

Date: 2023-12-26

File: **OZS-2023-0027**

Subject: **RECOMMENDATION REPORT**
Application to Amend the Official Plan and Zoning By-Law
(To permit a 4-storey youth shelter)
Arcadis – Regional Municipality of Peel
1358 Queen Street West
Ward: 5

Contact: Arjun Singh, Development Planner, Development Services

Angelo Ambrico, Manager, Development Services

Report Number: Planning, Bld & Growth Mgt-2024-027

Recommendations:

1. That the report from Arjun Singh, Development Planner, Development Services to the Planning and Development Committee of January 15, 2024, re: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-Law, **Arcadis** on behalf of the **Regional Municipality of Peel**, 1358 Queen Street West, Ward 5, be received.
2. That the application for an Amendment to the Official Plan and Zoning By-law submitted by Arcadis, on behalf of The Regional Municipality of Peel (File: OZS-2023-0027) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan, generally in accordance with the attached Attachment 11 to this report be adopted and;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and,
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 (1B) and Section 34 (10.4) respectively of the Planning Act, R.S.O., as amended.

Overview:

- The applicant submitted an amendment to the Official Plan and Zoning By-law to permit a development of a 4-storey youth shelter building.
- The property is designated '*Residential*' and '*Open Space*' on Schedule A General Land Use Designations. The property is designated 'Low Density Residential 2' and 'Primary Valleyland' in the Credit Valley Secondary Plan (SP45). The proposal seeks to permit the requested use within the 'Low Density Residential 2' designation and to remove the subject lands from the 'Primary Valleyland' designation. An Amendment to the Official Plan is required to facilitate the proposal. The draft Official Plan Amendment is attached as Attachment 11.
- The property is zoned '*Residential Hamlet One*' (RHM1) as per Zoning by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the development. The draft Zoning By-law is attached as Attachment 10.
- A Statutory Public Meeting for this application was held on October 23rd, 2023. Five members of the public were present to delegate on this item. Additionally, nine (9) written submissions were received by members of the public. Details of the Statutory Public meeting are included in Attachment 8 of this report.
- A 'Holding (H)' Provision is included within the draft Zoning By-Law Amendment to ensure satisfactory access arrangements will be provided to facilitate the development of adjacent lands.
- The proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and Brampton Official Plan.
- The proposal is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate a community that consists of various socio-economic backgrounds and provide safe and affordable housing for those aged 16 to 24 years old.

Background:

The original Pre-Consultation application for the subject property was submitted on April 1st, 2022, and a Pre-Consultation Meeting was held on April 27th, 2022, where staff

provided the applicant with comments and a Pre-Development Application Checklist outlining the reports and studies requested with the formal submission.

Arcadis, on behalf of The Regional Municipality of Peel submitted an application to amend the Official Plan and Zoning By-law on June 14th, 2023. The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on August 28th, 2023. The Statutory Public Meeting for the application was held at the Planning and Development Committee on October 23rd, 2023. There were 9 letters of correspondence received and five members of the public were present to delegate at the Public Meeting. Details of the Statutory Public meeting are included in Attachment 8 of this report.

This application is one of the first applications submitted and deemed complete after July 1st, 2023 under *Bill 109, More Homes for Everyone Act, 2022*. Bill 109 requires that municipal planning decisions for Official Plan and Zoning By-Law Amendments be completed within 120 days from the date the application is deemed complete or be subject to an incremental development fee refund. The Regional Municipality of Peel (Owner) signed a waiver whereby they confirmed they would not be seeking a reimbursement of their development application fees, thereby allowing them more time to work with City Staff to resolve technical issues with their application and to respond to public feedback on the application.

Current Situation:

Proposal (Attachment 1):

A proposal to amend the Official Plan and Zoning By-law has been filed with the City to develop the subject property, municipally addressed as 1358 Queen Street West, which is located on the north side of Queen Street West, and east of Creditview Road. The proposal seeks to permit the development a four-storey youth shelter building with parking spaces to the rear of the building. A landscaped amenity area is also proposed.

Details of the proposal are as follows (please refer to Attachment 1):

- Total occupancy: 80 beds
- Total Gross Floor Area (GFA): 2,824 square metres
- Floor Space Index (FSI): 0.98
- Height: 4 storeys
- A single vehicular access from Queen Street West
- 19 vehicular parking spaces
- 16 bicycle parking spaces
- Landscape Amenity Area: 334 square metres

Property Description and Surrounding Land Use (Please refer to Attachment 6):

The lands have the following characteristics:

- municipally known as 1358 Queen Street West;
- total lot area of approximately 0.29 hectares;
- frontage of approximately 27.5 metres along Queen Street West;
- currently vacant;
- access to the site is currently maintained off Queen Street West.

