

APPLICATION TO AMEND THE ZONING BY-LAW

To permit development proposal of two residential towers of 55 and 50 storeys with 1238 units and a retirement home building of 20 storeys with 300 suites connected by a 5-storey podium

30 Peel Centre Drive

City of Brampton File: OZS-2024-0044

Application by:

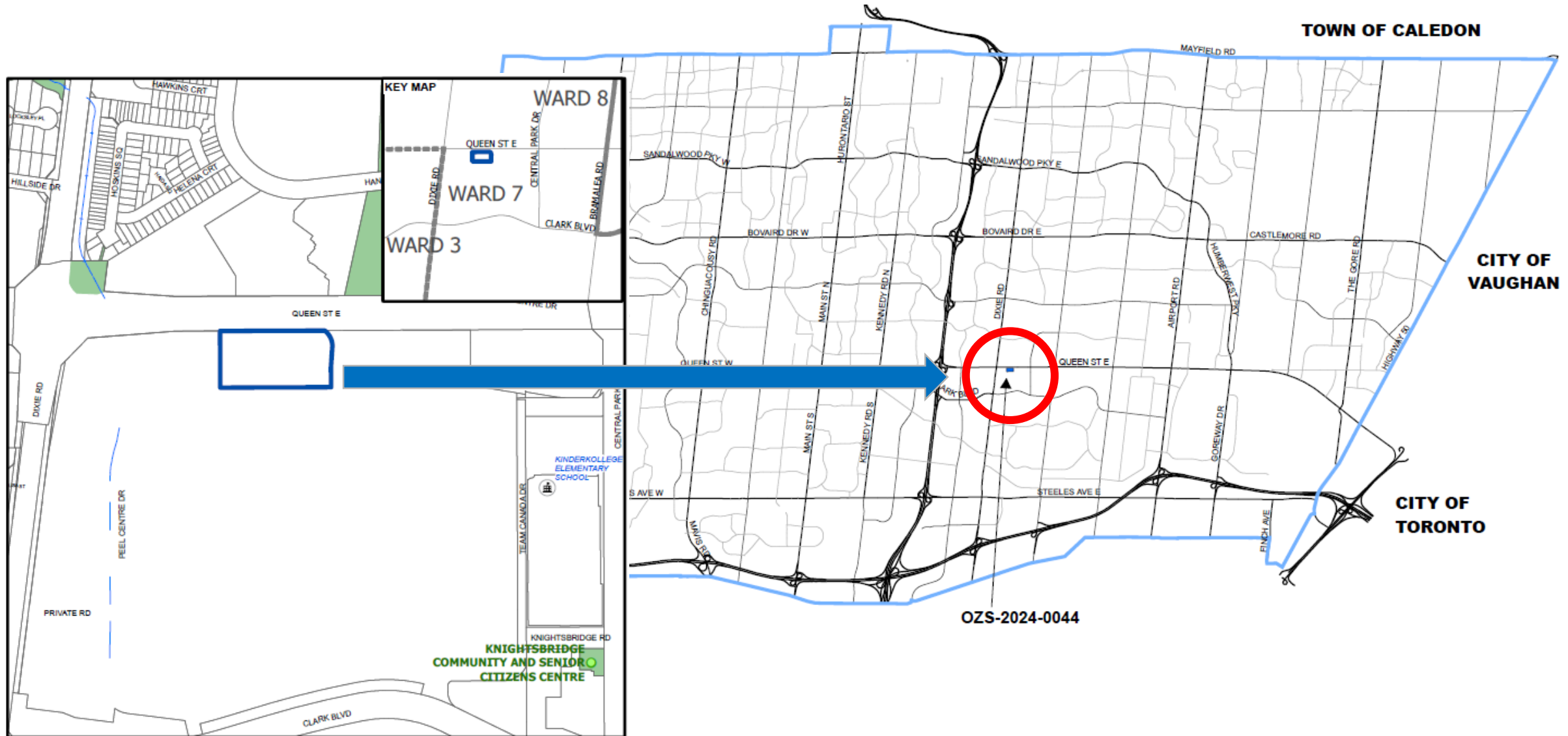
BRAMALEA RR GP LIMITED C/O LEV DEVELOPMENTS INC.


