



**Report**  
**Staff Report**  
 The Corporation of the City of Brampton  
 12/9/2024

**Date:** 2024-11-22

**File:** **OZS-2023-0024**

**Subject: Recommendation Report**  
 Application to Amend the Official Plan and Zoning By-Law  
*(To permit a twelve-storey residential building with 265 units serviced by a total of 302 vehicular parking spaces and 160 bicycle parking spaces on lands approximately 0.78 hectares in size.)*  
**Gagnon Walker Domes Ltd. – 2811135 Ontario Inc., 2803832 Ontario Inc.**  
**1283, 1298, 1300, 1306 Queen Street West**  
**Ward: 5**

**Contact:** Harjot Sra, Development Planner, Development Services & Design  
 Angelo Ambrico, Manager, Development Services & Design

**Report number:** Planning, Bld & Growth Mgt-2024-954

**RECOMMENDATIONS:**

1. That the report from Harjot Sra, Development Planner, Development Services and Design to the Planning and Development Committee Meeting of December 9<sup>th</sup>, 2024, re: **Recommendation Report - Application to Amend the Official Plan and Zoning By-Law**, Gagnon Walker Domes Ltd. – 2811135 Ontario Inc., 2803832 Ontario Inc., , File: OZS-2023-0024, 1286, 1298, 1300 and 1306 Queen Street West, Ward 5, be received;
2. That the Application to Amend the Official Plan and Zoning By-Law, Gagnon Walker Domes Ltd – 2811135 Ontario Inc., 2803832 Ontario Inc., Ward: 5, (File: OZS-2023-0024), be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, the newly approved Provincial Planning Statement and conforms to the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated December 9<sup>th</sup>, 2024;
3. That the amendments to the Official Plan, as generally attached as Attachment 12, to this report to be adopted;
4. That the amendments to the Zoning By-Law, as generally attached as Attachment 13, to this report be adopted.

5. That prior to the forwarding the implementing zoning by-law to Council for enactment, staff will be satisfied with arrangements to accommodate a future access easement between the subject lands and the abutting westerly lands.

#### **OVERVIEW:**

- This report recommends approval of an Amendment to the Official Plan, and Zoning By-law to permit the development of the subject lands for a 265-unit twelve-storey mid-rise residential building.
- The subject property is designated 'Residential' and 'Open Space' in the City of Brampton Official Plan (2006). The subject property is designated 'Neighbourhoods' and 'Natural Heritage System' in the Brampton Plan (2023). The subject property is also located along a 'Primary Urban Boulevard' and a 'Higher Order Transit' corridor on Schedule 1A and Schedule 3B of the Brampton Plan. These designations permit the uses as proposed by this development application. No amendment to the Official Plan (2006) or Brampton Plan (2023) are required.
- The subject lands are designated 'Low Density 2 Residential' within the Credit Valley Secondary Plan (SPA 45). A portion of the lands are also designated 'Primary Valleyland.' The proposed amendment to the Secondary Plan would re-designate the subject lands from 'Low/Medium Density Residential' to 'Medium-High Density Residential' to facilitate the proposed development. There is no change proposed to the 'Primary Valleyland' designation within the Secondary Plan.
- The property is zoned 'Residential Hamlet One (RHm1)' as per Zoning by By-law 270- 2004, as amended. An amendment to the Zoning By-law is required to facilitate the proposed residential development. The proposed Zoning By-Law Amendment would re-zone the lands to a site-specific residential apartment zone.
- A Statutory Public Meeting for this application was held on September 11<sup>th</sup>, 2023. One member of the public was present to delegate on this item. 20 pieces of written submission from members of the public were received. Key issues raised by residents included: concerns with impact on the surrounding neighbourhood, traffic safety, noise, overcrowding of existing schools, and environmental constraints. Responses to these concerns are included in the report. Details of the Statutory Public meeting are included in Appendix 10 of this report.
- The application received a Sustainability Score of 68 and achieved the Silver score.

