

**Date:** 2022-06-01

**File:** OZS-2021-0018

**Subject: Recommendation Report**  
Application to Amend the Official Plan and Zoning By-law  
*(To permit two multi-storey residential apartments having building heights of twelve and fourteen storeys)*  
**Gagnon Walker Domes Ltd. - Rotary Club of Brampton Glen Community Centre**  
1857 Queen Street West  
Ward: 4

**Contact:** Kelly Henderson, Development Planner, Development Services, 905-874-2619, Kelly.Henderson@brampton.ca; and, David VanderBerg, Manager, Development Services, 905-874-2325, David.Vanderberg@brampton.ca

**Report Number:** Planning, Bld & Ec Dev-2022-503

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Official Plan, Zoning By-law, **Gagnon Walker Domes Ltd. – Rotary Club Of Brampton Glen Community Centre**, 1857 Queen Street, south side of Queen Street West and east of Mississauga Road, Ward 4 (OZS-2021-0018), dated June 1<sup>st</sup>, 2022 to the Planning and Development Committee Meeting of June 20<sup>th</sup>, 2022, be received;
2. **THAT** the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 June 1<sup>st</sup>, 2022;
3. **THAT** the amendments to the Official Plan generally in accordance with the attached Appendix 12 to this report be adopted;

4. **THAT** the amendments to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted;
5. **THAT** the attached Tertiary Plan included in the Official Plan Amendment attached as Appendix 12 to this report be approved, and;
6. **THAT** no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13

**Overview:**

- **This report recommends approval of an application to amend the Official Plan and Zoning By-law to facilitate the development of two multi-storey residential apartment buildings, having heights of twelve and fourteen storeys.**
- **The lands are designated “Residential” and “Open Space” in the City of Brampton Official Plan. The “Residential” designation permits a full range of residential dwelling types**
- **The property is designated ‘Low Density Residential 1’, ‘Primary Valleyland’ and ‘Special Policy Area 2’ within the Credit Valley Secondary Plan Area 45 (SPA 45). An Amendment to the Secondary Plan is required.**
- **The property is located within the Queen Street West – Credit Valley Tertiary Plan. The Tertiary Plan is required to be revised to recognize the increase in height and density.**
- **The property is zoned ‘Highway Commercial Two – Special Section 349’ (HC2-349) by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to facilitate the proposal.**
- **A Statutory Public Meeting for the application was held September 13<sup>th</sup>, 2021. There were several members of the public who spoke at the meeting and submitted correspondence on this item. Details of the Statutory Public Meeting including concerns raised by the public are included in Appendix 10 of this report.**
- **The applications are consistent with the Provincial Policy Statement, and conform to the Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal**

<p><b>is consistent with the direction of building complete communities to accommodate growth for people and jobs.</b></p>
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### **Background:**

This application proposes to amend the Official Plan, Zoning By-law in order to facilitate the development of two multi-storey residential apartment building, having heights of twelve and fourteen storeys.

Gagnon Walker Domes Ltd. has submitted the subject applications on behalf of the Rotary Club of Brampton Glen Community Centre on June 15<sup>th</sup>, 2021. The application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated June 22<sup>nd</sup>, 2021 was provided to the applicant. A Public meeting for the subject application took place September 13<sup>th</sup>, 2021.

Prior to this application being submitted and in accordance to Special Policy Area 2 of the Secondary Plan, the subject applicant participated in a Tertiary Plan process. A Tertiary Plan is a non-statutory planning document required in specific areas identified by the City to show how multiple parcels can be developed in a holistic and coordinated manner. Owners currently developing their lands are required to show that their plans do not impede on the future development of other lands in close proximity. Tertiary Plans are illustrative, and are not binding on land owners. They are often amended as formal development applications proceed.

