



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
7/7/2025

**Date:** 2025-05-26

**File:** **OZS-2024-0044**

**Subject:** **Recommendation Report - Application to Amend the Zoning By-law**  
*(To permit the development of a mixed-use community consisting of two residential towers of 55 and 50 storeys with 1238 units and a retirement home building of 20 storeys with 300 suites connected by a 5-storey podium)*  
**Bramalea RR GP Limited c/o LEV Developments Inc.**  
30 Peel Centre Drive  
Ward 7

**Contact:** Nicole Hanson, Principal Planner/Supervisor, Development Services & Design  
  
Alex Sepe, Manager, Development Services & Design

**Report number:** Planning, Bld & Growth Mgt-2025-456

**RECOMMENDATIONS:**

1. That the report from Nicole Hanson, Principal Planner/Supervisor, Development Services & Design, to the Planning and Development Committee Meeting of July 7th, 2025, re: **Recommendation Report – Application to Amend the Zoning By-law**, Bramalea RR GP Limited c/o LEV Developments Inc., 30 Peel Centre Drive, Ward 7, City File: OZS-2024-0044, be received;
2. That the Application to Amend the Zoning By-law submitted by LEV Developments Inc on behalf of Bramalea RR GP Limited. be approved on the basis that it represents good planning, including that it has regard for matters of provincial interest under the Planning Act, is consistent with the Provincial Policy Statement, conforms to the Brampton Plan and for the reasons set out in this Planning Recommendation Report;
3. That the proposed Class 4 Noise Area designation, as recommended in the Noise Report dated May 7, 2025, prepared by RWDI be endorsed, on the basis that it is in accordance with MECP NPC-300 guidelines and that noise mitigation measures will

be further addressed at the Site Plan Approval stage.

4. That the amendments to the Zoning By-law, generally in accordance with Attachment 14A attached to this report be adopted; and
5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 of the Planning Act, R.S.O. c.P. 13, as amended.

#### **OVERVIEW:**

- **This report recommends approval of an amendment to the Zoning By-law to facilitate the development of a mixed-use community consisting of two residential towers of 55 and 50 storeys with 1238 units, and a retirement home building of 20 storeys containing 300 units.**
- **The Official Plan (2006) designates the property ‘Central Area’ which permits Major Offices, a variety of residential uses, hotels, convention centres and institutional uses. No amendment to the Official Plan is required to permit the proposed development.**
- **The Brampton Plan (2023) designates the property ‘Community Area’ and ‘Primary Major Transit Station Area’ in Schedule A1: City Structure; and ‘Mixed Use’ in Schedule 2. The property is also designated ‘Mixed-Use’ (High-Rise Mixed-Use) in Schedule 13H (QUE-5 Dixie Land Use Plan), which permits a mix of residential, commercial, institutional, office, restaurant and service uses. No amendment to the Official Plan is required to permit the proposed development.**
- **The Queen Street Corridor Secondary Plan (Area 36) designates the property ‘Central Area Mixed Use’ accommodating mixed-use developments with any combination of commercial, retail, office, residential, hotel, institutional uses. No amendment to the Secondary Plan is required to permit the proposed development.**
- **The Zoning By-law designates the lands ‘Commercial Three – Section 416’. An amendment to the Zoning By-Law is proposed to allow the proposed residential and retirement home development. The Draft Zoning By-Law Amendment (Attachment 14A ) will implement the proposal.**
- **A Statutory Public Meeting for this application was held on September 9th, 2024. Details of the Statutory Public Meeting are summarized in Attachment 10 of this report.**
- **The applicant (LEV Living) has informed that they have maintained ongoing engagement with current retirement residents to help ensure**

**they are informed as it relates to the redevelopment of the site, including ongoing monthly townhalls to address general inquiries about the project. LEV Inc. informs that they will be involved in the relocation of residents impacted by the redevelopment, ensuring minimal disruption and continued care for all impacted individuals.**

- **The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods as it will contribute to creating more housing options, and an economy that thrives through the creation of jobs, growth and investment in the City of Brampton.**
- **The application represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement 2024, the Regional Official Plan, the City of Brampton Official Plan (2006), and Brampton Plan (2024).**

## **BACKGROUND:**

The lands subject to the Zoning By-law amendment are located at 30 Peel Drive, which is south of Queen Street East, west of Central Park Drive, and east of Dixie Road. LEV Developments Inc submitted a rezoning application on behalf of Bramalea RR GP Limited on June 25, 2024 and it was deemed complete on July 25, 2024 in accordance with Section 34 (10.4) of the Planning Act.

