

Date: 2024-03-13

Files: **OZS-2023-0021 (Zoning Amendment) and OZS-2023-0044 (Subdivision)**

Subject: **RECOMMENDATION REPORT**
Application to Amend the Zoning By-law and Plan of Subdivision
(To permit a mixed-use development consisting of four (4) 35-storey residential apartment buildings and one, four-storey mid-rise commercial building).
Hampton Development Corp – SGL Planning & Design Inc.
241 Queen Street East
South of Queen Street East between Hansen Road South and Kennedy Road South
Ward: 3

Contact: Nicole Hanson, Principal Planner/Supervisor, Development Services & Design

Alex Sepe, Manager, Development Services & Design

Report Number: Planning, Bld & Growth Mgt-2024-233

Recommendations:

1. That the report from Nicole Hanson, Principal Planner/Supervisor, Development Services to the Planning and Development Committee of April 8th, 2024, re: Recommendation Report, Application to Amend the Zoning By-Law, Hampton Development Corp., c/o SGL Planning and Design Inc., 241 Queen Street East, Ward 3, be received;
2. That the application for an Amendment to the Zoning By-law (File: OZS-2023-0021) be approved, and the Plan of subdivision application (File: OZS-2023-0044) be endorsed, as submitted by SGL Planning and Design Inc., on behalf of 241 Queen Street Inc., on the basis that they represents good planning, are consistent with section 34 of the Planning Act, are consistent with the Provincial Policy Statement, conform 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 Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and,

4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (17) of the Planning Act, R.S.O., as amended.

Overview:

- The applicant has submitted an amendment to the Zoning By-law to permit the development of a mixed-use development consisting of four (4), 35-storey residential towers comprised of 1,590 residential units and a four-storey commercial building. Building 'A' and 'B' will contain 948 square metres of ground floor commercial space. Building 'D' will feature a 470 square metre day care use. The proposed four-storey commercial building is to contain 7085 square metres of retail space.
- The development will also facilitate the delivery of two future local public roads (one east-west, and one north-south) that will serve to create more efficient development blocks that will accommodate intensified development forms on these and adjacent lands.
- The property is designated 'Central Area' on Schedule A and 'Urban Growth Centre' on Schedule A1 of the Official Plan. The property is also designated 'Central Area Mixed-Use' in the Queen Street Corridor Secondary Plan. An Amendment to the Official Plan and Secondary Plan is not required to facilitate the proposal.
- The property is zoned 'Downtown Commercial One Special Section 3521 (DC1(H)-3521)' as per Zoning by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed development. The draft Zoning By-law is attached as Attachment 10.
- A Statutory Public Meeting for this application was held on September 25th, 2024. One member of the public was present to delegate on this item. A written submission was received by members of the public after the statutory public meeting. Details of the Statutory Public meeting are included in Attachment 8 of this report.
- The proposed Zoning By-law Amendment represents good planning, is in the public interest, is consistent with the Planning Act and Provincial Policy Statement, and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan.
- The proposed development is consistent with the strategic focus area of "Growing Urban Centres and Neighbourhoods" by contributing to an economy that thrives with communities that are strong and connected.

BACKGROUND:

This site was previously subject to an application to amend the Zoning By-law (City File: C02E05.035) (submitted in 2015) to permit the development of a 6 storey medical office building, as well as the creation of future public local roads, by its previous owner Atlas HealthCare (Brampton) Ltd. That application was approved by Council (2017), and a Rezoning Agreement was executed and registered on title for the property that includes arrangements for the future construction of the roads. A site plan application was also approved, however the site plan agreement was not executed by the landowner.

The lands were subsequently sold to Hampton Development Corp., and SGL Planning and Design Inc. (planning consultant) has submitted on behalf of the new owner this application to amend the Zoning By-law on June 8, 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 June 22nd, 2023. The Statutory Public Meeting for the application was held at the Planning and Development Committee on September 25, 2023. There was written correspondence received from one member of the public and one member of the public spoke at the meeting.

A Plan of Subdivision application was submitted on December 19, 2023 and was deemed to be complete on January 4, 2024.