The surrounding land uses are described as follows:

North: Existing low-density single detached residential dwellings and Open Space with future residential development in the form of low rise residential;

South: Queen Street West, existing low-density single detached residential dwellings and townhouses, and Springbrook Creek

East: Existing low-density single detached residential dwellings with future residential development in the form of low rise residential, and Open Space/Natural Heritage areas;

West: Existing low-density single detached residential dwellings with future development proposed in the form of townhouses, beyond which is the Springbrook Tertiary Planning area.

Summary of Recommendations

This report recommends that Council endorse the approval of the proposed Official Plan and Zoning By-law Amendment generally in accordance with the attached Attachment 11 and 10 respectively.

The proposed development represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan – see associated details in Attachment 7 – Detailed Planning Analysis.

Application to Amend the Official Plan

The subject property is designated as 'Designated Greenfield Area', 'Communities', 'Open Space' and within the 'Built Boundary' on Schedule 1 – City Concept of the Brampton Official Plan. The subject lands are also designated as 'Residential' and 'Open Space' on Schedule A – General Land Use Designations. Additionally, the site's

‘Open Space’ designation is further refined as ‘Valleyland/Watercourse Corridor’ and ‘Woodland’ on Schedule D – Natural Heritage Features and Areas.

The subject property is also within the Credit Valley Secondary Plan (Area 45) and is designated ‘Low Density Residential 2’ and ‘Primary Valleyland’ on Schedule 45(a).

The proposal seeks to amend the Official Plan by requesting the following:

- Removing the subject lands from the ‘Open Space’ designation and re-designating the lands to ‘Communities’ on Schedule 1 – City Concept of the Brampton Official Plan;
- Removing the subject lands from the ‘Open Space’ designation and re-designating those lands to ‘Residential’ on Schedule A – General Land Use Designations;
- Removing the subject lands from the “Valleyland/Watercourse Corridor’ and ‘Woodland’ on Schedule D – Natural Heritage Features and Areas;
- Removing the subject lands from the ‘Primary Valleyland’ designation within the Credit Valley Secondary Plan (Schedule 45(a));
- Redesignate the subject lands from ‘Low Density Residential 2’ to a Special Policy Area to permit Non-Market Housing uses which are defined as affordable housing that is owned or subsidized by government, a non-profit society, or a housing cooperative, including emergency shelters, women’s shelters, youth shelters, family shelters and transitional housing (Schedule 45(a)).

Further details regarding the proposed official plan amendment can be found in Attachment 11 of this report.

Application to Amend the Zoning By-law:

The subject property is zoned ‘Residential Hamlet One’ (RHM1) as per Zoning By-law 270-2004, as amended. Permitted uses include a single detached dwelling, supportive housing type 1, and nonresidential uses such as but not limited to park, playground, recreational area, community center. A Zoning By-law amendment is required to permit the proposed development.

The proposed Zoning By-law Amendment will rezone the subject lands to a site-specific ‘Residential Apartment A’ zone. The site specific section will include performance standards to regulate permitted uses, building height, building setbacks, parking requirements, and other items as attached in Attachment 10 to this report. A ‘holding (H)’ provision is also proposed on the amendment to ensure satisfactory access arrangements are in place with the adjacent lands to help facilitate their future development.

Planning Analysis Summary:

The proposed Official Plan and Zoning By-law amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, as well as the City and Region's Official Plan. The application also has regard for matters of provincial interest under Section 2 of the Planning Act.

The application proposes to remove the 'Open Space' designation from the site from the Official Plan and Secondary Plan and re-designate the site to a Special Policy Area to permit the proposed use of a youth shelter. The application also proposes to re-zone the subject site from an 'Residential Hamlet One' to a 'Residential Apartment A' Zone with a special section. The proposed Official Plan and Zoning By-law amendments meet the intent of both municipal and provincial planning policies. The proposed Official Plan and Zoning By-Law Amendment will result in the redevelopment of an underutilized site and contribute to the creation of new targeted affordable housing supply, for vulnerable youth within the City of Brampton and Region of Peel. The proposal will provide safe and affordable housing for youth aged 16 – 24 years old and provide them with the care, resources, and support needed to live independently and break the cycle of homelessness, which contributes to creating complete communities in Brampton.

