

Date: 2024-01-19

Subject: OZS-2023-0014 (1750 Steeles Avenue West, Northern Parcel), and
OZS-2023-0015 (1735 Steeles Avenue West, Southern Parcel)

RECOMMENDATION REPORT

Application to Amend the Official Plan and Zoning By-Law
*(Development of the subject lands for a mixed-use, high-density,
transit-supportive development within the Steeles at Mississauga
Primary Major Transit Station Area)*

KLM Planning Partners Inc. – Metrus Central Properties Ltd.
1750 & 1735 Steeles Avenue West
Ward: 4 and 6

Contact: Angelo Ambrico, Manager, Development Services

Report Number: Planning, Bld & Growth Mgt-2024-019

Recommendations:

1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of January 29, 2024, re: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-Law, **KLM Planning Partners Inc.** on behalf of the **Metrus Central Properties Ltd.**, 1750 and 1735 Steeles Avenue West, Wards 4 and 6, be received;
2. That the Official Plan and Zoning By-law Amendment Application submitted by **KLM Planning Partners Inc.**, on behalf of **Metrus Central Properties Ltd.** (File: OZS-2023-0014 & OZS-2023-0015) be endorsed, for the reasons set out in this Recommendation Report;
3. That direction be received from Council for City Staff to continue to work with the Region of Peel to approve the Council Approved Brampton Plan to facilitate final approval of the subject applications identified herein;
4. That the amendment to the Official Plan and Zoning By-law, generally in accordance with Attachments 11 and 12 to this report be endorsed;
5. That final adoption of the Official Plan and Zoning By-law Amendment only be enacted once the Major Transit Station Areas - Hub-3 Steeles at Mississauga Land Use Plan and/or the Brampton Plan is approved by the Region of Peel, pursuant to subsection 24(2) of the Planning Act;

6. That the use of a Section 34(5) of the Planning Act be added to the Zoning By-law, which would restrict development until such time as appropriate servicing arrangements are made to the satisfaction of the Region of Peel and City of Brampton;
7. That Staff be directed to report back to Council, pending the Region's review and approval of the MTSA land use schedules and policies, which is anticipated to be completed in the coming months; and
8. That no further notice or public meeting be required for the attached Official Plan Amendment Application pursuant to Section 22 and Section 34 of the Planning Act, R.S.O, C.P.13 as amended.

Overview:

- **This report recommends Council endorsement of the applicant's proposed amendments to the Official Plan and the Zoning By-law to facilitate the proposed mixed-use development, comprised of residential, office and commercial uses, within the Steeles at Mississauga Primary Major Transit Station Area (MTSA).**
- **The lands are located at 1750 Steeles Avenue, the northeast corner of Steeles Avenue West and Mississauga Road (File: OZS-2023-0014) and at 1735 Steeles Avenue West, southwest of Steeles Avenue West and Financial Drive (File: OZS-2023-0015).**
- **File: OZS-2023-0014 (northern parcel) proposes the development of 13 residential apartment buildings (ranging from 12-25 storeys), six 4-storey stacked back-to-back townhouse blocks, two 5-storey office buildings, one transitional 14-storey office building with permissions for office and residential, two public parks, two private parks and a Floor Space Index of 2.79.**
- **File: OZS-2023-0015 (southern parcel) proposes the development of three 16-storey apartment buildings, one 4-storey stacked back-to-back townhouse block, one private park and a Floor Space Index of 3.41.**
- **Currently, the Region of Peel has the authority to approve and modify the Council adopted MTSA land use schedules and/or policies. City staff continue to work with the Region in an effort to expeditiously approve the schedules and policies to support transformational city-building projects in our MTSA areas.**
- **The northern subject lands are zoned 'Office Centre – Section 2027' and the southern subject lands are zoned 'Agricultural – Section 2561'. An amendment to the Zoning By-law is required to facilitate the proposed development.**

- **A Statutory Public Meeting for this application was held on July 31, 2023. Details of the Statutory Public meeting are included in Attachment 10 of this report.**
 - **File: OZS-2023-0014 – 21 members of the public provided delegations at the meeting and 23 members of the public provided written correspondence.**
 - **File: OZS-2023-0015 – Six members of the public provided delegations at the meeting and 14 members of the public provided written correspondence.**
- **The Region of Peel has not confirmed if there is sufficient capacity available to accommodate the proposed development. City and Regional Staff are supportive of the use of a Section 34(5) restriction in the Zoning By-law, which would restrict development until such time as appropriate servicing arrangements are made to the satisfaction of the Region of Peel and City of Brampton;**
- **The proposed Official Plan and Zoning By-law amendments meet the emerging policy framework of the Council adopted Brampton Plan and Major Transit Station Area land use schedules and policies.**
- **The proposal is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate the growth of the City's economy with a strong and connected community.**

Background:

KLM Planning Partners Inc., on behalf of Metrus Central Properties Ltd., submitted an application to amend the Official Plan and Zoning By-law for the northern parcel (OZS-2023-0014) on April 25, 2023 and for the southern parcel (OZS-2023-0015) on May 23, 2023. The applications were deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application for both files were issued on June 15, 2023.

