



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
**6/17/2024**

**Date:** 2024-04-30

**File:** OZS-2022-0023

**Subject:** **Recommendation Report**  
Application to Amend the Zoning By-law  
*(To permit, two 45-storey rental apartment towers on a 6-storey podium, a 40-storey rental apartment tower on a 6-storey podium, a 14-storey rental apartment building that transitions to a 9-storey mid-rise building, and a 6-storey mid-rise rental apartment building).*  
**Kaneff Group**  
210 & 220 Steeles Avenue West  
Ward 3

**Contact:** Harsh Padhya, Planner III, Development Services & Design  
Alex Sepe, Manager, Development Services & Design

**Report number:** Planning, Bld & Growth Mgt-2024-400

**RECOMMENDATIONS:**

1. That the report from Harsh Padhya, Planner III, Development Services & Design, to the Planning and Development Committee of June 17<sup>th</sup>, 2024 titled, **Recommendation Report** Application to Amend the Zoning Bylaw, **Kaneff Group**, 210 & 220 Steeles Avenue West, Ward 3, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Kaneff Group, (File: OZS-2022-0023) be approved, on the basis that it represents good planning, has regard for the *Planning Act*, is consistent with 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 Zoning By-law generally in accordance with the attached Attachment 13 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 of the *Planning Act*, R.S.O. c.P. 13, as amended.

**OVERVIEW:**

- This report recommends approval of an Amendment to the Zoning By-law to permit the development of the subject lands for two 45-storey apartment buildings, a 40-storey apartment building, a 14-storey apartment building, and a 6-storey apartment building. The application proposes purpose built rental units to the existing housing stock within the subject site.
- The subject property is designated 'Residential' on Schedule A of the Official Plan. The 'Residential' designation permits a full range of residential dwelling types. 210 Steeles Ave W is located within SPA 6 (Brampton Flowertown) and designated 'High Density Residential'. 220 Steeles Ave W is located within SPA 55 (Hurontario-Main Corridor) and designated 'High Density One'. An amendment to the Secondary Plan is not required.
- The subject property is currently zoned Residential Apartment A, Special Section 3101 (R4A-3101). The current Zoning does not permit the proposed additional development on the site. An amendment to the Zoning By-law is required to facilitate the proposal.
- A 'Holding (H)' symbol may need to be used in association with the zoning by-law due to some final technical matters in relation to the Functional Servicing Report (FSR) and Traffic Impact Study (TIS) that need to be finalized with the Region of Peel. Prior to the enactment of the implementing zoning by-law, staff will receive final confirmation from Region of Peel staff regarding whether an H symbol may be required.
- A Statutory Public Meeting for this application was held on July 25, 2022. Details of the Statutory Public Meeting are summarized in Attachment 15 of this report.
- The application achieved an overall Sustainability Score of Silver (56 points). Further refinements through a future Site Plan application may improve the sustainability score.
- The proposed Zoning By-law Amendment represents good planning, as it has regard for the *Planning Act*, 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 of Peel Official Plan and the City of Brampton Official Plan, and for reasons set out in the Recommendation Report.
- The development proposal is consistent with the City of Brampton's Strategic Focus Area of Growing Urban Centres and Neighbourhoods by

**contributing to an economy that thrives with communities that are strong and connected.**

## **BACKGROUND:**

Kaneff Group submitted their original application to amend the Zoning By-law on April 19, 2022. That original submission contemplated the intensification of the subject property for two, 37 storey apartment buildings with a 6 storey podium, a 26 storey apartment building with an 8 storey podium, and three blocks of 3.5 storey stacked townhouse units (Attachment 1a). The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on May 16, 2022.

On April 4, 2024, Kaneff Group submitted a revised development proposal contemplating redeveloping the subject property for the purposes of two 45-storey apartment buildings, a 40-storey apartment building, a 14-storey apartment building, and a 6-storey apartment building. The height of Building 1 has been substantially reduced from 26 storeys to a 14-storey building on a 9 storey podium. The 9-storey portion maintains a minimum setback of 21.3 meters from the westerly property line, while the 14-storey portion maintains a setback of 36.5 meters.

The proposed built form ensures shadowing impacts on the adjacent low-density residential housing is mitigated. Height density has been redistributed to Building 2A and 2B, each 45 storeys, and Building 3, 40 storeys. This distribution of density is reflected in the updated conceptual site plan (Attachment 1) and the massing and angular planes (Attachment 12).