Additional information with respect to individual policies is provided in Attachment 7 (Detailed Planning Analysis).

Matters of Provincial Interest:

Planning Act, (2020):

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage, and water services, as well as waste management. It also ensures the orderly development of safe and healthy communities by providing a residential development catered to at risk populations in close proximity to an area planned for redevelopment. The site maintains transit accessibility with future potential for higher order transit through the Queen Street Bus Rapid Transit route. The site is proposed within an area that maintains existing residential uses and promotes a sense of place within an existing community. Protection of ecological systems are maintained through appropriate development standards with consideration of the woodlot to the north which will be further integrated into the development at Site Plan stage.

Staff are satisfied that the proposed development has regard to matters of provincial interest as set out in Section 2 of the Planning Act.

Provincial Policy Statement (PPS), (2020):

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with *Section 1.1.1, 1.1.3, 1.2.1, 1.4.3, 1.5.1 and 1.6.7.2* of the PPS which speaks to promoting efficient development and land use patterns over the long term by providing residential intensification with a variety of unit mixes that will connect with municipal infrastructure, services, and amenities. The proposal will also allow for an appropriate and supportable form of intensification that will promote the use of surrounding transit within an area of Brampton that is predominantly occupied by low density residential dwellings. The proposed development will be in close proximity to existing transit which aligns with *Sections 1.4.3(e), 1.6.7.2 and 1.8.1e*.

Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, (2020):

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject property is located within the Built-up Area – Conceptual of the Growth Plan and will contribute to achieving a complete community in accordance with *Sections 2.2.1.2, 2.2.1.4, 2.2.6.1, 2.2.6.2 and 2.2.6.3* through optimization of land use and overall expansion of land use diversity through the introduction of residential uses of varying densities to support various socio-economic backgrounds. The recommendations conform to the applicable sections of the Growth Plan.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan:

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the "Urban System", along a "Local Intensification Area" (Queen Street) and within the "Designated Greenfield Area" designation in the Regional Official Plan. The proposed Official Plan and Zoning By-law Amendment conforms to the Regional Policies with respect to healthy communities, achieving a mix of land uses in appropriate areas that will optimize the use of underutilized and vacant land, and utilize existing and planned infrastructure.

Under Section 5.9.6 staff are directed to *consider barriers to housing, including social and economic factors* and under Section 5.9.30 *Utilize the inventory of Regionally owned land and buildings to identify and maximize opportunities for the development of affordable housing*. The proposed development provides a long-term youth shelter in Brampton, where there is a demonstrated need for youth facing homeless and utilizes publicly owned land to provide affordable housing. Under Sections 5.9.22 and 5.9.24 staff are also directed to prioritize planning approvals for affordable housing developments and provide considerations for alternative designs including reduced parking and setbacks where appropriate which staff have supported in the draft zoning by-law amendment attached as Appendix 10. Under Section 6.3.14 staff will *utilize the Regional Housing Strategy and Peel Housing and Homelessness Plan to plan for housing, including affordable, special needs, subsidized housing, and supportive housing components, in collaboration with stakeholders and the local municipalities*. The proposal provides youth experiencing homelessness the ability receive human services as identified within the Regional Official Plan. The proposal is aligned with the Regional Housing Strategy and Peel Housing and Homelessness Plan which provides housing to those facing homelessness in addition to other groups. The proposed development will allow for programing on site to support the development, assistance, empowerment, and well-being of those who attend the site (Section 6.3.20).

Staff is satisfied that the proposed development is consistent with the applicable sections of the Region of Peel Official Plan.

City of Brampton Official Plan:

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development and that the environmental policies are met; the design of the development is consistent with the policies and that all technical matters have been resolved.

The property is designated “Community Area” and “Open Space” on Schedule 1 – City Concept; and “Open Space” and “Residential” on Schedule A – General Land Use Designations of the City of Brampton Official Plan. The property’s “Open Space” designation is further refined as “Valleyland/Watercourse Corridor” and “Woodland” on Schedule D – Natural Heritage Features and Areas of the Brampton Official Plan.

The proposal directs development along the Queen Street corridor where future bus rapid transit (BRT) is planned, and where higher densities are envisioned. The proposal maintains consideration for the built form and character of the Queen Street corridor and the emerging vision of the Springbrook Tertiary Plan to the west, where mid-rise buildings are planned along the corridor. The proposal contemplates a height of 4-storeys which provides an appropriate transition to the existing low-rise residential located further east.

