

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

To facilitate the phased development of two high-density, mixed-use towers

**69 Bramalea Road**

**City of Brampton File: OZS-2023-0020**

**Application by:**

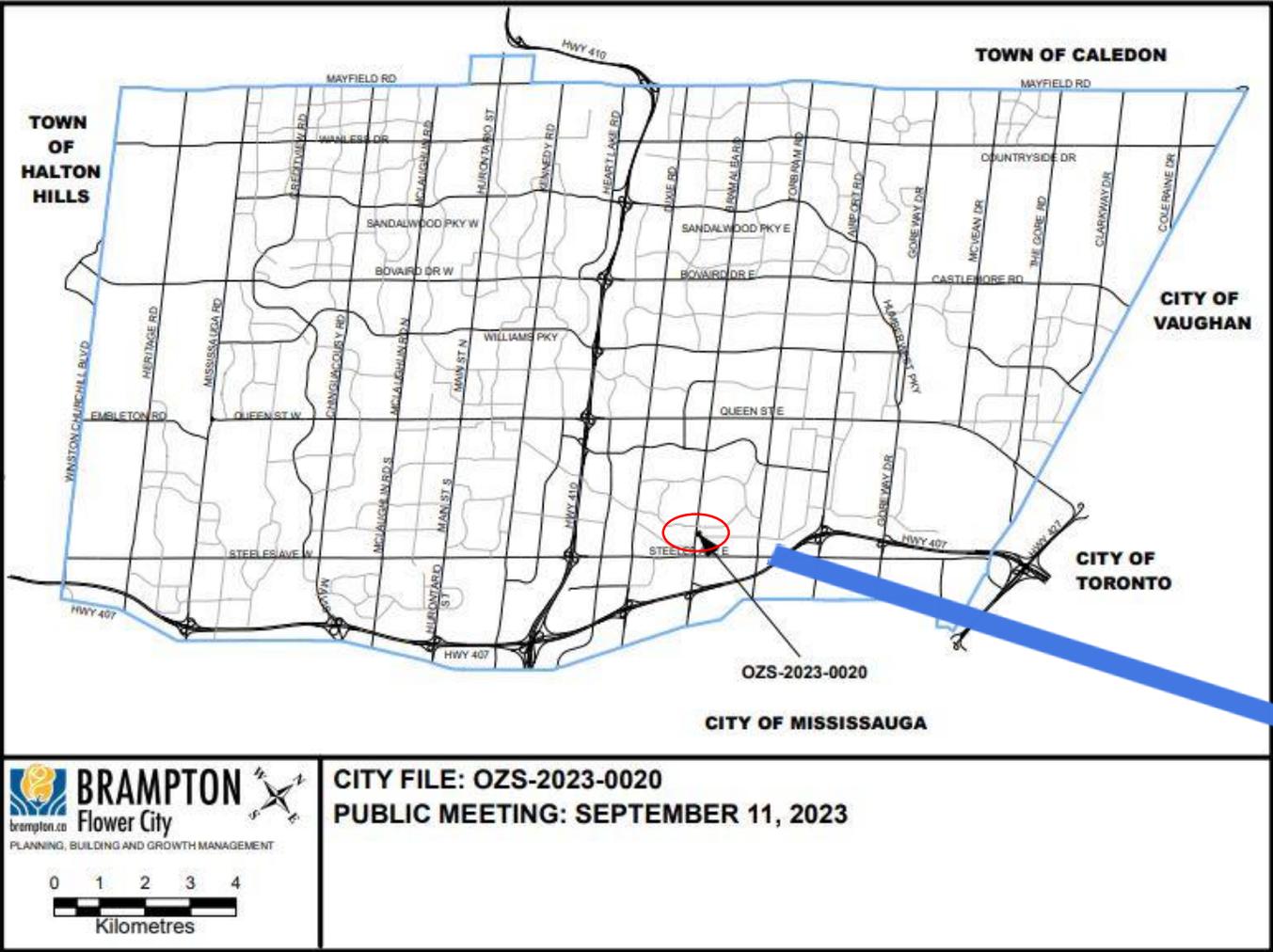
**69 Bramalea Holdings Ltd / Glen Schnarr & Associates Inc.**