A Statutory Public Meeting for this application was held at the Planning and Development Committee Meeting on September 9th, 2024. LEV Living made a presentation to the Committee detailing the proposed development and to acknowledge that further discussions on the public's concerns (including the relocation of residents from the existing retirement residence, height and density, and traffic congestion) will be addressed.

LEV Living has informed that they have been engaged with current existing retirement residents on this site to inform them with respect to the development application. They've noted that there are ongoing monthly townhalls to address general inquiries about the project. LEV Living advises that they will be involved in the relocation of residents impacted by the redevelopment, if approved, ensuring minimal disruption and continued care for all impacted individuals.

Since the time of the application submission, Development Services and Design staff have been working with the applicant to refine technical items associated with the proposal. Staff are now able to recommend approval for the Zoning By-law, generally in accordance with Attachment 14 to this report.

## **CURRENT SITUATION:**

An application to amend the Zoning By-law has been filed with the City to develop a mixed-use community consisting of two residential towers of 55 (Tower A) and 50 storeys (Tower B) with 1238 units and a retirement home building of 20 storeys (Tower C) with 300 suites.

The proposed tenure of the residential portion of the development will be condominium. The development will provide for a range of unit types and sizes. The distribution of residential units provides for 65% one bedroom and one bedroom+ den units, and over 30% 2 or more bedroom units, providing for family-sized units. There will be 300 residential care facility units proposed within Tower C, which is planned to be owned and operated by Lev Group of Companies similarly to what is currently existing there today. However, while the residential towers are proposed to be condominium in tenure, the 300-unit retirement residence facility will provide rental units to seniors in the community and offer varying levels of care to cater towards a diverse demographic. The proposed unit mix aims to improve affordability and provide homeownership opportunity to as wide a spectrum of future residents as possible. This is done by proposing a compact built form and a diverse unit mix, catering to a variety of household sizes, and incomes.

### ***Details of the Proposal (Please refer to Attachment 16)***

Details of the proposal are as follows:

- To permit the development proposal consisting of three (3) towers of 20, 50 and 55 storeys with a 5-storey podium.
  - Tower A: A 55-storey mixed use building containing 668-residential dwellings and 325 m<sup>2</sup> of ground floor retail space.
  - Tower B: A 50-storey residential building containing 570 residential dwellings.
  - Tower C: A 20-storey retirement residence providing 300 residential units and 171 m<sup>2</sup> of ground floor commercial space.
- A total residential Gross Floor Area of 81,000.00 m<sup>2</sup>
- Retail Gross Floor Area – 496.00 m<sup>2</sup>.
- A total retirement care home Gross Floor Area of 17,752.00 m<sup>2</sup>.
- 886 vehicle parking spaces contained within 4 levels of underground parking and 996 bicycle parking space
- Proposed Amenity Area:
  - Residential Buildings (Indoor - 2,040.70 m<sup>2</sup>, outdoor - 2,345.30 m<sup>2</sup>)
  - Retirement Home (Indoor - 2,106.20 m<sup>2</sup>, outdoor - 1,626.10m<sup>2</sup>)
- Proposed FSI – 8.13

### Proposed Phasing

- Phase 1: Demolition of existing 6-storey Residential Care Home, Construction of Tower A, underground parking under Tower A, and its podium section, and servicing infrastructure.
- Phase 2: Construction of Tower B, underground parking under Tower B and its podium section, and servicing infrastructure.
- Phase 3: Construction of Tower C (retirement residence), underground parking under Tower C and its podium section, and servicing infrastructure.
- The applicant expects that each phase will take approximately 4-5 years to complete.

Further details on this application can be found in the Detailed Planning Analysis contained in Attachment 12, which contains an evaluation of the various technical aspects, including matters addressed in the site-specific studies submitted by the applicant.

### Property Description and Surrounding Land Use (Please refer to Attachment 2)

The subject lands have the following characteristics:

- A total site area of 1.23 hectares (3.041 acres);
- An existing six-storey retirement residence approximately 7,800 square metres in gross floor area; and
- An approximate frontage of 156.14 metres along Peel Centre Drive.

