

Date: 2022-05-15

File: OZS-2022-0001

Secondary Title: Information Report

Application to Amend the Official Plan and the Zoning By-law
(To permit a multi-phased high density residential development with
non-residential uses)

Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd.

227 Vodden Street North

Ward: 1

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Report Number: Planning, Bld & Ec Dev-2022-493

Recommendations:

1. **That** the report titled: **Information Report - Application to Amend the Official Plan and the Zoning By-law, Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd.**, 227 Vodden Street East, Ward 1 (File: OZS-2022-0001), to the Planning and Development Committee Meeting of June 6, 2022, be received, and,
2. **That** Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The applicant has made an application to amend the Official Plan and the Zoning By-law to facilitate the redevelopment of Centennial Mall for a residential development with some non-residential uses.**
- **The proposal for the ultimate development over the long term includes a total of 14 buildings ranging in height from 2 to 33-storeys.**

Approximately 207,630 square metres of residential uses and 526 square metres of non-residential uses are proposed.

- Phase 1 of the proposal envisions 4 residential buildings ranging from 6 to 33 storeys in height with approximately 526 square metres of non-residential uses. It is intended that the primary mall building be retained for this phase.
- The property is located at 227 Vodden Street East at the southeast corner of the intersection of Vodden Street East and Kennedy Road North. The property is approximately 5.87 hectares in size.
- The Official Plan indicates that the property is designated *Residential and District Retail*. The property is designated *Neighbourhood Retail* in the Brampton Flowertown Secondary Plan Area 6. An amendment to the Official Plan and the Secondary Plan is required to permit this proposal.
- The subject lands are zoned *Commercial 3 – Section 3065*, which permits commercial uses. An amendment to the Zoning By-law is required to facilitate the proposed development.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community

Background:

This application proposes to amend the Official Plan in order to provide a vision and direction for the development of the property. The site is intended to be constructed in three phases, and a separate application to amend the Zoning By-law will be required for each phase. In conjunction with the application to amend the Official Plan, the applicant has submitted an application to amend the Zoning By-law for Phase 1 of the proposal on the north portion of the property.

The applicant submitted the application on January 7, 2022. Staff has reviewed the application for completeness and found it to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided to the applicant on April 28, 2022.

Current Situation:

Proposal:

In the Planning Justification Report prepared by the applicant, the vision for the redevelopment of the site is described as follows:

The development vision for the subject site includes the transformation of the lands from an outdated, automobile focused retail development with minimal relationship to the adjacent streetscape into a transit oriented, urban development with enhanced streetscape character and improved multi-modal site connections.

The subject site includes the intensification and redevelopment of the existing homogeneous retail commercial property for a multi-tower, mixed use, master planned development featuring approximately 2,550 new residential units and new retail commercial.

A concept plan has been submitted with the application to demonstrate what is proposed for the first phase of the development, and the ultimate build out scenario for the property has also been included. Appendix 1 to 1C show the concepts proposed by the applicant. Please note, the applicant has indicated that due to existing lease agreements with commercial establishments in the mall, subsequent phases after the first phase are intended to develop over a medium to long term timeframe. The primary mall will remain until future phases are initiated.

The details of the proposal are as follows:

Phase 1:

- Site Area of 1.98 hectares
- 4 buildings 6, 18, 24 and 33-storeys in height
- A total of 1122 residential units consisting of:
 - 734 one bedroom
 - 275 two bedroom; and,
 - 112 three bedroom;
- 526 square metres of non-residential floor space
- 845 parking spaces
- Retention of primary mall building
- Demolition of the two satellite retail buildings located north of the primary mall building.

