



Report
Staff Report
The Corporation of the City of Brampton
3/17/2025

Date: 2025-03-04

File: **OZS-2024-0040**

Subject: **Recommendation Report - Application to Amend the Zoning By-law**
(To permit a mixed-use development comprised of 4 buildings with heights ranging from 45 to 50 storeys with a public/private road network and a public park)
Blackthorn Development Corporation – Avalon Developments Inc.
137 Steeles Avenue West
Ward 4

Contact: Arjun Singh, Planner, Development Services & Design
Angelo Ambrico, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2025-216

RECOMMENDATIONS:

1. That the report from Arjun Singh, Planner, Development Services, to the Planning and Development Committee of March 17th, 2025, re: **Recommendation Report, Application to Amend the Zoning By-Law**, Blackthorn Development Corporation c/o Avalon Developments Inc., File OZS-2024-0040, 137 Steeles Avenue West, Ward 4, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Blackthorn Development Corporation, on behalf of Avalon Developments Inc. (File: OZS-2024-0040) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement, conforms to the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and,
4. That, prior to forwarding the enactment of Zoning By-Law amendment to Council for enactment, a Plan of Subdivision application for the proposed development is to be submitted to the satisfaction of the Commissioner of Planning, Building and Growth Management;

5. 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., as amended.

OVERVIEW:

- The applicant submitted an amendment to the Zoning By-Law to permit a mixed-use development consisting of four (4) residential towers (45, 46, 49, and 50 storeys in height). The proposal includes 1,900 residential units, 1,014 square metres of ground floor commercial, and 2515 parking spaces (visitor and resident). A public park with approximately 3,931 square metres of gross floor area (GFA) is also proposed.
- The property is designated '*Residential*' on Schedule A General Land Use Designations and located along a '*Primary Intensification Corridor*' and within a '*Mobility Hub*' on Schedule 1 - City Concept of the Official Plan. The property is designated 'Mixed-Use One' and 'Medium Density' in the Hurontario-Main Corridor Secondary Plan (Area 55). The site is also located within a "Primary Major Transit Station Area (MTSA)" (HLRT-22). An Amendment to the Official Plan and Secondary Plan is not required to facilitate the proposal.
- The property is designated as 'Community Areas', 'Urban Centres', 'Primary Major Transit Station Area' on Schedule 1 – City Structure in Brampton Plan. Additionally, the site is designated as 'Mixed-Use (High-Rise Mixed-Use)', 'Mixed-Use (Mid-Rise Mixed-Use)', 'Neighbourhood (Mid-Rise Residential)', 'Potential Midblock Connection', and 'Neighbourhood Park' on Schedule 13m - Brampton MTSA – HRLT-22 Gateway Terminal Land Use Plan.
- The property is zoned '*Agricultural*' (A) and 'Residential Apartment A (Holding) – Section 3736 (R4A (H) – 3736)' as per Zoning by By-law 270-2004, as amended. An amendment to the Zoning By-Law is required to permit the development. The draft Zoning By-Law is attached as Attachment 10.
- A Statutory Public Meeting for this application was held on December 9th, 2024. One member of the public was present to delegate on this item. One written submission was received by members of the public. Details of the Statutory Public meeting are included in Attachment 8 of this report.
- Staff are recommending the use of a Holding Provision in the Zoning By-law to facilitate the orderly and phased development of the subject property. Conditions associated with the Lifting of the H includes the submission of a satisfactory Functional Servicing Report and Traffic

Impact Study for the entirety of the Tertiary Plan area (in consultation with the landowners) as well as the requirement for any Credit Valley Conservation Permits that may be required.