Cesta (1951 Queen Street), Larencore (1831 Queen Street), and the Brampton Rotary Club (1857 Queen Street), were the initial participating owners who submitted a tertiary plan on February 2018, which was revised on July 26, 2019. The owners worked cooperatively with staff, the Region, and Credit Valley Conservation (CVC) to refine the tertiary plan, which was supported by a substantial amount of technical work. Originally the Tertiary Plan report was deferred from the September 23, 2019 Planning Committee, after which, the lands owned by the Mocon's at 1879 Queen Street became an additional participating owner. On October 16<sup>th</sup>, 2019, all participating landowners submitted a Tertiary Plan that they all agreed on, at the meeting of October 19<sup>th</sup>, 2019 a Tertiary Plan was accepted and endorsed by Council.

It should be noted that amendments to the Tertiary Plan have been submitted in order to demonstrate how all these properties can be developed with an increase density for this particular application.

## **Current Situation:**

### Proposal:

The proposal to amend the Official Plan and Zoning By-law has been filed with the City to develop the approximately 1.87 ha (4.62 ac.) site. The applicant has proposed that the proposed buildings be permitted for either apartment dwelling units or senior residences, to allow some flexibility in the future. If apartment dwellings are developed 250 units are be proposed, and if senior residences/residential care homes is developed 332 units are proposed. The details of the proposal are as follows (refer to Appendix 1 and 1A):

Two residential apartment buildings;

- North Building – 14 storeys
- South Building – 12 storeys
- North building ground floor commercial – 300m<sup>2</sup> (3229 ft<sup>2</sup>);

### Development Characteristics:

- Density: 448.05 units per net hectare (181.30 units per net acre);
- Floor Space Index (FSI) 2.84;
- Site Coverage: 26.81%;
- Parking Provided:
- Surface Parking: 5 spaces
- Underground Parking: 276 spaces
- Accessible Parking: 11 spaces
- Bicycle Parking: 83 spaces
- Loading Spaces: 2 spaces

If Senior/Residential Care Homes were to be developed the following is the potential housing mix:

- Bachelor – 256 units
- 1 Bedroom – 30 units
- 1 Bedroom plus den – 24 units
- 2 Bedroom – 22 units

If an apartment dwelling were to be developed the following is the potential unit count per building:

- North Building – 104
- South Building – 146

The above is an estimate only and the buildings have not been redesigned to confirm suite mix if apartment dwellings were to be developed.

Access to the buildings will be from internal private laneways that connects to future developments to the east and west.

#### Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Is municipally known as 1857 Queen Street West
- Has a total site area of approximately 1.87 hectares (4.62 acres)
- Has a frontage of approximately 68 metres (223.1 feet) along Queen Street West

The surrounding land uses are described as follows:

North: Queen Street West, and beyond which are single detached dwellings and a stormwater management pond.

South: Natural Heritage features and Lionhead Golf Course.

East: vacant lands that are subject to a development application by Branthaven Homes that was approved by the Ontario Land Tribunal (File: C04W05.011 – proposal for townhouse development intended to be condominium tenure).

West: properties subject to development applications, including the Mocon property immediately to the west (subject to File: OZS-2020-0036), and further to the west being the Cesta property (subject to File: C04W05.012 – approved by the Ontario Land Tribunal). Those applications together propose a range of residential dwelling types, open space, park and stormwater management blocks.

#### Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Tertiary Plan attached hereto as Appendix 12, and the Zoning By-law Amendment attached hereto as Appendix 13. At the time of writing this report the Region and City Engineering staff have not provided their clearance on the Functional Servicing Report, as it was submitted by the applicant very recently (June 1<sup>st</sup>, 2022) and there has been insufficient time to confirm whether some remaining engineering issues are fully resolved. For this reason, staff have included a 'Holding (H)' provision into the Zoning By-law Amendment recommended herein, whereby the proposed land uses for the development would not be permitted until the 'H' symbol is lifted, which would only

occur when the Region of Peel and City of Brampton have provided their clearance on the Functional Servicing Report. Please note however that if clearance is provided from the Region of Peel and City of Brampton Engineering staff prior to the time the by-law is brought to Council for approval, staff will not include the 'H' symbol in the by-law, as it would not be required.

