

Planning & Development Services Committee

PUBLIC MEETING

January 18, 2021

Chair - Regional Councillor: Martin Medeiros

Vice-Chair - Regional Councillor: Pat Fortini

Statutory Public Information Meeting Under the Planning Act of Ontario

- **An opportunity for the public to provide input into planning applications received by the City.**
- **These are not proposals of the City of Brampton unless specifically identified as City initiated applications.**
- **No decisions are made at the public meeting.**
- **Members of Committee attend in order to hear public input but not to engage in debate about the merits of the application.**



Written Submissions are welcome throughout the Process



* The Council decision can be appealed to the Local Planning Appeal Tribunal

Planning & Development Services Department: 905-874-2050

AGENDA

Agenda Item Title	Item #
City-Initiated Zoning By-Law Amendment to Eliminate Minimum Parking Requirements (Downtown, Central Area and Hurontario-Main Corridor)	5.1
City-Initiated Amendments to the Official Plan (Second Unit Policies) and Zoning By-law (Above Grade Side Entrances Provision) – City Wide	5.2
2652367 Ontario Inc. - KLM Planning Partners (File #: OZS-2020-0019) – Ward 8	5.3
Sunfield Investments (Church) Inc. - Weston Consulting (File #: OZS-2020-0026) – Ward 1	5.4
i2 Developments (Brampton) Inc. – KLM Planning Partners Inc. (File #: OZS-2020-0028) – Ward 4	5.5
TACC Holborn Corporation – Malone Given Parsons Ltd. (File #: OZS-2020-0014) – Ward 8	5.6

Statutory Public Meeting

**City-Initiated Zoning By-Law Amendment
to Eliminate Minimum Parking Requirements**

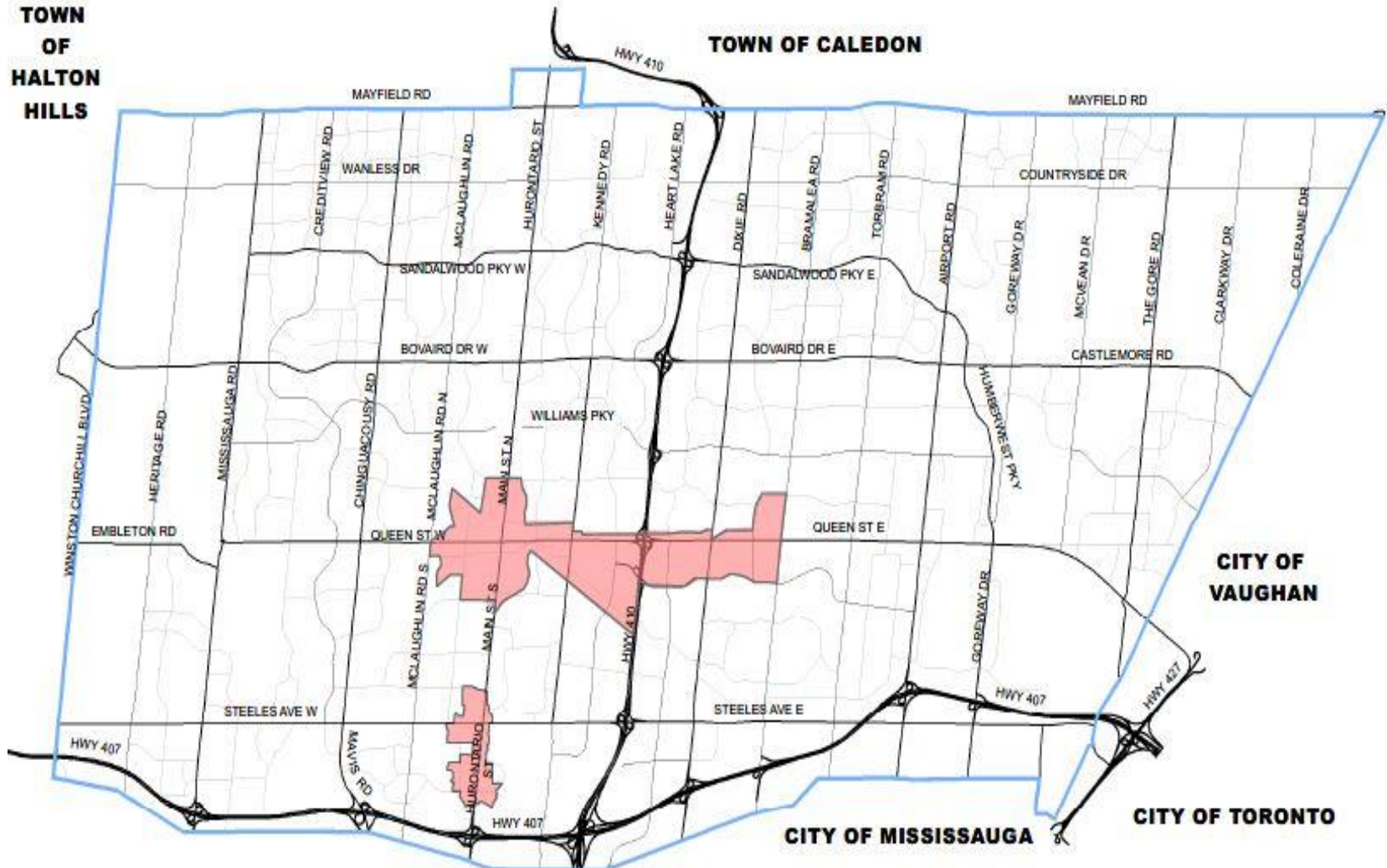
**Downtown, Central Area and
Hurontario-Main Corridor**

Monday, January 18, 2021



**TOWN
OF
HALTON
HILLS**

TOWN OF CALEDON



**CITY OF
VAUGHAN**

CITY OF MISSISSAUGA

CITY OF TORONTO

Process to Date

Council Direction (December 2020)

Notice of public meeting in Brampton Guardian
(December 17, 2020)

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation Report/Council adoption

Appeal Period



Background

Elimination of minimum parking requirements within certain locations or for specific uses or even City-wide is occurring more frequently within North American cities as there is an evolving understanding that lifestyles are changing, parking requirements are outdated, and that providing an over supply of parking has a negative impact on the built form, on housing affordability and on the environment.



City Wide Parking Strategy

- A City-wide Parking Strategy is being undertaken to develop a comprehensive parking policy, parking management and implementation framework for Brampton.
- In advance of the City-wide Parking Strategy being completed, Council has expressed an interest in eliminating minimum parking requirements in areas of the City that are planned for intensification and that are well-served by transit.



Council Direction

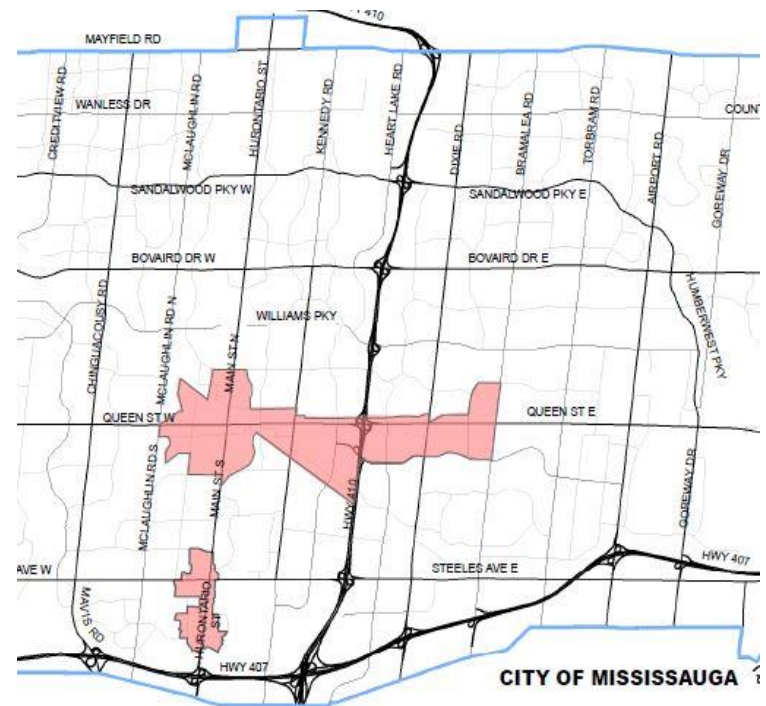
- A Report entitled “City-Initiated Zoning By-law Amendments to Modernize Parking Standards was approved by Council on December 9, 2020.
- This Report directed staff to hold a statutory public meeting to present a City-initiated Zoning By-law Amendment that proposes to eliminate minimum parking requirements for specific uses with the Downtown, Central Area and the Hurontario-Main Corridor.

Proposed Zoning By-law Amendments

It is proposed that the elimination of minimum parking requirements apply to the following three areas:

- Downtown;
- Central Area; and
- Hurontario-Main Corridor

These areas are identified in the Official Plan as providing opportunities for intensive, transit supportive development and they have convenient access to existing or planned high order transit.



Proposed Zoning By-law Amendment

- Notwithstanding any minimum parking requirement prescribed in the Zoning By-law or in any Special Section of the Zoning By-law, and except for the visitor parking space requirements and the exception uses listed below, there shall be no minimum required parking for any use;
- Parking for a single detached, semi-detached, duplex, triplex, double duplex, street townhouse dwelling, two-unit dwellings, lodging houses and senior citizen residences shall be provided in accordance with the Zoning By-law;
- Surface parking and bicycle parking requirements in accordance with By-law 259-2020 shall apply to an apartment dwelling; and
- A minimum visitor parking rate of 0.20 parking spaces per residential unit apply to an apartment dwelling unit, multiple residential dwelling unit and townhouse unit, without a private garage/driveway.

Objective

It is the intent that with the proposed elimination of minimum parking requirements in certain locations that the following long-term objectives would be achieved:

- A more efficient use of land;
- The development of affordable housing;
- A built form that encourages walking, cycling and transit;
- Spaces that are designed for people rather than for vehicles; and
- Reduction of greenhouse gas emissions.



Next Steps

Council Direction (December 2020)

Notice of public meeting in Brampton Guardian
(December 17, 2020)

Public meeting



Collect & Review Public, Technical and Other Comments

Recommendation Report/Council adoption

Appeal Period



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:

Michelle Gervais, MCIP, RPP, Policy Planner

michelle.gervais@brampton.ca

905-874-2073

Statutory Public Meeting

City-Wide

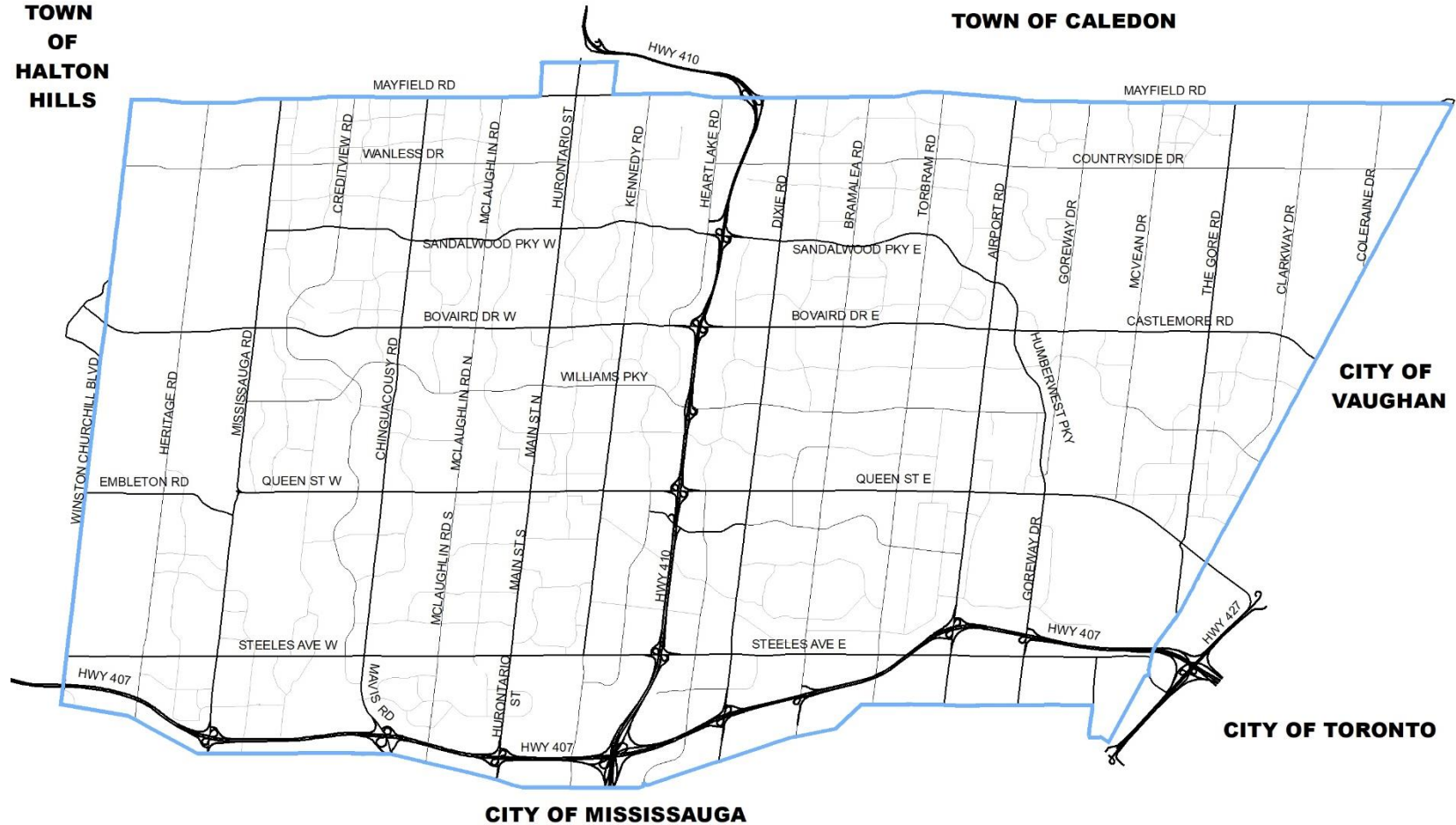
**City-Initiated Amendments to the Official Plan
(Second Unit Policies) and Zoning By-law (Above
Grade Side Entrances Provision)**

Monday, January 18, 2021



**TOWN
OF
HALTON
HILLS**

TOWN OF CALEDON



**CITY OF
VAUGHAN**

CITY OF TORONTO

CITY OF MISSISSAUGA

Process to Date

Notice of public meeting in Brampton Guardian –
December 17, 2020



Public meeting



Collect & Review Public, Technical and Other Comments

Recommendation Report/Council adoption

Appeal Period (applicable only to the proposed Zoning By-law Amendment)

Council Resolution

- A report entitled “Review of Regulatory Model Governing Two-Unit Dwellings” was approved by Council on October 28, 2020.
- Direction received:
 1. Review amending the second unit Official Plan policies to enable the Committee of Adjustment to consider and approve, where appropriate, minor variance applications involving the Two-Unit Dwelling Zoning By-law provisions;
 2. Review amending the Zoning By-law to only allow an above grade door in the side yard where there is a minimum 1.2 metre continuous path of travel leading up to and including an above grade side entrance door.

Brampton Official Plan – Second Unit Policies

- One of the Second Unit Official Plan policies states *“Where an application for a second unit fails to conform to any of the requirements of the implementing zoning by law, a zoning by-law amendment shall be required.”*
- The intent of this policy, is that any variation from the two-unit dwelling Zoning By-law provisions, regardless of how minor it may be, shall be addressed by way of a site specific amendment to the Zoning By-law.



