

AMENDMENT NUMBER OP2006 - ____

TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to modify the City of Brampton Official Plan as it applies to the lands known as 425 Great Lakes Drive, City of Brampton, and more particularly described as Block 3, Registered Plan. No. 43M-1341, City of Brampton, Region of Peel, to permit a maximum building height of twelve (12) storeys to facilitate an integrated senior's development. The development will consist of three inter-connected buildings providing long term care beds, retirement home suites and senior's apartment units, along with associated amenities and services.

2.0 Basis:

The Brampton Official Plan encourages the development of compact, complete communities that "meet people's needs for daily living throughout an entire lifetime" and which provide a full range of housing. The City is experiencing an increasing demand for housing to meet the needs of a growing seniors' population.

The Region of Peel Housing Strategy Final Report was brought forward in July 2018. One of the reports conclusions is that "the current housing need in Peel Region is for families with children but there is an increasing need for housing which is appropriate for seniors, persons with disabilities, multiple families, and persons living alone." The Report found that while all population groups in Peel Region are seeing an increase in actual numbers from 2001 to 2016, the population aged 55 years and older is seeing a significantly higher rate of increase compared to the rest of the population. The population aged 55 years and older increased by 113.3% from 2001 to 2016. Within this group, seniors aged 85 years and older saw the highest rate of increase; increasing by almost 200% (196.3%) from 2001 to 2016." One of the findings of the report is that the stock of supportive housing in Peel is not keeping up with demand.

To ensure that new development within existing communities is appropriate and sensitive to the surrounding area, and to maintain the basic City Structure established by the Plan, a general height limit of 4 storeys applies to lands outside of designated areas including the Urban Growth Centre, Mobility Hubs, Major Transit Station Areas and intensification corridors.

The Plan and current approved Zoning By-law provides for exceptions to these height and density restrictions. Any proposed development which exceeds these

limits requires an amendment to the Plan and must be measured against the considerations of Section 3.2.8.5 of the Plan.

In the case of the subject lands, the principle of use is established through the Residential designation in the Official Plan, and the Institutional designation in the Springdale Secondary Plan, and through the Zoning By-law which permits a maximum height of seven storeys. It is appropriate and desirable to allow for a higher intensity of development for senior's housing on this site based on the following:

- The Housing policies of the Provincial Policy Statement (PPS) require municipalities to provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents including those with special needs. Housing for "older persons" is included in the PPS definition of special needs. The 2018 Regional Housing Study has established a growing demand for housing to meet the needs of seniors.
- The Provincial Growth Plan identifies that changing demographics will result in the need for more age-friendly development to address the unique needs and circumstances of an aging population.
- The Region of Peel Official Plan promotes the intensification of under-utilized lands. The subject lands are appropriate for intensification given their location on a major road well-served by transit.
- The development is consistent with the City of Brampton Senior's Housing Study (January 2019) which identifies a growing need for housing for older persons.
- The proposed development meets the provisions of Section 3.2.8.5 and is consistent with the intent and purpose of the Springdale Secondary Plan, contributes to the City's desired housing mix, and there is a need for the development to meet the population forecasts. Servicing and infrastructure including transportation, transit, water and wastewater are adequate and available to service the proposed higher intensity of development.

3.0 Location:

This Amendment applies to the lands known as 425 Great Lakes Drive, and more particularly described as Block 3, Registered Plan. No. 43M-1341, City of Brampton, Region of Peel.