The Statutory Public Meeting for the application was held at the Planning and Development Committee on July 31st, 2023. 21 members of the public were in attendance at that meeting to delegate on File: OZS-2023-0014 and 6 members delegated on File: OZS-2023-0015). Additionally, 23 written comments were received from members of the public for File: OZS-2023-0014 and 14 written comments for provided for File: OZS-2023-0015. Details of the Statutory Public meeting are included in Attachment 11.

Since the receipt of the applications and the holding of the Public Meeting, the applicant has made two resubmissions to continue to refine technical details of the proposal.

Current Situation:

Proposal (Attachment 1A):

Proposals to amend the Official Plan and Zoning By-law have been filed with the City to develop the subject properties, one of which is located on the north side of Steeles Avenue West and East of Mississauga Road; and the other being located on the south side of Steeles Avenue West and west of Financial Drive. The proposals seek to permit the development of a mixed-use, high-density, transit-supportive community within the Steeles at Mississauga Primary Major Transit Station Area. Combined, the proposals consist of seven (7) stacked back-to-back townhouse blocks, eleven (11) mid-rise/high-rise apartment buildings, five (5) mid-rise/high-rise mixed-use buildings, one (1) flex building, two (2) office buildings, and a total of five (5) park spaces.

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

- Total suites: 4685
- Total Townhouses: 224
- Total Gross Building Area (GBA): 395,080 square metres
- Total Retail Gross Floor Area (GFA): 28,921 square metres
- Floor Space Index (FSI): 2.88
- Height: 4 to 25 storeys
- Vehicular access from Steeles Ave W, Financial Dr, Olivia Marie Rd.
- Landscape Area: 5 parks totalling 32,092 square metres (7.9 acres)

Property Description and Surrounding Land Use (Please refer to Attachment 2):

The lands have the following characteristics:

- Northerly parcel – municipally known as 1750 Steeles Avenue West;
- Southerly parcel – municipally known as 1735 Steeles Avenue West;
- Total combined lot area of approximately 18.61 hectares (46 acres);
- Lot frontage: northerly property has approximately 550 metres along Steeles Ave; southerly property has approximately 275 metres along Steeles Ave.
- Parcels are currently vacant;

The surrounding land uses for the northerly property are described as follows:

North: Olivia Marie Road, beyond which are townhouse, and single detached residential uses.

South: Steeles Avenue West, beyond which are vacant lands subject to development application under file number OZS-2023-0015 which is currently zoned for agricultural uses.

East: Financial Drive, beyond which single detached residential uses, and commercial uses at the northeasterly corner of Steeles Avenue West and Financial Drive.

West: Mississauga Road, beyond which is Canon Canada's corporate headquarters.

The surrounding land uses for the southerly property are described as follows:

North: Steeles Avenue West, beyond which are lands subject to development application OZS-2023-0014;

South: Jimmy McKerron Pond, as well as townhouse and single detached residential uses;

East: Financial Drive, beyond which are townhouse and single detached residential uses and commercial uses at the southeasterly corner of Steeles Avenue West and Financial Drive;

West: Vacant lands zoned for commercial uses, and a gas station located at the southeasterly corner of Steeles Avenue West and Mississauga Road.

Refinement of Existing Studies and Future Planning Act Applications:

At the time of writing this report, City staff have identified that additional technical inputs to the Functional Servicing Report (FSR) and Traffic Impact Study (TIS) will be required through a future Planning Act application. These items may be deferred to a future Plan of Subdivision and/or the use of a Section 34(5) of the Planning Act. The City has also identified a Plan of Subdivision application as being a future requirement to deliver the required infrastructure to support the development of the plan, including the dedication of public roads and public parks, and the delivery of necessary underground infrastructure.

The Region of Peel has also not confirmed whether there is sufficient capacity available to accommodate the proposed development. City staff recommend the use of a Section 34(5) of the Planning Act restriction in the Zoning By-law, which would restrict development until such time as appropriate servicing arrangements are made to the satisfaction of the Region of Peel and City of Brampton.

