

**Date:** 2021-05-13

**File:** OZS-2020-0025

**Title:** **Recommendation Report**  
Application to Amend the Zoning By-law  
(To permit a 9-storey apartment building containing 82 units and 58 parking spaces)  
**Fifth Avenue Development Group Inc. – D.J.K. Land Use Planning**  
83 Wilson Avenue, and 14 and 16 Centre Street North  
Southeast corner of Centre Street North and Wilson Street  
Ward 1

**Contact:** Carmen Caruso, Central Area Planner, Development Services, Planning, Building and Economic Development,  
[carmen.caruso@brampton.ca](mailto:carmen.caruso@brampton.ca), 905-874-2439  
Cynthia Owusu-Gyimah, Acting Manager, Development Services, Planning, Building and Economic Development,  
[cynthia.owusugyimah@brampton.ca](mailto:cynthia.owusugyimah@brampton.ca), 905-874-2064

**Report Number:** Planning, Bld & Ec Dev-2021-542

**Recommendations:**

1. **That** the report titled: **Recommendation Report, Application to Amend the Zoning By-law, Fifth Avenue Development Group Inc. – D.J.K. Land Use Planning**, 83 Wilson Avenue, and 14 and 16 Centre Street North Ward 1 (File: OZS-2020-0025), to the Planning and Development Committee Meeting of June 7, 2021, be received, and,
2. **That** the Zoning By-law Amendment application submitted by D.J.K. Land Use Planning on behalf of Fifth Avenue Development Group, Ward 1, File: OZS-2020-0025, 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, the Region of Peel Official Plan, and the City's Official Plan, and for 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 be held.

4. **That** notwithstanding the boundaries of the Development Charges Incentive Program (DCIP), the proposed development be eligible for the DCIP to support intensification and good planning within the Central Area; and,
5. **That** the amendment to the Zoning By-law, generally in accordance with Appendix 13 of this report be adopted.

**Overview:**

- **This report recommends that the application to amend the Zoning By-law be approved and that the proposed development be eligible for the Development Charges Incentive Program.**
- **The applicant proposes to develop the lands with a 9-storey mid-rise apartment building containing approximately 82 residential units.**
- **The lands are located within an *Anchor Mobility Hub* and is designated *Central Area* in the Official Plan and *Central Area Mixed Use* in the Queen Street Corridor Secondary Plan (Area 36).**
- **The site is currently zoned *Residential Single Detached B – R1B* by By-law 270-2004, as amended. Following the enactment of the proposed Zoning By-law, attached as Appendix 13, it will permit the number of units and the general building configuration proposed by the applicant.**
- **The proposed Zoning By-law represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.**
- **Granting the applicant the ability to take advantage of the Development Charges Incentive Program will provide greater probability that the property is developed in a manner that will facilitate a more intensive form of development within the Queen Street Corridor Secondary Plan Area.**
- **A statutory Public Meeting for this application was held on November 16, 2020. Members of the public attended the Statutory Public Meeting but did not speak to the application, however written submissions were received. Details of the Public Meeting and the written submissions are included in Appendix 9 and Appendix 10 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of revitalizing existing neighbourhoods, and building complete and sustainable communities to accommodate growth for people and jobs.**

**Background:**

This application was received on August 27, 2020 and has been reviewed for completeness and found to be complete in accordance with the Planning Act. On September 25, 2020 a formal notice was issued deeming the application complete on August 27, 2020.

**Current Situation:**Proposal:

The applicant is proposing to amend the Zoning by-law to permit a mid-rise building on a 0.16 hectare (0.4 acre) property. Details of the proposal are as follows (see Appendix 1 to 1D):

- A 9-storey mid-rise apartment building with a total gross floor area (GFA) of 6,867 sq. metres (73,916 sq. ft.);
- A Floor Space Index (FSI) of 4.30;
- 82 residential units consisting of:
  - 44 one-bedroom units;
  - 34 two-bedroom units;
  - 4 three-bedroom units;
- Approximately 213 sq. metres (2,291 sq. ft.) of amenity space, consisting of:
  - 95 sq. metres (1,027 sq. ft.) of indoor space;
  - 117 sq. metres (1,264 sq. ft.) of outdoor space;
- A total of 55 underground and 3 at grade vehicular parking spaces;
- A total of 73 bicycle parking spaces; and,
- Two one-way access points:
  - Centre Street North (ingress);
  - Wilson Street (egress).