WARD: 7

REGIONAL COUNCILLOR: PAT FORTINI

CITY COUNCILLOR: ROD POWER

LOCATION OF SUBJECT PROPERTY



 Subject Lands

AREA CONTEXT



North: Queen Street East, existing low-rise and high-rise residential uses

South: Peel Centre Drive and Bramalea City Centre

East: Private Road (Browns Lane) and Region of Peel Offices

West: Existing retail, commercial and office space



Institutional Uses

Region of Peel Offices

Residential Uses

Residential Uses

Queen Street East

Commercial

Peel Centre Drive

Bramalea City Centre



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Subject Lands

AERIAL PHOTO



Site Photos



View of Subject Lands, looking north-west from Peel Centre Drive



View of Subject Lands, looking north from Peel Centre Drive

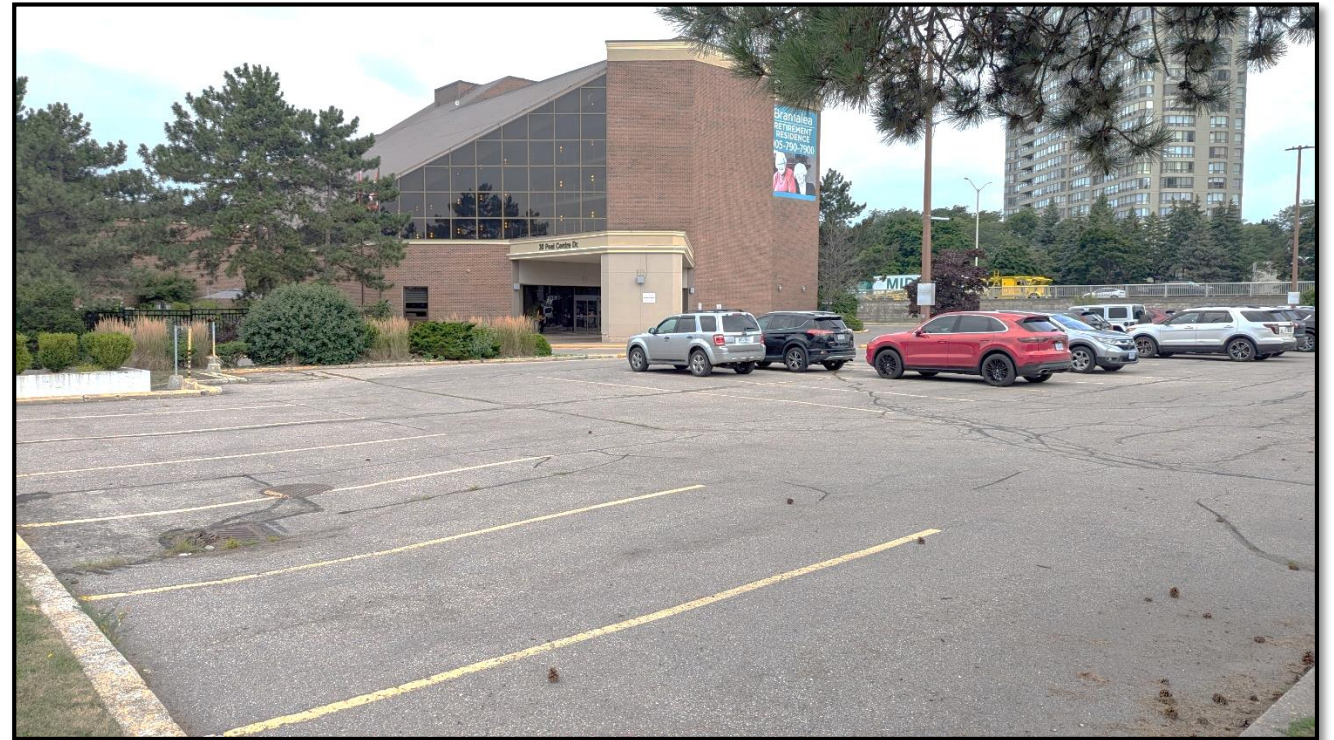


View of Subject Lands, looking north-east from Queen Street East

Site Photos



View of Subject Lands, looking east from Peel Centre Drive



View of Subject Lands, looking east from Peel Centre Drive



View of Subject Lands, looking south from Queen Street East

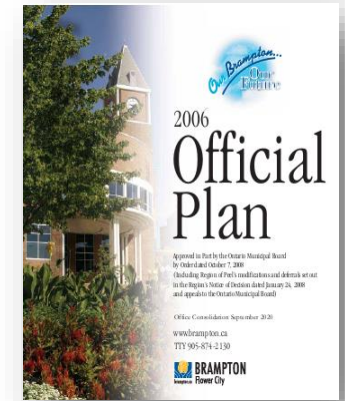
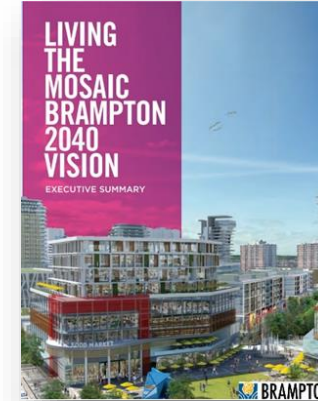
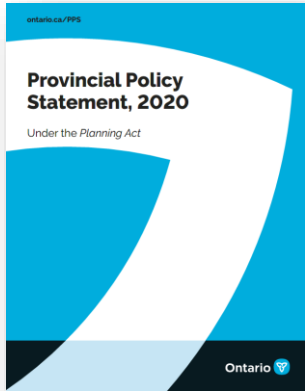
DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law :

- To permit the development proposal consisting of two residential towers of 55 and 50 storeys and a retirement home building of 20 storeys connected by a 5-storey podium.
- The proposed development contains 1,238 residential units, 300 retirement units, 496 sq. m. of ground-level retail space.
- A total residential Gross Floor Area of 81,000.00 m²
- Retail Gross Floor Area – 496.00 m²
- A total retirement care home Gross Floor Area of 17,752.00 m²
- 886 Vehicle parking spaces contained within 4 levels of underground parking and 996 bicycle parking space
- Proposed Amenity Area:
 - Residential Buildings (Indoor - 2,040.70 m², outdoor - 2,345.30 m²)
 - Retirement Home (Indoor - 2,106.20 m², outdoor - 1,626.10m²)
- Proposed FSI – 8.13