**WARD 7**

**REGIONAL COUNCILLOR: PAT FORTINI**

**CITY COUNCILLOR: ROD POWER**

# LOCATION OF SUBJECT PROPERTY





# AREA CONTEXT



# SITE PHOTOS



View of site facing north



View of site facing south

# SITE PHOTOS



View from site looking west

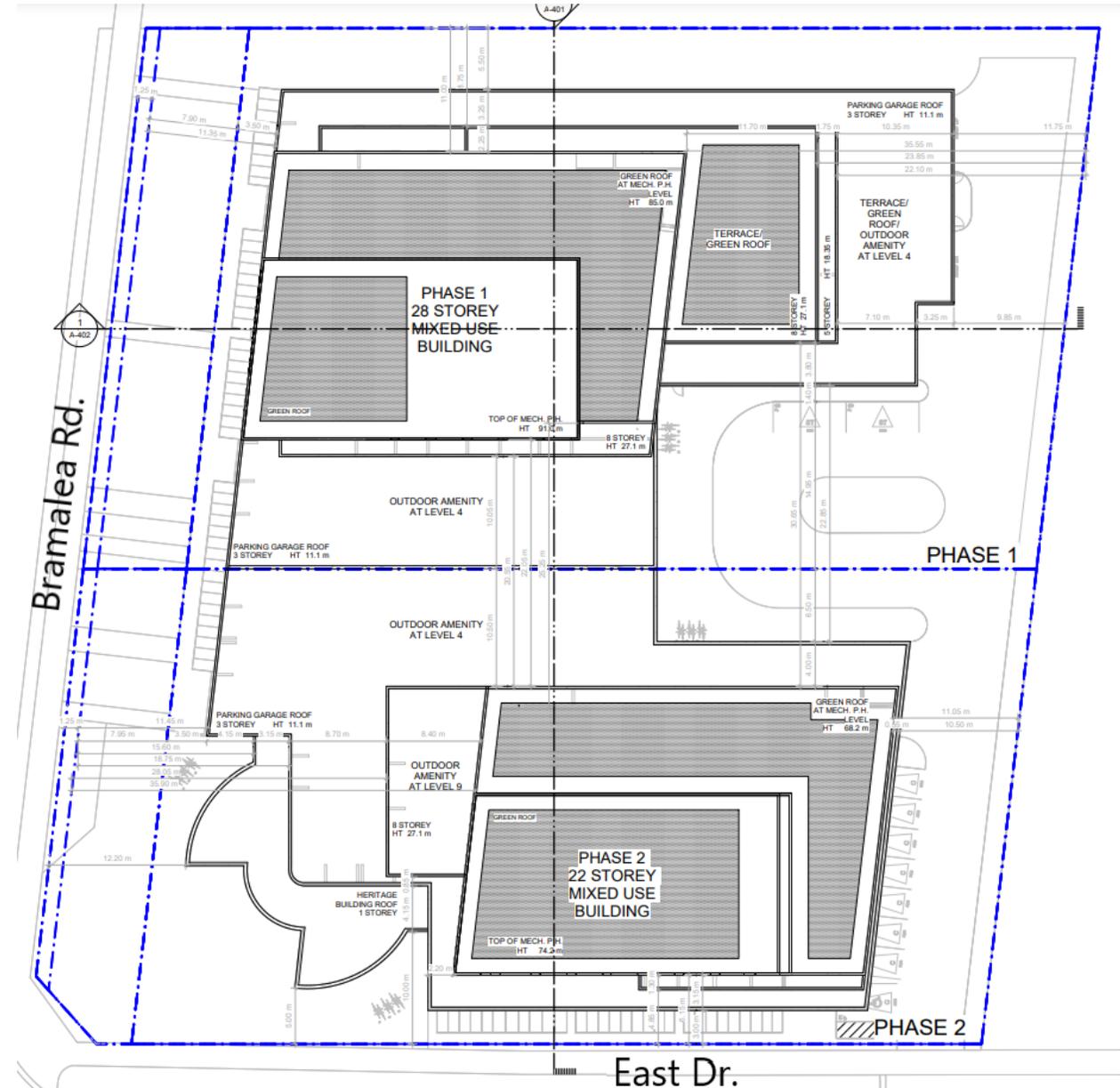


View of site looking east

# PROPOSED DEVELOPMENT

To facilitate the phased development of two high-rise mixed-use towers:

