

Zoning By-Law Amendment (ZBLA) Application for New Affordable Rental Apartment Building

10 Knightsbridge Road, Brampton

**City of Brampton Planning &
Development Committee (PDC) Meeting**

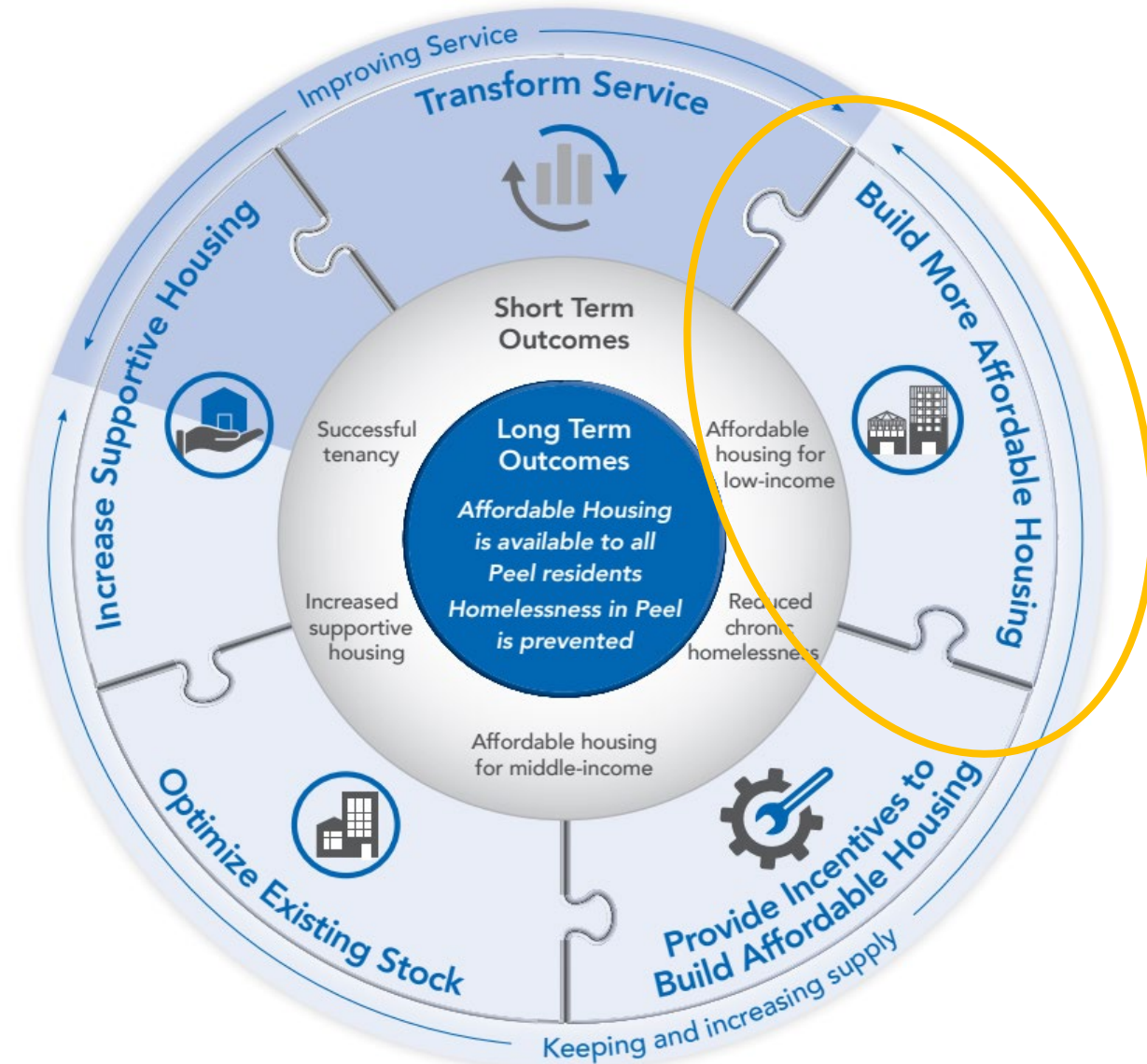
Agenda

1. Peel Region's Housing and Homelessness Plan and Housing Master Plan
2. The Site - Suitability for Intensification
3. The Proposed Development