PLANNING FRAMEWORK SUMMARY



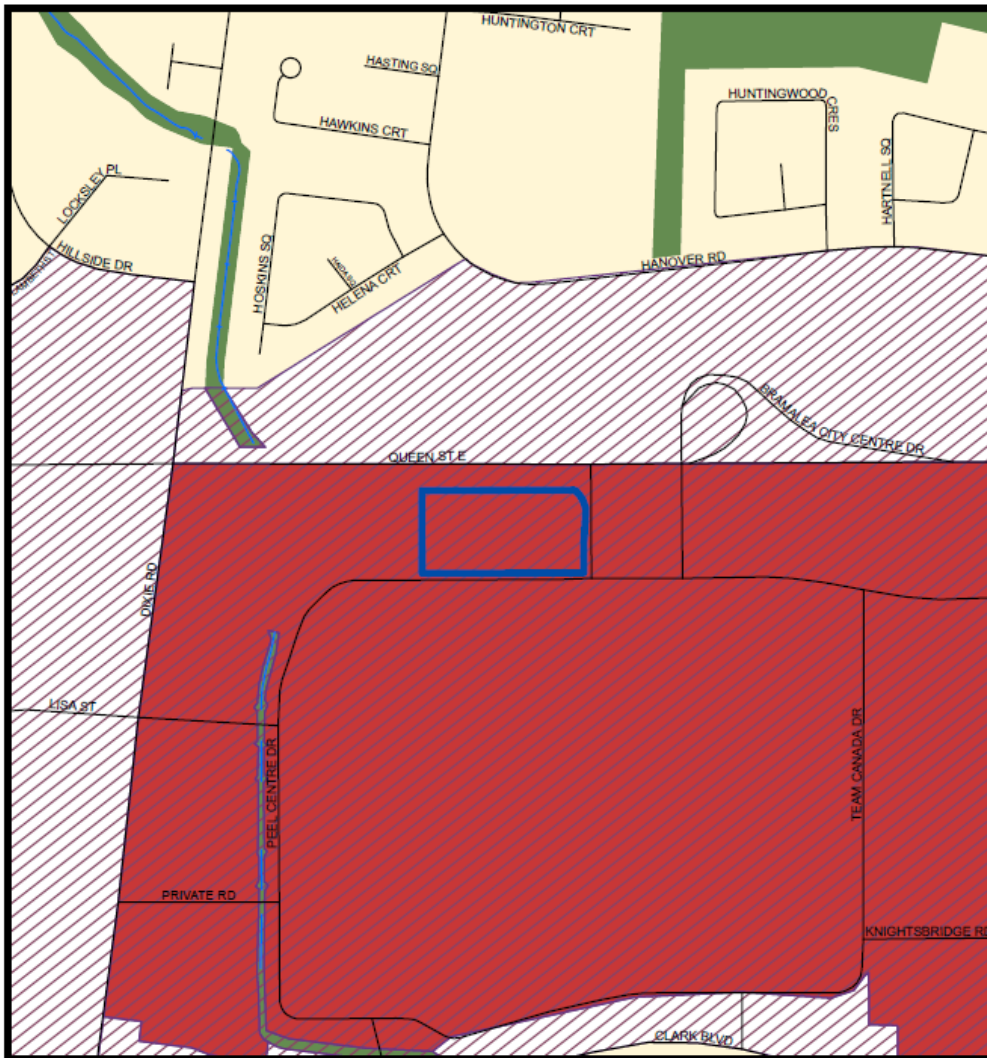
The application will be evaluated based on:

- The *Planning Act*
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- City of Brampton Official Plan
- Queen Street Corridor Secondary Plan (Area 36)

Also following the principles of:

- Brampton 2040 Vision

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN (2006)



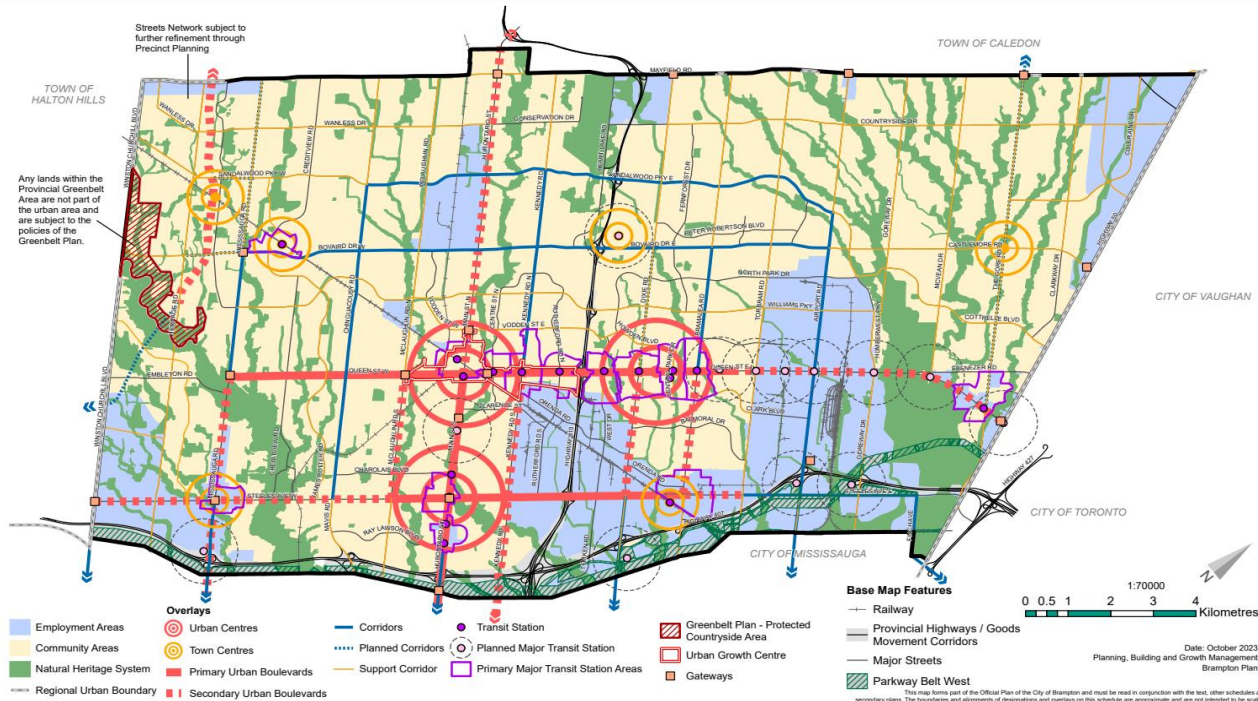
EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- | | | |
|----------------------|----------------------------------|-----------------|
| — MAJOR WATERCOURSES | ■ CENTRAL AREA/OPENSOURCE | ■ RESIDENTIAL |
| ▨ CENTRAL AREA | ■ CENTRAL AREA/REGIONAL RETAIL | ■ Subject Lands |
| ▨ CENTRAL AREA | ■ OPENSOURCE, UTILITY/OPENSOURCE | |

