
RESULTS OF CIRCULATION

To: Harsh Padhya, Development Planner

From: Jessica Yadav, Policy Planner

Date: September 23, 2024

File: OZS-2024-0044

Subject: **Policy Planning Comments (Housing)**
Formal application
Proposed mixed-use building with 2 towers, and one seniors building
30 Peel Centre Dr

Policy Planning (Housing) staff have reviewed the above noted application that proposes the development of one mixed-use building with two 50- and 55-storey towers, consisting of 2,138 units, and one 20-storey seniors building, consisting of 300 units.

The City appreciates the provision of seniors-oriented housing, diverse amenities, and mixed-uses through the proposed development.

There are a number of Provincial, Regional, and Local policies that require the provision of a full mix and range of housing options in Brampton including: Provincial Policy Statement, 2020; A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019; Region of Peel Official Plan, 2022; Peel Housing and Homelessness Plan and Regional Housing Strategy; Housing Brampton; and Brampton's Official Plan, 2006.

Therefore, due to the location of the proposed development within the Dixie MTSA, and in order to meet the City's housing objectives, the applicant is encouraged to strengthen the proposed development through the provision of affordable housing and/or purpose-built rental units.

Detailed Comments:

Density

The City appreciates the balanced mix of units proposed through the development. Please note that larger, rental units are subject to Development Charge discounts through Bill 23, detailed below.

Affordable Housing

The Queen Street Corridor Secondary Plan Area 36 addresses the need to provide affordable housing options as a part of development applications through the following policies:

5.3.6 Affordable Housing

5.3.6.1 Opportunities shall be encouraged to create a broad mix and range of residential unit sizes and built form suitable for moderate and lower income households.

Therefore, this proposal should demonstrate how affordable housing initiatives are being integrated in the development and should ensure that a proportion of the proposed units are developed as affordable housing to support the full mix and range of housing options for residents.

Tenure

The application indicates condominium tenure for the 50- and 55-storey towers. There is a growing demand for a full mix and range of rental housing options and limited supply in the primary rental market. The applicant is encouraged to review the feasibility of providing a proportion of units as purpose-built rental units or partnering with a non-profit organization to do so.

Section 4.2.1.12 of the Official Plan states that the City shall encourage the maintenance of a minimum rental vacancy rate of two percent. Furthermore, Housing Brampton identifies Big Move One: Purpose-Built Rental Housing “to increase the supply of purpose-built rental housing for low and moderate-income households”. The Draft Brampton Plan reflects this Big Move through policies for the implementation of purpose-built rental housing in section 3.3.1 Housing Supply and Diversity.

To this end, the City shall encourage the maintenance and provision of rental housing in appropriate forms and locations. Please note that purpose-built rental units may be subject to incentives, detailed below.

Incentives

The applicant is encouraged to explore various provincial and federal programs and funding opportunities to facilitate the provision of affordable, purpose-built rental housing and/or low to medium income market ownership housing options. Incentives for providing these housing options include:

- Incentives to exempt affordable housing units from [DCs, CBCs, & Parkland Dedication fees through Bill 23](#);
- Up to 25% reduction in DCs for rental housing units, [through Bill 23](#);
- Upcoming reductions in parking requirements by the City for affordable housing (endorsed by Council through [Municipal Parking Strategy](#) and to be implemented early 2025 through the [Comprehensive Zoning By-Law Review](#));
- [Peel’s Affordable Rental Incentives Program](#); and,
- [Canadian Mortgage and Housing Corporation: Rental Construction Financing Initiative & Affordable Housing Innovation Fund](#)

Please note that the 50- and 55-storey towers in the proposed development will be subject to Community Benefits Charges (CBCs). CBCs can be paid in cash or in-kind. Affordable housing units are considered an in-kind contribution towards CBCs. If you are interested in exploring affordable housing units as an in-kind contribution, the City's Housing staff are happy to meet and discuss.

