

Date: 2022-07-07

File: OZS-2022-0023

Subject: **Information Report**
Application to Amend the Zoning By-law
(To facilitate the development of two, 37 storey apartment buildings, a 26 storey apartment building and three blocks of 3.5 storey stacked townhouse units)
Kaneff Group
210 and 220 Steeles Avenue West
West of Hurontario Street, east of McMurchy Avenue South
Ward: 3

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-2022-730

Recommendations:

1. **That** the report titled: **Information Report**, Application to Amend the Zoning By-law, Kaneff Group, 210 and 220 Steeles Avenue West, Ward 3, dated July 7th, 2022, to the Planning and Development Committee meeting of July 25th, 2022 be received; and,
2. **That** Planning and 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 submitted an application to amend the Zoning By-law to permit the intensification of the property for two, 37 storey apartment buildings with a 6 storey podium, a 26 storey apartment building with an 8 storey winged podium and three blocks of 3.5 storey stacked townhouse units.**

- **The property is designated ‘Residential’ on Schedule A Land Use of the Official Plan. The Residential designation permits a range of residential uses ranging from single detached dwellings to high rise apartment buildings. An Amendment to the Official Plan is not required.**
- **The property located at 210 Steeles is within the Brampton Flowertown Secondary Plan (Are 6). Within this plan the property is designated as ‘High Density Residential’. The property located at 220 Steeles is within the Hurontario-Main Corridor Secondary Plan (Area 55), which designates the subject property as ‘High Density 1’. An Amendment to the Secondary Plan is not required.**
- **The property is zoned ‘Residential Apartment A – Section 3101 (R4R-3101)’ by Zoning By-law 270-2004, as amended, which permits apartment dwellings, and religious institutions, with a maximum height of 22 storeys and a maximum of 254 units. The property is also subject to a Schedule C, which defines the permitted building locations, minimum setback requirements, parking locations and the internal road network. A Zoning By-law Amendment is required to permit the proposed use.**
- **This Information Report and associated public meeting facilitate compliance with the Strategic Plan’s “Good Government” priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

Kaneff Group submitted the subject application on April 19th, 2022, which has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated May 16th, 2022 was provided to the applicant.

Current Situation:

A proposal to amend the Zoning By-law has been filed with the City to develop this approximately 4.05 hectare (9.98 acres) site, with a frontage of approximately 170 metres (557.7 feet) along Steeles Avenue West.

The site currently contains two 22 storey rental apartment buildings, each consisting of 254 units, with a floor space index of 1.01. The remainder of the property consists of outdoor amenity areas, pedestrian walkways and surface parking (762 parking spaces on-site currently). The primary vehicular access to the site is a full moves access from Steeles Avenue West, with a second access onto Pagebrook Court, which is currently

closed. Pedestrian walkways provide access to Kaneff Park to the north, Steeles Avenue West and the Shoppers World Plaza.

Proposal:

Kaneff Group has submitted a Zoning By-law Amendment to permit the intensification of the subject property for two, 37 storey apartment buildings with a 6 storey podium, a 26 storey apartment building with an 8 storey winged podium, and three blocks of 3.5 storey stacked townhouse units.

Details of the proposal as are follows:

		210 Steeles Ave W	220 Steels Ave W	Overall
Existing	Units	254	254	508 units
	Unit Breakdown	<ul style="list-style-type: none"> • 42 - 1 bedroom / 1 bedroom plus den • 212 - 2 bedroom / 2 bedroom plus den 	<ul style="list-style-type: none"> • 42 - 1 bedroom / 1 bedroom plus den • 212 – 2 bedroom / 2 bedroom plus den 	<ul style="list-style-type: none"> • 84 - 1 bedroom / 1 bedroom plus den) • 424 - 2 bedroom / 2 bedroom plus den
	Height	22 Storeys	22 storeys	N/A
	Gross Floor Area	20,473 square metres	20,473 square metres	40,946 square metres
	Floor Space Index	1.03	1.00	1.01
	Parking	381 spaces	381 spaces	762 spaces
Proposed	Units	<ul style="list-style-type: none"> • 361 apartments • 24 stacked townhouse units • 385 total units 	<ul style="list-style-type: none"> • 858 apartments • 40 stacked townhouse units • 898 total units 	1,283 units
	Unit Breakdown	<ul style="list-style-type: none"> • 204 - 1 bedroom / 1 bedroom plus den • 149 - 2 bedroom / 2 bedroom plus den • 32 – 3 bedroom 	<ul style="list-style-type: none"> • 514 - 1 bedroom / 1 bedroom plus den • 335 - 2 bedroom / 2 bedroom plus den • 49 – 3 bedroom 	<ul style="list-style-type: none"> • 718 - 1 bedroom / 1 bedroom plus den • 484 - 2 bedroom / 2 bedroom plus den • 81 – 3 bedroom
	Height	26 storeys	37 storeys	N/A
	Gross Floor Area	29,416 square metres	61,815 square metres	90,758 square metres

Total Combined Existing and Proposed	Units	639	1,152	1,791
	GFA	49,899 square metres	81,815 square metres	131,704 square metres
	FSI	2.50	3.99	3.30
	Parking	1,155 spaces (797 resident/358 visitor)		0.65 spaces per unit

The applicant is further proposing outdoor amenity space via rooftop podiums, as well as balcony space to serve as private amenity spaces for future residents.

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

The lands have the following characteristics:

- is municipally known as 210 and 220 Steels Avenue
- has a total site area of approximately 4.05 hectare (9.98 acres);
- has a frontage of approximately 170 metres (557.7 feet) along Steeles Avenue West.

The surrounding land uses are described as follows:

North: Kaneff Park

South: Steeles Avenue beyond which is vacant land

East: Shoppers World mall

West: Single detached dwellings

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in a future Recommendation Report to the Planning and Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following are preliminary issues that have been identified to date with respect to this application, which will need to be addressed as part of the comprehensive analysis:

- The appropriateness of the density and the compatibility with the surrounding land uses;
- Phasing of the application - appropriate phasing will be required to ensure adequate parking, construction, amenity space, servicing, etc.
- How to best integrate the proposed development within the neighbourhood and ensure compatibility with the surrounding land uses;
- The appropriate connections to the Shoppers World site particularly with respect to proposed plans for its redevelopment; and,
- The appropriateness of the amenity space for future residents.

In addition to the above-referenced considerations, staff will evaluate the appropriateness of the proposed land use and its impacts on the surrounding area.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various aspects of the proposal, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceeds the Planning Act circulation requirements. This report along with the complete application requirements, including studies, have also been posted to the City's website.

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. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report 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. This

application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

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”.

Conclusion:

Appropriate information and background studies have been received by the Planning and Development Services Department. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning and Development Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of these applications.

Authored by:

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Attachments:

Appendix 1: Concept
Appendix 1A: Rendering

Appendix 2:	Location
Appendix 3:	Official Plan Designation
Appendix 4:	Secondary Plan Designation – Hurontario-Main Corridor
Appendix 5:	Secondary Plan Designation – Flowertown
Appendix 6:	Zoning Designation
Appendix 7:	Aerial and Existing Land Uses
Appendix 8:	Information Summary
Appendix 9:	Sustainability Snapshot