- 572 residential suites and 602m<sup>2</sup> of ground floor retail overall, with suites breakdown as:
  - Studio: 41 units (7%)
  - 1-Bedroom: 228 units (40%)
  - 1-Bedroom + Den: 79 units (14%)
  - 2-Bedroom: 148 units (26%)
  - 2-Bedroom + Den: 38 units (7%)
  - 3-Bedroom: 38 units (7%)
- Phase 1:
  - 28-storey mixed-use building with 330 units;
  - Gross Residential Floor Area: 21,046m<sup>2</sup> (226,537ft<sup>2</sup>);
  - Indoor amenity area: 1,255m<sup>2</sup> (13,509ft<sup>2</sup>);
  - Outdoor amenity area: 707m<sup>2</sup> (7,610ft<sup>2</sup>).
- Phase 2:
  - 22-storey mixed-use building with 242 units;
  - Gross Residential Floor Area: 15,573m<sup>2</sup> (167,626ft<sup>2</sup>);
  - Gross Floor Area (Retail): 602m<sup>2</sup> (6,480ft<sup>2</sup>);
  - Indoor amenity area: 972m<sup>2</sup> (10,463ft<sup>2</sup>);
  - Outdoor amenity area: 787m<sup>2</sup> (8,471ft<sup>2</sup>).



# PROPOSED DEVELOPMENT



Northeast view from Bramalea Rd

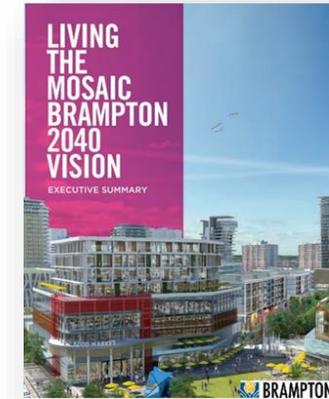
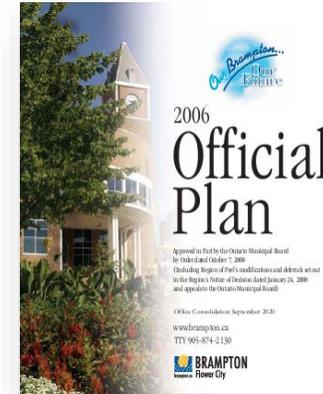
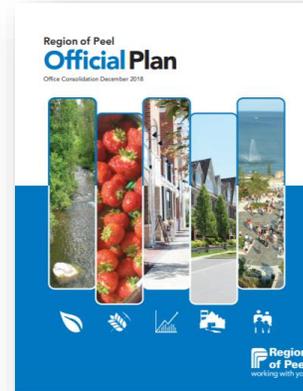
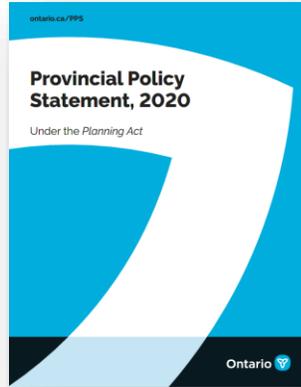


East view from Bramalea Rd



Northeast view from Bramalea Rd

# 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
- Bramalea Mobility Hub Secondary Plan
- Tall Building Guidelines