The surrounding land uses are described as follows:

- **North:** Queen Street East, existing low-rise and high-rise residential uses.
- **South:** Peel Centre Drive and Bramalea City Centre.
- **East:** Private Road (Browns Lane) and Region of Peel Offices.
- **West:** Existing retail, commercial and office space.

### Summary of Recommendations

This report recommends that Council endorse the approval of the proposed amendment to the Zoning By-Law, generally in accordance with Attachment 14. The design of the development employs step-backs, varied rooflines, and articulation to mitigate massing impacts and support a pedestrian-oriented public realm (refer to Attachment 15 – 3D Model Rendering of the Development and Surrounding Area). The proposal and implementing documents represents good planning, is consistent with the Provincial Policy Statement, the Region of Peel Official Plan, and the City of Brampton Official Plan. Please see associated details in Attachment 12 – Detailed Planning Analysis.

## **PLANNING ANALYSIS SUMMARY**

This proposal and implementing documents have regard for matters of provincial interest that are set out in the Planning Act. The application to amend the Zoning By-Law are consistent with the Provincial Policy Statement, the goals and objectives of the City's Official Plan, and conforms to the Region of Peel Official Plan.

The application proposes to redevelop the existing six-storey brick retirement building into a mixed-use community consisting of two residential towers of 55 and 50 storeys with 1238 units, and a retirement home building of 20 storeys with 300 suites connected by a 5 storey podium. The proposed uses will meet the intent of the provincial, regional and municipal planning policy framework to increase density and provide a variety of land uses as per the Major Transit Station Area QUE-5 Dixie Land Use Plan. The proposed Zoning By-Law Amendment will contribute to the creation of new housing supply, commercial, retail and employment uses, through sustainable living of a complete community.

### **Matters of Provincial Interest**

#### ***Planning Act, R.S.O, 1990***

This development proposal has regard for the matters of the Provincial Interest, as set out in Section 2 of the Planning Act.

The subject property is located within a MTSA as per Schedule 13h – Major Transit Station Area QUE-5 Dixie Land Use Plan, which is an area planned for intensification and transit-oriented development. Furthermore, the development proposal will create a complete community with multi-generational living opportunities and residential units that meet the needs for a wide range of household types such as young professionals, families, empty nesters and seniors. The development proposes to accommodate a mixed of residential, retail and office uses and provide continuity and connections between more prominent portions of the overall Central Area. This includes considerate landscaping treatments, a variety of pedestrian amenities, walkway connections, and architectural features that reflect the urban design guidelines for the surrounding area. As such, the application has regard for matters of provincial interest set out in the Planning Act and satisfies Section 2 (f) (h), (h.1) (j), (p), (q), and (r).

Staff is satisfied that the proposed development has regard for matters of provincial interest in 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), 2024 is a streamlined province-wide land use planning policy framework that replaces both the Provincial Policy Statement, 2020 and A Place to

Grow: Growth Plan for the Greater Golden Horseshoe, 2019 while building upon housing-supportive policies from both documents. It came into effect October 20th, 2024.

The Provincial Planning Statement (PPS), 2024 provides direction on matters of provincial interest related to land use planning and development. The application is consistent with Section 2.1.4, 2.1.6, 2.2.1, 2.3.1.1, 2.3.1.2, 2.3.1.3, 2.3.1.4, 2.3.1.5, 2.4.2, 2.4.3, 2.8.1, 3.1.1, 6.2.9, of the PPS which speaks to promoting efficient development and land use patterns over the long term by providing residential intensification that will connect with municipal infrastructure, services, and amenities.

Section 3.5 of the PPS contains policies around land use compatibility, specifically around the location of sensitive land uses that shall be planned and developed to minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures. Given that stationary sources exceed the Class 4 sound level limits, the owner will implement site design alternatives, such as Enclosed Noise Buffers (ENBs) or similar measures, can be considered as a mitigation option for the façade facing these exceedances. City staff support the development application obtaining a Class 4 Noise Designation as per the MECP publication NPC-300 based on the submitted Noise Report by RWDI Consulting Engineers, and that mitigation measures will be confirmed through the site plan process.

