

**Detailed Planning Analysis**  
**City File Number: OZS-2022-0043**

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, the Highway 410 and Steeles Secondary Plan and other applicable City of Brampton guidelines and priorities.

**Planning Act, R.S.O., 1990:**

The Planning Act is the provincial legislation that sets the rules for land use planning in Ontario. Part 1, Section 2 of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard to. This proposal has regard for the following specific matters of provincial interest:

- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*

The proposed development is to establish office, accessory commercial, and accessory private recreational uses in the built-up area of the City of Brampton, which will utilize existing municipal services, and will contribute to the achievement of a complete communities through intensification of a vacant parcel of land. The location is also accessible to active transportation and transit facilities.

- h) The orderly development of safe and healthy communities;*

From a traffic safety and operations perspective, vehicular access to the site will be implemented through a right-in/right-out access to the site off Biscayne Avenue and First Gulf Boulevard. The site access is deemed sufficient to service the site by the Traffic Impact Study prepared in support of the development. However, a pedestrian connection will be required between the two facilities on First Gulf Boulevard for employees sharing the facility, which will be addressed through the site plan approval process.

- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*

The office building has a private recreational facility (indoor badminton courts of 683 sq. m.) and office amenity space (lunch rooms and outdoor patios) that will be used by staff employed at 150 and 69 First Gulf Boulevard.

- k) The adequate provision of employment opportunities;*

The subject development has regard to matters of provincial interest in proposing an office building that is sustainable, supports appropriate growth and provides for a significant number of employment opportunities. The proposed development will create over 100 jobs on site.

- l) the protection of the financial and economic well-being of the Province and its municipalities;*

In addition, the proposed office generates a significant amount of tax revenues for the City of Brampton. The office use will promote economic activity and stimulate competitiveness.

- p) The appropriate location of growth and development;*

The proposed development is currently vacant land within a built-up industrial area at the City of Brampton. This is one of the last remnant lots in this area and will utilize existing municipal services, and will contribute to the achievement of a complete communities through intensification of a vacant parcel of land which is accessible to active transportation and transit facilities.

- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*

The subject property fronts on Biscayne Crescent, which is designated a “local road” and on First Gulf Boulevard, which is a designated a “minor arterial road” (Schedule B: City Road Hierarchy) in the Official Plan. First Gulf Boulevard has existing sidewalks on both sides of the road, while Biscayne Crescent has a sidewalk on the south. The bus stop on the west side of First Gulf Boulevard and the multiple bus stops on the south side of Biscayne Crescent are located within 400 metres of the subject property.

Towards the north, the bus stops on the intersection of Rutherford Road South (which extends south to become First Gulf Boulevard) and Steeles Avenue East are located within 500 metres of the subject property. Towards the west, the bus stops on Kennedy Road South are located within 700 metres of the subject property.

- r) The promotion of built form that,*
  - (i) is well designed,*
  - (ii) encourages a sense of place; and*
  - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

The proposed development will utilize existing municipal services and will contribute to the achievement of a complete community through intensification of a vacant parcel of land. The proposed development is well designed by providing two vehicular access to the site that will be implemented through a right-in/right-out access to the site off Biscayne Avenue and First Gulf Boulevard. The site will also provide pedestrian and cycling connections to the site from the existing industrial neighborhood. The proposed design of the building addresses elements of the Sustainability Community Development Guidelines which encourages the design of the site and the structure to be more sustainable. The proposed development uses a high quality architectural elements. Hence, the promotion of a positive built form has been achieved.

### **Provincial Policy Statement (PPS), 2020:**

The Provincial Policy Statement sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with the following policies in the Provincial Policy Statement (PPS).

#### **1.1.1 - healthy, livable and safe communities are sustained by:**

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries*

*and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*

- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) Improving accessibility for persons with disabilities and older person by addressing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

The proposed development is consistent with the policies of Section 1.1.1 as it represents a more efficient use of land and contributes to the long-term financial well-being of the city through creation of jobs and infrastructure to support economic activity in the area. The proposed uses are appropriate for the surrounding context which is characterized by industrial uses.

