

**Date:** 2022-01-24

**Subject:** OZS-2021-0032

**Secondary Title: RECOMMENDATION 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-2021-1140

**Recommendations:**

1. **THAT** the report titled **Recommendation 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), to the Planning and Development Committee Meeting of February 14, 2022, be received; and
2. **THAT** the Zoning By-law Amendment application submitted by i2 Developments 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; and
3. **THAT** the amendment to the Zoning By-law generally in accordance with the attached Appendix 11 to this report be adopted.
4. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- This report recommends that this application to amend the Zoning By-law be approved and that the amending by-law be enacted.
- The application proposes to develop the lands to permit a 40-storey mixed-use apartment building containing approximately 462 residential units with 382.9m<sup>2</sup> (4,111 ft<sup>2</sup>) 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, including mixed use development and activities. The site is also located within the Gateway Mobility Hub centred at Hurontario St/Main St S and Steeles Ave, 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 (255 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. The applicant has provided a satisfactory justification for the increase in height. 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 currently permits a 12 storey apartment building with 269 units, and certain institutional and commercial uses. The proposed 40-storey high-rise development containing 462 residential units is not permitted under this zone. The draft Zoning By-law attached as Appendix 11 will implement the proposed site-specific standards to permit an increased density on the lands following enactment.
- 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 of Peel Official Plan, and the City of Brampton Official Plan.

- **A Statutory Public Meeting for this application was held on September 13, 2021. One member of the public spoke at the meeting and one written submission was received. Details of the results of the Public Meeting are included in Appendix 9 of this report and the correspondence received is included in Appendix 10.**
- **The proposed development is consistent with the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete and sustainable communities to accommodate growth, as well as revitalizing neighbourhoods.**

### **Background:**

The application was received on July 5, 2021. A formal Notice of Complete Application was provided to the applicant on August 5, 2021. The Statutory Public Meeting for the application was held at the September 13, 2021 Planning and Development Committee meeting.

### **Current Situation:**

#### Proposal (refer to Appendix 1 and 1A):

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 unit, 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 under-construction.

Details of the proposal are as follows:

- A height of 40 storeys (approximately 125 m or 410 ft)
- A total of 462 residential units, including one-bedroom and two-bedroom units with den options
- A Gross Floor Area (GFA) of 32,591 m<sup>2</sup> (350,814 ft<sup>2</sup>)
- A Floor Space Index (FSI, being the ratio of building area to site area) of 12.50
- A total of 306 on-site parking spaces within 6 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

## Application to Amend the Zoning By-law

The property is zoned “Residential Apartment A(3) – R4A(3), Special Section 2532”. This zone permits an apartment dwelling and certain institutional and commercial uses. The current zoning provisions allow a maximum of 269 residential units and 12 storeys. The zoning by-law amendment proposes to amend the zone to permit the proposed high-rise mixed-use building, which contains 462 residential units and is 40 storeys tall, with a gross floor area of 32,591 m<sup>2</sup>.

The change between the current and proposed zone is primarily related to the permitted height and density. The increase in permitted building heights represents a change of approximately 233%, while the permitted number of units represents an increase of approximately 71%. The detailed planning analysis (Appendix 8) includes policy justification for the intensification of the site. Several other amendments are proposed to site-specific development standards and are included in the proposed by-law, as shown in Appendix 11.

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

The property has the following characteristics:

- Is municipally known as 209 Steeles Ave W;
- Is a rectangular-shaped lot located at the southeast corner of the intersection of Steeles Ave W and Malta Ave;
- Has a site area of 2,667.3m<sup>2</sup>;
- 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 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 under-construction, 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 part of the vacant lands.

#### Summary of Recommendations:

This report recommends that Council approve the proposed amendment to the Zoning By-law attached to this report as 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. It is located in an area intended for intensification, within the Main St S/Hurontario St and Steeles Ave Gateway Mobility Hub and Steeles Ave Intensification Corridor of the Brampton Official Plan. By being located within the existing "Built-up Area" as defined through the Region of Peel Official Plan, it will adequately provide and efficiently use existing infrastructure. The proposed development will be transit-supportive and offer a pedestrian-friendly design with high quality architectural treatment.

