

Information Summary

CITY FILE NUMBERS: OZS-2020-0019

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2019), the Regional of Peel Official Plan and the City of Brampton Official Plan.

Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

The application will be evaluated against the Provincial Policy Statement to ensure that the proposal is consistent with matters of provincial interest. A preliminary assessment of the Provincial Policy Statement sections applicant to this application include but are not limited to:

1.1.1 Healthy, liveable and safe communities are sustained by:

- (a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- (c) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- (e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- (h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a. efficiently use land and resources;
- b. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c. minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d. prepare for the *impacts of a changing climate*;
- e. support active transportation;
- f. are transit-supportive, where transit is planned, exists or may be developed; and
- g. are freight-supportive.

- 1.1.3.3 Land use patterns within settlement areas shall be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.
- 1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:
- (b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
- 1.1.3.8 In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.
- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- (a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
 - (b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - (c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.
- 1.3.2.3 Within employment areas planned for industrial or manufacturing use, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.

- 2.1.1 Natural features and areas shall be protected for the long term.

Growth Plan for the Greater Golden Horseshoe (2020)

The subject lands are within the “Built-Up Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- c) within settlement areas, growth will be focused in
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
 - iv. areas with existing or planned public service facilities;

2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

2.2.5.3 Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

2.2.5.15 The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.

2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;
- b) planning to achieve the minimum intensification and density targets in this Plan;
- c) considering the range and mix of housing options and densities of the existing housing stock; and
- d) planning to diversify their overall housing stock across the municipality.

Region of Peel Official Plan

The subject application is within the “Urban system” area as established in the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

5.3.1.2 To achieve sustainable development within the Urban System.

5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary consistent with the policies in this Plan and the area municipal official plans.
- 5.3.2.3 Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.
- 5.5.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.
- 5.5.4.1.2 To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.
- 5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.
- 5.5.4.1.4 To optimize the use of designated greenfield area.
- 5.5.4.1.5 To enhance the natural environment and resources.
- 5.5.4.2.2 Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities: City of Brampton: 51 residents and jobs combined per hectare;
- 5.6.2.6 Protect and support employment areas for employment uses, as defined and designated in area municipal official plans.

City of Brampton Official Plan Amendment

There is no Official Plan Amendment required to as the lands are designated as Business Corridor. A complete analysis of the Official Plan can be found in the Planning Justification Report, which has been found to be supportable by Policy Planning.

Secondary Plan:

The property is designated “Office Node” and “Special Policy Area 17 (Office/Mixed Use)” in the Bram East Secondary Plan. The “Office Node” and “Special Policy Area 17 (Office/Mixed Use)” designations permit a full suite of uses. An amendment to the Secondary Plan will not be required for the proposed development.

Zoning By-law Amendment

The subject property is currently zoned: “Office Commercial” – Section 2886, “Composite Residential Commercial Hold” – Section 2888, “Composite Residential Commercial” – Section 2887, “Office Commercial Hold” – Section 2889, “Open Space” – Section 2890, “Composite Residential Commercial” – Section 2891, and “Composite Residential Commercial” – Section 2892”. This rezoning was enacted on June 27, 2018.

The proposed zoning amendment includes permitting additional units, the switching of the location of the supermarket and a number of setback alterations as a result of the final alignment of Queen Street East Right-of-way.

Documents Submitted in Support of the Application

The following is a list of the documents that were provided in support of the zoning by-law amendment application. The studies submitted are technical in nature as the vast majority of the planning requirements and rationale were previously addressed. As this Zoning By-law application primarily deals with the relocation of a supermarket and adjusting the setbacks to meet the revised Queen Street East ROW, the applicant is primarily demonstrating that the requirements within the previous Zoning By-law amendment are upheld.

- Cover Letter
- Master Site Plan
- Phase 1 Site Plan
- Zoning By-law Amendment Application
- Draft Zoning By-law
- Landscape Drawings
- Arborist Report
- Tree Evaluation Study
- Site Servicing
- Site Grading
- Stormwater Management Plan
- Master Water Demand
- Stormwater Management Report with Functional Servicing Report
- Traffic Impact Study
- Environmental Noise Assessment Report
- Sustainability Score
- Sustainability Letter
- Urban Design Brief Addendum

Additional Items that were included for the Phase 1 application

- Lighting Photometrics
- Erosion and Sediment Control
- Water Demand