*1.3.1- Planning authorities shall promote economic development and competitiveness by:*

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and*
- e) ensuring the necessary infrastructure is provided to support current and projected needs.*

*1.3.2.1- Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.*

The proposed development is consistent with policies under section 1.3 as the subject lands are located in an employment area and the proposed use does not deter from what is currently existing on site. It is appropriate for the existing infrastructure and public service facilities available in this area, including water and sanitary sewer. The proposal conforms to the employment policies in the Provincial Policy Statement in that it supports economic development in the area. Based on the above, staff is satisfied that the proposed development is consistent with policies in the Provincial Policy Statement.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020:**

The application has been evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that the proposal conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

*2.2.1.2: Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a) the vast majority of growth will be directed to settlement areas that:
  - i. have a delineated built boundary;*
  - ii. have existing or planned municipal water and wastewater systems; and,*
  - iii. can support the achievement of complete communities.**
  
- c) within settlement areas, growth will be focused in:
  - i. delineated built-up areas;*
  - ii. strategic growth areas;*
  - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,*
  - iv. areas with existing or planned public service facilities.**

The subject property is located within a Settlement Area and within a Built-Up Area (Schedule 1 - City Concept of the City of Brampton Official Plan). Existing municipal water and wastewater systems are available for the site and the proposal helps support the achievement of complete communities. Existing transit is also available along First Gulf Boulevard and Steeles Ave.

*2.2.1.4: Applying the policies of this Plan will support the achievement of complete communities that:*

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
  
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*

*2.2.5.1 - Economic development and competitiveness in the GGH will be promoted by:*

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*

- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) planning to better connect areas with high employment densities to transit; and*
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*

*2.2.5.2 - Major office and appropriate major institutional development will be directed to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service.*

*2.2.5.3 - Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.*

*2.2.5.4 - In planning for employment, surface parking will be minimized and the development of active transportation networks and transit-supportive built form will be facilitated.*

*2.2.5.5 - Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.*

The proposed applications will establish office, accessory commercial, and accessory private recreational uses in the built-up area of the City of Brampton, will utilize existing municipal services, and will contribute to the achievement of a complete communities through intensification of a vacant parcel of land which is accessible to active transportation and transit facilities.

The subject property is a vacant parcel of land in a developed industrial/commercial area. The proposal will therefore facilitate efficient use of existing employment lands for office, commercial, and recreational uses which are compatible with the existing uses in the surrounding area.

The proposed development conform to the policies of the Growth Plan.

#### **Region Official Plan, November 2022 (Office Consolidation):**

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the “Urban System” areas (Schedule E-1: Regional Structure) and “Built-up area” (Schedule E-3: Growth Plan Policy Area) of the Regional official Plan. Furthermore, the subject lands are located within the “Employment Area” (Schedule E-4 Employment areas). The subject applications conform to the Region of Peel Official Plan, including the policies set out below.

- 5.6.2 - To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characterizing of existing communities.*

- 5.6.3- *To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.*
- 5.6.4 - *To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.*
- 5.6.8 – *To preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate.*

The proposed development will facilitate intensification of vacant land in a developed area for office uses with accessory retail and recreational uses. Additionally, the proposed applications will establish office and accessory uses in close proximity to Highway 410, as well as current transit along First Gulf Boulevard, Kennedy Road, and Steeles Avenue East. As such, the above noted objective is met.