- **The Region has identified the need for a future access easement arrangement with the abutting westerly lands to accommodate an access that is aligned with Angelgate Road to the south. This easement arrangement will also help to accommodate the development of the abutting property, given the its limited development opportunity caused by its natural heritage features. Staff will be satisfied with arrangements for the future easements prior to bringing an enacting zoning by-law amendment to Council for approval.**
- **The proposal represents good planning, 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 and Brampton Official Plan.**
- **The proposal is consistent with the ‘2022 - 2026 Term of Council Priorities’ by supporting ‘A City of Opportunities’ theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

## **BACKGROUND:**

Gagnon Walker Domes Ltd. on behalf of 2811135 Ontario Inc. and 2803832 Ontario Inc., submitted this application for a proposed amendment to the Official Plan and Zoning By-Law on July 5<sup>th</sup>, 2023. The application proposes a twelve-storey mid-rise residential building with 265 units on the subject lands. The application was deemed to be complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on July 24<sup>th</sup>, 2023. The Statutory Public Meeting for the application was held at the September 11<sup>th</sup>, 2023 Planning and Development Committee Meeting.

## **Current Situation:**

### Proposal

This application to amend the Official Plan and Zoning By-law proposes the development of the approximately 0.78 hectare site, which is comprised of the following municipal addresses: 1286, 1298, 1300 and 1306 Queen Street West. The subject site is located along Queen Street West, east of Creditview Road and west of James Potter Road.

Details of the proposal are as follows:

- A twelve-storey mid-rise building with 265 units, with the following:
  - 302 vehicular parking spaces

- 160 bicycle parking spaces
- 810.2 square metres of total indoor and outdoor amenity space
- A Floor Space Index (FSI), which is the ratio of the building area to the site, of 3.01
- Total Gross Floor Area (GFA) of 21,779.6 square metres

#### Application to Amend the Official Plan

The subject property is primarily designated as 'Residential' and a portion of the southern corner designated as 'Open Space' in the City of Brampton Official Plan (2006). The site is designated as 'Neighbourhoods' and 'Natural Heritage System' in the Brampton Plan (2023). The 'Residential' and 'Neighborhoods' designations permit a range of residential dwelling types, including apartments along Queen Street West corridor. Queen Street is also identified as a 'Primary Urban Boulevard' on Schedule 1A and a 'Higher Order Transit Corridor' on Schedule 3B of the Brampton Plan. The 'Neighbourhoods' designation located along a 'Primary Urban Boulevard' permit low-rise plus, and mid-rise building typologies up to 12-storeys.

The lands designated 'Natural Heritage System' shall be utilized to protect the sensitive environmental lands from development and primarily keep them in a natural state. The proposed development seeks to utilize this portion of lands as an environmental buffer block, and no development is proposed in this area.

No amendments to the Official Plan (2006) or Brampton Plan (2023) are required.

An amendment to the Secondary Plan is required to facilitate the proposed development. In order to permit the proposed dwelling type, the applicant proposes to re-designate the subject property from 'Low Density 2 Residential' to 'Medium-High Density Residential' to permit an increase in density and the proposed use.

The recommended Amendment to the Secondary Plan can be found in Attachment 12 of this Recommendation Report.

#### Application to Amend the Zoning By-Law

The subject property is zoned 'Residential Hamlet One (RHm1)', as amended. This zoning designation does not permit the intended development. The proposal seeks to rezone the lands to 'Residential Apartment A – Special Section 3804 (R4A – 3804).' This will permit the proposed uses as well as provide associated performance standards including but not limited to height, lot coverage, parking requirements, uses, and FSI.

The recommended Zoning By-law Amendment can be found in Attachment 13 of this Recommendation Report.

### Property Description and Surrounding Land Uses:

The lands have the following characteristics:

- Are municipally known as 1286, 1290, 1300 and 1306 Queen Street West;
- Have a total site area of approximately 0.78 hectares;
- Have a frontage of approximately 86 metres along Queen Street West;
- Each property is occupied by one (1) single-detached home – which are intended to be demolished to accommodate the proposed development;
- Access to the proposed site will be directly off of Queen Street West.

The surrounding land uses are described as follows:

- **North:** Low-rise residential, open space (woodlot) and Christopher Stork Pond;
- **South:** Low-rise residential, open space (Springbrook Creek and woodlot), and vacant land;
- **East:** vacant lands owned by the City of Brampton that contain underground water and sanitary servicing infrastructure for the residential development to the north, and which is identified on City mapping as “Douglas Road”. Beyond are low-rise residential and James Potter Road; and
- **West:** single detached dwelling and natural heritage feature lands (Springbrook Creek and woodlot).