The proposal will also allow for an appropriate and supportable form of residential, commercial, employment and retail intensification that will promote surrounding transit and active transportation as per the Major Transit Station Area QUE-5 Dixie Land Use Plan, the draft Bramalea City Centre Precinct Plan, Queen Street Corridor Secondary Plan (Area 36), Brampton Official Plan (2006) and the Brampton Plan (2023). The proposed development will be near existing public transit services such as the Bramalea City Centre Bus Terminal, which is consistent with Section 2.2.1(d) of the PPS. The proposed development is included in the settlement area and optimizes existing land with a within a built-up area that is transit supportive, minimizes land consumption, and maximizes existing servicing infrastructure

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement

## **Municipal Planning Documents**

### ***Region of Peel Official Plan, 2022***

Bill 185, the Cutting Red Tape to Build More Homes Act, 2024, received Royal Assent on June 6, 2024. Included in that omnibus bill are Planning Act changes first introduced through Bill 23, the More Homes Built Faster Act, 2022, which remove planning policy and approval responsibilities from several upper-tier municipalities, including Peel

Region, as of July 1, 2024. On this date, the Region of Peel Official Plan (RPOP) became a plan of the local municipalities, and as such the City of Brampton is required to implement and ensure applications conform to the RPOP.

The subject lands are located within the 'Urban System' as delineated in "Urban System" in Schedule E-1: Regional Structure. The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The proposed development represents an efficient built form that will optimize the use of an underutilized site and existing infrastructure. The Region is responsible for the supply and distribution of water and the collection and disposal of sanitary sewage, pursuant to policy 6.5.1 which outlines the need to provide water supply and sanitary sewer services to appropriate areas of the Region in an adequate, efficient, planned and cost-effective manner consistent with public needs and financial realities. Pursuant to policy 6.5.2, full municipal sewage and water services to accommodate growth in the Urban System, subject to regional financial and physical capabilities is required. The development provides adequate servicing capacity to accommodate the intensification and transformation of the site. The development will support the Primary Major Transit Station Area located at Dixie Road and Queen Street East, through a compact urban form with a diverse mix of land uses, varied housing types, tenures, and affordability, employment, and amenities in close proximity that supports existing and planned transit and active transportation infrastructure. Furthermore, in accordance with Sections 5.4.9, 5.9.10, 5.4.11, 5.4.12, 5.4.16, 5.4.18.2, 5.6.15, 5.6.17.4, 5.6.19.2 and 5.6.19.4, the proposed development. The overall development proposal and zoning by-law amendment conforms to regional objectives, policies and targets of the Urban System designation, and will assist in the achievement of a minimum gross density target of 200 residents and jobs combined per hectare by 2031 or earlier, and a range and mix of residential and employment opportunities.

Staff is satisfied that the proposed Zoning By-law Amendment conforms to the policies of the Region of Peel Official Plan.

### ***City of Brampton Official Plan (2006)***

The City of Brampton Official Plan (2006) provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development and that the environmental policies are met, the design of the development is consistent with the policies, and that all technical matters have been resolved.

The subject lands are designated "Central Area" on Schedule A – General Land Use Designations of the City of Brampton Official Plan (2006). The "Central Area" designation permits a full range of office, a variety of residential uses, retail, entertainment, cultural, governmental, institutional, high-density employment and other associated uses. The 'Central Area' is a focal area for investment in institutional and region-wide public services, as well as commercial, recreation, cultural and entertainment uses. Major office as well as other high-density employment uses are

also permitted. Redevelopment of the site will frame the north perimeter of Bramalea City Centre, as a higher order mixed-use community. Further, the Central Area has been the focus for the implementation of the City's bus rapid transit (BRT) routes, which forms part of the City's Transportation and Transit Master Plan, which pairs nicely with the development, as the development will facilitate the evolution of the corridor from an automobile-oriented commercial corridor to a higher-density, pedestrian- and transit-oriented, bicycle-friendly, mixed-use corridor by balancing the needs phased growth and density. The development proposal will reflect a more desired human scale of development and will be guided by design criteria appropriate for the revitalization of the Queen Street Corridor. The proposed development conforms to the overall central area designation within the Bramalea City Centre Precinct area, as it is mixed-use, offers higher residential densities, and maximizes the Bramalea Terminal transit facilities. The proposed development promotes healthy and active communities. The subject property is located within a planned urban area in proximity to future parks, rapid transit, connected recreational trails, institutional uses including schools, financial institutions, grocery stores, restaurants, recreational uses, and adjacent commercial and retail uses. The proposed development is considered to support complete communities.