- **Staff are recommending that a Plan of Subdivision application to facilitate the proposed development blocks, public roads and park block be submitted to the City prior to the Zoning By-law Amendment being forwarded to Council for enactment.**
- **The proposal represents good planning, is consistent with the Provincial Planning Statement and is in conformity with the Brampton Official Plan.**
- **The proposal 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 is consistent with the direction of building complete communities to accommodate growth for people and jobs along policy indicated corridors.**

BACKGROUND:

Previous File: OZS-2023-0018

Weston Consulting had previously submitted an application to amend the zoning by-law on behalf of Avalon Developments Inc. for the subject lands under city file (OZS-2023-0018). The proposal had proposed to zone only the northern section of the subject lands. That proposal had envisioned the following:

- Tower 1 (45 storeys) consists of:
 - 897.70 square metres of Commercial
 - A total of 541 units comprised of:
 - 81 - one bedroom units
 - 129– one bedroom + den units
 - 311 - two bedroom units
 - 10 – two bedroom + den units
 - 10 – three bedroom units
- Tower 2 (50 storeys) consists of:
 - 724.20 square metres of Commercial
 - A total of 606 units comprised of:
 - 144 - one bedroom units
 - 96 – one bedroom + den units
 - 308 - two bedroom units
 - 5 – two bedroom + den units
 - 53 – three bedroom units

A supportive Recommendation Report was provided to Planning and Development Committee on November 6th, 2023. The recommendations in the report were approved by Committee and the subsequent Notice of Passing (noting no appeals were received) was issued for Zoning By-law 205-2023.

Current File: OZS-2024-0040

The Pre-Consultation application for the subject property was submitted in February 2024, where staff identified the requirement of the submission and provided the applicant with a Pre-Development Application Checklist outlining the reports and studies requested with the submission.

Blackthorn Development Corporation, on behalf of Avalon Developments Inc. submitted an application to amend the Zoning By-law on May 27, 2024 for the entirety of the subject lands. The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on June 1st, 2024. The new application proposes to re-zone the Phase 1 lands (zoned through file OZS-2023-0018) for administrative changes as well as zone the balance of the lands not included in the Phase 1 application.

The Statutory Public Meeting for the application was held at the Planning and Development Committee on December 9th, 2024. There was one (1) letter of correspondence received and one (1) member of the public who provided a delegation at the meeting. Further details regarding the public meeting are noted in Attachment 8.

CURRENT SITUATION:

Proposal

A proposal to amend the Zoning By-law has been filed with the City to develop the subject property municipally addressed as 137 Steeles Avenue West, which is located on the south side of Steeles Avenue West, between Malta Avenue and Lancashire Lane. The proposal seeks to permit the development of a mixed-use development consisting of four (4) residential towers (45, 46, 49 and 50 storeys in height). A public park with approximately 3,931 square metres of GFA is also proposed. A total of 1,900 residential units and 1,014 square metres of retail space are included as part of the proposal. The northern portion of the subject lands (north of the Private Road) were previously zoned under OZS-2023-0018, the applicant is now seeking to zone the balance of the lands in addition to revisions of the development standards to the previously zoned lands.

Details of the proposal are as follows (please refer to Attachment 1):

Details of the proposed development is as follows:

- Phase 1

- 50 storey and 49 storey residential building on a 6-storey podium with ground floor retail
- 665 square metres of commercial GFA
- 939 residential units including
 - 267 one-bedroom
 - 182 one-bedroom plus den
 - 429 two-bedroom
 - 51 two-bedroom plus den
 - 10 three-bedroom units
- Phase 2
 - 46-storey and 45-storey residential building on an 8-storey podium with ground floor retail
 - 349 square metres of commercial GFA
 - 961 residential units
 - 276 one-bedroom
 - 199 one-bedroom plus den
 - 399 two-bedroom
 - 82 two-bedroom plus den
 - 5 three-bedroom
- Portions of public and private roads to facilitate access to and within the site
- A public park approximately 0.38 hectares in size
- A pedestrian mid-block connection on the west side of the subject lands

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

The lands have the following characteristics:

- are municipally known as 137 Steeles Avenue West;
- have a total lot area of approximately 1.91 hectares;
- have a frontage of approximately 64.63 metres along Steeles Avenue West;
- Is currently occupied by a single detached dwelling;
- access to the site is currently maintained off Steeles Avenue West

