

# **APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW**

**TO FACILITATE THE DEVELOPMENT OF 3 INDUSTRIAL BUILDINGS & 1 OFFICE BUILDING:**

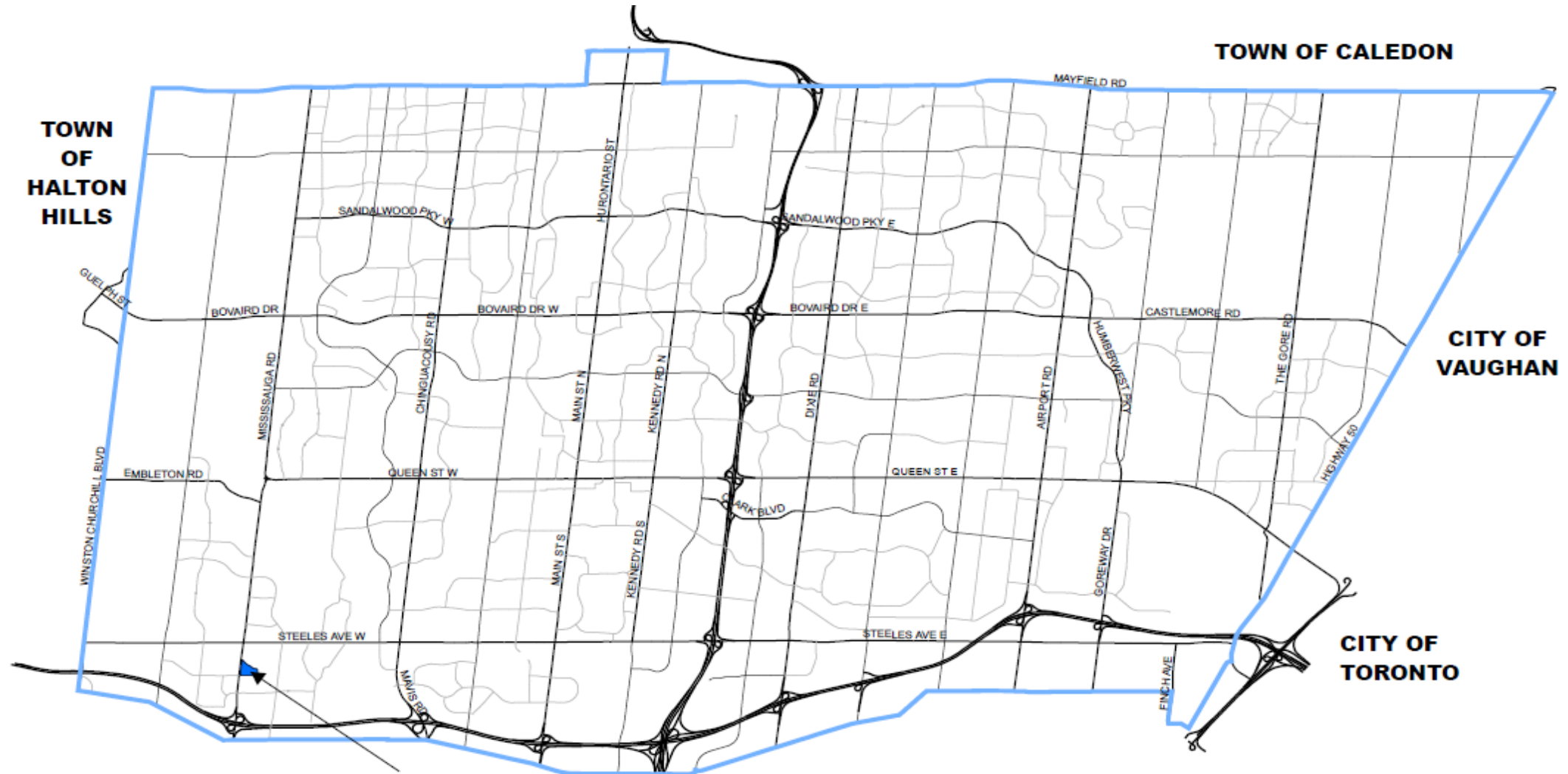
**7835 Mississauga Road**  
**City of Brampton File : OZS-2024-0009**

**Application by:**  
**Mainline Planning** on behalf of 7835 Mississauga Road Holding Inc.

**WARD : 6**

**REGIONAL COUNCILLOR: Michael Palleschi**  
**REGIONAL COUNCILLOR: Navjit Kaur Brar**

# LOCATION OF SUBJECT PROPERTY



OZS-2024-0009

CITY OF MISSISSAUGA

 **BRAMPTON**

# AREA CONTEXT



## North: Open Space, Commercial

Open Space valley lands, and commercial uses, beyond which is Steele's Avenue West.

