



Report
Staff Report
The Corporation of the City of Brampton

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November 4, 2024

Date: 2024-10-08

File: **OZS-2023-0045**

Subject: **RECOMMENDATION REPORT**

Application to amend the Zoning By-law

(To permit a ten-storey residential apartment building with 174 units in 1-3 bedroom configurations, indoor and outdoor amenity spaces, 209 parking spaces, and one level of underground parking)

G-Force Urban Planners and Consultants – Jindal Developments Ltd.

1955 Cottrelle Boulevard

South of Cottrelle Boulevard and west of McVean Drive

Ward 8

Contact: Charles Ng, Planner I, Development Services

Report number: Planning, Bld & Growth Mgt-2024-761

RECOMMENDATIONS:

1. That the report from Charles Ng, Planner I, Development Services to the Planning and Development Committee Meeting of November 4th, 2024, re: **Recommendation Report - OZS-2023-0045 - 1955 Cottrelle Boulevard - Application to Amend the Zoning By-Law**, be received;
2. That the application for a Zoning By-law Amendment submitted by G-Force Urban Planners and Consultants on behalf of Jindal Developments Ltd. be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan, the City's Official Plan, and for the reasons set out in this Recommendation Report
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 10 to this report be adopted; and
4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the *Planning Act, R.S.O. c.P. 13*, as amended.

OVERVIEW:

- **This report recommends approval of a zoning amendment to permit a revised form of high-density residential development that was previously approved by the Ontario Land Tribunal (OLT).**
- **The previous OLT decision had approved a 7-storey building with 3-storey stacked townhouses along the internal periphery of the site (in proximity to the adjacent low-rise residential dwellings). However, the new development form has removed all of the stacked townhouses, and rather has proposed substantial building setbacks (33 m to the west, and 38 m to the south) for a 10-storey apartment building (174 residential units), to be built in proximity to Cottrelle Boulevard. The new proposed building will not breach a 45 degree angular plane from the internal lot lines to the east and south.**
- **The prior OLT decision had designated this site for ‘Cluster and High Density Residential’ uses in the Secondary Plan, which supports the proposed new development form.**
- **A Statutory Public Meeting for this application was held on June 17th, 2024. Four members of the public provided oral delegations, and one piece of written correspondence was received. Details of the Statutory Public meeting are included in Attachment 12 of this report.**
- **The application received a Sustainability Score of 53, which meets the City’s ‘Bronze’ threshold. Further refinement to the sustainability metrics of the proposed development are anticipated to be addressed through a future Site Plan Application.**
- **The application represents good planning. The application is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and City of Brampton Official Plan.**
- **The application is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate an economy that thrives with communities that are strong and connected and will contribute to meeting current and projected housing needs in the City.**

BACKGROUND:Prior Development Application and Ontario Land Tribunal (OLT) Decision:

On March 9th, 2018 the applicant submitted an Official plan and Zoning By-law Amendment application (File: C08E08.008) for the subject property. That application proposed the following:

- a 7-storey residential building,
- 3-storey stacked townhouse blocks (2 blocks, 24 units) located along the internal lot lines of the site, in proximity to the adjacent low-rise residential lots, and
- a two-storey office building.

City Council refused the application on March 24, 2021, and Council's decision was appealed to the Ontario Land Tribunal by the applicant (OLT File: OLT-22-002047, Formerly PL210289). The Tribunal issued a Final Order on November 21, 2022, approving the proposed amendment to the City of Brampton's Official Plan, Bram East Secondary Plan, and Zoning by-law 270-2004. Following the OLT decision the applicant submitted a Site Plan application (File: SPA-2023-0105), which was subsequently withdrawn. The previous concept plan is appended to this report as Attachment 14.

CURRENT SITUATION:

Proposal

Despite the prior OLT decision (File: OLT-22-002047) and Site Plan application (File: SPA-2023-0105), G-Force Urban Planner and Consultants on behalf of Jindal Developments Ltd. submitted the current application proposing an amendment to Zoning By-law 270-2004 on December 21st, 2023 to change the development form on the subject site. The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on April 29th, 2024.

