

Date: 2021-07-02

File: **OZS-2020-0032**

Subject: Recommendation Report
Application to Amend the Zoning By-law
(To permit development of two high-rise mixed-use towers with a connecting podium)
TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd.
8775 The Gore Road
Northeast corner of The Gore Road and Queen Street
Ward 8

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Report Number: Planning, Bld & Ec Dev-2021-591

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law, **TACC Holborn (Block 139) Inc. – Malone Given Parsons Ltd.**, 8775 The Gore Road, Ward 8 (OZS-2020-0032 and Planning, Building and Economic Development-2021-591), dated July 2, 2021 to the Planning and Development Committee Meeting of July 26, 2021 be received;
2. **THAT** the Zoning By-law Amendment application submitted by Malone Given Parsons Ltd. on behalf of TACC Holborn (Block 139) Inc., Ward 8, File: OZS-2020-0032 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 the reasons set out in this Recommendation Report;
3. **That** the amendments to the Zoning By-law, generally in accordance with Appendix 7 of this report, be adopted.

Overview:

- This application proposes an amendment to the Zoning By-law to permit the development of a 664 unit mixed-use high-density development. The proposal consists of two (2) high-rise towers of 25 and 35 storeys with a connecting podium of 10 storeys. Retail space is located on the ground floor.
- 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 “Cluster/High Density” and “Special Policy Area 18 (Mixed Use High Density)” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan and Secondary Plan permits the proposed development.
- 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, lot coverage, landscape area, parking requirements, and underground setback.
- A Statutory Public Meeting for this application was held on January 18, 2021. Two delegations made presentations and members of the public provided written comments on the application prior to the Public Meeting. Details of the Statutory Public Meeting are included in Appendix 9 of this report.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.
- 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 Regional Official Plan, and the City of Brampton Official Plan.

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 35 storeys;
- Connecting podium is 10 storeys with a step back at the fourth storey;
- 1,260.0 m² of retail space on the ground floor fronting onto The Gore Road;
- 2,006.5 m² of amenity space;
- 765 parking spaces within three (3) levels of underground parking garage, the second floor, and ground level parking on the east side of the building; and
- Access is provided from Skyridge Drive and via an access easement to Rockspur Court.

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.

Summary of Recommendations:

This report recommends that Council approve the Zoning By-law Amendment attached hereto as Appendix 7.

Planning Analysis Summary:

Staff has reviewed the proposed Zoning By-law Amendment and found this application 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. Staff has reviewed this application relative to the provisions prescribed within Section 2 of the Planning Act and advises the proposed development satisfies these criteria. A detailed analysis of these policies can be found in Appendix 8 of this report.

Site Servicing Requirements:

In their review of the Functional Servicing and Stormwater Management Report prepared by Schaeffers Consulting Engineers dated April 2021, the Region of Peel found that existing 250mm diameter gravity sewer connecting this development to the pumping station will have to be upgraded prior to accepting additional flows. The necessary upgrades and/or construction of infrastructure to convey flows from the subject lands to the Region of Peel Gore Road Sanitary Pumping Station will be finalized through the future site plan application. All costs associated with design and construction will be solely at the developer's expense.

Community Engagement:

The proposed Zoning By-law Amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. A copy of all department/agency comments are included in Appendix 10 of this report. Notice signs were also placed on the subject lands to advise members of the public that an

application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on January 18, 2021. There were two (2) delegations at the meeting, including the applicant, and one (1) written submission was received. Details of this meeting are included in Appendix 9 of this report.

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:

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 recommended the final amending by-law to the Secondary Plan proposed through File: C10E04.005, which received approval in principle from Council on April 18, 2018 (Resolution # PDC051-2018). This recommendation was approved at the Planning and Development Committee meeting of April 26, 2021 and subsequently enacted by Council on May 5, 2021 as Official Plan Amendment OP2006-195 (By-law 90-2021). The Secondary Plan policies for this site are now in effect.

Term of Council Priorities:

This application is consistent with the "A City of Opportunities" theme. It supports the building of complete communities to accommodate growth for people and jobs. The redevelopment of lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development. In addition, the development of lands for high-rise buildings will add to the City's mix of housing choice for residents.

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”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

Conclusion:

Staff have undertaken a thorough review of this application to ensure that all technical and financial matters have been satisfactorily addresses. Staff is satisfied that the Zoning By-law Amendment application represents good planning. This application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan. Staff therefore recommend that the Zoning By-law Amendment be approved.

Authored by:

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Attachments:

Appendix 1:	Concept Plan
Appendix 1A:	Concept Elevations
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations

Appendix 6:	Existing Land Use Plan
Appendix 7:	Draft Zoning By-law Amendment
Appendix 8:	Detailed Planning Analysis
Appendix 9:	Results of Public Meeting
Appendix 10:	Results of Application Circulation