## South: Commercial, Open Space

Streetsville Glen Golf Course, beyond which is Hallstone Road, further beyond is the 407 Highway

## East: Open Space, Floodplain, Residential

Levi Creek Valley Corridor, beyond which is low-rise residential in the form of Single detached dwellings

## West: Industrial & Office

Existing Industrial & office uses & Edgware Road





# AREA CONTEXT





# SITE VISIT



Street view looking directly  
to site



Street view looking North



Street view looking South

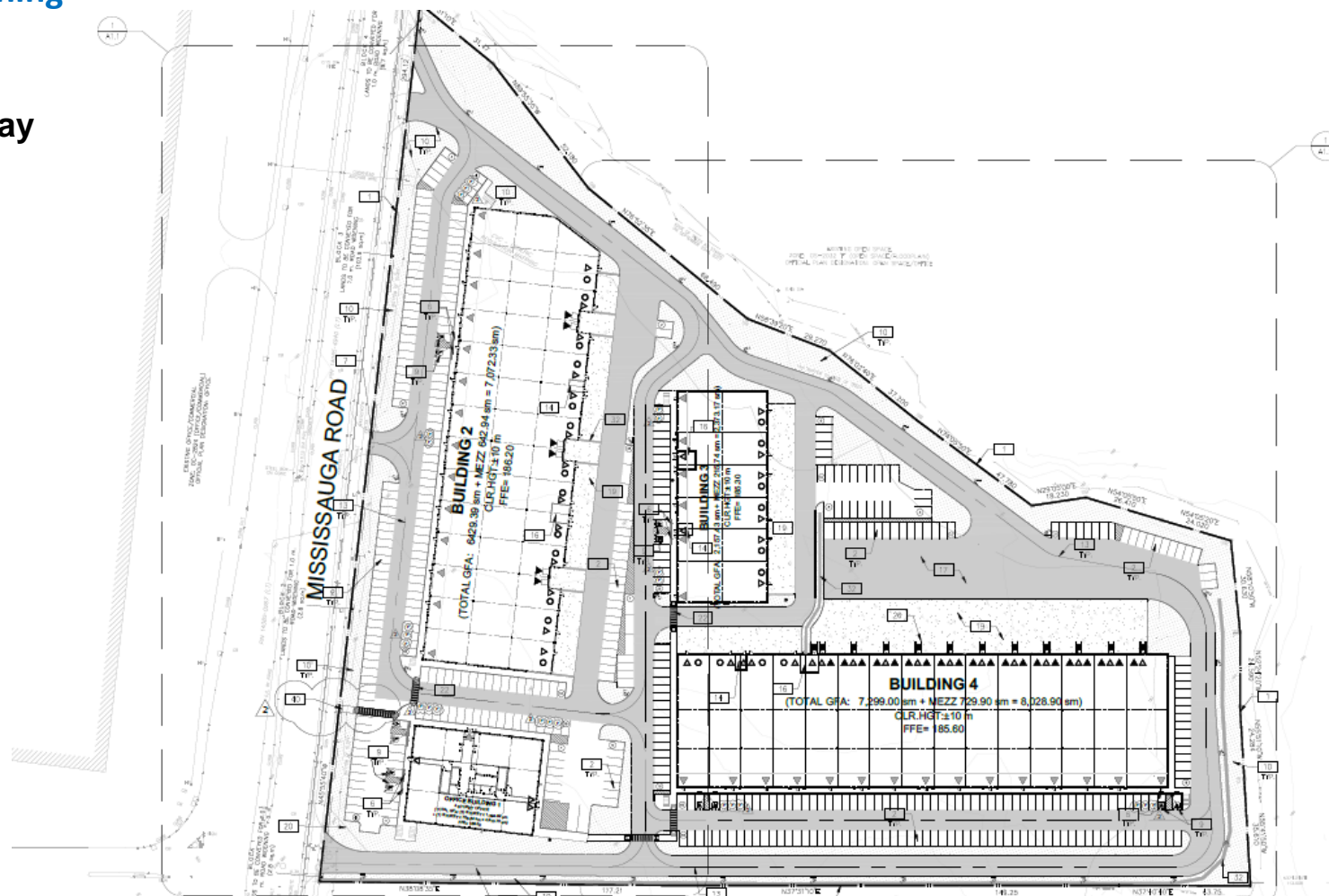
# DEVELOPMENT PROPOSAL

An application to amend the Official Plan and Zoning By-law

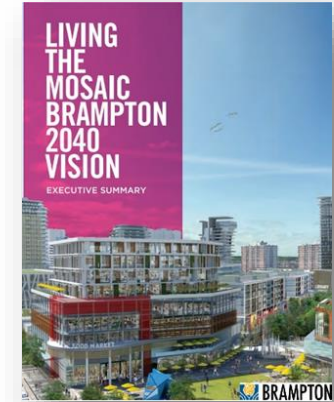
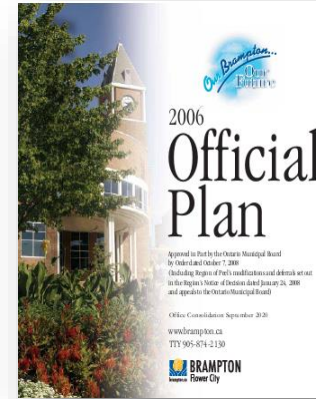
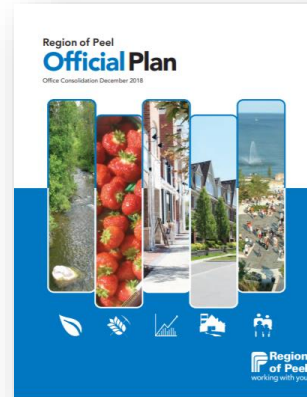
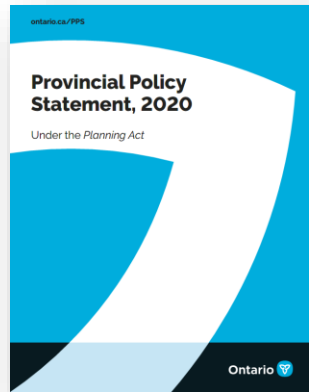
To permit a development consisting of 3 Short-Bay Industrial Buildings and 1 Office Building