- 5.8.1 - *To provide sufficient lands in Employment Areas in Peel to support a vibrant and sustainable regional economy, to further the economic development goals of the local municipalities and to contribute to complete communities, in accordance with the policies in the provincial Growth Plan and in accordance with the policies of this Plan including the forecasts set out in Table 3.*
- 5.8.2 - *To protect Employment Areas for a range of employment uses and encourage a more intensive use of land.*
- 5.8.3 - *To provide infrastructure and services that are required for the development of Employment Areas to facilitate economic development and support the achievement of the Region's employment forecasts.*
- 5.8.4 - *To promote sustainable development of Employment Areas, in accordance with the Overarching Themes in Section 1.6 of this Plan.*
- 5.8.5 - *To attract and retain a range of employment types in Peel.*
- 5.8.10 - *To provide for a diverse range of employment opportunities near major infrastructure including Pearson Airport, the Brampton-Caledon Airport, 400 series highways, rail corridors, and current and planned transit.*
- 5.8.11- *To provide sufficient land in Employment Areas in Peel to support a vibrant and sustainable regional economy.*
- 5.8.12 - *To support the development, maintenance, and implementation of a coordinated employment strategy between the local municipalities and Region.*
- 5.8.13 - *To support innovative approaches to accommodating employment uses.*

The proposed office use meet the current and future needs of the local business and community. It will lead to the creation of a significant number of job opportunities, and make an efficient use of a strategically located employment lands, infrastructure and public services. Benefitting from its key location along rapid transit corridor along First Gulf Boulevard and Steeles Ave. E. and Highway 410, the proposed development will be transit supportive, and support sustainable development within the Urban System. The proposal confirms with the Region of Peel Official Plan.

**City of Brampton Official Plan, 2020 (Office Consolidation):**

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as

to how physical development and land use decisions should plan to meet the current and future needs of its residents. As per Schedule 1 – City Concept, the subject site is designated “Employment”. More specifically, the property is designated “Industrial” in the City of Brampton Official Plan, the proposed development conforms to the intent of this plan.

The Official Plan policies that are applicable to this application include, but are not limited to:

#### 4.4 *Employment area:*

- a) *Retain and enhance business, industry and employment opportunities within Brampton;*
- b) *Designate high quality employment areas close to major transportation and transit facilities that support the principles of complete communities by providing convenient access to jobs and that are compatible with adjacent natural areas and land uses;*
- d) *Protect the supply of designated employment areas within the City for purposes including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary services; and*
- e) *Increase the proportion of the City’s non-residential assessment base by facilitating and promoting increases in the current level of business and industrial activity;*

The proposed development will provide office space for approximately 100 employees. In addition, the proposed accessory commercial use (showroom) will also contribute towards available employment opportunities. The subject lands are located in close proximity to two major transit corridors, within a Major Transit Station Area, and in proximity to Highway 410 and Steeles Ave. E. as well as rapid transit service on Main Street S. and Steeles Ave. E. and regular transit service on Kennedy Road and First Gulf Boulevard.

*4.4.2.1 - The Industrial designations identified on Schedule "A" of this Plan shall provide for the development of industrial, manufacturing, distribution, mixed industrial/commercial, commercial self-storage warehouses, data processing and related uses and limited office uses, and may also permit limited service and retail uses, open space, public and institutional use as practical and appropriate subject to the appropriate sub-designations and policies in the relevant Secondary Plan. Within the Industrial designation, areas intended for open storage and truck trailer parking shall be identified in the relevant Secondary Plan. Places of Worship shall be permitted in limited locations subject to Section 4.9.8 of this Plan.*

*4.4.2.5 - It is intended that, through Secondary Planning, the Industrial designation will be further refined into various sub-designations and that specific policies will be set out with respect to office, retail and service uses, and restaurant uses, along with the appropriate requirements and restrictions as follows:*

- (i) Sub-Designations in Secondary Plans that Permit Primarily Industrial Uses:*
  - a. Office Uses: Ancillary office uses, corporate office uses in association with an industrial function, and industrial serving business uses within industrial malls;*
  - b. Retail Uses: Ancillary and limited retail and business serving uses within industrial malls. The retail uses shall be limited to those which are not engaged in the selling of food and which by their function are not accommodated within the retail hierarchy for non-industrial areas as set out in Section 4.3.2 of this Plan;*
  - c. Government and Institutional Uses: Limited government offices and institutional uses other than Places of Worship within industrial malls;*

*d. Restaurant Uses: Restaurant uses may be permitted on lands designated Industrial in Secondary Plans subject to the following criteria:*

The subject property is the last remnant parcel in a developed industrial/ commercial area. The size of the vacant lot is considered too small to accommodate many industrial uses as designated for the subject lands.