The revised proposal addresses public concerns raised during the Public Meeting, as well as comments from staff. Consequently, the revised proposal was deemed to be generally consistent with the original application, and it was determined that a second public meeting was not necessitated.

## **CURRENT SITUATION:**

### ***Proposal:***

The proposed Zoning By-law Amendment application contemplates intensifying the current vacant areas of the site to introduce two, 45 storey rental apartment towers on a 6-storey podium, a 40 storey rental apartment tower on a 6-storey podium, a 9 storey rental apartment building that transitions to a 14 storey mid-rise building, and a 6 storey mid-rise rental apartment building. A total of 1,878 purpose built rental units are proposed.

Details of the proposal are as follows:

	1BD / 1BD+D	2BD / 2BD+D	3BD	# of Units	GFA (m <sup>2</sup> )	FSI	Height
<b>Existing</b>	84	424	0	508	40,947	1.03	58.5m
<b>Proposed Building 1</b>	204	82	14	300	20,002		43.9m
<b>Proposed Building 2</b>	610	375	49	1,034	68,527		136.9m
<b>Proposed Building 3</b>	282	125	46	453	29,582		118.75m
<b>Proposed Building 4</b>	62	23	6	91	6,050		19.3m
<b>Total Proposed</b>	1,161	608	118	1,878	124,884		
<b>Total Proposed and Existing</b>	1,245	1,032	118	2,386	<b>165,108</b>	<b>4.14</b>	
	<b>Existing</b>		<b>Existing + Proposed</b>		<b>Parking Ratio</b>		
<b>Parking</b>	508 (Resident) 254 (Visitor)		725 (Resident) 479 (Visitor)		0.30 spaces/unit 0.20 spaces/unit		
<b>Bicycle Parking</b>			843		0.35 spaces/unit		

Common outdoor amenity spaces are proposed throughout the site. An outdoor amenity area is proposed to be maintained at the base of each building on the subject property. All specific landscape details and programming elements of the common amenity areas will be refined through a future Site Plan application.

***Application to Amend the Zoning By-law:***

The subject property is currently zoned Residential Apartment A – Section 3101 (R4A-3101). To permit the proposed development the existing Residential Apartment A zone will be amended to Residential Apartment A (R4A) – Section 3783. The proposed Zoning By-law amendment includes site specific zoning standards that include, but are not limited to:

- Maximum Gross Floor Area of 165,110 square metres;
- Maximum number of residential units of 2, 386;
- Minimum building height of 6-storeys;
- Maximum building height of 45-storeys;
- Maximum floor space index (FSI) of 4.2; and
- Maximum Tower Floor Plate of 800 square metres.

The proposed Zoning By-law Amendment will ensure that the proper land use controls are in place to implement the proposal and achieve a desirable urban form. The proposed Draft Zoning By-law Amendment is attached as Attachment 13.

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

The lands have the following characteristics:

- Municipally known as 210 & 220 Steeles Avenue West and is legally described as Peel Condominium Plan 248 and Peel Condominium Plan 251;
- Overall site area of 4.05 hectares (9.98 acres);
- Frontage of approximately 170 metres along Steeles Avenue West;
- Currently contains two, 22-storey rental apartment buildings, each consisting of 254 units;
- Remainder of the property consists of outdoor amenity areas, landscaping, pedestrian walkways, and surface parking.
- 762 parking spaces are currently provided on-site, which are accommodated between the existing surface parking areas and underground garage for each respective building.

The surrounding land uses are described as follows:

North: Kaneff Park, an existing public park with a total area of approximately 2 hectares. North of the park are four existing high-rise residential properties.

South: Steeles Avenue West, and beyond is vacant land currently zoned Agricultural (A) that contains an existing single detached dwelling. According to the Hurontario-Main Corridor Secondary Plan (Schedule SP55), these lands are designated to permit high-density mixed-use development. There is an active application at 137 Steeles Av W for two high-rise towers consisting of 50- and 45- storeys in height.

East: Shoppers World Brampton, an existing commercial shopping centre with an extensive surface parking lot. The Brampton Gateway Bus Terminal is located at the north-west corner of Main Street South and Steeles Avenue West providing rapid and frequent bus service to areas throughout the City of Brampton and Region of Peel. A rezoning application was approved for the fulsome mixed use (commercial and residential) redevelopment of that site, and a site plan is submitted for two high-rise towers at this time.