All Phases:

- Site Area: 5.87 hectares;
- 2,551 residential units;
- Total of 14 buildings consisting of:
 - seven high rise buildings;
 - one mid-rise building
 - three 3-storey back to back townhouse buildings
 - one 4-storey stacked townhouse buildings
 - two 2-storey townhouse buildings
- 526 square metres of non-residential floor space
- 1845 parking spaces

- 4 access points along each frontage including:
 - 2 access points along Kennedy Road North
 - 1 access points along Hansen Road North, and,
 - 1 access points along Vodden Street East
- Demolition of all buildings currently existing on site

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at 227 Vodden Street East, on the southeast corner of Vodden Street East and Kennedy Road North;
- Has a total area of 5.87 hectares;
- Has frontage of approximately 190 metres along Vodden Street East, 285 metres along Kennedy Road North, and 275 metres along Hansen Road North;
- Is occupied by the Centennial Mall made up of a primary mall building, and two smaller satellite buildings. For the first phase of development, the two satellite buildings are proposed to be demolished, while the primary mall building is to be retained. In the future, all existing buildings will be demolished to facilitate the ultimate build-out of the site.

The surrounding land uses are described as follows:

North: Vodden Street East, beyond are commercial and low-rise residential;

East: Hansen Road North, beyond is low-rise residential;

West: Kennedy Road North, beyond are mid and high rise residential, commercial, and institutional uses; and,

South: Low-rise residential.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within a future Recommendation Report. At this time, staff has noted the following specific considerations that will need to be addressed:

- The site is located within a delineated boundary of the Kennedy Major Transit Station Area (MTSA) that has been established by the Region and should be reviewed in the context of the entire MTSA.
- The adequacy of services as each phase is constructed such as the availability of schools, parks, community centres, libraries and municipal amenities as a result of the proposed increase in population shall be further explored.
- Coordination of provision of on-site amenity space with each phase of proposed development needs to be evaluated.

- The appropriateness of the building heights at the periphery of the MTSA requires further assessment.
- The ultimate build-out of the site as proposed will significantly decrease the amount of commercial gross floor area on the site from the current 17, 620 square metres to 526 square metres. The appropriateness of this reduction will be further investigated as future development applications come forward for this site and should be addressed in the proposed Official Plan amendment. Adequacy of the proposed commercial gross floor area to service existing and new residents from the proposed development requires further assessment.
- Due to the intended future improvements of bike lanes on Vodden Street East, that will provide safer and more construction of permanent bike lanes, and be part of a larger bicycle path network, the appropriateness of the Vodden Street East vehicular access will be further evaluated.
- Further detail with respect to the functionality, suitability and timing of the private open space is required.
- Building setbacks from public streets are to be reviewed to ensure that a tree-lined, well landscaped public realm can be accommodated.

Further details on this application can be found in the *Information Summary* contained in Appendix 7. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding *Planning Act* requirements. Notice of this public meeting was also published in the *Brampton Guardian*. This report, including documents and studies have been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through the development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within a future Recommendation Report.

Other Implications:

Section 37 Bonusing:

In accordance with Section 37 of the Planning Act and policies contained in the City's Official Plan (Section 5.12), the City can secure community benefits such as affordable housing units, public art, daycares, etc. when increases in permitted height and/or density are requested through a rezoning development application. This proposal in its current format qualifies for density bonusing. As per Brampton's Council endorsed

Implementation Plan, since these lands are proposed to be rezoned to high density uses, the application will be subject to density bonusing.

Brampton will require a benefit contribution between 20-60% of the uplift value after rezoning. An Appraisal Report will be submitted by the applicant as per the Terms and Conditions on the City's website and this report will be reviewed and approved by the City's Realty team in order to determine the uplift value. Cash-in-lieu contributions instead of the preferred in-kind contribution benefits are also permissible.

A pre-requisite to Brampton's density bonusing approach is that an application must be deemed to be good planning through the development review process. Should this proposal be deemed to represent good planning, staff will include any negotiated community benefit provisions within the Recommendation Report and the draft Zoning By-law.

It is anticipated that a Community Benefits Charge (CBC) will replace the density bonusing program currently in place in the Fall of 2022.

Technical Implications:

Any other technical planning and development implications that arise through the review of this application will be undertaken and discussed with the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council *A Well-run City (Good Government)* priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan, the Secondary Plan and the Zoning By-law.

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 1A: Phase 1 - Street Elevations
- Appendix 1B: Phase 1 – Overall View
- Appendix 1C: All Phases – Overall View
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Information Summary
- Appendix 8: Sustainability Score Snapshot