The Commissioner of Planning, Building and Growth Management will determine whether the above noted matters will be associated with either a Subsection 34(5), or associated with a Plan of Subdivision application requirement.

Council Endorsed Brampton Official Plan:

On November 1, 2023, Brampton Council adopted the City of Brampton's new Official Plan, 'Brampton Plan'. The Official Plan provides clear direction and principles to guide city building, attaining its vision for the future and support the City to become a vibrant, urban city of over 1 million people by 2051. The Council adopted Official Plan is currently with the Region of Peel for review and approval, as the Region remains the approval authority for local Official Plan Amendments.

Major Transit Station Area (MTSA) land use schedules and policies were also incorporated into the Brampton Plan and were presented concurrently for Council adoption. Major Transit Station Areas are lands generally within a 500 to 800 metre radius (10 minute walk) of a transit stop and primarily located along existing or planned rapid transit corridors. In order to create complete communities, the majority of lands within MTSA's will permit a broad range of uses, including residential, commercial, office, institutional, restaurant and services uses, as part of the mixed-use designations. Employment and offices uses are primarily focused in three employment designated 'Primary MTSA's', including Steeles at Mississauga Road, to ensure the City meets its employment targets. Significant residential growth is also expected to occur within 'Primary MTSA's'.

One of the key Region of Peel MTSA policies requires Region of Peel approval for the permission of non-employment uses (residential, commercial and retail) in select MTSA's that include regional employment designations. This includes the Metrus lands at the Steeles at Mississauga Primary MTSA. The introduction of residential uses is subject to the completion of a planning study initiated by the City of Brampton that addresses a number of criteria to the satisfaction of the Region. Brampton has provided the Region with an MTSA study on the introduction of residential uses in regional employment areas in the applicable Primary MTSA's. These studies remain under review by the Region.

An application in an MTSA that proceeds in advance of the Region's approval of the Brampton Plan shall conform to Brampton's in-effect Official Plan and the Region of Peel Official Plan. Any application within a Primary MTSA with a Regional employment designation (such as Steeles at Mississauga Primary MTSA) that proposes residential uses, in advance of Brampton Plan being in full force and effect, would need an employment conversion, and therefore require a Municipal Comprehensive Review.

Given the above, Staff continue to proactively work with the Region to seek approval of the City's new Official Plan – Brampton Plan and associated MTSA policy regime thereby enabling City staff to advance approval of the mixed-use community proposal in the subject application. To this end, staff recommend that adoption of the Official Plan and Zoning By-law Amendment be deferred, until such time the Region approves the new Brampton Plan. At this time, staff are recommending that Council endorse the Official Plan and Zoning By-law amendment. Staff will report back to Council regarding the Region's review and approval of the MTSA land use schedules and policies, which is anticipated to be completed in the coming months.

Summary of Recommendations

This report recommends that Council endorse the proposed Zoning By-law Amendment, in advance of the Region's approval of the Council adopted Brampton Plan.

Application to Amend the Official Plan

The applicant seeks Official Plan redesignations as follows:

- the northerly property from 'Office Centre' and 'Low/Medium Density' to 'Office Centre', 'Medium Density', 'High Density Mixed Use', 'Transitional Office Centre/Residential' and 'Neighbourhood Park'. In
- the southerly property from 'Office and Retail' to 'Medium Density', 'High Density Mixed Use' and 'Neighbourhood Park'.

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

- Modifying Schedule 1: redesignating the lands from 'Employment' and 'Communities' to 'Employment', 'Communities', 'Transitional Employment/Communities', and 'Open Space'.
- Modifying Schedule A: redesignating the lands from 'Office' and 'Residential' to 'Office', 'Residential', 'Transitional Office Centre/Residential' and 'Open Space'.
- Modifying Schedule SP40(a) in the Bram West Secondary Plan (SP40): redesignating the lands from 'Office Centre' and 'Low/Medium Density' to 'Office Centre', 'Medium Density', 'High Density Mixed Use', 'Transitional Office Centre/Residential' and 'Neighbourhood Park'.
- Modifying Block Plan Schedule BP40-2: redesignating lands from 'Office and Retail' to 'Medium Density', 'High Density Mixed Use' and 'Neighbourhood Park'.

Further details regarding the proposed Official Plan Amendment can be found in Attachment 11 of this report. As noted earlier in this report, a site-specific Official Plan amendment may not be required should the Region endorse the Council adopted Steeles at Mississauga Primary MTSA land use designations and policies without modification.