The surrounding land uses are described as follows:

North: Steeles Avenue West, beyond which are existing high-rise apartments and low-density housing planned for re-development (Files: OZS-2019-0009, SPA-2024-0169);

South: Vacant lands, beyond which are Malta Avenue and its future extension, and low density housing;

- East: Vacant lands planned for intensification (Files: PRE-2023-0134), beyond which is Lancashire Lane, a large format retail store and ancillary surface parking lot;
- West: Vacant lands planned for intensification, beyond which are approved development applications which are currently under construction (SPA-2024-0129, SPA-2024-0085).

Summary of Recommendations

This report recommends that Council adopt the amendment to the Zoning By-law generally in accordance with the attached Attachment 10. The proposal and implementing documents represent good planning, are consistent with the Provincial Planning Statement and conform to the City of Brampton Official Plan.

Application to Amend the Zoning By-law

The subject property is zoned 'Agricultural' (A) and 'Residential Apartment A (Holding) – Section 3736' (R4A (H) – 3736) as per Zoning By-law 270-2004, as amended. Agricultural and accessory uses are permitted including a single detached dwelling within the Agricultural Zone. The Residential Apartment A zone permits residential apartments and non-residential uses (in conjunction with an apartment dwelling) such as retail establishments, day nursery, etc. A Zoning By-law amendment is required to permit the proposed development.

The proposed Zoning By-law Amendment will rezone the subject lands to a Residential Apartment Zone (R4A) with a special section, and includes site-specific provisions to regulate building height, tower separation, building setbacks, among other items, as attached in Attachment 10 to this report. An Open Space (OS) zone is also contemplated as part of the Public Park. Staff are also recommending the use of a Holding Provision to facilitate the orderly and phased development of the subject property.

Requirements included in the Holding Provision of the Draft Zoning By-law

Staff are recommending the use of a 'Holding (H)' provision on the subject lands as the proposed land use and density is supported in principle. Additional reports are required, which must address both interim and ultimate servicing scenarios for underground infrastructure (including water, wastewater and stormwater) and public roads for the entire Tertiary Plan area (in consultation with the tertiary plan area landowners). It is important to understand the ultimate servicing scenario for these lands, so that infrastructure can be planned accordingly in the future to help realize the redevelopment of a strategically important area of Brampton due its proximity to the Hazel McCallion LRT Line. Additionally, staff are including a provision with regard to the requirement of a Credit Valley Conservation Permit as the lands are regulated by the Conservation Authority.

The following will be required prior to the lifting of the holding provision for the subject lands:

- A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel (or successor), City of Brampton, and the Credit Valley Conservation Authority in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane;
- A Traffic Impact Study supporting interim and permanent public access for any proposed phase of development has been completed in accordance with the City of Brampton and Region of Peel Terms of Reference in consultation with the landowners for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane to the satisfaction of the Region of Peel (or successor) and City of Brampton;
- The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed via the extension of Malta Avenue and/or Lancashire Lane and conveyed to the City, or other alternative access arrangements including but not limited to an acceptable interim access and interim road network to the satisfaction of the Commissioner of Public Works
- Any requisite permits or approvals from Credit Valley Conservation under O. Reg 160/06 be received

Tertiary Plan for 177, 157, 137, and 0 Steeles Avenue West (Attachment 12)

Through consultation with City Staff, it had been determined that a Tertiary Plan would be required for the lands municipally known as 177, 157, 137, and 0 Steeles Avenue West. Staff have been actively working with the landowner's group to advance a Tertiary Plan that is supportable by City staff and impacted landowners within the Tertiary Plan boundaries.