Proposed Official Plan Amendment

- To delete a prescriptive Second Unit Official Plan policy that requires a Zoning By-law amendment for a second unit application that fails to conform to any of the requirements of the Zoning By-law.
- The proposed deletion of this policy provides the opportunity for the Committee of Adjustment to grant a variance from the two-unit dwelling Zoning By-law regulations, where it is determined that the variance meets the four tests of a minor variance under the *Planning Act*.

Comprehensive Zoning By-law – Above Grade Side Entrances

The Zoning By-law regulates side yard setbacks for all residential above grade side entrances as follows:

“The front of an above grade door located on a side wall of a single detached, semi-detached, or street townhouse dwelling shall have a minimum distance of 1.2 metres to an interior side lot line. Any steps or landings for such a door shall have a minimum distance of the lesser of (a) 0.9 metres to an interior side lot line or (b) the required interior side yard setback.”

Comprehensive Zoning By-law – Above Grade Side Entrances

- The existing above grade side entrance provision permits an above grade door in the 0.6 metre (2 feet) side yard where the door is recessed 1.2 metres (4 feet) from the interior side lot line.
- This scenario does not:
 1. Meet the requirements of the Ontario Building Code or the Zoning By-law for use as a primary entrance for a two-unit dwelling; and
 2. Provide adequate space to access a side door without the potential of trespassing on the neighbouring property.

Proposed Zoning By-law Amendment

- 10.24.1 An at or above grade door located on a side wall of a single detached, semi-detached, or townhouse dwelling shall only be permitted when:
- i) the side yard within which the door is located has a minimum width of 1.2 metres extending from the front wall of the dwelling up to and including the door; or
 - ii) the side yard within which the door is located has a minimum width of 1.2 metres extending from the rear wall of the dwelling up to and including the door, provided that a continuous side yard width of not less than 1.2 metres is provided on the opposite side of the dwelling.
- 10.24.2 Any steps or landings for such side entrance shall have a minimum setback of 0.9 metres to an interior side lot line or the required interior side yard setback, whichever is less.
- 10.24.3 Notwithstanding Section 10.24.2, a landing that is less than 0.6 metres above ground level having a maximum length and width of 0.9 metres shall be permitted provided that steps are provided at both the front and rear of the landing to provide pedestrian access from the front yard to the rear yard.

Next Steps

Notice of public meeting in Brampton Guardian –
December 17, 2020

Public meeting



Collect & Review Public, Technical and Other Comments

Recommendation Report/Council adoption

Appeal Period (only applicable to the proposed Zoning By-law Amendment)



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:

Michelle Gervais, MCIP, RPP, Policy Planner

michelle.gervais@brampton.ca

905-874-2073

Public Information Meeting

0 Cherrycrest Drive – Northeast Corner of Queen St. E and McVean Drive

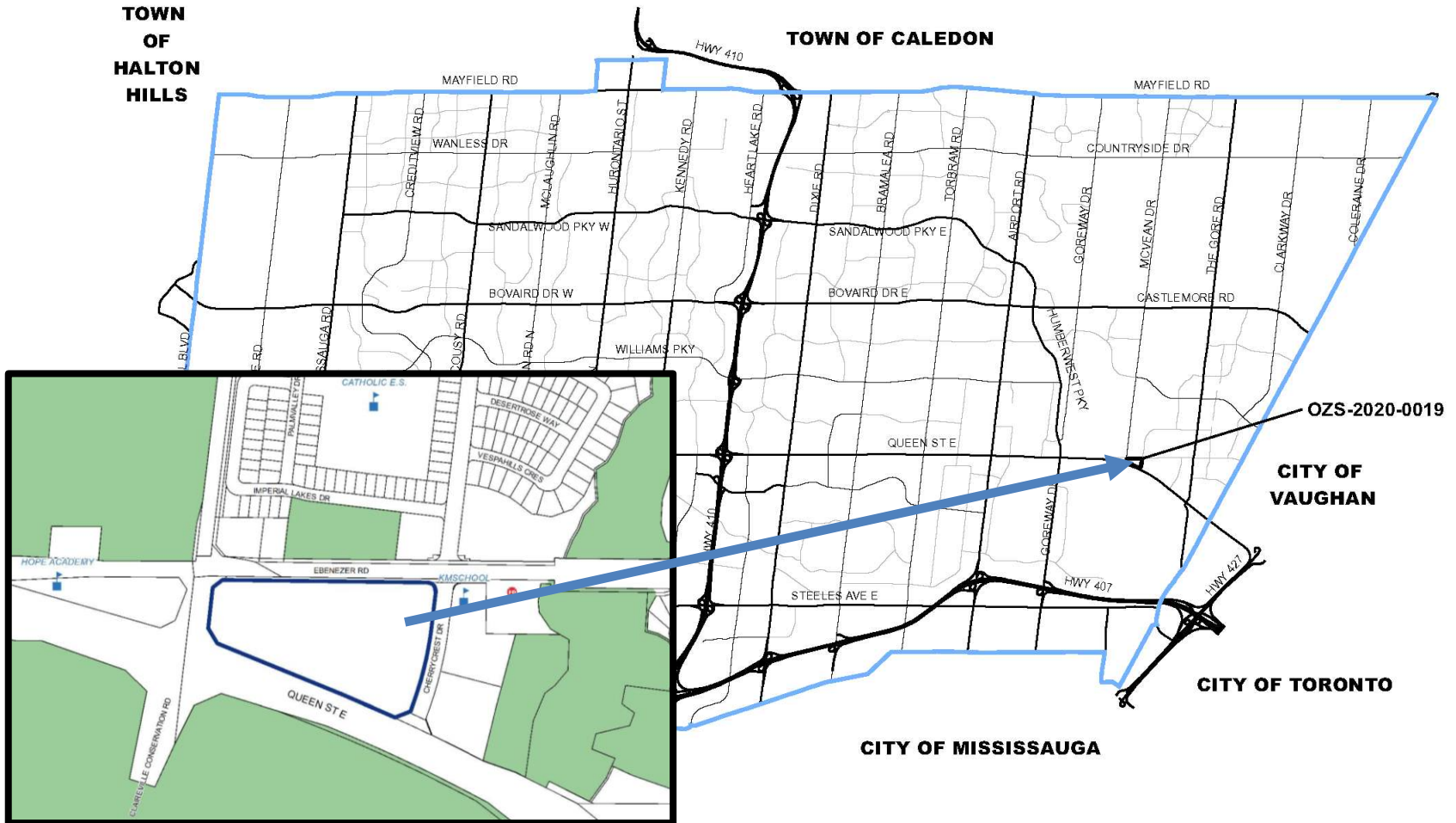
Application to Amend the Zoning By-law

Ward: 8
**Regional Councillor Fortini &
City Councillor Williams**
Consultant: KLM Planning Partners
Applicant: 2652367 Ontario Inc.

City of Brampton File: OZS-2020-0019
Development Planner: Stephen Dykstra



Location



Public Meeting (Aerial Location)



Highlights of Proposal

- **Relocating the supermarket from Building 'J' to Building 'G';**
- **Providing an additional 29 apartment units;**
- **Lifting the Holding (H) provision (servicing requirements);**
- **Various setback adjustments along Queen Street East and Cherrycrest Drive.**

Public Notice (240 metre notice area)



Process to Date

Notice of complete application – August 21, 2020

Circulation to departments and agencies

Notice of public meeting

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

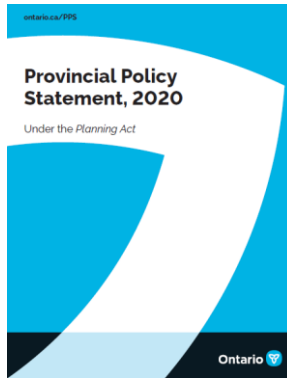
Appeal period



CURRENT PLANNING STATUS:

- Provincial Policy Framework: Amendment not required
- Regional Official Plan: Amendment not required
- City Official Plan: Amendment not required
- Secondary Plan: Amendment not required
- Zoning By-law: **An amendment is required**

Planning Framework Summary



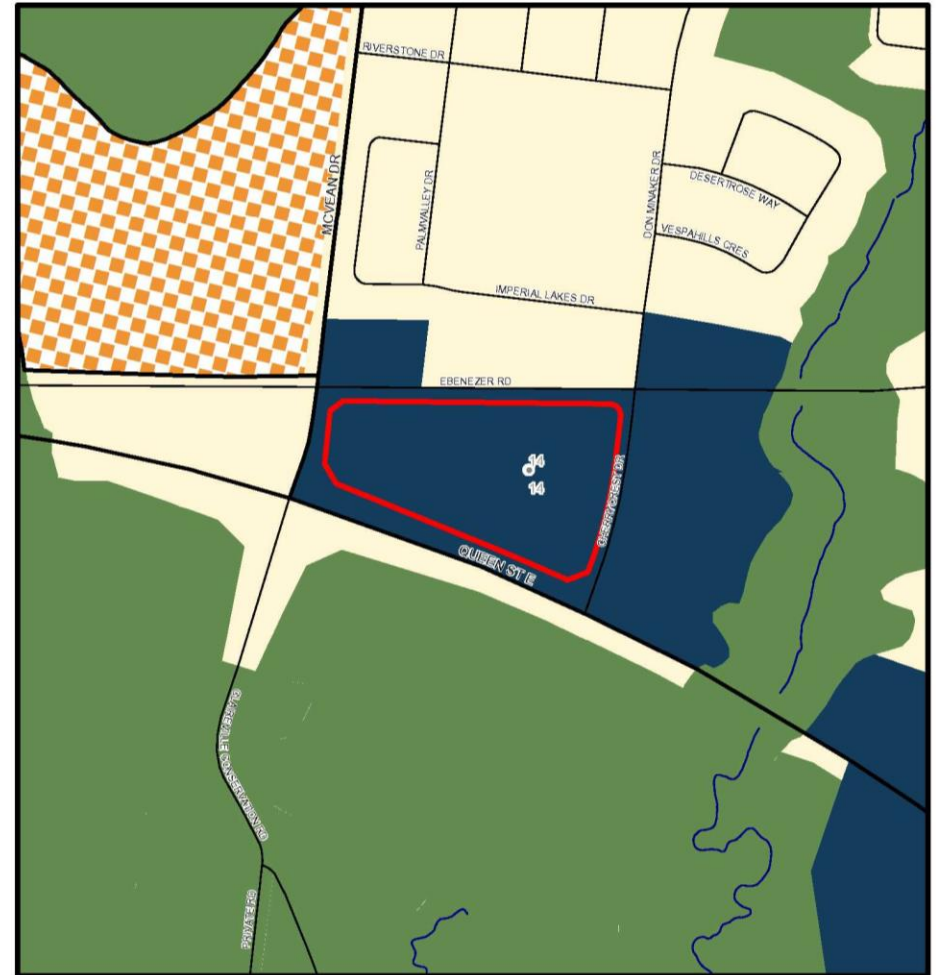
The application will be evaluated based on the following:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan

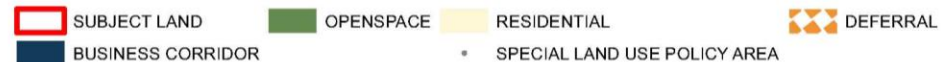
Current Planning Document Status:

Official Plan:

- Designated “Business Corridor” and “Special Land Use Policy Area 14” on Schedule A: General Land Use Designations.
- Does not require an amendment.



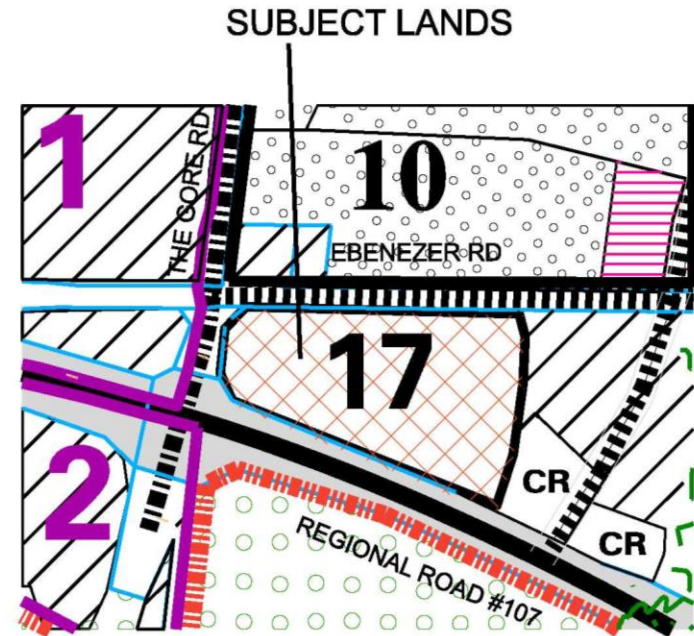
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN




















Current Planning Document Status:

Secondary Plan:

- Designated “Office Node”, and “Special Policy Area 17 (Office / Mixed Use)”.
- Does not require an amendment.

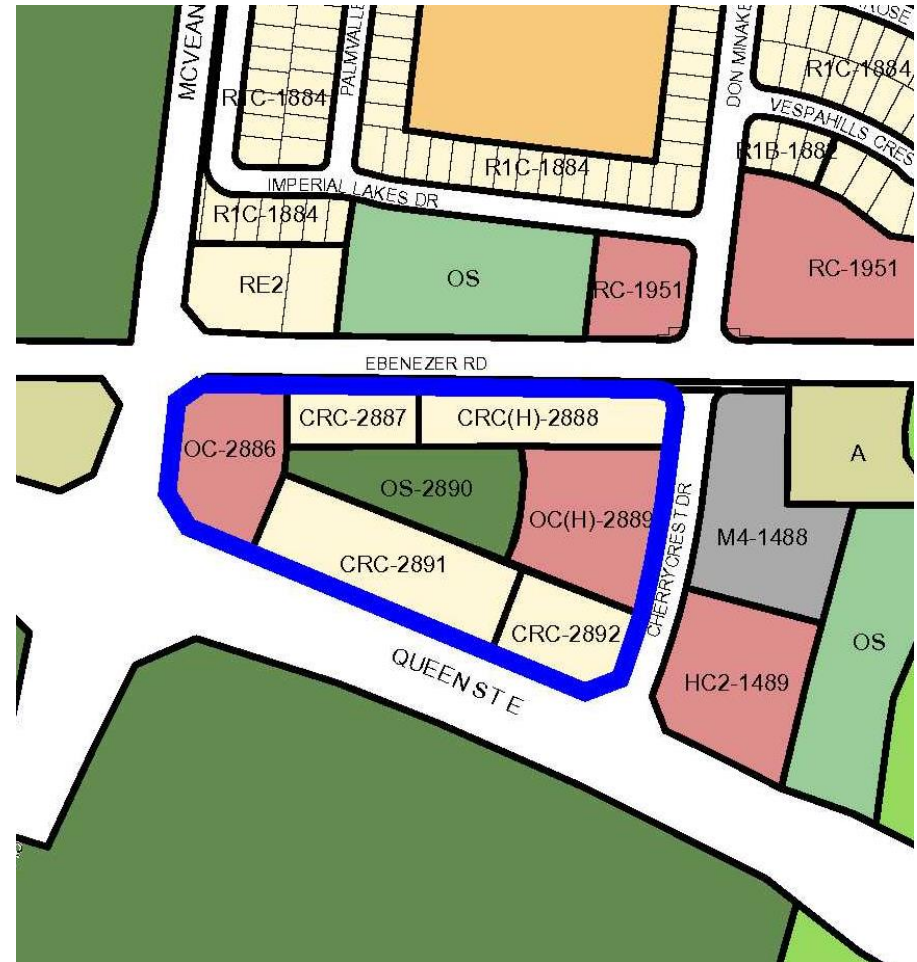


EXTRACT FROM SCHEDULE SP41(A) OF THE DOCUMENT KNOWN AS THE BRAM EAST SECONDARY PLAN

RESIDENTIAL LANDS:			Special Policy Area 1 (Office)
	Low Density		Special Policy Area 2 (Public Use / Commercial)
	Low / Medium Density		Special Policy Area 10 (Riverstone)
EMPLOYMENT LANDS:			Special Policy Area 17 (Office/Mixed Use)
	Office Node	OPEN SPACE:	
	Mixed Commercial/Industrial		Valleyland
	Convenience Retail		Conservation Lands
ROAD NETWORK :			Private Commercial Recreation
	Highway		Secondary Plan Boundary
	Minor Arterial		
	Collector Road		
	Local Road		