The current application proposes the construction of a 10-storey apartment building (174 residential units) that will maintain substantial building setbacks to the abutting low-rise residential lots (33m to the east, and 38 m to the south).

The current application no longer includes the three-storey stacked townhouse blocks along the internal periphery of the site (in proximity to the adjacent low-rise residential dwellings), as was previously proposed and approved by the OLT.

The proposal will provide a range of unit types (1 to 3 bedroom units), 209 vehicle parking spaces, bicycle parking, one level of underground parking, and indoor and outdoor amenity areas on the subject property.

Details of the Proposed Development

Details of the proposed development are as follows:

- Proposed 10-storey (36 metre) apartment building including:
 - 174 residential units
 - 11 studio;
 - 95 one-bedroom units;
 - 59 two-bedroom units; and

- 9 three-bedroom units
- 209 parking spaces
 - 174 resident spaces; and
 - 35 visitor spaces.
- 1 level of underground parking;
- 34 bicycle parking spaces;
- Pedestrian pathways and connections to Cottrelle Boulevard;
- Outdoor amenity areas including a rooftop amenity space; and
- Indoor amenity area.
- Total Gross Floor Area of 13,252.74 m²
- Floor Space Index of 1.66
- Access is provided through existing driveway that currently serves the adjacent commercial plaza to the east (1965-1985 Cottrelle Boulevard)

A copy of the proposed development is located in Attachment 1.

Application to Amend the Zoning By-law

The subject property is currently zoned 'Residential Apartment A(3)' with Special Section '2569' (R4A(3)-2569), as per Zoning By-law 270-2004, as amended. The R4A(3) designation permits a Residential Apartment Building, stacked townhouses, and offices excluding medical offices.

The proposed Zoning By-law Amendment will rezone the property to 'Residential Apartment A(3)' with Special Section '3800'. The new Special Section '3800' contains performance standards to permit the proposed development including but not limited to building height, lot coverage, landscaping, parking requirements, setbacks, FSI, and encroachments. Highlights of the proposed Zoning By-law Amendment are as follows:

- Permitted uses are an Apartment Dwelling and purposes accessory to the permitted uses;
- Maximum Building Height of 36 metres;
- Maximum FSI of 1.7;
- Minimum interior side yard setback of 29.79m to a principle building;
- Minimum rear yard setback of 38.16m to a principle building;
- Requirement of a 45-degree angular plane to the west and south lot lines;
- Maximum number of Apartment Units of 174;
- Required resident parking spaces of 174; and
- Required visitor parking spaces of 35.

The proposed Zoning By-law Amendment is located in Attachment 10.

Property Description and Surrounding Land Uses

The subject property has the following characteristics:

- is municipally known as 1955 Cottrelle Boulevard;

- has a total site area of approximately 0.79 hectares (1.97 acres);
- has a frontage of approximately 76.29 metres onto Cottrelle Boulevard;
- is currently vacant; and
- access is to be provided through an access easement at the existing private driveway along the east lot line, which currently serves the commercial plaza located at 1985 Cottrelle Boulevard.

The surrounding land uses are described as follows:

North: Cottrelle Boulevard, beyond which are low-density residential neighbourhood comprised of single-detached dwellings and a public park. Calderstone Middle School, operated by the Peel District School Board, is also located to the north.

South: Low-density residential neighbourhood comprised of single-detached dwellings and open space.

East: Commercial uses as part of a commercial plaza that contains restaurants, a financial institution, medical offices, a pharmacy, grocery and a convenience store. Beyond the commercial plaza is a stable low-density residential neighbourhood comprised of single-detached dwellings.

West: Low-density residential neighbourhood comprised of single-detached dwellings and open space.

An aerial map of the subject property and surrounding land uses are located in Attachment 7.

Summary of Recommendations

This report recommends that Council approve the proposed Zoning by-law Amendment generally in accordance with Attachment 10. The proposed development and implementing Zoning By-law Amendment are determined by staff to 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 of Brampton Official Plan. Staff is appreciative that the subject development form proposes significant setbacks to the adjacent single-detached dwellings, (33m setback to the west, 38m setback to the south), and does not breach a 45 degree angular plane from the shared internal lot lines with the adjacent residential development.