The Tertiary Plan identifies the following:

- a High-Rise Mixed-Use designation (fronting Steeles Avenue West),
- a Mid-Rise Mixed-Use designation (in the mid-block between the future private and public road),
- a Neighbourhood Mid-Rise Residential designation (towards the southerly property limits),
- an overlay for the location of a future Public Park, as well as
- the general road alignment for the extension of Malta Avenue,
- the extension Lancashire Lane, and
- a future private road

Additional notes have been added on the Tertiary Plan, which allows for flexibility as development applications continue to proceed through the review process. This includes a note indicating that additional density may be supported through independent Planning Act applications, as well as notes indicating the future road alignments and parkland dedication are to be refined through the detailed stages.

Further refinements to the Tertiary Plan may occur through a future Lifting of the Holding Provision application and Plan of Subdivision application. This involves additional reports (mainly a Master Servicing Plan / Functional Servicing Report and a Traffic Impact Study for the entire Tertiary Plan area). Parkland dedication is to be confirmed through a future Draft Plan of Subdivision application and dedicated through Section 51 of the Planning Act. Parks will be required to be designed and conveyed in their entirety to ensure a comprehensive urban park to support the proposed developments envisioned for the area.

Future Draft Plan of Subdivision Application

The applicant will be required to submit a Draft Plan of Subdivision application for the subject property. The Draft Plan of Subdivision will include parts and blocks for various purposes including development blocks and blocks for public roads, road widenings, and a public park. These parts/blocks will provide the required lands to complete extensions of existing roads (Malta Avenue/Lancashire Lane) along with facilitating the creation of a new public park in an area undergoing rapid intensification. The submission of the Draft Plan of Subdivision will assist in securing the necessary land required to ensure the comprehensive development of the Tertiary Plan area and larger MTSA. Staff will ensure that the Draft Plan of Subdivision application is submitted to the satisfaction of the Commissioner of Planning, Building & Growth Management prior to staff advancing a by-law for enactment.

PLANNING ANALYSIS SUMMARY

The proposed Zoning By-law amendment is consistent with the Provincial Planning Statement and conforms to the City Official Plan. The application also has regard for matters of provincial interest under Section 2 of the Planning Act.

The application proposes a change from an 'Agricultural' and 'Residential Apartment' zones to a 'Residential Apartment' and 'Open Space' zoning designation, which permits a high-rise apartment building and ground floor commercial uses. The proposed Zoning By-law meets the intent of both municipal and provincial planning policies and will introduce an appropriate level of intensification within a Major Transit Station Area and in close proximity to existing and future higher order transit with the Hazel McCallion Light Rail Transit Line. The proposed Zoning By-Law Amendment will result in the redevelopment of an underutilized site and contribute to the creation of new housing supply, which will further assist in helping Brampton achieve its housing pledge of creating 113,000 new housing units by 2031.

The proposal will help to create a complete community by providing a mix of land uses in a high density and compact built form. The proposed development maintains transit

supportive elements and creates a pedestrian friendly environment with a strong architectural treatment defining Steeles Avenue West.

Additional information with respect to individual policies is provided in Attachment 7 (Detailed Planning Analysis).

Matters of Provincial Interest

Planning Act, R.S.O, 1990

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services, as well as waste management. It also ensures the orderly development of safe and healthy communities by providing high density residential development in an area planned for intensification and diverse land uses. It will provide for adequate amenity area and recreational facilities to serve the needs of future residents including a future public park.

The development offers a range of one-bedroom, two-bedroom, and three-bedroom units that will serve a diverse range of income levels and age groups. Furthermore, the proposed development will provide direct access to existing and future transit service while providing a pedestrian-friendly site design that will encourage active transportation and strong streetscapes.

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 Planning Statement (PPS) (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 Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. Section 2.4 of the PPS directs municipalities to identify and support the growth of strategic areas including MTSA's by permitting intensification and a variety of uses to support the creation of complete communities. The application proposes the redevelopment of a primarily vacant site that will take advantage of existing and planned transit and servicing infrastructure within the settlement area.

