

APPLICATION TO AMEND THE ZONING BY-LAW

**To facilitate the development of two mixed-use high-rise buildings
on a shared podium in the northern portion of the property at:**

137 Steeles Avenue West

City of Brampton File: OZS-2023-0018

Application by:

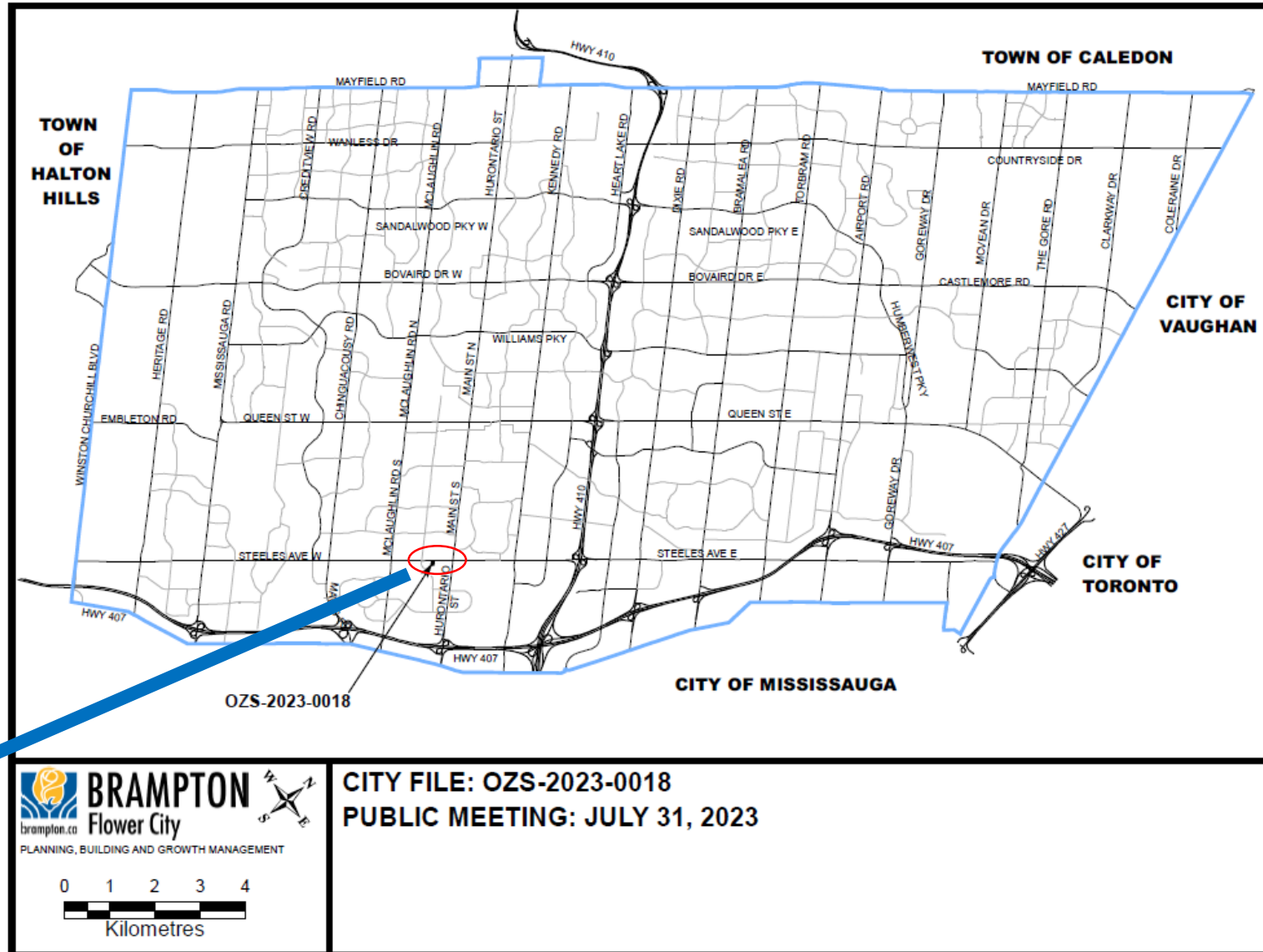
WESTON CONSULTING on behalf of AVALON DEVELOPMENTS INC.