Further details include:

- A total site area of 54,794 sq.m
- A 4-storey office building (4,645 sq.m. GFA)
- 3 small bay industrial buildings (17,554 sq.m. GFA)
- Vehicular access via Mississauga Road
- A total vehicular parking count of 473 spaces
- 40 bicycle parking spaces
- Total landscaped area of 10,958 sq.m.



# 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
- Bram West Secondary Plan (Area 40c)

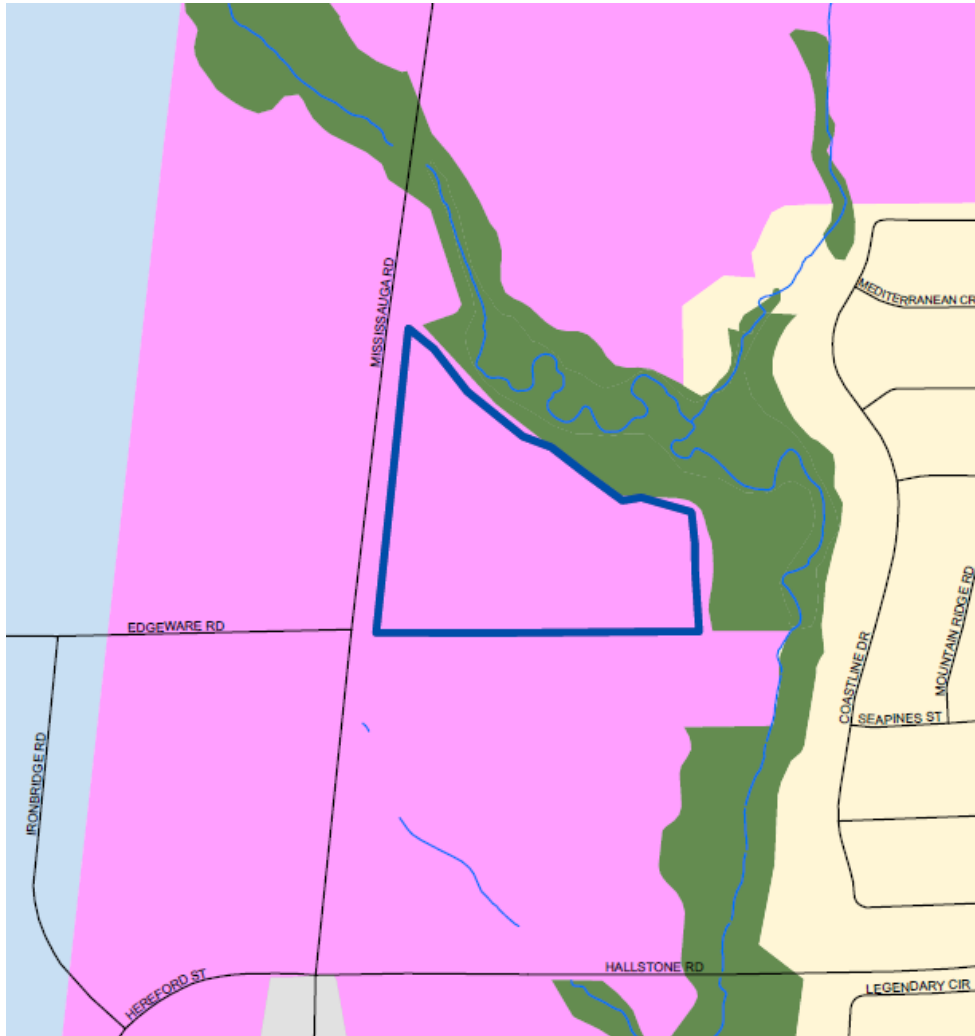
Also following the principles of:

- Brampton 2040 Vision

\*Subject to the Changes of the PPS, 2023



# CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



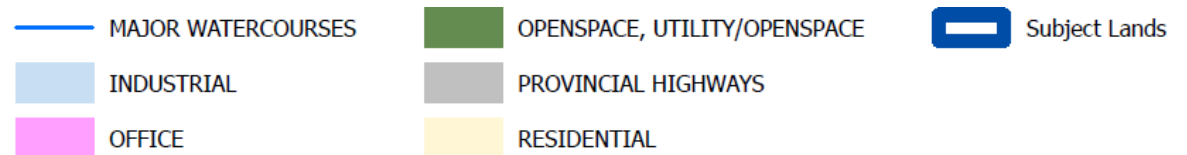
The Current Official Plan designation is Office

The Office designations are to be developed at densities and concentrations suited to the particular area as determined in the appropriate secondary plans.