Application to Amend the Council Adopted Official Plan (Brampton Plan, 2022)

The subject property is designated 'Mixed-Use (Mid-Rise Mixed-Use)', 'Mixed-Use (High-Rise Mixed-Use)', and 'Mixed-Use Employment (Office Mixed-Use)' on Schedule 13n, Brampton Major Transit Station Areas HUB-3 Steeles at Mississauga Land Use Plan in the draft Brampton Plan.

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

- Redesignating a portion of the subject lands designated as ‘Mixed-Use Employment (Office Mixed-Use)’ to the ‘Mixed-Use (High-Rise Mixed-Use)’ designation in Schedule 13n, Brampton Major Transit Station Areas HUB-3 Steeles at Mississauga Land Use Plan in the draft Brampton Plan.

Similarly, a site-specific Official Plan amendment may not be required should the Region approve the Council adopted Steeles at Mississauga Primary MTSA land use designations and policies without modification.

Application to Amend the Zoning By-law:

The northerly parcel is zoned ‘Office Commercial - Section 2027 (OC-2027)’; and the southerly parcel is zoned ‘Agricultural Special Section 2561 (A-2561)’ as per Zoning by By-law 270-2004. Permitted uses for the OC-2027 Zone include non-residential uses such as an office, hotel and conference centre. Other uses permitted uses include a park, playground, recreational facility, and a public transit facility. Permitted uses for the A-2561 Zone include a garden centre sales establishment as well purposes such as agricultural, a single detached dwelling, Supportive Housing Residence Type 1 or Type 2, a cemetery, an animal hospital, a kennel, and a home occupation. A Zoning By-law amendment is required to permit the proposed development.

The proposed Zoning By-law Amendment will rezone the subject lands to Office Commercial (OC-2027), Residential Apartment A (R4A – Exception A), Residential Apartment A (R4A – Exception B)(H), Residential Townhouse A(4) (R3A(4) – Exception A), and Open Space (OS) zone with a special section (XXXX). The special sections will include performance standards to regulate permitted uses, building height, building setbacks, parking requirements, and other items as attached in Attachment 12 to this report.

Additional modifications to the Zoning By-law amendment may be required to regulate building heights in areas where buildings may intrude within the angular plane analysis (Attachments 1E, 1F, and 1G) prior to Council enactment.

Planning Analysis Summary:

The proposed Official Plan and Zoning By-law amendments meet the emerging policy framework of both municipal and provincial planning policies. The proposed Official Plan and Zoning By-Law Amendment will result in the redevelopment of a vacant site and contribute to the creation of a vibrant mixed use complete community with a variety of built form typologies and mix of uses supported by higher-order transit within the City’s Primary MTSA No. 22 (HUB-3 Primary Major Transit Station Area).

At the time of writing this report, the proposal meets the intent of the Council adopted Brampton Plan and the Major Transit Station Area land use designations and policies for the Mississauga at Steeles Primary MTSA. Enacting By-laws will not be brought

forward for Council approval, until the lands are in conformity with the Region of Peel and City of Brampton Official Plan.

Additional information with respect to individual policies is provided in Attachment 9 (Detailed Planning Analysis).

Matters of Provincial Interest:

Planning Act, (2020):

The proposed development promotes the orderly development of safe and healthy communities due to the location of the subject property in the HUB-3 Steeles at Mississauga Road Major Transit Station Area. As such, the subject property is located in an area planned for mixed-use, transit-oriented development, and supports housing and employment development of varying forms and densities in the City of Brampton. The proposed development is well designed, as it provides an appropriate height transition from Olivia Marie Road to existing low-density residential uses located northerly from the proposed development. In addition, the proposed development provides opportunities for employment through the inclusion of office buildings along Mississauga Road, Transitional Flex Office/Residential uses and a Ground Floor Retail Component.

Final enactment of the Official Plan and Zoning By-laws will only be adopted once the Mississauga at Steeles Primary MTSA land use schedule and/or the Brampton Plan is approved by the Region of Peel, pursuant to Section 24(2) of the Planning Act, R.S.O C.P.13 as amended.

Additional analysis is found in Attachment 9 – Detailed Planning Analysis.

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, 1.4, 1.5, 1.6 and 1.8* of the PPS which speaks to promoting efficient development and land use patterns over the long term by providing a mix of residential unit types and employment opportunities 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 the Steeles at Mississauga Primary MTSA.