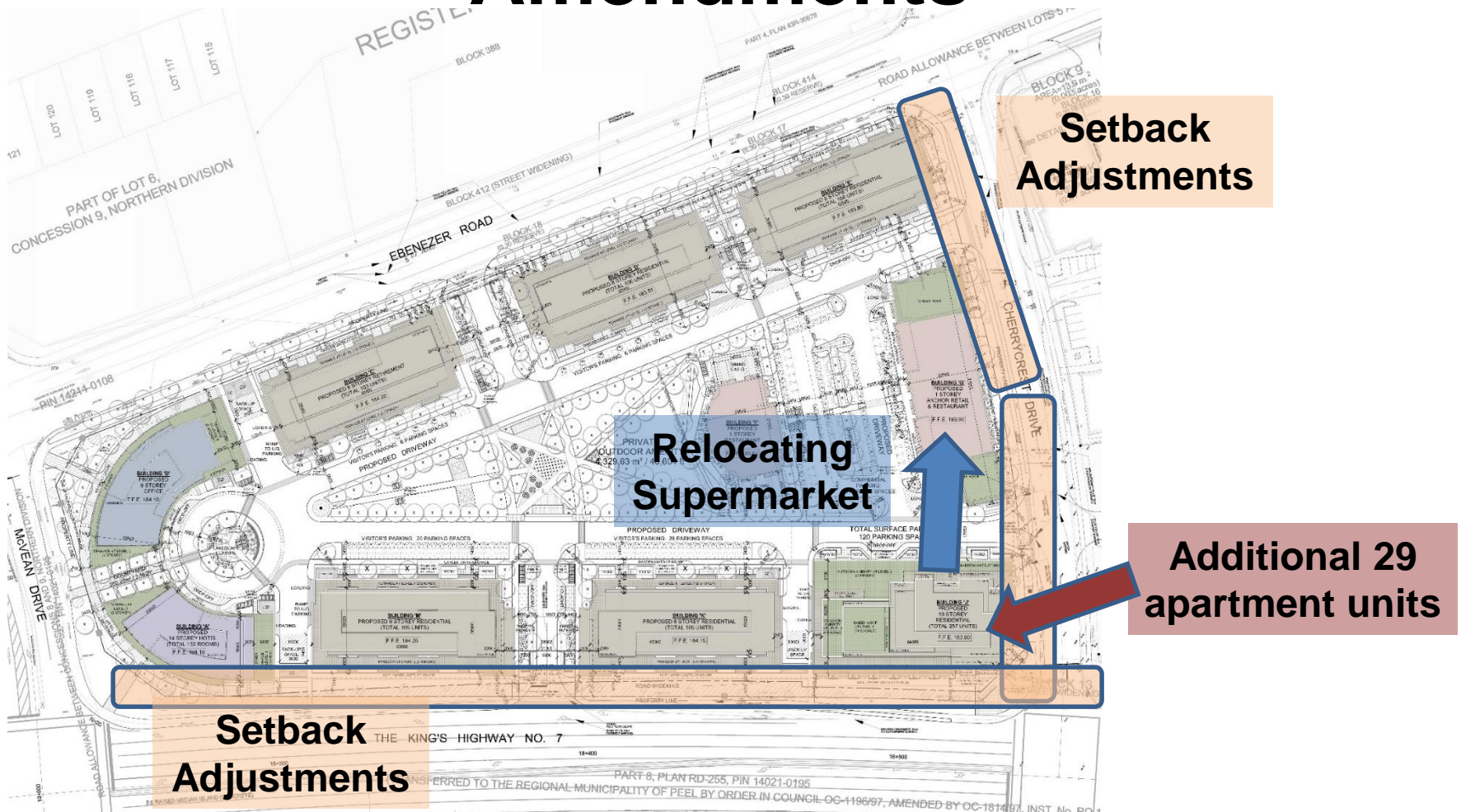
Current Planning Document Status: Zoning By-Law:

- Proposed Zoning By-law includes the relocation of the supermarket, increasing the number of units by 29, lifting of the holding provision and a variety of setback adjustments.
- Details are on next slide.





Proposed Zoning By-law Amendments



Details of Zoning By-law Amendment

- Relocating the supermarket requirement from Building 'J' to Building 'G';
- Increasing the number of apartment units by 29 (increasing the total residential unit from 753 to 782);
- Lifting of the Holding provision for zone Office Commercial OC(H)-Section 2889;
- Section 2886 - Increasing setback to Queen Street;
- Section 2888 - Increasing setback to Cherrycrest Drive;
- Section 2891 - Decreasing and increasing certain setbacks to Queen Street; and,
- Section 2892 - Increasing setback to Queen Street, and decreasing setback to Cherrycrest Drive.

Current Items Under Review

- Staff are concurrently reviewing a Master Site Plan as well as Phase 1 Site Plan.
- Region of Peel will determine whether there is sufficient information and capacity for the lifting of the holding provision.

Next Steps

Notice of complete application

Circulation to departments and agencies

Notice of public meeting

Public meeting - TODAY

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information & Contacts

- The report and presentation associated with this meeting can be found online at www.brampton.ca on the MEETINGS and AGENDAS page.
- City Planner contact: Stephen Dykstra (905-874-3841 and stephen.dykstra@brampton.ca)
- Applicant contact information: KLM Planning Partners, Grant Uyeyama (905-669-4055 / guyeyama@klmplanning.com)

Public Information Meeting

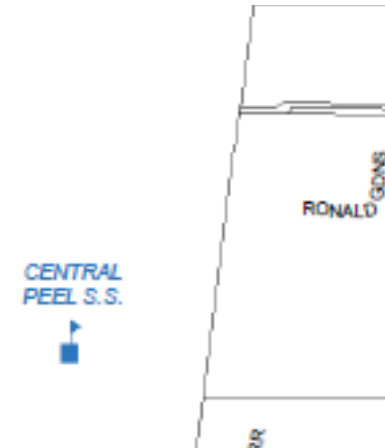
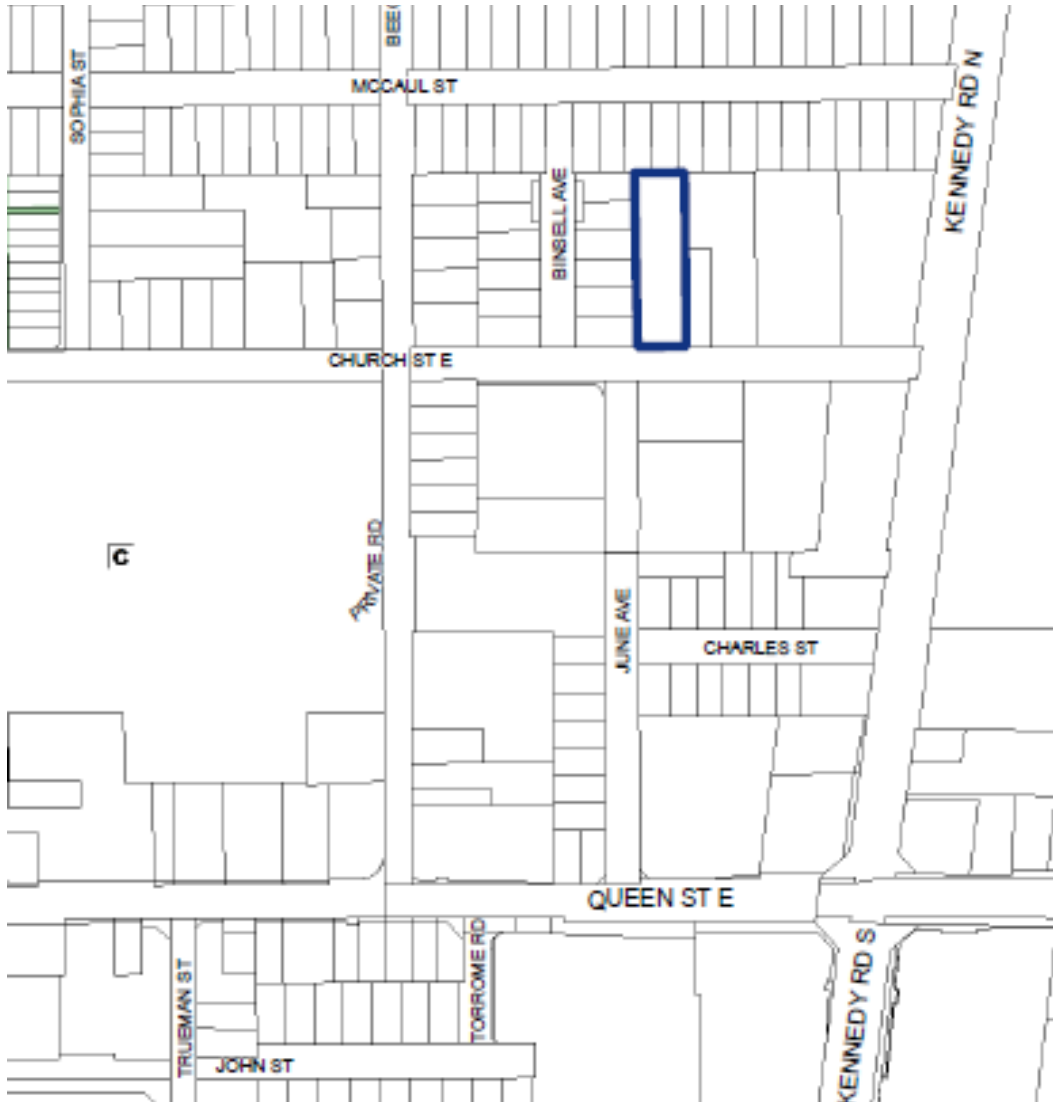
172 Church Street East, Ward 1

**Regional Councillor Paul Vincente
& City Councillor Rowena Santos**

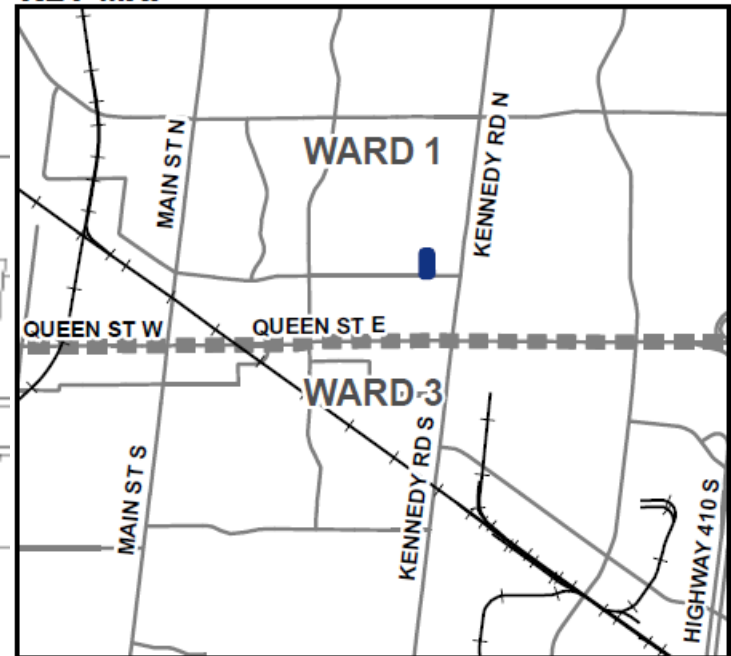
**Application to Amend the Official Plan and Zoning By-law
by Sunfield Investment – Weston Consulting**

City of Brampton Files: OZS-2020-0026

Location

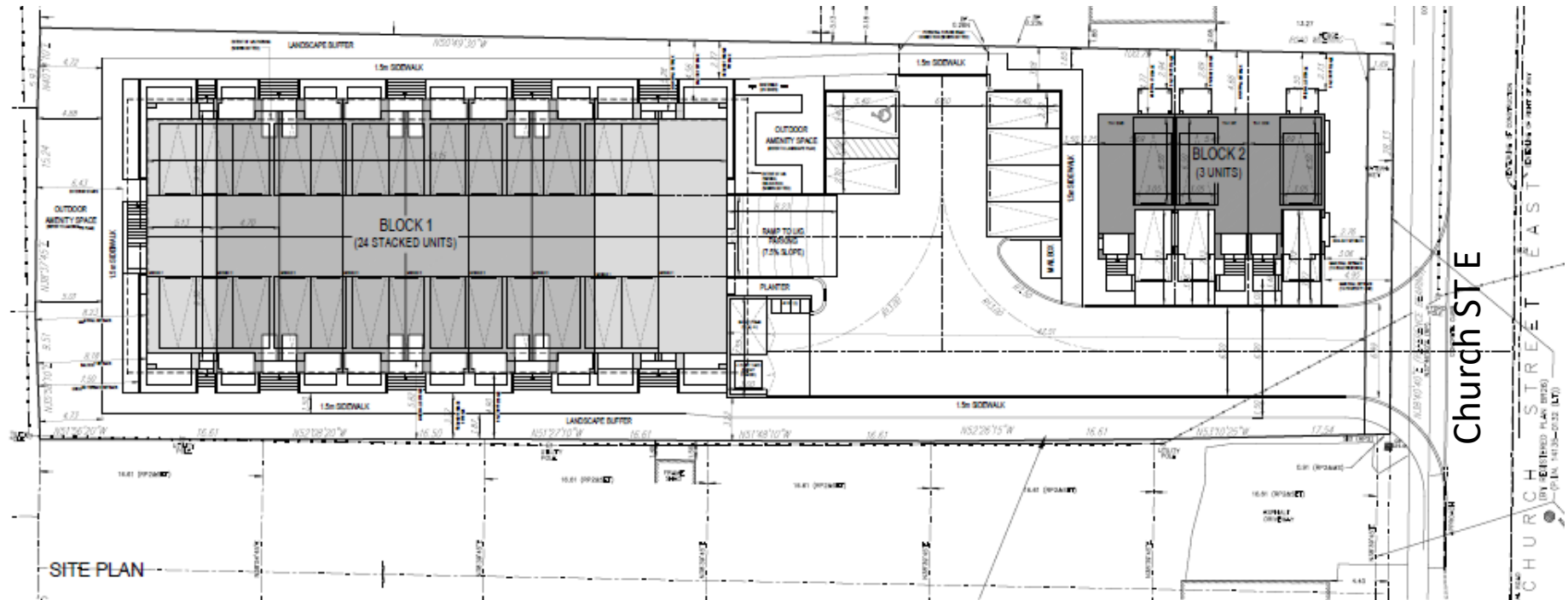


KEY MAP



Area Context





Proposal: 24 stacked back-to-back and 3 traditional townhouse units
 A density of 91.8 units per net hectare
 A total of 38 parking spaces at grade and underground
 One (1) access on Church Street East