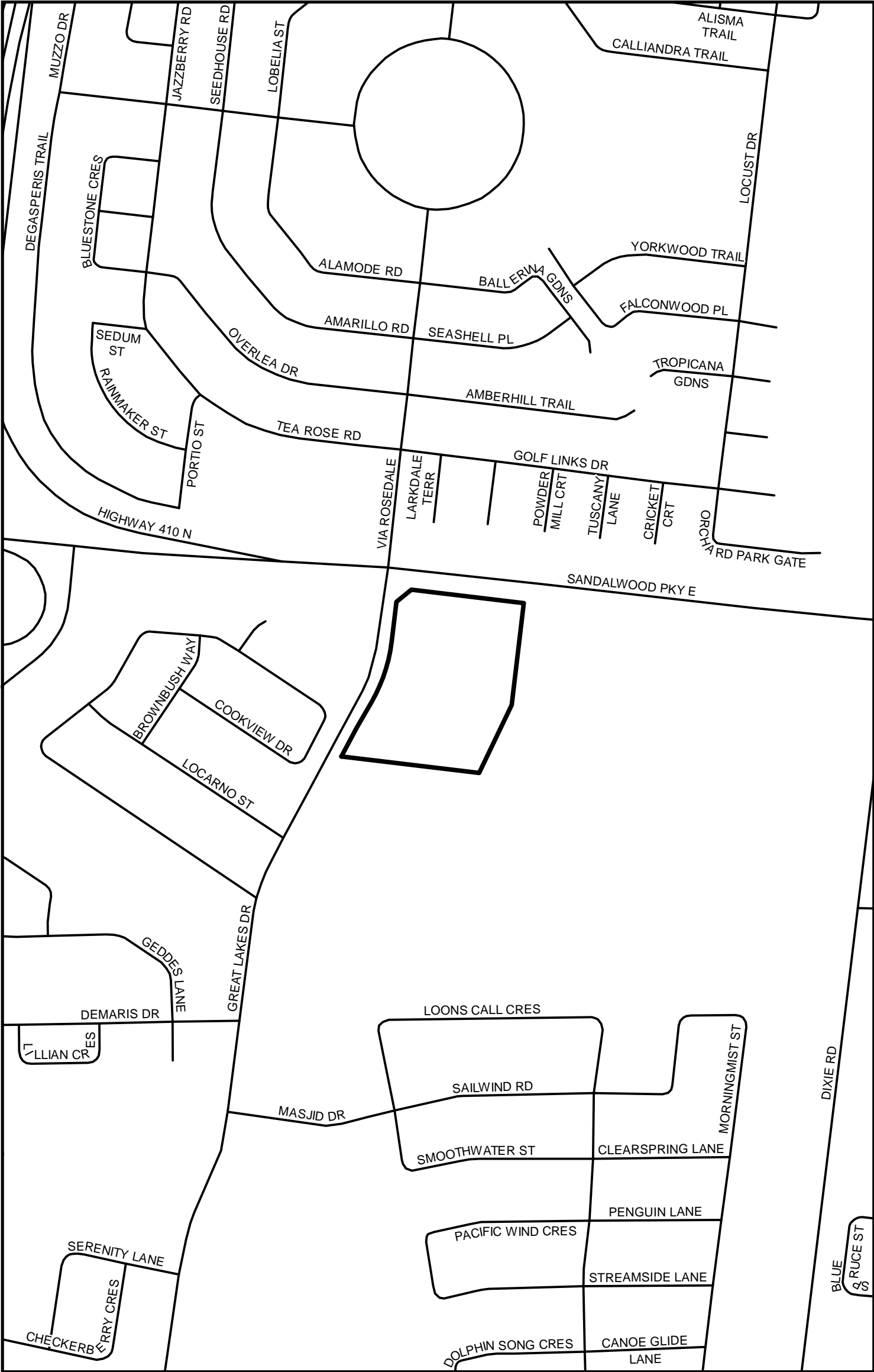
4.0 The Amendment:

The Official Plan for the City of Brampton Planning Area is hereby amended by adding a new Section as follows:

- 3.7.8.7. Notwithstanding Section 3.2.8.4, for the lands known municipally as 425 Great Lakes Drive, and legally described as Block 3, Registered Plan No. 43-M1341, a maximum building height of twelve (12) storeys shall be permitted.

Approved as to Content:

Allan A. Parsons, Director
Planning Building and Economic Development



 SUBJECT LANDS

KEY MAP

BY-LAW _____