Planning Analysis Summary

The proposed Zoning By-law Amendment has been evaluated against the *Planning Act*, The Provincial Policy Statement, the Growth Plan, The Region of Peel Official Plan, the City of Brampton Official Plan, and the Bram East Secondary Plan and is considered to be consistent with matters of provincial interest and applicable policies.

The Detailed Planning Analysis is located in Attachment 9.

Planning Act, R.S.O. c.P. 13

This proposed development has regard for matters of Provincial interest as provided in Section 2 of the *Planning Act*. The proposed development is located on vacant underutilized lands that is serviced by municipal water and wastewater, transit, active transportation, and communication infrastructure, which represents efficient use of land and infrastructure. The proposed development also supports the orderly development of safe and healthy communities by providing a residential building that provides a range of housing options, accessible by public transit, active transportation, and is oriented to the public. The proposed residential apartment building includes architectural features that encourages a sense of place, safety and accessibility.

Staff is satisfied that the proposed development has regard to matters of provincial interest as provided 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, 2020 (2020 PPS) provides policy direction on matters of provincial interest related to land use planning and development.

The proposed development is consistent with Section 1.1.1, 1.1.3, 1.4.1, 1.4.3, and 1.5.1 of the 2020 PPS, which promotes efficient development and land use patterns through the provision of an appropriate range and mix of housing options in intensified forms on lands serviced by existing municipal infrastructure, services, and amenities. The proposed development is located on underutilized lands that is serviced by existing infrastructure and will provide 174 residential units in 1-3 bedroom configurations that will support the City's ability to meet current and future housing needs.

The proposed development will also support transit and active transportation within an area that is predominantly characterized by single- detached residential dwellings. The subject property maintains frontage to Cottrelle Boulevard near McVean Drive, which are serviced by Brampton Transit Routes 23 and 31, respectively, and features multi-use pathways and sidewalks. These transit routes provide connections to other local routes, as well as bus rapid transit, and other transit stations to provide connections to other areas of the City and beyond. This aligns with policies contained in Section 1.6.7 that encourages multimodal transportation and supporting transit.

Staff is satisfied that the proposed development is consistent with the applicable policies of the 2020 PPS.

Provincial Policy Statement, 2024

The Government of Ontario released the updated Provincial Policy Statement (2024 PPS) on August 20, 2024, which is a streamlined province-wide land use planning framework that replaces both the 2020 PPS, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The 2024 PPS provides a policy framework to support the provision of homes by enabling municipalities to plan for and increase housing supply; align development with infrastructure; build a strong and competitive economy; foster the long-term viability of rural areas; and protect agricultural lands, the environment and public health and safety. The 2024 PPS came into effect on October 20, 2024.

The 2024 PPS maintains a similar tone to the 2020 PPS with respect to the use of land, resources, the provision of housing, efficient development patterns, and supporting complete communities, among others. Emphasis is placed on the provision of a range and mix of housing through intensification and redevelopment.

The proposed development provides an appropriate range and mix of housing by introducing 174 residential units of varying sizes in the host neighbourhood. This contributes to the City's housing stock and the City's ability to accommodate residential growth for a minimum of 15 years by providing a variety of housing options to meet current and projected housing needs. Furthermore, the 1-3 bedroom units are expected to accommodate residents at all stages of life and abilities.

The subject property is currently vacant and underutilized, and is serviced by existing water, wastewater, hydro-electric, communication, transit, and active transportation infrastructure, which represents efficient use of existing resources and infrastructure. The subject property is near the intersection of Cottrelle Boulevard and McVean Drive, which maintains multi-use pathways, sidewalks, and Brampton Transit Route #23 and #31. As such, the proposed development is considered to be located on suitable lands as it efficiently uses land and infrastructure, promotes efficient development patterns, supports transit, and supports active transportation. This is further considered to support the achievement of developing livable and healthy communities.

Staff is satisfied that the proposed development is consistent with the applicable policies of the 2024 PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

The Growth Plan for the Greater Golden Horseshoe provides policy direction to accommodate growth and support complete communities. Complete communities are urban areas that are 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 an evolving demographic.

The subject property is located within the Built-up Area of the Growth Plan, which is intended to support the most growth and the achievement of complete communities.