### Summary of Recommendations

This report recommends that Council approve the application for the proposed residential development. It further recommends that Council adopt the amendment to the Official Plan and Zoning By-law generally in accordance with the attached appendices. 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 Brampton Official Plan.

### **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 and Zoning By-law is consistent with the Provincial Policy Statement, and the newly approved Provincial Planning Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, and the goals and objectives of the City’s Official Plan. The proposal represents good planning. Please refer to Attachment 11 “Detailed Planning Analysis” for additional details.

### Matters of Provincial Interest

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 Official

Plan Amendment and Zoning By-law Amendment represent orderly development in a desired location that is suitable for urban growth and development.

*Planning Act:*

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

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (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;*
- (j) The adequate provision of a full range of housing, including affordable housing;*
- (p) The appropriate location of growth and development;*
- (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 of high quality, safe, accessible, attractive and vibrant.*

The recommendations are consistent with the above-noted matters by adding housing stock and directing intensification and redevelopment in a compact form. These sections of the Planning Act are guiding principles included in the Provincial Policy Statement. These are described in the relevant sections below.

*Provincial Policy Statement (2024):*

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with the PPS, including with respect to the land designations, the environment and employment opportunities.

The proposed residential development aligns with the PPS, 2024 by helping to achieve complete communities. It is compatible with surrounding lands and efficiently uses existing infrastructure available on the site.

The PPS, 2024 will fundamentally change how growth planning occurs throughout Ontario by simplifying and re-aligning existing policies to achieve the province’s goal to build at least 1.5 million homes by 2031. Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Planning Statement.

Municipal Planning Documents

*City of Brampton Official Plan (2006)*

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The proposal is consistent with the Official Plan as it meets the intent of the Official Plan designation.

The subject property is primarily designated as 'Residential', and a portion of the southern corner designated as 'Open Space' in the City of Brampton Official Plan (2006). Under Section 4.2.1.1, the Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Upon review, staff is satisfied that the proposal meets the requirements of Section 4.2.1.1 to justify the proposed development provides adequate connectivity to existing facilities and city services, utilizes adjacent environmental features, and appropriately integrates within the existing community. Thus, residential uses are permitted as well as complementary uses subject to specific Secondary Plan policies or designations.

Staff are satisfied that the proposed development is consistent with the City of Brampton Official Plan.

#### *Brampton Plan (2023)*

On May 16<sup>th</sup>, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan was scheduled to take effect on June 6<sup>th</sup>, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The subject lands are designated as 'Community Areas' along a 'Primary Urban Boulevard' on Schedule 1A – City Structure. 'Community Areas' reflect locations where people live, shop, work and play, including a mix of new and existing residential, commercial, and residential-serving institutional areas of Brampton, with the amenities, including parks and open spaces, they need for day-to-day living within a 15-minute walk or bicycle ride from their home.

Queen Street West is identified as a 'Primary Urban Boulevard,' on Schedule 1A – City Structure of the Brampton Plan. Queen Street is also identified as a 'Higher Order Transit Corridor' on Schedule 3B – Transit Network of the Brampton Plan. The corridor is intended to connect Urban Centres and serve as the most vibrant and prominent streets in the city, supported by future Light Rail Transit (LRT) or Bus Rapid Transit (BRT). Developments along "Primary Urban Boulevards" are to focus on design excellence, placemaking and creating lively and vibrant spaces while providing critical connections to the City.

The subject site is further designated as 'Neighbourhoods' and 'Natural Heritage System' on Schedule 2 – Designations, in the Brampton Plan (2023). The

'Neighbourhoods' designation located along a 'Primary Urban Boulevard' permits low-rise plus, and mid-rise building typologies up to 12-storeys, on identified on Table 4 and 5 of the Brampton Plan.

