

## **Information Summary**

Notwithstanding the information summary provided below, staff advise that prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Planning Act and Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City of Brampton Official Plan.

### **Planning Act:**

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 the Planning Act R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited:

- a) The protection of ecological systems, including natural areas, features and functions;
- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- l) The protection of the financial and economic well-being of the Province and its municipalities;
- m) The co-ordination of planning activities of public bodies;
- p) The appropriate location of growth and development; and,
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.
- r) The promotion of built form that:
  - (i) is well designed,
  - (ii) encourages a sense of place, and
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

### **Provincial Policy Statement (PPS):**

The proposal will also be reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

Section 1.1.1 – Healthy, liveable and safe communities are sustained by:

- a. Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b. accommodating an appropriate affordable and market-based range and mix of residential types (including additional residential units, multi-unit housing, and affordable housing) to meet long-term needs;
- c. Avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- 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;
- 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;
- f. Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- g. promoting development and land use patterns that conserve biodiversity; and
- h. Promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

Section 1.1.2 – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

Section 1.1.3.1 – Settlement areas shall be the focus of growth and development.

Section 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;

e) Support active transportation;

f) Are transit-supportive, where transit is planned, exists or may be developed; and

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Section 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of use and densities that allow for efficient use of land, infrastructure and public service facilities.

Section 1.4.3 - Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and

f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

1. municipal sewage services and municipal water services;

b) ensure that these systems are provided in a manner that:

1. can be sustained by the water resources upon which such services rely;
2. prepares for the impacts of a changing climate;
3. is feasible and financially viable over their lifecycle; and
4. protects human health and safety, and the natural environment;

Section 1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe**

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject lands are located within the 'Built-Up Area' of the Growth Plan. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

Section 2.2.1.2 – Forecasted growth to the horizon of this plan will be allocated based on the following:

a) the vast majority of growth will be directed to settlement areas that:

- i. have a delineated built boundary;
- ii. have existing or planned municipal water and wastewater systems; and
- iii. can support the achievement of complete communities;

b) growth will be limited in settlement areas that:

- i. are rural settlements;
- ii. are not serviced by existing or planned municipal water and wastewater systems; or
- iii. are in the Greenbelt Area;

c) within settlement areas, growth will be focused in:

- i. delineated built-up areas;
- ii. strategic growth areas;
- iii. Locations with existing or planned transit, with a priority higher order transit where it exists or is planned; and

iv. areas with existing or planned public services facilities;

d) development will be directed to settlement areas, except where the policies of this plan permit otherwise;

Section 2.2.1.4 - Applying the policies of this Plan will support the achievement of complete communities that:

a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;

c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

e) provide for a more compact built form and a vibrant public realm, including public open spaces;

f) mitigate and adapt to the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

g) integrate green infrastructure and appropriate low impact development.

Section 2.2.2.1 - By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:

a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area; and

Section 2.2.6.1 - Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and

b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);

Section 2.2.6.2 - Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

a) planning to accommodate forecasted growth to the horizon of this Plan;

b) planning to achieve the minimum intensification and density targets in this Plan;

c) considering the range and mix of housing options and densities of the existing housing stock; and

d) planning to diversify their overall housing stock across the municipality.

3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Section 3.2.1.1 – Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan.

Section 3.2.1.2. Planning for new or expanded infrastructure will occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental planning and financial planning, and will be supported by relevant studies and should involve:

a) leveraging infrastructure investment to direct growth and development in accordance with the policies and schedules of this Plan, including the achievement of the minimum intensification and density targets in this Plan;

b) providing sufficient infrastructure capacity in strategic growth areas;

c) identifying the full life cycle costs of infrastructure and developing options to pay for these costs over the long-term; and

d) considering the impacts of a changing climate.

## **Regional Official Plan**

The Region of Peel 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 application is within the “Urban System” areas as established in Schedule D and designated “Built-up Area” in Schedule D4 of the Regional official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

Section 5.3 – The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of the Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of the Plan, the Toronto-Lester B Pearson International Airport, urban growth centres and Regional Intensification Corridors.

Section 5.3.1.1 – To conserve the environmental and resource attributes of the Region.

Section 5.3.1.2 – To achieve sustainable development within the Urban System.

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

Section 5.3.1.4 – Contributing to achieving intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, service, infrastructure and public finances while taking into account the characteristics of existing communities and services.

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

Section 5.3.1.6 – To promote crime prevention and improvement in the quality of life.

Section 5.3.1.7 – To recognize the integrity and physical characteristics of existing communities in Peel.

Section 5.3.1.8 – To provide for the need of Peel's changing age structure and allow opportunities for residents to live in their own communities as they age.

Section 5.3.2.2. – Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies of this Plan and the area municipal official plans.

