

Date: 2024-04-12

File: OZS-2021-0010

Subject: **Recommendation Report**
Application to Amend the Zoning By-law
(To facilitate the development of a 29-storey residential high-rise building with ground floor retail) **Bousfields Inc. c/o Litwillow Holdings Ltd.**
2 Bartley Bull Parkway, PT LT 621, PL 695
Ward: 3

Contact: Edwin Li, Planner III, Development Services
Alex Sepe, Manager (A), Development Services

Report number: Planning, Bld & Growth Mgt-2024-325

RECOMMENDATIONS:

1. That the report from Edwin Li, Planner III, Development Services & Design, to the Planning and Development Committee Meeting of May 6th, 2024, re: **Recommendation Report**, Application to Amend the Zoning By-law, **Bousfields Inc. c/o Litwillow Holdings Ltd.**, 2 Bartley Bull Parkway, PT LT 621, PL 695, Ward 3 be received;
2. That the application for an Amendment to the Zoning By-law submitted by Bousfields Inc. on behalf of Litwillow Holdings Ltd. (File: OZS-2021-0010) be approved, on the basis that it represents good planning, has regard for the *Planning Act*, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City's Official Plan, and for reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10A and 10B 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, be amended.

OVERVIEW:

- The application proposes the development of a 29-storey residential tower, containing 330 dwelling units and 575 square metres of ground floor commercial/retail spaces. The proposed development would be serviced by 165 vehicular and 198 bicycle parking spaces, and 670 square metres of outdoor amenity space, and 727 square metres of indoor amenity space. Further design refinement and details will be determined at the Site Plan approval stage.
- The subject lands are designated 'Residential' in Schedule A, "General Land Use Designations" in the City's 2006 Official Plan (Attachment 4A), and abut lands designated Valleyland and Watercourse Corridor as identified in Schedule D – Natural Heritage Features and Areas (Attachment 4B). The subject lands are designated 'Mixed Use Two' in the Hurontario-Main Corridor Secondary Plan (SP 55) (Attachment 5A) The proposed development does not require an amendment to the Official Plan.
- The subject lands are zoned 'Highway Commercial One, section 3132' (HC1-3132) in the City's Zoning By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to facilitate the proposed development. A draft Zoning By-law Amendment is attached as Attachments 10A and 10 B to implement to the proposed development.
- The proposed development achieved an overall Sustainability Score of Silver (57 pts.) in the City's Sustainable New Communities Program. Further refinements through a future site plan application may improve the sustainability score.
- A virtual Community Engagement event for this Application was hosted by the Applicant on March 28th, 2023. A Statutory Public Meeting for this Application was held on October 23, 2023. Details of the Community Engagement event and the Statutory Public Meeting are summarized in Attachment 9 of this 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.

- **The proposed Zoning By-law Amendment represents good planning as it has regard for the *Planning Act*, is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan, and for reasons set out in the Recommendation Report.**

BACKGROUND:

This application proposes to amend the Zoning By-law to facilitate the development of a mixed-use residential high-rise building. The proposed development is located at the northeast corner of the intersection of Main Street South and Bartley Bull Parkway in the Uptown Brampton area.

Bousfields Inc. submitted the subject application on behalf of Litwillow Holdings Ltd. on March 16th, 2021. The application has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application dated March 20th, 2021 was provided to the applicant. A virtual non-statutory Community Meeting for the subject application was held on March 28th, 2023, and a statutory Public Meeting was held on October 23th, 2023.

CURRENT SITUATION:

Development Proposal

Bousfields Inc. has submitted a Zoning By-law Amendment application to permit the proposed 29-storey residential development. Details of the development proposal are as follows:

- A residential tower (approximately 97.0 metres) in height, containing a six-storey podium;
- A total of 330 residential dwelling units, comprised of:
 - 215 one-bedroom units (65.2%);
 - 107 two-bedroom units (32.4%); and,
 - 8 three-bedroom units (2.4%);
- Gross floor area of 24,440 square metres – comprised of 23,825 square metres for residential and 575 square metres for commercial/retail at grade;

- The overall Floor Space Index (FSI) of 6.40;
- A high-rise tower floor plate of approximately 750 square metres;
- 670 square metres of outdoor and 727 square metres of indoor amenity spaces;
- Three levels of underground parking consisting of a total of 165 vehicular parking spaces (99 long-term parking spaces, 66 short-term/visitor parking spaces) and a total of 198 bicycle parking spaces; and,
- A full movement vehicular access to Bartley Bull Parkway.

