

**Date:** 2023-01-20

**File:** OZS-2021-0018

**Subject:** **Supplementary Recommendation Report**  
Application to Amend the Official Plan and Zoning By-law  
(To permit two multi-storey residential apartments having heights of  
12 and 14 storeys)  
**Gagnon Walker Domes Ltd. – Rotary Club of Brampton  
Community Centre**  
1857 Queen Street West  
South side of Queen Street West, east of Mississauga Road  
Ward 4

**Contact:** David VanderBerg, Manager, Development Services, 905-874-  
2325, [David.VanderBerg@Brampton.ca](mailto:David.VanderBerg@Brampton.ca)

**Report Number:** Planning, Bld & Growth Mgt-2023-117

**Recommendations:**

1. That the report titled **Supplementary Recommendation Report**, Application to Amend the Official Plan and Zoning By-law, **Gagnon Walker Domes Ltd. – Rotary Club of Brampton Community Centre**, 1857 Queen Street West, Ward 4, dated January 20<sup>th</sup>, 2023, to the Planning and Development Committee of February 13<sup>th</sup>, 2023 be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd., on behalf of Rotary Club Of Brampton Glen Community Centre, Ward: 4, File: OZS-2021-0018, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for reasons set out in the Planning Recommendation Report dated June 1<sup>st</sup>, 2022 attached to this report as Appendix 1;
3. That the amendments to the Official Plan generally in accordance with the attached Appendix 2 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Appendix 3 to this report be adopted; and,

5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22(6.1) and 34(17) of the Planning Act, R.S.O. cP. 13.

**Overview:**

- **This application is to permit two multi-storey residential apartments having heights of 12 and 14 storeys. At its June 20<sup>th</sup> 2022 meeting, Planning and Development Committee recommended approval of the application. At the Special Council Meeting on August 5<sup>th</sup>, 2022, Council referred the application back to staff for further public consultation.**
- **Additional consultation took place December 7<sup>th</sup>, 2022, where representatives from the Rotary Club, the applicant's consultant team, City staff and members of the Credit Valley Residents Association attended. At the meeting information in regards to the application was presented, followed by a discussion between the residents and the applicant on the application and the concerns of the residents.**
- **The applicant has taken back the information from the additional consultation meeting and has decided to proceed with their original proposal without changes and as presented at the June 20<sup>th</sup>, 2022 Planning and Development Committee meeting.**
- **Staff's planning position on the development proposal remains the same as outlined in the recommendation report to the June 20, 2022 Planning and Development Committee meeting. Therefore, this report recommends approval of the application to amend the Official Plan and Zoning By-law submitted by Gagnon Walker Domes, on Rotary Club of Brampton (File: OZS-2021-0018).**
- **The proposal is consistent with the "2018-2022 Term of Council Priorities" by supporting "A City of Opportunities" theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

**Background:**

This application proposes to amend the Official Plan and Zoning By-law in order to facilitate the development of two multi-storey residential apartment buildings, having heights of twelve and fourteen storeys.

The subject application was submitted on behalf of Rotary Club of Brampton on June 15<sup>th</sup>, 2021. At its June 20<sup>th</sup> 2022 meeting, Planning and Development Committee

recommended approval of the application. At the Special Council Meeting on August 5th, 2022, Council referred the application back to staff for further public consultation.

### Proposal:

The proposal to amend the Official Plan and Zoning By-law has been filed with the City to develop the approximately 1.87 ha (4.62 ac.) site. The applicant has proposed that the buildings be permitted for either apartment dwelling units or senior residences. If apartment dwellings are developed 250 units are proposed, and if senior residences/residential care homes are developed 332 units are proposed.

The details of the proposal are as follows:

Two residential apartment buildings;

- North Building – 14 storeys
- South Building – 12 storeys
- North building ground floor commercial area – 300m<sup>2</sup> (3229 ft<sup>2</sup>);

Development Characteristics:

- Density: 448.05 units per net hectare (181.30 units per net acre);
- Floor Space Index (FSI), being the ratio between building area and site area: 2.84
- Site Coverage: 26.8%;
- Parking Provided:
  - Surface Parking: 5 spaces
  - Underground Parking: 276 spaces
  - Accessible Parking: 11 spaces
  - Bicycle Parking: 83 spaces
  - Loading Spaces: 2 spaces

Access to the buildings will be from internal private laneways that connects to future development to the east and west.

### **Current Situation:**

The required additional consultation took place on December 7<sup>th</sup>, 2022, where residents attended, along with staff and the applicant and their agents. In discussion with the Credit Valley Residents Association, it was decided that they would send representatives to the meeting with the view that having a smaller number of people in attendance would help towards a better and more constructive conversation.

The meeting began with a presentation and overview of the proposed application and then discussion occurred. Below is a summary of the discussion that occurred at the meeting:

- The proposed tenure of the development and whether or not the proposed development is for young families;

- Concerns with the local school capacities in the area;
- Concerns with the general lack of amenity areas and services (schools/policy/hospital) in the area;
- Concerns with the 3 metre setback from Queen Street being insufficient;
- Traffic impact concerns
- Concerns about the height, including shadowing;
- Impact on the natural heritage area; and,
- The future of transit infrastructure in the area.

Discussion took place around the concerns, including the applicant providing information about the planning policy context and the rationale for how the plans for the site were prepared. The meeting concluded with the applicant stating they would take the residents' comments under advisement.

In a letter dated January 3<sup>rd</sup>, 2023, the applicant advised that they were not looking to change the proposal and would like to proceed with their original proposal. The letter is attached as Appendix 5.

In the Recommendation Report to the June 20, 2022 Planning and Development Committee meeting, Planning Staff conducted a thorough review of the application and concluded that the proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth plan for the Greater Golden Horseshoe as well as the Region and City's Official Plans. That remains Staff's position and Staff recommends that the application be approved. The June 20 Recommendation Report is attached as Appendix 1. The Report also includes responses to the concerns raised by the public, including those noted above.

### **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.

#### Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere

**Term of Council Priorities:**

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal also develops otherwise underutilized lands with a use consistent with the surrounding context. The redevelopment of the lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development.

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’. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres

**Conclusion:**

The proposal provides an opportunity to redevelop an underutilized parcel of land with new housing integrated into the surrounding neighbourhood. The proposal represents an appropriate use of land by providing a compact form of housing that is compatible with the context and supports the City’s vision of directing intensification towards growth areas.

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan and the City’s Official Plan. Staff is satisfied that the application represents good planning and recommends approval of the Official Plan and Zoning By-law Amendment.

This report recommends that Council enact the Official Plan Amendment and Tertiary Plan attached hereto as Appendix 2 and the Zoning By-law Amendment attached hereto as Appendix 3.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

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David VanderBerg, MCIP, RPP  
Manager, Development Services

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Allan Parsons, MCIP, RPP  
Director, Development Services

Approved by:

Approved by:

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Steve Ganesh, MCIP, RPP  
Commissioner  
Planning, Building and Growth  
Management

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Marlon Kallideen  
Chief Administrative Officer

**Attachments:**

- Appendix 1 –Recommendation Report dated June 1, 2022 to the June 20, 2022 Planning and Development Committee
- Appendix 2 –Official Plan Amendment
- Appendix 3 – Zoning By-law Amendment
- Appendix 4 – Council Resolution
- Appendix 5 – Public Engagement Summary Letter dated January 3, 2023 from Applicant
- Appendix 6 – 45 Degree Angular Plane