Section 5.3.2.3 – Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms of urban development and redevelopment.

Section 5.5.2.2 – Direct a significant portion of new growth to the built-up areas of the community through intensification

Section 5.5.3.1.1 – To achieve compact and efficient urban forms.

Section 5.5.3.1.2 – To optimize the use of existing infrastructure and services.

Section 5.5.3.1.3 – To revitalize and/or enhance developed areas.

Section 5.5.3.1.4 – To intensify development on underutilized lands.

Section 5.5.3.2.2 - Facilitate and promote intensification.

Section 5.5.3.2.3 - Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station areas and any other appropriate areas within the built-up area.

Section 5.5.3.2.4 - Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region's residential development occurring annually to be located within the built-up area.

Section 5.5.3.2.5 – Require that by 2026 and for each year until 2025, a minimum of 40 per cent of the Region's Residential development occurring annually will be within the built-up area. To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows: City of Brampton: 26, 500 units.

Section 5.8.2.2 - Encourage the area municipalities, while taking into account the characteristics of existing communities, to establish policies in their official plans which support:

- a) residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and
- b) cost-effective development standards for new residential development, redevelopment, and intensification

Section 5.8.2.3 - Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities.

Section 5.8.2.4 - Assist public agencies at the federal, provincial, regional and area municipal levels in identifying and maintaining an inventory of available public lands and buildings suitable for housing for low and moderate income households in Peel Region.

Section 5.8.2.14 - Review and update, jointly with the area municipalities, annual minimum new housing unit targets as shown in Table 4 and Figure 17 of Appendix – List of Figures based on most recent Census of Canada results and other relevant sources.

**Table 4 – Annual Minimum New Housing Unit Targets in Peel**

	Social Housing	Affordable Rental	Market Rental and Affordable Ownership	Market Ownership
Peel	17%	3%	35%	45%

Section 5.8.3.1.1 - To increase the supply of affordable rental and affordable ownership housing.

Section 5.8.3.2.2 - Work with the area municipalities to explore opportunities to coordinate the fast-tracking of planning approvals for affordable housing projects.

Section 5.8.3.2.3 - Encourage the area municipalities to develop alternative development and design standards, where appropriate, to encourage affordable housing development. Examples include: reduced setbacks, narrower lot sizes, reduced road allowance, cash-in-lieu of parking, reduced parking standards, and on-street parking.

Section 5.9.2.5 – Optimizing the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form.

An amendment to the Official Plan is not required to permit the propose development.

#### **City of Brampton Official Plan:**

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated "Central Area" in Schedule A of the City of



Brampton Official Plan. The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

Section 4.1.1 - The Urban Growth Centre as shown on Schedule "1A" will be planned to achieve a minimum gross density target of 200 residents and jobs combined per hectare by 2031.

Section 4.1.2 - The Central Area, including the Urban Growth Centre, as designated on Schedules "1" and "A", serves as the major location for free-standing or mixed-use development including:

- (i) A full range of office, retail and service activities;
- (ii) A variety of residential uses;
- (iii) Entertainment and cultural uses such as movie theatres, museums,
- (iv) art galleries, live theatre and tourism, yet recognising commercial trends for such uses in other parts of the City;
- (v) Governmental, institutional and community facilities and uses including Places of Worship subject to Section 4.9.8 of this Plan;
- (vi) A high density employment centre that will attract provincially, nationally or internationally significant employment uses; and,
- (vii) Major transit infrastructure.

Section 4.1.7 - Council may from time to time, as it deems appropriate, establish Community Improvement Programs, planning policies, development standards or financial assistance programs to stimulate or support development within portions of the Central Area in recognition of:

- The relative higher costs of development within the Central Area due to factors such as lot size constraints and site rehabilitation requirements;
- Existing facilities such as parks, recreation and cultural facilities, public parking facilities and public transit which constitute significant resources capable of supporting additional development.

Section 4.1.8 - Council may from time to time, as it deems appropriate, establish planning programs for the Central Area, on either a permanent or temporary basis and for the whole or specified portions or categories of the Central Area, including the following:

- Allowing higher residential densities through appropriate approval processes than otherwise permitted in other areas of the City to provide a sufficient population base which will increase the vitality of the Central Area on a 24 hour basis and stimulate new retail and service commercial development;
- Parking exemptions for either commercial or residential development where occupancy characteristics of municipal parking facilities permit;

Section 4.2 (v) - Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;

(vii) Encouraging the development of an appropriate proportion of affordable housing as well as special needs and supportive housing, and ensuring adequate housing distribution and integration in the community.

Section 4.2.1.12 - The City shall encourage the maintenance of a minimum rental vacancy rate of two percent (2%). To this end, the City shall encourage the rehabilitation and provision of rental housing in appropriate forms and locations by practical and realistic means.