Application to Amend the Zoning By-law

The proposed Zoning By-law amendment (Attachments 10A and 10B) seeks to amend the existing zoning from 'Highway Commercial One - Section 3132' to a site-specific 'Residential Apartment B (R4B)' zone and Open Space zone. The proposed Zoning By-law amendment includes site-specific zoning standards that include:

- maximum building height of 29 storeys,
- maximum of 330 residential units,
- maximum floor space index (FSI) of 9.53,
- setback and lot coverage requirements and
- residential use permissions, with commercial uses within the ground floor such as; an art gallery, a day nursery and a medical, dental or drug practitioner officer.

The detailed planning analysis (Attachment 7) provides a detailed overview of the Zoning By-law Amendment.

Property Description and Surrounding Land Use

The subject lands have the following key characteristics (refer to Attachments 2 and 3):

- Municipally known as 2 Bartley Bull Parkway, and located on northeastern corner of Main Street South and Bartley Bull Parkway;
- Total site area of approximately 0.38 hectares, of which 1,247 square metres would be conveyed to the City at the site plan application stage;
- Lot frontage of approximately 91.8 metres along Main Street South and approximately 60.7 metres along Bartley Bull Parkway; and,
- Current land use is a plant nursery and greenhouses, which are currently not in operation.

The surrounding land uses are described as follows:

North: Kiwanis Memorial Park;
South: Bartley Bull Parkway, south of which contains a low rise commercial plaza;
East: Kiwanis Memorial Park, beyond which are single-detached houses; and,
West: Main Street South, beyond which is a shopping plaza (Shoppers World Brampton).

Summary of Recommendations

This report recommends that Council approve the proposed by-law generally in accordance with Attachments 10A and 10B, respectively. The proposed development and implementing Zoning By-law Amendment represent good planning as they have regard for 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.

Planning Analysis and Summary

The proposed development is generally compatible with existing planning policy and context. It provides for intensification in an area that is considered to be appropriate for intensification in close proximity to higher-order transit. The site is located within the Gateway Terminal Major Transit Station Area, with existing Züm rapid transit services along Main Street South and further south along Steeles Avenue West, and future light rail transit (LRT) service at the Brampton Gateway station of the Hazel McCallion Line (currently under construction) located approximately 200 metres further south. The future dwelling units will help meet the need for additional housing in Brampton and contribute towards the City's housing pledge target set by the Province (113,000 units by 2031). The proposed high-rise mixed-use building will also contribute to creating complete communities by improving the housing mix and adding additional commercial space to serve current and future residents in the Uptown Brampton area.

The height of the proposed high-rise building fits within a 45-degree angular plane from the nearby low-rise residential properties to the northeast of the subject lands across from Kiwanis Memorial Park and associated valleyland (Attachment 1C). The 45-degree angular plane analysis assists in demonstrating whether an high-density development proposal has an appropriate transition (height and scale) from any existing low-density stable residential uses. A building form that is contained within the 45-degree angular plane helps ensure the proposed development is compatible with the surrounding physically stabled neighbourhood. Furthermore, the six-storey podium that is proposed along Main Street South will provide an appropriate and comfortable character along the street and public realm.

For more information with respect to the detailed planning analysis for this proposal, please refer to Attachment 7.