In addition, the proposed office building and accessory uses are amongst the permitted uses of the Industrial designation, and are proposed to be designed to respect and complement the existing industrial uses on site. The proposed office building will include uses ancillary to the existing distribution centre owned by the applicant adjacent to the subject lands. The showroom and private recreational use on site will be shared by the employees of the adjacent distribution facility on 69 First Gulf Blvd. The subject lands itself will generate over 100 jobs on site. Thus, the proposed development will not adversely affect the overall viability of the employment area and achievement of intensification and density targets as per the applicable planning policies. It will have a beneficial impact on the surrounding uses as an ancillary office use.

A Design Brief has been submitted in support of the application which seeks to illustrate that the proposed development is sympathetic to the City's urban design objectives. Staff has reviewed the Design Brief and find it to be generally acceptable. Minor revisions to the proposed building elevations and site plan will be discussed through the site plan process (SPA-2023-0021).

### **Highway 410 & Steeles Secondary Plan, October 2019**

The subject lands are designated as 'General Employment 2', in the *Highway 410 and Steeles Secondary Plan (SPA 5)*. The proposal has been evaluated against the Secondary Plan policies to ensure that it conforms to the Plan, (Please refer to Appendix 4). The Secondary Plan policies that are applicable to the application include but are not limited to:

#### General Employment 2

*2.2.1 - In addition to the uses permitted on the General Employment 1 designation, lands designated General Employment 2 on Schedule 5 may also include the following uses:*

- (i) distribution centres;*
- (ii) motor vehicle repair and body shops;*
- (iii) waste processing and transfer station;*
- (iv) public utility installations; and,*
- (v) public uses and works*

#### General Employment 1

*2.1.1 – Uses permitted on lands designated General Employment 1 on Schedule 5 shall include:*

- a) A broad range of industrial uses including but not limited to:*
  - i. Warehousing and storage of goods;*
  - ii. manufacturing*
  - iii. processing*



- iv. *repairing and servicing operations, but excluding motor vehicle body shops; and*
- v. *outdoor storage areas, only as accessory to an industrial use.*

*b) Ancillary uses that serve the principal industrial use.*

*c) A residential unit, only for the use of a caretaker or person employed in the maintenance of land, buildings, or equipment.*

Offices and ancillary uses are not listed as a permitted use in this designation. As such, an amendment to the Secondary Plan will be required to facilitate the proposed development on subject lands.

The subject site is a small lot, and cannot be developed to its full potential for the permitted industrial uses due to the limitations of the site. Furthermore, the proposed development is an accessory use to the industrial facility adjacent to the site (69 First Gulf Boulevard). The office, showroom and accessory private recreational uses are to be used by the employees of the distributional facility across the subject lands. The proposal has no impact on any future development of surrounding lands for industrial uses. The uses are appropriate for the subject property, meet the general intent of the applicable policy framework and the requested amendment is therefore reasonable. As such, an amendment to re-designate the subject property to the '*Prestige Employment*' designation to facilitate the proposed development is supportable. The '*Prestige Employment*' designation includes offices, product showroom, and recreational facilities.

Please refer to Appendix 12 appended to this report for the draft Official Plan Amendment.

#### **City of Brampton Zoning By-law:**

The subject lands are zoned '*Industrial (M2)*' as per Zoning By-Law 270-2004, as amended, (Please refer to Appendix 13). The '*Industrial (M2)*' zone does not permit the office uses. As such, an amendment to the Zoning By-law is required.

The '*Industrial (M2)*' zone permits a variety of industrial, limited non-industrial (building supplies sales, recreational facility or structure, community club, animal hospital, place of worship), and accessory uses on the subject lands. The permitted non-industrial uses include a recreational facility. Further, the accessory uses permitted in '*Industrial (M2)*' zone includes office uses and retail outlets. All of the proposed uses are permitted on the subject property in principle. The Applicant proposes to establish office use as the principal use on the subject property when offices are only permitted as an accessory use, which requires an amendment to the Zoning By-law.