Section 4.2.1.4 - The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.

Section 4.2.5.2 - The City shall encourage a balanced distribution of affordable housing, including non-profit or assisted housing, within the City. To this end, the City may prioritize applications for affordable housing in areas where little or no such housing exists or otherwise attempt to influence the location of affordable housing in such areas through appropriate means.

Section 4.2.5.5 - The City shall give consideration to alternative development standards to facilitate housing affordability objectives in accordance with the principles of sustainability.

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

The subject property is located within the Queen Street Corridor Secondary plan (SPA36), which provides the detailed planning policies for the lands straddling Queen Street between Bramalea Road and Etobicoke Creek, within the area known as the Queen Street Corridor Secondary Plan. The subject property is sub-designated “High Density” in Schedule A of SPA36.

Section 5.3.1 - In general, the residential designations are intended to recognize areas already developed for a variety of housing types, including the low density neighbourhood between the Etobicoke Creek and Kennedy Road and the high density residential community surrounding the perimeter of the Bramalea Centre. Areas suitable for residential intensification have been identified in the area adjacent to Peel Memorial Hospital. The lands west of Norton Place Park have been identified as a potential location for high density residential uses.

Section 5.3.1.1 - Specific densities shall be determined through the development approvals process in accordance with the policies of this Plan. Increases beyond the permitted densities of this Plan shall require a site specific rezoning application containing supporting rationale and documentation.

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Section 5.3.1.1 - Specific densities shall be determined through the development approvals process in accordance with the policies of this Plan. Increases beyond the permitted densities of this Plan shall require a site specific rezoning application containing supporting rationale and documentation.

Section 5.3.5.1 - Lands designated High Density on Schedule SP36(A) shall permit a density of 247 units per net residential hectare (100 units per net residential acre).

Section 5.3.5.2 - The permitted density ranges for specific redevelopment sites designated High Density include the High Density designations located adjacent to June Street and Beech Street in the vicinity of Queen Street and Kennedy Road will be permitted at a density range of 198 to 247 units per net residential hectare (60 to 80 units per net residential acre).

Section 5.3.6.1 - Opportunities shall be encouraged to create a broad mix and range of residential unit sizes and built form suitable for moderate and lower income households.

An amendment to the Secondary Plan is not required to permit the proposed development. Secondary Plan policy 5.3.1.1 permits density increases beyond the 247 units per net residential hectare identified in section 5.4.5, subject to there being a site specific rezoning application containing supporting rationale and documentation. City staff have received a site specific rezoning application and will review such to ensure it provides the necessary rationale and documentation to permit the proposed density increase.

### **Zoning By-law**

The subject property is zoned “Residential Apartment A(3) – Section 485” by By-law 270-2004.

The “Residential Apartment A(3) – Section 485” shall only be used for:

- 485.1 (1) an apartment dwelling
- (2) purposes accessory to the other permitted uses

485.2 shall be subject to the following requirements and restrictions:

- (1) Maximum Number of Dwelling Units: 250
- (2) Minimum Interior Side Yard: 15 metres
- (3) Minimum Distance Between Buildings: 22 metres
- (4) Maximum Height: 13 storeys
- (5) Minimum Lot Area per Dwelling Unit: 64 square metres
- (6) Minimum Landscaped Open Space: 55%
- (7) a minimum of 1.4 parking spaces shall be provided for each dwelling unit of which a minimum of 0.25 spaces per dwelling unit shall be surface visitor parking spaces

A zoning by-law amendment is required to permit the proposed development.

### **Sustainability Score and Summary**

The City of Brampton’s Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The proposed application has a Sustainability Score of 41, which meets the bronze threshold for approval. City staff will verify the sustainability score prior to the Recommendation Report.

### **Documents Submitted in Support of the Application**

The City may request further technical information necessary for its review, based on agency circulation or public input. Comments on the circulation of the above noted documents, along

with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.

- Application Package
- Architectural Drawing Package
- Civil Drawing Package (Grading, Servicing, Erosion and Sediment Control)
- Comment Response Matrix
- Concept Site Plan
- Concierge Program Letter of Endorsement
- Draft Official Plan Amendment
- Draft Topographical Survey
- Draft Zoning By-Law
- Environmental Noise Feasibility Assessment
- Functional Servicing and Stormwater Management Report
- Geotechnical Report
- Legal Survey
- Parcel Abstract
- Phase 1 ESA
- Phase 2 Environmental Assessment
- Planning Justification Report
- Project Description
- Public Consultation Strategy
- Public Notice Sign
- Reliance Letter
- Shadow Study
- Stage 1 Archaeological Assessment
- Sustainability Summary
- Transportation Impact Study
- Tree Evaluation Report
- Urban Design Brief