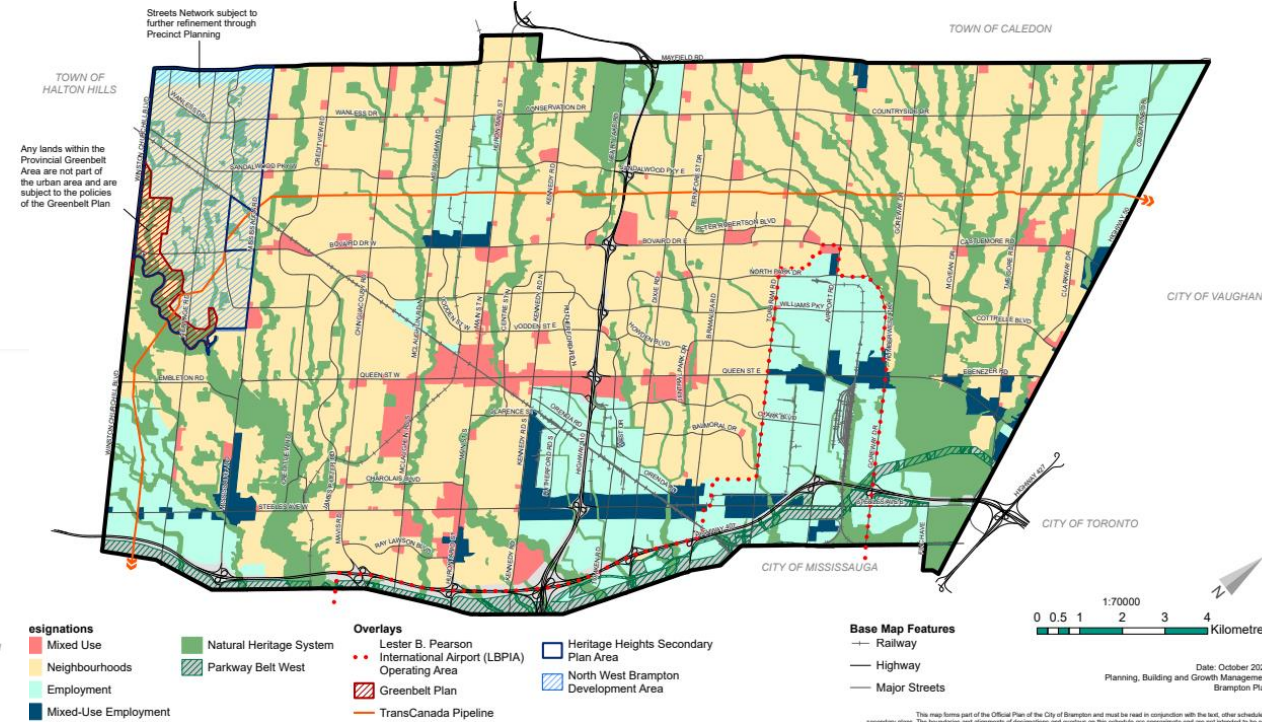
- **Schedule A Land Use Designation: Central Area**
- Permitted uses include:
 - Full range of office, retail, and service activities;
 - A variety of residential uses;
 - Entertainment and cultural uses such as movie theatres, museums, Art galleries, live theatre and tourism, yet recognizing commercial trends for such uses in other parts of the City;
 - Governmental, institutional and community facilities and uses including Places of Worship subject to Section 4.9.8 of this Plan;
 - A high-density employment centre that will attract provincially, nationally or internationally significant employment uses; and
 - Major transit infrastructure.
- An amendment to the Official Plan **is not required** for the proposed development.

PLANNING CONTEXT: BRAMPTON PLAN 2023

- Designated 'Community Area' and 'Primary Major Transit Station Area' within Schedule 1A – City Structure
- Designated 'Mixed Use' within Schedule 2 – Designations
- Designated 'Mixed-Use' (High-Rise Mixed-Use) within Schedule 13H (QUE-5 Dixie Land Use Plan)

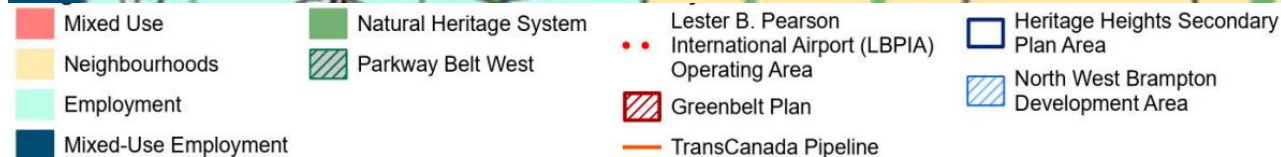
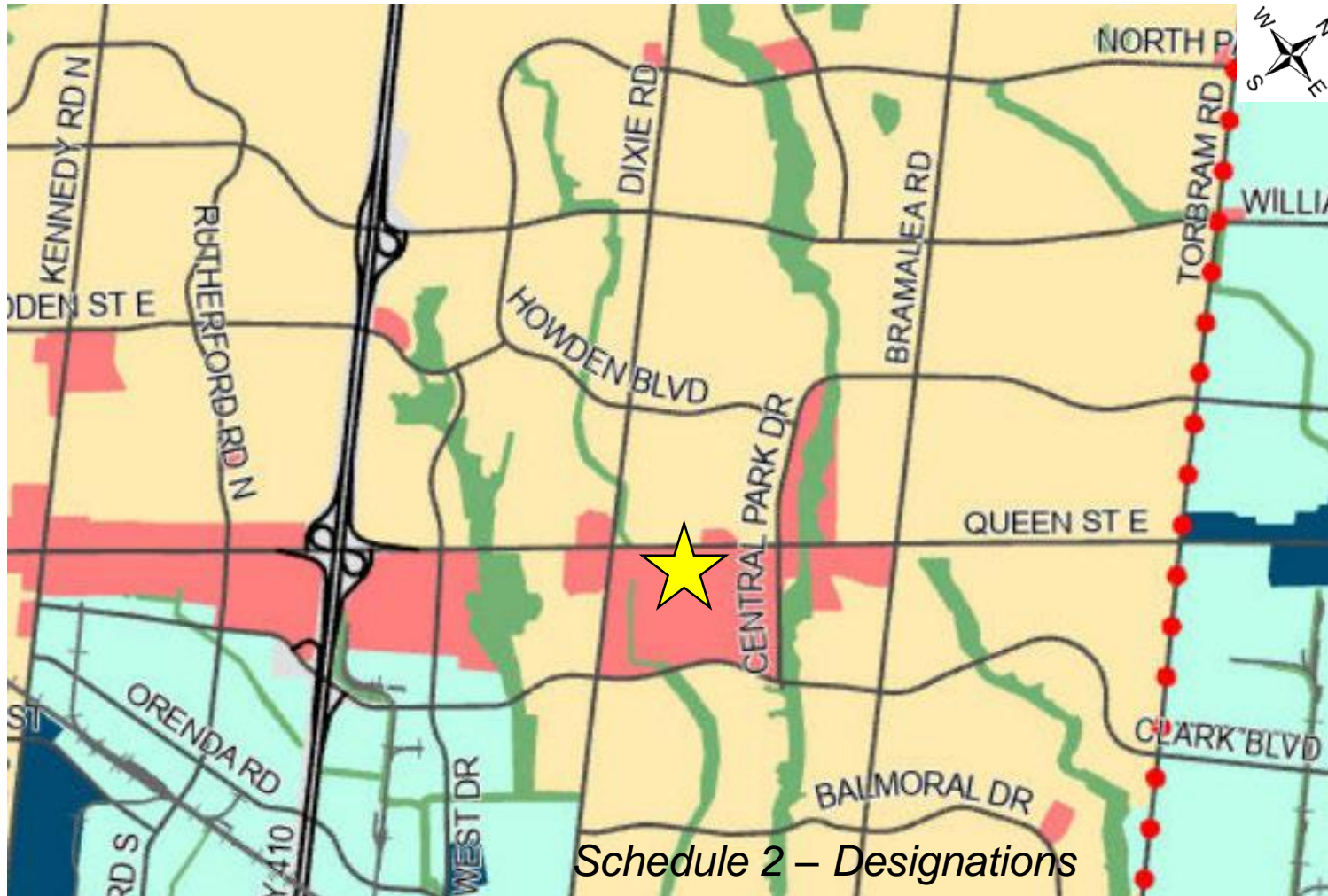