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

Elevations – Stacked Back-to-back Townhouses



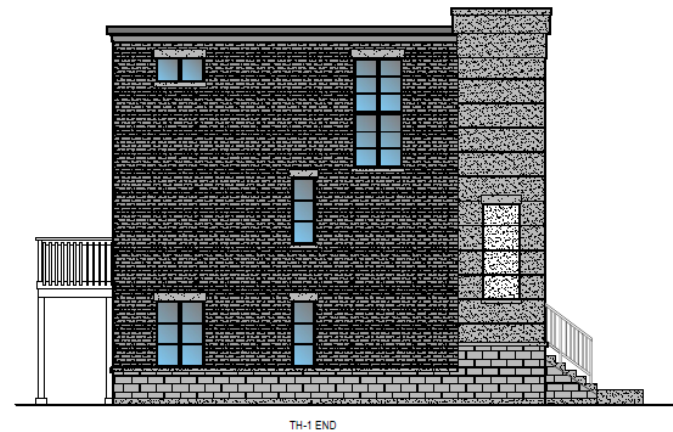
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



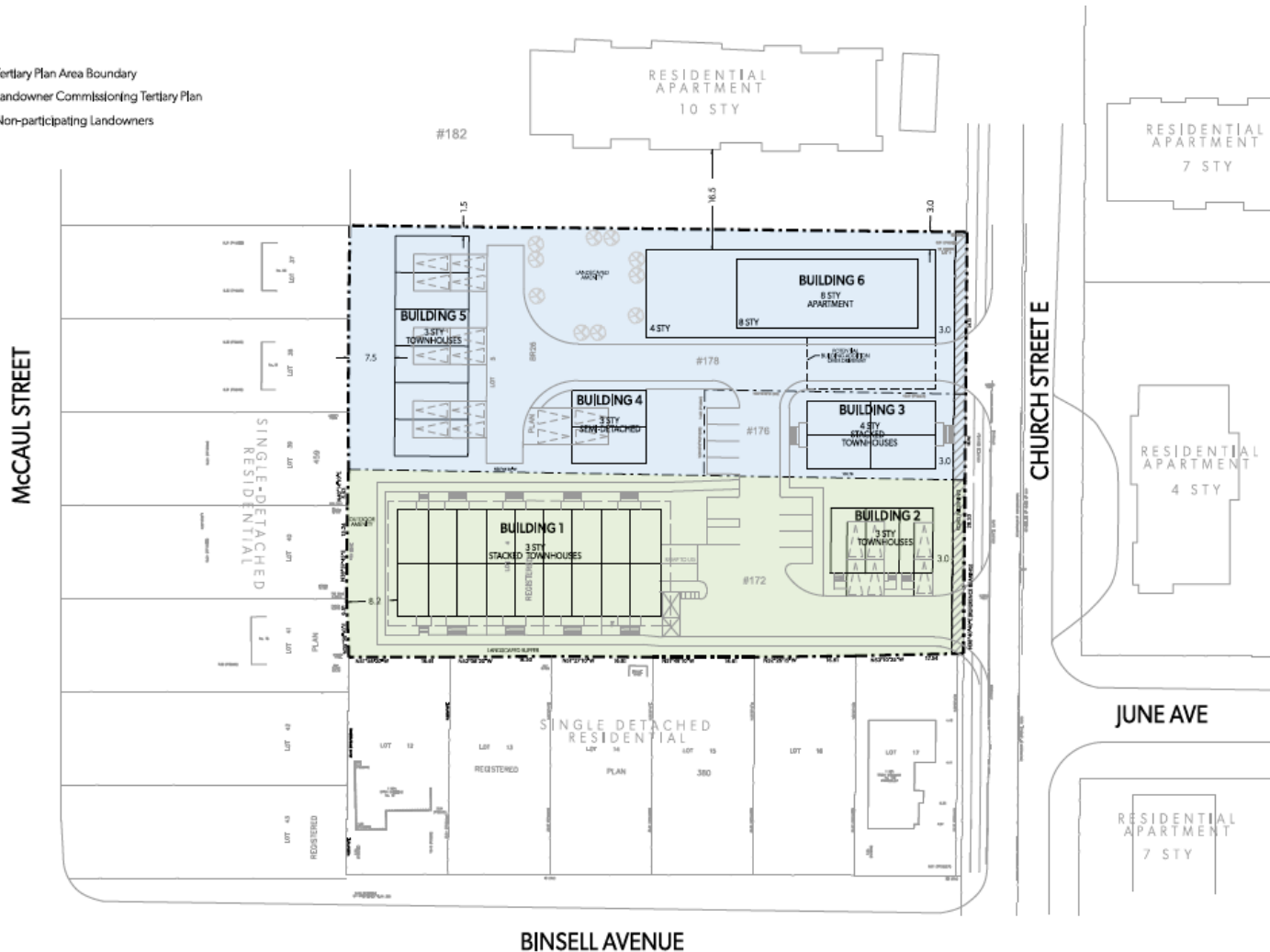
NORTH ELEVATION

Elevations – Traditional Townhouses

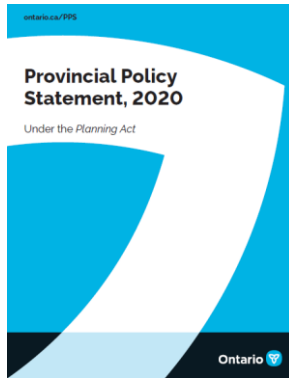
Tertiary Plan

LEGEND

- Tertiary Plan Area Boundary
- Landowner Commissioning Tertiary Plan
- Non-participating Landowners



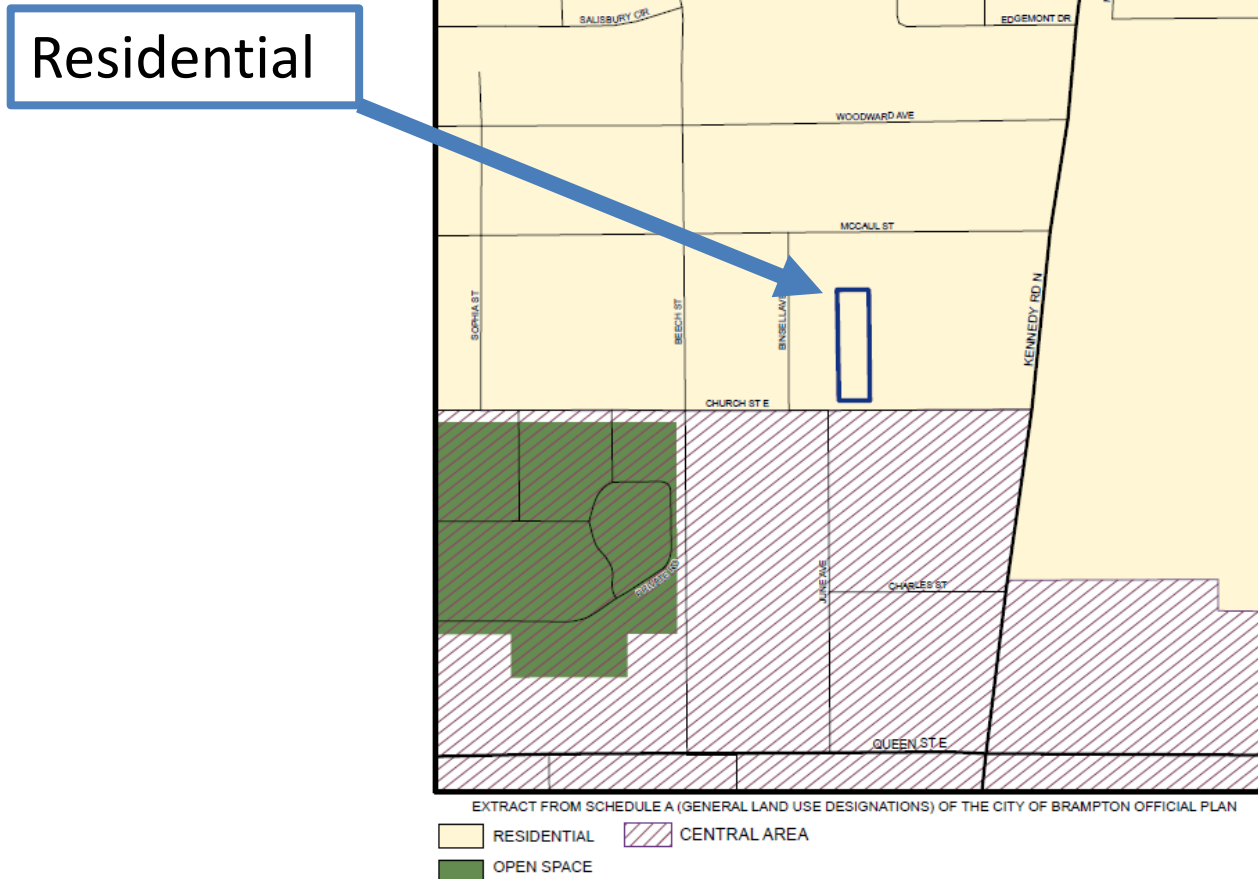
Planning Framework Summary



The application will be evaluated based on the following:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Brampton Flowertown Secondary Plan

Current Official Plan Designation

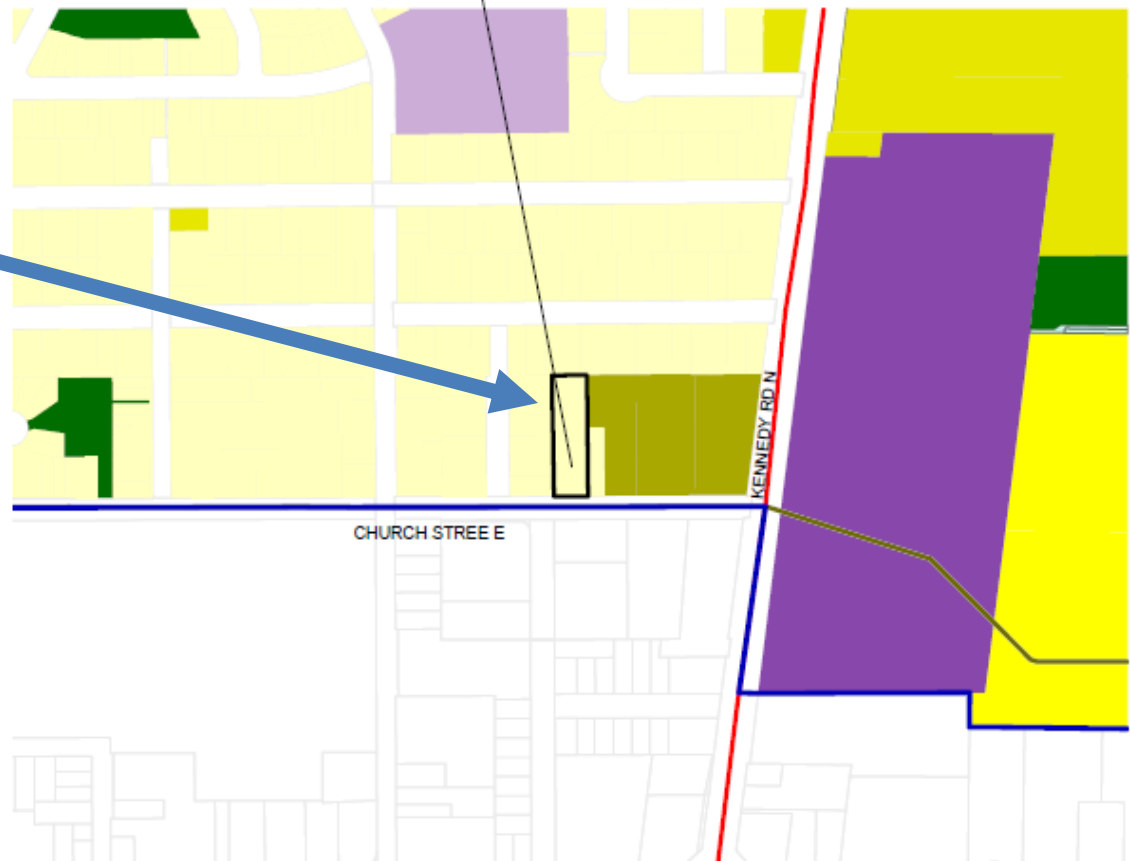


Extract from Schedule A of the City of Brampton Official Plan

Current Secondary Plan Designation

SUBJECT LANDS

Low Density
Residential



EXTRACT FROM SCHEDULE SP6(A) OF THE DOCUMENT KNOWN AS THE BRAMPTON FLOWERTOWN SECONDARY PLAN

Current Zoning By-law



**Residential
Detached B
(R1B)**

Technical Considerations

- Heritage Status
- Transition to low density development
- Shared trees

Next Steps

Notice of complete application (September 18, 2019)

Circulation to departments and agencies

Notice of public meeting (November 07, 2019)

Public meeting



Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period

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: **Yin Xiao**, Development Planner, 905-874-2867 yinzhou.xiao@brampton.ca; **Cynthia Owusu-Gyimah**, Manager, 905-874-2064 Cynthia.OwusuGyimah@brampton.ca
- Applicant information: **Sandra K. Patano**, Weston Consulting, 905-738-8080 ext 245, spatano@westonconsulting.com

Public Information Meeting

225 Malta Avenue

Ward 4

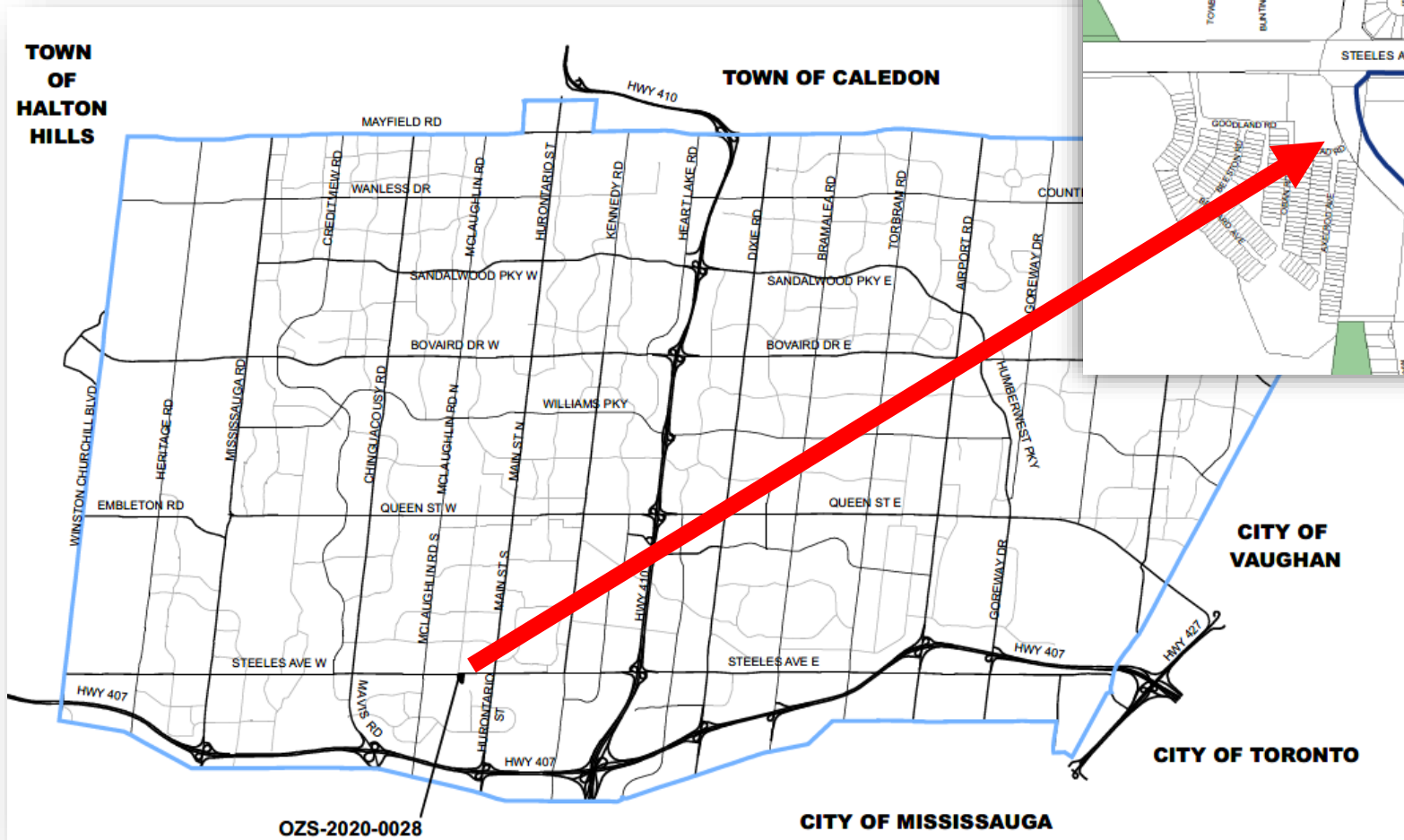
**Regional Councillor Martin Medeiros &
City Councillor Jeff Bowman**