Additional analysis is found in Attachment 9 - Detailed Planning Analysis

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 lands are located within the “Designated Greenfield Area” and “Built-up Area” as identified on Schedule 2 to the Growth Plan and will contribute to achieving a complete community in accordance with Sections 2.2.1.4, 2.2.4, 2.2.5, and 2.2.6 which speaks to the 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 and achieve minimum density targets.

Section 2.2.5.9 of the Growth Plan states that the conversion of lands within employment areas to non-employment uses may be permitted only through a municipal comprehensive review. However, the Region of Peel Official Plan allows flexibility to permit residential uses for lands designated as an employment area within a delineated Major Transit Station Area subject to the completion of a municipally initiated study. As further explained in the following section of this report, Brampton has recently provided the Region with an MTSA study to support the introduction of residential uses within the Steeles at Mississauga MTSA.

Additional analysis is found in Attachment 9 - Detailed Planning Analysis.

Region of Peel Official Plan:

The Region of Peel 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 within the “Urban System” in Schedule E-1: Regional Structure, within a “Primary Major Transit Station Area” in Schedule E-2 Strategic Growth Areas and in Schedule E-5 Major Transit Station Areas, and the “Designated Greenfield Area and Built-Up Area” in Schedule E-3 of the Region of Peel Official Plan. In addition, the subject lands are located within an “Employment Area” on Schedule E-4 – Employment Areas. As the subject property is located within both an Employment Area and a Major Transit Station Area, it is subject to Region of Peel Official Plan flexible employment policy 5.8.36.

The flexible employment policy permits residential uses within a regional employment area subject to the completion of a municipally initiated study meeting the policy criteria. Brampton has provided the Region with an MTSA study to support the introduction of residential uses in applicable MTSAs. These studies remain under review by the Region. Should the Region approve the MTSA study for the Steeles at Mississauga Primary MTSA without modification, the proposal would conform to the Official Plan and meet the intent of the flexible MTSA policies, and a site-specific Official Plan amendment may not be required.

Final enactment of the Official Plan and Zoning By-laws will only be adopted once the Steeles at Mississauga Primary MTSA land use schedule and/or the Brampton Plan is approved by the Region of Peel, pursuant to Section 24(2) of the Planning Act, R.S.O C.P.13 as amended.

Additional analysis is found in Attachment 9 - Detailed Planning Analysis.

City of Brampton Official Plan:

The City of Brampton Official Plan provides guidance and policies for the future of the City. The purpose of the plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper-level planning policies of the PPS, the Growth Plan, and Peel Region's Official Plan.

The subject lands are identified as 'Employment' and 'Communities' and are within the 'Designated Greenfield Area' and a 'Major Transit Station Area' on Schedule 1 – City Concept. The subject lands are also designated 'Office' and 'Residential' on Schedule A – General Land Use Designations. The property is also located along the "Primary Intensification Corridor" on Steeles Avenue West and Mississauga Road. The design of the development is consistent with the policies for the above-noted designations.

The proposed development directs development to the appropriate area along an intensification corridor. The proposal supports transit both in existing and planned forms and is supportive of active transportation goals. The proposed development consists of high-rise, mid-rise, and townhouse buildings and remains consistent with policies relevant to the Greenfield designation under Section 3.2.2. The concept proposes the development of 4685 suites and 224 townhouse units with a combined Floor Space Index (FSI) of 2.88. The proposed concept contributes to the minimum required density target for the Designated Greenfield Area. This satisfies policy 3.2.2.2 of the report.

In terms of existing and proposed transit, the proposed development is located at the intersection of Steeles Avenue West and Mississauga Road. The site is located within the Steeles at Mississauga Primary MTSA. Policies under Section 3.2.4 call for proposed developments within an MTSA to achieve a strong urban form and higher density development to be concentrated in these areas. The proposed development achieves this through a wide variety of residential built form types ranging from townhouses to high-rise, thereby satisfying section 3.2.4 of the Brampton Official Plan.

The amendments propose to redesignate a portion of lands from Employment Areas to non-employment uses such as residential and retail. Section 3.2.7 and 4.4.3 speak to the Employment and Office designation, respectively. The proposed concept plan continues to maintain the general intent and purpose of the Employment designation through its inclusion of office buildings and a flex building, which is to promote economic activity bringing further investment into the area, thereby achieving a transit-oriented and complete community. Currently, these lands are underutilized and require a comprehensive mix of uses to support anticipated growth targets.

Additional analysis is found in Attachment 9 – Detailed Planning Analysis.