Housing Analysis Report

An analysis of the proposed measures to achieve deeper affordability, as well as the number of units by category, size, access levels to shared facilities and amenities, and proposed rents (if available) should be included as a 'Housing Analysis' in the Planning Justification Report.

The City appreciates that much of the Housing Analysis has been provided through other sections of the PJR dated May 2024 and requests the applicant to provide a dedicated Housing Analysis section if there are any changes to the proposed development including unit count, affordability, and tenure, through subsequent submissions.

The Housing Analysis should include:

1. An explanation of how the proposed development addresses the affordable housing policies of the Queen Street Corridor Secondary Plan Area 36;
2. A detailed breakdown of the range and mix of housing units proposed, including tenure and form. If you are proposing purpose built rental, please include the number of units by unit type and proposed rents. Where exact values / quantities are not yet known, please provide estimates;
3. A staging and implementation strategy that demonstrates the provision of these units through a phased approach to development of this site. Please note that affordable housing units should be integrated throughout all the phases of development to ensure integrated complete communities.

The applicant is advised that City staff will review the Housing Analysis and provide detailed housing affordability comments. Please note that the City's Policy Housing team will follow-up and monitor the proposed affordability, tenure, and unit breakdown when it is finalized at the site plan stage.

To: Nicole Hanson, Development Planner

From: Jessica Yadav, Policy Planner

Date: May 8, 2025

File: OZS-2024-0044

Subject: **Policy Planning Comments (Housing)**
Formal application
Proposed mixed-use building with 2 towers, and one seniors building
30 Peel Centre Dr

Policy Planning (Housing) staff have reviewed the above noted application that proposes the development of one mixed-use building with two 50- and 55-storey towers, consisting of 2,138 units, and one 20-storey seniors building, consisting of 300 units.

The City appreciates the provision of seniors-oriented housing, diverse amenities, and mixed-uses through the proposed development.

Staff have reviewed the revised PJAR, dated April 2025, and appreciate the inclusion of a Housing Analysis.

Detailed Comments:

Density

Staff appreciate the balanced mix of units proposed through the development. Please note that larger, rental units are subject to Development Charge discounts through Bill 23, detailed below.

Affordable Housing

Staff continue to encourage the applicant to provide a proportion of the proposed units as affordable housing units to support the full mix and range of housing options for residents, in accordance with the Affordable Housing policies of the Queen Street Corridor Secondary Plan Area 36, and Brampton Plan.

Please note that the City is currently undertaking an Inclusionary Zoning Review, with a Recommendation Report and By-law to be brought forward to Council by Q3 2025. For more information, please contact us or visit our [webpage](#).

Tenure

Staff appreciate the provision of senior rental units with a range of typologies.

City of Brampton Incentives

The City of Brampton has launched its [City-Wide Community Improvement Plan \(CIP\) for Affordable Housing](#), which includes an Affordable Housing Capital Grant Program.

The Capital Grant Program is a structured program to provide financial incentives to non-profit and private developers for affordable rental and affordable ownership housing units in Brampton.

The following eligibility requirements apply to projects being considered for funding:

- The units must meet the established affordability threshold in the annual [Affordable Residential Units Bulletin](#) and units must remain affordable for a minimum of 25 years; and
- Applications are to be submitted between Site Plan Control submission, if applicable, or Building Permit submission and prior to the issuance of an Occupancy Permit.

Project proponents are required to submit an application form to the City for evaluation. Applications are accepted on an on-going basis. To receive an application form, please contact housing@brampton.ca.