Peel Housing and Homelessness Plan

- Over **90,000 households** in Peel are living in unaffordable housing
- The Council-approved 10-Year Housing and Homelessness Plan includes five strategies to make more housing affordable and to prevent homelessness, including:

Build More Affordable Housing



Peel Housing Master Plan

- The Council-approved Housing Master Plan identifies 31 sites in Peel to accommodate more than 5,650 new affordable rental units.
- **4 & 10 Knightsbridge Road** (also known as Chelsea Gardens) is one of the sites, with:
 - A target for 200 new residential units (mix of affordable and market-rate).
 - Capital funding is in place.
 - Endorsed by the City of Brampton Concierge Program.

The Site

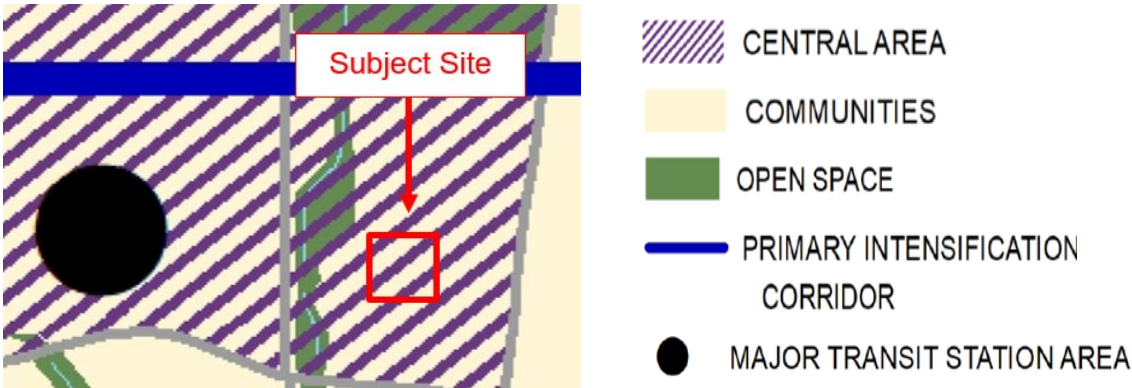
- 4 and 10 Knightsbridge Road is owned by Peel Housing Corporation (PHC), the Region's Non-Profit Housing Company.
- 1.62 hectare (4 acre) property with:
 - Two 13-storey apartment buildings (total of 250 units);
 - 337 parking spaces (surface and garage);
 - Playground and outdoor amenity areas; and
 - 0.21 hectares (0.52 acres) of vacant land on 10 Knightsbridge Road - *proposed development site*.



Site Suitability for Intensification

- Provincial, regional and municipal policies encourage intensification on sites like 10 Knightsbridge Road.
- No amendments to the Official Plan or Secondary Plan are required.

Brampton Official Plan (2020) Schedule 1 City Concept



Policy Document	Intensification Area
Provincial Policy Statement (2020)	Settlement Area (<i>Policy 1.1.3</i>)
Growth Plan for the Greater Golden Horseshoe (2020)	Major Transit Station Area (<i>Policy 2.2.2.3</i>)
Region of Peel Official Plan (2021)	Urban System and Built-Boundary (<i>Policy 5.3.2.2</i>)
<i>Draft</i> Region of Peel Official Plan (2051) <i>Approved by Regional Council April 2022</i>	Urban System, Built-Boundary, Local Intensification Centre, Nodes/Centres, Primary Major Transit Station Area (<i>Policy 5.4.1 & Policy 5.6.11</i>)
City of Brampton Official Plan (2020)	Central Area, Intensification Corridor, Major Transit Station Area (<i>Policy 3.2.1.1</i>)
<i>Draft</i> City of Brampton Official Plan (2051)	Urban Centre, Primary Urban Boulevard, Corridor, Major Transit Station Area (<i>Policy 2.1.3 & 2.1.130</i>)