Brampton Plan 2023 (Council Endorsed)

On November 1, 2023, Brampton Council adopted the City of Brampton's new Official Plan, 'Brampton Plan'. The Official Plan provides clear direction and principles to guide city building, attaining its vision for the future and support the city to become a vibrant, urban city of over 1 million people by 2051. The Council adopted Official Plan is currently with the Region for review and approval, as the Region remains the approval authority for local Official Plan Amendments.

The site is located within the Steeles at Mississauga Primary Major Transit Station Area No.22 (Mississauga Road Hub-3) in Schedule 1 – City Structure. According to this schedule, the site is also shown within the Bram West Town Centre, and Employment and Community Areas, as well as a gateway. The draft Official Plan Amendment submitted with the application materials proposes an amendment to Schedule 13n, Brampton Major Transit Station Areas HUB-3 Steeles at Mississauga Land Use Plan. On Schedule 13n, the Subject Lands are proposed to be designated as Mixed-Use (Mid-Rise Mixed-Use), Mixed-Use (High-Rise Mixed-Use), and Mixed-Use Employment (Office Mixed-Use). To align with the Concept Plan prepared and submitted for the subject lands, it is proposed that Schedule 13n be amended to redesignate a portion of the lands proposed to be designated as Mixed-Use Employment (Office Mixed-Use) to the Mixed-Use (High-Rise Mixed-Use) designation and to align the Mixed-Use (Mid-Rise Mixed-Use) with the proposed stacked back-to-back townhouses also shown on the concept plan.

Within the Council adopted Brampton Plan, the Mixed-Use Employment (Office Mixed-Use) designation permits primarily major office uses, however, flexibility is provided to also permit secondary uses such as retail, commercial and restaurants, as well as sensitive land uses including mid-rise and high-rise residential uses without an amendment to the Plan, subject to satisfying specific criteria. As mentioned previously in this report, should the Region approve the Brampton Plan and MTSA designations and policies, without modification, an amendment to the Brampton Plan would not be required to facilitate the proposed development.

Additional analysis is found in Attachment 9 - Detailed Planning Analysis.

Bram West Secondary Plan (SP 40):

The purpose of the Bram West Secondary Plan ("SP") is to implement the policies of the Official Plan for the City of Brampton Planning Area by establishing detailed policies for the development of the lands outlined on Schedule SP40(c), and to specify the desired pattern of land uses, transportation network and related policies to achieve high quality, efficient, orderly and ecologically responsible urban development.

Under the provisions of the Secondary Plan, the subject lands are designated 'Office Centre' and 'Low/Medium Density' on Schedule SP40(a) Bram West Secondary Plan Chapter 40 (c)). The subject lands are further defined as being within Special Policy Area 7 on Schedule SP40(b) (see BramWest SP Schedule SP40(b)). An amendment to the Secondary Plan is required to redesignate the subject lands from 'Office Centre' and

'Low/Medium Density' as identified on Schedule SP40(a) to the Bram West Secondary Plan, Chapter 40(C) to 'Office Centre', 'Medium Density', 'High Density Mixed Use', 'Transitional Office Centre/Residential' and 'Neighborhood Park'.

The proposed development introduces a well-designed and compact form of uses which are supportive of existing and planned transit services. The amendment also introduces new uses along the subject lands in the form of residential and retail while retaining office uses to allow for the proposed office buildings along Mississauga Road. These are configured towards the west side of the subject lands providing an appropriate separation between existing industrial uses towards the west.

Additional analysis is found in Attachment 9 - Detailed Planning Analysis.

City of Brampton Zoning By-law 270-2004

Under the City of Brampton's Comprehensive Zoning By-law 270-2004, the subject lands are zoned Office Commercial Special Section 2027 (OC-2027) and Agricultural Special Section 2561 (A-2561). The OC-2027 zone does not permit residential uses and therefore will require an amendment to the City of Brampton's Zoning By-law 270-2004. Relevant policies and permitted uses on the proposed designations for subject lands are noted below:

A Zoning By-Law Amendment Application has been submitted to rezone the subject lands from Office Commercial Special Section 2027 (OC-2027) and Agricultural Special Section 2561 (A-2561) to Office Commercial (OC-2027), Residential Apartment A (R4A – Exception A), Residential Apartment A (R4A – Exception B)(H), Residential Townhouse A(4) (R3A(4) – Exception A), and Open Space (OS). The proposed development will ensure prescribed standards for built form, design, parking, and additional elements are met through the Zoning By-Law Amendment. The mix of uses proposed fall under the proposed designations noted above, satisfying the Zoning By-Law Amendment.

Additional modifications to the Zoning By-law amendment may be required to regulate building heights so that the proposed buildings will be aligned with the 45 degree angular (Attachment 1E, 1F, and 1G), prior to Council enactment.