CURRENT SITUATION:

Proposal

The plan of subdivision proposes:

- 5 distinct blocks, one for each of the proposed buildings,
- a segment of a future east-west public road (full width).
 - The westerly segments of this road (to connect to Kennedy Road) will be created when the adjacent lands to the west are developed.
 - The easterly segment of the road (to connect to Hansen Road) can be created in conjunction with the segment that is to be located on this subject site, as that portion of the road is to occur on lands that are owned by the City; and
- the easterly half of a planned north-south public road that will connect Queen Street to the new planned east-west road noted above.

Please refer to Attachment 12 to review the Plan of Subdivision.

The Zoning Amendment proposes the development of the lands with a mixed-use commercial and residential development, which the landowner intends to develop in three phases. The proposed development includes four (4) 35-storey mixed-use residential apartment buildings and one four-storey commercial building. Five levels of underground parking are proposed, totaling 1575 parking spaces.

Details of the rezoning application includes:

Phase 1: Buildings 'A' & 'B'

- Building 'A'
 - 23,235 square metres of residential gross floor area
 - 376 square metres of retail gross floor area
 - 266 1-bedroom units
 - 132 2-bedroom units
 - 319 underground parking spaces
- Building 'B'
 - 23,166 square metres of residential gross floor area
 - 572 square metres of retail gross floor area
 - 266 1-bedroom units
 - 132 2-bedroom units
 - 293 underground parking spaces

Phase 2: Buildings 'C' & 'D'

- Building 'C'
 - 23, 555 square metres of residential gross floor area
 - 265 1-bedroom units
 - 132 2-bedroom units
 - 333 underground parking spaces
- Building 'D'
 - 24,898 square metres of residential gross floor area
 - 470 square metre Daycare
 - 265 1-bedroom units
 - 132 2-bedroom units
 - 388 underground parking spaces

Phase 3: Commercial Building

- 4-storey commercial building
 - 7085 square metres of commercial gross floor area
 - 242 underground parking spaces

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

The subject site has the following characteristics:

- is located south of Queen Street East, west of Hansen Road South and east Kennedy Road South;

- is municipally known as 241 Queen Street East;
- has a total lot area of approximately 1.69 hectares;
- has a frontage of approximately 100 metres along Queen Street East;
- is 'L'-shaped and is current vacant;

The surrounding land uses are described as follows:

North: Queen Street East, and beyond are existing single-storey commercial buildings;

South: Single-storey industrial buildings and Eastern Avenue;

East: Existing single-storey commercial buildings; and

West: Existing single-storey commercial buildings.

Summary of Recommendations

This report recommends that Council adopt the amendment to the Zoning By-law generally in accordance with the attached Attachment 10.

Application to Amend the Zoning By-law, and recommended Holding (H) provisions

The subject property is currently zoned "Downtown Commercial Once Special Section 3521 (DC1(H)-3521)" as per Zoning By-law 270-2004, as amended. Commercial, office and residential uses are currently permitted within the zoning designation, however the Holding symbol is to be removed prior to the site being permitted to develop residential uses.

A Zoning By-law amendment is required to create a new site-specific Downtown Commercial One (DC1) zones for the proposed uses. The zoning amendment appended to this report proposes the creation of two zones that include Holding (H) provisions. One zone applies to the 'Phase 1' (northerly) lands comprised of mixed use buildings 'A' and 'B' as shown on Attachment 1. Another zone applies to the 'Phase 2' (southerly) lands comprised of mixed use buildings 'C' and 'D' and the four-storey commercial building located at the southern extent of the site.

Staff recommends that a "Holding (H)" symbol is added to the site-specific Zoning By-law amendment for the following purposes, which are described thereafter:

- Functional Servicing Report,
- Registration of the Draft Plan of Subdivision,
- Class 4 Noise classification.
- Regional servicing capacity constraints, and

- Regional waste collection.

Functional Servicing Report

A Functional Servicing Report (FSR) was prepared by Schaeffers Consulting Engineers, dated and March 2023 in support of this application. City of Brampton Environment and Development Engineering provided a comments memo to the applicant dated January 12th, 2023 outlining outstanding storm servicing and stormwater management requirements to be revised within the Functional Servicing Report. Staff are agreeable to the approval of the zoning by-law, provided that the “Holding (H)” symbol requiring a satisfactory Functional Servicing Report be provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Registration of the Plan of Subdivision - Previous “Atlas Healthcare” Rezoning Agreement

In 2017, the City of Brampton executed a Rezoning Agreement with the previous owners of the subject property, Atlas Healthcare (Brampton) LTD. Condition 4 of Schedule B of that Rezoning Agreement requires the owner of the subject property or its successors to construct a new east-west public road through the subject lands and the lands municipally known as 9 Hanson Road South (a property owned by the City of Brampton). Condition 5 of that agreement requires the construction of the easterly half of a north-south local road that planned to be jointly located on a portion of the subject property (easterly portion of the road), and on the adjacent property to the west, 239 Queen Street East (westerly portion of the road).