## Also following the principles of:

- Brampton 2040 Vision

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

# CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN

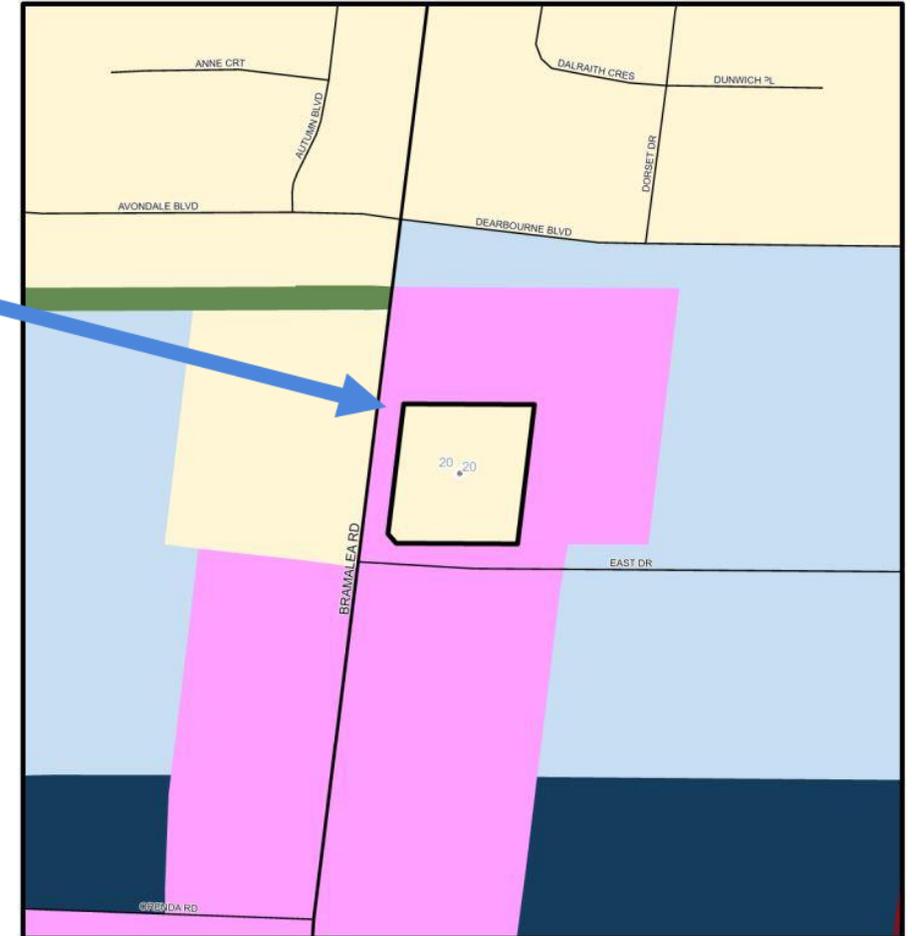
**OP Land Use Designation:** “Residential” & “Special Land Use Policy Area 20” (Schedule A – General Land Use Designations)

**Permitted uses:**

- An employment conversion was previously approved through a municipal comprehensive review;
- A mixed-use apartment building is permitted on the subject property.

**The site is located in the Bramalea GO Major Transit Station Area (MTSA).**

An amendment to the Official Plan is **not required** to permit the proposed development.