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

### ***Brampton Plan 2023 (partially under appeal)***

Brampton's new Official Plan, Brampton Plan, was adopted by City Council in November 2023 and approved by the Region of Peel in May 2024. The updated August 2024 Office Consolidation incorporates the Region's decision and modifications. Please note that there are portions of the Brampton Plan that are under appeal. In total there are sixteen appeals filed for the Brampton Plan. Staff are currently assessing all appeals to determine scope, and which parts of Brampton Plan are in force. The Brampton Plan provides clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents.

The subject lands are designated "Mixed-Use" on Schedule 2 – Designations and 'Mixed-Use' (High-Rise Mixed-Use) within Schedule 13H (QUE-5 Dixie Land Use Plan) of the Brampton Plan (2024). As per Section 2.2.6.3 the "Mixed-Use" designation permits a mix of residential, including affordable and rental housing options, commercial, institutional, office, restaurant and service uses. Within this designation, buildings with retail and service uses on ground level, and residential and non-service office uses generally directed to the rear of buildings and to upper floors, which is reflected by the built form of the proposed development. The development will support the achievement of the housing targets identified in the Housing and Social Matters policies of this Plan, including the creation of family friendly and senior housing units in this key growth areas. The Dixie MTSA supports development along the Queen Street BRT, and a minimum density target of 160 persons and jobs per hectare, along a Primary Urban Boulevard.

The development supports the Mixed-Use designation as it concentrates a diversity of functions, a higher density of development, a greater degree of mixed-uses, and higher level of transit connectivity, complete streets with comfortable pedestrian access to commercial and residential uses. As per Section 4.11.3.1.2 tall buildings have a significant presence and become landmarks. They must therefore have very high architectural quality and sensitive design treatments to ensure that they contribute positively to their immediate context as well as the wider Cityscape. Through the future Site Plan application process, staff will work with the applicant to ensure that the proposed development will integrate a high architectural quality and design treatment.

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

### ***Queen Street Corridor Secondary Plan (Area 36)***

The subject property is designated "Central Area Mixed Use" in the Queen Street Corridor Secondary Plan (SPA 36).

Pursuant to policy 5.1.2.1 lands designated "Central Area Mixed-Use" are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit. A maximum floor space index of 3.5 and 2.0 for residential uses is permitted as per policy 5.1.2.2. the proposed development contemplates a density of 8.13 FSI, as set out in 5.1.2.2 an increase beyond the maximum density specified shall require a site-specific rezoning application.

The proposal promotes the intensification and investment within the Central Area and its component areas as the major focus of commercial and community activity for the residents of Brampton, and as an increasingly important location for regional activity related to other parts of the Greater Toronto Area. The development proposal is appropriate for the emerging planned land use context and evolving character of the Queen Street Corridor Plan, by providing appropriate residential intensification with a variety of unit typologies that is considerate of the surrounding community. The proposed development does not preclude the ability of the adjacent community from transitioning to a new mix of residential, employment and commercial uses. The proposal also promotes the redevelopment of Queen Street by creating a built form that integrates and encourages a strong pedestrian environment that is serviced by existing public transit investments.

Staff is satisfied that the proposed development conforms to the Queen Street Corridor Secondary Plan.

## **Zoning By-Law**

The subject property is zoned 'Commercial C3'- Special Section 416 as per City of Brampton Zoning By-Law 270-2004 as amended. A site-specific by-law is required to permit the proposed high-rise mixed-use development. The By-law will include site-specific provisions to create the appropriate development standards, such as: a variety of commercial uses, non-commercial uses for apartment dwellings, a minimum front yard depth of 9.0 metres, an exterior side yard width of 4.0 metres, a maximum floor space index (FSI) of 8.15 as per attachment 14A – Draft Zoning By-law Amendment.

## **Technical Review**

### **Noise Report and Class 4 Noise Designation**

The NPC (Noise Pollution Criteria)-300 classifies noise sensitive receptors by class, prior to the introduction of Class 4, the classes of receptors are as follows: Class 1 – Urban Areas Class 2 – Suburban/Semi-Rural Areas Class 3 – Rural Areas The introduction of Class 4 in 2013 by the Ministry of Environment is targeted for infill areas and is intended to allow for residential infill and redevelopment in proximity to existing stationary noise source, such as industry. This designation allows for additional 10dBA at the plane of window for daytime, evening and night-time. It should be specified that a Class 4 noise area is defined as “an area of specific site that would otherwise be defined as Class 1 and Class 2 and which:

- Is an area intended for development with new noise sensitive land use(s) that are not yet built;
- Is in proximity to existing lawfully established stationary sources; and
- Has formal confirmation from the land use planning authority with the Class 4 Noise Area classification which is determined during the land use planning process.

