

Date: 2021-05-13

Subject: **OZS-2020-0028**

Secondary Title: Recommendation Report

Application to Amend the Zoning By-law
(To permit the development of a 21-storey residential building on Block 2 and remove the Holding (H) symbol on Blocks 2 and 3 of registered plan 43M-2062)

KLM Planning Partners Inc. – i2 Developments (Brampton) Inc.
225 Malta Avenue
Ward: 4

Contact: Himanshu Katyal, Development Planner III, Development Services Division, (905) 874-3359, himanshu.katyal@brampton.ca; and, Cynthia Owusu-Gyimah, Acting Manager, Development Services Division, (905) 874-2064, cynthia.owusugyimah@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-443

Recommendations:

1. **THAT** the report titled: **Recommendation Report, Application to amend the Zoning By-law, KLM Planning Partners Inc. – i2 Developments (Brampton) Inc. Ward: 4 (Report No.: Planning, Bld & EcDev-2021-443 And File OZS-2020-0028)** to the Planning and Development Committee Meeting of June 7, 2021, be received; and,
2. **THAT** the Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of i2 Developments (Brampton) Inc., Ward: 4, File: OZS-2020-0028, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report;
3. **THAT** it is determined that no further notice be given in respect of the proposal and that no further public meeting is to be held; and,
4. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to this report be adopted.

Overview:

- **This report recommends approval of a Zoning By-law Amendment application to develop the lands for a 21-storey residential building consisting of 290 units and to lift the Holding (H) symbol from Block 2 and Block 3.**
- **The subject lands are designated “Residential” in the Official Plan; and “Mixed Use 1” in the Hurontario-Main Corridor Secondary Plan (Area 55). The proposal is consistent with the Official Plan and Secondary Plan.**
- **The property is zoned “Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532)” by By-Law 270-2004, as amended. The draft Zoning By-law attached as Appendix 11 will implement the proposed residential uses on Block 2, and lift the Holding (H) symbol from Block 2 and Block 3.**
- **The proposed Zoning By-law Amendment represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region’s Official Plan and the City of Brampton Official Plan.**
- **A Statutory Public Meeting for this application was held on January 18, 2021. No members of the public were in attendance at the Statutory Public Meeting. Written submission from three landowners were received. Details of the Statutory Public Meeting and response to the landowner’s concerns are included in Appendix 9 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete and sustainable communities to accommodate growth for people.**

Background:

The lands subject to this application are located at 225 Malta Avenue. This application was submitted by KLM Planning Partners Inc. on behalf of i2 Developments (Brampton) Inc. received on October 16, 2020.

The application was deemed to be complete in accordance with Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on November 13, 2020.

Current Situation:

Proposal (refer to Appendix 1 and 1A):

The application is proposing to amend the Zoning By-law. Details of the proposal are as follows:

- 21-storey residential apartment building with 290 units on Block 2;
- Removal of the Holding (H) symbol for both Block 2 and Block 3, as indicated on the registered plan 43M-2062.
- Proposed GFA of 21,347 square metres and FSI of 4.25;
- Proposed 298 parking spaces within 3 levels of underground parking;
- Access to both Phase 2 and future Phase 3 is proposed from Malta Avenue.

Application to Amend the Zoning By-law:

The property is zoned “Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532)” by By-law 270-2004 as amended. This zone permits a range of residential and commercial uses. This zone limits the maximum number of residential units to 269 units and a maximum building height of 12 storeys. Further, there is a Holding (H) symbol on the property that shall not be removed until such time as adequate vehicular access can be provided to service development north of Malta Avenue to the satisfaction of the Commissioner of Planning, Building and Economic Development. Adequate access in this respect may be comprised of the completion of Malta Avenue, the connection of Malta Avenue to Lancashire Lane, an access to Steeles Avenue, a combination thereof, or other comparable access arrangements. Until such time as the Holding (H) symbol is removed, development in this zone shall be limited to a maximum of 80 residential units, and shall not occupy any portion of the property within 35 metres of the Steeles Avenue frontage.

This Zoning By-law amendment application proposes to amend the “Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532)” Zone to permit the proposed residential development on Block 2, and lift the Holding (H) on both Block 2 and Block 3. The detailed planning analysis (Appendix 8) includes a detailed overview of the Zoning By-law Amendment. Other development standards are also included in the proposed by-law as shown in Appendix 11.

