

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 (2014), conformity with the Growth Plan for the Greater Golden Horseshoe (2017), 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;
- 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
- 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 reviewed for its compliance with 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:

- Policy 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;

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- Policy 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area.

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

- Policy 1.1.3.1 Settlement areas shall be the focus of growth and development.
- Policy 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;

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.

- Policy 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

- Policy 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.
- Policy 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation

Growth Plan for the Greater Golden Horseshoe (2019)

The subject lands are located within an “Urban Growth Centre” as defined by the 2019 Growth Plan for the Greater Golden Horseshoe. The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of housing, and prioritizing intensification.

The Growth Plan sections applicable to this application include, but are not limited to:

- Policy 2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:
 - a) the vast majority of growth will be directed to settlement areas that:
 - I. have a delineated built boundary;
 - II. have existing or planned municipal water and wastewater systems; and
 - III. can support the achievement of complete communities;
 - b) within settlement areas, growth will be focused in:
 - I. delineated built-up areas;
 - II. strategic growth areas;
 - 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;
 - c) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;
 - d) development will be generally directed away from hazardous lands; and
 - e) the establishment of new settlement areas is prohibited.
- Policy 2.2.1.4 Applying the polices 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;
 - b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of

life, and to accommodate the needs of all household sizes and incomes;

- d) expand convenient access to:
 - I. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - II. public service facilities, co-located and integrated in community hubs;
 - III. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - IV. healthy, local, and affordable food options, including through urban agriculture;
 - e) provide for a more compact built form and a vibrant public realm, including public open spaces;
 - f) mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
 - g) integrate green infrastructure and appropriate low impact development.
- Policy 2.2.3.1 Urban growth centres will be planned:
 - a) as focal areas for investment in regional public service facilities, as well as commercial, recreational, cultural, and entertainment uses;
 - b) to accommodate and support the transit network at the regional scale and provide connection points for inter- and intra-regional transit;
 - c) to serve as high-density major employment centres that will attract provincially, nationally, or internationally significant employment uses; and
 - d) to accommodate significant population and employment growth.
 - Policy 2.2.3.2 Urban growth centres will be planned to achieve, by 2031 or earlier, a minimum density target of:
 - a) 200 residents and jobs combined per hectare for each of the Downtown Brampton, Downtown Burlington, Downtown Hamilton, Downtown Milton, Markham Centre, Downtown Mississauga, Newmarket Centre, Midtown Oakville, Downtown Oshawa, Downtown Pickering, Richmond Hill Centre/Langstaff Gateway, Vaughan Metropolitan Centre, Downtown Kitchener, and Uptown Waterloo urban growth centres;
 - Policy 2.2.4.10 Lands adjacent to or near to existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.
 - Policy 2.2.7.3 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 subject application is within the “Conceptual Urban Growth Centre” as established in the Regional Official Plan. It is not located with the Region’s Greenlands System, as designated through Schedule A. As per Schedule G – Rapid Transit Corridors, nearby Queen Street West is identified as an “Other Potential Rapid Transit Corridor” and the site is located just outside of the Mobility Hub – Anchor.

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

- Policy 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.
- Policy 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.
- Policy 5.3.2.4: Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services.
- Policy 5.5.1.1: To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.
- Policy 5.5.2.2: Direct a significant portion of new growth to the built-up areas of the community through intensification.
- Policy 5.5.2.3: Develop compact, transit-supportive communities in designated greenfield areas.
- Policy 5.5.3.2.2: Facilitate and promote intensification
- Policy 5.5.3.2.3: Accommodate intensification within urban growth centres, intensification corridors, node and major transit station areas and any other appropriate areas within the built-up area.
- Policy 5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.
- Policy 5.9.2.5: Optimize the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form, and encourage the area municipalities to do the same for infrastructure under their jurisdiction.
- Policy 5.9.5.2.10: Encourage the intensification of residential and non-residential development at nodes and mobility hubs and along corridors to support a higher level of transit service and other sustainable modes.
- Policy 5.9.10.2.4: Encourage the area municipalities to promote land uses which foster and support the use of active transportation.

City of Brampton Official Plan

The subject site is designated “Central Area” in the Official Plan. The Central Area designation permits a wide range of uses and activities. The site falls within the Downtown Core precinct of this area, which represents the heart of the City. The Downtown Core contains rich built and cultural heritage and characters that will be preserved and enhanced to reinforce its place-making role supported by residential functions. As per Schedule 1 – City Concept it is located within the Central Area and just outside of the Downtown Brampton Anchor Mobility Hub.

The Official Plan policies that are applicable to this application include, but are not limited to:

- Policy 3.2.1.1: Development of greatest mass and highest densities must be located within the Urban Growth Centre and Central Area, along intensification corridors and within Mobility Hubs and Major Transit Station Areas. These areas shall:
 - I. Accommodate a significant portion of population and employment growth;
 - II. Provide a diverse and compatible mix of land uses, including residential and employment uses;
 - III. Provide high quality public open spaces;
 - IV. Support transit, walking and cycling for everyday activities;
 - V. Develop in a compact form that will efficiently use land and resources,
 - VI. Optimize the use of existing and new infrastructure and services;
 - VII. Contribute to minimizing potential impacts on air quality and promoting energy efficiency; and,
 - VIII. Achieve an appropriate transition of built form to adjacent areas.
- Policy 3.2.3.2: The Urban Growth Centre shall be planned to achieve a minimum density of 200 person and jobs combined per hectare by 2031 or before, measured over the entire gross area of the Urban Growth Centre.
- Policy 3.2.8.1: The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans.
- Policy 4.1.1: The Urban Growth Centre as shown on Schedule “1A” will be planned to achieve a minimum gross density target of 200 residents and jobs combined per hectare by 2031.
- Policy 4.1.2: The Central Area, including the Urban Growth Centre, as designated on Schedules “1” and “A”, serves as the major location for free-standing or mixed-use development including:
 - I. A full range of office, retail and service activities;
 - II. A variety of residential uses;
 - III. Entertainment and cultural uses such as movie theatres, museums,
 - IV. art galleries, live theatre and tourism, yet recognising commercial trends for such uses in other parts of the City;