Community Engagement

A copy of all department / agency comments are attached as Attachment 13 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 July 31, 2023. There were 27 members of the public in attendance and provided delegations regarding the two files at the statutory public meeting. A total of 37 written pieces of correspondence were also received from members of the public. A summary of staff responses to resident concerns are shown below:

Concern Raised	Staff Response
Rezoning of Land-Use Designations (concerns regarding loss of employment lands)	<p>Compact urban forms with a diverse mix of land uses are contemplated for the subject lands as they are located within a Major Transit Station Area (MTSA). The proposed development will support the existing and planned transit and active transportation infrastructure and create a walkable community. The proposed zoning by-law amendment will incorporate office and commercial uses while also establishing residential permissions (for apartments and townhouses) and Open Space uses (for proposed parks). The proposed office buildings are anticipated to accommodate an appropriate amount of office employment to contribute toward the City's overall targets, together with employment that will be created by the range of commercial uses that will occur within this mixed-use development in an MTSA that is transit-oriented, walkable, creates jobs and provides housing units.</p> <p>A minimum density requirement of 160 residents and jobs combined per hectare are required to be provided across all lands within the Major Transit Station Area (MTSA). The proposed development is expected to yield 716 residents and jobs combined per hectare, satisfying the minimum density targets in the Growth Plan and Peel Region Official Plan. This proposed density exceeds the minimum density target and this level of intensification (for the south portion of the Subject Lands that is located within the Built-Up Area) is consistent with the direction and policy framework of the Provincial Growth Plan.</p>
Building Design and Integration into Existing Neighbourhood (concerns regarding lack of privacy and shadows)	<p>The proposed development has regard to transition with nearby properties. Supporting studies such as Urban Design Brief, Sun/Shadow Study and 45-degree angular plane elevations (from Financial Drive, Olivia Marie Road and from existing neighbouring lands) were submitted to assure appropriate transitions in building height and scale from taller buildings proposed on the subject site to nearby low-rise residential properties.</p> <p>The Urban Design Brief describes the development vision for the lands as well as built form principles that guide the project such as building heights, massing and orientation and building materials and design.</p> <p>In addition to this, a Sun / Shadow Study was prepared for both applications to illustrate shadow impacts to nearby residential community, outdoor amenity area (ie. school yard, park) and residential private outdoor amenity areas. The shadow impacts are assessed at the following intervals, 9:30AM, 12:30PM, 3:30PM on the spring (March 21) and fall (September 21) equinoxes as well as winter (December 21) and summer solstices (June 21). It confirmed that minimal shadow impacts were created. In March and June, shadowing impacts to the residential dwellings to the east and south of the development were observed at 6:30PM only. In September, shadowing impacts to the residential</p>

	<p>dwelling to the east were observed at 3:30PM which expanded further to the southern properties at 6:30PM.</p> <p>The proposed zoning by-law also provides site-specific performance standards to regulate the height and setbacks of the proposed development.</p>
<p>Construction Impacts (concerns regarding disruptions to surrounding neighbourhood)</p>	<p>All construction activity associated with the proposed development will occur-on-site. However, some noise and dust can be expected during construction. The applicant is required to adhere to City By-laws in place regarding noise to minimize disruption to the local community during construction.</p>
<p>Impact on Existing Public Services and Accommodation for Future Residents (concerns regarding strain on existing community services)</p>	<p>With regards to schools, both the Peel District School Board and Dufferin-Peel Catholic District School Board have advised that sufficient accommodation may not be available for all anticipated students from the area. Students may be accommodated in temporary facilities and/or bussed to a school in another neighbourhood. It is common practice for both school boards across the City to bus students to nearby schools where there are capacity limitations at the local schools. The need to bus students from the proposed development is not a unique situation to this proposed development only.</p> <p>In terms of hospitals and walk-in clinics, the proposed zoning for the northern parcel (OZS-2023-0014) contemplates a variety of permitted commercial uses on the lands, on portions of the land designated for Commercial, including a health or fitness centre, animal hospital and/or a veterinary clinic and a medical professional office.</p> <p>Furthermore, this proposed zoning for the northern parcel (OZS-2023-0014) contemplates a variety of commercial uses on the lands, on portions of the land designated for commercial, including a day nursery. Public services near the lands include the Brampton Library (South West Branch), Fire Station 212 and Peel Regional Paramedic Services. When and if there are capacity issues, it is anticipated that over time, these facilities will be accordingly expanded.</p>
<p>Traffic Impacts and Parking Issues (concerns regarding increase in traffic with limited parking supply)</p>	<p>A Traffic Brief was prepared by R.J. Burnside & Associates Ltd. in support of the application in October 2023 to assess the potential impact of traffic generated by the proposed development and to demonstrate capacity in the road network to accommodate projected traffic from the site, transportation demand management measures to discourage single-occupant vehicles and review proposed parking.</p> <p>The report concluded that the proposed development and subsequent road network and access scheme can be accommodated within the existing road network with the appropriate mitigation. Furthermore, the study makes note of reduce parking rates being endorsed due to the site being within a designated Major Transit Station Area (MTSA).</p> <p>The proposed parking ratio submitted by the applicant is still under review and will be finalized through a future Planning Act application (ie.</p>