External Incentives

The applicant is encouraged to explore various provincial and federal programs and funding opportunities to facilitate the provision of affordable, purpose-built rental housing and/or low to medium income market ownership housing options. Incentives for providing these housing options include:

- Incentives to exempt affordable housing units from [DCs, CBCs, & Parkland Dedication fees through Bill 23](#);
- Up to 25% reduction in DCs for rental housing units, [through Bill 23](#);
- Upcoming reductions in parking requirements by the City for affordable housing (endorsed by Council through [Municipal Parking Strategy](#) and to be implemented early 2025 through the [Comprehensive Zoning By-Law Review](#));
- [Peel's Affordable Rental Incentives Program](#); and,
- [Canadian Mortgage and Housing Corporation: Rental Construction Financing Initiative & Affordable Housing Innovation Fund](#)

Please note that the mixed-use building will be subject to Community Benefits Charges (CBCs). CBCs can be paid in cash or in-kind. Affordable housing units are considered an in-kind contribution towards CBCs. If you are interested in exploring affordable housing units as an in-kind contribution, the City's Housing staff are happy to meet and discuss.

COMMENTS & CONDITIONS MEMO

Date: July 31, 2024

File: OZS-2024-0044

To: H. Padhya, Development Services Division

From: C. Heike, Parks Planning Group

Subject: **REQUIREMENTS FOR MIXED-USE DEVELOPMENT**
Application to Amend the Zoning By-Law
(To permit for the development of an existing Retirement Residence to allow for 2 residential towers, indoor and outdoor amenity spaces, retail space at-grade facing Peel Centre Dr, streetscape enhancements an inner 'woonerf' and efficient internal loading and parking)

Conditions from the Planning and Delivery Section

Consultant: **LEV DEVELOPMENTS INC.**

Applicant: **BRAMALEA RR GP LTD.**

Location: 30 Peel Centre Drive
Circulation Date: July 31, 2024
Ward: 7

In response to the Accela circulation of the above noted Zoning By-Law amendment application dated July 31, 2024, the following represents a summation of conditions from the **Planning and Delivery Section** and general comments from the **Parks Planning Group**. The **Open Space Group** may also provide their own general comments through the Accela workflow.

A. PRIOR TO BY-LAWTableland Vegetation:

1. Prior to By-Law Approval, a **Tree Evaluation Report** will be provided completed in accordance with the City's [Tableland Tree Assessment Guidelines](#) and to the satisfaction of the City.

N.B. The Owner shall ensure that no trees are removed or damaged prior to by-law approval or during any phase of the servicing and construction of the site, if applicable, without the prior approval of the Development Services and Public Works & Engineering Departments.

B. PRIOR TO SITE PLAN APPROVAL

The following should be addressed prior to the execution of the Site Plan Agreement.

Hoarding of Natural Features

2. The Owner shall erect hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

N.B. The hoarding is to be supplied, erected and maintained in good condition by the Owner at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.

Tableland Tree Compensation:

3. The Owner shall provide restoration planting drawings detailing compensation plantings for table land trees removed to accommodate the development. Compensation plantings shall be in accordance with current City of Brampton compensation planting standards outlined in the City's *Tableland Tree Assessment Guidelines*. Compensation plantings shall be provided by the Owner at no cost to the City.

C. PRIOR TO BUILDING PERMIT ISSUANCE

Parkland Dedication:

4. Prior to the issuance of building permits, the Owner will be required to fulfil their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. Details of the requirements shall be referenced in the Site Plan Agreement and the lands conveyed as a condition of development.

To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with City standards, and subject to the review and ratification by the City's Realty Services Section

D. GENERAL COMMENTS

5. NIL

If you have any questions or require further clarification with respect to these comments, please contact the undersigned.

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Parks Planner, Parks Planning
Planning and Delivery Section
Parks Maintenance & Forestry Division
Community Services Department
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):
J. K. Bajwa, M. Colangelo, C. Tsang

(Note: A digital copy has also been uploaded to Accela.)