West: Existing single detached dwellings and a utility station with frontage along Steeles Avenue West and McMurphy Avenue.

### **Summary of Recommendations**

This report recommends that Council approve the proposed residential development. It further recommends that Council adopt the amendment to the Zoning By-law generally in accordance with the attached appendices. It is noted that a 'Holding (H)' symbol may need to be used in association with the zoning by-law due to some final technical matters in relation to the Functional Servicing Report (FSR) and Traffic Impact Study (TIS) that need to be finalized with the Region of Peel. Prior to the enactment of the implementing zoning by-law, staff will receive final confirmation from Region of Peel staff regarding whether an H symbol may be required.

The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan.

### **Matters of Provincial Interest**

#### ***Planning Act***

The application has been reviewed for compliance and regard for matters of Provincial interest as set out in Section 2 of the Planning Act R.S.O 1990. The proposed Zoning By-law Amendment represent orderly development in a desired location that is suitable for urban growth and development.

In accordance with Section 2 of the Planning Act, the application has regard to, among other matters of Provincial interest such as:

- (f) The adequate provision and efficient use of communication, transportation, sewage and water services, and waste management systems;*
- (h) The orderly development of safe and healthy communities;*
- (h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- (j) The adequate provision of a full range of housing, including affordable housing;*
- (o) The protection of public health and safety;*
- (p) The appropriate location of growth and development;*
- (q) The promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians;*
- (r) The promotion of built form that,*
  - (i) Is well-designed,*
  - (ii) Encourages a sense of place, and*
  - (iii) Provides for public spaces that are high quality, safe, accessible, attractive, and vibrant.*

The proposed development exhibits well-designed and high-quality elements that will enhance the character of the area and support the creation of sense of place that is safe, accessible, attractive, and vibrant. This includes considerate landscaping treatment, pedestrian amenities, walkway connections, and architectural features that respect the surrounding mid-20<sup>th</sup> century modernist architecture.

Based on the above, Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

### ***Provincial Policy Statement (PPS)***

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 proposed development supports livable, healthy communities by introducing residential and commercial/ retail uses in a compact urban form on lands that are served by existing infrastructure and public services including transit. The subject property is located within a Major Transit Station Area, representing an appropriate and supportable form of intensification that promotes efficient development patterns that reinforces transit investments. The proposed development optimizes existing land within built-up areas, is transit supportive, minimizes land consumption, and maximizes existing servicing infrastructure.

The proposed development will introduce a range and mix of 1,878 purpose-built rental units that supports the diversification of the City’s housing stock, as well as supporting the City’s objective of providing a range and mix of housing options and providing 13,000 new homes by the year 2031.

The proposed development is located within the Gateway Terminal Major Transit Station Area and is in proximity to the Brampton Terminal Gateway, which provides local and regional transit connections and bus rapid transit service along Hurontario Street and Steeles Avenue West. The subject property is served by existing municipal water and wastewater services, which supports the efficient use of existing servicing infrastructure. A Functional Servicing Report has been submitted to the City in support of the proposed development. The Report includes stormwater management strategies, which are described in greater detail within the provided Stormwater Management Report.

Staff is satisfied that the recommendations of this report for the development are consistent with the applicable sections of the Provincial Policy Statement (PPS).

### ***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 proposed development appropriately directs growth to lands located within the delineated Built-up Area. The subject property is served by existing municipal water, wastewater, hydro-electric, and communication infrastructure and services. Additionally, the subject property is located in a Major Transit Station Area near the Brampton Gateway Terminal at the intersection of Steeles Avenue West and Hurontario Street. Major Transit Station Areas are anticipated to support the greater densities and intensification.

The proposed development introduces an appropriate range and mix of housing options by providing purpose-built rental units in 1-3 bedroom configurations, which contributes to the diversification of the City's housing stock in a manner that is considerate of current and future socio-economic needs. The surrounding area includes local and regional transit services including bus rapid transit, active transportation infrastructure, parks, recreational facilities, institutional uses, and various commercial and retail uses that supports the daily needs of residents. The proposed development represents an appropriate compact urban form that efficiently uses land and infrastructure and exhibits elements that support the establishment of complete communities.

Therefore, Staff is satisfied that the recommendations of this report conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

### ***Region of Peel Official Plan***

The Region of Peel Official Plan provides a policy framework that facilitates decisions with respect to land use matters including managing and directing growth; protecting the natural environment; and managing and delivering resources and services in an efficient manner.