To satisfy conditions 4 and 5 of the Rezoning Agreement, the applicant submitted a Draft Plan of Subdivision (City File: OZS-2023-0044) (Attachment 12). The Draft Plan of Subdivision proposes seven (7) blocks. Blocks 1-4 are to accommodate the (4) 35-storey residential apartment towers and a commercial block shown as Block 5. To satisfy conditions 4 and 5 of Schedule B of the Rezoning Agreement, the draft plan of subdivision proposes Block 6 to create the north-south road, and Block 7 to create the east-west road connecting to Hansen Road South. A Holding (H) provision has been included on the southerly zone that is proposed that applies to the three southerly buildings proposed for this property. This Holding arrangement will facilitate the development of the northerly two mixed-use towers by the applicant at any time, but prior to the development of any of the southerly three buildings, the landowner will arrange for the lifting of the H via the registration of the subdivision and fulfilling of the subdivision conditions with respect to the roads. prior to the to create the new north-south and east-west municipal road and the residential and commercial blocks.

Class 4 Noise Designation

An Environmental Noise Feasibility Study was prepared by Valcoustics Canada Limited, dated January 30th, 2023. The Report recommends that the proposed development receive a Class 4 Noise designation pursuant to the Provincial Noise Guidelines (NPC - 300) as administered by the Ministry of Environment, Conservation and Parks (MECP). The Class 4 Noise Area designation would allow the proposed residential development, despite the noises emanating from the existing commercial/industrial uses in proximity of the site – effectively allowing higher daytime and nighttime sound level limits. This designation is generally considered to be appropriate due to the area being designated for residential infill development – however more time is required for City staff to continue working with the applicant to refine the Noise Feasibility Study. This will ensure the site is designed in a manner that satisfies MECP requirements with respect to the Class 4 classification. For this reason a Holding (H) provision is recommended which will be removed upon the Commissioner of Planning, Building and Growth Management being satisfied with the Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300).

Region of Peel Requirements: Servicing & Waste Management

The Region of Peel has informed City Staff that there are water and wastewater constraints in the vicinity of the subject lands that should be addressed through revisions to the Functional Servicing Report prior to its approval. Notwithstanding this, through discussions with Regional staff, they have noted that they are generally agreeable to the application proceeding with an approval provided that Holding (H) provisions are used in the implementing By-law, requiring that prior to the removal of the H, written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received.

Further, the Region has also informed that the proposed concept site plan proposed by the applicant does not satisfy the Region's requirements regarding the movements of waste vehicles on the site and that they have significant concerns. Regional staff have requested revisions to the concept site plan design to ensure the proposed development conforms to the Region of Peel Waste Collection Design Standard Manual. Notwithstanding this, through discussions with Regional staff, they have noted that they are generally agreeable to the application proceeding with an approval provided that Holding (H) provisions are used in the implementing by-law requiring written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactorily Waste collection and access plan been received.

The proposed holding provisions are summarized as follows:

- 1) Confirmation that a Functional Servicing report has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management, prior to the lifting of the H.

- 2) Confirmation that the Draft Plan of Subdivision (File: OZS-2023-0044) is registered to the satisfaction of the Commissioner of Planning, Building and Growth Management, prior to the lifting of the H for the southerly three buildings.
- 3) Confirmation that a satisfactory Noise Feasibility Study to designate the lands as a Class 4 Noise Area under Provincial Noise Guidelines (NPC-300) has been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management, prior to the lifting of the H.
- 4) Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactory Functional Servicing Report, that includes phasing and staging requirements for water and wastewater servicing has been received prior to the lifting of the H.
- 5) Written confirmation from the Region of Peel's Commissioner of Public Works or Designate that a satisfactorily Waste collection and access plan been received, prior to the lifting of the H.

