

**Date:** 2022-09-07

**Subject:** OZS-2021-0053

**Secondary Title:** Recommendation Report  
Application to Amend the Zoning By-law  
(To permit a 42-storey and 37-storey mixed-use development containing 928 residential units, 146 hotel suites with 661 parking spaces and at-grade commercial uses)  
**Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd.**  
31-33 George Street North and 18-28 Elizabeth Street North  
Ward: 1

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**Report Number:** Planning, Bld & Growth Mgt-2022-878

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report, Application to Amend the Zoning By-law, Malone Given Parsons – Greenwin Corp. & Sweeny Holdings Ltd.** 31-33 George Street North and 18-28 Elizabeth Street North, Ward 1 (File: OZS-2021-0053), to the Planning and Development Committee Meeting of September 26, 2022, be received, and,
2. **THAT** the application to amend the Zoning by-law, submitted by Malone Given Parsons on behalf of Greenwin Corp. & Sweeny Holdings Ltd, Ward 1, File: OZS-2021-0053, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, an conforms to the Growth Plan for the Greater Golden Horseshoe, 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** the revisions to the plan subsequent to the Public Meeting conducted on January 31, 2022 do not represent significant changes and that no further Public

Meeting is required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*,

4. **THAT** the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 11 to this report, be adopted.
5. **THAT** notwithstanding Section 2.3.5 and the Program Area Map (Appendix 13) of the Development Charges Incentive Program Implementation Guidelines, the proposed development be eligible for the Development Charges Incentive Program to support intensification and affordable housing within the Central Area.
6. **THAT** council approves an encroachment of underground parking infrastructure, if required, up to a maximum of 1 metre into the Elizabeth Street North right-of-way and a maximum of 1.1 metres into the Nelson Street right-of-way, subject to the owner of the lands entering into an agreement with the City to address the underground parking infrastructure and issues related to but not limited to maintenance, liability, and indemnity and that Council authorizes the Commissioner of Public Works and Engineering to execute said agreement with content to the satisfaction of the Commissioner of Public Works and Engineering or their designate and in a form to the satisfaction of the City Solicitor or their designate.

**Overview:**

- **This report recommends that the application to amend the Zoning By-law be approved.**
- **The applicant is proposing to develop the land for mixed-use development comprised of a 42 storey tower and a 37 storey tower with podiums ranging from 4 to 9 storeys with 928 rental dwelling units, 146 hotel suites, and approximately 800 square metres of commercial space. Forty (40) of the residential units are intended to be affordable units.**
- **The lands are designated *Central Area* in the Official Plan and *Central Area Mixed Use* in the Downtown Brampton Secondary Plan (Area 7).**
- **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 site is currently zoned *Residential Extended One Zone – R2B (1)* and *Downtown Commercial One Zone – DC1* by By-law 270-2004, as amended. Following the enactment of the proposed Zoning By-law, attached as Appendix 11, it will permit the extent proposed by the applicant.**
- **The proposed Zoning By-law Amendment represents good planning, is consistent with the Provincial Policy Statement and is 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 January 31, 2022. Details of the Public Meeting, written submissions and staff response 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 November 8, 2021, and has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. On December 21, 2021 a formal notice was issued deeming the application complete on November 15, 2021. The Statutory Public Meeting for this application was on January 31, 2022.

Since the Public Meeting, the proposal has been revised to include an increased height for one of the two towers contemplated for the site. A 37-storey tower is now proposed instead of the original 34-storey tower. While the revised proposal increases the height of one of the proposed buildings from 34 to 37 storeys, staff are satisfied that additional notice is not needed considering that the new height is still less than 42 storeys and as such no further public meeting is warranted. The revised proposal also includes reduction in the height of the base building to allow for a better scale and massing to the existing heritage building on the site which is to be preserved and restored.

### **Current Situation:**

#### Proposal:

The applicant is proposing to amend the Zoning By-law to permit a mixed-use building on a 0.60 hectare (1.49 acre) site. Details of the proposal are as follows (see Appendices 1 to 1D):

- 2 towers – 42 and 37 storeys in height with a total Gross Floor Area (GFA) of 66,369.02 square metres;
- A total of 928 residential units comprised of:
  - 16 bachelor units;
  - 614 one-bedroom units;
  - 273 two bedroom units;
  - 20 three-bedroom units; and
  - 5 townhouse units.
- 40 of the units are intended to be affordable;

- 146 hotel suites;
- 731.18 square metres of retail space
- A total of 661 residential parking spaces:
  - 436 parking spaces for residents;
  - 225 for visitors; and,
  - All parking is to be located underground;
- Vehicular parking for users of none-residential uses will be accommodated off-site in paid public parking facilities;
- 650 bicycle spaces including 557 long term and 93 short term spaces;
- One vehicular access point from Elizabeth Street North;
- A Floor Space Index (FSI) of approximately 11.1; and;
- Restoration and preservation of the existing heritage resource (Haggertlea Mansion) on site.

#### Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at 31-33 George Street North and 18-28 Elizabeth Street North on the southeast corner of Elizabeth Street North and Nelson Street West;
- Has a total area of 0.6 hectares (1.49 acres);
- The property has frontage of approximately 25.6 metres along George Street North, 101.4 metres along Nelson Street West, and 101.8 metres along Elizabeth Street North;
- Is occupied by the Haggertlea mansion (to be restored and preserved), 4 single detached dwellings with associated accessory structures, and a 2 storey mixed-use building. A number of trees and some vegetation are also located on the site.

The surrounding land uses are described as follows:

- North: Two office buildings owned by the City, and a Metrolinx surface parking lot are currently located to the north. Beyond these uses is Railroad Street and the Downtown Brampton GO Station.
- East: A 27 storey mixed-use building and commercial uses that front onto George Street North. Beyond George Street north is vacant land, which is expected to be occupied by the future Centre for Innovation (CFI);
- West: Elizabeth Street North, beyond are single-detached and semi-detached residential dwellings; and,
- South: Hydroelectric facilities.

#### Summary of Recommendations:

This report recommends that Council approve the proposed Zoning By-law amendments generally in accordance with Appendix 11, 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 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 *Central Area* as indicated in the City of Brampton Official Plan and *Central Area Mixed Use* in the Downtown Brampton Secondary Plan (Area 7), 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 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 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 sections 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 Systems, 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 amendment to the Zoning By-law, 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 amending zoning by-law (Appendix 11).

#### 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. The correspondence received from residents and commenting agencies are included as Appendix 9 – Results of Public Meeting and Correspondence Received, and Appendix 10 – Results of Application Circulation. Notice signs were placed on the subject lands to advise members of the public that the development application to amend the Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on January 31, 2022. Seven members of the public 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.

### **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 into the neighbourhood and viability of the area and the commercial establishments found in the Downtown.

The hotel component of this application will inject economic vitality and complement many downtown initiatives. Tourism will support the local economy by increasing the money spent on nearby stores, restaurants and other attractions. In response, businesses may create more jobs to keep up with tourist demand.

Cultural tourists spend more money and stay longer at a destination when there is a hotel to take advantage of. Tourists attend art events or performances while traveling. Pairing hotel nights with tickets to festivals, performances, and museums makes perfect marketing sense, especially for organizations like the downtown BIA, as they try to promote the downtown.

The total number of direct jobs anticipated to be created from the hotel and commercial space is approximately 170. The employees of the hotel and commercial components will also spend a portion of their income in the downtown core, supporting other restaurants, retail and personal services.

Post-Secondary education partners like Algoma will have a quality place to stay for students, families, and visiting professors etc. Business incubators such as the BHIVE,

Rogers, Cybersecure Catalyst, RVZ and Altitude Accelerator will have places for their clients to stay and network with other likeminded innovators.

Accessory uses to the hotel, such as restaurants and meeting rooms can be the backdrop for networking, conferences, business transactions and commerce. It will provide the business infrastructure that current and future businesses can utilize.

Other Implications:

There are no other corporate implications associated with this application.

**Term of Council Priorities:**

This application to amend the Zoning By-law is consistent with the *A City of Opportunities* theme. The proposal will result in the development of an underutilized property and will add to the diversity of housing and commercial options that are offered in Brampton. The development will assist with unlocking the downtown. 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 Zoning By-law amendment (attached as Appendix 11), 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 the Central Area, in close proximity to transit options, amenities, and establishments in Downtown Brampton;
- The development will increase the number of residents, employees and tourists in the Downtown, increasing the market share for future and existing commercial establishments in the neighbourhood; and,
- 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 Elevation
- Appendix 1B: South Elevation
- Appendix 1C: East Elevation
- Appendix 1D: North Elevation
- Appendix 1E: Massing - North and East
- Appendix 1F: Massing - West and South
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4A: Special Policy Area 3 and Sub Areas
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Heritage Resources
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Results of Public Meeting and Correspondence Received
- Appendix 10: Results of Application Circulation
- Appendix 11: Draft Zoning By-Law Amendment
- Appendix 12: Sustainability Snapshot
- Appendix 13: Development Charges Incentive Program Boundary