The subject property is located 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 within the "Built-up Area" in Schedule E-3: of the Region of Peel Official Plan.

The proposed development represents an appropriate and efficient intensified built form that efficiently utilizes existing infrastructure including water, wastewater, hydro-electric, roads, and transit, which contributes to the achievement of cost-effective land use patterns and optimization of transit investments.

Furthermore, the subject property is located within a Major Transit Station Area, which is intended to accommodate intensification that contributes to achieving the Regions growth forecasts to meet or exceed the minimum transit-supportive density target of 160 residents and jobs combined per hectare. The proposed development contemplates 1,878 new rental residential units on approximately 3.99 hectares of land. This represents a residential density of approximately 469.5 residential units per hectare on the subject



property, and approximately 34.14 residential units per hectare within the Gateway Terminal Major Transit Station Area, which maintains an area of 55 hectares.

The proposed development will ultimately assist the Region of Peel and the City of Brampton in fulfilling numerous planning objectives including meeting and accommodating Regional growth forecasts, fostering vibrant complete communities, and providing new residential housing options to meet current and future needs. The proposed development appropriately directs growth to lands that maintain a land use policy framework that supports increased density and intensification, and further reinforces, optimizes, and efficiently uses existing infrastructure and services.

Region of Peel staff has informed City staff that a Holding (H) Symbol may be required to be used in conjunction with the implementing Zoning By-law Amendment, to ensure that a satisfactory Functional Servicing Report (FSR) and Traffic Impact Study (TIS) be approved. The applicant is working with the Region at this time to try and resolve these issues. Prior to the enactment of the Zoning By-law, City staff will confer with Region of Peel staff to determine whether the H symbol is required.

### ***City of Brampton Official Plan***

The City of Brampton Official Plan provides a policy framework to guide physical development and facilitate land-use decision-making to meet current and future needs of its residents.

The subject property is designated “Communities”, is located within a “Gateway Mobility Hub” and a “Major Transit Station Area”, and maintains frontage onto Steeles Avenue West, which is a “Primary Intensification Corridor” in Schedule 1: City Concept. The subject property is also designated “Residential” in Schedule A: General Land Use Designations. Steeles Avenue West is designated as a “Primary Corridor” in Schedule 2: Flower City Strategy Street Corridor Master Plan, “Major Arterial (Regional)” in Schedule B: City Road Hierarchy, and “BRT Corridors” in Schedule C: Transit Network.

The subject property is partially within the “Hurontario-Main Corridor Secondary Plan (55)” which designates the property as ‘High Density Residential’ and partially within the “Brampton Flowertown Secondary Plan (6)” which designates the property as ‘High Residential One’ in Schedule G: Secondary Plan Areas.

The proposed development includes 1,878 residential units ranging from 1-3 bedroom typologies, increasing the City of Brampton’s housing stock through the provision of a range and mix of available rental housing types. This supports the achievement of providing rental housing that considers the social and economic needs of residents to accommodate population growth to the year 2031. As per Section 4.2.1.6, the City is to accommodate at least 26,500 residential units between 2006-2031 within the built-up area. Additionally, the proposed development features elements that support complete communities. Future residents of the proposed development will have convenient access

to transit, schools, parks, open space, recreational facilities, religious uses, employment, local services, and public services within an approximate 1-kilometre radius.

Steeles Avenue West is a “Primary Intensification Corridor”, which accommodates intensified transit-supportive land uses that connects communities with key destinations. Policies governing Intensification Corridors are similar to that of Major Transit Station Areas and Mobility Hubs such that higher density developments are encouraged along Intensification Corridors, which will be supported by transit services. The proposed development maintains the planned intent and function of Primary Intensification Corridors.

Staff is satisfied that the proposed Zoning By-law Amendment conforms to the policies of the City of Brampton Official Plan.

### ***The Brampton Flowertown Secondary Plan Area 6 (SPA6)***

The proposed development consists of four (4) new purpose-built rental residential buildings that are 6-storeys, 14-storeys, 40-storeys, and 45-storeys in height, which includes 1,878 residential units in 1-3 bedroom typologies on lands that are approximately 4 hectares (39,909.0 square metres) in size. The subject property is designated “High Density Residential”, which is generally intended to support higher density residential built forms in accordance with Section 4.2.1.2 of the Official Plan. Section 4.2.1.2 of the Official Plan provides the New Housing Mix and Density for residential uses. The proposed development is classified as “High Density” under Section 4.2.1.2, which seeks a maximum density of 200 units per net hectare (80 units per net acre) and permits townhouse, duplex, maisonette, and apartment housing types.