WARD : 4

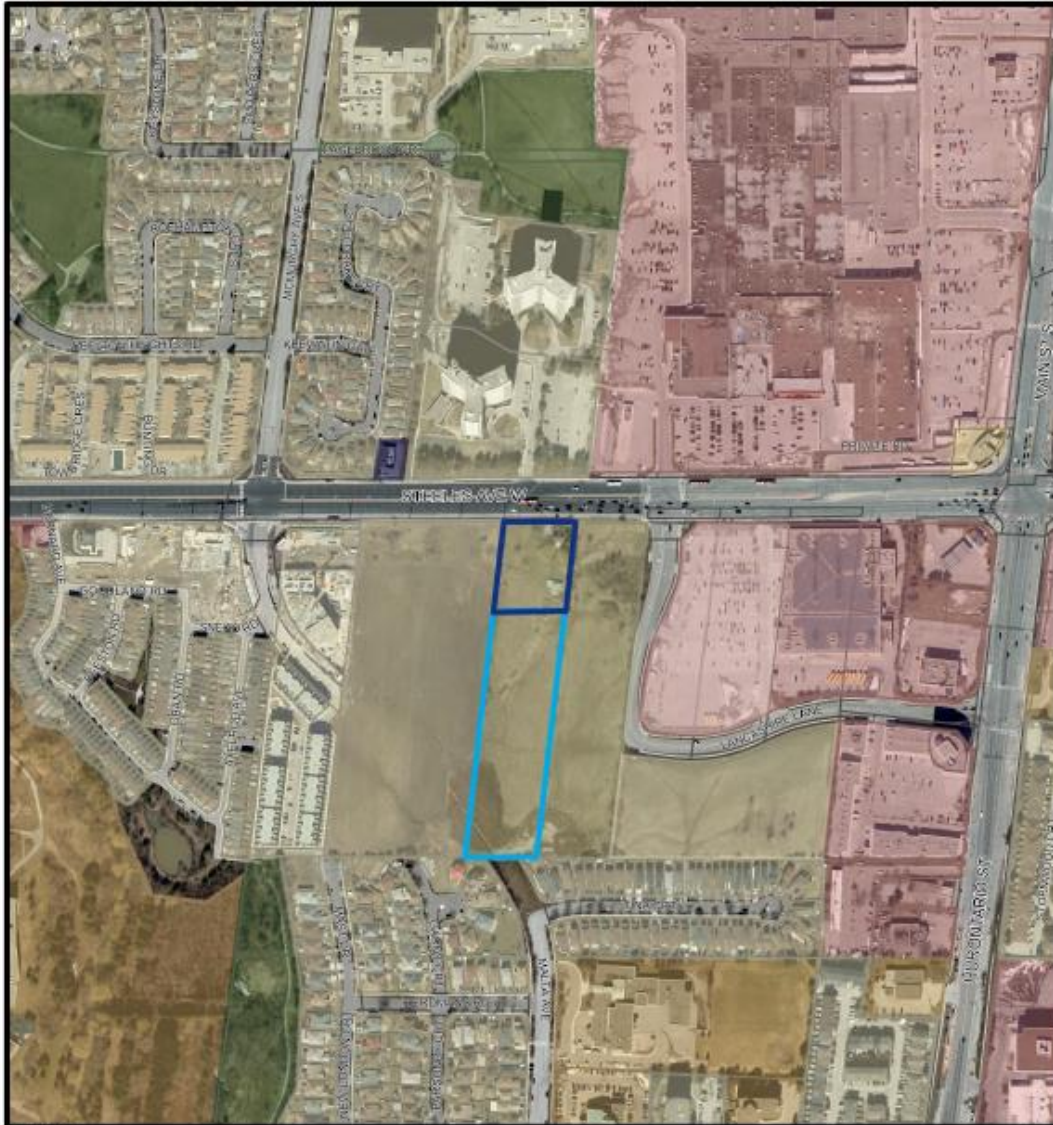
REGIONAL COUNCILLOR: MARTIN MEDEIROS

CITY COUNCILLOR: DENNIS KEENAN

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Steeles Avenue West, beyond which are high-rise apartments and ancillary surface parking lot;

South: Vacant lands within the subject property; beyond which are Malta Avenue and its future extension, and single detached houses;

East: Vacant lands; beyond which are Lancashire Lane, a large format retail store and ancillary surface parking lot; and,