Under Section 4.4.4.1 the Mississauga Road Corridor Office Centre in Bram West is planned to attract the following uses between Highway 407 and Steeles Avenue West and will be based on a high standard of urban design in accordance with the this Plan:

- i. Office and research and development uses;
- ii. Limited high performance prestige industrial uses;
- iii. Hotels, and conference/convention centres; and,
- iv. Limited accessory retail and service commercial uses that provide support to the adjacent employment areas.

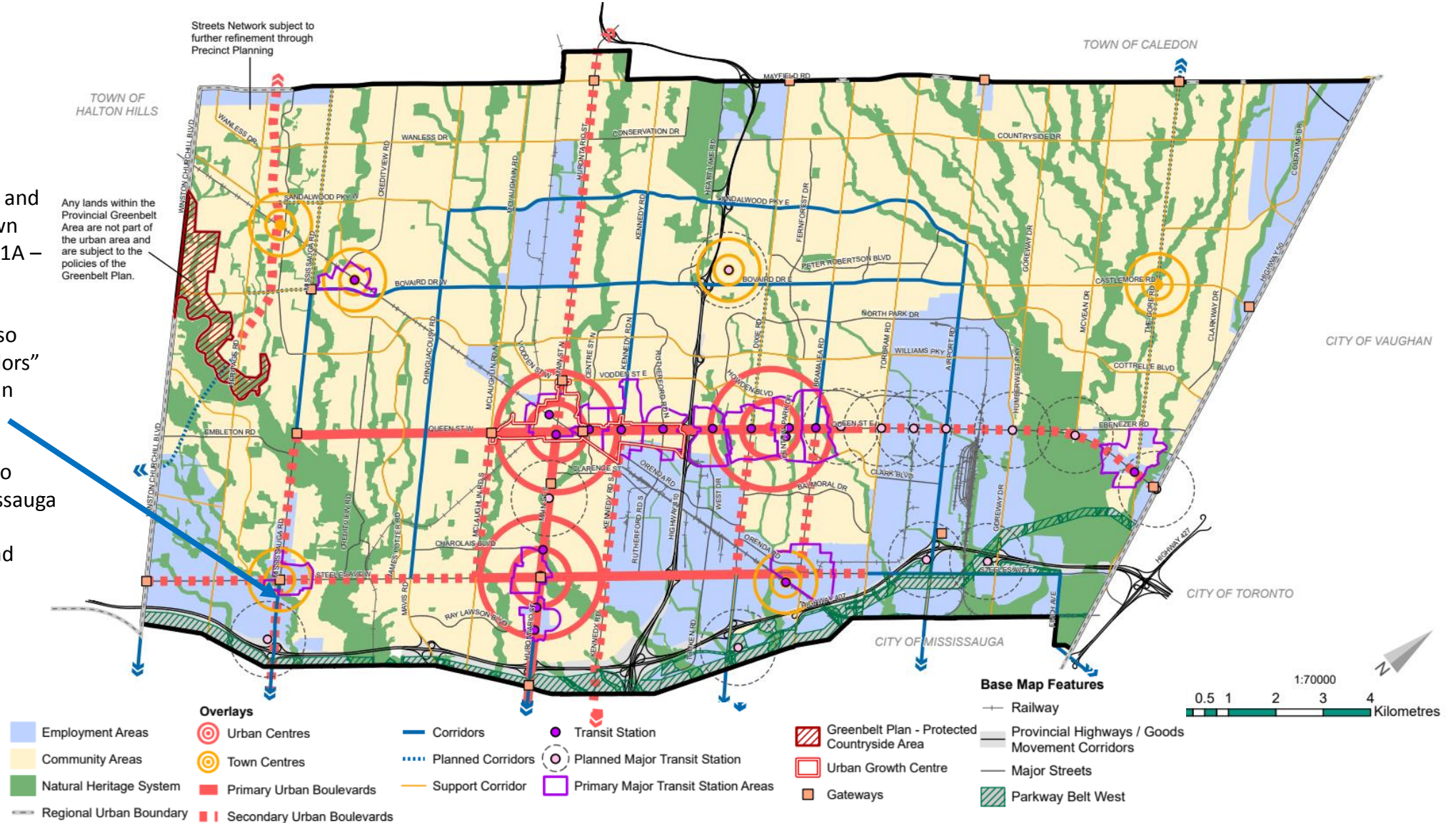
To facilitate this development and requested uses, an amendment to the Official Plan is required.