Matters of Provincial Interest

The Planning Act:

Section 2 of the *Planning Act*, R.S.O. 1990, c. P.13 sets out matters of provincial interests. The proposed development considers protection of ecological systems, including natural areas, features and functions (Section 2(a)) through the provision of an environmental buffer to the valleyland (Kiwanis Memorial Park) to the northeast. The redevelopment is located in an appropriate location of growth and development (Section 2(p)), particularly given the adequate provision of efficient use of existing and planned infrastructure and servicing (Section 2(f)) that support public transit and pedestrian orientation (Section 2(q)). The proposed development adds to a mix of building and unit types and provides a range of housing options (Section 2(j)) to current and future residents in the area, and represents the orderly development of safe and healthy communities (Section 2(h)). The tower-on-podium built form is also well-designed, and with the at-grade commercial space fronting onto Main Street South, encourages a sense of place for the adjacent public realm and spaces (Section 2(r)).

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

Provincial Policy Statement, 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 PPS also includes a number of policies encouraging intensification within appropriate areas (including Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.4.1, 1.4.3, 2.1.1, 2.1.8). The development application would facilitate the redevelopment of an under-utilized site in Uptown Brampton, in close proximity to existing BRT and future LRT transit service, for a mixed-use high-rise residential building which would offer a mix and range of housing and commercial/retail opportunities. The proposed development will support the achievement of intensification policies of the PPS.

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

Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) 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 throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities and a full range of housing to accommodate a range of incomes and household sizes. The proposed development will add a mix of dwelling types and sizes, will utilize existing higher-order transit (Züm BRT) and future LRT transit service and infrastructure, and offer a compact built form. It will also help contribute to meeting the planned minimum density target for the MTSA.

The development proposal conforms to the applicable sections of the Growth Plan.

Municipal Planning Framework

Region of Peel Official Plan, 2022

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the 'Urban System', 'Built Up Area' and a 'Primary Major Transit Station Area' in the Region of Peel Official Plan. Further, the subject property is located along the 'Regional Intensification Corridor'.

The subject application conforms to the related policies with respect to healthy communities, efficiently uses resources, located near accessible transportation and higher-order transit, and protects the natural heritage features.

City of Brampton Official Plan, 2006

The City of Brampton Official Plan provides guidance and policies for the future of the City. The subject lands are designated as 'Residential' on Schedule A – General Land Use Designation (Attachment 4A), but lands designated 'Valleyland / Watercourse Corridor' on Schedule D – Natural Heritage Features and Areas (Attachment 4B), and within a 'Gateway Mobility Hub' along a 'Primary Intensification Corridor' on Schedule 1 – City Concept of the Official Plan.

The proposed development conforms to the Official Plan as the location of the development is within a planned Major Transit Station Area as a Gateway Mobility Hub, and provides a higher-order transit-supportive built form and density. The high-rise building facilitates the Official Plan's vision in concentrating higher density residential and commercial... development around an existing or future higher order transit station (i.e. the Brampton Gateway LRT station). Policies 3.2.5.1.1 and 3.2.5.1.2 direct development within a Gateway Mobility Hub be generally designed to help achieve 100

to 150 people and jobs per hectare and a floor space index (FSI) of 3.0 across the entire Hub. In accordance with Policy 3.2.5.1.3, while the proposed 29-storey development exceeds the building height envelope of 3 to 25 storeys as per Policy 3.2.5.1.2, the increase is minimal, and the proposed development conforms to the intent and policies of the Official Plan, as well as conforms to the Primary Major Transit Station Areas Land Use Plans as adopted by Council on November 1st, 2023 as part of Council's adoption of the 2051 Brampton Plan (see below section).

Furthermore, the proposed development is generally compatible with the surrounding area, including the intensified development forms that are now permitted via zoning for the Shoppers World site to the west, as well as the residential community to the east. As stated in Section 4.11.3.2, compatibility does not mean uniformity or even consistency, but should relate to the context of the site and surrounding neighbourhood. Considerations include the massing, scale and height of the proposed development such that it is compatible with that permitted by the zoning provisions on neighbouring residential properties. The proposed development allows nearby properties to maintain their general access to privacy and sunlight, and provides for adequate separation and screening with landscaping and fencing in order to maintain privacy and character. Supporting studies such as Urban Design Brief, Sun/Shadow Study and 45-degree angular plane elevation assessment 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. These submitted studies, along with the conceptual landscaping plan, show limited and mitigated adverse impacts such as overlook and shadowing onto nearby existing and established low-rise residential properties and communities.

