

**Date:** 2022-04-06

**Subject:** C04E05.032

**Secondary Title: Recommendation Report**

Application to Amend the Official Plan and Zoning By-law  
(To permit a phased residential mixed use development with 4  
mixed use and residential buildings (22, 20 and two 6 storey  
buildings), 3,680 m<sup>2</sup> of retail space and 496 parking spaces)  
**1317675 Ontario Inc. – Glen Schnarr & Associates Inc.**  
Southwest of Kings Cross Road and Kensington Road  
Ward: 7

**Contact:** Stephen Dykstra, Development Planner III,  
[stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca), 905-874-3841; and,  
Steve Ganesh, Manager of Development Services,  
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**Report Number:** Planning, Bld & Ec Dev-2022-062

**Recommendations:**

- 1. THAT** the report titled: **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc.**, Southwest of Kings Cross Road and Kensington Road, Ward 7 (File: C04E05.032), to the Planning and Development Committee Meeting of April 25, 2022, be received;
- 2. THAT** the **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc.**, Ward: 7, (File: C04E05.032), **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 for the reasons set out in the Planning Recommendation Report, dated April 6, 2022;
- 3. THAT** the amendments to the Official Plan, as generally attached as Appendix 9 to this report be adopted;
- 4. THAT** the amendments to the Queen Street Corridor Secondary Plan 36, as generally attached as Appendix 9 to this report be adopted;

5. **THAT** the amendments to the Zoning By-law, as generally attached as Appendix 10 to this report be adopted;
6. **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 approval of amendments to the Official Plan and Zoning By-law for this application.**
- **The applicant is proposing to develop the lands in two phases. The first phase is proposed for a 20 storey (232 units) mixed-use building with retail (1,764m<sup>2</sup>) on the first floor and a total of 189 parking spaces. The second phase proposes to have three buildings; a 22 storey (162 units) mixed-use building with retail (1,916m<sup>2</sup>) on the first floor, and two 6 storey residential buildings (47 units each) with a total of 307 parking spaces for Phase 2.**
- **The property is designated “Central Area” on Schedule A of the City of Brampton Official Plan. An amendment to the Official Plan is not required to permit the proposed development.**
- **The property is designated “Service Commercial” in the Queen Street Corridor Secondary Plan (Area 36). An amendment to the Secondary Plan is required to permit the proposed residential and commercial uses on the property. The proposed Official Plan Amendment (OPA) includes the redesignation of the lands to the “Central Area Mixed Use” designation and the addition of a new designation “Special Policy Area 2”, which will permit high density residential and commercial with a maximum FSI of 2.7. The Special Policy Area 2 also provides additional policies with respect to the location and quality of the proposed buildings.**
- **The property is zoned “Recreation Commercial – Section 399 (RC-399)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the mixed-use proposed development. The draft Zoning By-law proposes two site specific zones that will permit the proposed residential and commercial uses.**
- **The proposed mixed-use development meets the general intent of the requirements of Secondary Plan Area 36. An amendment to the Secondary Plan is required to increase the density for this parcel and permit additional commercial uses.**
- **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 building complete communities to accommodate growth for people and jobs.**

## **Background:**

The property is located southwest of the intersection of Kings Cross Road and Kensington Road, generally between Bramalea City Centre, Chinguacousy Park and Bramalea Road. The property is occupied by a single storey retail plaza. It is the intent of the applicant to retain the existing building while Phase 1 is developed.

The applicant is proposing to amend the Secondary Plan and Zoning By-law to permit a mixed use development at 25 Kings Cross Road. The application was submitted on July 26, 2019. Planning staff reviewed the application for completeness and found it to be complete in accordance with Section 22(6.1) and Section 35(10.4) of the Planning Act. A formal notice of Complete Application was provided on October 29, 2019.

On December 2, 2019 a public meeting was held for this application. The original proposal was only for the northerly portion of the site. The application was subsequently updated to include the entire property, which is identified as Phase 2; updates to Phase 1 were included as well. The application was brought before the Planning and Development Committee at a Public Meeting a second time on June 7, 2021. Changes to the plan include the joining of Buildings “D” and “E” into a singular building and reorienting it to provide additional amenity area to the west, extending Building “B” further to the west so that the ramp to the underground is covered, and increasing the height of Building “A” from 17 to 20 storeys for the tower portion.

## Property Description and Surrounding Land Use:

The subject property is currently developed and has the following characteristics:

- is located at the southwest corner of Kings Cross Road and Kensington Road;
- has a municipal address of 25 Kings Cross Road;
- has a site area of approximately 1.62 hectares (4 acres);
- has frontage of approximately 160 metres (524 ft.) on Kings Cross Road and 75 metres (242 ft.) on Kensington Road; and,
- has a one-storey, 6,444 square metre (69,362 sq. ft.) commercial building situated on the site.

The surrounding land uses are described as follows:

North: Kensington Road, beyond is a 15-storey residential building;

South: A one-storey building that houses a daycare establishment and two 13-storey residential buildings;

East: Kings Cross Road, beyond is an 18-storey residential building; and,  
West: A City owned park (Knightsbridge Park).

### **Current Situation:**

#### Proposal:

This application to amend the Official Plan and Zoning By-law proposes to permit a mixed-use residential and commercial development. The proposal is requesting the lands be designated and zoned to permit the following:

- two mixed-use buildings with heights of 20 and 22 storeys with associated underground and minimal above ground parking;
- two residential apartments of 6 storeys with associated underground and minimal above ground parking;
- amenity areas for each building both internal and external;
- the inclusion of retail/commercial space on the first floor of buildings A and B.

Please refer to Appendix 1 for proposed Concept Plan.

Details associated with the proposal are provided below:

#### Phase 1:

##### Building A

- 20 storey building
- 1,763 square metres (18,984 ft<sup>2</sup>) of retail on the first floor
- 189 parking spaces; 8 surface, 181 underground
- 186 - 1 bedroom units
- 39 – 2 bedroom units
- 7 – 3 bedroom unit
- 2,161 square metres (23,260 ft<sup>2</sup>) of combined interior / exterior amenity area

#### Phase 2:

- 307 parking spaces; 24 surface, 283 underground
- 2,667 square metres (28,707 ft<sup>2</sup>) of combined interior / exterior amenity area

##### Building B

- 22 storey building
- 1,916 square metres (20,623 ft<sup>2</sup>) of retail on the first floor
- 162 units

### Building C

- 6 storey building
- 47 units

### Building D

- 6 storey building
- 47 units

### Summary of Recommendations

This report recommends that Council enact the Official Plan and Zoning By-law amendment attached hereto as Appendix 10 and 9 respectively.

### **Analysis**

The proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*. Refer to Appendix 7 "Detailed Planning Analysis" for additional details.

### *Matters of Provincial Interest*

### Planning Act

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the *Planning Act*:

- The orderly development of safe and healthy communities; and,
- The appropriate location of growth and development.

The location of the development capitalizes on the existing and proposed infrastructure and provides additional density at a prominent corner. The density is consistent with the surrounding land uses and creates additional local commercial opportunities.

### 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 application is consistent with Section 1.1.1 (b) of the PPS, which speaks to accommodating an appropriate affordable and market-based range and mix of residential types. In addition, Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources; and,
- 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.

### A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to the allocation of growth and preservation of the Natural Heritage System.

### 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" designation in the Regional Official Plan and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

### City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development (mixed use) and that the environmental policies are met, that the design of the development is consistent with the policies, and that all of the technical matters have been resolved.

The lands are designated 'Central Area' on Schedule A of the Official Plan. The Central Area designation permits the complete spectrum of uses including office, retail, commercial and service activities, institutional and residential uses. The Official Plan includes policies related to mix of dwelling types, provision of on-site amenities and ensuring that the proposed developments provide typologies and densities that fit into the surrounding community. The applicant has demonstrated that the proposal meets the requirements of the Central Area designation. Additional policies regarding urban design and transportation have been fully researched and determined to be adequately addressed as part of this application and supporting documentation.