The proposed development is considered to be consistent with Sections 2.2.1 and 2.2.6 by providing residential units in an intensified built form that optimizes the use of vacant underutilized land that is served by municipal infrastructure. The proposed development includes a mix of unit sizes in 1-3 bedroom configurations, which is considered to support the provision of a range of housing options that accommodates people of all stages of life and abilities. This is also considered to support the achievement of complete communities as per Section 2.2.6.2.

The proposed development is also considered to be consistent with Section 4.2.10 as it relates to climate change. The proposed development functions to reduce automobile dependency by providing a modest residential development on lands serviced by existing transit services and active transportation infrastructure.

Staff is satisfied that the proposed development is consistent with the applicable policies of the Growth Plan.

City of Brampton Official Plan, 2006

The City of Brampton Official Plan, 2006, provides a policy framework to guide development and facilitate land-use decision-making to meet current and future needs of its residents.

The subject property is designated 'Communities' in Schedule 1: City Concept. The subject property is also designated 'Residential' in Schedule A: General Land Use Designations and is within the 'Bram East Secondary Plan (41)' in Schedule G: Secondary Plan Areas. Cottrelle Boulevard is a 'Secondary Transit Corridor' in Schedule C: Transit Network, and is a 'Collector' road in Schedule B: City Road Hierarchy.

The proposed development conforms to the 'Residential' and 'Communities' designations of the Official Plan. The proposed residential apartment building includes 174 residential units in 1–3-bedroom configurations, which provides a range of housing options to meet current and future needs of the City. The subject property is served by existing infrastructure, including transit and active transportation, which represents efficient use of land and resources and functions to support transit. In this regard, the proposed development is considered to support the establishment of complete communities.

The proposed development is a mid-rise 10-storey residential building that is designed and configured in a manner that is considerate of the surrounding area. An appropriate setback of 29.79m to the west property line and 38.16m to the south lot lines ensures that a 45-degree angular plane is maintained to adjacent low-density single-detached dwellings. Moreover, the technical analysis through the submitted Shadow Impact study confirm that the proposed building setbacks and height adequately mitigate shadowing and height impacts on abutting low-rise residential homes. Crime Prevention Through Environmental Design (CPTED) elements are incorporated, which includes site layout

provides for natural surveillance through visual permeability, on-site pedestrian lighting and defined boundaries to naturally control access. The proposed development is considered to conform to the design policies of the Official Plan, 2006.

Staff is satisfied that the proposed development is consistent with the applicable policies of the City of Brampton Official Plan, 2006.

City of Brampton Official Plan, 2023

The City of Brampton's Official Plan, 2023, ("Brampton Plan") establishes comprehensive policies that guide anticipated growth and development to achieve a strategic vision for 2051. The Brampton Plan reinforces upper-level planning policies of the PPS, the Growth Plan, and the Region of Peel Official Plan. The Brampton Plan was endorsed by Council on November 1, 2023, and received approval from the Region of Peel on May 16, 2024. Some sections of the Brampton Plan are currently under appeal.

The subject property is within "Community Areas" and fronts a "Support Corridor" (Cottrelle Boulevard) as per Schedule 1A: City Structure. The subject property is designated "Mixed Use" in Schedule 2: Designations, and Cottrelle Boulevard is a "Collector" road in Schedule 3C: Streets Network. These designations are intended to support an appropriate range and mix of housing types and tenures for residents of all ages, life stages, incomes, and abilities in a compact, intensified urban form that optimizes and efficiently uses land and existing infrastructure including transit. These designations also support the creation of complete communities, 15-minute neighbourhoods, accessibility, and sustainability by accommodating an appropriate mix of uses that are transit-supportive including appropriate residential uses.

The proposed mid-rise residential building is situated on lands that are serviced by existing infrastructure including transit. Brampton Transit Routes 23 and 31 operate on Cottrelle Boulevard and McVean Drive, respectively, which provides connections to local and bus rapid transit routes and transit stations to connect to other areas of the City of Brampton and beyond. Multi-use pathways and sidewalks are also located along these roads. The proposed development is considered to support residential growth that is not automobile dependent as it is accessible to transit and active transportation infrastructure. Furthermore, the subject property is located within an established built-up urban area that consists of residential, commercial, institutional, retail, local services, open space, parks, recreational facilities, and religious uses within a 2-kilometre radius that are accessible through active transportation and/or transit services. The proposed development supports the efficient and effective use of public resources; is transit and active transportation supportive; contributes to the creation of complete communities; and supports the establishment of 15-minute neighbourhoods. These components are aligned with the policy direction of directing growth in the Brampton Plan.