Staff have considered the proposed massing and setbacks of the building and have determined that the proposal is adequate to not have an imposing character on the abutting single-detached residential properties to the north. In this respect, the proposed tiered/stepped building design, is generally contained within a 45-degree angular plane from the north property line. While the 45 degree angular plane is not a required item to be satisfied, it does indicate how sensitive a development is to its surroundings. Only some modest breaches of the 45 degree angular plane occur with balconies, as shown in Attachment 1B. The application also proposed to provide enhanced landscaping and separation distance to enhance privacy, which will be a requirement of a future site plan application. The lands to the east and west of the subject site are anticipated to redevelop in the future, and are not considered to be as sensitive as the residential properties to the north.

Staff also note that confirmation from the Credit Valley Conservation Authority has been received that there are no objections to the proposed development adjacent to the Valleyland and Watercourse Corridor, Natural Heritage Feature.

Staff are satisfied that the proposed development is consistent with the Brampton Plan.

#### *Credit Valley Secondary Plan (SPA 45)*

The subject property is designated as 'Low Density 2 Residential' in the Credit Valley Secondary Plan Area (SPA 45) which permits a variety of residential land uses and typologies including single-detached, semi-detached, and townhouse uses.

The 'Low Density 2 Residential' designation allows for a maximum *combined* density of 28 units per net residential hectare (11 units per net residential acre), whereas a total of 265 units are proposed. An amendment to the Secondary Plan is required to permit the proposed development of a mid-rise dwelling.

The increase in density as stated above is supportable from a land use planning perspective, given that:

- The proposed new plan better aligns with the provincial policies related to creating complete communities and efficient use of resources.
- Unique environmental features / amenities are not negatively impacted by this development proposal and are integrated into the development plans; and,
- The existing and planned road, servicing, parks, and institutional facilities can accommodate the additional density increase.



Staff are satisfied that the proposed development conforms to the general intent of the Official Plan and the Credit Valley Secondary Plan (SPA45).

### *Block Plan – Sub-Area 45-3*

The subject lands are situated within the approved Community Block Plan - Sub Area 3 of the Credit Valley Secondary Plan. The Block Plan determines the developable area of the site and the location and size of the infrastructure and community facilities required to support development. The Community Block Plan - Sub Areas 3 Credit Valley Secondary Plan identifies that the subject site is subject to a tertiary plan. A tertiary plan has been submitted for staff review and has been found satisfactory at this stage. An amendment to the Block Plan is not required.

### ***City of Brampton Zoning By-Law 270-2004:***

The subject property is zoned 'Residential Hamlet One (RHm1)' in the City of Brampton Zoning By-Law 270-2004, as amended. This zone permits a single detached dwelling, supportive housing residence type 1, a park, playground, recreational area and community centre, place of worship, a public or private school, a cemetery, a nursing home and a greenhouse or nursery, as well as purposes accessory to other permitted uses.

Staff is satisfied with the recommended Zoning By-Law Amendment to rezone the subject lands to 'Residential Apartment A – Special Section 3804 – (RA4-3804)' to permit a twelve-storey mid-rise residential building.

### Results of Application Circulation

The application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, 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 to temporarily amend the Zoning By-law was filed with the City. The statutory public meeting was held on September 11<sup>th</sup>, 2024, in which one member of the public had delegated and 20 items were received as correspondence (refer to Attachment 10).

Results of the application circulation can be found in Attachment 9 – Results of Application Circulation. A high-level overview of the comments received and staff responses are outlined below:

Regional staff have informed that a future access easement arrangement between the subject property and the abutting lands to the west will be required to:

- accommodate the development of the abutting lands (limited due to a portion of that site containing natural heritage features), and
- create a properly aligned access with Angelgate Road to the south.

This report recommends that prior to staff bringing an implementing zoning by-law amendment to Council for approval, that arrangements be to the satisfaction of the Commissioner of Planning, Building and Growth Management.

