

Date: 2021-08-09

File: **OZS-2021-0032**

Subject: **Information Report**
Application to Amend the Zoning By-law
(to permit the development of a 40-storey mixed-use building)
i2 Developments Inc. – KLM Planning Partners Inc.
209 Steeles Ave W
Ward: 4

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Report Number: Planning, Bld & Ec Dev-2021-862

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Zoning By-law, **i2 Developments Inc. – KLM Planning Partners Inc.**, 209 Steeles Ave W, Ward 4 (City File OZS-2021-0032 and Planning, Bld & Ec Dev-2021-862), dated August 9, 2021 to the Planning and Development Committee Meeting of September 13, 2021, be received; and
2. **THAT** Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- The applicant proposes to develop the lands for a 40-storey mixed-use apartment building containing approximately 449 residential units with 382.9 m² (4,111 ft²) of commercial floor area at grade.

- The subject property is designated “Residential” in the City of Brampton Official Plan. This designation permits a wide range of uses and activities. The site is also located within the Gateway Mobility Hub centred at Hurontario and Steeles, and along the Steeles Ave Primary Intensification Corridor. An amendment to the Official Plan is not required to facilitate the proposed development.
- The subject property is designated “Mixed use One” in the Hurontario-Main Corridor Secondary Plan (Area 55). This designation permits a full range of office, commercial, institutional, cultural and entertainment uses, in conjunction with medium and higher-density residential dwellings, live/work units and related community facilities and infrastructure. It represents lands that will have the highest densities in the Secondary Plan area. Lands designated Mixed-Use One are permitted to develop to a maximum density of 4.0 FSI and a maximum building height of 78.0 metres (840 feet or 25 storeys). Per Section 5.1.1 of the Secondary plan, proposals for a density and/or building height greater than the maximum permitted require justification for the increase as part of a Zoning By-law Amendment, however, they do not require an Official Plan Amendment. An amendment to the Secondary Plan is not required to facilitate the proposed development.
- The property is currently zoned “Residential Apartment A(3) - R4A(3), Special Section 2532”. This zone permits an apartment dwelling and certain institutional and commercial uses. The maximum number of residential units cannot exceed 269 in this zone, and the building height cannot exceed 12 storeys. The proposed 40-storey high-rise development containing 449 residential units is not permitted under this zone. An amendment to the Zoning By-law is required to permit this development.
- This Information Report and the associated public meeting facilitate compliance with the “A Well-run City (Good Government)” Term of Council Priority with respect to encouraging public participation by actively engaging the community, and by meeting the legislated requirements as outlined in the Planning Act.

Background:

This application was received on July 5, 2021. It was reviewed for completeness and found to be complete in accordance with Section 34 (10.1) and (10.2) of the Planning Act. A formal Notice of Complete Application dated August 5, 2021 was provided to the applicant.

Current Situation:

Proposal

This application to amend the Zoning By-law has been filed with the City to develop a 0.26 ha (0.66 acre) site with a mixed-use apartment building. It represents the third phase of development by I² Developments, with Phase 1 being a 109, 3-storey townhouse development on the southwest side of Malta Ave, and Phase 2 being a 21-storey residential apartment building containing 290 residential units located directly south of the subject site. Phase 1 has been built and Phase 2 is currently in Site Plan Review.

Details of the proposal are as follows:

- A height of 40 storeys (approximately 125 m or 410 ft)
- A total of 449 residential units, including one-bedroom, two-bedroom, and three bedroom units with den options.
- A Gross Floor Area (GFA) of 34,820.8 m² (374,808 ft²)
- A Floor Space Index (being the ratio of building area to site area) of 12.50
- A total of 450 parking spaces within 5 levels of below-grade parking
- One vehicular access point from Malta Avenue (provided over the adjacent lands), and one emergency vehicle access point to Steeles Avenue

Property Descriptions and Surrounding Land Uses

The property has the following characteristics:

- Is municipally known as 209 Steeles Ave W
- Is located at the southeast corner of the intersection of Steeles Ave W and Malta Ave
- Has a site area of 2,667.3 m² (28,710.6 ft²).
- Has a frontage of approximately 64 metres (209 feet) along Steeles Ave W, 22 metres (72 feet) along Malta Ave, and has a 21 metre (71 feet) frontage diagonal to the intersection
- Is currently vacant

The surrounding land uses are described as follows:

North: Steeles Ave W, beyond which are low, medium, and high-density residential uses

South: Vacant land, which will be the site of a 21-storey apartment building currently in Site Plan Review, beyond which is a townhouse development

East: Vacant land, beyond which are commercial uses

West: Malta Avenue, beyond which is an existing townhouse development and vacant land. There is a site plan application for a 26-storey mixed-use apartment building under review on the vacant lands.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis of this application. All comments received will be considered in a future Recommendation Report to the Planning & Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following are preliminary issues that have been identified to date with respect to this application:

- Appropriateness of the requested height and density in this location
- Provision of adequate community benefits and justification for the increases in height and density
- Design and built-form of the structure, in consideration of its height and landmark status
- Consultation with Brampton's Urban Design Review Panel
- Public realm and pedestrian environment enhancements to be implemented along Steeles Ave

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting notification Area

The application was circulated to City Departments and commenting agencies on August 6, 2021, to property owners within 240 metres of the subject lands on August 16, 2021, and advertised in the Brampton Guardian, which exceed the Planning Act circulation requirements. This report along with the complete application requirements, including studies, has also been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this report. Staff intends to report back to Council later this year with respect to any implications related to density bonusing and community benefit charges (Section 37 of the Planning Act). Staff will include any Community Benefit Contributions where applicable within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision

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”.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

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Attachments:

Appendix 1:	Concept Site Plan
Appendix 1A:	Building Rendering
Appendix 2:	Location Map
Appendix 3:	Official Plan Designation
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Information Summary