The proposal also adds to the diversity of land uses and assists in achieving housing goals as contemplated by Section 4.2 (vii) of the Official Plan. It is also understood that through Section 3.3 of the Official Plan Queen Street West should receive the highest level of design attention in order to enhance the City's image. As such the architectural treatment currently proposed (and further refined at Site Plan) is supportive of Section 3.3.

Section 4.2.6 provides guidance on Special Housing Needs. The policy direction states that the City shall support applications for social housing within new and existing residential areas, where appropriate. The site is serviced by existing public transit with future plans for bus rapid transit (BRT) along the corridor. The site-specific zoning regulations also ensure that appropriate building setbacks are maintained, and minimum landscape buffers are provided to allow for appropriate separation and screening adjacent to existing and future residential uses. Staff are of the opinion that the location and siting of the building is appropriate in this context.

The proposed development seeks to re-designate the subject lands from "Open Space" to "Residential" and "Communities" on Schedule A and Schedule 1 respectively and remove the "Valleyland/Watercourse Corridor" and "Woodland" on Schedule D.

Staff is satisfied that the proposed development conforms to the City of Brampton Official Plan.

Credit Valley Secondary Plan (Area 45):

The proposed development is located within the Credit Valley Secondary Plan. The property is designated "Low Density 2 Residential" and "Primary Valleyland" in the Secondary Plan.

The proposed development maintains a "Low Density 2" residential designation within the Secondary Plan. As noted by Section 5.2.1.1 developments with this planning area shall typically be low-density residential forms and any amendments shall have a regard for the relevant Official Plan policies. Within the specific designation permitted uses include single-detached, semi-detached and townhouse units. It is noted that the proposed use, height, and density will require an amendment to this designation.

The proposed development contemplates the removal of the subject lands from the "Primary Valleyland" designation and to redesignate the site as a Special Policy Area. As per Section 5.4.2.2 staff and the applicant have consulted with the Credit Valley Conservation Authority (CVC) and have determined that the re-designation of the site with respect to the Valleyland is appropriate, due to recent upgrades to the culverts located along Queen Street West. As such, the re-designation of this section of the site is supported from a technical perspective.

Staff is satisfied that the proposed development conforms to the general intent of the Official Plan.

Peel Housing and Homelessness Plan 2021 Annual Report (2018 – 2028) & Region of Peel Housing Master Plan

The Region of Peel is the Service Manager for the affordable housing system in Peel. The affordable housing system includes subsidized and affordable rental housing that is owned and operated by the Region of Peel, Peel Housing Corporation (known as Peel Living) and other non-profit and co-operative housing providers. Beyond bricks and mortar, the affordable housing system provides financial assistance and access to social, and health supports to those who are precariously housed or homeless.

As Service Manager, the Region of Peel is required by the provincial government to develop and implement a 10-year Housing and Homelessness Plan. Peel's 10-year plan was developed and approved by Regional Council in April 2018. Based on the 2021 annual report an increase of 26.9% shelter use for Emergency/Temporary Housing was recorded. 14% of all shelter users within the Region are noted as youth. This includes lack of transitional support for youth/victims of family violence, human trafficking victims, and many more. It is anticipated that this value has increased significantly due to growth within the Region over the past 2 years. To provide adequate housing to those affected, the Region is required to have the following in place:

- Safe, stable temporary housing to address immediate needs.
- Quicker access to permanent housing
- Transitional units for youth and Victims of Family Violence

The proposal is supportive of the Region's Master Plan as it provides transitional units for youth experiencing homelessness. As identified in both the Peel Housing and Homelessness Plan and Peel Housing Master Plan a need for a Permanent Brampton Youth Shelter to replace the interim shelter located at 3458 Queen Street East is required.

Housing Brampton – Housing Strategy and Action Plan (April 2021)

The Brampton 2040 vision as endorsed by Council suggests that Brampton adopt a comprehensive housing strategy to address housing needs of all residents from all socio-economic backgrounds.

Housing Brampton aims to address two common concerns with housing: a lack of affordable housing, which generally leads to measures to build more affordable housing through subsidies or regulatory tools; as well as available housing being unaffordable, which normally leads to measures to incentivize and legalize the construction of more housing of all shapes and sizes. Housing Brampton recognizes that Brampton's housing issues are multifaceted, and therefore warrant multiple solutions, a comprehensive strategy and sustained and concerted efforts by all stakeholders involved. As such, the focus of the housing strategy project has evolved to include both facilitating the creation of affordable housing and improving housing choice. The strategy aims to address

housing issues in all contexts - greenfield development as well as strategic intensification in the built-up areas.