# CURRENT PLANNING CONTEXT: Brampton Plan

- The subject site is designated as “Employment Areas” and located within a “Town Centre” on Schedule 1A – City Structure
- The subject site is also located along “Corridors” and “Secondary Urban Boulevards”
- The subject site is also designated as “Mississauga Road Corridor” on Schedule 12 – Site and Area Specific Policies



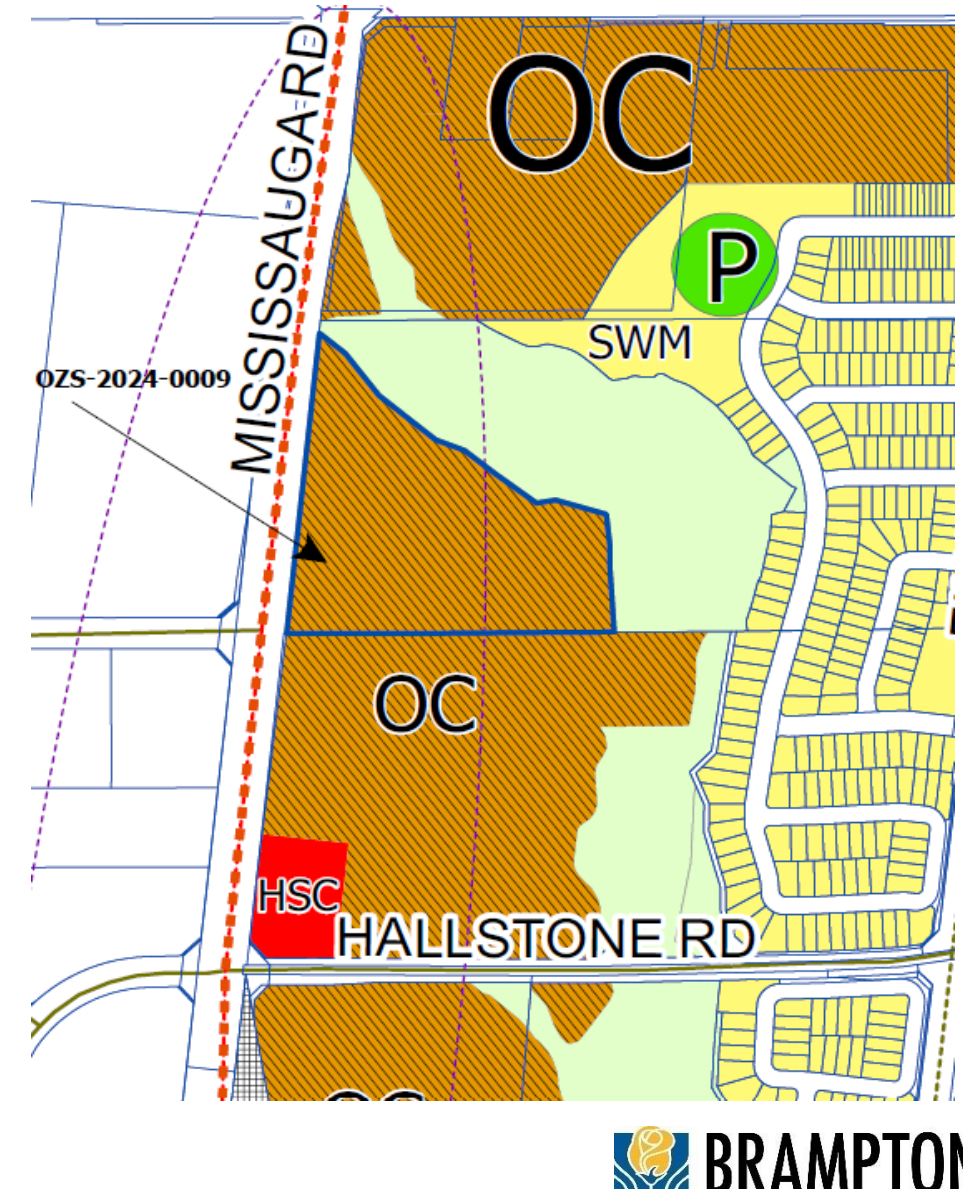
# CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

## Bram West Secondary Plan (Area 40c)

The current designation in the Secondary Plan is Office Centre.

For lands designated Office Centre permitted uses shall include office uses, research and development facilities, ancillary light manufacturing uses, hotels, conference/convention centers, and within which may permit limited accessory retail, and business support services. In addition, open space uses such as parkettes and stormwater management facilities shall also be permitted. Warehousing and distribution uses shall not be permitted on lands designated Office Centre.

To facilitate this development and the requested uses, an amendment to the Secondary Plan is required.