The various studies submitted in support of the application have been reviewed by the City as well as the circulated public agencies, and demonstrate 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.

#### *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 as waste management. It also ensures the orderly development of safe and healthy communities by providing high density residential development in an area planned for intensification and diverse land uses. 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, one-bedroom plus den, two-bedroom, and two-bedroom plus den 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 existing and planned 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 PPS includes a number of policies encouraging intensification within appropriate areas (e.g. Sections 1.1.3.2., 1.1.3.3. and 1.1.3.4.). The application proposes the redevelopment of a vacant site that will take 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 providing a mix of housing, a mix of uses, and prioritizing intensification. The site is located in close proximity (approximately 600 metres) to the terminus of the under-construction Hurontario LRT at Steeles Ave W and Hurontario St/Main St S and the existing Brampton Gateway Bus Terminal. The proposed development will be transit-supportive, will add to the mix of residential dwelling sizes and types, will utilize existing servicing infrastructure, and offer a compact built-form. 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.

### *City of Brampton Official Plan*

The subject lands are designated “Residential” on Schedule A, are within a Gateway Mobility Hub centred at the intersection of Main St S/Hurontario St and Steeles Ave, and are located along the Steeles Ave Primary intensification Corridor. Per Policy 3.2.1.1 Development of the greatest mass and highest densities in Brampton are to be located within Mobility Hubs and along intensification corridors. Although the proposal FSI of 12.5 does exceed the Gateway Mobility Hub density target of 3.0 FSI and Intensification Corridor target of 1.5, it’s important to note that these are to be calculated for the entire Hub Area/Corridor. An FSI of 3.5 is obtained when considering the entirety of the lands developed by the applicant (i.e. including Phases 1 and 2), more closely aligned with these targets. The proposed development will contribute to the achievement of these density targets and therefore conforms to the Official Plan.

### *Hurontario – Main Corridor Secondary Plan (Secondary Plan Area 55)*

The subject lands are designated “Mixed Use One” in the Hurontario – Main Corridor Secondary Plan (Area 55). The “Mixed Use One” 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.

While the proposed Floor Space Index (ratio of floor area to site area) of 12.5 and height of 40 storeys are in excess of the secondary plan policy (Maximum Floor Space Index of 4.0 and maximum height of 25 storeys), proposals for a density and/or building height greater than the maximum may be considered as part of a zoning by-law amendment with appropriate rationale. Given the site’s location within a Gateway Mobility Hub and along an Intensification Corridor (areas that are to accommodate buildings of the greatest mass and highest densities in Brampton), and also that the “Mixed Use One” designation represents lands that are to have the highest densities within the Secondary Plan Area, appropriate justification has been provided.

Furthermore, when considering the entirety of the lands developed by the applicant (i.e. including Phases 1 and 2), a Floor Space Index of approximately 3.5 is obtained, under the maximum of 4.0. The proposal aligns with the broader intent of the Secondary Plan in transforming the Hurontario – Main corridor into a high-density, transit-supportive neighbourhood.

### Community Engagement:

The application was circulated to City Departments, community 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 9 – Results of Public Meeting, and Appendix 10 – Results of Application Circulation. Notice signs were placed on the subject lands to advise members of the public that the application to

amend the Official Plan and Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on September 13, 2021. One member of the public spoke at the meeting and one piece of written correspondence was received. Details of the results of the Public Meeting are included in Appendix 9 of this report and the correspondence received is included in Appendix 10.

### **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:**

The Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the proposed Zoning By-law amendment represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the application is consistent with the principles and overall policy direction of the Brampton Official Plan.

In summary, the application is appropriate for the orderly development of the lands and represents good planning.

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**Attachments:**

Appendix 1:	Concept Plan
Appendix 1A:	Building Rendering
Appendix 2:	Location Map
Appendix 3:	Official Plan Designation
Appendix 4:	Secondary Plan Designation
Appendix 5:	Zoning Designation
Appendix 6:	Aerial & Existing Land use
Appendix 7:	Heritage Resources
Appendix 8:	Detailed Planning Analysis
Appendix 9:	Results of Public Meeting
Appendix 10:	Results of Application Circulation
Appendix 10A:	Results of Application Circulation Public Comments
Appendix 11:	Zoning By-law Amendment