Urban Design Considerations

An Urban Design Brief was prepared by SGL Planning & Design, dated November 2023. City of Brampton Urban Design staff reviewed the Urban Design Brief and provided comments to the applicant dated January 15th, 2023. Urban Design staff have requested refinements to the development design including, but not limited to undulation of tower heights, revisions to podium heights and ensuring an overall high level of urban design is incorporated into the development. Staff will continue to work alongside the applicant through the forthcoming Site Plan process to ensure the Urban Design objectives are considered and appropriately implemented throughout both phases of the proposed development.

Planning Analysis Summary

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Official Plan represents good planning, and is consistent with the Provincial Policy Statement (PPS), and conforms to the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Region of Peel Official Plan (ROP), the City of Brampton Official Plan (Official Plan), and the Queen Street Corridor Secondary Plan (SPA36)

Matters of Provincial Interest

Planning Act, (2020):

The proposal has regard for matters of provincial interest that are set out in Section 2 (h), (j), (k), (o), (p) and (q) of the Planning Act. The proposed land uses contribute to the orderly development of safe and healthy communities, where an adequate provision of housing and

employment uses will be provided. The attached Zoning By-law amendment represents an orderly transit and pedestrian oriented land use pattern in a location that is suitable and desirable for growth, and the future redevelopment of the area.

In regard to Section 2 (f) of the Planning Act, the Region of Peel has indicated that there are servicing capacity constraints. Therefore, pursuant to Section 36 of the Planning Act, the implementing by-law will be subject to a Holding symbol to ensure adequate servicing is provided to the satisfaction of the Region of Peel prior the Holding symbol being lifted.

Staff is satisfied the development proposal meets the intent 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 development proposal will deliver 1,590 residential units in the Central Area which will contribute to Section 1.1.1. (b) which speak to accommodating an appropriate affordable and market-based range and mix of residential types. Pursuant to Section 1.1.1. (e), the proposal promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs. The application meets Section 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.1.3.5. Within the Central Area, existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services to the satisfaction of the City and the Region. Although the Region of Peel has identified servicing constraints, the implementing by-law will be subject to a Holding provision to ensure the development proposal conforms to Section 1.6.6.

Staff is satisfied that the development proposal 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 (GGH) provides a framework for implementing Ontario's vision for building stronger, prosperous communities by better managing growth in this region. It established the long-term framework for where and how the region will grow. By 2051, this area is forecast to grow to, at a minimum, 14.8 million people and 7.0 million jobs.

The subject property is located within the Built-Up Area and Urban Growth Centre. Within the Urban Growth Centre a minimum density target of 200 persons and jobs per hectare is required pursuant to Section 2.2.3 which states, Urban Growth Centres are planned to achieve, by 2031 or earlier, a minimum density target of 200 residents and jobs combined per

hectare. The development proposal is anticipated to exceed the minimum number of people and jobs per hectare within the Kennedy MTSA, which will equate to 2,196 residents and jobs combined per hectare in Downtown Brampton.

The development proposal conforms to Section 1.2.1, 2.2.4.10, 2.2.5.3, which prioritizes intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability. In addition to this, the development will support retail and office uses, with a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.

This development proposal conforms to the applicable policies of the Growth Plan.

Region of Peel Official Plan

The Region of Peel Official Plan (ROP) provides a long-term policy framework that is used to manage Peel's growth and development. The intent of the Regional Official Plan is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner.

The subject property is designated Urban Systems boundary and is located within the 'Urban Growth Centre' as per Schedule E1-Regional Structure of the ROP. The proposed development is located along a Local Intensification Corridor. The overall development proposal and zoning by-law amendment conforms to regional objectives, policies and targets of the Urban System designation, and will assist in the achievement of a minimum gross density target of 200 residents and jobs combined per hectare by 2031 or earlier, and a range and mix of residential and employment opportunities.

