

**Date:** 2022-07-07

**File:** OZS-2021-0003

**Title:** **Recommendation Report**  
Application to Amend the Official Plan and Zoning By-law  
(To permit a 30-storey mixed-use building containing 361 residential units with 195 parking spaces and at-grade commercial uses)  
**Sajecki Planning Inc. – Luxor Development Corporation**  
151 Main Street North  
North-West Corner of Church Street West and Main Street North  
Ward: 1

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**Report Number:** Planning, Bld & Ec Dev-2022-303

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-law, **Sajecki Planning Inc. – Luxor Development Corporation**, 151 Main Street North, Ward 1 (File: OZS-2021-0003), to the Planning and Development Committee Meeting of July 25, 2022, be received, and,
2. **THAT** the application to amend the Official Plan and Zoning by-law, submitted by Sajecki Planning Inc. on behalf of Luxor Development Corporation, Ward 1, File: OZS-2021-0003, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report.
3. **THAT** it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.

4. **THAT** the amendment to the Official Plan, including the Downtown Brampton Secondary Plan, generally in accordance with the Official Plan Amendment attached as Appendix 11 of this report, be adopted.
5. **THAT** the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 12 to this report, be adopted.

**Overview:**

- This report recommends that the application to amend the Downtown Brampton Secondary Plan (Area 7) and the Zoning By-law be approved.
- The applicant is proposing to develop the land with a 30-storey mixed use building with 361 residential units and ground floor commercial use.
- The lands are located within an *Anchor Mobility Hub* in the Official Plan.
- A draft of the Peel 2051 Regional Official Plan Review indicates that the site is located within a proposed *Major Transit Station Area (MTSA)*.
- The proposed Downtown Brampton Secondary Plan amendment updates the policy to remove this site from Special Policy Area 2 and re-designate the lands from *Proposed Development Permit System Area: Main Street North Development Permit System Area (DPS)* to *Central Area Mixed Use*.
- The site is currently zoned *Highway Commercial Two – HC2 and Residential Apartment A - R4A* by By-law 270-2004, as amended. Following the enactment of the proposed Zoning By-law amendment, attached as Appendix 12, it will permit the number of units and the general building configuration proposed by the applicant.
- The proposed Official Plan and Zoning By-law amendments represent good planning, are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe, and the general goals and objectives of the Regional Official Plan, and the City of Brampton Official Plan.
- A statutory Public Meeting for this application was held on July 26, 2021. Members of the public attended the Statutory Public Meeting and written submissions were received. Details of the Public Meeting and the written submissions are included in Appendix 9 of this report.
- The proposal is consistent with the *2018-2022 Term of Council Priorities* by supporting the *A City of Opportunities* theme. The proposal is consistent with the direction of revitalizing existing neighbourhoods, and building complete and sustainable communities to accommodate growth for people and jobs.

## **Background:**

This application was received on January 14, 2021, and has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. On March 19, 2021 a formal notice was issued deeming the application complete on March 4, 2021.

## **Current Situation:**

### Proposal:

The applicant is proposing to amend the Zoning By-law and Official Plan to permit a 30-storey mixed use building on a 0.18 hectare site. Details of the proposal are as follows (see Appendices 1 to 2):

- A 30-storey mixed use building;
- A total of 361 residential units comprised of:
  - 101 bachelor units
  - 55 one bedroom units
  - 127 one bedroom plus den units;
  - 45 two bedroom units; and,
  - 33 three-bedroom units;
- 298 square metres of at-grade retail space;
- A total of 195 underground vehicular parking spaces;
- 217 bicycle parking spaces;
- A Floor Space Index (FSI) of 13.46;
- Access for the below grade parking will be from Thomas Street; and,
- A service access from Main Street North.

### Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at the northwest corner of Main Street North and Church Street West;
- The property has an irregular shape with a total lot area of 0.18 hectares (0.45 acres).
- The property has frontage of 34 metres along Main Street North, 62 metres along Church Street West, and 25 metres along Thomas Street.
- Was previously used as a gas station, which has been demolished. The site is currently vacant.

The surrounding land uses are described as follows:

- North: A surface parking lot being used by the adjacent law office, and a high-rise apartment building.
- East: Main Street North, beyond is a place of worship and a one-storey convenience store.
- West: Thomas Street, beyond is an office building.
- South: Church Street East, beyond is a one-storey commercial building, and a high-rise apartment building.

Summary of Recommendations:

This report recommends that Council approve the proposed Official Plan and Zoning By-law amendments generally in accordance with Appendix 11 and Appendix 12, respectively. These documents will be used to implement a future site plan application.

Planning Analysis Summary:

This proposal has regard for matters of provincial interest that are set out in the *Planning Act*. The application to amend the Official Plan and Zoning By-law is consistent with the Provincial Policy Statement, the goals and objectives of the City's Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan. The proposal represents good planning.

The property is located within the *Downtown Brampton Anchor Mobility Hub*, an *Urban Growth Centre* and the *Main Street North Primary Intensification Corridor* as indicated in the City of Brampton Official Plan, which are intended to be areas of intensification. The proposed development will be transit-supportive and offer a pedestrian-friendly design that will be expected to be developed with high quality architectural treatment.

The various studies submitted by the applicant in support of the application have been reviewed by City staff as well as staff from circulated public agencies, demonstrating that the proposed development is appropriate from a technical perspective.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 8 – Detailed Planning Analysis.