### Planning Analysis Summary

The proposed development supports a compatible residential development at an appropriate residential density for the subject area, and helps with the achievement of complete communities with access to public transit.

The proposed Official Plan and Zoning By-law Amendment are consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans. The proposal appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act (Please see Appendix 9 for a detailed analysis).

### Planning Act

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed development is in an appropriate location (Section 2(h)) for a high-density, mixed-use development as it is located adjacent to an existing transit route (ZUM) and proposed transit route (BRT). The development adds to the mix of built forms in the area, and supports public transit (Section 2(q)). The development has regard for matters of provincial interest that are set out in the Planning Act and represents orderly development in a location that is suitable for growth and development with adequate consideration for the protection of the ecological system (Section 2(a)).

### 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 PPS includes a number of policies encouraging intensification within appropriate areas (Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.4.1, 1.4.3). The application proposes to transform an existing commercial building into a higher density apartment or senior housing development. This proposal will help achieve the intensification policies of the PPS.

Section 1.4 of the PPS provides policies requiring planning authorities to provide for an appropriate mix and range of housing opportunities. The proposed development will add to the variety of homes in the area by providing a range of apartment units. The application is consistent with the policy statements in this section.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

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

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) 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 application conforms to the Growth Plan by supporting complete communities by providing another form of residential dwelling in the area, near a proposed public transit route (Bus Rapid Transit).

The development proposal conforms to the applicable sections of the Growth Plan.

#### Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the 'Urban System' and 'Built Up Area' designation in the Region of Peel Official Plan. Further, the subject property contains a portion of the 'Core Areas' of the Greenland boundary, and is also located along an 'Other Potential Rapid Transit Corridor'.

The subject application conforms to the related policies with respect to healthy communities, efficiently uses resources, located near accessible transportation, and protects the natural heritage features.

#### City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The property is identified on 'Schedule A1 – Upscale Executive Housing Special Policy Areas', as 'Upscale Executive Housing'. As stated in section 4.2.2.7, the size and configuration of Upscale Executive Housing Policy Areas may be reduced through the Secondary Plan process. The approved Credit Valley Secondary Plan removed the subject lands from the Executive Housing Policy Area.

The subject lands are designated as 'Residential' and 'Open Space' on Schedule A – General Land Use Designation of the Official Plan and identified as 'Valleyland/Watercourse Corridor' and 'Areas of Natural and Scientific Interest – Life Science' on Schedule D – Natural Heritage Features and Areas of the Official Plan.

The proposed development conforms to the OP as the location of the development is within a residential area and provides a transit-supportive development along an identified future BRT route within a Built-Up area. The proposal is a residential development that will provide a new form of housing in the area (apartment) that is connected to active transportation and transit routes, therefore supporting a complete community. Furthermore, the proposed development is compatible with the surrounding land uses as this land was slated for an apartment building during the Tertiary Plan process, as well as an urban design brief was submitted to ensure the appropriate siting and setbacks of buildings.

The proposal is consistent with the Official Plan as it meets the general intent of the plan regarding the type of development, that the design of the development is consistent with the policies, and that all of the technical matters have been resolved.

Staff are satisfied that the objectives of the Official Plan have been met.

#### Credit Valley Secondary Plan (SPA 45)

The subject property is located within the Credit Valley Secondary Plan (SPA 45). Within this plan the property is designated as 'Low Density 1 Residential', 'Primary Valleyland' and 'Special Policy Area 2'. The Primary Valleyland designation does not permit any development.

The Low Density 1 Residential designation shall be developed primarily for a variety of large lot and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the Executive Residential Area and the conventional areas of the community. Low Density 1 Residential area together with the Executive Residential areas shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan.