Proposed Development

- 20 storey building with 200 units:
 - 1, 2 and 3-bedroom units
 - 21% will be barrier-free
 - 41% affordable and 59% market
- New indoor and outdoor amenity space, plus access to the existing playground and outdoor amenities
- 77 new parking spaces through:
 - Expansion to the existing garage;
 - 9 spaces in the building podium; and
 - 5 surface spaces behind the building.

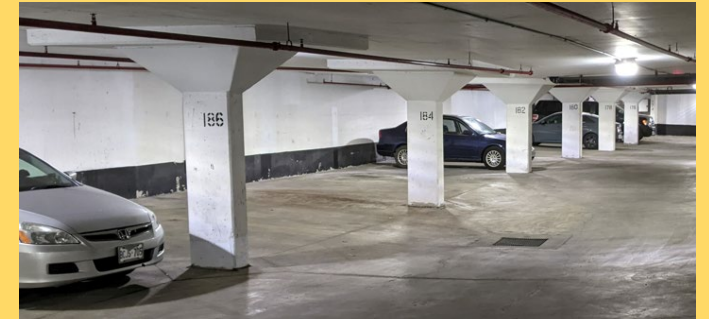


Proposed Development - Parking

- 77 *new* parking spaces are proposed, but residents will also have access to an *additional* 60 to 90 parking spaces within the existing lots and garage.
- With the new development, the Property will have 333 resident parking spaces for 450 units. This ratio of 0.74 parking spaces per residential unit:
 - Complies with City Zoning By-law requirements;
 - Is adequate to meet the needs of tenants;
 - Is similar to other new Brampton developments; and
 - Supports provincial, regional and municipal transit and environmental policies.