It is noted that the property is the site of an existing plaza. It is the intent of the applicant to develop Phase 1 and retain the existing plaza. Only at the time of the development of Phase 2 will the plaza be demolished and redeveloped.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres (787 feet) of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres (394 feet) for such applications. An analysis of all department/agency comments are included as part of Appendix 7 to this report. Notice signs were placed on the subject lands on May 4, 2021 to advise members of the public that an application to amend the Official Plan and Zoning By-law had been filed with the City. A statutory Public Meeting for this application was held on June 7, 2021. A member of the public attended the Statutory Public Meeting and written submissions from other citizens were made. An overview of responses to submissions is provided below and details can be found in Appendix 8.

<b>Issue/Comment</b>	<b>High Level Response</b>
Traffic	Study completed for application deemed the proposed development will have minimal impact on the traffic circulation.
Views/Sunlight	The Sun Shadow analysis identified there is very little impact on surrounding properties. View corridors were protected with the locations and shape of the buildings.
Density	An increase in density is deemed appropriate for this area and there is a high demand for housing. In addition, given the proximity to the Queen Street Corridor, the density is appropriate.
Additional Retail	A broad range of retail / commercial uses is appropriate given the increased density anticipated for this area.

## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with these amendments to the Official Plan and Zoning By-law. All financial requirements (i.e. securities, Development Charges and Cash in Lieu of Parkland Requirements will be addressed as part of the Site Plan application).

### Other Implications:

There are no other corporate implications associated with this application.

## **Term of Council Priorities (2019-2022):**

The 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 proposal satisfies this by:

- efficiently using land and resources;
- directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- providing opportunity for efficient growth within an existing community.

### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

## **Conclusion:**

The Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff recommends approval of the Official Plan Amendment and Zoning By-law Amendments.

Staff is satisfied that the proposed Official Plan Amendment and Zoning by-law Amendment applications represent good planning, including that they are 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 applications are consistent with the principles and overall policy direction of the Brampton Official Plan.

This report recommends that Council enact the Official Plan and Zoning By-law Amendments attached hereto as Appendix 10 and 9 respectively. The Official Plan and Zoning Amendment are appropriate considering the following:



- the proposed development is an efficient use of land resources and the density is appropriate for this area;
- the proposed development is compatible with the surrounding uses;
- the application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans;
- the proposed development is consistent with the principles of the Official Plan including the criteria of the Central Area designation; and,
- the proposed residential and commercial uses and density are appropriate for these lands and will provide much needed housing opportunities.

Staff recommend approval of the Official Plan Amendment and Zoning By-law Amendments as the proposal represents good planning and is in the public interest.

Authored by:

Reviewed and Recommended by:

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Stephen Dykstra MCIP, RPP  
Development Planner III  
Planning & Development Services

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning and Development Services

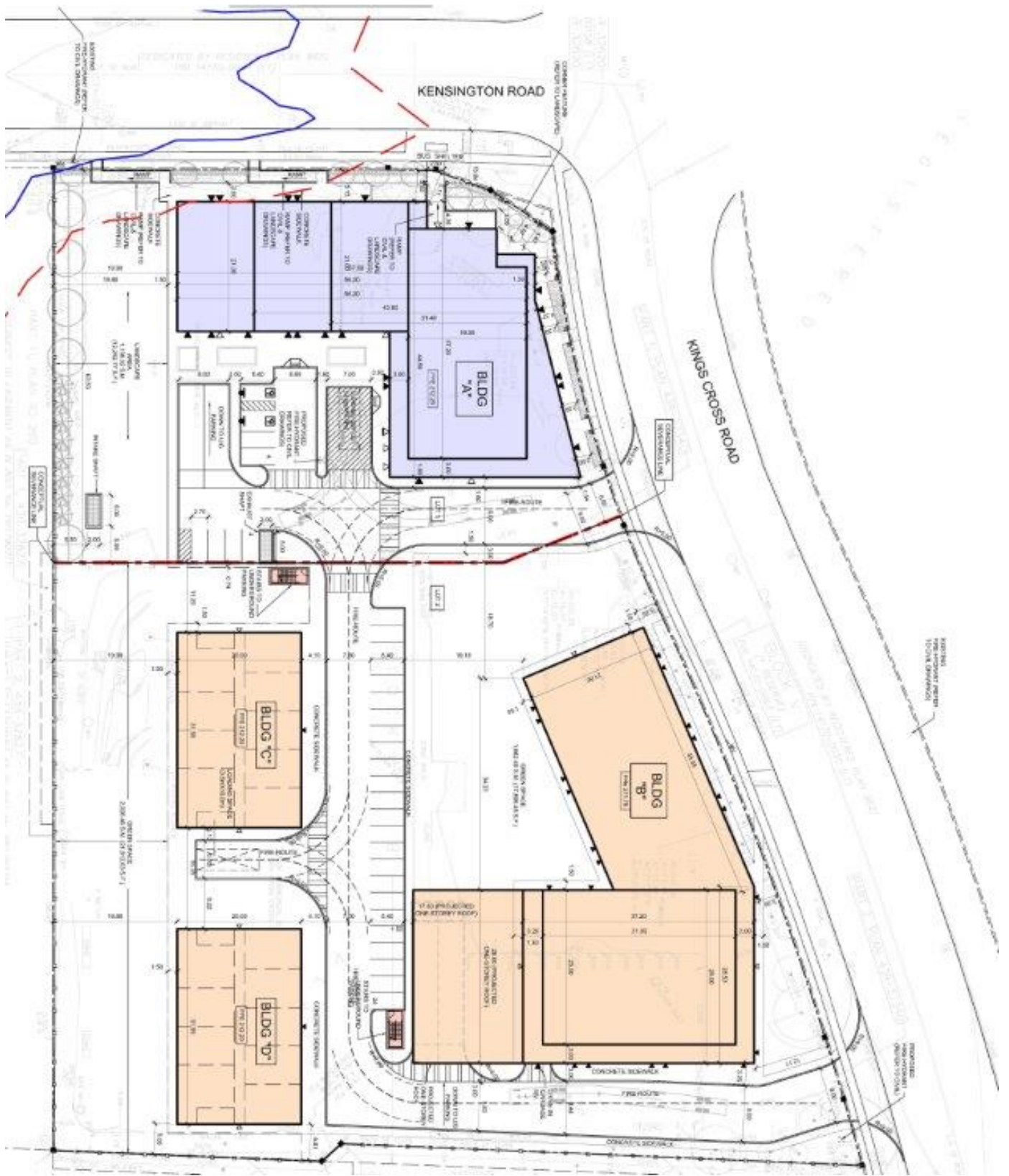
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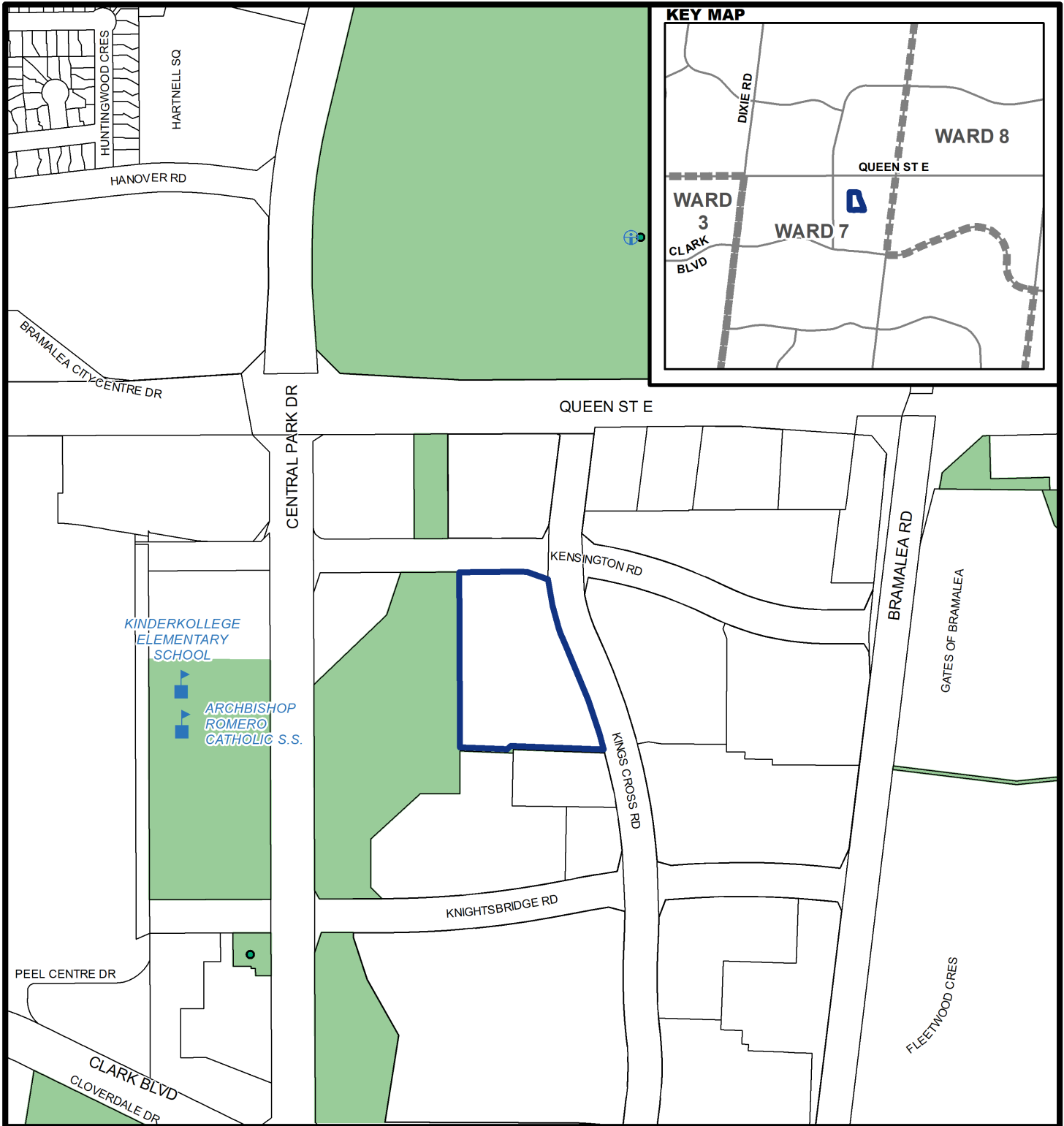
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Richard Forward, MBA, M.Sc., P.Eng.  
Commissioner  
Planning, Building and Economic Development Services