A revised Noise Report dated May 7, 2025, was prepared by RWDI to evaluate any potential noise impacts. Development Engineering staff reviewed the Noise Report that has been submitted by the applicant in support of this development application and find it to be in accordance with MECP Standards. The proposed development is situated adjacent to the existing Bramalea City Centre mall and transportation sound levels which contain stationary noise sources that inhibits the ability for noise mitigation to levels that would be in accordance with the Ministry of Environment, Conservation and Parks (MECP) NPC-300 Class 1 standards. This means that this development will be subjected to higher sound levels as permitted by the MECP NPC-300 Class 4 designation of the lands. As such, the Class 4 Noise designation will subject residents to higher sound level limits in excess of 60 dBA. The designation will allow the residential development to proceed and allow the existing neighbouring mall operations to continue to operate with the introduction of residential uses on the proposed development site.

As per Section B9.2 of the Environmental Noise Guideline (NPC-300), the Class 4 area classification is based on the principle of formal confirmation of the classification by the land use planning authority. Such confirmation would be issued at the discretion of the land use planning authority and under the procedures developed by the land use planning authority, in the exercise of its responsibility and authority under the Planning Act.

As such, the Class 4 Noise designation was recommended by the applicant's noise consultant (as per the revised Noise Report prepared RWDI Engineering Consultants dated May 7<sup>th</sup>, 2025) and staff found the recommendation to be in accordance with MECP Standards. This follows staff's review of all potential noise mitigation measures, such as enclosed balconies, which were concluded to be feasible for implementation at a future detailed design and Site Plan Approval stage.

Future noise complaints could be anticipated, as the Class 4 Noise designation will subject residents to higher sound level limits. However, given that Brampton Plan and accompanying MTSA policies are in support of future residential land uses and intensification of the area, staff are supportive of the recommendation for the Class 4 Noise Designation. Through the future Site Plan application, planning staff intend to work with the applicant toward ensuring that the stated noise levels are indicated within rental and/or lease arrangements for the awareness of future tenants.

### **Community Engagement**

The application was circulated to City Departments and external agencies for comments and notification was provided to property owners within 240 metres of the subject lands, exceeding the Planning Act requirement of 120 metres for such applications, as well as notice was issued in the Brampton Guardian.

Notice signs were also placed on the subject lands to advise members of the public that an application of the proposed applications were filed with the City. The correspondence received from residents and commenting agencies are included as Attachment 11 A – Results of Circulation (Public) and Attachment 11B – Results of Circulation (External).

A Statutory Public Meeting for this application was held on September 9<sup>th</sup>, 2024. Three (3) residents delegated expressing concerns as it related to the development application meeting. Two correspondence letters were received by members of the public. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Appendix 10 – Results of Public Meeting, of this report:

Concern Raised	Staff Response
Relocation of seniors during all phases of the redevelopment project.	The applicant (Lev Inc.) has informed that they have maintained ongoing engagement with current residents to help ensure they

	<p>are informed as it relates to the redevelopment of the subject property, including ongoing monthly townhalls to address general inquiries about the project. The Planning Justification Addendum Report (dated April 22, 2025) indicates that LEV will be involved in the relocation of residents impacted by the redevelopment, ensuring minimal disruption and continued care for all impacted individuals.</p>
<p>Residents had concerns about the proposal regarding overcrowding in the area and privacy. That the proposed height is not compatible with existing area and development proposal should be adjusted to decrease building height. The height also brought forward concerns regarding the accessibility of emergency services for the proposed buildings.</p>	<p>Development Services, Urban Design and MTSA policy staff have reviewed the development proposal, in relation to land use compatibility, height, massing and density. It is found that the proposed development is adequately separated from adjacent residential uses such as those located on the north side of Queen St E. The implementing Zoning By-law sets out performance standards and requirements to ensure the proposed development is compatible with the existing area. Furthermore, City staff will continue to work with the applicant through the forthcoming Site Plan application to establish a building design in accordance with the policies set out in the Official Plan and the City's Urban Design Guidelines.</p> <p>The proposed development will be required to meet the requirements set out in the Ontario Building Code (OBC) to ensure emergency service providers can access the building in an efficient and safe manner.</p>
<p>Residents had concerns about the proposal having excessive parking spaces which can lead to increased traffic congestion and insufficient parking.</p>	<p>A Traffic Impact Study (TIS), that evaluated existing conditions, site-generated volumes, future total conditions, parking assessment and transportation demand management has been submitted to City staff for review by WSP. City of Brampton Traffic staff have reviewed the TIS and found it satisfactory to support the proposed development.</p>