### RESIDENTIAL

	EXECUTIVE RESIDENTIAL
	LOW / MEDIUM DENSITY
	MEDIUM DENSITY
	VILLAGE RESIDENTIAL
	CLUSTER / HIGH DENSITY
	CHURCHVILLE HERITAGE CONSERVATION DISTRICT

### EMPLOYMENT

	PRESTIGE INDUSTRIAL
	NEIGHBOURHOOD COMMERCIAL
	SERVICE COMMERCIAL
	CONVENIENCE COMMERCIAL
	HIGHWAY & SERVICE COMMERCIAL
	SPECIALTY OFFICE AND SERVICE COMMERCIAL
	OFFICE CENTRE

### INSTITUTIONAL

	SECONDARY SCHOOL
	SENIOR ELEMENTARY SCHOOL
	ELEMENTARY SCHOOL
	PLACE OF WORSHIP (RESERVE)
	Subject Lands

### OPEN SPACE

	VALLEYLAND
	CITY WIDE PARK
	NEIGHBOURHOOD PARK
	PARKETTE
	CEMETERY
	WOODLOT
	WETLAND
	SWM FACILITIES (QUANTITY)



# CURRENT PLANNING CONTEXT: ZONING BY-LAW

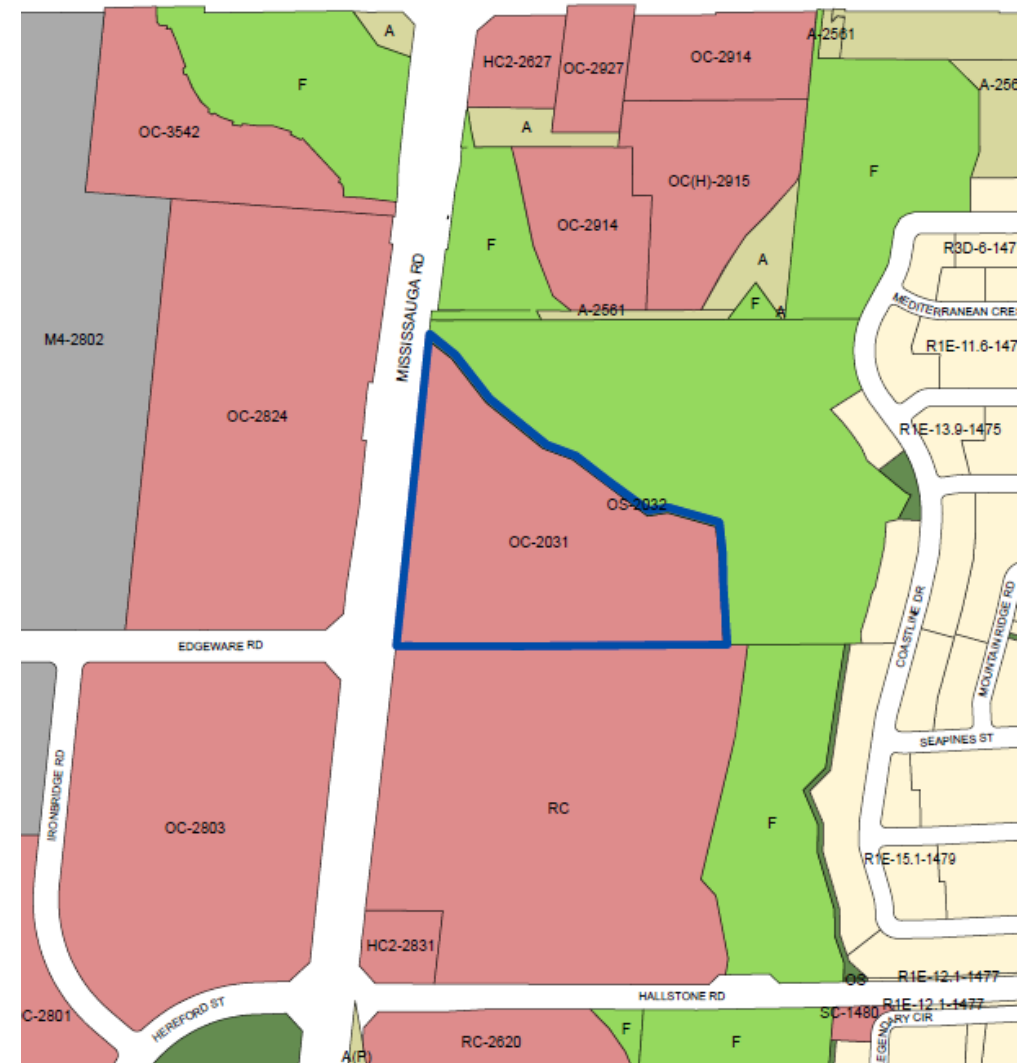
## Zoning By-law 270-2004

The subject property is zoned Office Central – 2031 (OC -2031) & Open Space – 2032 (OS-2032) as per the City of Brampton Zoning By-law No.270-2004, as amended.

Permitted Uses in the OC-2031 Zone include but are not limited to:

- a) an office;
- b) a research and development facility;
- c) a hotel;
- d) a conference centre;
- e) only in conjunction with and ancillary to the uses permitted in sections 2031.1 (a) and (b), light manufacturing and repairing and assembly of finished goods but shall not include the following purposes:
  - 1. a warehouse;
  - 2. a distribution facility or operation;
  - 3. the processing of raw foods or by-products;
  - 4. a motor vehicle repair shop or a motor vehicle body shop;
  - 5. a transport terminal;
  - 6. a salvage, junk, scrap or bulk storage yard;
  - 7. outdoor storage including intermodal containers on chassis;

A Zoning By-Law Amendment will be required to permit the requested uses.