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at 83 Wilson Street, and 14 and 16 Centre Street North (southeast corner of Centre Street North and Wilson Street);
- Has a total area of 0.16 hectares (0.4 acres);
- Has frontage of approximately 48 metres (157.5 ft.) along Wilson Street and 33 metres (108.3 ft.) along Centre Street North; and,

- Three single detached dwellings with associated accessory structures, and several trees situated on the site.

The surrounding land uses are described as follows:

North: Wilson Avenue, beyond are single-detached residential dwellings;

East: Single-detached residential dwelling;

West: Centre Street North, beyond are single-detached residential dwellings; and,

South: A 4-storey commercial office building and associated parking lot.

### **Technical Considerations:**

#### Application to Amend the Zoning By-law:

The property is currently zoned *Residential Single Detached B – R1B* by By-law 270-2004. Uses permitted in this zone include single detached dwellings, group homes, places of worship, and purposes accessory to the permitted uses.

The Zoning By-law amendment will rezone the property to Residential Apartment A Section 3551 – (R4A-3551) to permit the following:

- Maximum building height: 9-storeys;
- Maximum number of units: 82;
- Maximum lot coverage: 60%; and,
- Maximum Floor Space Index: 4.7.

Other development standards are also included in the proposed by-law as shown in Appendix 13.

#### Summary of Recommendations:

This report recommends that Council approve the proposal for the 9-storey apartment building and associated residential units on the property, and adopts the Zoning By-law attached to this report generally in accordance with Appendix 13. The proposal and implementing documents represents good planning, is 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 represents community revitalization through redevelopment. This form of residential intensification is appropriate and encouraged within the built-up area of Brampton, as it makes efficient use of land, infrastructure, and nearby amenities. A higher density proposal on this property is favourable, because it is located within 800 metres of the Downtown Anchor Mobility Hub which encourages transit-supportive development within walking distance of the GO Station, and Züm and local bus services. In addition, the additional population and the location of the property

close to Brampton's downtown and within the Central Area will help support existing and future establishments in the area.

The proposed 9-story structure will be developed to be compatible with the surrounding residential neighbourhood, while satisfying the objectives of the Queen Street Corridor Secondary Plan (Area 36) by promoting intensification and improvements. The proposal will help the Queen Street Corridor evolve from an automobile-oriented commercial corridor to a higher density, pedestrian and transit-oriented, bicycle friendly mixed-use corridor.

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, the City's Official Plan, and the Queen Street Corridor Secondary Plan.

The applicant has requested that Council allow the owner to take advantage of the Development Charges Incentive Program (DCIP) (Appendix 12). In order to provide a greater probability that this project is constructed and to help stimulate further growth in the Central Area, this report recommends that this site be eligible for the DCIP.

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 proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed rezoning represents orderly development in a location that is suitable for growth and development due to its proximity to transit options, and nearby community and commercial services.

##### *Provincial Policy Statement (PPS):*

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 optimizes the use of land and takes advantage of existing infrastructure within the settlement area, while contributing to the mix of residential uses offered in Brampton. Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

##### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe:*

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) supports the achievement of complete communities through intensification opportunities and a diverse range of housing options. It encourages intensification generally within the built-up area, and specifically within Major Transit Station Areas such as the Downtown

Brampton Anchor Mobility Hub. This development proposal conforms to the applicable sections of the Growth Plan.

*Region of Peel Official Plan:*

The Region of Peel Official Plan provides a long-term policy framework that is used to manage Peel's growth and development. The intent of the Regional Official Plan is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner. The proposal conforms to relevant policies of the Regional Official Plan by directing urban redevelopment to within the urban boundary to help optimize the supply of available land.

*City of Brampton Official Plan and the Queen Street Corridor Secondary Plan (Area 36):*

The City of Brampton Official Plan and the Queen Street Corridor Secondary Plan are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. Staff is satisfied that this proposal conforms to the overall intent of the Official Plan and Secondary Plan with respect to intensification, compact form, pedestrian friendly transit supportive development, and by directing high-density residential redevelopment to the Central Area and in an Anchor Mobility Hub.

*Application Evaluation:*

A detailed description of the evaluation of this proposal against existing provincial and municipal planning documents and policies can be found in Appendix 8 – Detailed Planning Analysis.