The proposed development also provides sufficient setback and environmental buffer from the valleyland and watercourse (as part of Kiwanis Memorial Park) and includes re-naturalization of the environmental buffer in accordance with Policies 4.6.7 and 4.6.13. The City shall request the conveyance of these lands to the City in subsequent site plan control application process in accordance with Policy 4.6.7.4.

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

Hurontario-Main Corridor Secondary Plan (SP 55)

The subject lands are designated 'Mixed Use Two' in the Hurontario-Main Corridor Secondary Plan (refer to Attachment 5A), which permit a full range of high- and medium density residential dwellings, live/work units, commercial uses including office, retail and entertainment, and community and institutional uses. While the maximum permitted

density and height associated with this land use designation are 3.0 FSI and 63.0 metres (20 storeys) respectively as per Section 5.3.3, Planning Staff have deemed the Zoning By-law Amendment application to have provided sufficient justification for the proposed additional building height and density so that an Official Plan Amendment to the Secondary Plan is not required to facilitate the proposed development in accordance with Section 5.1.1.

The proposed development also conforms with the built form and design policies set out in the Secondary Plan. The ground floor height of 7.2 metres and commercial frontage of the proposed development conforms to the minimum standards set out in Section 5.1.2 (Attachment 5B). The proposed development also conforms to Section 5.3.1, with the 65.5-metre street wall along Main Street South constitutes over 85% of buildable frontage or 71.4% of overall Main Street South frontage (Attachment 5C) and the building is sited on the Main Street South property line (Attachment 5D).

Staff is satisfied that the proposed amendment to the Secondary Plan is appropriate.

City of Brampton Zoning By-law 270-2004

The subject site is currently zoned 'Highway Commercial One, section 3132' (HC1-3132). As per the City's Zoning By-law 270-2004, as amended, only restaurants or take-out restaurants that comply with prescribed zoning standards are permitted on the subject site. Residential and retail uses are not permitted within the current zoning.

An amendment to the Zoning By-law is therefore required to facilitate the proposed high-rise, mixed use residential development.

This report recommends rezoning the subject lands to Residential Apartment B (R4B) zone with a site-specific section 3132 (R4B-3132) and Open Space zone (OS) to permit the proposed development. The provisions of the recommended site-specific zoning facilitates a transit-supportive built form and ensure proper siting of the proposed building, setbacks, and appropriate transitions of building height and massing to mitigate/reduce adverse impacts onto nearby existing and established low-rise residential properties and Kiwanis Memorial Park. The Open Space zone designates lands for conveyance the City as part of a future site plan application.

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

Community Engagement and Public Meeting

The application was circulated to relevant City Departments and external agencies for comment. Notification of the Statutory Public Meeting was provided to property owners within 240 metres of the subject lands, exceeding the *Planning Act* requirement of 120

metres for such applications, and notice was issued in the Brampton Guardian. Development application notice signs were also placed on the subject lands to advise members of the public that the proposed application was filed with the City. The correspondence received from commenting agencies are included in Attachment 8 of the report.

A Statutory Public Meeting for this application was held on October 23th, 2023, during which Planning Staff presented an overview of the applicant's initial proposal. One resident spoke and voiced their comments at the Public Meeting and three correspondence letters were received.

Prior to the statutory Public Meeting, a virtual non-statutory community engagement was held on March 28th, 2023. 18 community members attended.

Details of the statutory Public Meeting and non-statutory community engagement, including a summary of the issues raised and a response to those issues, are included in Attachment 9 of this report.