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

Municipal Planning Documents

City of Brampton Official Plan (2006)

The subject site is located along the Steeles Avenue *'Primary Intensification Corridor'* and is within the *'Gateway Mobility Hub'* as per Schedule A of the Official Plan. These areas are to be planned to accommodate the development of greatest mass and highest densities in Brampton. The proposed development will contribute towards the minimum targets for new residential development within the built-up area, as well as towards the Gateway Mobility Hub policies to accommodate 100 to 150 people and jobs combined per hectare.

With an FSI of 11.3 and heights ranging from 45 to 50 storeys, the proposed development exceeds the Gateway Mobility Hub target of a 3.0 FSI and targeted heights of 3 to 25 storeys. However, based on the emerging planning framework of the area, staff are supportive of increased densities within the MTSA. Appropriate justification has been provided in the supporting documentation received by the City to support additional height and density within a strategically important growth area of the City.

The Official Plan also encourages a range of housing accommodation in terms of dwelling types through appropriate mix and density policies. The proposal adds an additional 1,900 new residential units in the area ranging from 1, 2 and 3 bedroom unit typologies. Additional regulations have been added in the Zoning By-law requiring that 35 % of all units be larger sized family friendly units, of two bedroom or larger typologies. This will help contribute towards Brampton's Housing Pledge to support the construction of 113,000 new homes in the City of Brampton by 2031.

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

Brampton Plan (2023)

The subject property is designated as 'Community Areas', 'Urban Centres', 'Primary Major Transit Station Area', and 'Primary Urban Boulevard' per Schedule 1 – City Structure of the new Brampton Plan. Furthermore, the subject lands are designated as 'Mixed-Use (High-Rise Mixed-Use)', 'Mixed-Use (Mid-Rise Mixed-Use)', 'Neighbourhood (Mid-Rise Residential)', 'Potential Midblock Connection', and 'Neighborhood Park' on Schedule 13m - Brampton MTSA – HRLT-22 Gateway Terminal Land Use Plan.

Under Section 2.2.2 – Framework for Building Typologies the Mid-Rise residential designation generally permits between 5 – 12 storeys. It is also noted within Brampton Plan under Section 1.1.8 (d) that secondary plans should be read in conjunction with Brampton Plan, and where a conflict between the secondary plan exists, the secondary plan policies shall prevail unless otherwise specified in Brampton Plan. The Hurontario-Main Corridor Secondary Plan considers increases in height without the need for an Official Plan Amendment when supporting rationale has been provided (Section 5.1.1). The applicant submitted Planning Justification Report identifies and provides supporting rationale for the need for intensification within the strategic growth area coupled with the supporting studies. As noted previously, the site is located within an area planned for

higher-order transit and is within the boundaries of a MTSA which are areas planned for high-density development.

The applicant has also provided for the principles established for the MTSA which includes height transitions from Steeles Avenue West to the existing low-density residential to the south (Tina Court). The proposal also includes a public park as noted within Schedule 13m as well as a mid-block pedestrian connection to support active transportation goals and overall connectivity to/and from Steeles Avenue West and the higher-order transit corridors.

Given the above, staff are of the opinion that an amendment to Brampton Plan is not required.

Hurontario-Main Corridor Secondary Plan (Area 55)

The subject property is designated "Mixed Use One" in the Secondary Plan.

The "Mixed Use One" designation permits a full range of office, commercial, institutional, cultural and entertainment uses, in conjunction with medium and higher-density residential dwellings, live/work units and related community facilities.

As per Policy 5.1.1 of the Secondary Plan, proposals for density and/or building height greater than the maximum permitted shall require justification for the increase as part of a zoning amendment. Official Plan amendments are not required in that regard. While the proposed Floor Space Index (ratio of floor area to site area) of 11.30 and heights ranging from 45 to 50 storeys are more than the secondary plan policy (Maximum Floor Space Index of 4.0 and maximum height of 25 storeys), staff are satisfied that appropriate planning justification has been provided given the site's location within a Primary MTSA, Gateway Mobility Hub and along an Intensification Corridor. These are areas that are planned to accommodate the greatest mass and highest densities in Brampton as per policy 3.2.1.1 of the Official Plan. Staff are also supportive of the range of larger, family friendly units provided in the development concept, where over 35% of residential units are planned for two bedroom units or greater.