**Application by KLM Planning Partners Inc. – i2 Developments
(Brampton) Inc. to Amend the Zoning By-law**

City of Brampton File: OZS-2020-0028



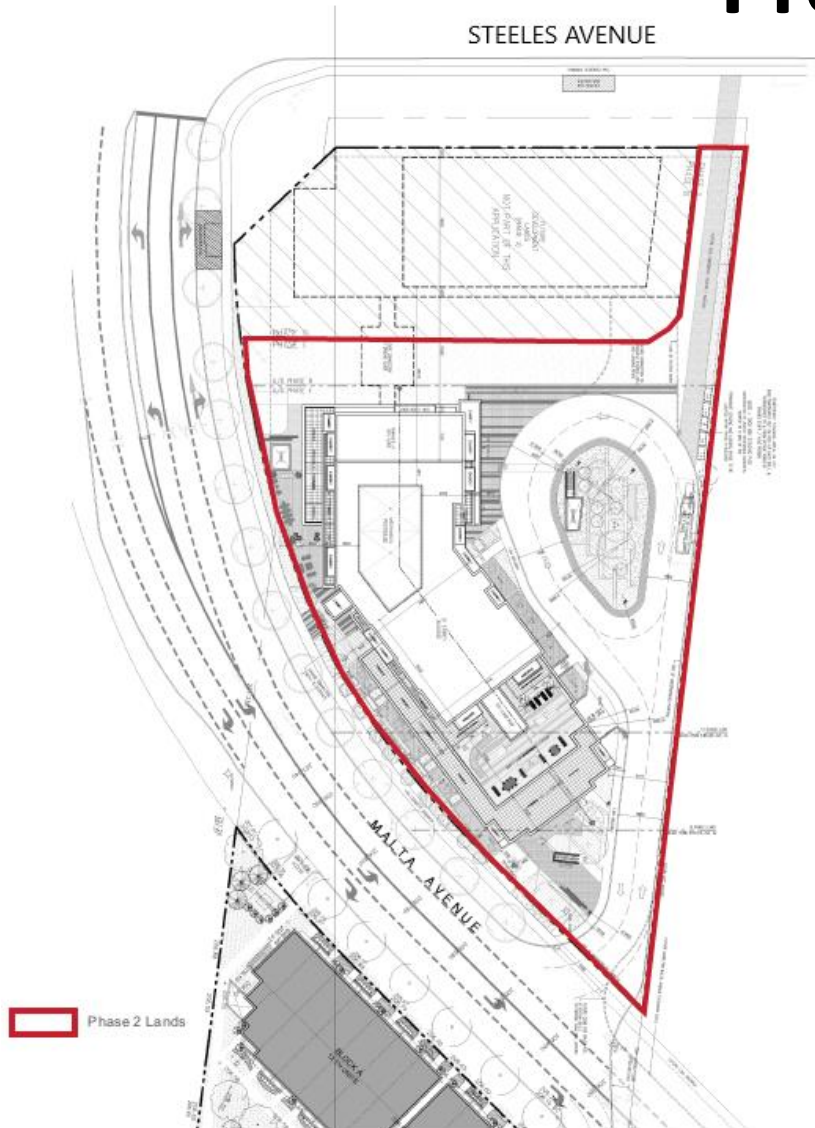
Location



Area Context



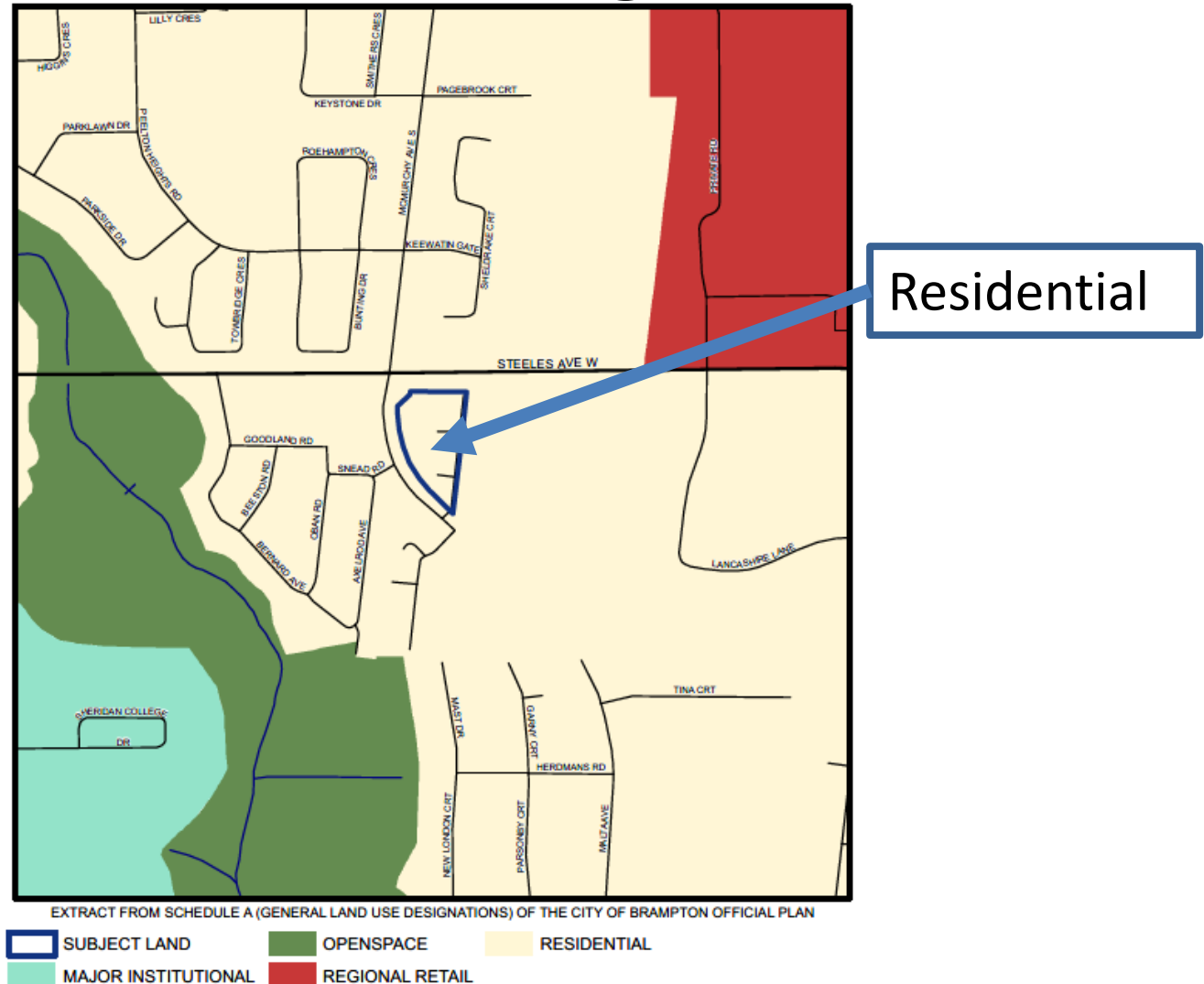
Proposal



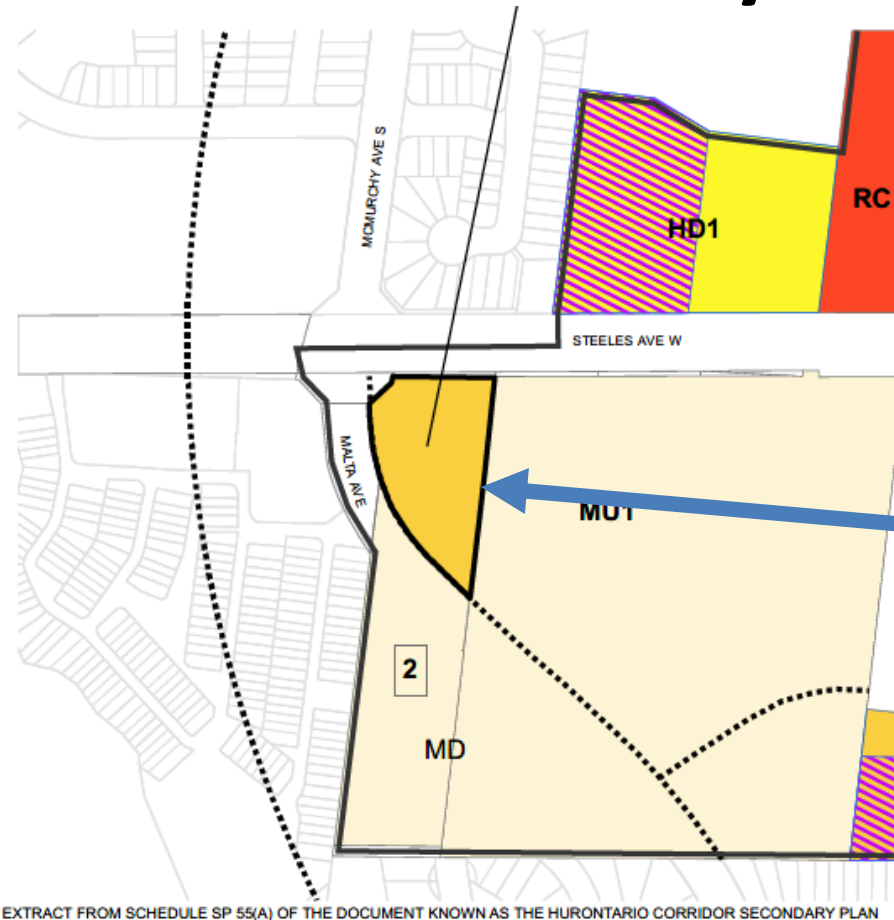
Proposed Zoning By-law Amendment to permit:

- a 21-storey residential apartment building with 290 units on Block 2;
- The removal of the Holding (H) symbol for both Block 2 and Block 3, as shown on the registered plan 43M-2062.
- 298 parking spaces within 3 levels of underground parking which will be accessed from Malta Avenue.

Official Plan Designation



Secondary Plan Designation



EXTRACT FROM SCHEDULE SP 55(A) OF THE DOCUMENT KNOWN AS THE HURONTARIO CORRIDOR SECONDARY PLAN

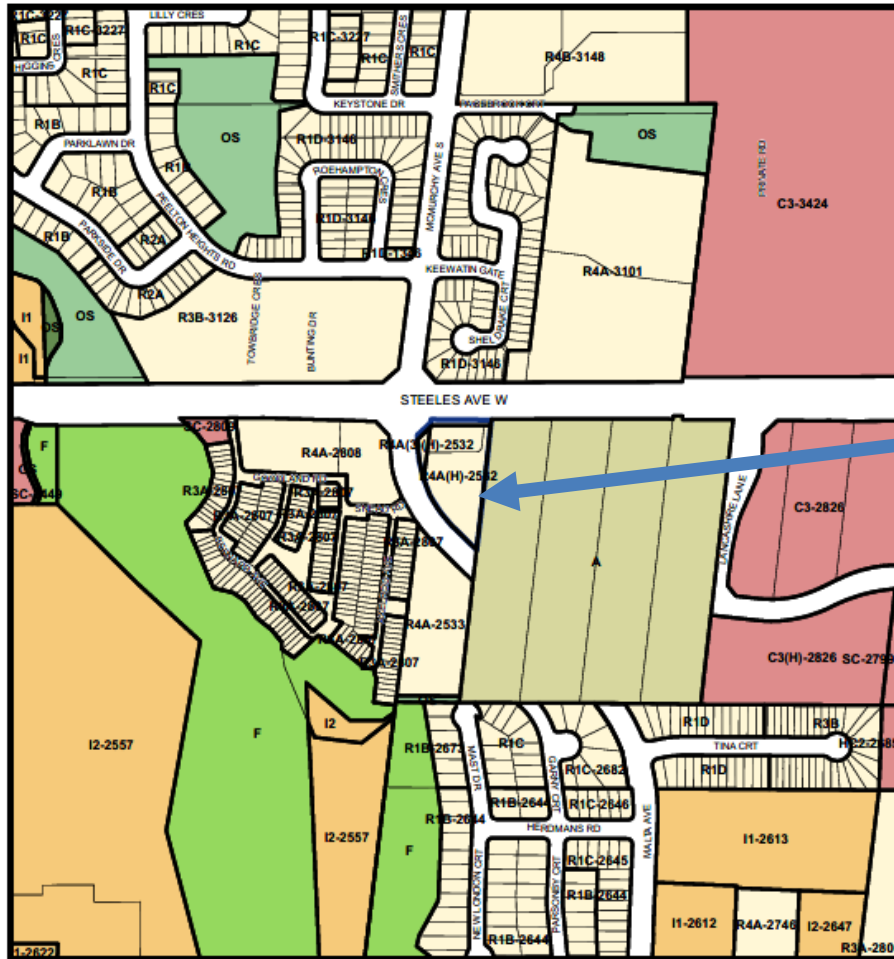
RESIDENTIAL	MIXED USE	INSTITUTIONAL	OPEN SPACE
MEDIUM DENSITY	MIXED USE ONE	SENIOR PUBLIC SCHOOL	NEIGHBOURHOOD PARK
HIGH DENSITY ONE	MIXED USE TWO	FIRE STATION	CEMETERY
HIGH DENSITY TWO	MIXED USE THREE	INSTITUTIONAL	SPECIAL POLICY AREAS
COMMERCIAL	ROADS	GATEWAYS	LANDS SUBJECT TO THIS AMENDMENT
REGIONAL COMMERCIAL	COLLECTOR ROAD	PRIMARY GATEWAY	HEIGHT TRANSITION AREA
		SECONDARY GATEWAY	

Hurontario Main Corridor Secondary Plan (Area 55(a))

Mixed Use 1

Permits a full range of office, commercial, institutional, cultural and entertainment uses, medium and high density residential dwellings, live/work units related community facilities and infrastructure.