<b>Issues Raised At Statutory Public Meeting</b>	<b>Response</b>
<i>Traffic Congestion and Road safety</i>	<p>The City's Transportation Planning and Region of Peel have reviewed the Traffic Impact Study prepared by Next Trans, dated August 30, 2024 and have found it to be satisfactory from a traffic perspective.</p> <p>The primary access is located on Queen Street West, which is not anticipated to increase traffic flows to the nearby existing subdivision.</p>
<i>Incompatibility with the surrounding neighbourhood</i>	<p>Based on the Brampton Plan (2023), the subject property is located along a 'Primary Urban Boulevard' where higher intensity uses in the form of mid-rise buildings are envisioned. The property is also located along a 'Higher Order Transit' Corridor. The proposed development is consistent with the policies outlined in the Brampton Plan (2023), as 12-storeys are permitted along a 'Primary Urban Boulevard' in the 'Neighbourhoods' designation, with appropriate zoning provisions, which could be found in Appendix 13 of the report. The proposal also supports provincial policies around the creation of complete communities and increasing housing supply across the Province.</p> <p>The proposal contemplates a 12-storey mid-rise building that is well articulated through the use a certain building performance measures. The proposed building design is tiered/stepped so that it is largely contained within a 45-degree angular plane from the northerly property line. This helps to ensure that the building does not have an imposing character on the properties to the north.</p>

	<p>This also helps to minimize negative shadow and privacy impacts with adjacent properties. Further refinements through the site plan process will also take place, to allow for additional buffering through landscaping and tree planting to provide appropriate buffers with the adjacent community.</p>
<i>Lack of comprehensive studies</i>	<p>The applicant has submitted all required studies in accordance with the City's submission checklist requirements for a complete application. All reports have been reviewed by internal and external agencies. The studies have been found satisfactory for the Official Plan and Zoning By-Law Amendment.</p>
<i>Overcrowding at local area schools</i>	<p>Both school boards (Peel District School Board and Dufferin Peel Catholic District School Board) were circulated on the application and have reviewed the application and have noted the increased development within the area may result in capacity issues for nearby schools. They are actively reviewing the new residential growth in the area.</p> <p>Each school board conducts regular planning and forecasting to determine the need for new or expanded educational facilities. They collaborate with governmental bodies for necessary funding when expansion is required. No concerns were noted by the school boards.</p>
<i>Environmental constraints</i>	<p>The City's Environmental Planning and Engineering staff, as well as the Credit Valley Conservation Staff have reviewed the application and have found the proposal satisfactory and in conformity with the Conservation Authorities requirements.</p> <p>The adjacent natural heritage system has no proposed modifications and will be protected through the appropriate buffers and setbacks.</p>

<i>Safety concerns</i>	Planning staff cannot comment on potential future crime rates. The application is being reviewed based on the criteria set out in the <i>Planning Act</i> and relevant City, Regional, and Provincial land use policies.
<i>Property Valuation/Executive Lots</i>	Planning staff cannot comment on the future property valuation. This application is being reviewed on the merits of criteria set out in the “Planning Act” and City, Regional and Provincial policies regarding land use planning.

## **CORPORATE IMPLICATIONS:**

### Financial 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:**

This application to amend the Official Plan and Zoning By-law aligns with the strategic focus area “Growing Urban Centres & Neighborhoods.” The proposal will add a new use to the area that will support the further intensification of the neighbourhood, and is designed to integrate into both the existing, and potential future urban fabric.

## **CONCLUSION:**

Staff recommends approval of the Official Plan and Zoning By-Law Amendment (attached as Attachment 12 and 13) as the following has been satisfied:

- The application is consistent with the Provincial Policy Statement;
- The application conforms with the principles and overall policy direction of the City of Brampton’s Official Plan and Brampton Plan;
- The amendment to the Secondary Plan will facilitate a development to be consistent with the City’s vision for Queen Street;
- The provisions of the Zoning Bylaw amendment will facilitate compatibility with the abutting Residential neighborhood; and

- The Tertiary Plan will facilitate the comprehensive development of the subject lands and neighbouring properties.

As a result of the above, the proposed development represents good planning and is in the public interest.

Authored by:

Reviewed by:

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### **Attachments:**

- Attachment 1: Concept Plan
- Attachment 1A: Building Elevations
- Attachment 1B: Angular Plane Analysis
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations
- Attachment 4: Secondary Plan Designations
- Attachment 5: Zoning Designations
- Attachment 6: Aerial and Existing Land Uses
- Attachment 7: Tertiary Plan
- Attachment 8: Sustainability Assessment
- Attachment 9: Results of Application Circulation
- Attachment 10: Results of the Public Meeting
- Attachment 11: Detailed Planning Analysis
- Attachment 12: Draft Official Plan Amendment
- Attachment 13: Draft Zoning By-law Amendment