In addition to the housing units provided by the proposal, an adequate mix of commercial ground floor space, indoor amenity space, and outdoor amenity space is contemplated and regulated as part of the Zoning By-law amendment. Additional considerations for commercial programming along Steeles Avenue, mid-block connections, as well as Steeles Avenue streetscape improvements have been considered as part of the review of the application, which are to be further refined through subsequent detailed planning applications (Site Plan Control).

Staff is satisfied that the proposed development conforms to the Hurontario-Main Corridor Secondary Plan.

City of Brampton Zoning By-law 270-2004

The property is zoned 'Agricultural (A)' and 'Residential Apartment A (Holding) – Section 3736' (R4A (H) – 3736) as per the City of Brampton Zoning By-law 270- 2004, as amended. An amendment to the Zoning By-law is required to rezone the lands to a 'Residential Apartment (R4A)' designation and 'Open Space (OS)' to facilitate the proposed mixed-use high-rise development.

The Zoning By-law, included as Attachment 10 to this report, includes regulations limiting tower heights to a maximum of 45, 46, 49 and 50 storeys, minimum tower separation distances, minimum podium separation distances, as well as minimum setbacks. Staff are satisfied with the building performance standards associated with the Zoning By-law, which ensures no negative impacts to the redevelopment potential of neighboring landowners within the Tertiary Plan boundaries.

It is also worth noting that for high density development applications, maximum tower floorplates are typically limited to 800 square metres to ensure towers have a slender mass to minimize shadowing impacts. The applicant is proposing larger tower floor plates of 850 square metres to accommodate for larger, family friendly units. An additional zoning regulation, requiring a minimum of 35 % of all units to be either 2 bedroom or larger typologies has been added to ensure that the larger building floorplate translates into larger family friendly units at the site plan stage. Staff are also recommending the use of an H provision within the Zoning By-law to restrict development to ensure a satisfactory Functional Servicing Report and Traffic Impact Study is approved to the satisfaction of the City of Brampton, Region of Peel (or successor) and the Credit Valley Conservation Authority to address both interim and permanent servicing solutions.

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

Community Engagement

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands in November 2024, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department / agency comments are attached as Attachment 9 to this report. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City.

A Statutory Public Meeting for this application was held on December 9th, 2024. There was one members of the public in attendance to speak to this item at the statutory public meeting. One letter of written correspondence was received from members of the public.

One member of the public noted concerns with regards to accurate population analysis and its importance in infrastructure planning. Staff have placed a Holding Provision on the subject property which requires consultation with the Tertiary Plan landowners in the area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane to ensure

accurate future population analysis to support planned municipal infrastructure works including water, wastewater, sanitary and auxiliary road networks occurs.

Details of the Statutory Public Meeting are included in Attachment 8 of this report.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications directly associated with this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications.

STRATEGIC FOCUS AREA:

The application is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. This development proposal will facilitate the growing of Brampton's economy by helping to create complete communities that are strong and connected.

LIVING THE MOSAIC – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

CONCLUSION:

Staff is satisfied that the proposed Zoning By-law amendment represent good planning, because it is consistent with the Provincial Planning 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 respectively as the following criteria have been met:

- the proposed development takes advantage of an underutilized site to provide a mixed-use development within an area with planned and existing higher order transit
- the proposed zoning by-law amendment is consistent with the aforementioned policies
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

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Attachments:

- Attachment 1 – Concept Map
- Attachment 1A – Concept Elevations – Phase 1
- Attachment 1B – Concept Elevations – Phase 2
- Attachment 1C – Concept Renderings
- Attachment 1D – Tertiary Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Detailed Planning Analysis
- Attachment 8 – Results of Public Meeting
- Attachment 9 – Results of Application Circulation
- Attachment 10 – Draft Zoning By-law Amendment
- Attachment 11 – Sustainability Score and Summary