Existing Surplus Parking

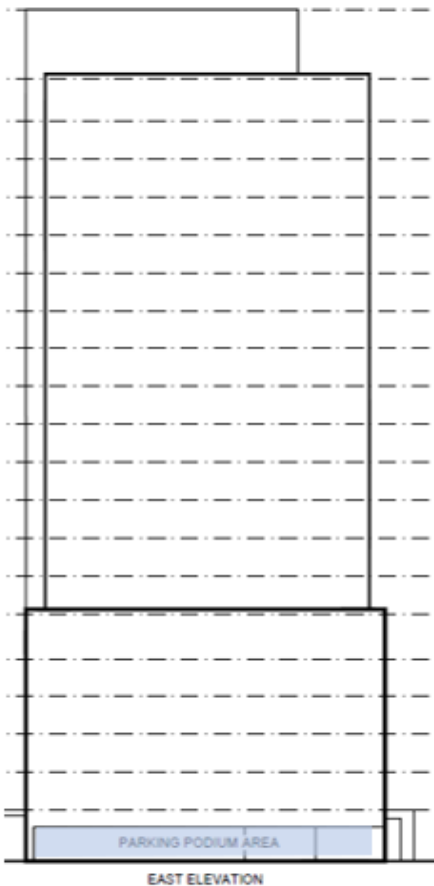
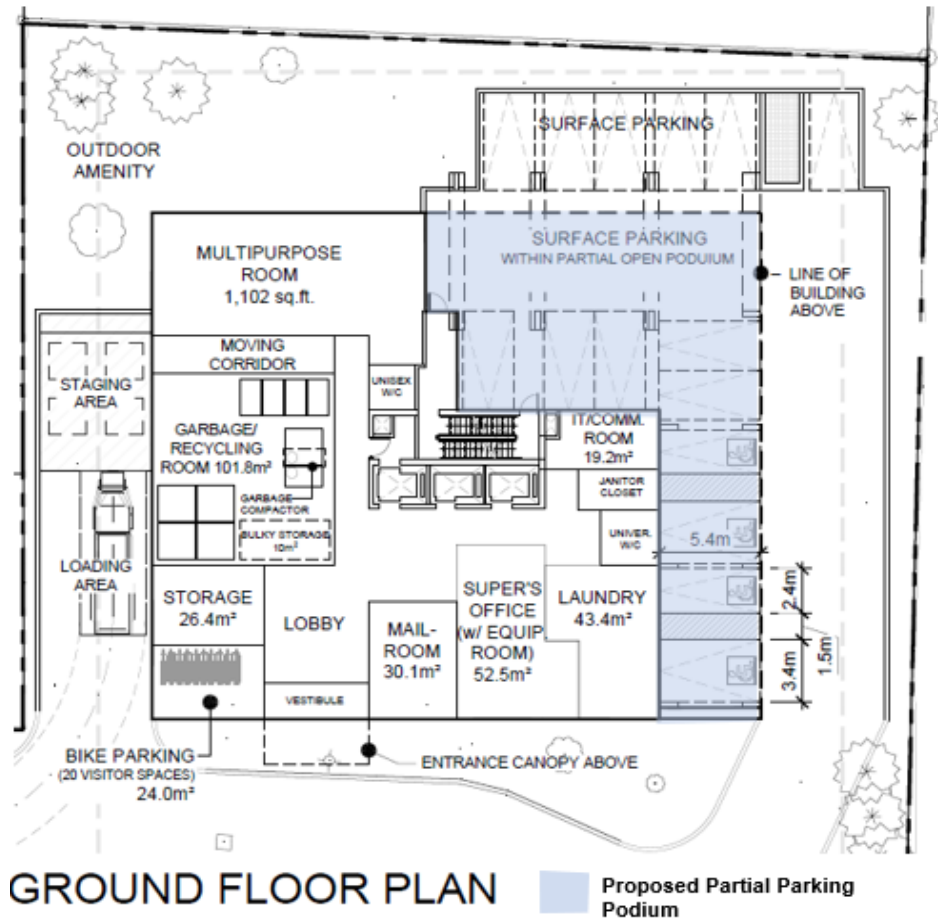
24% (78 of 337) of existing parking spaces are not utilized by Knightsbridge