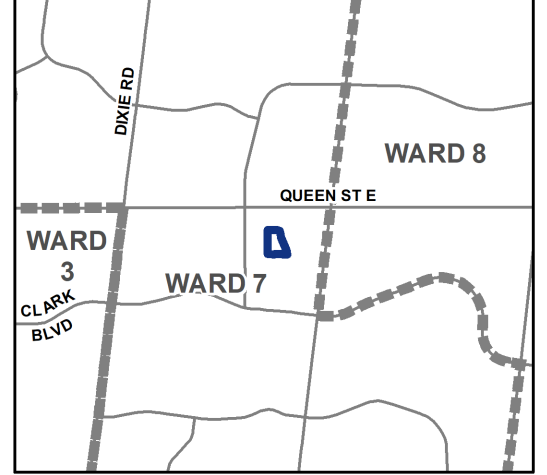
### **Appendices:**





- Appendix 1 - Concept Site Plan
- Appendix 2 - Location Map
- Appendix 3 - Official Plan (Schedule 'A' General Land Use Designations) Extract
- Appendix 4 - Secondary Plan Land Use Map
- Appendix 5 - Existing Zoning Plan Extract
- Appendix 6 - Existing Land Use Map
- Appendix 7 - Detailed Planning Analysis
- Appendix 8 - Public Meeting Summary and Analysis
- Appendix 9 - Official Plan Amendment
- Appendix 10 - Zoning By-law Amendment

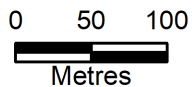


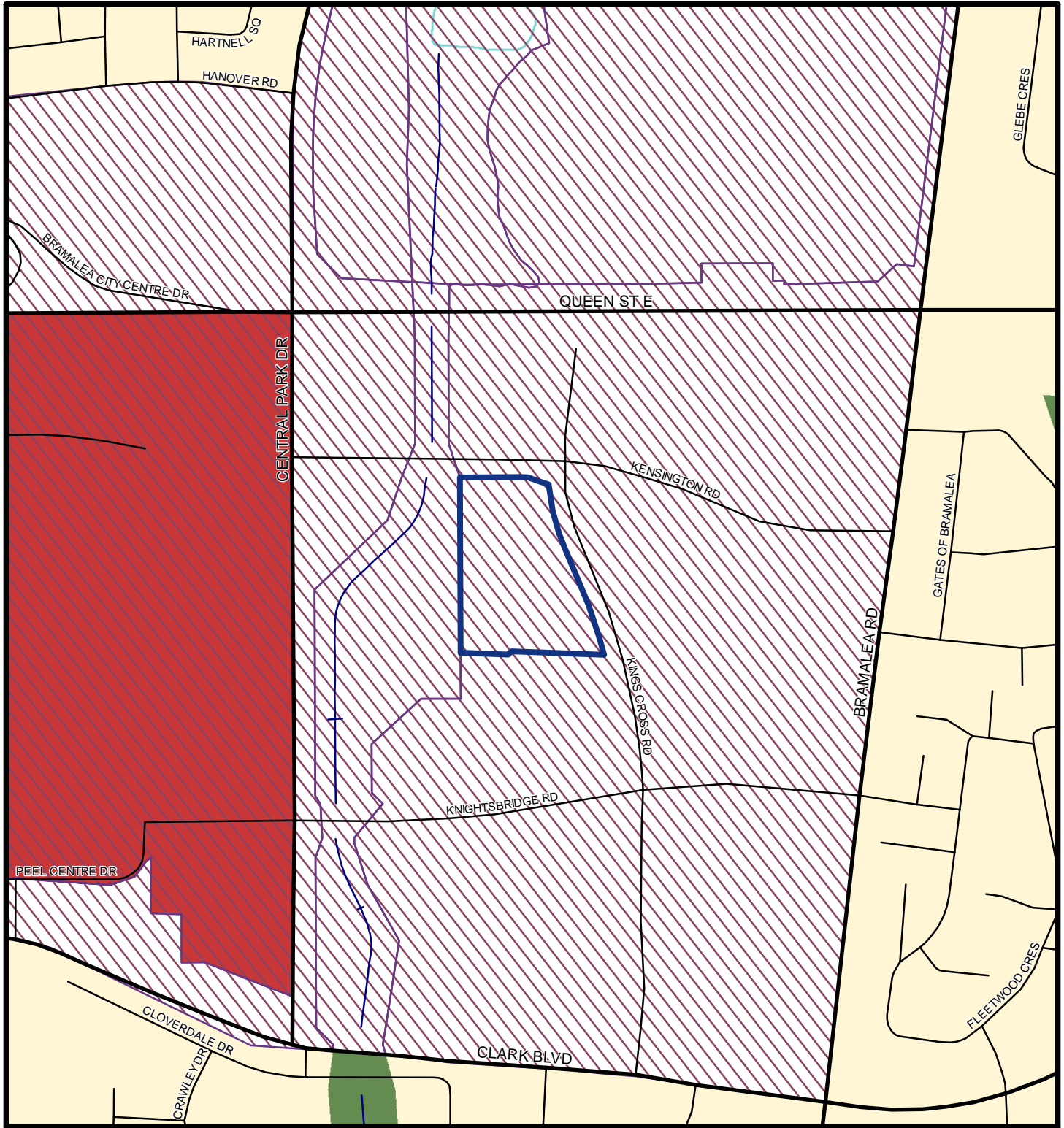


**KEY MAP**



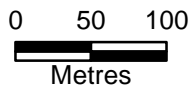
-  SUBJECT LAND
-  GREENSPACE
-  PROPERTY LINE
-  SCHOOLS



