

APPENDIX 8: Information Summary

Notwithstanding the information summary provided below, staff advises 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 (2020), the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act R.S.O 1990

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the Planning Act. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (l) the protection of the financial and economic well-being of the Province and its municipalities
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,
- (r) the promotion of built form that:
 - (i) is well designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (2020)

The proposal will be evaluated as to whether it is consistent with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). A preliminary assessment of the PPS sections applicable 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;
 - (b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
 - (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.

Land use patterns within settlement areas shall also 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.

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
 - d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
 - e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
 - f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Growth Plan for the Greater Golden Horseshoe (2020)

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application 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 area*;
 - 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*;

- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
 - e) provide for a more *compact built form* and a vibrant *public realm* including public open spaces;
- 2.2.2 (3) All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:
- a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;
 - b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;
 - c) encourage intensification generally throughout the delineated built up area;
 - d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
 - e) prioritize planning and investment in infrastructure and public service facilities that will support intensification; and
 - f) be implemented through official plan policies and designations, updated zoning and other supporting documents.
- 2.2.6 (1) Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
 - ii. establishing targets for affordable ownership housing and rental housing;
- 2.2.6 (3) To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Region of Peel Official Plan

The application will be evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. A preliminary assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, 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.
- 5.3.2.6 Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:
- a) support the Urban System objectives and policies in this plan;
 - b) support pedestrian-friendly and transit-supportive urban development;
 - c) provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and
 - d) support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.
- 5.5.3.2.2 Facilitate and promote intensification
- 5.5.3.2.3 Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.
- 5.8.2.2 Encourage the area municipalities, while taking into account the characteristics of existing communities, to establish policies in their official plans which support:
- a) residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and
 - b) cost-effective development standards for new residential development, redevelopment, and intensification.
- 5.8.2.3 Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.

Official Plan and Queen Street Corridor Secondary Plan (SPA 36)

The subject lands are designated as “Central” on Schedule A and as “Central Area” and “Primary Intensification Corridor” on Schedule 1 in the Official Plan.

The Central Area designation in the Official Plan generally contemplates a wide range of high density land uses, including residential, employment, entertainment, cultural and institutional to support the development of a vibrant City Centre. The objective of the Central Area is to serve as the heart of the City, and attract new residents, employment, and tourism to the City.

The Primary Intensification Corridor is an area that is well served by public transit, and is a priority within the City for high-density development and redevelopment. Primary Intensification Corridors shall be planned to accommodate intense mixed-use developments at higher densities.

Queen Street Corridor Secondary Plan (SPA 36)

The subject lands are designated as 'Central Area Mixed Use' in the Queen Street Corridor Secondary Plan (SPA 36). This designation contemplates a similarly wide range of uses as contemplated in the Central Area designation in the Official Plan. This designation has an overall maximum FSI of 3.5, with a maximum FSI of 2.0 for residential uses.

Policy 5.1.1.4 of the Secondary Plan provides that an increase beyond the maximum FSI as contemplated by the plan may be permitted through a site specific rezoning where supporting rationale is provided. Through the processing of this zoning by-law amendment, the confirmation of supporting rationale is required in considering the requested density as it exceeds the permissions set out in the plan.

Zoning By-law

The subject lands are Downtown Commercial – Section 2328 by By-law 270-2004, as amended. This zone permits a wide range of uses that generally aligns with the Central Area policies in the Official and Secondary Plan. It permits development to a maximum height of 89 metres with a maximum density of 6.15 FSI.

An Amendment to the Zoning By-law is required in order to permit an increased height, density, and number of residential units, among other site characteristic standards, such as setbacks.

Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 68 points, which meets the City's silver standard.

Documents Submitted in Support of the Application

The applicant has submitted the following studies in support of the application:

- Acoustical Report

- Arborist Report
- Archaeological Assessment
- Concept Plan and Architectural Plans
- Cover Letter
- Draft Zoning By-law Amendment
- Functional Servicing Report and Stormwater Management Report
- Landscape Plans
- Phase 1 and 2 Environmental Site Assessment
- Planning Justification Report
- Public Consultation Strategy
- Survey
- Sustainability Score and Summary
- Traffic Impact Study
- Tree Preservation Plan
- Urban Design Brief