The proposed development supports the achievement of housing targets as described in 2.2.1.15 of the Brampton Plan. The proposed development will introduce 174 residential units in 1-3 bedroom configurations on approximately 0.79 hectares of land,

representing a density of approximately 220.25 people per hectare. As such, the proposed development will support population growth through the provision of an appropriate range and mix of housing for residents of all ages, life stages, incomes, and abilities.

The design of the proposed development is considerate of the surrounding neighbourhood. The siting of the building provides appropriate setbacks of 29.79m to the west property line and 38.16m to the south property. Maintaining an adequate setback to the south and west lot lines is pivotal as they abut low-rise residential homes. The setback currently proposed maintains a 45-degree angular plane from the west and south lot lines, a provision to the same effect has also been included in the draft implementing Zoning By-law (Appendix 10). Staff and the applicant explored the possibility of stepping the western portion of the building. However, stepping could require a reduction to the 27.79 metre setback, bringing the mass of the building closer to the existing residential neighbourhood west of the subject site. Further, it may severely reduce the overall area of the outdoor amenity area and adversely affect the viability of pedestrian network connection to Cottrelle Boulevard.

The submitted Shadow Study illustrates shadowing impacts to the surrounding area and is considered acceptable. The proposed development includes outdoor amenity spaces; pedestrian walkways with lighting and furniture; landscaping treatment including trees along the west and south property line, which provide natural screening to protect views; and elements of CPTED including natural surveillance through visual permeability, on-site pedestrian lighting, defined boundaries to naturally control access, site connectivity, amenities, and defined spaces that reinforces the territory. The proposed building also features architectural elements that creates visual interest and contributes positively to the surrounding area including building articulation, fenestration, orientation, material selection, and horizontal treatments to soften vertical massing. These contribute to an appropriate transition and interface within the context of the surrounding neighbourhood with respect to Section 3.1.

Staff is satisfied that the proposed development is consistent with the applicable policies of the Brampton Plan, 2023.

Bram East Secondary Plan (Area 41)

The Bram East 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 designated “Cluster and High Density Residential” and Cottrelle Boulevard is a “Collector Road” in the Hurontario-Main Corridor Secondary Plan (Area 41).

The proposed development contemplates a built form that meets the planned intent and function of the “Cluster and High Density Residential” designation of the Bram East Secondary Plan. It should be noted that this designation was provided and approved through OLT Case No. OLT-22-002047 on November 21, 2022. As per Section 3.1.6,

residential uses within the High Density Residential category of the Official Plan applies. This includes apartment buildings at a maximum density of 200 units per hectare, which is further limited to a 125 units per hectare as per Section 3.1.7. The proposed development proposes a density of approximately 220.25 units per hectare however, as per Section 4.2.1.2 of the Official Plan, the prescribed Residential Density Categories “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.” This application no longer proposes the previously approved three-storey stacked townhouse blocks along the internal periphery of the subject site. Rather, the proposed development only contains one principal building located along the Cottrelle Boulevard frontage, effectively buffering and separating the apartment structure from abutting residential uses.

The proposed development is situated on lands that are vacant, underutilized, and served by existing infrastructure. The proposed development functions to address current and future housing demands in the City of Brampton and Region of Peel, as well as providing a range and mix of housing for residents of all ages, life stages, incomes, and abilities.

Staff is satisfied that the proposed Zoning By-law Amendment is consistent with the applicable policies of the Bram East Secondary Plan.

City of Brampton Zoning By-law 270-2004

The subject property is zoned “Residential Apartment A(3) – 2569” (R4A(3)-2569) by By-law 270-2004, as amended. The current zoning was established through OLT Case No. OLT-22-002047 on November 21, 2022, which rezoned the subject property from Commercial Two, Special Section 1851 to Residential Apartment A(3), Special Section 2569. The current zoning permissions was intended for a development concept that contemplated 72 residential apartment units, 24 stacked townhouses, a maximum height of 26 metres (7-storeys), 45% lot coverage, 200 sq. m. of office space, 170 parking spaces, and one level of underground parking.