Zoning By-law

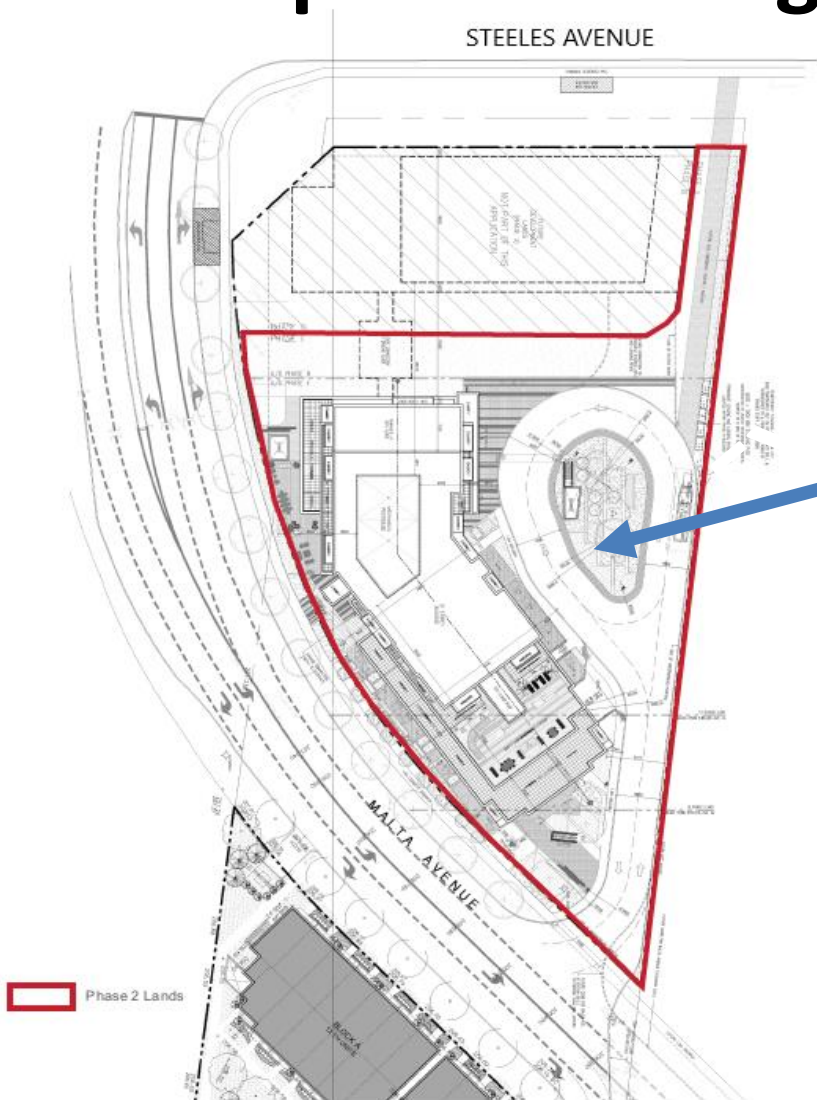


ZONING MULTIPLE EXPORT
 ZONING DISSOLVE EXPORT
 SUBJECT LAND
 RESIDENTIAL
 COMMERCIAL
 INSTITUTIONAL
 AGRICULTURAL
 OPEN SPACE
 FLOODPLAIN

Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532):

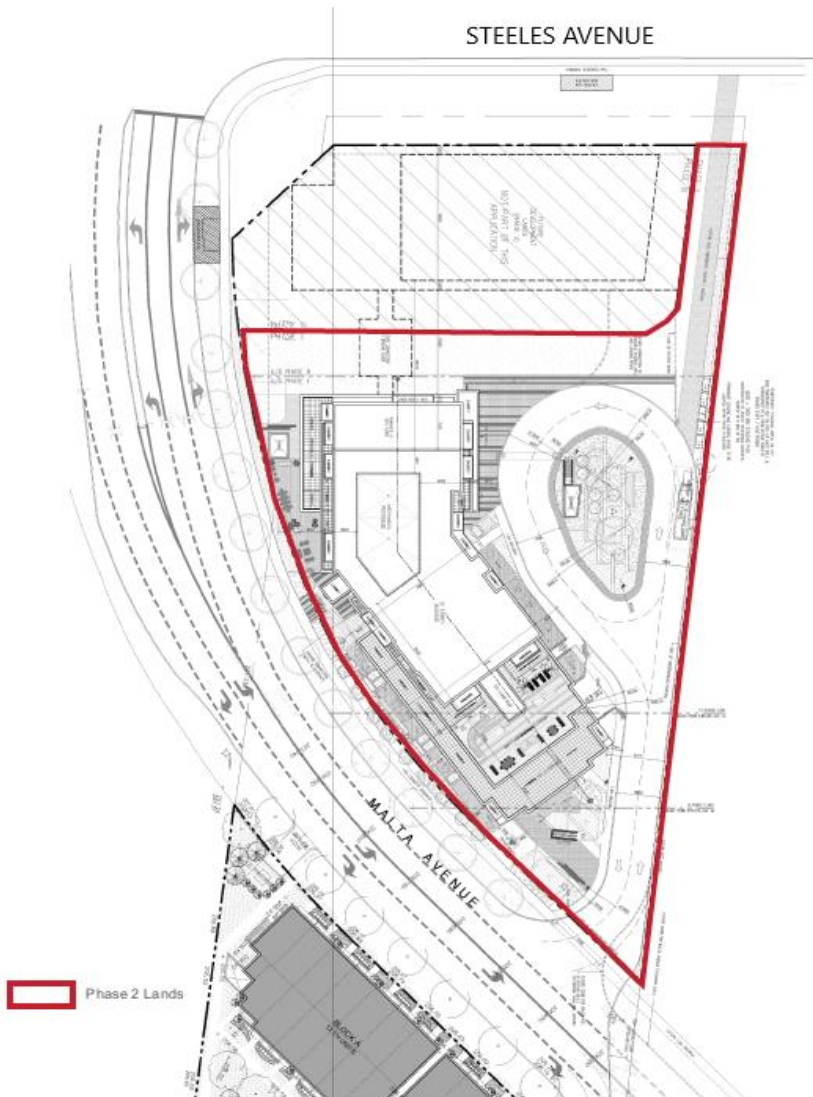
- This zone limits the maximum number of residential units to 269 units and a maximum building height of 12 storeys;
- Holding (H) symbol limits a maximum of 80 residential units, and shall not occupy any portion of the property within 35 metres of the Steeles Avenue frontage.

Proposed Zoning By-law Amendment



- Site-specific provisions to permit the residential development on Block 2.
- Remove the Holding (H) symbol for both Block 2 and 3.

Issues



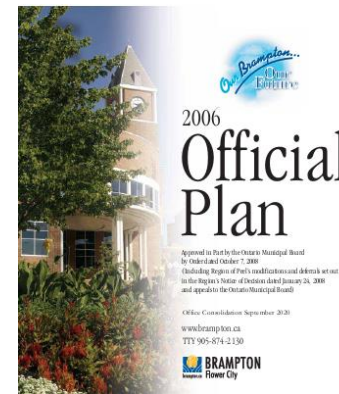
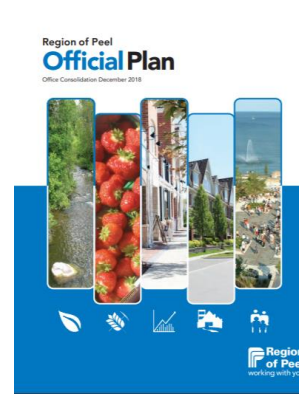
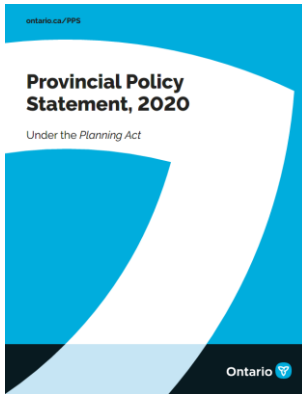
Confirmation that the proposed access will adequately accommodate the traffic that will be generated by the Phase 2 and future Phase 3 developments

Whether this proposal will provide adequate amenity area to serve the needs of future residents

Whether there will be no negative shadowing impacts to the existing uses to the west and south

Confirmation that the site design for this Phase will integrate or share the common amenity areas with the future Phase 3

Planning Framework Summary



The application will be evaluated based on the following:

- The Planning Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- Region of Peel Official Plan
- City of Brampton Official Plan
- Design Guidelines

Next Steps

Notice of complete application

Circulation to departments and agencies

Notice of public meeting December, 2020

Public meeting

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

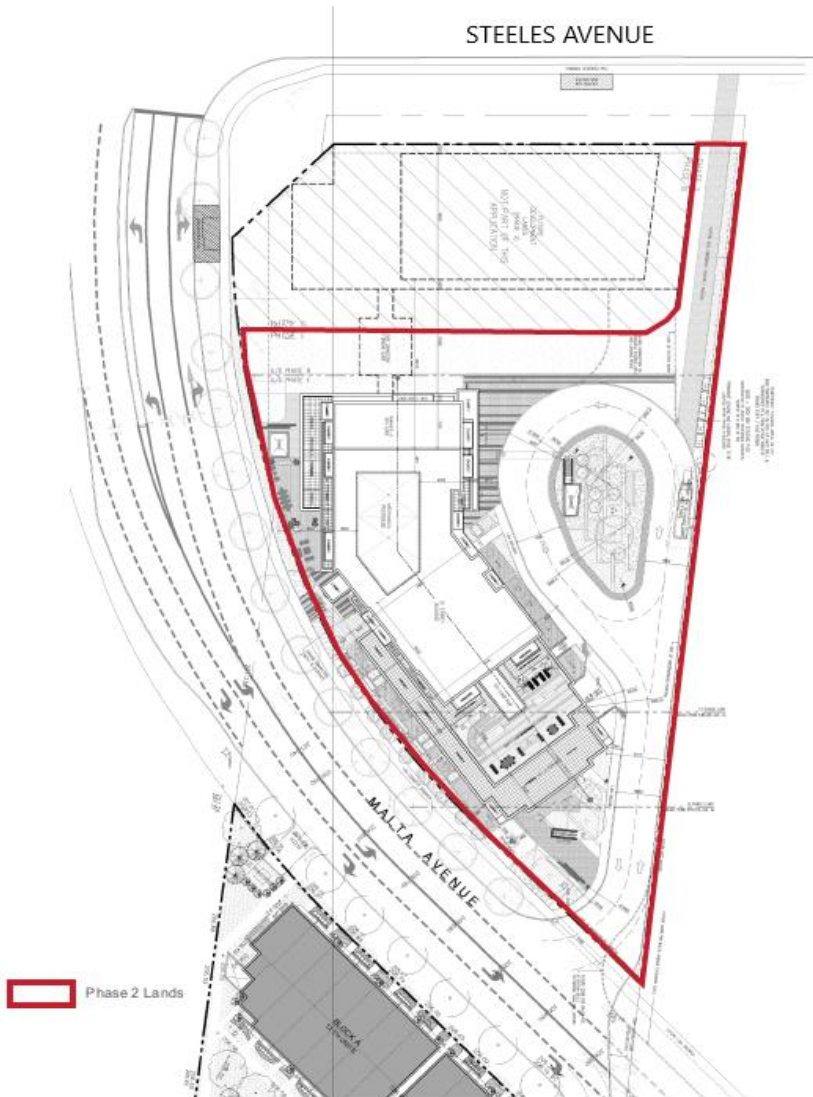
Appeal period



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:
Himanshu Katyal, Development Planner,
City of Brampton
Himanshu.Katyal@Brampton.ca ph. 905-874-3359
- Applicant information:
Ryan Mino-Leahan,
KLM Planning Partners Inc.

Proposal



Proposed Zoning By-law Amendment to permit:

- a 21-storey residential apartment building with 290 units on Block 2;
- The removal of the Holding (H) symbol for both Block 2 and Block 3, as shown on the registered plan 43M-2062.
- 298 parking spaces within 3 levels of underground parking which will be accessed from Malta Avenue.