# CURRENT PLANNING CONTEXT: SECONDARY PLAN

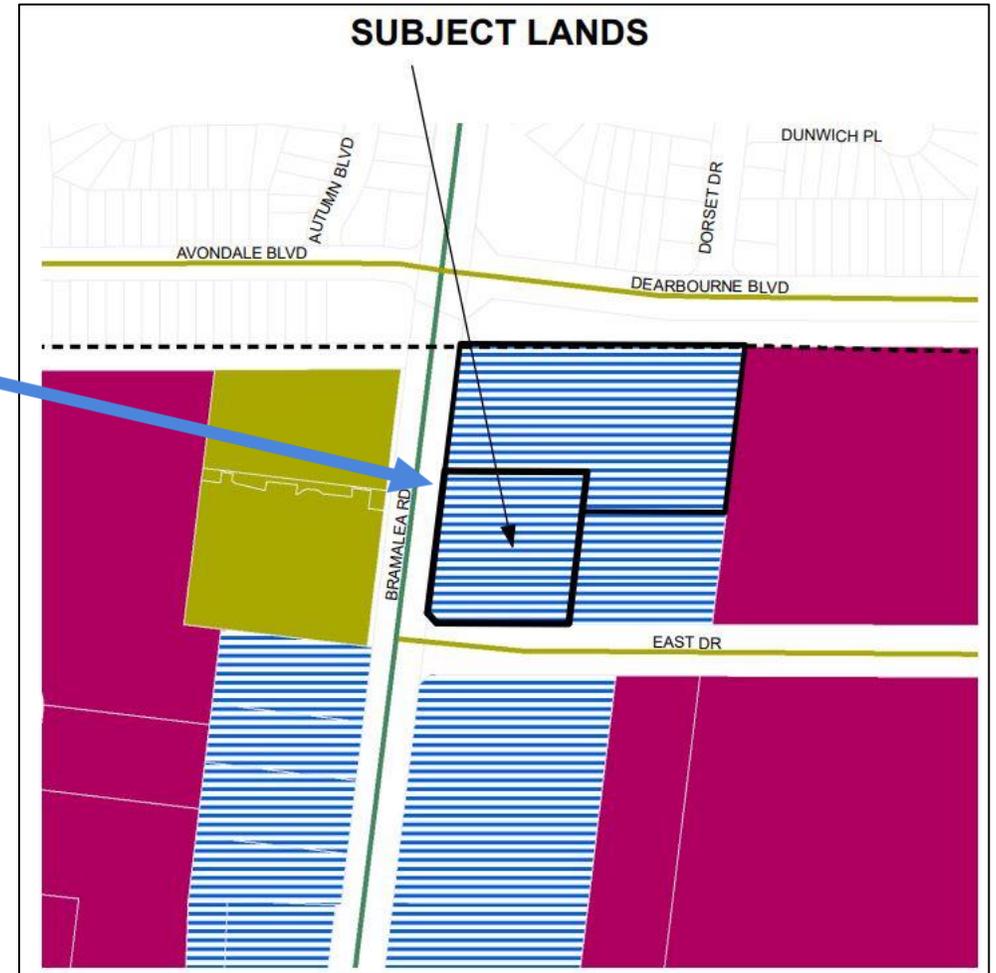
## Bramalea Mobility Hub (SPA 9) Secondary Plan

**SP Land Use Designation:** “Mixed Use – Office & Retail”

### Permitted uses:

- Business, professional or administrative office buildings, hotels, motels, and accessory uses.

An amendment to the Secondary Plan **is required** to permit the proposed development.



#### LAND USE DESIGNATION

- MIXED USE - OFFICE & RETAIL
- OFFICE
- HIGH DENSITY RESIDENTIAL
- MIXED INDUSTRIAL COMMERCIAL

#### SPECIAL SITE AREAS

- SECONDARY PLAN NO. 9 BOUNDARY
- Appealed to LPAT

#### ROADS

- COLLECTOR ROAD
- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- PROVINCIAL HIGHWAY
- RAILWAY

# CURRENT PLANNING CONTEXT: ZONING BY-LAW

**Current Zone:** Industrial Two – section 189 (M2-189)

## Permitted uses:

- Business and professional offices;
- Industrial uses such as manufacturing; and
- Non-industrial uses such as a recreational facility or community club.

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



# ZONING BY-LAW AMENDMENT

Proposed Zone	Highlight of proposed Zone
RESIDENTIAL APARTMENT A – AAA ('R4A-AAA')	<ul style="list-style-type: none"><li>• Permitted uses: multiple residential dwelling, retail establishment, personal service shop, bank or finance company, office.</li><li>• Maximum Building Height: 28 storeys for the northerly tower and 22 storeys for the southerly tower.</li><li>• Maximum Lot Coverage: 61%</li><li>• Minimum Landscaped Open Space: 30%</li><li>• Minimum parking requirement for an apartment dwelling use is 0.6 parking spaces per unit for residents and 0.2 parking spaces per unit for visitors.</li></ul>



# KEY ISSUES/CONSIDERATIONS

- **Built Form, Compatibility, and Layout**
  - Appropriate built form and building patterns such as building height, massing, and setbacks;
  - Confirmation of appropriate building heights permitted on-site in accordance with Airport Zoning Regulations for Toronto Pearson International Airport;
- **Heritage Conservation**
  - Relocation of the BMO circular pavilion building and integration with building profile and design;
- **Noise**
  - Integration of appropriate mitigation measures to manage noise impacts from industrial land uses.