<p>Residents had concerns about the proposal regarding insufficient existing infrastructure.</p>	<p>Staff have been working with the applicant to address matters such as traffic and servicing (water, sewer, stormwater). Both City of Brampton and the Region of Peel have found the Functional Servicing Report to be satisfactory as it relates to servicing the proposed development. The Region of peel reviewed the proposed development as it relates to water and sanitary servicing and noted there are no capacity issues. Through the Site Plan process the applicant will be required to submit site servicing and grading drawings that shall be approved by the City and Region prior to Site Plan approval.</p>
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Details of the Statutory Public Meeting are included in Attachment 10 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 and Neighbourhoods, and Transit and Connectivity. The development is located within a Major Growth Area and aims to achieve strategic priorities while ensuring full provisions for a complete and sustainable community, through the creation of a high-rise mixed-use development that provides a variety of housing typologies and commercial uses. The proposed intensification of the subject property will also provide future residents access to a reliable and regionally integrated public-transit network, The application aligns with the Strategic Focus Area as it supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by: Effectively using lands and resources, while also providing opportunities for efficient growth.

## **City of Brampton – Age Friendly Strategy and Action Plan**

The City of Brampton – Age Friendly Strategy and Action Plan has been endorsed by City Council and represents a major milestone in moving us toward being recognized as an Age-Friendly Community by the World Health Organization. This strategy aims to make Brampton a community that meets the needs of residents of every age and ability. With Brampton being home to approximately 82,000 residents aged 65 and older, the retirement building proposed within the development aims to integrate into following age-friendly community dimensions:

1. Outdoor -the quality and design of the physical environment, have a significant influence on the mobility, independence and quality of life of all residents.
2. Transportation - the availability of accessible transportation options aids in the ability of residents to participate in the community and increases access to community and health services.
3. Housing - appropriate housing can allow people to age in place comfortably within the community.
4. Respect & Social Inclusion - aging residents will have the opportunity to actively participate in social, cultural and recreational neighbouring services and amenities.

## **Living the Mosaic – 2040 Vision**

This report directly aligns with the vision that Brampton will be a mosaic of character, complete neighbourhoods. 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 is generally in accordance with Attachment 14, represents good planning in the public interest. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and is consistent with the Provincial Policy Statement (2024). Furthermore, the proposal conforms to the principles and policy direction of the Region of Peel Official Plan, the City of Brampton Official Plan (2006), Brampton Plan (2023), and the Queen Street Corridor Secondary Plan (Area 36).

The report recommends that Council enact the Zoning By-law Amendment generally in accordance with Attachment 14A. The Zoning By-law Amendment is appropriate for the orderly development of the subject lands considering the following:

- The proposal is consistent with the Provincial Policy Statement (2024);

- The development proposes residential typologies and mixed-uses which conform to the City of Brampton Official Plan and Queen Street Corridor Secondary Plan (Area 36); and
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed, and

In summary, the applications are appropriate for the orderly development of the lands and represents good planning in the public interest. Staff recommends approval of the Zoning By-law Amendment.

Authored by:

Reviewed by:

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Management

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Approved by:

Approved by:

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Steve Ganesh MCIP, RPP  
Commissioner  
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Management

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Marlon Kallideen  
Chief Administrative Officer

**Attachments:**

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designation
- Attachment 4 – Secondary Plan Designation
- Attachment 5 – Zoning Map Designation
- Attachment 6 – Aerial and Existing Land Uses
- Attachment 7 – Heritage Resource Map
- Attachment 8 – Propane Facilities Map
- Attachment 9 – Airport Zoning and Regulation Map

- Attachment 10– Results of Public Meeting
- Attachment 11A – Results of Application Circulation(public)
- Attachment 11B – Results of Application Circulation (external)
- Attachment 12 – Detailed Planning Analysis
- Attachment 13– Sustainability Score
- Attachment 14A– Zoning By-Law Amendment
- Attachment 14B– Schedule Zoning By-Law Amendment
- Attachment 15– 3D Model of Development and Surrounding Area
- Attachment 16– Elevation Drawings