The Region is responsible for the supply and distribution of water and the collection and disposal of sanitary sewage, pursuant to policy 6.5.1 which outlines the need to provide water supply and sanitary sewer services to appropriate areas of the Region in an adequate, efficient, planned and cost-effective manner consistent with public needs and financial realities. Pursuant to policy 6.5.2, full municipal sewage and water services to accommodate growth in the Urban System, subject to regional financial and physical capabilities is required. Further, pursuant to policy 6.5., it states that "no development requiring additional or new water supply and/or sanitary sewer services proceeds prior to the finalization of a Servicing Agreement with the Region, confirming the responsibility for, and ability to provide, appropriate facilities for water supply and sewage disposal. In the case of plans of subdivision, confirmation will be required prior to draft approval, that servicing is or will be available. Given the aforementioned, ensuring adequate sanitary servicing capacity is available to accommodate the intensification and transformation of the Urban Growth Centre is a key function and governance responsibility of the Region of Peel.

Region of Peel staff recommend the inclusion of the Holding (H) Symbol within the implementing Zoning By-law Amendment, in order to ensure the appropriate phasing and servicing requirements are met to satisfy section 6.5.3 of the Region of Peel Official Plan. Staff is satisfied the proposed amendment is consistent with the policies and intent of the

Region of Peel Official Plan.

City of Brampton Official Plan

The Official Plan provides clear direction as to how physical development and land-use decisions should take place in Brampton to meet the current and future needs of its residents. The lands are designated 'Central Area' on Schedule A- General Land Use and 'Urban Growth Centre' on Schedule A1-Urban Growth Centre of the Official Plan. The 'Central Area' and Urban Growth Centre are a focal area for investment in institutional and region-wide public services, as well as commercial, recreation, cultural and entertainment uses. Major office as well as other high-density employment uses. The Central Area is the focus for the implementation of the City's bus rapid transit (BRT) routes, which forms part of the City's Transportation and Transit Master Plan

The Central Area designation permits a range of office, retail, residential, entertainment, hotels, governmental, institutional, community facilities, places of worship and other uses. The Urban Growth Centre is accessed by all modes of transportation including walking, cycling and automobiles, however, high order transit anchors the network and allows access from within and outside the City, including inter-regional travel. The development proposal will reflect a more desired human scale of development and will be guided by design criteria appropriate for the revitalization of the Queen Street Corridor. This is intended to result in a significantly enhanced pedestrian environment. The development proposal meets the requirements of the 'Central Area' and Urban Growth Centre designation of the Official Plan.

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

Queen Street Corridor Secondary Plan (Area 36)

The subject property is designated "Central Area Mixed Use" in the Queen Street Corridor Secondary Plan (SPA 36).

Pursuant to policy 5.1.2.1 lands designated "Central Area Mixed-Use" are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit. Further, a maximum floor space index of 3.5 and 2.0 for residential uses is permitted as per policy 5.1.2.2, where the application is seeking an increase to the FSI to 5.99 for the overall development through a site-specific zoning by-law amendment.

The proposal seeks to permit a mixed-use development consisting of three phases. comprised of four (4) 35-storey mixed-use residential apartment buildings. 376 square metres of retail gross floor area and 572 square metres of retail gross floor area are provided in Buildings 'A' and 'B', respectively. A 470 square metre daycare is provided in

Building 'D'. The four-storey commercial building consists of 7085 square metres of retail gross floor area.

The development proposal meets the intended MTSA and Urban Growth Centre targets, and will make efficient use of a vacant and underutilized lot. The proposal promotes the intensification and improvements of the Central Area and its component areas as the major focus of commercial and community activity for the residents of Brampton, and as an increasingly important location for regional activity related to other parts of the Greater Toronto Area. The development proposal is appropriate for the emerging planned land use context and evolving character of the Queen Street Corridor Plan, which also considers the adjacent and existing low density industrial uses, and how such uses may transition over time to a new mix of residential, employment and commercial uses. It also promotes the character of Queen Street as a strong pedestrian and transit environment.

The site is located within the Special Policy Area One – Eastern Industrial Transition. Pursuant to policy 5.8.1.2 notwithstanding the land use permission set out by the Central Area Mixed Use Designation under section 5.1.2 of this document, within Special Policy Area 1, the following sensitive land uses shall not be permitted: permanent and seasonal residences, hotels/motels, nursing/retirement homes, rental residences, hospitals, campgrounds, schools (except for technical or business schools), places of worship, group homes, lodging houses, day care and community centres. A rezoning by-law amendment will be required to permit residential uses for the mixed-use development. The development will implement new public roads and contribute to streetscape improvements to create a block pattern that is desirable for intensification and human scaled transit-oriented mixed-use development. In addition to this, pursuant to policy 5.8.1.7 the built form shall address the street and create an urban, pedestrian friendly street edge, with the majority of the property frontage on primary collector and minor arterial streets occupied by built form. The land use permissions, urban design and streetscape principles of the development will support the Special Policy Area One: Clark-Eastern Industrial Transition area.