The proposed development contemplates a built form that meets the intended function and use of the “High Density Residential” designation of the Brampton Flowertown Secondary Plan. The proposed development represents an increase of residential density of approximately 469.5 units per net hectare for the subject property, which exceeds the density target as illustrated in Section 4.2.1.2 of the Official Plan. Section 4.2.1.2 of the Official Plan states that:

*“The density categories above shall not be construed as limiting the City’s housing mix and density flexibility or its ability to narrow or expand such categories or the associated densities or to use them in various combinations within a particular Secondary Plan.”*

Furthermore, the subject property is located within a Major Transit Station Area, a Gateway Mobility Hub, and is located along a Major Arterial Road, Primary Intensification Corridor, and BRT Corridor. The subject property’s land use policy framework supports higher residential densities, which the proposed development is aligned with. The proposed development is also anticipated to increase the overall density of the HLRT-22 Major Transit Station Area; support the establishment of complete communities; reinforce transit ridership and investment; and provide an appropriate range and mix of purpose-built rental housing on suitable lands.

Staff is satisfied that the proposed Zoning By-law Amendment conforms to the policies of the Brampton Flowertown Secondary Plan.

### ***Hurontario-Main Corridor Secondary Plan (Area 55)***

The Hurontario-Main Corridor Secondary Plan provides a land use policy framework in accordance with the City of Brampton Official Plan to guide development within the secondary plan area.

The subject property is partially located within the Hurontario-Main Corridor Secondary Plan area, specifically the southern portion of the subject property. The subject property is designated “High Density One” with a “Height Transition Area” in the Hurontario-Main Corridor Secondary Plan (Area 55).

The “High Density One” designation generally maintains a density of 4.0 FSI and a building height of 78.0 metres (25 storeys). Lands within “Height Transition Area” are located adjacent to existing stable lower density residential neighbourhoods and are intended to appropriately transition in size and scale by maintaining an unobstructed 45-degree angular plane. It is the general desire of the Secondary Plan to maximize development potential; support existing transit including high-order transit; establish and maintain a distinct character; and reinforce elements that supporting a vibrant and animated urban space with compact, intensified and transit-oriented built forms.

The subject property is located approximately 400 metres west from the intersection of Hurontario Street and Steeles Avenue West, which is a Gateway Mobility Hub that provides local and regional connections including bus rapid transit through the Brampton Gateway Terminal transit station. The Subject property is also within a Major Transit Station Area (HLRT-22) and maintains frontage onto a Primary Corridor. The subject property’s land use policy framework is supportive of higher densities as described within the Official Plan and the Hurontario-Main Corridor Secondary Plan, as well as other applicable plans including the Growth Plan, Region of Peel Official Plan, the Metrolinx Regional Transportation Plan, and the Hurontario-Main Street Corridor Master Plan.

Staff is satisfied that the proposed Zoning By-law Amendment conforms to the policies of the Hurontario-Main Corridor Secondary Plan.

### ***Zoning By-law Amendment***

The subject property is currently zoned “Residential Apartment A – R4A Zone” with Special Section “3101” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to rezone the subject property to a “Residential Apartment A – R4A Zone” with a new Special Section to facilitate the proposed development.

The proposed Zoning By-law amendment includes regulations for permitted uses, which includes residential apartments, and non-residential uses. Non-residential uses have

been included as specific uses may be contemplated. Regulations also limit the minimum building height to 6-storeys and maximum building height to 45-storeys; maximum podium and tower heights ranging from 20 metres for podiums, and 119-137 metres for towers; total residential units of 2,386, which includes the two (2) existing residential buildings on the subject property; building setbacks for the front, rear, and interior side yard ranging from 0-6 metres; minimum tower separation distances of 24 metres; minimum 3 metre tower setback from Steeles Avenue West; and minimum parking spaces, loading spaces, and bicycle parking spaces.

Staff are satisfied with the building performance standards associated with the proposed Zoning By-law amendment, which reflects the applicable land use policy framework. Further, staff are working with the applicant and the Region of Peel to determine whether technical issues associated with the Functional Servicing Report (FSR) and the Traffic Impact Study (TIS) are to be resolved prior to the enactment of the zoning by-law amendment, and whether an Holding (H) symbol is needed in the zoning by-law. If it is, then the H symbol provisions that will be included in the by-law will identify that the land uses for this development will not be permitted until the H symbol is lifted, and that the lifting of the H symbol will occur once the Commissioner of Public Works at the Region of Peel provides written confirmation that the two noted technical matters are resolved to their satisfaction.