Matters of Provincial Interest:

*Planning Act:*

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the *Planning Act*. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services, as well as waste management. It also ensures the orderly development

of safe and healthy communities by providing high density residential development in an area planned for intensification and diverse land uses as noted in the Official Plan. The attached Official Plan and Zoning By-law amendment represents orderly development in a location that is suitable for growth and development due to its proximity to existing and planned transit options, and nearby retail, recreational, community and commercial services.

*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 proposed development optimizes the use of land and takes advantage of the existing infrastructure within the settlement area, while contributing to the mix of uses offered in Brampton. Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

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

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) supports the achievement of complete communities through more compact building forms and opportunities to provide a diverse range of housing options. The proposed residential unit types, sizes and densities provide a diversity of housing options that will cater to a variety of income levels and housing needs. In addition, the location of the site in the Downtown, and the future development of the site with a mix of residential and retail uses is an element that will facilitate a complete community and further diversify housing options. This development proposal conforms to the applicable policies of the Growth Plan.

Municipal Planning Documents:

*Region of Peel Official Plan:*

The Region of Peel Official Plan provides a long-term policy framework that is used to manage Peel’s growth and development. The intent of the Regional Official Plan is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner. The proposal conforms to relevant policies of the Regional Official Plan by directing urban redevelopment to within the urban boundary to help optimize the supply of available land.

The proposed development conforms to the *Urban Growth Centre and Regional Intensification Corridor* designation with respect to including a range and mix of high intensity compact forms and activities while facilitating transit-supportive and pedestrian-oriented urban forms. Further, the development utilizes existing servicing and transit infrastructure, provides a compact built form, offers direct access to transit,

and incorporates a site design that provides a high-quality public realm and supports active transportation.

*City of Brampton Official Plan and the Downtown Brampton Secondary Plan:*

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. Both documents intend the Downtown to be developed as a multi-modal, mixed use area with transit supportive densities and intended as the major location for mixed-use development including residential and a range of office, retail institutional and community service facilities. The policies within these documents aim to promote the intensification and improvement of the Central Area as a major focus of commercial and community activity, and promote an increase in the resident population to create a market for local serving retail, commercial and service uses.

The applicant has applied for an Official Plan amendment to the Downtown Brampton Secondary Plan, and has submitted the background studies to support the approval of this development application. These studies were reviewed by City staff and external agencies, and as a result of this review, it has been determined that the proposed development application is supportable generally based on the attached Official Plan amendment (Appendix 11), and amending zoning by-law (Appendix 12).

Application Evaluation:

A detailed description of the evaluation of this proposal against existing provincial and municipal planning documents and policies can be found in Appendix 8 – Detailed Planning Analysis.

Community Engagement:

The application was circulated to City Departments, external commenting agencies and property owners within 240 metres of the subject property, exceeding the *Planning Act* requirement of 120 metres for such applications. Notice signs were placed on the subject lands to advise members of the public that the development application to amend the Official Plan and Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on July 26, 2021. Two residents made representation before the Planning and Development Committee. A number of written submissions were also submitted with respect to this application. Details of the Statutory Public Meeting and the written submissions from residents are included in Appendix 9 of this report. The correspondence received from the commenting agencies is included as Results of Application Circulation at Appendix 10.

## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is accounted for in the approved operating budget.

### Economic Implications:

The Brampton Downtown is a primary location for intensification, given that it will be supported by the highest level of transit. The increased density will provide additional population to support nearby commercial establishments located within walking distance. This is expected to enhance the vitality and viability of the area and the commercial establishments found in the Downtown.

### Other Implications:

There are no other corporate implications associated with this application.

## **Term of Council Priorities:**

This application to amend the Official Plan and Zoning By-law is consistent with the *A City of Opportunities* theme. The proposal will result in the development of a vacant piece of land and will add to the diversity of housing and commercial options that are offered in Brampton. It will be consistent with the planned function as defined in the Official Plan, provide access to a transit supportive development, and is an example of efficient use of land and resources within built-up areas.

### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will realize the full potential of Brampton's historic Downtown and making it a priority. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.' The proposed development supports Brampton 2040 Vision 2 – Jobs and Living Centres by taking a vacant site and developing it with transit supportive residential and commercial uses by taking advantage of height and density.

## **Conclusion:**

Staff recommends approval of the Official Plan and Zoning By-law amendments (attached as Appendix 11 and 12), as the following has been satisfied:

- The application is consistent with the Provincial Policy Statement, the goals and objectives of the Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan;

- The proposed development provides an opportunity to direct growth to an existing settlement area and contribute to a range of housing and commercial options;
- The proposed development is located within an *Anchor Mobility Hub* and an *Urban Growth Centre*, in close proximity to transit options, amenities, and establishments in Downtown Brampton;
- The development will increase the number of residents in the Downtown, increasing the market share for future and existing commercial establishments in the neighbourhood; and,
- All technical requirements have been addressed through studies submitted in support of the proposal and approved by City staff

As a result of the above, the proposed development represents good planning and is in the public interest.

Authored by:

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**Attachments:**

Appendix 1:	Concept Site Plan
Appendix 1A:	West and East Elevation
Appendix 1B:	South and North Elevation
Appendix 1C:	Perspective – Looking South
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial and Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Planning Analysis
Appendix 9:	Results of Public Meeting, Correspondence Received
Appendix 10:	Results of Circulation
Appendix 11:	Draft Official Plan Amendment
Appendix 12:	Draft Zoning By-law Amendment
Appendix 13:	Sustainability Score Snapshot