An amendment to the Zoning By-law is required to rezone the subject property to “Residential Apartment A(3) – R4A(3) Zone” with a new Special Section with site-specific provisions to facilitate the proposed development. The proposed draft Zoning By-law provides performance standards such as, but not limited to, a maximum height of 10 storeys, an interior and rear yard setback to the principle building of 29.79m and 38.16 m, respectively, amongst other performance standards. The draft implementing Zoning By-law is provided in Attachment 10.

Staff is satisfied with the proposed Zoning provisions for the development of subject property.

Community Engagement

The application was circulated to City departments, commenting agencies and property owners within a 240 metre radius of the subject property in April 2024, in accordance with and exceeding *Planning Act* requirements. The results of this circulation is located in Attachment 11. Notice signs were installed on the subject property to advise members of the public that the application has been filed with the City. The notice sign includes a description of the proposed development and contact information.

A Statutory Public Meeting for this application was held on June 17th, 2024. There were four delegations at the Public Meeting. One written correspondence was received.

Details of the Statutory Public Meeting is included in Attachment 12. An overview of the comments received and Staff's responses are provided below:

Concern	Response
<p><u>Traffic</u></p> <p>Proposed development generating undesirable traffic conditions.</p>	<p>A Traffic Impact Study was prepared by GHD Ltd. for the proposed development. The Report finds that the intersections of Cottrelle Boulevard and McVean Drive; Cottrelle Boulevard and Maple Valley Street; Cottrelle Boulevard and Existing Commercial Site Driveway; and McVean Drive and the Existing Commercial Site Driveway, is expected to operate at acceptable volume/capacity ratios during peak AM and PM peak hours for current and future conditions.</p> <p>Additionally, the Report finds that proposed development has a negligible impact on traffic operations in the area, that parking requirements are met, that site circulation is appropriate, and that Transportation Demand Management (TDM) elements are incorporated to reduce dependency on single occupancy vehicles.</p>
<p><u>Safety</u></p> <p>Proposed development creating unsafe conditions.</p>	<p>The proposed development includes Crime Prevention Through Environmental Design (CPTED) elements, which includes site configuration to provide natural surveillance through visual permeability, on-site pedestrian lighting, defined boundaries to naturally control access, pedestrian site connectivity, amenities, and defined spaces that reinforces the territory. The proposed development is anticipated to support an animated urban space that engages residents.</p>
<p><u>Compatibility of Built Form</u></p>	<p>The proposed development is consistent with matters of provincial interest and conforms to the applicable policies of the Growth Plan, the Region of Peel Official</p>

<p>Proposed development is not an appropriate built form.</p>	<p>Plan, The City of Brampton Official Plan, 2006, and the Brampton Plan, 2023.</p> <p>The subject property maintains appropriate setbacks to the west and south lot lines, adjacent to low-density residential dwellings. A 45-degree angular plane is also maintained from the western and southern lot lines. A Sun and Shadow Study was submitted by the applicant that demonstrates acceptable shadowing impacts to the immediate area. The proposed residential building features architectural elements that create visual interest and contributes positively to the surrounding area.</p>
<p><u>Lack of Commercial Uses in the Neighbourhood</u></p> <p>Concern that there is not enough commercial uses in the area, that additional residential uses are not desirable.</p>	<p>The proposed development is Phase 2 of the lands located at the south-west intersection of Cottrelle Boulevard and McVean Drive, municipally known as 1985 Cottrelle Blvd. Phase 1 developed 1985 Cottrelle Blvd as a commercial plaza with a variety of uses restaurants, a financial institution, medical offices, a pharmacy, grocery and a convenience store.</p>
<p><u>Density and Lack of Supporting Infrastructure</u></p> <p>Concern that there is not enough supporting infrastructure to support the additional density. This includes schools, parks, and transit.</p>	<p>The application was circulated to external agencies, which includes the Peel District School Board (PDSB). PDSB indicates available capacity for the schools that are within the boundary of the subject property.</p> <p>The subject property is located near various public parks including the Claireville Conservation Area. It is not anticipated that these recreational areas would be adversely affected by the proposed development. Furthermore, the proposed development includes outdoor amenity areas, which include recreational play equipment.</p> <p>Cottrelle Boulevard and McVean Drive is serviced by Brampton Transit Route #23 and #31, respectively. These roads also feature multi-use pathways and sidewalks, which supports active transportation. The proposed development includes pedestrian connections to Cottrelle Boulevard and bicycle parking infrastructure, further supporting active modes of transportation.</p>
<p><u>Sightlines</u></p>	<p>The proposed development maintains appropriate setbacks to the west and south lot lines, adjacent to low-density residential dwellings. The proposed building</p>