Schedule 1A – City Structure



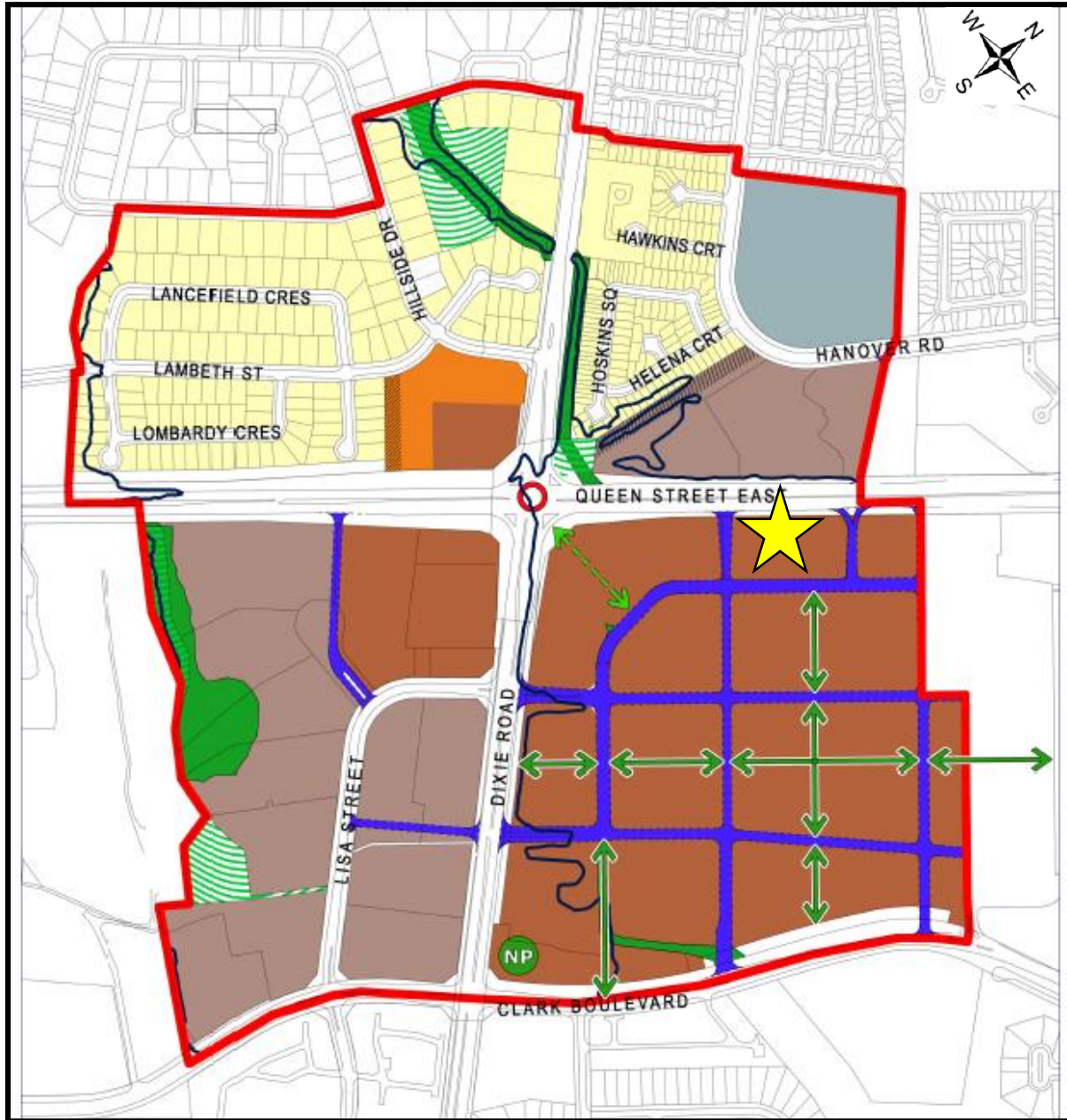
Schedule 2 – Designations

PLANNING CONTEXT: BRAMPTON PLAN 2023



- **Schedule 2 Land Use Designation:** Mixed Use
- Permitted uses include:
 - A mix of residential, including affordable and rental housing options, commercial, institutional, office, restaurant and services uses;
 - Mixed-use buildings, with retail and service uses on ground level, and residential buildings and non-service uses;
 - Community services and facilities; and
 - Missing middle housing options.
- An amendment to the Official Plan **is not required** for the proposed development.