Key Concerns Raised	Staff Response
Location and the increased intensity of use of the proposed development	Major Transit Station Areas are where a concentration of housing and employment options are planned to be located. The proposed building with apartment dwellings and ground floor commercial uses will also be support local transit, where future residents and visitors can take advantage of the nearby existing (Züm BRT) and future higher-order transit service (Hazel McCallion LRT). The proposed development's proximity to existing and planned urban and civic amenities, including nearby commercial options such as Shoppers World, parklands (Kiwanis Memorial Park) and schools, will help promote the establishment of a complete and compact 15-minute community.
Neighborhood Character and Privacy Concerns	The proposed development is located in a Major Transit Station Area, where a concentration of higher density of housing and employment uses are planned to be located. The submitted 45-Degree Angular Plane Analysis indicates that the height of the proposed 29-storey residential tower fit within the 45-degree angular plane from the nearby single-detached houses to the northeast across from Kiwanis Memorial Park and

	associated Etobicoke Creek valleyland. Furthermore, the application proposes an environmental buffer that will be naturalized with trees and other vegetation along the northeastern edge of the subject site, which will further enhance privacy by providing a physical barrier to the field of vision between the proposed development and the houses to the northeast.
Shadow Impact	A Sun/Shadow Study, prepared by IBI Group dated November 25th, 2020 with a revision dated December 6th, 2023, was submitted to support the proposed high-rise development. The Study suggests there are only minor shadow impact from the proposed 29-storey building onto the nearby low-rise properties and Kiwanis Memorial Park during the solar equinoxes. Furthermore, the slim tower (with at tower floor plate of 750 square metres) will ensure that the shadow casted by the tower would move quickly throughout the day.
Noise Impact	A Noise Study, prepared by Gradient Wind Engineers & Scientists and dated December 21st, 2020 (with an addendum dated September 12th, 2022 to facilitate the first resubmission) was submitted to support the zoning by-law amendment application. The Noise Study notes that a detailed review of window and wall assemblies should be performed by a qualified engineer with expertise in acoustics during the detailed design stage of the building. In addition, a detailed roadway traffic noise study will be required at the site plan stage to determine specific noise control measures for the development.
Traffic Impact and Safety	In accordance with Parking By-law 45-2021 and Zoning By-law 270-2004, as amended, there are no minimum long-term parking requirement. Minimum short-term (visitor) parking rate is 0.2 spaces per unit, of which the proposed development complies. Furthermore, the Hazel McCallion LRT that is currently under construction will help facilitate a modal shift more towards active transportation and transit. A Transportation Impact Study (TIS), prepared by BA Group dated December 22nd, 2020 and revised on October 17th, 2022 with an addendum dated June 27th,

	2023, assessed the transportation, traffic and parking issues with respect to the proposed development. The study notes that the net traffic impact from the proposed development to adjacent Bartley Bull Parkway and Main Street South to be relatively minor, and that parking and site access for the proposed development to be acceptable.
Provision of Bicycle Parking	A total of 165 bicycle parking spaces are proposed for the proposed development, which includes 165 long-term (resident) spaces and 66 short-term (visitor) spaces – of which 10 of them are to be located at grade. The provision of both long- and short-term bicycle parking spaces that are easily accessible will take advantage of the nearby bicycle infrastructure and help encourage additional active transportation trips.
Environmental impact on Kiwanis Memorial Park	A Scoped Environmental Impact Study (EIS), dated February 2021 and revised on October 2022 and February 23rd, 2023, was prepared by Beacon Environmental Limited. The report was submitted to assess potential impacts associated with the proposed development on the natural environment and to confirm that the proposed development complies with the applicable environmental legislation, regulations and policies. The Scoped EIS was prepared in accordance with the Terms of Reference approved by the City and TRCA. A 10-metre setback has been applied to the TRCA staked line from the top of slop bank. The setback applies to the above ground portions of the new building, while a six-metre setback was applied for the underground park to mitigate the erosion hazard. Furthermore, the proposed development includes the removal of the existing retaining wall for regrading and naturalization within the buffer. The existing vegetation on the subject site is currently dominated by non-native and invasive horticultural species. The naturalization of the valley slope will include removal of these non-native and invasive horticultural species and replaced them with native ones, which will result in a net benefit to the natural heritage system.