Under Section 5.10.1 and 5.10.4 staff are guided to develop tailored solutions for improving the City's core housing needs, such as youth homelessness and provide a development approval process including streamlining or fast tracking of priority projects such as the one contemplated by this report. Section 5.10.7 also recommends that staff advocate for funding support from provincial and federal governments. It is noted that this application is subject to funding secured through CMHC National Housing Strategy: National Housing Co-Investment Fund.

The key recommendations of Housing Brampton include the following:

1. Reduce Barriers to Supply of Housing
2. Make Full Use of Regulatory Tools
3. Incorporate Equity
4. Collaborate with the Non-Profit Sector
5. Advocate for the Right Housing
6. Demonstrate Innovation

The proposed development seeks to reduce barriers to the supply of housing. Through an expedited review of the subject application City staff have worked closely with the applicant to ensure the development can proceed on a timely basis.

City of Brampton Zoning By-law 270-2004

The subject property is zoned 'Residential Hamlet One' (RHM1) as per Zoning By-law 270-2004, as amended. Permitted uses include a single detached dwelling, supportive housing type 1, and non-residential uses such as but not limited to park, playground, recreational area, community center.

A Zoning By-law amendment is required to permit the proposed development. A draft Zoning By-law is attached as Appendix 10. The by-law includes site-specific provisions for lot widths, setbacks, and lot coverages. A minimum landscape strip is also required as it will allow for appropriate buffering from the use. A large rear yard setback will allow for the protection of the woodlot north of the site. Reduced parking requirements are also proposed given the teen aged individuals will not likely own automobiles, and parking will mainly be needed for staff use. A holding (H) provision in the zoning by-law will be applied whereby the proposed land use will not be permitted until adequate access arrangements for the adjacent lands are achieved to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Community Engagement

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands in September 2023, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A

copy of all department / agency comments are attached as Attachment 9 to this report. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City.

A Statutory Public Meeting for this application was held on October 23rd, 2023. There were five members of the public in attendance to speak to this item at the statutory public meeting. Nine letters of written correspondence were received from members of the public. A summary of staff responses to resident concerns are shown below:

Concern Raised	Staff Response
Concerns regarding the proposed location and the lack of necessary facilities nearby (including transit stations, schools, restaurants, etc.)	The site is located along Queen Street West between James Potter Road and Creditview Road. A commercial plaza is existing within 1 KM of the site. A large park (Teramoto Park) is located within 1KM of the site. A Catholic Elementary School (St. Jacinta Marto Catholic Elementary School) is located within 700 metres of the site. A Public School (Ingleborough Public School) is located within 1 KM of the site. The site is serviced by both ZUM and Brampton Transit with future increased servicing for ZUM anticipated. The site is also located along Queen Street where future Bus Rapid Transit (BRT) is planned, which will provide additional transit service to and from the site. Staff also note that as part of the Springbrook Tertiary Plan area to the west, higher densities are envisioned in the form of mid-rise buildings along the Queen Street corridor with a mixed use node.
Safety and Crime concerns	The site will maintain professional staff on-site 24 hours a day, 7 days a week. This will include 24-hour desk monitoring and entrance monitoring. Video surveillance and alarms are also planned for the site.
Potential amenities that could alternatively be provided at this location	The site is Regionally owned. As per the Brampton Housing Strategy and Action Plan (April 2021) staff are directed to utilize existing publicly owned land for review of potential sites for affordable housing. The site is serviced by transit with further opportunities for increased service contemplated in both the short term (increased ZUM frequency at Creditview and James Potter) and long term (BRT).
Which sites were considered for this proposal and the site selection criteria	City Staff defer to the Region of Peel with respect to site selection. Their response is as follows: <ul style="list-style-type: none"> • Central location within Brampton. • Proximity to existing public and planned rapid transit and a range of services and amenities for youth. • The site being vacant and owned by Peel Region. • Comparable built form and ongoing urban diversification in the area. • Trees will provide privacy, aesthetic, and environmental benefits. • Access to specific programming and supports to address health challenges, housing needs, employment services, and education for youth residents.