	<p>Draft Plan of Subdivision or Lifting of the H Application). City Staff is working with the applicant to ensure that there is an appropriate ratio of resident and visitor parking spaces, which is regulated by the City's Zoning By-law. Traffic Staff will continue to review this document (through a future Planning Act application) to confirm these findings before clearance of the file is provided.</p> <p>City staff always work to ensure that there are appropriate minimum parking requirements in new developments so that impacts to the adjacent neighbourhood are minimized.</p>
Impact on Future Household Tenure and Potential Safety Issues (concerns regarding rental tenure and impact on surrounding community)	<p>The tenure of the proposed residential buildings has not been confirmed by the developer. There is a possibility that some of the units may be rental, while some may be condominium. Through a rezoning process, the City does not regulate the proposed tenure of a property, rather just the use (for example, residential or commercial). The site is currently underutilized and has been identified in the City's Official Plan as a Primary Major Transit Station Area (MTSA). MTSA's have a large role to play in helping Brampton achieve its municipal housing pledge of creating 113,000 new housing units by 2031.</p> <p>Regardless of the tenure, at the site plan stage, there will be regard to the provision of appropriate lighting, informal surveillance and incorporation of other Crime Prevention through Environmental Design (CPTED) principles.</p>
Servicing and Infrastructure (concern regarding lack of infrastructure to support development)	<p>A Functional Servicing and Stormwater Management Report was prepared for the application. The report studies the capacities of the sanitary sewers and water servicing to determine the servicing of the proposed development. This is still under Staff review and the application won't be approved until City Staff are satisfied that the site can achieve the proposed grading, storm servicing and stormwater management strategies.</p>
Decline of Property Values (concern regarding diminishing property value)	<p>Planning Staff cannot comment on the future potential valuation of land. This application is reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning.</p>
Loss of Greenspace (concern regarding damage of existing habitats and greenspace)	<p>A total of five (5) park spaces are proposed which provide a grand total of 7.9 acres of greenspace. In addition to this, design considerations will be given to the landscape interface.</p>

Further details of the Statutory Public Meeting are included in Attachment 10 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.

Authored by:

Reviewed by:

Angelo Ambrico
Manager
Development Services & Design

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

Approved by:

Approved by:

Steve Ganesh, MCIP, RPP
Commissioner
Planning, Building and Growth
Management Services Department

Marlon Kallideen
Chief Administrative Officer
City of Brampton

Attachments:

- Attachment 1A- Concept Plan
- Attachment 1B – Rendering (Aerial View Looking North)
- Attachment 1C - Rendering (Illustrative Vignette, eye view – looking west)
- Attachment 1D – Rendering (Illustrative Rendering – eye view – looking west)
- Attachment 1E – Angular Plane (View from Financial Drive, OZS-2023-0014)
- Attachment 1F - Angular Plane (View from Olivia Marie Road, OZS-2023-0014)
- Attachment 1G - Angular Plane (View from Existing Neighbouring Lands, OZS-2023-0015)
- Attachment 2A and 2B - Location Map
- Attachment 3A and 3B – Official Plan Designation
- Attachment 4 – Secondary Plan Designation
- Attachment 4A and 4B – Block Plan Designation
- Attachment 5A and 5B - Zoning Designation
- Attachment 6A and 6B - Aerial and Existing Land Uses
- Attachment 7 – Brampton Plan – Official Plan Designation
- Attachment 7A – Brampton Plan – Major Transit Station Area Hub-3
- Attachment 8 - Sustainability Snapshot
- Attachment 9 - Detailed Planning Analysis
- Attachment 10 - Results of Public Meeting
- Attachment 11 - Draft Official Plan Amendment
- Attachment 12 - Draft Zoning By-law Amendment
- Attachment 13 - Results of Application Circulation