Loss of Access to a Common Toboggan Slope	The subject lands include portions of the slope into the adjacent Etobicoke Creek valleyland / Kiwanis Memorial Park that residents have used as a toboggan slope in the winter. The proposed development will remove the existing retaining wall to regrade and naturalize the slope. It should also be noted that Parklands By-law 161-83 prohibits... tobogganing on a waterway during the winter except in areas that the City has designated. Further detailed design of the naturalized slope will be reviewed during site plan control.
Site Servicing	A Functional Servicing Report (FSR) prepared by Masongsong Associates Engineering Limited, dated December 20 th , 2001 with a revision dated June, 2023, were completed and submitted to support the proposed 29-storey, high-rise mixed-use residential building. Development Engineering staff reviewed the Functional Servicing Report and Storm Management Report and confirmed that the proposed development can achieve the grading, storm servicing, and stormwater management requirements.
Garbage Concerns	A Waste Management Design Report prepared by PragmaTech Waste Solutions, dated November 30 th , 2023, has been submitted for staff review. The proposed development includes a Type B/G loading space within the building. Regional staff have reviewed the report and has deemed the waste management plan compliant to the Regional Waste Collection Design Manual.
School Capacity Constraints and Related Issues	The development application was circulated to the Peel District School Board and the Dufferin-Peel Catholic District School Board. The individual school board conducts regular planning and forecasting studies to estimate the required capacities on their educational facilities to determine whether new or expansion of schools and other permanent or temporary facilities are required, or alternatively, there is a surplus of existing facilities. Once the individual school board has determined the need to build or expand educational facilities, they typically partner

	with other levels of governments for the funding required for their construction and operation. The Peel District School Board and the Dufferin-Peel Catholic District School Board have reviewed the development application and have no objections to the proposed development.
Insufficient Community Consultation	Notification of the Statutory Public Meeting was provided to property owners within 240 metres of the subject lands, exceeding the <i>Planning Act</i> requirement of 120 metres for such applications, and notice was issued in the Brampton Guardian. Development application notice signs were also placed on the subject lands to advise members of the public that the proposed application was filed with the City. Information on the application, including supporting architectural drawings and studies submitted by the applicant, are public available on BramPlan Online, which is the City's development application portal. A Statutory Public Meeting was held for this application on October 23rd, 2023. The application was posted online and circulated through post to all landowners within 240 metres of the subject lands, which exceeds the <i>Planning Act</i> requirement of 120 metres. A non-statutory virtual community open house was held earlier on March 28th, 2023. Staff have reviewed residents' concerns as part of the process to provide professional planning advice and recommendation on the Zoning By-law Amendment application to Council for decision.

CORPORATE IMPLICATIONS:

Financial Implications

There are no financial implications 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 application.

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 the growing of Brampton's economy by helping to create complete communities that are strong and connected.

CONCLUSION:

Staff are satisfied that the proposed Zoning By-law Amendment represents good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development conforms to provincial plans including the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

The proposal conforms to the principles and policy direction of the Region of Peel Official Plan, the City of Brampton Official Plan and the Secondary Plan.

The report recommends that Committee approves the Zoning By-law Amendment generally as attached herein. The Zoning By-law Amendment application is appropriate for the orderly development of the lands and is in the public interest.

Authored by:

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Commissioner

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Attachments

- Attachment 1A: Concept Plan
- Attachment 1B: Concept Elevations
- Attachment 1C: Concept Angular Plane Assessment
- Attachment 2: Location Map
- Attachment 3: Aerial & Existing Land Use
- Attachment 4A: Official Plan Schedule A: Land Use Designations
- Attachment 4B: Official Plan Schedule D: Natural Heritage Features & Areas
- Attachment 5A: Secondary Plan (SP 55) Schedule G: Land Use Designations
- Attachment 5B: Secondary Plan (SP 55) Appendix B: Permitted Use at Ground Level Facing the Street
- Attachment 5C: Secondary Plan (SP 55) Appendix C Street Walls Along Frontage
- Attachment 5D: Secondary Plan (SP 55) Appendix D: Setbacks
- Attachment 6: Zoning
- Attachment 7: Detailed Planning Analysis
- Attachment 8: Results of Application's External Circulation
- Attachment 9: Results of Public Consultation
- Attachment 10A: Draft Zoning By-law Amendment
- Attachment 10B: Draft Zoning By-law Amendment Schedule
- Attachment 11: Sustainability Assessment