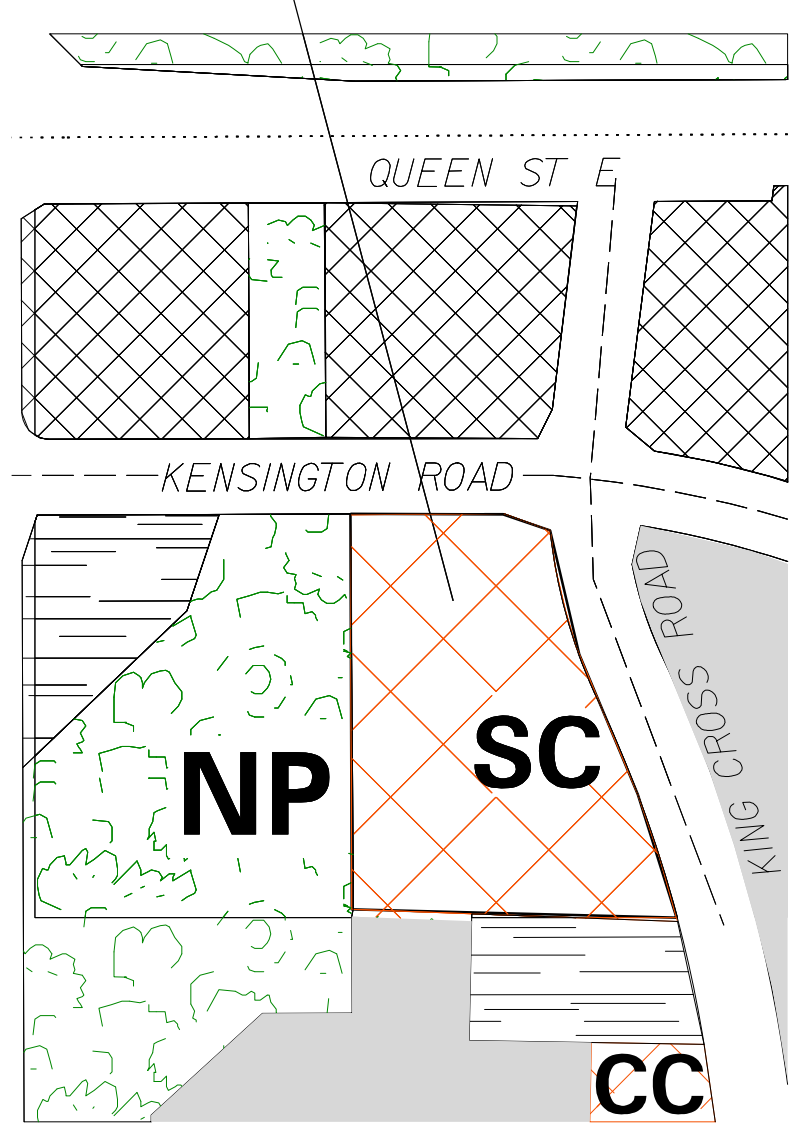


EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

- SUBJECT LAND
- OPENSOURCE
- RESIDENTIAL
- REGIONAL RETAIL
- CENTRAL AREA



# SUBJECT LANDS



EXTRACT FROM SCHEDULE SP36(A) OF THE DOCUMENT KNOWN AS THE QUEEN STREET CORRIDOR SECONDARY PLAN

<b>RESIDENTIAL</b>	SC Service Commercial	Major Arterial Road
High Density	CC Convenience Commercial	
<b>INSTITUTIONAL</b>	<b>PUBLIC OPEN SPACE</b>	
Institutional	NP Neighbourhood Park	
<b>COMMERCIAL</b>	<b>TRANSPORTATION</b>	
Central Area Mixed Use	Collector Road	

**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES

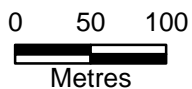
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**APPENDIX 4**  
**SECONDARY PLAN DESIGNATIONS**  
GLEN SCHNARR & ASSOCIATES - 1317675 ONTARIO INC.

CITY FILE: C04E05.032



- SUBJECT LAND
- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- OPEN SPACE





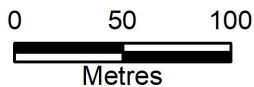
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**Legend**

- SUBJECT LAND
- COMMERCIAL
- INSTITUTIONAL
- RESIDENTIAL
- INDUSTRIAL
- OPEN SPACE
- UTILITY



**BRAMPTON**  
Flower City  
PLANNING AND DEVELOPMENT SERVICES



Author: kovac  
Date: 2019/10/24

**APPENDIX 6**  
**AERIAL & EXISTING LAND USE**

GLEN SCHNARR & ASSOCIATES - 1317675 ONTARIO INC.

CITY FILE: C04E05.032

**DETAILED PLANNING ANALYSIS**

City File Number: C04E05.032

**Planning Act**

Development applications must meet the criteria as set out in the *Planning Act*. For this development application, it must meet the criteria as set out in Sections 2 51(24). The following provides a discussion to these sections.

Section 2:

In terms of the following matters, the application satisfies the requirement to have regard to the Matters of Provincial Interest set out in Section 2 of the *Planning Act*.

- (a) the protection of ecological systems, including natural areas, features and functions;
- (r) the promotion of built form that,
  - o (i) is well-designed
  - o (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

As set out in more detail below, the application has appropriate regard to these matters and is in the public interest.

The proposed development is suitable as the Zoning By-law will inform the uses permitted within the lots (a consent application will be dividing the existing property into two lots) and there is sufficient space to accommodate the proposed uses. The proposed development has regard for open space as there are lands that are being created that will be allocated for amenity area.

The application fulfills the requirements as identified within the *Planning Act*, specifically Section 2. The application is generally in conformity with the Official Plan and is suitable for the lands.

**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 *Planning Act*. The applications are consistent with the Provincial Policy Statement, specifically the following policies:

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
  - o the proposed development provides a housing supply that has a demand in the community that is laid out in an efficient manner. The proposed high



density development provides additional housing that is in demand in Brampton.

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
  - o the proposed development complies with the relevant environmental regulations.
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
  - o the subject lands are located within the built up area and will help mitigate the expansion of the settlement area. The provision of additional residential as well as maintaining the retail/commercial uses in this area is a good example of urban planning.
- 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.
  - o The development optimizes the existing road pattern, servicing and infrastructure. The property's proximity to higher order transit, retail (Bramalea City Centre) and employment will help mitigate land consumption and servicing costs for the City of Brampton.

The proposed development is located within the Queen Street Corridor Secondary Plan (Area 36). In doing such, the applicant is optimizing the land resources within the city. The applicant has completed an environmental assessment of the subject lands meets the requirements of both the city and the conservation authority.

Section 1.1.3.2 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources; and,
- 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.

The proposed development utilization of the land is an efficient use of the land. The proposed use of the land is appropriate for the subject lands and does not put undue stress on the local infrastructure. By developing this property, the applicant is following the vision for this community.

Section 1.1.3.4 states that appropriate development standards which facilitate re-development while avoiding or mitigating risks to public health and safety.

The development of these lands for high density residential and retail/commercial are a appropriate land uses.

**2020 Growth Plan for the Greater Golden Horseshoe**

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject applications conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in Section 2.2.1 Managing Growth. According to Section 2.2.1, within settlement areas, growth is to be focused in:

- delineated built-up areas;
- areas with existing or planned public service facilities.

The proposal conforms to Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a mix of land uses and convenient access to local stores, services, and public service facilities.

The applicable Growth Plan minimum density target is identified as being 46 residents and jobs combined per hectare. The proposal exceeds the minimum density target.

### **Regional Official Plan**

The property is located within the "Urban Systems" designation in the Regional Official Plan. The subject applications conform to the Region of Peel Official Plan, including the policies set out below.

Section 5.3.1.3 - "To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities".

Staff is of the opinion that the development proposal will create opportunities for new residents. The plan respects the immediate community in the placement of the buildings, provision of commercial / retail opportunities and the creation of residential dwellings.

Section 5.3.1.4 - "To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services".

Staff is of the opinion that the development proposal achieves a built form that is compatible with the existing and future residential areas as currently proposed. The proposed increase in density will contribute to the street frontage and accommodations for future residents.

Section 5.3.1.5 - "To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive".

The proposed built form and density of the development will be supported by the existing and proposed public road network as well as the sidewalk network. The development is also directly across from a large park.

The location of the buildings respects the park area and the amenity area provides a buffer area.

### **Official Plan**

The property is designated as "Central Area" on Schedule A – General Land Use in the Official Plan. The "Central Area" designation is the preferred location for investment and intensification permitting a full range of office, retail, commercial and service activities as well as a variety of residential and institutional uses.