Based on the applicable Zoning By-law, the proposed development is required to provide 117 vehicle parking spaces (105 spaces for office use and 12 spaces for badminton courts). The proposed development will provide a total of 40 vehicle parking spaces resulting in a parking deficiency of 76 spaces. In addition to an amendment to the Zoning By-law, a parking agreement would need to be registered on title for the shared agreements with their adjacent site located at 69 First Gulf Boulevard. This requirement will be addressed through the Site Plan Approval process.

An amendment to the Zoning By-law is required for the proposed office building. The application proposes to rezone the subject lands from 'Industrial (M2)' to 'Industrial (M2) – Special Section 3696.

The proposed By-law includes development standards such as permitted uses, setbacks and parking deficiency to ensure the appropriate built form for the area and compatibility with adjacent land uses.

### **Technical Requirements**

The following technical requirements have been satisfied.

#### **Arborist Report**

The Arborist Report dated October 31, 2022 (revised March 2, 2023) prepared by Strybos Barron King identifies the existing tree inventory on site. The site is vacant and there are no trees located on the subject property; thus, no trees are required for removal. Open Space staff has evaluated the Arborist Report and have found it satisfactory.

#### **Phase I and Phase II Environmental Site Assessment**

A Phase I Environmental Site Assessment dated September 22, 2021 prepared by A & A Environmental Consultants Inc. was completed for the proposed office building. This investigation was conducted in accordance with Canadian Standards CSA Z-768-01 (R2016).

The topography of the subject site is fairly level, with some sloping observed towards the northwest. Surface water drainage on the site is expected to drain via infiltration or flow towards catchment basins located on surrounding roadways. Within the greater subject study area, groundwater is inferred to flow south towards Etobicoke Creek, which meanders through central Brampton. The records obtained from EcoLog ERIS, aerial photographs and other materials searched, along with the site inspection, did not identify any Potential Environmental Concerns on the subject site but did identify several Potential Environmental Concerns within the subject study area that would create Area of Potential Environmental Concern on the subject site.

A Phase II Environmental Site Assessment dated February 3, 2022 prepared by Soil Engineers Ltd. was completed for the proposed office building. Based on their field investigation and the review of analyzed results, no further environmental investigations is recommended at this time.

A letter of commitment has been provided

#### **Geotechnical Report**

Geotechnical Report dated May 25, 2022 (revised January 26, 2023), prepared by Fisher Engineering, has been submitted in support of the proposed Planning Act applications. The purpose of the Geotechnical Report is to determine the subsurface soil and ground water conditions, and provide design recommendations. The report reviewed Life Cycle stage measures and the impact of the proposed development in general. Staff has reviewed and are satisfied with the recommendations.

### Energy Model Report

Energy Model Report dated March 3, 2023 has been prepared by J.L. Richards & Associates in support of the proposed Planning Act applications. This Energy Model Report is to serve as documentation for Section IB-12: Building Energy Efficiency, Greenhouse Gas Reduction, and Resilience of the City of Brampton's Sustainable New Communities Program. Specifically, JLR reviewed the building design with roof and wall insulation, airtightness, air source heat pumps, energy recovery ventilation and high-performance triple glazed windows as factors to create a high performance structure that is sustainable and consistent with the Toronto Green Standard's energy modelling guidelines. Staff has reviewed the report and are satisfied with the findings.

### Life Cycle Assessment

Embodied Carbon Life Cycle Assessment dated February 24, 2023 has been prepared by J.L. Richards & Associates in support of the proposed Planning Act applications. The scope of work included analyzing the building relative to the Sustainability Metrics and Score Thresholds of the City of Brampton's Sustainable New Communities Program. Specifically, JLR performed a building embodied energy Life Cycle Assessment (LCA) to comply with Section IB-5 (Life Cycle Assessment) of the Program. The anticipated construction conditions pertaining to excavation, foundation, basement drainage, earth pressure design, and floor slab were reviewed and Staff is satisfied with the recommendations.