Proposed development impacting the sightlines of nearby dwellings.	does not breach a 45-degree angular plane from those lot lines. Landscaping will be incorporated including additional trees along the west and south property line, which provides additional screening and privacy.
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CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

The application is consistent with the “A City of Opportunities” theme. It supports the establishment of complete communities to accommodate growth for people and jobs and aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres by adding additional housing in a built form that is considerate of the surrounding neighbourhood.

Additionally, the proposed application supports the following strategic focus areas:

- **Transit & Connectivity:** The subject property maintains frontage onto Cottrelle Boulevard, near the intersection of Cottrelle Boulevard and McVean Drive. These Minor Arterial Roads feature multi-use pathways, sidewalks, and transit service from Brampton Transit Rout #23 and Route #31. The proposed development is a compact and intensified mid-rise residential building that includes pedestrian connections to existing transit and active transportation infrastructure. As such, the proposed development is considered to reinforce transit and promote sustainable modes of transportation.
- **Growing Urban Centres & Neighbourhoods:** The proposed development is a 10-storey mid-rise residential building that provides “missing middle housing”, which is housing that is between low-density dwellings to high-density condominiums. The proposed development is considered to provide housing that is considerate of evolving needs, a changing demographic, and supports current and future housing demands. This functions to reinforce communities that are strong and connected.

CONCLUSION:

Staff is satisfied that the proposed Zoning By-law Amendments represent good planning, because it is consistent with the Provincial Policy Statement, conforms to the

Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 10. The By-law is appropriate for subject property considering the following:

- the proposal significantly increases the building setback from the setbacks that had previously been proposed as approved by the OLT. In this regard the stacked townhouses that had been approved for the internal areas of this site, adjacent to the adjacent single-detached dwellings to the east and south, are no longer proposed. Rather, the new 10 storey building will be setback 33m from the west property line, and 38m from the south property line, and a 45 degree angular plane will be satisfied.
- The proposed development aligns with policies in the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Region of Peel Official Plan, City of Brampton Official Plan (2006), the Brampton Plan, 2023, and the Bram East Secondary Plan (Area 41);
- the proposed development makes use of underutilized lands that is already serviced by existing water, waste water, hydro-electric, communication, transit, and active transportation infrastructure to provide housing options, which is representative of efficient and effective use of existing land and resources;
- the proposed development will contribute to the City's housing stock in a manner that is considerate of changing demographic needs by providing 174 residential units in 1-3 bedroom configurations; and
- as confirmed through the circulation of the applications, all financial and technical requirements have been satisfied.

In summary, the application represents good planning and is appropriate for the orderly development of lands.

Authored by:

Reviewed by:

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Approved by:

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Marlon Kallideen
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Planning, Building and Growth
Management

Attachments:

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan, 2006 Designation
- Attachment 4 – Brampton Plan, 2023 Designation
- Attachment 5 – Secondary Plan Designation
- Attachment 6 – Zoning Map
- Attachment 7 – Aerial & Existing Land Use
- Attachment 8 – Heritage Map
- Attachment 9 – Detailed Planning Analysis
- Attachment 10 – Draft Zoning By-law Amendment
- Attachment 11 – Results of Circulation
- Attachment 12 – Results of Public Meeting
- Attachment 13 – Sustainability Score & Summary
- Attachment 14 – Previous Concept Plan (C08E08.008/OLT-22-002047, SPA-2023-0105)