

**Date:** 2020-12-16

**Subject:** **OZS-2020-0032 – 8863 Gore Rd - ZBA**

**Secondary Title:** Information Report, Application to Amend the Zoning By-Law, (To permit development of two high-rise mixed-use towers with a connecting podium), TACC Holborn Corporation – Malone Given Parsons Ltd., 8863 The Gore Road, Northeast quadrant of Queen Street East and The Gore Road, Ward 8, File OZS-2020-0032

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**Report Number:** Planning, Building and Economic Development-2021-010

**Recommendations:**

1. **THAT** the report titled: **OZS-2020-0032 – 8863 Gore Rd - ZBA**, to the Planning and Development Committee Meeting of January 18, 2021, be received; and,
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- **The application will facilitate the development of a 664 unit mixed-use high-density development. The proposal consists of two high-rise towers of 25 and 30 storeys with a connecting podium of 10 storeys. Retail space is located on the ground floor.**
- **The property is zoned Residential High Density Zone by Ontario Regulation 171/20 (MZO). An amendment to the Zoning By-law 270-2004 is required to permit the proposed height.**
- **The property is designated as “Residential” and “Special Land Use Policy Area 19” on Schedule A – General Land Use Designations of the Official Plan. The**

property is designated as “Mixed Commercial/Industrial” and “Special Policy Area 8 (Office Node – Mixed Commercial/Industrial)” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan permits the proposed development. An amendment to the Secondary Plan is required to permit the proposed development.

- The previous development application by the landowner (File: C10E04.005) had received a Minister’s Zoning Order (MZO) from the Ministry of Municipal Affairs and Housing (MMAH) to permit the Plan of subdivision, including high-density residential uses on this portion of the site. Due to the MZO, the amendment to the Secondary Plan that was proposed did not receive final approval. Staff intend to bring that amendment forward for Council approval in Q1 of 2021.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

### **Background:**

This application to amend the zoning by-law was received on November 19, 2020 and was deemed to be Complete on December 11, 2020.

The subject area is zoned Residential High Density through a Minister’s Zoning Order – O.Reg. 171/20 (MZO) that was issued on April 24, 2020. Pursuant to section 47(3) of the Planning Act, Section 9 of the MZO deems it a zoning by-law passed by the Council of the City of Brampton pursuant to section 34 of the Act. On that basis, the applicant has filed this application to request that Council adopt zoning changes to facilitate the current proposal.

### **Current Situation:**

#### Proposal (Refer to Appendix 1):

An application to amend the Zoning By-law has been filed in support of the proposed development.

Details of the proposal are as follows:

- To permit a 664 unit mixed-use high-density residential development consisting of two (2) towers joined by a connecting podium;
- Tower A is 25 storeys;
- Tower B is 30 storeys;

- Connecting podium is 10 storeys with a step back at the fourth storey;
- 1,281.8 m<sup>2</sup> of retail space on the ground floor fronting onto The Gore Road;
- 2,259.3 m<sup>2</sup> of amenity space;
- Parking within two (2) levels of underground parking garage and ground level parking on the east side of the building; and
- Access is provided from Skyridge Drive.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Located on the east side of The Gore Road between Queen Street and Fogal Road;
- Currently vacant; and
- Roughly rectangular shaped parcel with an area of approximately 0.72 ha (1.79 ac) and with existing frontage of approximately 127 m along The Gore Road and future frontage along Skyridge Drive.

The surrounding land uses are described as follows:

North: Currently vacant but undergoing development as a residential neighbourhood consisting of single detached dwellings and townhouse dwellings.

South: Vacant lands.

East: Open space designated as a neighbourhood park.

West: A commercial plaza and convention centre is located on the west side of The Gore Road.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

Further details on this application can be found in the Information Summary contained in Appendix 7. The future Recommendation Report will contain an evaluation of the

various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

### Public Meeting Notification Area

The application was circulated to City Departments, commenting agencies; and property owners within 240 metres of the subject lands, and was advertised in the Brampton Guardian, circulation that exceeds the Planning Act's requirements. This report, along with the complete application requirements including studies, has been posted to the City's website.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

#### Other Implications:

In July 2020, an Official Plan Amendment permitting an employment conversion for the site, which aligns with the uses in the MZO, came into force. A subdivision plan was subsequently registered on November 5, 2020 (43M-2092).

The previously submitted Secondary Plan Amendment under application File: C10E04.005 was put on hold while an appeal to an Employment Conversion OPA was pending before the LPAT. This created a situation where the Secondary Plan Policies were inconsistent with both the Official Plan and the Zoning By-law.

To rectify inconsistencies between the Official Plan and the Zoning By-law, staff will be bringing forward the final amending by-law to the Secondary Plan that was proposed through File: C10E04.005, which had received approval in principle from Council on April 18, 2018 (Resolution # PDC051-2018). We anticipate that this will be brought to Council in Q1 of 2021.

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

### Living the Mosaic – 2040 Vision

This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'. The proposal specifically meets the intent of Vision 2:

In 2040, Brampton will be a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living.

**Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

**Conclusion:**

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan.

Authored by:

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**Attachments:**

Appendix 1:            Concept Site Plan  
Appendix 1A:         Plan of Subdivision  
Appendix 2:            Location Map

Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Information Summary
Appendix 8:	Draft Zoning Bylaw Amendment
Appendix 9:	Ontario Regulation 171/20