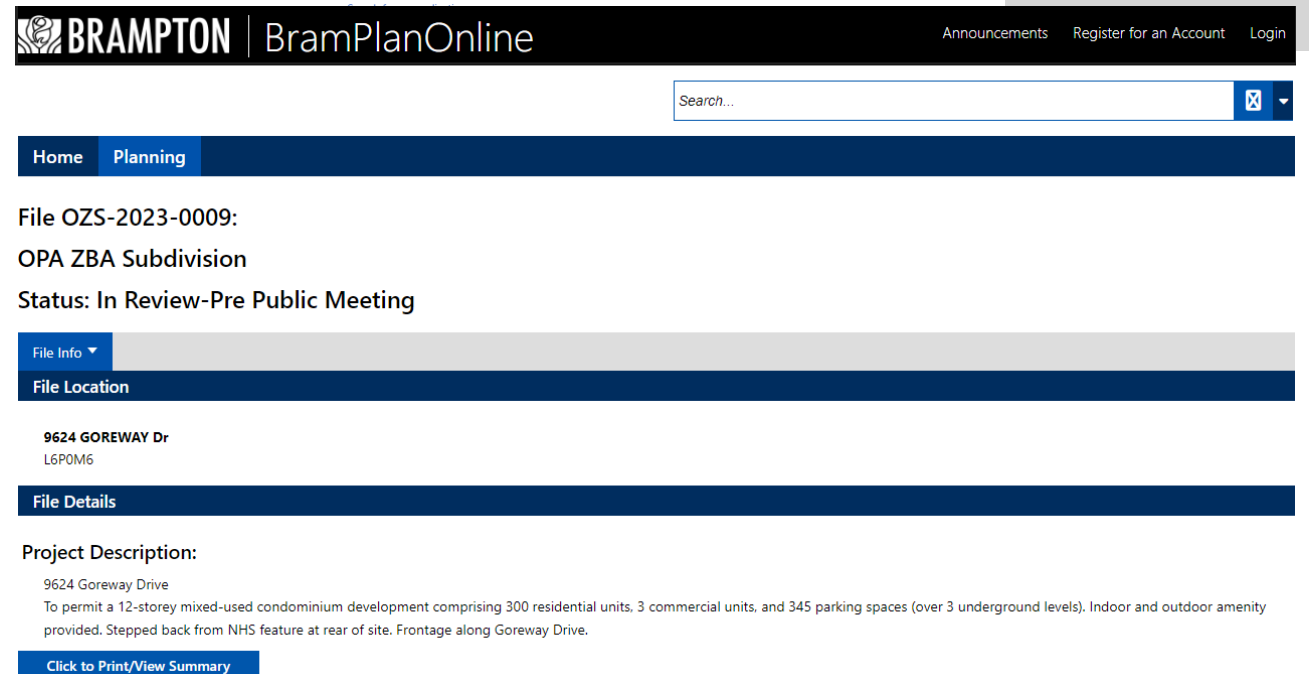
Access More Information About the Proposal

More information on the development proposal, including the full plans and supporting studies submitted by the applicant can be found on the 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-2023-0009.
3. On the [OZS-2023-0009 file page](#) click: The File Info Tab, and click documents to review all application drawings and documents.



The screenshot shows the BramPlanOnline login page. At the top, there is a navigation bar with the Brampton logo and 'BramPlanOnline' text, along with links for 'Announcements', 'Register for an Account', and 'Login'. Below this is a search bar. The main content area features a 'Home' and 'Planning' navigation menu. The 'BramPlan ONLINE' logo is prominently displayed. A 'Welcome to BramPlanOnline!' message follows, explaining the portal's purpose and providing instructions for users with and without accounts. A 'Login' form is on the right, with fields for 'User Name or E-mail' and 'Password', a CAPTCHA, and a 'Login' button. There are also links for 'Remember me on this computer' and 'New Users: Register for an Account'.



The screenshot shows the file details page for OZS-2023-0009. The top navigation bar is identical to the login page. Below the search bar, there is a 'Home' and 'Planning' navigation menu. The main content area displays the file number 'File OZS-2023-0009:', the project name 'OPA ZBA Subdivision', and the status 'Status: In Review-Pre Public Meeting'. A 'File Info' dropdown menu is visible, with 'File Location' selected. The file location is listed as '9624 GOREWAY Dr, L6P0M6'. Below this, there is a 'File Details' section with a 'Project Description:' heading. The description states: '9624 Goreway Drive. To permit a 12-storey mixed-used condominium development comprising 300 residential units, 3 commercial units, and 345 parking spaces (over 3 underground levels). Indoor and outdoor amenity provided. Stepped back from NHS feature at rear of site. Frontage along Goreway Drive.' At the bottom, there is a blue button labeled 'Click to Print/View Summary'.

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.

- **City Planner contact:**

Charles Ng

Planner I

Charles.Ng@brampton.ca

- **Applicant information:**

Zechariah Bouchard

Glen Schnarr & Associates Inc.

zechariahb@gsai.ca

Thank you!