Staff is satisfied that the proposed development conforms to the Queen Street Corridor Secondary Plan.

City of Brampton Zoning By-law 270-2004

The property is zoned "Downtown Commercial Once Special Section 3521 (DC1 (H) -3521)" by By-law 270-2004, as amended. This zone permits a range of uses including commercial, medical, retail, office and residential.

The proposed Zoning By-law Amendment will rezone the subject lands, creating a split-zoned site specific Downtown Commercial One (DC1) zone subject to holding provisions. The Zoning By-law performance standards regulate the permitted uses, residential and gross floor gross floor area, building and podium height, tower and podium separation distances, building setbacks, and site density as shown in Attachment 10.

Staff is satisfied with the proposed zoning provisions for the development of the lands.

Community Engagement

The application was circulated to City Departments and external agencies for comments and notification was provided to property owners within 240 metres of the subject lands, exceeding the Planning Act requirement of 120 metres for such applications, as well as notice was issued in the Brampton Guardian.

Notice signs were also placed on the subject lands to advise members of the public that an application of the proposed applications were filed with the City. The correspondence received from residents and commenting agencies are included as Attachment 10a – Results of Application Circulation (Public) and Attachment 10b – Results of Application Circulation (External).

A Statutory Public Meeting for this application was held on September 25, 2023. There was one resident that spoke at the public meeting. One correspondence letter was received by another member of the public. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Attachment 9 – Results of Public Meeting, of this report:

Concern Raised	Staff Response
The proposal provides excessive parking spaces which can lead to increased traffic congestion.	<p>A Traffic Impact Study (TIS), Parking and Access and Circulation Review has been submitted to City staff for review by Paradigm Transportation Solutions. The report concluded Phase 1 (Buildings A and B) will have acceptable impact on traffic movement/operations for the area and recommends the installation of “Do No Block Intersection” sign for northbound motorist on Hansen Road at the proposed site driveway.</p> <p>The concurrent Draft Plan of Subdivision (OZS-2023-0044/ 21T-23010B) will facilitate the construction of a new North-South and East-West Public Road. The east-west road will connect to Hansen Road South to mitigate traffic flows directly to Queen Street East for both Phase 1 and 2 lands.</p> <p>City of Brampton Traffic staff will further review the revised TIS through the Draft Plan of Subdivision to ensure the proposed public roads adequately address traffic</p>

	concerns.
The consideration of transit availability	The property is located within the delineated boundaries of the Kennedy “Primary” MTSA and requires a minimum density target of 160 people and jobs per hectare. The property is designated Urban System and will assist in the achievement of a minimum gross density target of 200 residents and jobs combined per hectare by 2031. The development will contribute to the MSTA and Urban Growth Centre targets for existing and planned transit along the Queen Street Corridor.
The location of bike parking proposed	The location of bike parking is proposed underground to prevent bike theft and provide greater security to parked bikes.

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 and Neighbourhoods, and Transit and Connectivity. The development proposal aims to contribute and achieve the strategic priorities within these focus areas by providing a built form that provides a variety of housing typologies coupled with access to public transit

This report directly aligns with the vision that Brampton will be a mosaic of character, 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’.

CONCLUSION:

Staff is satisfied that the Application to Amend the Zoning By-law and Plan of Subdivision represents good planning in the public interest, it is consistent with the Planning Act and 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.

Staff recommend approval of the proposed Zoning By-law Amendment attached hereto as Attachment 10, as the following criteria have been met:

- prioritizes intensification and higher densities in strategic growth areas to make efficient use of land and infrastructure and support transit viability.
- the proposed zoning by-law amendment is consistent with the aforementioned policies
- 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:

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Principal Planner/Supervisor,
Development Services

Reviewed by:

Allan Parsons, MCIP, RPP
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Approved by:

Steve Ganesh MCIP RPP
Commissioner
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City of Brampton

Attachments:

- Attachment 1 – Concept Map
- Attachment 1A – Concept Elevations
- 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 – Sustainability Score
- Attachment 12 – Draft Plan of Subdivision