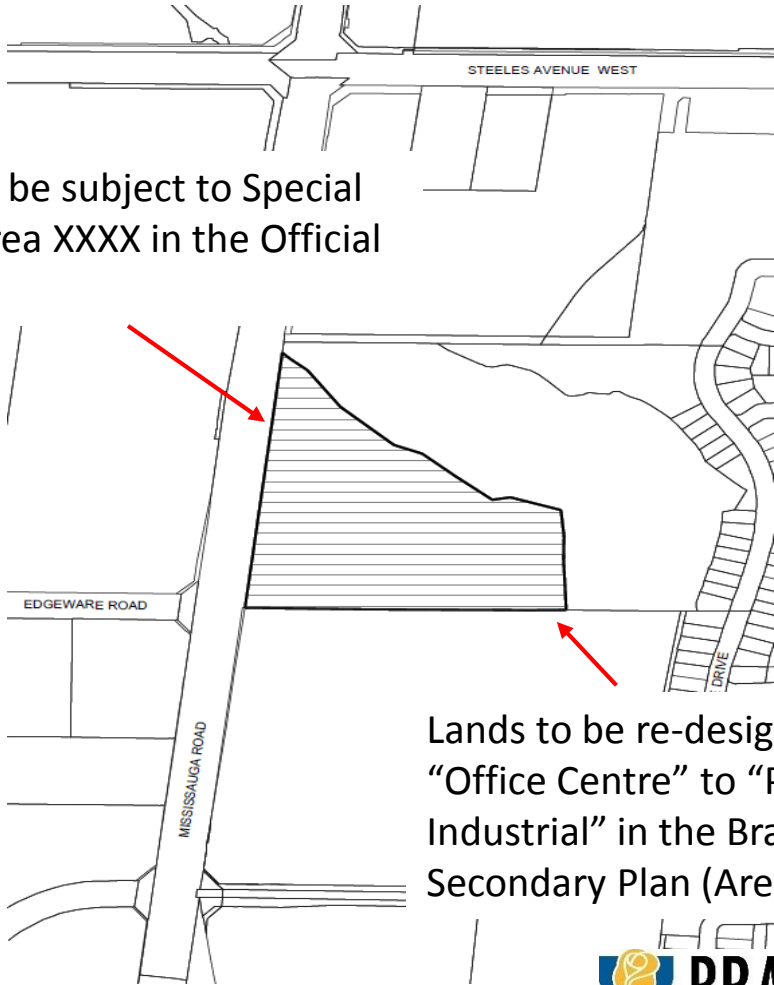


# PROPOSED PLANNING CONTEXT: OFFICIAL PLANNING AMENDMENT

The proposed Official Plan Amendment will redesignate the subject site from ‘Office’ to ‘Office’ with a Site-Specific Special Policy within the Official Plan. The amendment will also re-designate the site in Bram West Secondary Plan (Area 40c) from “Office Centre” to “Prestige Industrial”.

Proposed Designation	Highlight of proposed designation
(Official Plan) Office - Special Policy Area XXXX	Permitted uses include: <ul style="list-style-type: none"><li>• Office</li><li>• the manufacturing and processing, assembling, packaging, repairing, fabricating facilities</li><li>• a warehouse</li><li>• a motor vehicle leasing establishment,</li><li>• a radio or television broadcasting and transmission establishment</li><li>• a furniture and appliance store</li><li>• a restaurant</li><li>• a banquet hall</li><li>• a place of worship</li><li>• Ancillary retail uses (up to 20% of the total gross floor area of an industrial building, and up to 25% of the total floor area of an office building) shall be permitted in association with the industrial uses of this designation.</li></ul>
(Bram West Secondary Plan Area 40c) Prestige Industrial	Permitted uses include: <ul style="list-style-type: none"><li>• research and development facilities</li><li>• manufacturing and processing, assembling, packaging, repairing, fabricating, and warehousing facilities</li><li>• Office</li><li>• Hotels</li><li>• Conference/convention centers</li><li>• Ancillary retail uses</li></ul>