Community Engagement:

The application was circulated to City Departments, external commenting agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. The correspondence received from residents and commenting agencies are included as Appendix 10 – Correspondence Received, and Appendix 11 – Results of Application Circulation. Notice signs were placed on the subject lands to advise members of the public that the application to amend Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on November 16, 2020. Interested members of the public attended the meeting but did not speak the application. Written submissions were provided. Details of the Statutory Public Meeting and the written submissions from residents are included in Appendix 9 and Appendix 10 of this report.

**Corporate Implications:**

Financial Implications:

Financial implications as a result of the recommendation allowing the owner to take advantage of the DCIP program will be outlined in a future report, based on the review of a future DCIP application.

There are no additional financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

#### Economic Development Implications and Development Charges Incentive Program (DCIP):

Economic Development staff view the Central Area as a primary location for intensification, given that it will be supported by highest levels of transit. The increased density will provide additional population to support nearby commercial establishments located within walking distance. This is expected to enhance the vitality and viability of the area and the commercial establishments found on Queen Street East and the downtown.

The Development Charge Incentive Program (DCIP) is based on eligibility requirements, and is designed to assist proponents who want to complete their projects rather than those who speculate on the granting of development approvals such as rezoning applications only to enhance the land value by obtaining additional land use or density permissions. The site is located immediately outside the eligibility boundaries for the DCIP and the applicant has requested that the site be qualified for the program to assist in the project financial feasibility. Given the immediate proximity of the subject site to the DCIP area, and the extent of the intensification proposed with this intended development, staff recommends that the applicant's request be approved. If Council approves the associated recommendation to allow the subject site to qualify for the DCIP, a future report regarding this site relative to their DCIP application will be brought to Committee to seek approvals for that application. Additional detail is outlined in Appendix 8 – Detailed Planning Analysis.

#### Other Implications:

Other technical planning and development implications associated with this application are undertaken and discussed in this Recommendation Report.

#### **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 construction of a mid-rise building typology envisioned through policies for this area. It is expected to provide a pedestrian and transit friendly development, and is an example of the type of development intended for the Central Area.

#### Living the Mosaic – 2040 Vision:

This report directly aligns with the vision that Brampton will be a mosaic of complete, revitalized neighbourhoods. One of the objectives of the 2040 Vision is to facilitate widespread neighbourhood improvements across the City. The site is located in an area that the Brampton 2040 Vision describes as “Queen’s Boulevard”, which is intended to be a tight corridor of higher density and scale with mixed uses and continuous commerce at grade. The 2040 Vision also suggests that this site is part of the lands

that are located “behind” land that front on to Queen Street East, and are known as the second row of development, located on the parallel streets, scaled to step down buildings from the central spine. These lands will act as a transition between the lower density to the north and the expected higher density to the south. Developments such as what is being proposed for the southeast corner of Wilson Avenue and Centre Street North is what is envisioned in the 2040 Vision, and will ultimately reinforce the corridor.

**Conclusion:**

Staff recommends approval of the Zoning By-law amendment (attached as Appendix 13) in principle as the following has been satisfied:

- 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, the City of Brampton Official Plan, and the Queen Street East Secondary Plan;
- The proposed development provides an opportunity to direct growth to an existing settlement area and contribute to a range of housing options;
- The proposed development is located within an Anchor Mobility Hub, in close proximity to transit options, amenities, and establishments on Queen Street East and downtown Brampton;
- The provisions of the Zoning Bylaw amendment will facilitate compatibility with the existing neighbourhood; and,
- All technical requirements have been addressed through studies submitted in support of the proposal and approved by City staff

As a result of the above, the proposed development represents good planning and is in the public interest.

Authored by:

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Carmen Caruso, MCIP, RPP  
Central Area Planner  
Planning Building & Economic  
Development

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning Building & Economic  
Development

Approved by:

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Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner  
Planning Building and Economic  
Development

Submitted by:

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David Barrick  
Chief Administrative Officer



**Attachments:**

- Appendix 1: Concept Site Plan
- Appendix 1A: North and South Elevation
- Appendix 1B: West and East Elevation
- Appendix 1C: North and South View
- Appendix 1D: West and East View
- 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: Correspondence Received
- Appendix 11: Results of Application Circulation
- Appendix 12: Development Charges Incentive Program Request
- Appendix 13: Draft Zoning By-law Amendment