The proposal generally conforms to the "Central Area" designation of the Official Plan. The proposed density meets the Official Plan minimum required density. Staff is satisfied that the objectives of the Official Plan have been achieved as the overall plan will achieve the required density.

An amendment to the Official Plan "Central Area" land use designation is not required.

### **Secondary Plan – Queen Street Corridor Secondary Plan (Area 36)**

The proposed development is located within the Queen Street Corridor Secondary Plan Area 36.

The application does require that the proposed land uses be redesignated. The applicant has proposed that the lands be designated to "Central Area Mixed Use". This designation provides a wide range of uses, including residential and retail/commercial. The applicant is requesting that the FSI (Floor Space Index) be increased to 2.7 FSI. This will allow for two buildings with heights of 20 and 22 storeys, with decreases in heights for the podiums, as well as two other residential buildings with heights of 6 storeys on the westerly part of the property.

The proposed designation also includes built form policies which will ensure that the buildings are generally in accordance with the proposed designs. That the buildings are to be built with high quality materials and that the buildings address the streets.

The proposed additional height and density for this parcel represents good planning as there is ample transit, parkland, and amenities (Bramalea City Centre) in close proximity and there will be a smooth transition of densities to the surrounding land uses. In addition, Provincially and Municipally there is a call for additional housing. The increase in density supports additional housing opportunities and is sensitive to the surrounding land uses.

The applicant provided a Justification Report with the development application. Planning staff were satisfied with the justification that was provided within the report. City staff have reviewed the documents submitted by the applicants and are agreeable to the recommendations within their reports.

## **Zoning**

The property is currently zoned “Recreation Commercial – Special Exception (RC-399)” by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to permit the proposed residential and retail / commercial uses. This Recommendation Report includes a copy of the proposed Zoning By-law Amendment required to be passed by Council in the event that the application is approved.

The proposed Zoning By-law Amendment includes two site specific mixed use zones.

Below are the proposed naming conventions that are being recommended and some of the highlights:

### **Central Area Mixed Use One – Special Exception (CMU1-3025)**

- Permits a range of high density residential uses including apartments and townhouses – maximum 22 storeys and maximum 2.7 FSI.
- A variety of retail / commercial uses, including, but not limited to: office, retail establishment, medical office, private school.
- 19 metres setback to the Knightsbridge Park to the east.

### **Central Area Mixed Use One – Special Exception (CMU1-3026)**

- Permits an mixed use residential / commercial apartment building – maximum 22 storeys and maximum 2.7 FSI.
- A variety of retail / commercial uses, including, but not limited to: office, retail establishment, medical office, private school.
- 19 metres setback to the Knightsbridge Park to the east.
- Ensures that the existing uses and building is permitted.

## **Land Use**

The proposed mixed use designation is appropriate for the subject lands given that the location and policies for the site supports this intensification. The proposed height is similar to the existing heights to the east and north of this application. The proposed zoning also ensures that there is a transition in heights to better accommodate the park to the west. The proposed land uses, including the retail / commercial uses are reflective of the existing uses and also provides additional uses for the viability of the retail space, and the convenience of the areas residents.

The applicant has provided a Planning Justification Report to support this development in terms of its density, overall conformity with applicable policies and the general design of the proposal.

## **Urban Design**

A Urban Design Brief (UDB) was prepared for this application and provides details on the overall design of the site, the buildings and how the development will function. The UDB also provides guidelines for the design of buildings that will be reviewed further through a future site plan application.

The UDB was approved on March 9, 2022.

## **Transportation/Traffic**

A Parking Justification Letter as well as a Transportation Update were submitted for this development and was approved by City staff. The lands will be accessed from Kings Cross Road and there are to be two underground parking lots with minimal at grade parking, which will be primarily for visitor and accessible parking.

The reports demonstrate that the traffic counts are acceptable and Traffic staff are in support of this application.

## **Noise**

The Noise Feasibility study (HGC Engineering, dated December 18, 2020) has been reviewed. City staff is satisfied with the conclusions of the study.

## **Servicing**

A Functional Servicing Report prepared by C.F. Crozier & Associates Inc. dated January 2022 was submitted in support of this application. The Functional Servicing Report concluded that the proposed residential development can be fully serviced and connected.

The site can achieve the grading, storm servicing, and stormwater management proposed by the applicant.

## **Phase 1 & 2 Environmental Site Assessment (ESA)**

Phase 1 & 2 Environmental Site Assessments were submitted in support of the application. City staff have reviewed the study and found that it is appropriate. The applicant will be required to complete a Record of Site Condition (RSC) prior to building permits being issued.

## **Tree Preservation Plan**

The Tree Preservation Plan provides an overall view of the tree material that currently exists (or did exist in certain circumstances). The document provides an analysis on the wellbeing of the stock and then determines the best course of action to facilitate the development and to obtain an overall net gain in tree material for the City. Where trees

cannot be accommodated on site they will be provided within a compensation area located within the Countryside Villages Block Plan. The falling of trees will also be timed as to be least disruptive to the fauna community.

### **Sustainability Score and Summary**

A sustainability performance metrics and sustainability summary were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieved the bronze thresholds of sustainability defined by the City.

As part of the Site Plan application, staff will continue to monitor the score and ensure that the development continues to meet or exceed this threshold.

APPENDIX '8'  
PUBLIC MEETING SUMMARY AND ANALYSIS  
City File Number: C04E05.032

**Members Present**

Regional Councillor M. Medeiros - Wards 3 and 4  
Regional Councillor P. Fortini - Wards 7 and 8  
Regional Councillor R. Santos - Wards 1 and 5  
Regional Councillor P. Vicente - Wards 1 and 5  
City Councillor D. Whillans - Wards 2 and 6  
Regional Councillor M. Palleschi - Wards 2 and 6  
City Councillor J. Bowman - Wards 3 and 4  
City Councillor C. Williams - Wards 7 and 8  
City Councillor H. Singh - Wards 9 and 10

**Members Absent**

Regional Councillor G. Dhillon - Wards 9 and 10

**Staff Present**

D. Barrick, Chief Administrative Officer

**Planning, Building and Economic Development:**

Richard Forward, Commissioner Planning and Development Services  
Allan Parsons, Director, Planning, Building and Economic Development  
Rick Conard, Director of Building and Chief Building Official  
Elizabeth Corazzola, Manager, Zoning and Sign By-law Services, Planning, Building and Economic Development  
Bob Bjerke, Director, Policy Planning, Planning, Building and Economic Development  
Andrew McNeill, Manager, Official Plan and Growth Management, Planning, Building and Economic Development  
Jeffrey Humble, Manager, Policy Planning, Planning, Building and Economic Development  
Steve Ganesh, Manager, Planning Building and Economic Development  
David Vanderberg, Manager, Planning Building and Economic Development  
Cynthia Owusu-Gyimah, Manager, Planning Building and Economic Development  
Carmen Caruso, Central Area Planner, Planning, Building and Economic Development  
Himanshu Katyal, Development Planner, Planning, Building and Economic Development  
Kelly Henderson, Development Planner, Planning, Building and Economic Development  
Stephen Dykstra, Development Planner, Planning, Building and Economic Development  
Nicholas Deibler, Development Planner, Planning, Building and Economic Development  
Xinyue (Jenny) Li, Development Planner, Planning, Building and Economic Development  
Claudia LaRota, Policy Planner, Planning, Building and Economic Development  
Shahinaz Eshesh, Policy Planner, Planning, Building and Economic Development  
Bindu Shah, Policy Planner, Planning, Building and Economic Development

**Corporate Services:**

Anthony-George D'Andrea, Legal Counsel, Legislative Services

**City Clerk's Office:**

P. Fay, City Clerk

C. Gravlev, Deputy City Clerk

S. Danton, Legislative Coordinator

**Results of The Public Meeting and Notification:**

A meeting of the Planning Design and Development Committee was held on June 7, 2021 in the Council Chambers, 4<sup>th</sup> Floor, 2 Wellington Street West, Brampton, Ontario, commencing at 7:00 p.m. with respect to the subject application. Notices of this meeting were sent to property owners within 240 metres of the subject lands in accordance with the *Planning Act* and City Council procedures. This meeting was held virtually due to the regulations of the pandemic.