PLANNING CONTEXT: MAJOR TRANSIT STATION AREAS



- The subject site is designated as **'Mixed Use (High-Rise Mixed Use)'** within **Schedule 13h – Major Transit Station Area QUE-5 Dixie Land Use Plan**.
- The Mixed-Use designation concentrates a diversity of functions, a higher density of development, a greater degree of mixed-uses, and higher level of transit connectivity. As per Table 5, building typologies 13 storeys or greater are permitted.
- The MTSA has been approved but some aspects of the Dixie MTSA land use plan were appealed.
- Issues of land use compatibility will be addressed through future secondary plan policies.

CURRENT PLANNING CONTEXT: SECONDARY PLAN

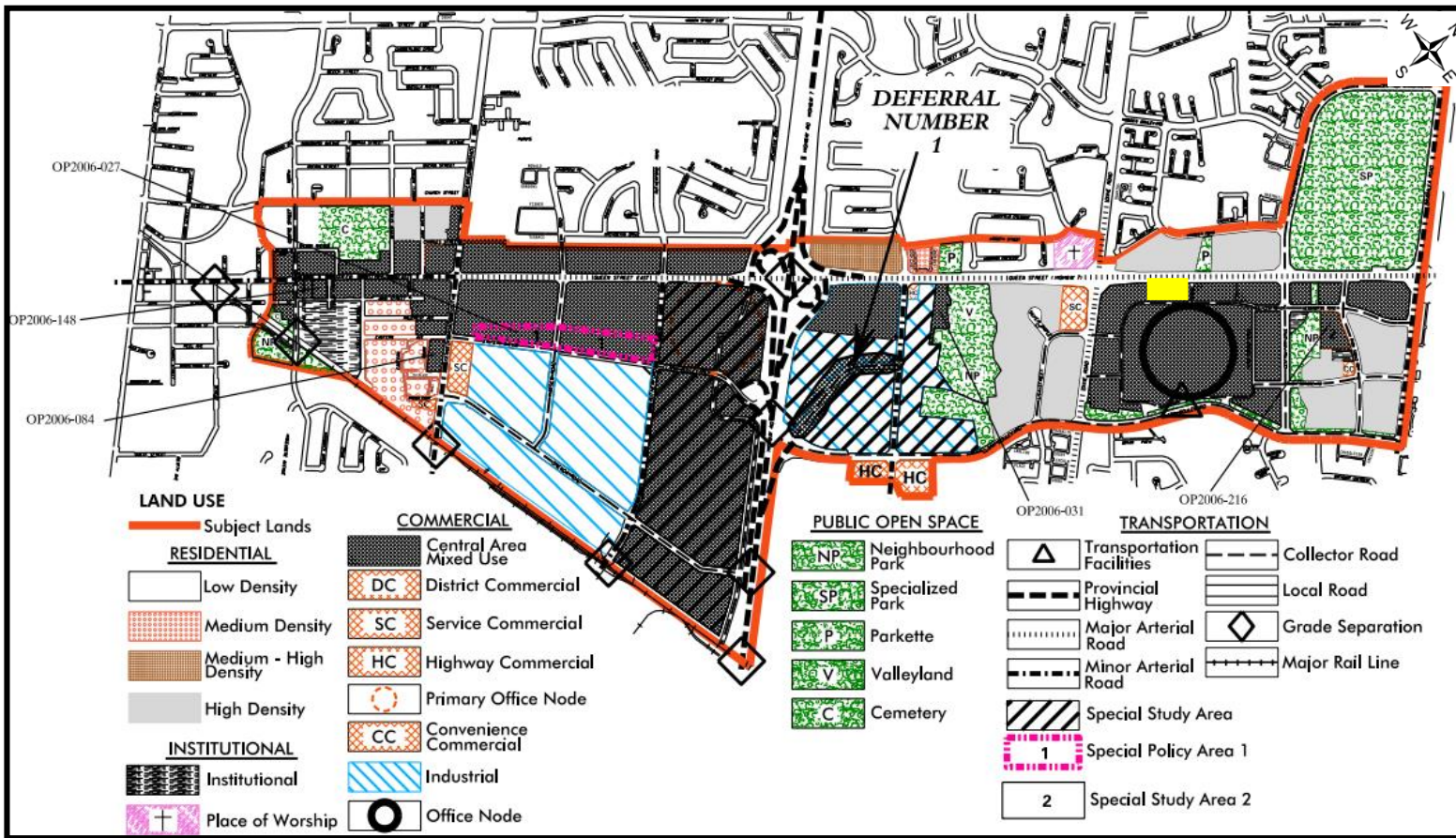
Queen Street Corridor Secondary Plan (Area 36)

Land Use Designation: “Central Area Mixed Use”

The Central Area Mixed Use designation supports commercial and residential mixed-use developments, with a maximum FSI of 3.5 and residential FSI of 2.0, while an FSI of 8.13 is proposed.

Policy 5.1.1.4 An increase beyond the maximum density specified in this plan, and/ or increase the permitted percentage of residential shall require a site-specific rezoning application containing supporting rational and documentation.

An amendment to the Secondary Plan is **not required** to facilitate the proposed uses.