- V. Governmental, institutional and community facilities and uses including Places of Worship subject to Section 4.9.8 of this Plan;
 - VI. A high density employment centre that will attract provincially, nationally or internationally significant employment uses; and,
 - VII. Major transit infrastructure.
- Policy 4.2.1.2: The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the “Residential Areas and Density Categories” definitions contained in Section 5 of this Plan.
 - I. SPA 7 Downtown Brampton Secondary plan area subject to the old housing and density categories of the official plan
 - II. Townhouse or Medium Density Category, maximum density is 36-50 units/net hectare or 15-20 units/net acre
 - Permitted housing types are block townhouses, street townhouses
 - Policy 4.2.1.3: The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.
 - Policy 4.2.1.6: Brampton shall contribute to the achievement of the Region’s intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area
 - Policy 4.2.7.1: Residential development proposals and complementary uses, including schools, shall be evaluated in accordance with the Development Design Guidelines and urban Design section of this Plan.
 - Policy 4.5.4.19: The City shall encourage transit supportive forms of development along transit routes that facilitate direct access from the roadway for all pedestrians including persons with disabilities. This includes constructing buildings that are close to and oriented towards the streets, easy, convenient, safe and comfortable access to buildings and transit and transit stations for all pedestrians, including persons with disabilities.
 - Policy 4.5.4.24: The City shall support development applications, which are consistent with all the relevant policies of this Plan, as well as the Province’s “Transit Supportive Land Use Planning Guidelines” to ensure transit and pedestrian oriented forms of development.
 - Policy 4.11.3.2.2: In areas of a predominant character, proposed lot sizes need not be the same, but must be compatible.
 - Policy 4.11.3.2.3: Unless otherwise specified, the overriding design consideration shall be to ensure harmonious integration with the surrounding area. This refers to compatibility in use, scale, form and character. Due consideration shall be given to a number of aspects including height, massing, disposition, setback from

the street, distance between buildings, architectural form, colour, materials and cultural heritage conservation.

- Policy 4.11.3.2.5 There should be sufficient capacity in the existing transportation network, municipal infrastructure and community services to cope with the proposed development.
- Policy 4.11.3.2.7: The proposed development should not cause adverse effects on the adjacent areas especially in respect of grading, drainage, access and circulation, privacy, views, enjoyment of outdoor amenities, and microclimatic conditions (such that there would be minimum shadows and uncomfortable wind conditions).

Downtown Brampton Secondary Plan (Secondary Plan Area 7)

The subject property is designated “Central Area Mixed Use” in the Downtown Brampton Secondary Plan. This designation permits any combination of commercial, retail, office, residential and other uses, as well as a full range of entertainment and cultural uses. The overall maximum Floor Space Index (FSI) in this portion of the Secondary Plan Area is 2.0.

The Secondary Plan policies that are applicable to this application include, but are not limited to:

- Policy 5.1.2.1 Lands designated Central Area Mixed-Use on Schedule SP36(A) are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit. Mixed-Use development shall mean a free-standing use either/or a development which any combination of office, retail, commercial, institutional, or residential uses are developed and managed as a unit.
- Policy 5.1.2.2 The overall Maximum Floor Space Index (FSI) which is permitted in specific portions of the Mixed-Use designation is 3.5, with a corresponding maximum of 3.5 for residential uses in the immediate “Four Corners” area, and a maximum of 2.0 FSI permitted for residential uses in the mixed-use areas west of McMurchy Avenue. Other portions of the Central Area Mixed-Use designation are subject to an overall FSI maximum of 2.0 with 1.0 FSI permitted for residential uses. The specific density allocations for specific areas of the Central Area Mixed-Use designation are set out in Table 1 and identified in Appendix A of the Secondary Plan. An increase beyond the maximum coverages specified above shall require a site specific rezoning application as specified in Policy 5.1.1.5.

Zoning By-law

The subject lands are zoned “Residential Extended One Zone (R2B(1))” in Zoning By-law 270-2004, as amended. This zone permits a single detached dwelling, a semi, duplex, triplex and double duplex building, and a multiple residential dwelling containing no more than four dwelling units. The proposed six unit townhouse development is not permitted under this zone. An amendment to the Zoning By-law is required to permit the proposed townhouse development.

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 48 points, which meets the City’s silver standard.

Documents Submitted in Support of the Application

- Urban Design Brief
- Tree Protection Plan
- Tree Inventory Protection Plan
- Traffic Impact Study
- Tertiary Plan
- Sustainability Score & Letter
- Stage 1-2 Archaeological Assessment
- Shadow Study
- Servicing Plan
- Planning Justification Report
- Land Survey
- Grading Plan
- Functional Servicing Report
- Draft Zoning By-law Amendment
- Cover Letter
- Concept Site Plan
- Building Rendering
- Building Elevations
- Architectural Floor Plans