The Minutes from the June 7, 2021 meeting identify that Michael Gagnon presented. Below is the quote from the minutes, generally outlining the salient points of the presentation.

Michael Gagnon, Gagnon Walker Domes Ltd., on behalf of the owner of 17 Kings Cross Road, provided thoughts and suggestions with respect to the proposed commercial land uses and suggested prohibited uses.

In response to a question from Committee, staff provided clarity on the use of non-compete clauses in commercial developments.

Staff did receive correspondence for this application. Below are the individuals who provided comments to the City; these were listed in the meeting minutes as well.

1. Teresa Deygoo, Brampton resident, dated May 16, 2021
2. Jane Stafford, Brampton resident, dated May 18, 2021
3. Aly Khan, Brampton resident, dated May 31, 2021
4. Lenora Stante, Brampton resident, dated June 7, 2021
5. Michael Gagnon, Gagnon Walker Domes Professional Planners, dated June 7, 2021.

**Staff Response to Comments**

The application has received input and interest from the surrounding community. Comments in opposition to the application will be summarized below, followed by a response from staff where appropriate.

**Noise:**

Noise and dust from the construction of this development.



Staff Response:

This proposal does propose a development. It is understood that there will be some noise and dust during construction. There are by-laws that the applicant is required to adhere to in terms of times of construction which are intended to limit the disruption to the surrounding community as best possible. It is inevitable that there will be some dust during construction, again, there are by-laws that require the use of water and water-based solutions to reduce the amount of dust.

Congestion / Traffic:

Concerns that the proposal would cause congestion, that the proposal would cause traffic issues.

Staff Response:

A traffic analysis was completed for this proposal. The traffic modelling shows that the proposed development will be within the parameters of acceptable traffic for the surrounding area. There will be more cars and pedestrians, but the increase will be handled with the existing infrastructure.

Obstruction of views and sunlight:

Concerns that the heights of the proposed buildings would obstruct views and block sunlight from the existing buildings in the area.

Staff Response:

The Urban Design Brief demonstrated that there will be very limited daylighting issues associated with the application (Section 3.3 Sun/Shade Studies). The use of point towers and the elevation of Building 'A' minimize the impact of views for the exiting community.

Density:

Concerns that the development proposes too much density.

Staff Response:

Staff, municipalities and the Province are being requested to provide more housing opportunities. There is a need for intensification, specifically close to amenities. The site is located close to a large park (Chinguacousy Park), large retail centre (Bramalea City Centre) and multiple transit opportunities. Staff are satisfied with the density proposed.

Request for additional retail:

A resident did comment that additional retail in the community would be appreciated.

Comprehensive Letter:

A letter was received from Gagnon Walker Domes dated (June 7, 2021). Below is an analysis of the salient parts of the letter and responses from staff.

Comment:

There has been an increase in commercial space from the original concept presented on December 2, 2019.

Response:

Additional commercial space was added at the request of staff. Staff are of the opinion that commercial space should be made available for the first floor of both Buildings 'A' and 'B'. It is noted in the proposed by-law that the first floor can also be used for residential purposes.

Comment:

The author notes that applicant is requesting significant changes to the Zoning By-law.

Response:

Staff understand that there have been changes to the Zoning By-law, this is why the applicant was required to submit a Zoning By-law application and Official Plan amendment to change the designation and the zone to reflect their proposal. The applicant is requesting to change the zone from a commercial base to a mixed-use zone.

Comment:

The author is requesting to prohibit specific uses.

Response:

Staff are of the opinion that uses should only be prohibited if there is a detrimental impact to the community such as health (non-complimentary uses such as industrial and residential) or impose conflict with the established uses.

It is noted that the author does not take issue with the mixed-use residential / commercial buildings.



THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To Adopt Amendment Number OP 2006-  
to the Official Plan of the City of Brampton Planning Area  
\_\_\_\_\_

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13 hereby ENACTS as follows:

1. Amendment Number OP 2006 - \_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL  
this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

Approved as to  
form.  
20 \_\_/month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to  
content.  
20 \_\_/month/day  
[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

AMENDMENT NUMBER OP 2006 –  
To Official Plan of the  
City of Brampton Planning Area

AMENDMENT NUMBER OP 2006 –  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 PURPOSE

The purpose of this amendment along with the schedules is to implement the policies of the Official Plan and the Queen Street Corridor Secondary Plan Area 36 through the preparation and approval of a change in land use designation of the lands identified on Schedule 'A' to permit a broader range of land uses and higher density.

This amendment to Chapter 36 of the Queen Street Corridor Secondary Plan is based on the findings of several component studies completed to address servicing and community design considerations. The amendment addresses the principles of complete community, sustainability and incorporates an updated perspective to increase the uses and density for the subject site in the context of current Provincial, Regional and local planning policies.

2.0 LOCATION

The subject lands comprise an area of approximately 1.62 hectares (4 acres) in area, located on the southwest side of the intersection of Kings Cross Road and Kensington Road. The lands have a frontage of approximately 159.5 metres (523 feet) on Kings Cross Road.

The lands are legally described as Block B, Plan 962, City of Brampton, Region of Peel. The lands subject to this amendment are specifically indicated on Schedule A to the Queen Street Corridor Secondary Plan as attached.

3.0 AMENDMENTS AND POLICIES RELATIVE HERETO

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- (1) by adding to the list of amendments pertaining to Secondary Plan Area Number 36: Queen Street Corridor Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP2006-\_\_\_\_\_.

3.2 The document known as the 2006 Official Plan of the of the City of Brampton Planning Area which remain in force, as they relate to the Queen Street Corridor Secondary Plan is hereby further amended:

- (1) by adding the following as 5.8.2 Special Policy Area 2:

**“5.8.2 Special Policy Area 2**

Land Use

5.8.2.1 Notwithstanding Section 5.1.2.2 “Central Area Mixed-Use” designation, lands within Special Policy Area 2 are permitted to have a maximum FSI of up to 3.0 FSI.

Built Form Principles

5.8.2.2 The built form shall address the street and create and urban, pedestrian-friendly street edge, with the majority of the property frontage along Kings Cross Road and Kensington Road.

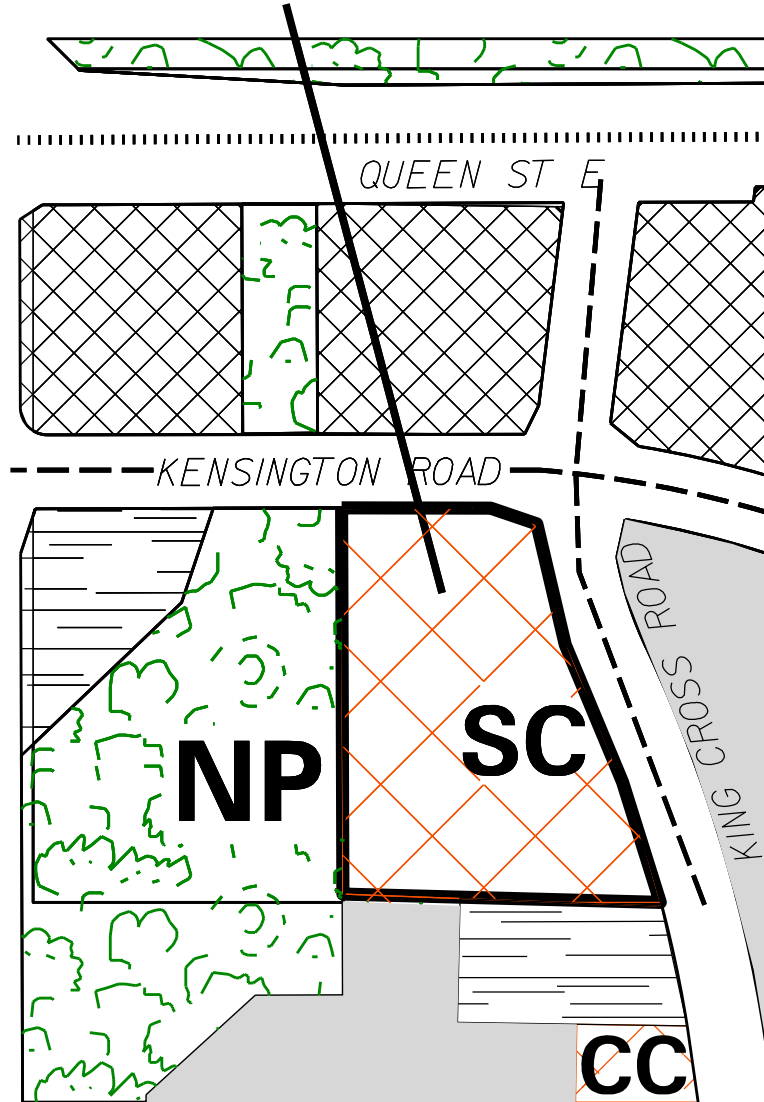
5.8.2.3 Building design shall be to a high standard and use high quality building materials.