Public Information Meeting

8863 The Gore Road

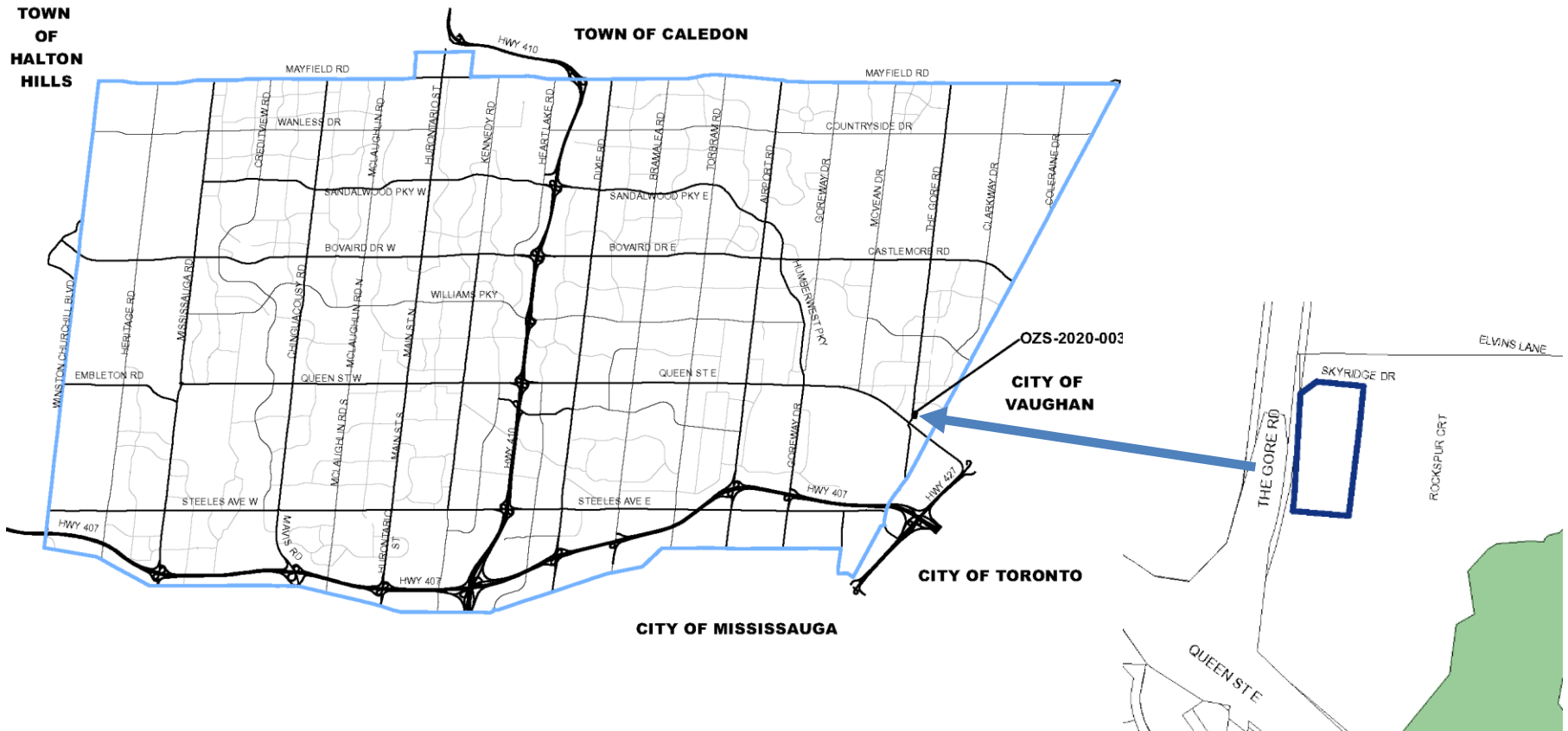
Application to Amend the Zoning By-law

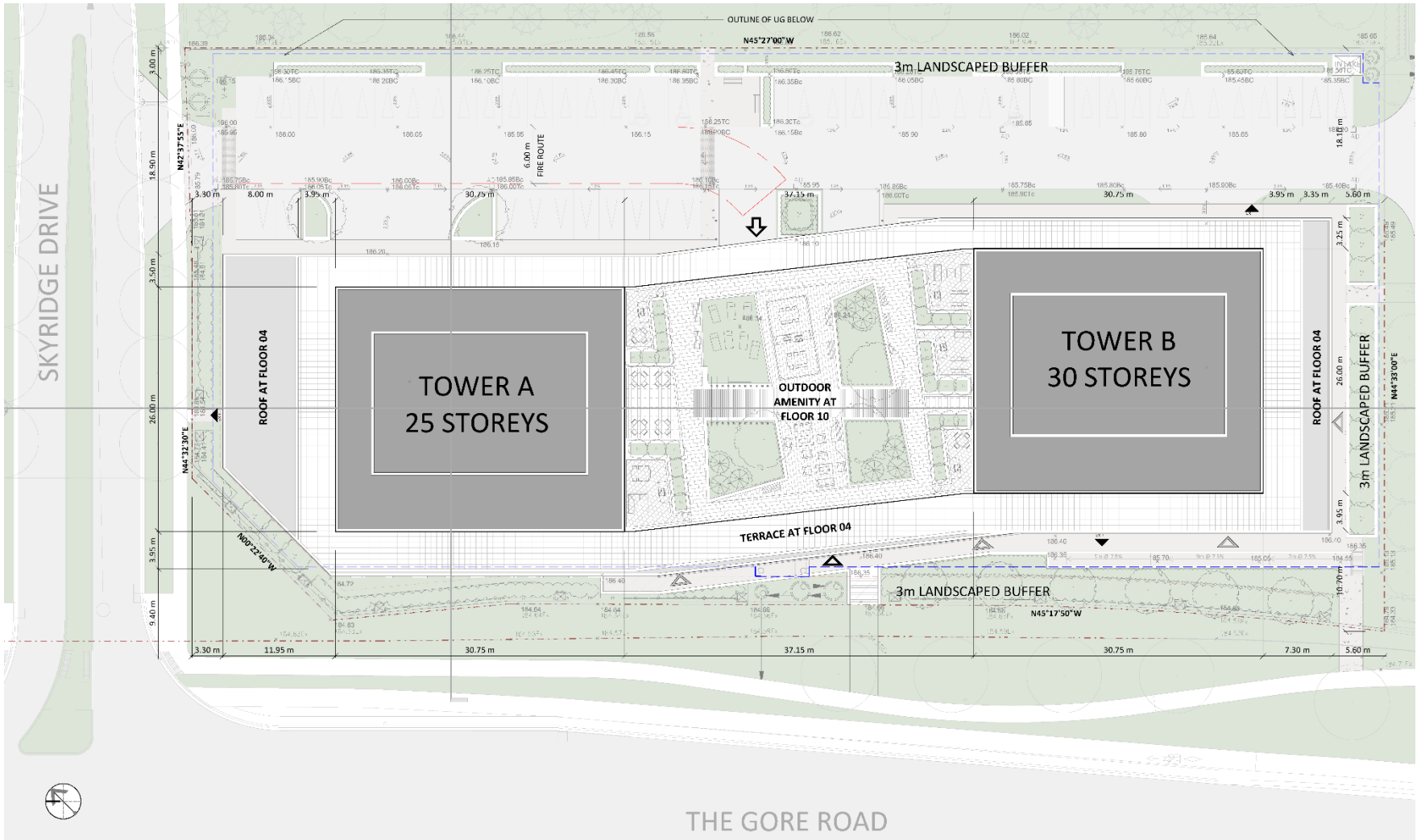
Ward: 8
Regional Councillor Fortini &
City Councillor Williams
Consultant: Malone Given Parsons Ltd.
Applicant: TACC Holborn Corporation

City of Brampton File: OZS-2020-0032
Development Planner: Mark Michniak



Location

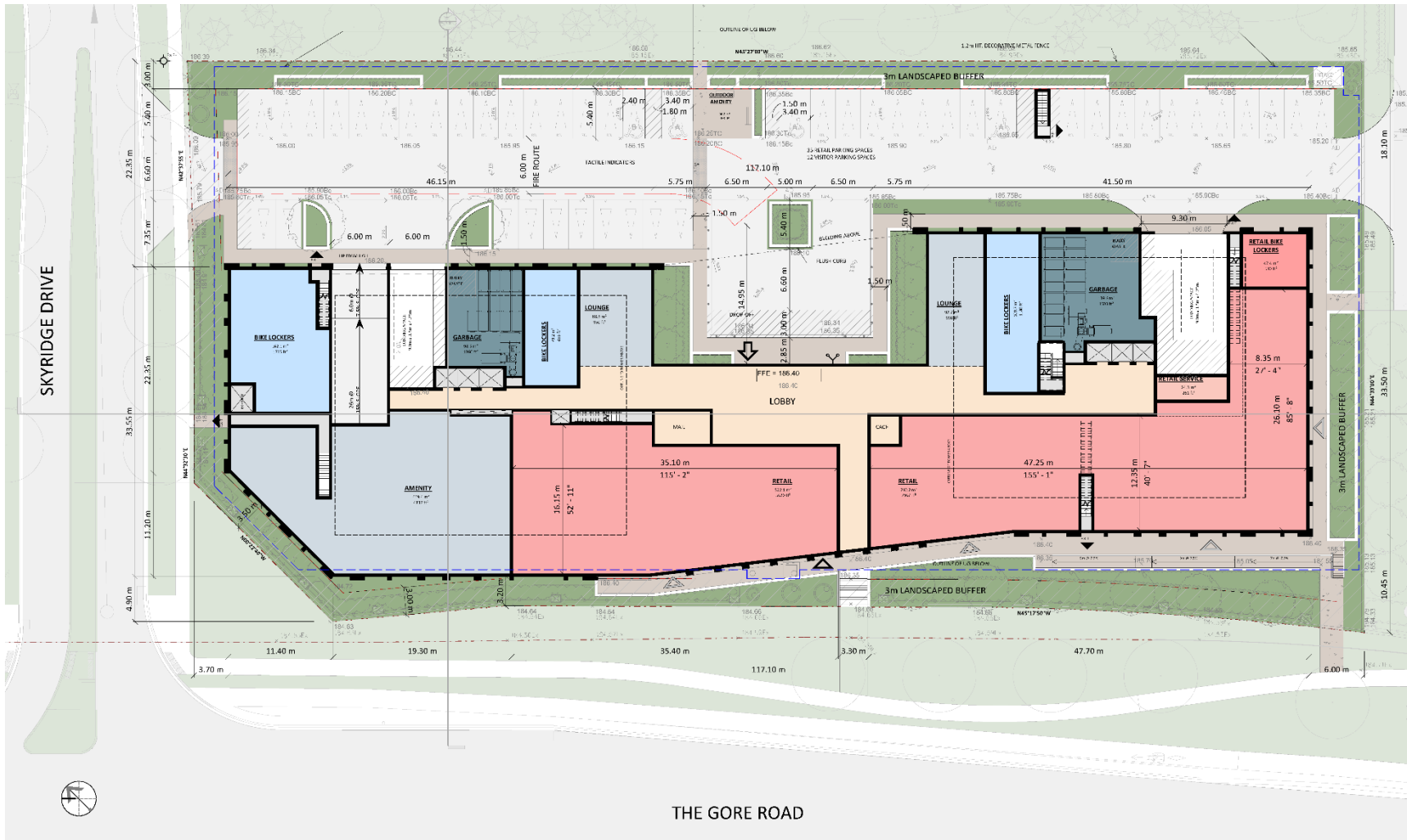




Proposed Development



Proposed Development



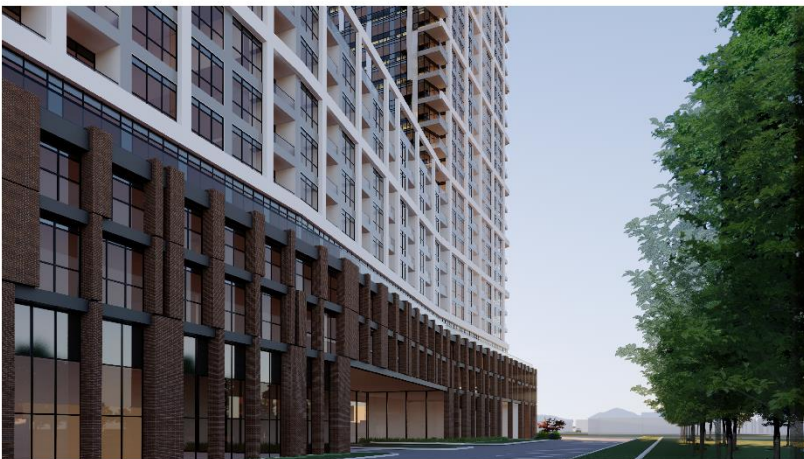
Proposed Development



PEDESTRIAN VIEW ALONG THE GORE ROAD LOOKING NORTH



AERIAL VIEW LOOKING NORTH

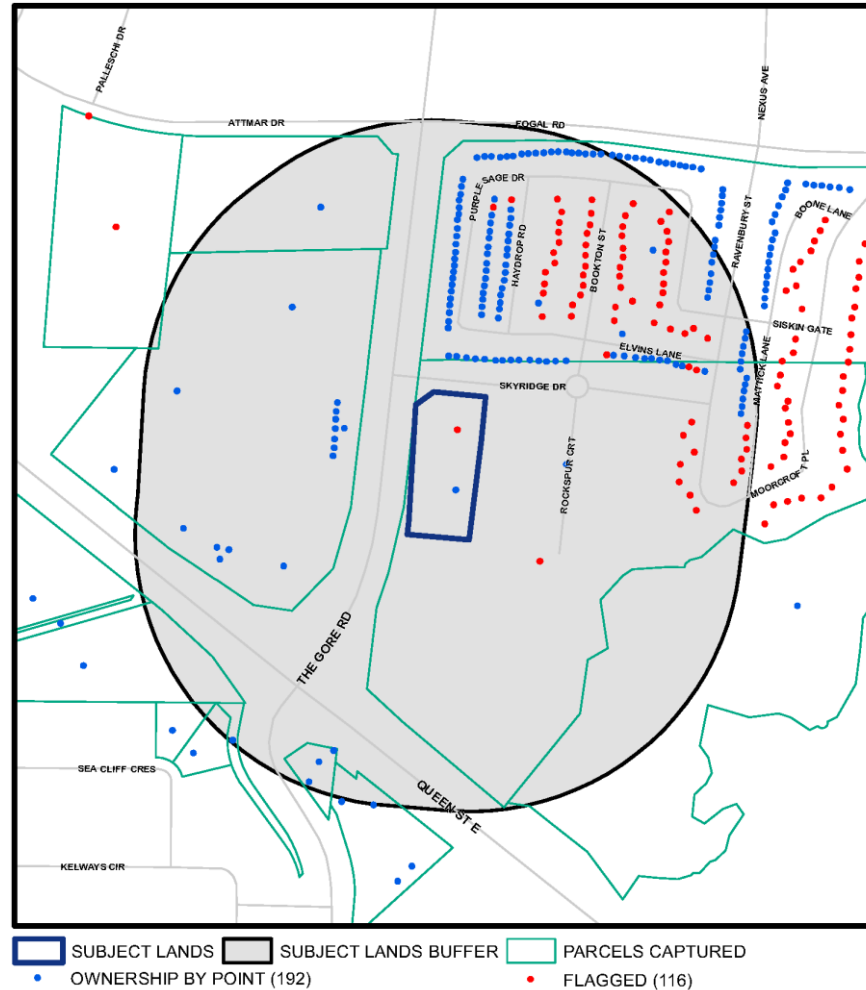


PEDESTRIAN VIEW ALONG PRIVATE ROAD LOOKING NORTH

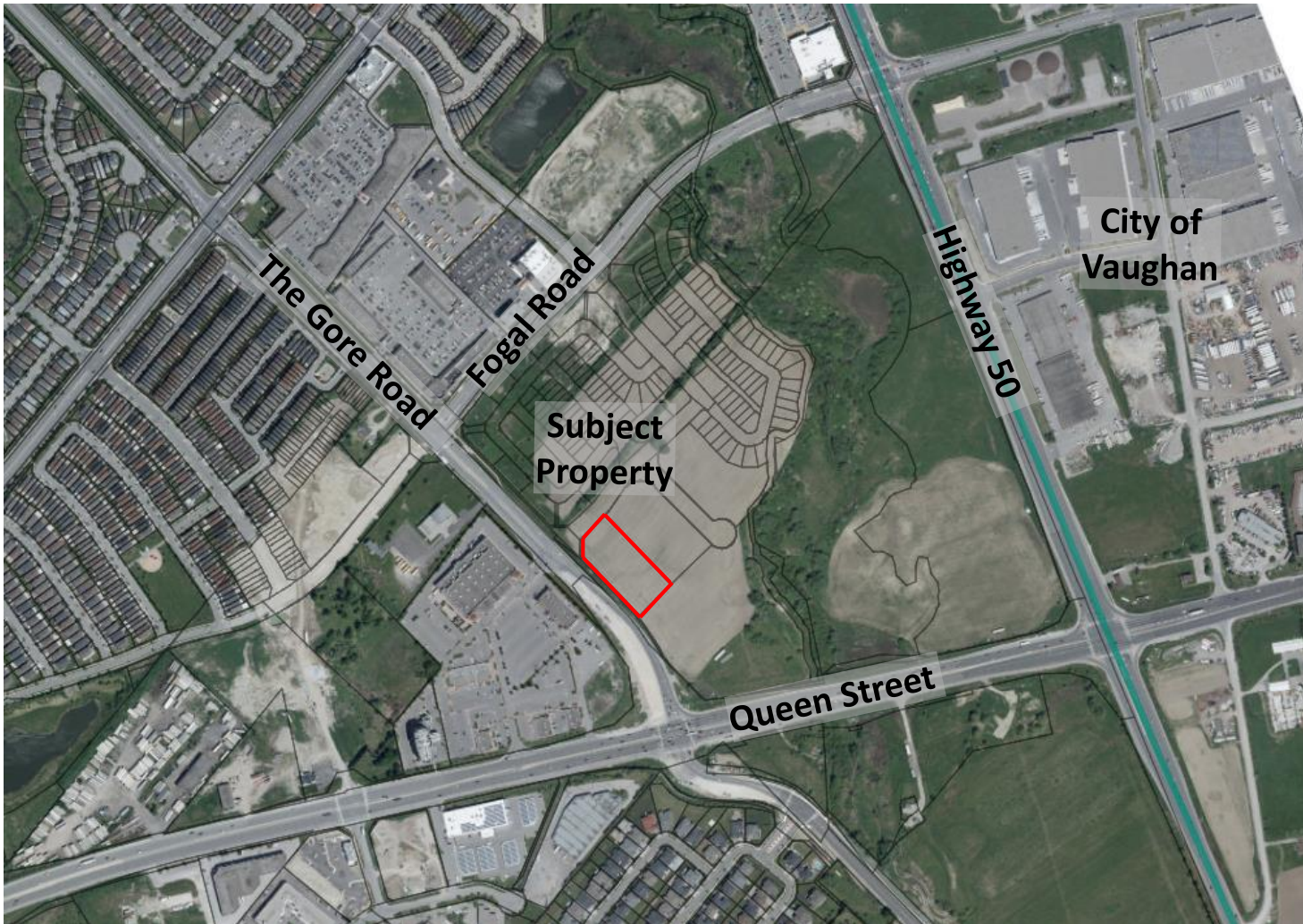


PEDESTRIAN VIEW ALONG THE GORE ROAD LOOKING SOUTH

Public Notice (240 metre notice area)