Lands to be subject to Special Policy Area XXXX in the Official Plan



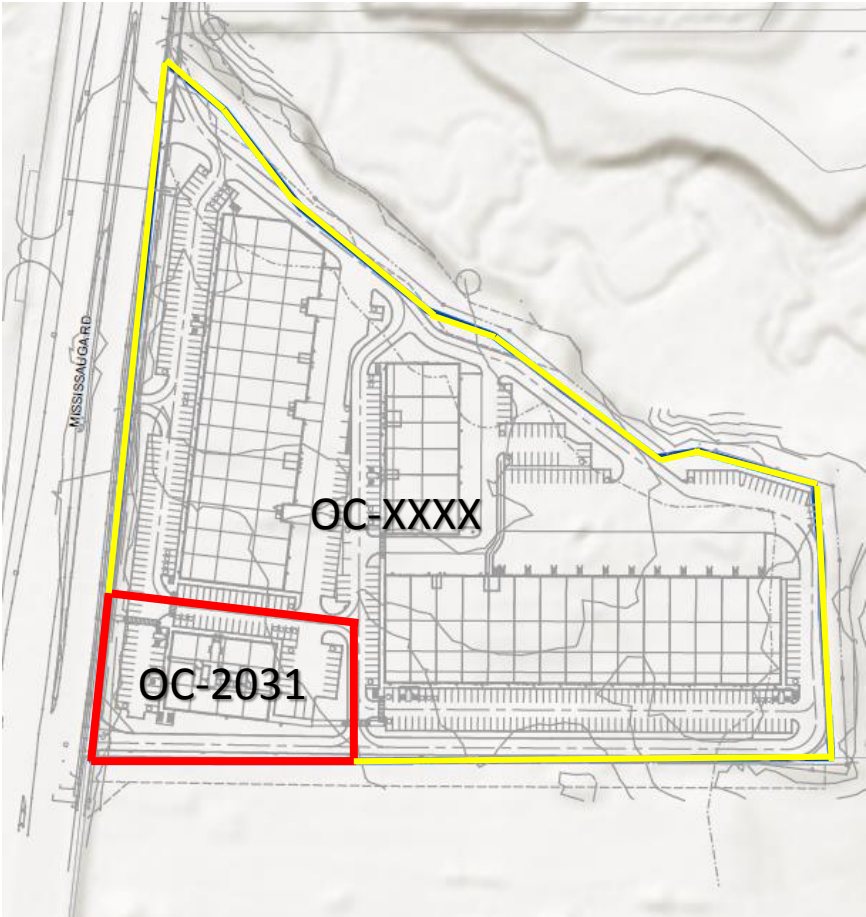
Lands to be re-designated from “Office Centre” to “Prestige Industrial” in the Bram West Secondary Plan (Area 40c)



# PROPOSED PLANNING CONTEXT: ZONING BY-LAW AMENDMENT

The proposed Zoning By-law Amendment will permit the rezoning of the subject site from “Office Centre – Special Section 2031 (OC-2031)” Zone to “Office Centre – Special Section 2031 (OC-2031)” & “Office Centre – Special Section XXXX”

Proposed Zones	Highlight of proposed Zone
Office Centre – Special Section 2031 (OC-2031)	<ul style="list-style-type: none"><li>• Permitted Uses<ul style="list-style-type: none"><li>• Office</li><li>• Research &amp; Development Facility</li><li>• Hotel</li><li>• Conference Centre</li><li>• only in conjunction with and ancillary to a Office &amp; Research/Development Facility, light manufacturing and repairing and assembly of finished goods <u>but shall not include the following purposes:</u><ul style="list-style-type: none"><li>• Warehouse</li><li>• Distribution facility</li><li>• Motor vehicle repair shop or body shop</li><li>• Parking lot</li><li>• Salvage, junk, scrap, or bulk storage yard</li></ul></li></ul></li></ul>
Office Centre – Special Section XXXX (OC-XXXX)	<ul style="list-style-type: none"><li>• Permitted uses<ul style="list-style-type: none"><li>• The uses permitted in the OC-2031 zone;</li><li>• The manufacturing and processing, assembling, packaging, repairing, fabricating facilities;</li><li>• Warehouse</li><li>• Motor vehicle leasing establishment</li><li>• Restaurant</li><li>• An accessory retail outlet provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use</li></ul></li></ul>



(Proposed Zone: OC-2031 + OC-XXXX)

# KEY ISSUES / CONSIDERATIONS

- Ensuring compatibility with the overall vision for the Mississauga Road Corridor
- Ensuring high quality urban design to support the gateway distinction of the area
- Ensuring sufficient office space to support the overall role and function of the development





# NEXT STEPS

Notice of complete application – March 22, 2024

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-2024-0009

4. On the [OZS-2024-0009 file page](#) click:

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

The screenshot displays the BramPlanOnline web application interface. The top navigation bar 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 side of the header.

The main content area is divided into two columns. The left column features a "Home" and "Planning" tab, with "Planning" selected. Below the tabs is the "BRAMPLAN ONLINE" logo and a "Welcome to BramPlanOnline!" message. The message explains that the application allows users to manage their Planning and Development applications, submit applications, and obtain their status. It also provides instructions for logging in, registering for an account, and submitting applications. A "Planning" section at the bottom of the left column includes a link to "Search for an application" and contact information for assistance.

The right column contains a "Login" section with fields for "User Name or E-mail:" and "Password:". Below these fields is a "Login" button. There is also a "Remember me on this computer" checkbox and a link to "New Users: Register for an Account".

Below the main content area, there is a section for "File OZS-2024-0009: OPA ZBA Subdivision". The status is "Submitted". Below this, there is a "Documents" section with a "File Info" tab. The "Documents" section includes instructions for uploading documents and a table for document information.

Name	File Number	Type	Size	Latest Update	Upload Date	Action
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# CONTACT 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.

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# Thank you!