Any and all consultations that have taken place with the neighbouring daycare center.	A statutory public meeting was held for this application on October 23 rd , 2023. The application was posted online and circulated through post to all landowners within 240 metres of the subject lands, exceeding Planning Act requirements of 120 metres.
Consultations that have taken place, or will take place, with relevant parties, such as emergency services and neighbouring residents.	<p>A statutory public meeting was held for this application on October 23rd, 2023. The application was posted online and circulated through post to all landowners within 240 metres of the subject lands, exceeding Planning Act requirements of 120 metres.</p> <p>The Region of Peel has also posted additional information on their plans for the Brampton youth shelter at the following link: https://peelregion.ca/housing/development/brampton-youth-shelter/questions-answers/</p>
Residents Code of Conduct and requirements	<p>City Staff defer to the Region of Peel. Their response is as follows:</p> <ul style="list-style-type: none"> • All residents must abide by the residents' code of conduct. Harassment and violence will not be tolerated, and violation of these rules may result in immediate discharge. Peel Region and the shelter provider have a good neighbourhood policy which informs proper behaviours around noise, avoiding loitering, smoking only in designated areas, and an evening curfew. • Youth attending the site will be subject to a curfew. • Youth may use the facilities at the shelter during the day but are not to be in their sleeping quarters during the day unless they work night shifts or due to illness. • Alcohol and cannabis are not allowed on the property. • Youth cannot smoke inside the building or near the entrance of the building but there will be a designated smoking outdoor area, proposed at the rear of the facility, for youth to smoke or vape to prevent youth from smoking in residential areas.
Tree conservation and woodlot concerns	The site proposed to re-designate lands that are currently designated as 'Open Space', 'Valleyland/Watercourse Corridor' and 'Woodland' in the Brampton Official Plan. The current Official Plan designation does not account for culvert upgrades along Queen Street West. Through consultation with the Credit Valley Conservation Authority, it has been confirmed that the site is no longer within a floodplain and does not contain any significant woodlands. Staff have implemented an increased rear yard setback to the building to protect the remaining woodlot in the North-West corner to the site north. Minimum landscape strips are also required and regulated within the draft zoning by-law amendment.
Lack of access to Medical Facility	The site is located within 1 KM of a walk-in clinic (Chinguacousy Road and Queen Street West) the nearest hospital is 5KM away at Peel

	Memorial Hospital (the hospital currently maintains an active development application for a phase 2 development). The full-service hospital is located 11.5 KM away at Brampton Civic Hospital. A variety of support workers and service providers may visit the shelter such as health care practitioners.
Lack of Post Secondary institutions	<ul style="list-style-type: none"> • Algoma University is located within Downtown Brampton (3.8 KM from site) • Sheridan College (4KM from the subject site) • The proposed Toronto Metropolitan University Medical School (8.5KM from the subject site) • University of Toronto Mississauga (16 KM) <p>Based on the understanding that many students in a post-secondary institution commute across multiple jurisdictions to get to school the site is well served by post-secondary institutions.</p>

Further details of the Statutory Public Meeting are included in Attachment 8 of this report.

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications.

Strategic Focus Area:

The application is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. This development proposal will facilitate the development of underutilized lands and will assist in growing of Brampton's economy by helping to create complete communities that are strong and connected.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'. It is also noted that the 2040 Vision as endorsed by council suggests that Brampton adopt a comprehensive housing strategy to address housing needs of all residents from all socio-economic backgrounds. The recommendations provided are a direct result of Housing Brampton – Housing Strategy and Action Plan (April 2021) which is a directive of the 2040 Vision.

Conclusion:

Staff is satisfied that the proposed Zoning By-law amendment represent good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Official Plan and Zoning By-law Amendment attached hereto as Attachment 11 and Attachment 10 respectively as the following criteria have been met:

- the proposed development takes advantage of an underutilized site to provide a development that is aligned with the applicable policies
- the proposed development remains respects the existing and contemplated built form through both typology and architectural treatment
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

Arjun Singh,
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Development Services & Design

Allan Parsons, MCIP, RPP
Director,
Development Services & Design

Approved by:

Approved by:

Steve Ganesh, MCIP, RPP
Commissioner
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Marlon Kallideen
Chief Administrative Officer
City of Brampton

Attachments:

- Attachment 1 – Concept Plan
- Attachment 1A – Concept Renderings
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Detailed Planning Analysis
- Attachment 8 – Results of Public Meeting
- Attachment 9 – Results of Application Circulation
- Attachment 10 – Draft Zoning By-law Amendment
- Attachment 11 – Draft Official Plan Amendment
- Attachment 12 – Sustainability Score and Summary.