5.8.2.4 Ample open space shall be provided between the buildings and Knightsbridge Park. In addition, the building height shall decrease from along Kings Cross Road to Knightsbridge Park.



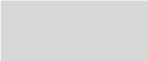

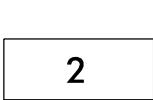



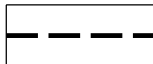
5.8.2.5 The first floor for the buildings along Kings Cross Road and Kensington Road should be constructed to permit commercial / retail uses.

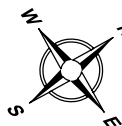
- (2) by changing on Schedule SP36 Schedule A of Chapter 36 of Part Two : Secondary Plans, the lands shown on Schedule A to this amendment from “Service Commercial” to “Central Area Mixed Use” and “Special Policy Area 2”, and adding the “Special Policy Area 2” designation to the legend.

# LANDS TO BE REDESIGNATED FROM "SERVICE COMMERCIAL" TO "CENTRAL AREA MIXED USE" AND "SPECIAL POLICY AREA 2"



EXTRACT FROM SCHEDULE SP36(A) OF THE DOCUMENT KNOWN AS THE QUEEN STREET CORRIDOR SECONDARY PLAN

<b>RESIDENTIAL</b>	 Service Commercial	 Major Arterial Road
 High Density	 Convenience Commercial	 Special Policy Area 2
<b>INSTITUTIONAL</b>	<b>PUBLIC OPEN SPACE</b>	
 Institutional	 Neighbourhood Park	
<b>COMMERCIAL</b>	<b>TRANSPORTATION</b>	
 Central Area Mixed Use	 Collector Road	





THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

*Number* \_\_\_\_\_ - 2022

To amend Comprehensive Zoning By-law 270-2004

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The Council of the Corporation of the City of Brampton ENACTS as follows  
By-law 270-2004, as amended, is hereby further amended:

1. By changing Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Recreation Commercial – Special Exception (RC-399)	Central Area Mixed Use One – Special Exception (CMU1 - 3025);  Central Area Mixed Use One – Special Exception (CMU1 - 3026)

For the purpose of this By-law, the front lot line shall be Kings Cross Road.

By adding the following Sections:

“3025 The lands designated CMU1-3025 on Schedule A to this By-law:

3025.1 Shall only be used for the following purposes:

- 1) Permitted Uses:

Residential:

- a. an apartment dwelling

Commercial:

- b. an office
- c. a private school
- d. a park, playground, recreational facility
- e. a bank, trust company or financial institution
- f. a retail establishment, having no outside storage
- g. a convenience store
- h. a personal service shop
- i. a printing or copying establishment
- j. a commercial, technical or recreation school
- k. a community club



- l. a health & fitness centre
- m. a day nursery
- n. an amusement arcade
- o. a place of commercial recreation
- p. a medical office

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a massage or body rub parlour
- e. a drive-through facility

3025.2 Shall be subject to the following requirements and restrictions:

- 2) Minimum Rear Yard setback: 19 metres, except 5 meters to an air intake shaft serving an underground parking garage
- 3) Maximum Lot Coverage: 45%
- 4) Maximum Building Height: 22 Storeys
- 5) Minimum Exterior side yard setback (to Kensington): 5.0 metres
- 6) Minimum Interior Side Yard setback (to south property): 8.1 metres
- 7) Minimum Front Yard setback: 3.0 metres
- 8) Maximum FSI: 3.9
- 9) Minimum Amenity Area: 2.0 m<sup>2</sup> per dwelling unit
- 10) Minimum Ground Floor Height: 4.5 metres
- 11) Access to any parking lot shall be provided from a private internal road.
- 12) Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of an apartment dwelling.
- 13) Residential apartment dwelling units shall be permitted on all storeys.

NOTE: Visitor parking (reserved exclusively for the use of visitors to the site) shall be provided at a rate of 0.2 spaces per residential dwelling unit. A total of 47 visitor parking spaces shall be provided.

3025.3 CMU1-3025 Shall be subject to the requirements and restrictions relating to the CMU1 zone and all general provisions of this by-law which are not in conflict with those set out in Section 3025.2 of this Amendment.”

“3026 The lands designated CMU1-3026 on Schedule A to this By-law:

3026.1 Shall only be used for the following purposes:

- 1) Permitted Uses:
  - Residential:
    - a. an apartment dwelling
    - b. a townhouse dwelling

- c. a stacked townhouse dwelling
- d. a stacked back-to-back townhouse dwelling
- e. a multiple residential dwelling

Commercial:

- f. an office
- g. a private school
- h. a park, playground, recreational facility
- i. a bank, trust company or financial institution
- j. a retail establishment
- k. a convenience store
- l. a personal service shop
- m. a printing or copying establishment
- n. a commercial, technical or recreation school
- o. a community club
- p. a health & fitness centre
- q. a day nursery
- r. an amuseusement arcade
- s. a place of commercial recreation
- t. a medical office
- u. purposes accessory to the other permitted uses

The following uses shall not be permitted:

- a. an adult video store
- b. an adult entertainment parlour
- c. a massage or body rub parlour
- e. a drive-through facility

3026.2 Any building existing before the date of enactment of this by-law shall be subject to the following requirements and restrictions:

- 2) Minimum Rear Yard setback: 6.0 metres
- 3) Minimum Interior (North) Side Yard setback: 0.7 metres
- 4) Minimum Interior (South) Side Yard setback: 3.3 metres
- 5) Minimum Front Yard setback: 16.0 metres

3026.3 Any building constructed after the date of enactment of this by-law shall be subject to the following requirements and restrictions:

- 6) Minimum Rear Yard setback: 19.0 metres
- 7) Maximum Lot Coverage: 45%
- 8) Maximum Building Height within 40 metres of Kings Cross Road: 22 Storeys
- 9) Maximum Building Height beyond 40 metres of Kings Cross Road: 6 Storeys
- 10) Minimum separation distance between the wall of a building located within 40 metres of King Cross Road and a building located more than 40 metres from Kings Cross Road, shall be 17 metres, excluding stairs to an underground parking garage.
- 11) Minimum Interior Side Yard setback (to northerly zone): 11.0 metres, excluding structures to house stairwells
- 12) Minimum Interior Side Yard setback (to south property): 5 metres

- 13) Minimum Front Yard setback: 3.0 metres
- 14) Maximum FSI: 2.7
- 15) Minimum Amenity Area: 2.0 m<sup>2</sup> per dwelling unit
- 16) Minimum Ground Floor Height: 4.5 metres
- 17) Access to any parking lot shall be provided from a private internal road.
- 18) Building Height of any building shall be exclusive of mechanical or architectural appurtenances such as mechanical equipment, mechanical penthouse, elevator machine rooms, telecommunication equipment and enclosures, parapets, turrets, cupolas, stairs and stair enclosures, located on the roof of a dwelling.
- 19) Residential apartment dwelling units shall be permitted on all storeys.
- 20) Bicycle parking for Commercial Uses: 1 parking space for each 500m<sup>2</sup> of gross commercial floor area or portion thereof

3026.4 CMU1-3026 Shall be subject to the requirements and restrictions relating to the CMU1 zone and all general provisions of this by-law which are not in conflict with those set out in Section 3026.3 and 3026.4 of this Amendment.”

ENACTED and PASSED this [enter date] day of [enter month], 2022.