# NEXT STEPS

Notice of complete application June 27<sup>th</sup>, 2023

Circulation to departments and agencies

Notice of public meeting August 17<sup>th</sup>, 2023

**Public Meeting (We are here)**

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

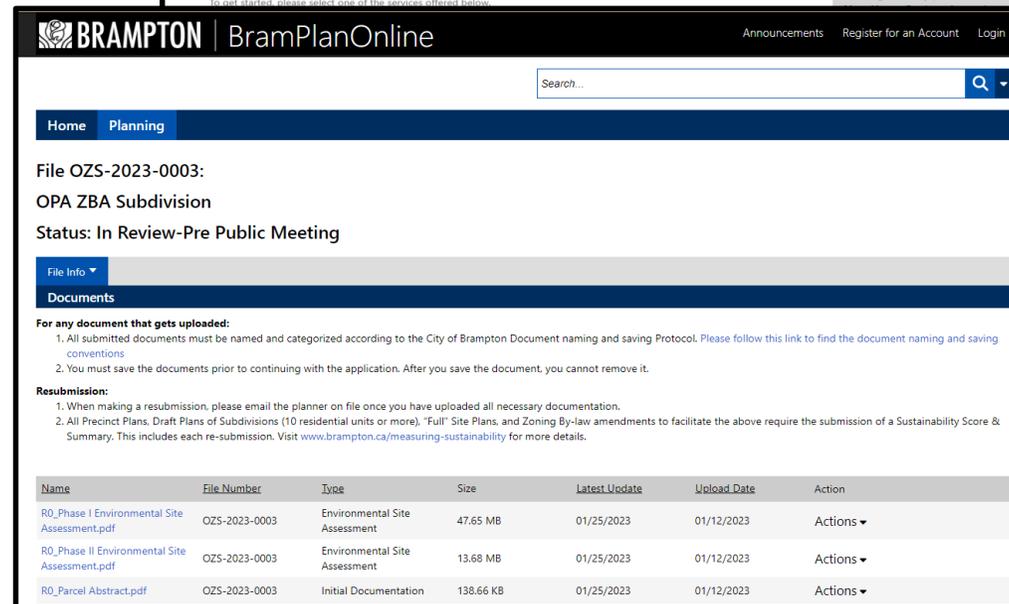
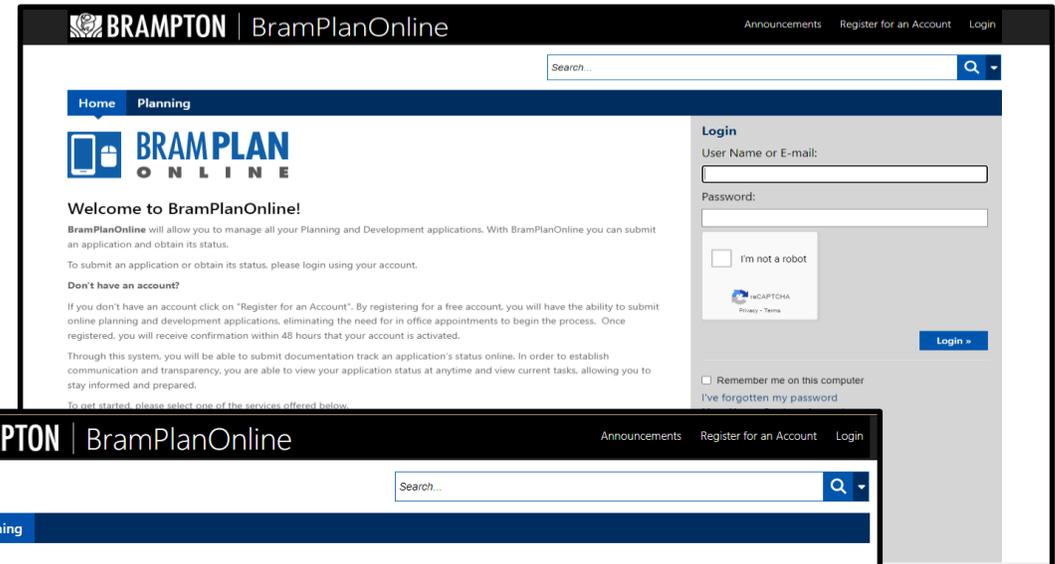
Appeal period

# 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-2023-0020**.
3. On the **OZS-2023-0020 File Page** click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



# 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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  - Development Planner
  - City of Brampton
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- **Applicant information:**

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  - Associate
  - Glen Schnarr & Associates Inc.
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Thank you!