### ***Community Engagement***

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City. This report along with the complete application requirements, including studies have been posted to the City's website.

A formal Notice of Complete Application dated May 16th, 2022 was provided to the applicant. The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on July 25, 2022.

At the Statutory Public Meeting only one resident delegated. Generally, the issues raised at the public meeting were in relation to the height of Building #1 due to potential shadow impacts, privacy concerns and air and noise pollution during the construction period. Residents also raised concerns with respect to increased traffic congestion resulting from the development.

Details of the Statutory Public Meeting are included in Attachment 15 of this report. A high-level overview of the comments received, and staff responses are outlined below:

<b>Issue Raised At Public Meeting</b>	<b>Response</b>
<i>Built form, height and transition</i>	<ul style="list-style-type: none"> <li>In the revised proposal, the height of Building 1 has been reduced from 26 storeys to 14-storeys with a 9-storey podium. The reduced height as revised and building articulation addresses resident concerns with respect to privacy and shadowing on the abutting residential areas, as confirmed by the revised Shadow Study prepared by BDP Quadrangle.</li> </ul>
<i>Traffic congestion</i>	<ul style="list-style-type: none"> <li>The City's Transportation Planning and Region of Peel have reviewed the existing and proposed access and its impact on the surrounding community with no major concerns at this point.</li> <li>The Traffic Impact Study recommends traffic calming measures such as not providing a direct connection from Steeles Avenue to Pagebrook Court. The proposed development protects for the extension of the Pagebrook Court to the east and an inter-connection with Shoppers World Brampton to the east to form a fine grid road network.</li> <li>The TIS found that the proposed development and site articulation can be adequately accommodated by the existing transportation network, existing and future transit services such as the Hurontario LRT.</li> </ul>
<i>Safety concerns</i>	<ul style="list-style-type: none"> <li>Members of the public expressed concerns that the proposed development will create unsafe conditions. These concerns are addressed through the updated traffic impact study recommending fine grid road networks including Pagebrook Court extension interconnection with Shoppers World Brampton.</li> </ul>
<i>Noise Concerns</i>	<ul style="list-style-type: none"> <li>Members of the public expressed concerns that the proposed development will generate excessive noise during construction and due to increased vehicular traffic. Staff note that the proposed development will be constructed in accordance with the City's Noise By-law 93-84.</li> <li>In addition, the Noise Feasibility study dated Sept 12, 2023 prepared by HGC Engineering found that the sound levels from off-site stationary sources at</li> </ul>

	the proposed development are within the applicable limits and any on-site stationary noise sources can be reasonably mitigated to meet applicable standards and limits.
--	---

## **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 that have not been noted elsewhere.

## **STRATEGIC FOCUS AREA:**

### **Strategic Focus Area:**

The application is consistent with the 'Growing Urban Centres & Neighbourhoods' strategic focus area. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- Efficiently using land and resources;
- Directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- Providing opportunity for efficient growth within an existing community.

## **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, 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 Zoning By-law Amendment attached hereto as Attachment 13 as the following criteria have been met:

- the application represents efficient and orderly re-development of the lands for mixed use purposes;
- the proposed development implements a residential urban and community design that complements the existing and proposed neighborhood;
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the application is appropriate for the orderly development of the subject land, and Staff therefore recommend that the Zoning By-law Amendment be approved.

Authored by:

Reviewed by:

---

Harsh Padhya, M.Plan., CAHP,  
Planner III, Development Services  
Planning, Building and Growth  
Management

---

Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building and Growth  
Management

Approved by:

Approved by:

---

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

---

Marlon Kallideen  
Chief Administrative Officer

**Attachments:**

- Attachment 1 – Concept Plan
- Attachment 1a – Original Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4a – Secondary Plan Designations
- Attachment 4b – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Heritage Properties
- Attachment 8 – Propane Facilities
- Attachment 9 – GTAA Zoning
- Attachment 10 – Detailed Planning Analysis
- Attachment 11 – Sustainability Score & Summary
- Attachment 12 – Massing and Angular Planes

- Attachment 13 – Draft Zoning By-law Amendment
- Attachment 14 – Results of Circulation
- Attachment 15 – Results of Public Meeting