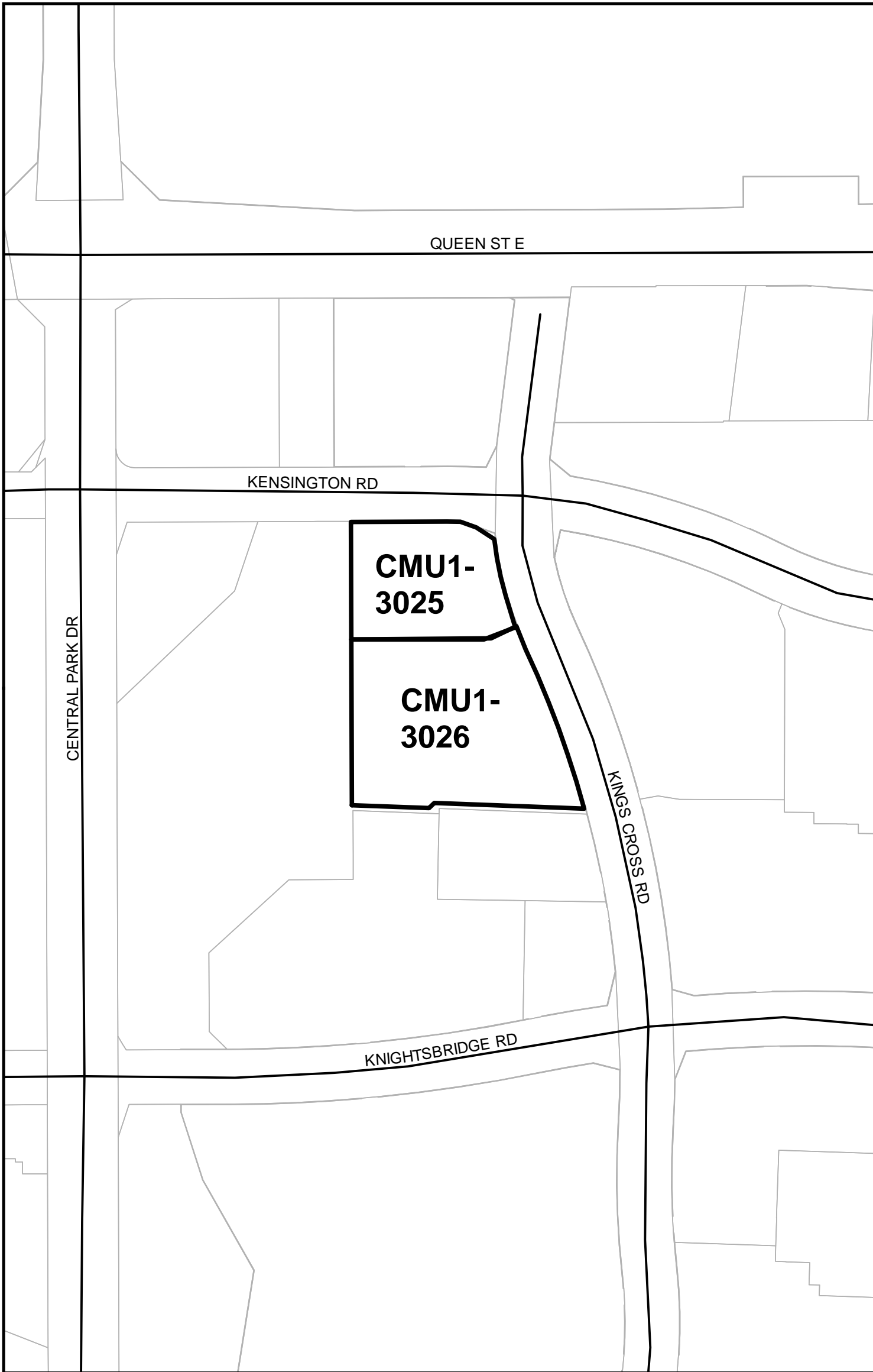
Approved as to form.  
20 \_\_/month/day  
[insert name]

\_\_\_\_\_  
Patrick Brown, Mayor

Approved as to content.  
20 \_\_/month/day  
[insert name]

\_\_\_\_\_  
Peter Fay, City Clerk

(C04E05.032)



**BRAMPTON**  
**Flower City**



PLANNING, BUILDING AND ECONOMIC DEVELOPMENT

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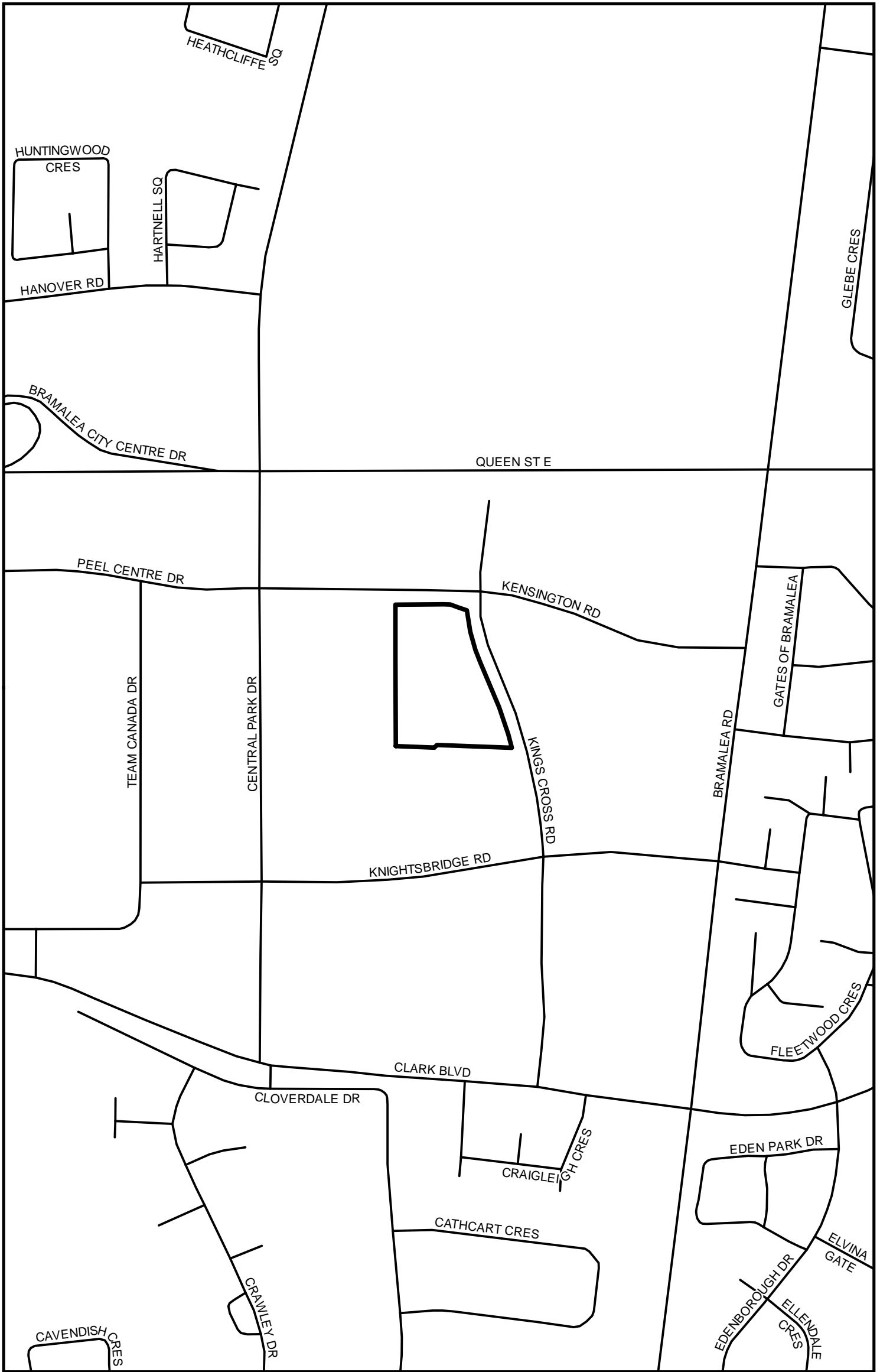
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**PART LOT 5, CONCESSION 4 E.H.S.**

BY-LAW \_\_\_\_\_

**SCHEDULE A**



 SUBJECT LANDS



**KEY MAP**