### Planning Justification Report

The Planning Justification Report prepared by J.L. Richards & Associates Ltd. (dated November 4, 2022 and revised March 13, 2023) has been submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan, the Highway 410 and Steeles Secondary Plan (Area 5) are satisfied and the development represents good planning. Planning staff has evaluated this study and have found it satisfactory.

### Transportation Impact Study

A Transportation Impact Study (TIS) prepared by Urbantrans Engineering Solutions Inc. dated November 4, 2022 (revised March 2, 2023) has been submitted to provide an assessment of the traffic related aspects of the proposed development including impacts on the existing road network. The study examines the trip generation, access requirements, and Study Area road network impact of the proposed development at 150 First Gulf Boulevard.

The proposal involves developing the subject lands to provide a five-storey building with 3,821.8 square metre gross floor area (GFA) that will include offices for Pearl Builders, a showroom for Pearl Homes, amenities for staff and management, private indoor badminton courts for employees. Based on the applicable Zoning By-law, the proposed development is required to provide 117 vehicle parking spaces (105 spaces for office use and 12 spaces for badminton courts). The proposed development will provide a total of 40 vehicle parking spaces resulting in a parking deficiency of 77 spaces. The Transportation Impact Study notes that the parking for the badminton courts is redundant in this case as the users of the offices are the same users of the badminton courts. As previously mentioned, the gym, shower and rest room located on the fifth floor is exclusively for the owner's use. The fourth floor of the building also proposes a lunchroom

and executive offices. The lunchroom will be utilized for employees who are already in the building and the remainder of the floor will be used by the four executive staff members.

A total of 40 parking spaces are proposed on site. Additionally, the client owns 69 First Gulf Boulevard located across the street from the subject property and is proposing to accommodate overflow parking from 150 First Gulf Boulevard onto 69 First Gulf Boulevard. The parking justification section of this report has been prepared to support the proposed vehicular parking provision rates.

In order to accommodate the parking deficiency, the applicant is looking to register a parking agreement on title for shared parking arrangements with their adjacent site located at 69 First Gulf Boulevard. This requirement will be addressed through the site plan approval process.

The TIS has been reviewed by Traffic staff and found to be satisfactory.

### Urban Design Brief

An Urban Design Brief, prepared by J. L. Richards & Associates Ltd. (dated November 2, 2022 and revised March 13, 2023), has been provided to address the proposed development of a five-storey office building. The initial Urban Design Brief proposed a four-storey office building.

The proposed development is also subject to the provisions of “The City of Brampton Development Design Guidelines”, Part 6 (2) - Site Planning and Built Form for Commercial, Industrial, Employment, Institutional and Community Areas. Urban Design staff has reviewed the proposed design and site plan for this application and is satisfied with the proposed design and built-form; however, they noted that the garbage collection areas should not face any public street. The garbage collection area is proposed on the frontage of First Gulf Blvd. Urban Design staff has requested that the applicant relocate the garbage collection area away from public streets. This will be addressed through the site plan approval application.

The proposed development is subject to Site Plan Control and requires an agreement with the City of Brampton. The Site Plan Approval process will ensure the implementation of the proposed design direction. Staff will work with the Applicant to demonstrate the consideration of these guidelines at the Site Plan Stage. Detailed architecture and landscape drawings, based on the approved Urban Design Brief shall be submitted as a part of the Site Plan Application.

Staff has reviewed the Urban Design Brief and have found it to be satisfactory.

### Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. In support of the development application, the applicant has submitted the mandatory Sustainability Score and Summary Report. The development application received a sustainability score of 67 points, which achieves the City's Silver threshold, (please refer to Appendix 7 for a snapshot of the Sustainability Score). A letter of commitment has been provided in support of aspirational credits that will be achieved at the site plan stage (SPA-2023-0021).