Date: May 9, 2025

To: Nicole Hanson, Development Planner

From: Donna Sanders/Jaspreet Singh Bassi, Environmental Engineering

Subject: Functional Servicing and Stormwater Management Report
Bramalea RR GP Limited c/o LEV Developments Inc.
30 Peel Centre Drive, Brampton

File: OZS-2024-0044

Submission for Zoning Bylaw Amendment:

- R1_Functional Servicing and Stormwater Management Report for Lev Living prepared by Greck and Associates dated **April 22, 2025**, and received April 28,2025
- R1_Comment Response Table_30 Peel Centre Dr

Comments:

We have reviewed the Functional Servicing Report as noted above, in support of the Application to Amend the Zoning By-Law. As the report proposes to discharge the site's stormwater to a connection within Queen Street East, a Regional owned Right of Way, we defer to the Region of Peel for review and approval of the storm servicing and stormwater management proposed therein. Therefore, we have no further comments.

cc. Maggie Liu
Olti Mertiri
Dana Jenkins, Region of Peel
Dilnesaw Chekol, TRCA

COMMENTS & CONDITIONS MEMO

Date: April 29, 2025

File: OZS-2024-0044

To: N. Hanson, Development Services Division

From: C. Heike, Parks Planning Group

Subject: **REQUIREMENTS FOR MIXED-USE DEVELOPMENT**
Application to Amend the Zoning By-Law
(To permit for the development of an existing Retirement Residence to allow for 2 residential towers, indoor and outdoor amenity spaces, retail space at-grade facing Peel Centre Dr, streetscape enhancements an inner 'woonerf' and efficient internal loading and parking)

UPDATED Conditions from the Planning and Delivery Section

Consultant: **LEV DEVELOPMENTS INC.**

Applicant: **BRAMALEA RR GP LTD.**

Location: 30 Peel Centre Drive
Circulation Date: April 28, 2025
Ward: 7

In response to the 1st Revision (R1) Accela circulation of the above noted Zoning By-Law amendment application dated April 28, 2025, the following represents an **UPDATED** summation of conditions from the **Planning and Delivery Section** and general comments from the **Parks Planning Group**. The **Open Space Group** may also provide their own general comments through the Accela workflow.

Please note that this memo replaces our Comments & Conditions Memo dated July 31, 2024.

A. PRIOR TO BY-LAW

1. NIL

B. PRIOR TO SITE PLAN APPROVAL

The following should be addressed prior to the execution of the Site Plan Agreement.

Hoarding of Natural Features

2. The Owner shall erect hoarding along the drip line of any vegetation identified for preservation in the approved Tree Evaluation Report, to the satisfaction of the City.

N.B. The hoarding is to be supplied, erected and maintained in good condition by the Owner at their cost prior to the pre-servicing or any construction on the site and shall remain in place throughout all phases of the servicing and construction of the site.

Tableland Tree Compensation:

3. The Owner shall provide restoration planting drawings detailing compensation plantings for table land trees removed to accommodate the development. Compensation plantings shall be in accordance with current City of Brampton compensation planting standards outlined in the City's *Tableland Tree Assessment Guidelines*. Compensation plantings shall be provided by the Owner at no cost to the City.

C. PRIOR TO BUILDING PERMIT ISSUANCE

Parkland Dedication:

4. Prior to the issuance of building permits, the Owner will be required to fulfil their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended. Details of the requirements shall be referenced in the Site Plan Agreement and the lands conveyed as a condition of development.

To facilitate the calculation of CIL-payable for all lots and blocks identified in the plan, the Owner will be required to commission and submit an Appraisal, in accordance with City standards, and subject to review and ratification by the City's Realty Services Section

D. GENERAL COMMENTS

5. NIL

If you have any questions or require further clarification with respect to these comments, please contact the undersigned.

Christopher Heike B.Sc., M.Pl., MCIP, RPP
Parks Planner, Parks Planning
Planning and Delivery Section
Parks Maintenance & Forestry Division
Community Services Department
Tel: (905) 874-2422 Fax: (905) 874-3819
christopher.heike@brampton.ca

cc. (via email only):
J. K. Bajwa, M. Colangelo, C. Tsang

(Note: A digital copy has also been uploaded to Accela.)