The Special Policy Area 2 designation includes the Rotary Club of Brampton Banquet Hall (this application – 1857 Queen Street), a commercial greenhouse (1879 Queen Street) and a property west of this site known as 1879 Queen (Cesta), and a property east of Rotary (Branthaven development). Due to various access and land use constraints in this area, Special Policy Area 2 requires the lands to be developed as in integrated entity, which requires the creation of a Tertiary Plan for the entire area that is required to be approved by Council after it has been determined through the preparation of an Environmental Implementation Report that the ecological function and natural heritage features are not adversely impacted. It should be noted that the subject proposal exceeds the proposed densities in the Tertiary Plan. The existing Tertiary Plan shows the proposed apartment buildings to be three to nine storeys with 208 units. The proposed increase in density and height from what is permitted in the Secondary Plan is supported by Provincial Planning policies by proposing transit supportive densities within close proximity to a transit route (BRT at Queen Street and Mississauga Road). Furthermore, by proposing a new unit type the proposal is more in line with Provincial policies, which requires a range



of housing types, an efficient use of resources (existing infrastructure), as well as encourages complete communities.

Staff are satisfied with the proposed Official Plan Amendment.

#### City of Brampton Zoning By-law 270-2004

The subject property is zoned 'Commercial (C)' in the City of Brampton Zoning By-law 270-2004, as amended. As such, a Zoning By-law Amendment is required to permit the proposed residential development.

The proposal seeks to rezone the subject lands to a new site-specific Apartment zone (R4A-3641), and site-specific Open Space zone (OS-3642) to permit the proposed development. The provisions of the site specific zoning ensure proper siting of the proposed building, setbacks, and the stepping of the building to reduce impacts on the surrounding land uses.

A Holding Symbol is proposed to be placed on the Zoning of the subject property until such a time that the Functional Servicing Report is approved by the Region of Peel and City of Brampton staff.

Staff are satisfied with the proposed Zoning provisions for the development of the lands.

#### Public Meeting Notification Area:

The application was circulated to City Departments and External Agencies for comment and notification was provided to property owners within 240 metres of the subject lands, exceeding the Planning Act requirement of 120 metres for such applications, as well as notice was issued in the Brampton Guardian. Notice signs were also placed on the subject lands to advise members of the public that the proposed applications were filed with the City. The correspondence received from commenting agencies are included as Appendix 11 – Results of Application Circulation.

A Statutory Public Meeting for this application was held on September 13<sup>th</sup>, 2021. There were residents that spoke at the public meeting and several correspondence letters were received. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Appendix 10 of this report.

#### **Corporate Implications:**

##### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

### Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere

### **Term of Council Priorities:**

The application and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. The redevelopment of the lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development.

### Living the Mosaic – 2040 Vision

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

### **Conclusion:**

The proposal provides an opportunity to redevelop an underutilized parcel of land with new housing integrated into the surrounding neighbourhood. The proposal represents an appropriate use of land by providing a compact form of housing that is compatible with the surrounding neighborhood and supports the City’s vision of directing intensification towards growth areas.

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan and the City’s Official Plan. Staff is satisfied that the application represents good planning and recommends approval of the Official Plan and Zoning By-law Amendment.

This report recommends that Council enact the Official Plan Amendment and Tertiary Plan attached hereto as Appendix 12 and the Zoning By-law Amendment attached hereto as Appendix 13.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

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## **Attachments:**

Appendix 1:	Concept Plan
Appendix 1A:	Rendering
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Tertiary Plan
Appendix 6:	Zoning Designations
Appendix 7:	Aerial & Existing Land Use
Appendix 8:	Heritage Resources
Appendix 9:	Detailed Planning Analysis
Appendix 10:	Results of the Public Meeting
Appendix 11:	Results of the Circulation
Appendix 12:	Draft Official Plan Amendment
Appendix 13:	Draft Zoning By-law Amendment
Appendix 14:	Sustainability Snapshot