Property Description and Surrounding Land Use (refer to Appendix 6):

The lands have the following characteristics:

- has a total site area of approximately 0.5 hectares (1.23 acres);
- Irregularly-shaped lot with a frontage on Malta Avenue and Steeles Avenue; and,
- are currently vacant.

The surrounding land uses are described as follows:

North: Steeles Avenue West, beyond are existing single detached dwellings and townhouses;

South: Malta Avenue, beyond is the Phase 1 of this development which includes future back-to-back townhouses;

East: vacant land; and,

West: Malta Avenue, beyond are existing townhouses and vacant land.

Summary of Recommendations:

This report recommends that Council approve the proposal for the proposed residential development on Block 2 and lift the Holding (H) symbol on both Block 2 and Block 3. It further recommends that Council adopt the amendment to the Zoning By-law attached to this report generally in accordance with Appendix 11. The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan.

Planning Analysis Summary:

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services as well waste management system. The proposed development is consistent with the planned land use function of the site. The proposed development will be transit-supportive, offer a pedestrian-friendly design with high quality architectural treatment.

The various studies submitted by the applicant in support of the application have been reviewed by the City as well as the circulated public agencies, demonstrating that the proposed development is appropriate from a technical perspective.

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and City of Brampton Official Plan.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 8 – Detailed Planning Analysis.

Matters of Provincial Interest:

Planning Act:

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services as well waste management system. It also ensures the orderly development of safe and healthy communities by providing the high density residential development in an area planned for high density development and diverse land uses. The proposed development will provide accessible facilities as well as offer accessible units for sale. It will provide for adequate amenity area and recreational facilities to serve the needs of future residents. The development offers a range of one-bedroom, two-bedroom and three-bedroom units that will serve a diverse range of income and age groups. Further, the proposed development will provide direct access to transit and a pedestrian-friendly site design that will encourage active transportation. This site provides an ideal location for the proposed development as it is well-served by transit and services that will support this high-density development. The architectural and landscape design will offer a built-form that is well-designed and encourages a sense of place.

Provincial Policy Statement (2020):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The proposed development is consistent with the planned function for the subject lands. It optimizes the use of land and takes advantage of existing transit and servicing infrastructure within the settlement area. Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement (PPS).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) supports the achievement of complete communities through a compact built form in settlement areas and access to transit. The proposed development adds to the diverse mix of residential dwelling sizes, utilizes existing transit and servicing infrastructure and offers a compact

built-form that will create a high-quality public realm. Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the “Urban System” and “Built-up Area”.

The proposed development conforms to the “Urban System” designation with respect to directing urban development on lands within the 2031 Regional Urban Boundary and planning for complete communities that provide access to transit. Further, the development conforms to the “Built-up Area” designation as it utilizes the existing servicing and transit infrastructure, provides a compact built form, offers direct access to transit, and incorporates a site design that provides a high-quality public realm and supports active transportation.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in December 2020, exceeding the Planning Act requirements of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 10 – Results of Application Circulation to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Official Plan and Zoning By-law has been filed with the City.

A statutory public meeting for this application was held on January 18, 2021. There were no members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from three landowners were received. Please refer to Appendix 9 – Results of Public Meeting for details of the statutory public meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities:

This application to amend the Zoning By-law is consistent with the “A City of Opportunities” theme. The proposal will result in the development of a vacant piece of land and will add to the diversity of housing options that are offered in Brampton. It will be consistent with the planned function as defined in the Official Plan, provide access to a transit supportive development, and is an example of efficient use of land and resources within built-up areas.

Conclusion:

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 11, as the following matters have been satisfied:

- The proposed development represents the efficient and orderly development of the lands for residential purposes and lifting of the Holding(H) symbol, resulting in a compact built form, access to transit and a pedestrian-friendly design;
- The proposed development will contribute towards the creation of complete communities by providing a mix of residential units in a high density residential development;
- The application is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan; and,
- As confirmed through the circulation of the application, all financial and technical requirements have been addressed.

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Attachments:

- Appendix 1: Concept Plan
- Appendix 1A: Block 2 and Block 3 on Plan 43M-2062
- 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: Heritage Resources
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Results of the Public Meeting
- Appendix 10: Results of the Application Circulation
- Appendix 11: Zoning By-law Amendment