 Subject Lands

CURRENT PLANNING CONTEXT: ZONING BY-LAW

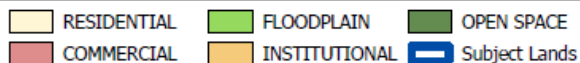
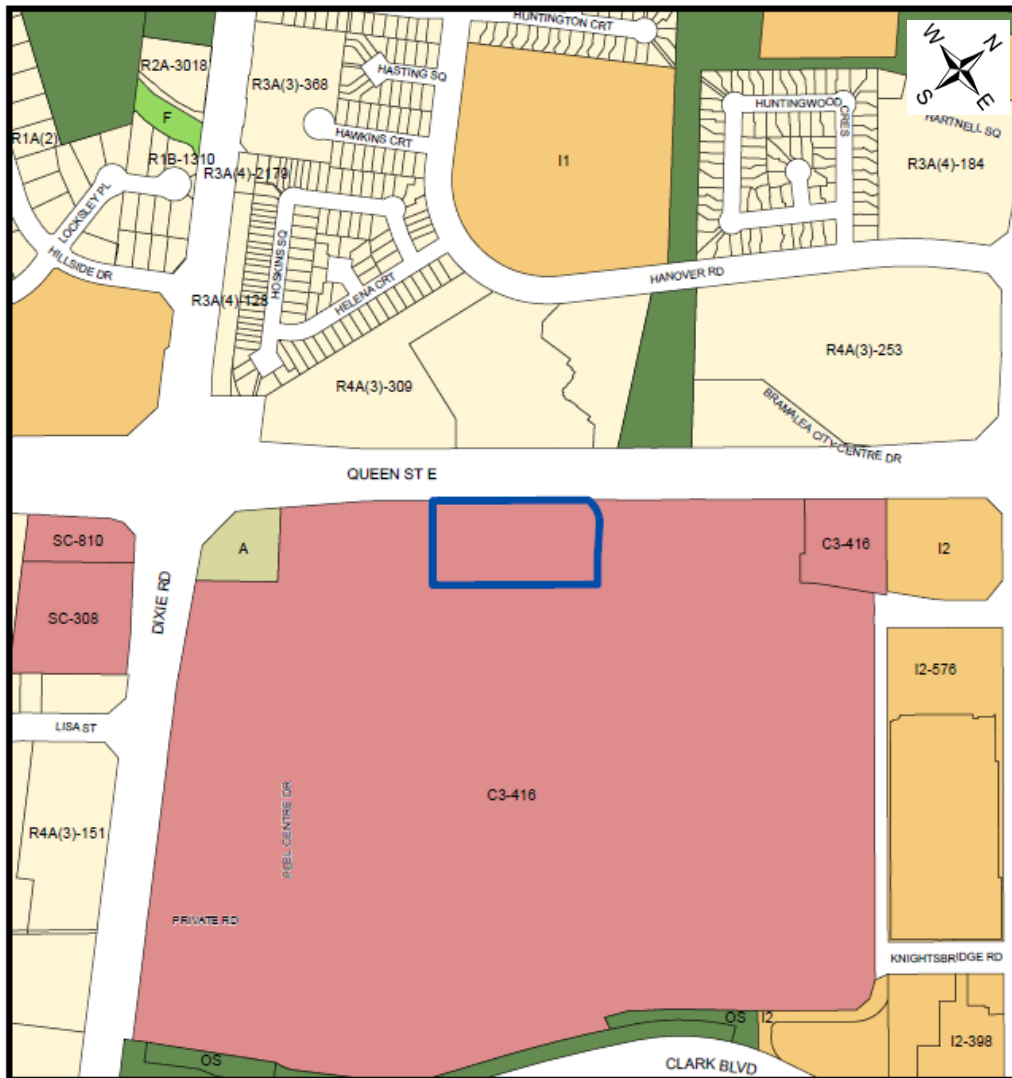
Current Zone: Commercial C3 – Special Section 416

C3-416 Land Use Permissions:

- (a) Commercial:
(1) – (29)
- (b) Non-Commercial:
(1) an apartment dwelling.
- (c) Accessory:
(1) purposes accessory to the other permitted purposes.

416.2 (i) the maximum number of apartment dwelling units shall not exceed 1000. The maximum gross floor area of apartment dwelling units shall not exceed 84,539.0 square metres.

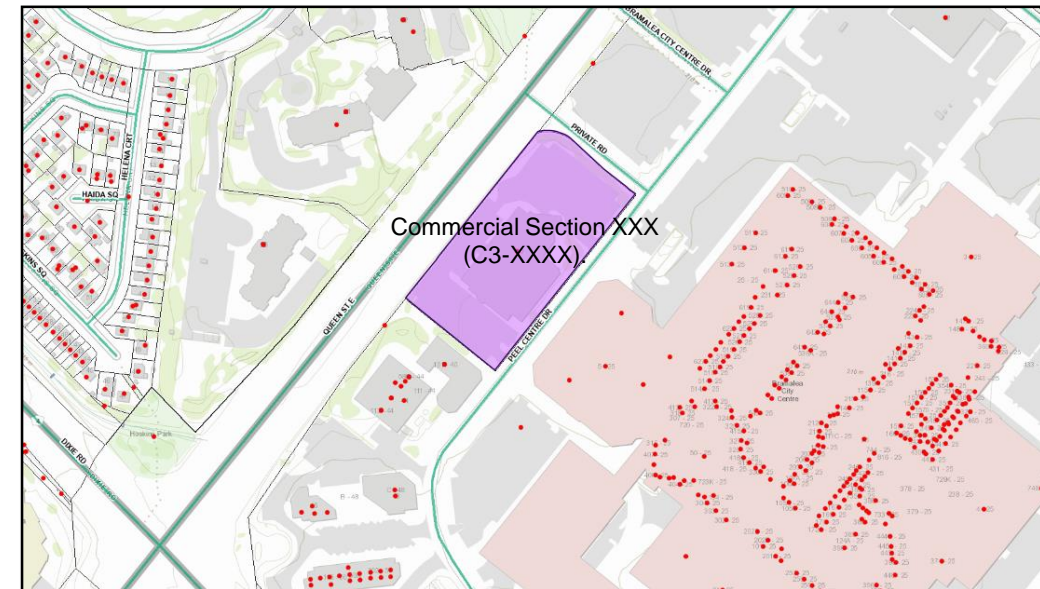
An amendment to the Zoning By-law **is required**.