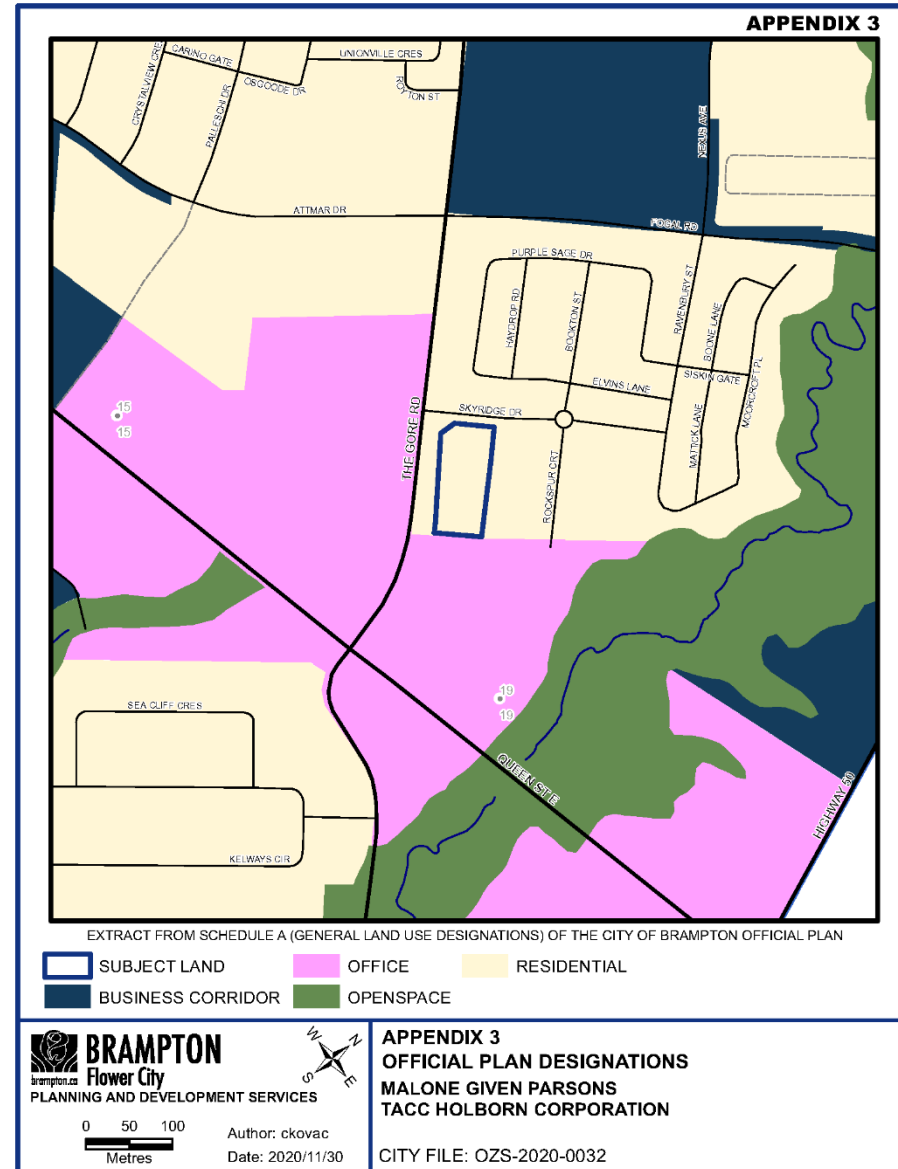
Aerial Photo



Current Planning Document Status:

Official Plan:

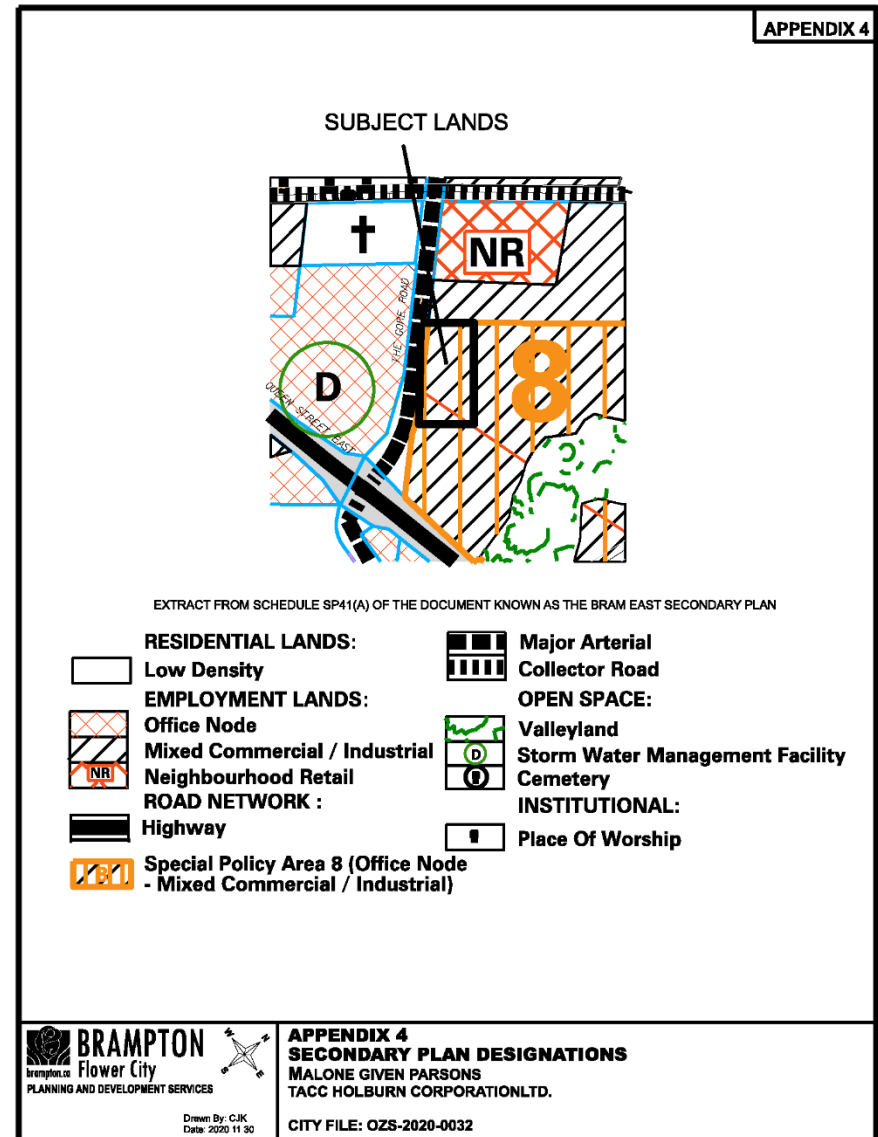
- Designated “Residential” on Schedule A: General Land Use Designations.
- Amendment not required.



Current Planning Document Status:

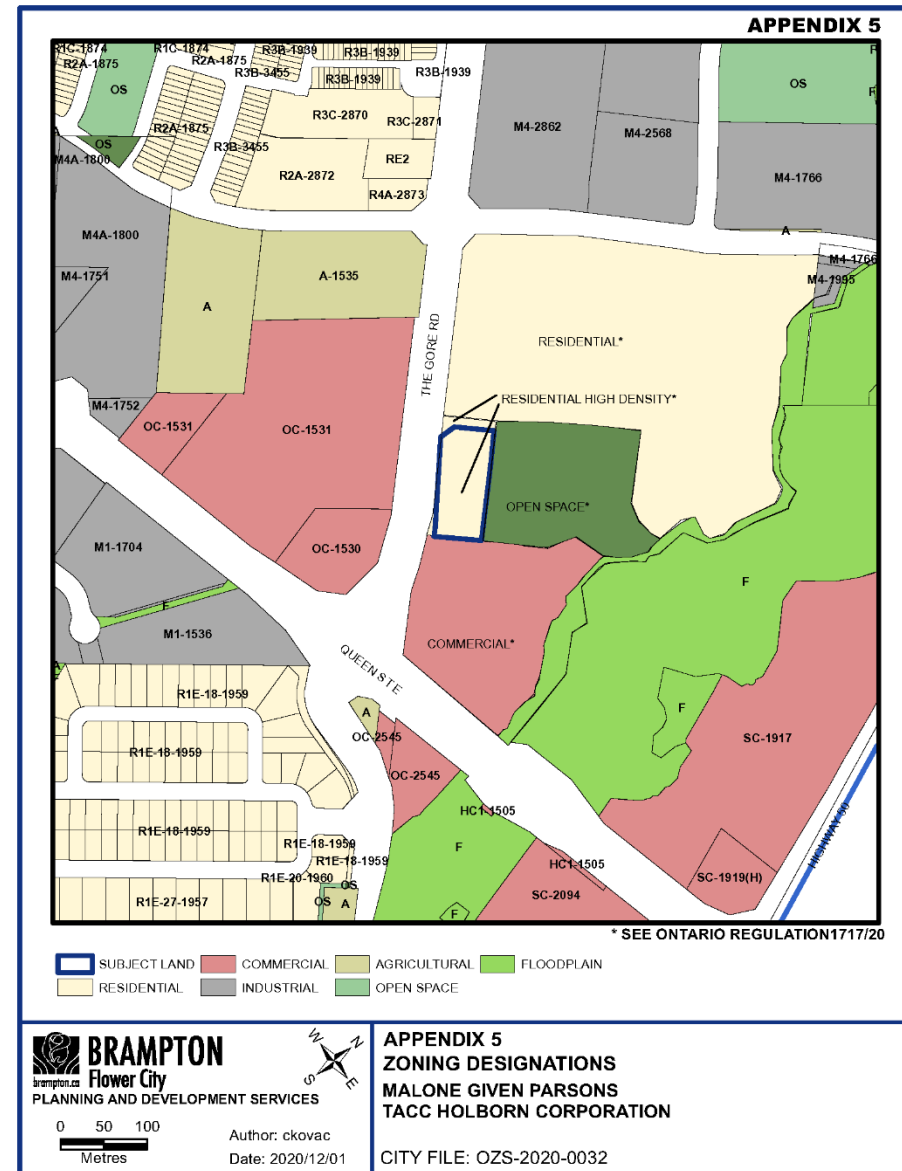
Secondary Plan:

- Designated “Mixed Commercial/Industrial”, “Special Policy Area 8 (Office Node – Mixed Commercial/Industrial)”.
- Amendment is required to permit proposed uses and being processed under separate file: C10E04.005



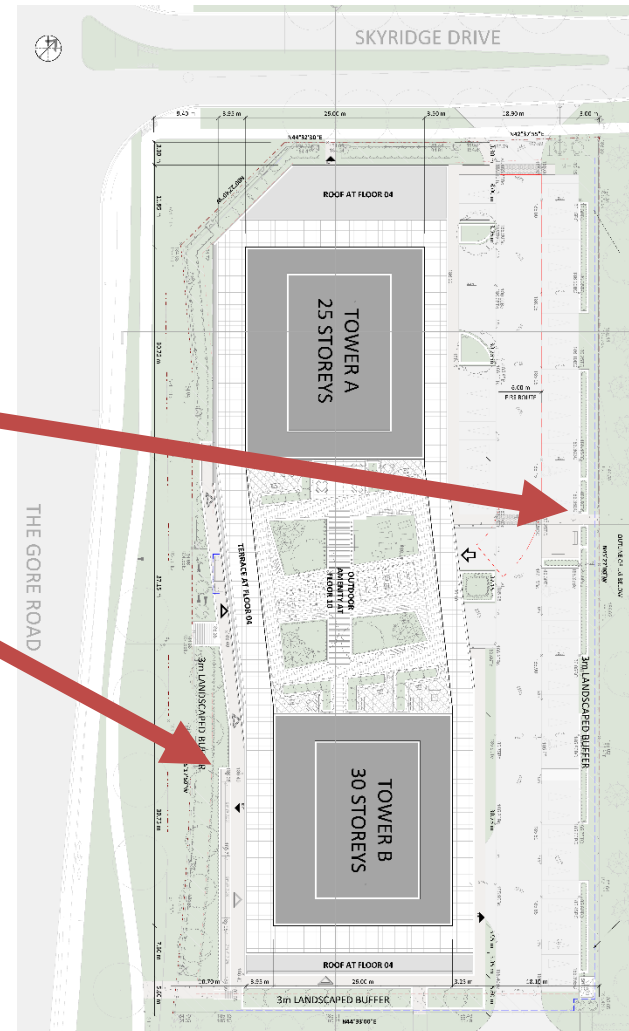
Current Planning Document Status: Zoning By-Law:

- Designated “Residential High Density Zone”.
- Zoning By-law amendment is required to permit the proposed height.

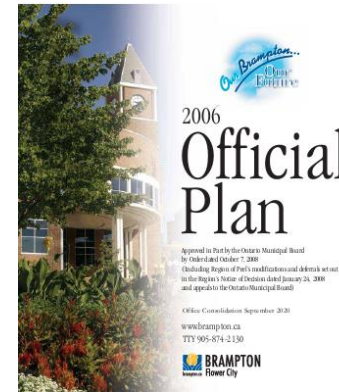
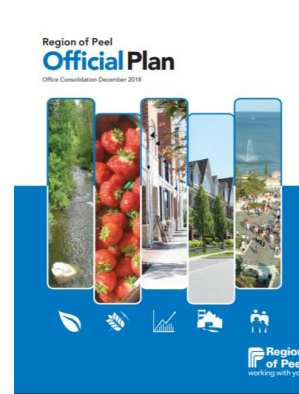
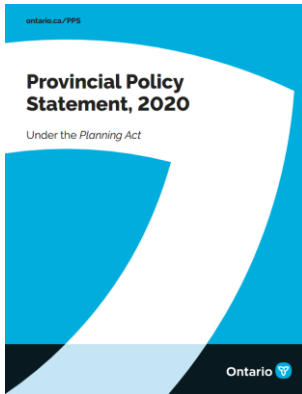


Current Items Under Review

- Considering the impact of additional height and density on the surrounding neighbourhood including traffic and services.
- Reviewing pedestrian connections throughout the site and linkages and interface with the adjacent neighbourhood park to the east.
- Examining the effect of grade change on retail units facing onto The Gore Road.



Planning Framework Summary



The application will be evaluated based on the following:

- 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 East Secondary Plan

Next Steps

Notice of complete application – Dec. 11, 2020

Circulation to departments and agencies

Notice of public meeting

Public meeting - TODAY

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



Additional Information & Contacts

- The report and presentation associated with this meeting can be found online at www.brampton.ca on the MEETINGS and AGENDAS page.
- City Planner contact: Mark Michniak (905-874-3882 and mark.michniak@brampton.ca)
- Applicant contact information: Malone Given Parsons Ltd., Lauren Capilongo (905-513-0170 / lcapilongo@mgp.ca)



Concept Plan