Access to Transit



Proposed Development - Some Surface Parking Required

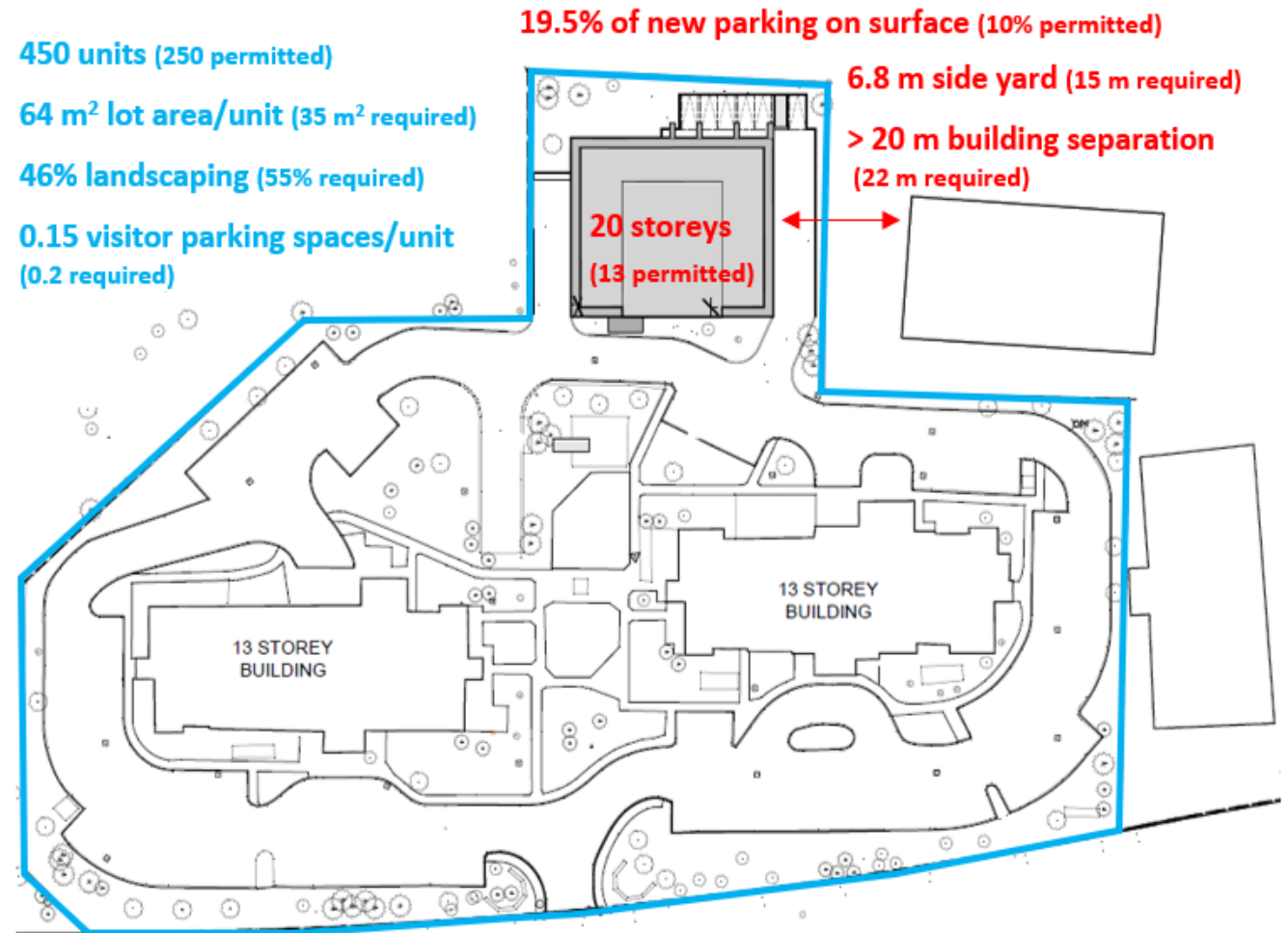


Example of Partial Open Parking Podiums at Rear / Side of Building



Zoning By-Law Amendment

- The proposed development requires amendments to:
 - By-law 2004-270 Residential Apartment A(3) - 485 zoning:
 - Height
 - Landscape
 - Setbacks
 - Density
 - Zoning By-law 45-2021 (surface and visitor parking)



Next Steps – Detailed Design and Site Plan Approval

- Peel Region is taking a staged approach to approvals:
 - Stage 1: Obtaining re-zoning; and
 - Stage 2: Site Plan Approval (SPA).
- The new building is expected to be similar in style to other recent infill towers recently built in Brampton, complementing the existing buildings and context.

Norton Lake Seniors and Family Apartments

- 1155 Queen Street East, Brampton
- 25-storey building
- 200 units
- Completed in 2013



The Hansen

- 247 Queen Street East, Brampton
- 15-storey building
- 205 units
- Completed in 2016



Cityview Apartments

- 188 Clark Boulevard, Brampton
- 25 storey building
- Completed in 2013



Chapelview Apartment

- 16 John Street, Brampton
- 15-storey building
- 200 units
- Completed in 2010



Peel Region and PHC look forward to working with the City of Brampton and other Stakeholders on this exciting and important affordable housing project.