PROPOSED ZONING BY-LAW AMENDMENT

The proposed Zoning By-Law Amendment will rezone the subject site from “Commercial C3 – Special Section C3-416” to Commercial Section XXX (C3-XXXX).

Proposed Zone	Highlight of proposed Zone
COMMERCIAL C3 Section C3-XXXX	<ul style="list-style-type: none">• Maximum Building Height: 55 Storeys• Maximum no. of Apartment units: 1238• Maximum number of residential care home units: 300• Minimum Landscaped Open Space: 35%• Maximum Gross Floor Area shall not apply• Minimum Front Yard Depth: 9.5m• Minimum Exterior Side Yard Width: 4.5m• Minimum Rear Yard Depth: 7.6m• FSI: 8.13• New Special Section XXX Institutional, to permit "Residential Care Home"



KEY ISSUES / CONSIDERATIONS

Land Use Compatibility and Emerging MTSA Framework:

- The subject property is located within the boundaries of the Que-5 Dixie MTSA. Proximity to the MTSA will provide future residents access to the existing public transit network.

Existing Retirement Home Residents

- Applicant to provide a transition plan to ensure existing retirement home residents on the subject property are not displaced during construction of the proposed development.

Building Height, transition and Setbacks:

- Ensuring appropriate height, transition, and building setbacks are implemented through the Zoning By-Law Amendment process.
- Phased construction of both the properties on 25 Peel Centre Drive (Morguard Group) and 30 Peel Centre Drive (LEV Living) to address traffic, noise and vibration impacts in the area.

Technical Issues:

- Matters such as traffic, servicing (water, sewer, stormwater), wind, shadowing, etc. The applicant is coordinating with Morguard Group to mutually address concerns related to site servicing requirements.



South-West Perspective



North-East Perspective

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

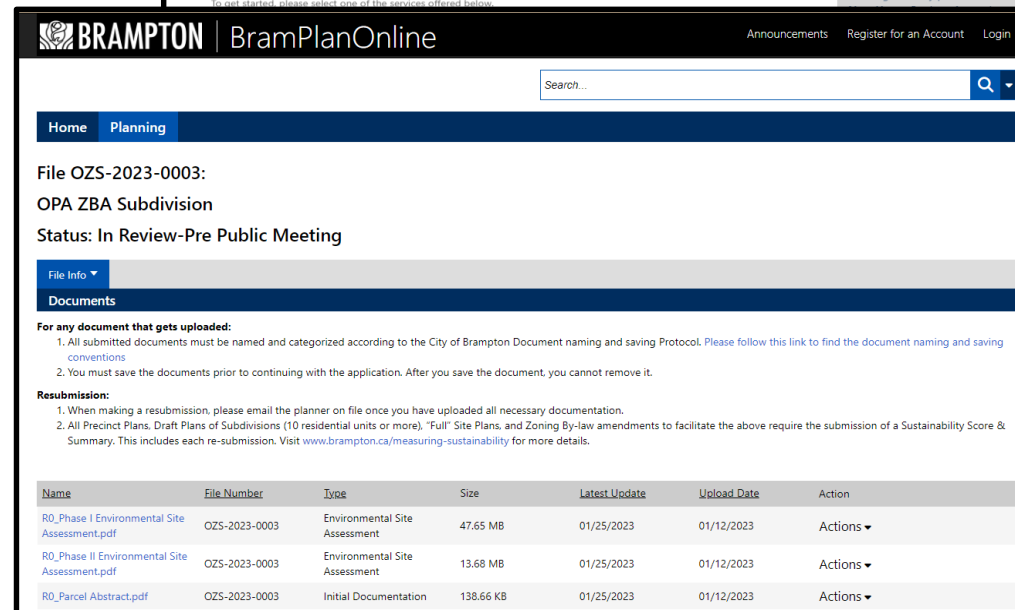
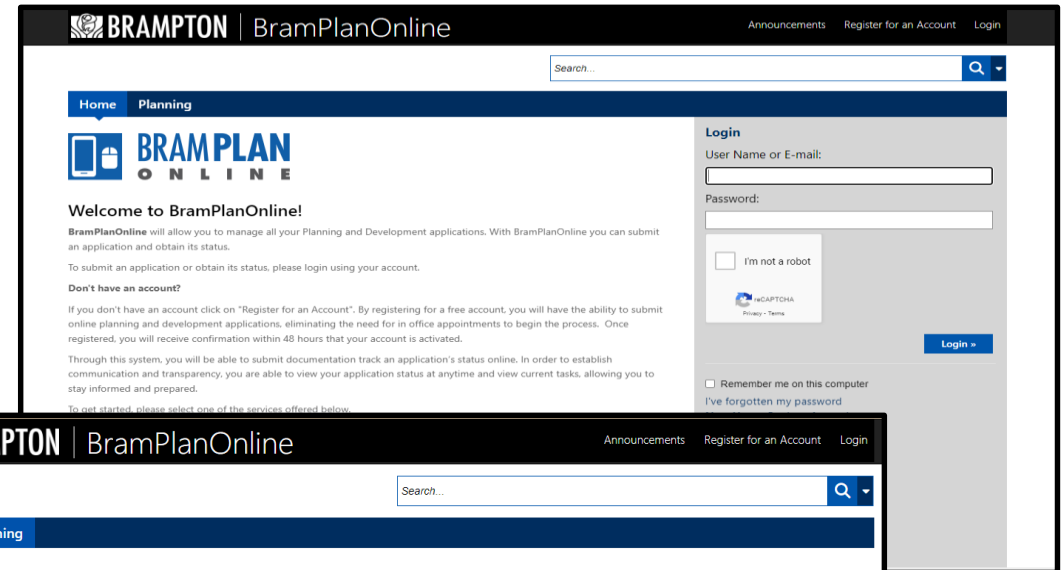
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2024-0044**.
3. On the **OZS-2024-0044 file page**, click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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City of Brampton

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- **Applicant information:**

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Thank you!