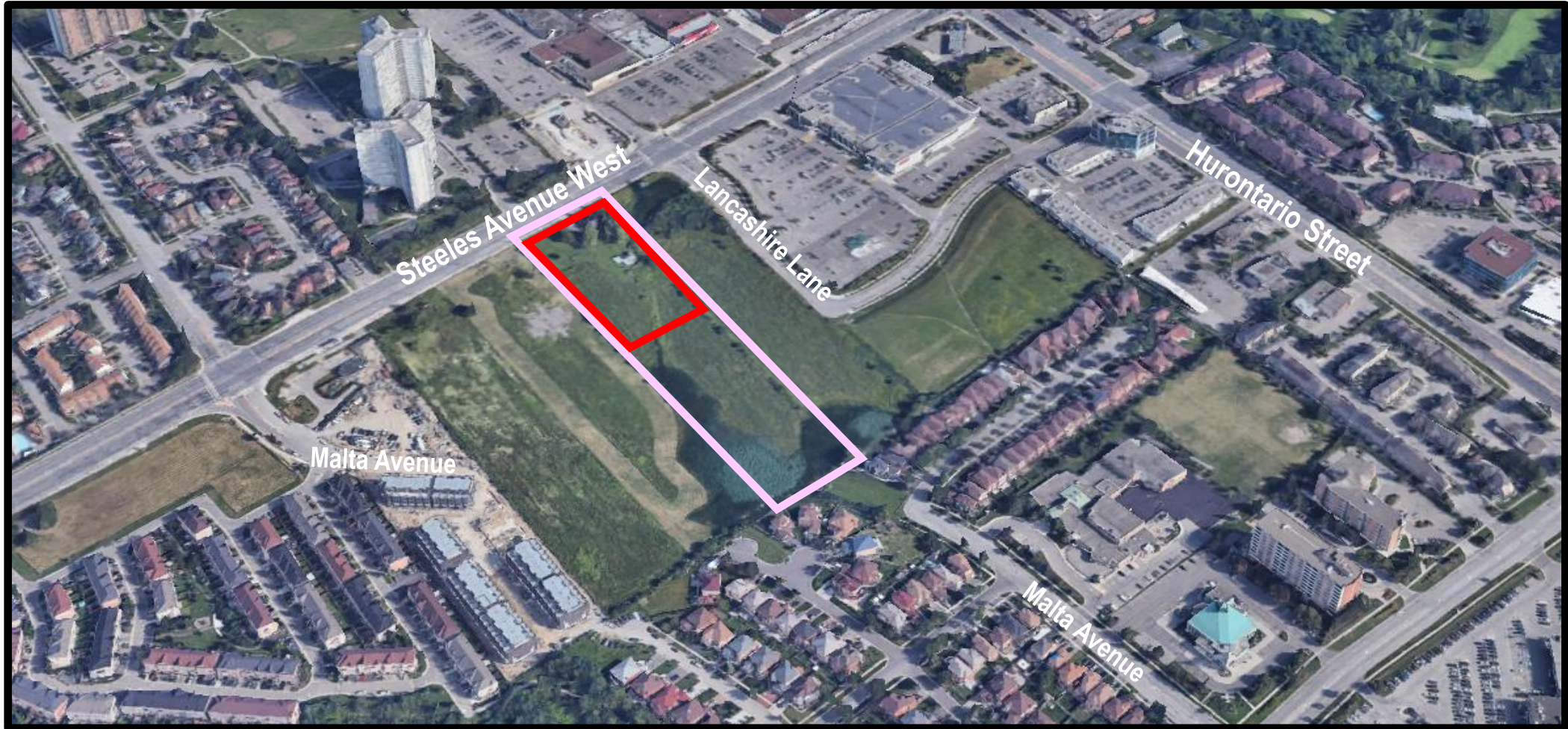
West: Vacant lands; beyond which are construction sites for future high-rise residential buildings.

Legend

| | | |
|--|---|--|
|  SUBJECT LAND |  Industrial |  Residential |
|  Agricultural |  Institutional |  Utility |
|  Commercial |  Open Space |  OTHER LANDS OWNED BY APPLICANT NOT SUBJECT TO THIS APPLICATION |



AREA CONTEXT



Subject Land



Subject Property

SITE PHOTOS



View of the site from the west



View of the site facing south

SITE PHOTOS



View to the west of the site



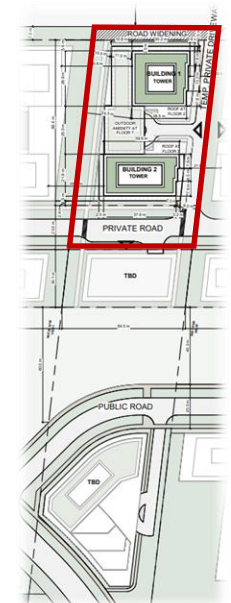
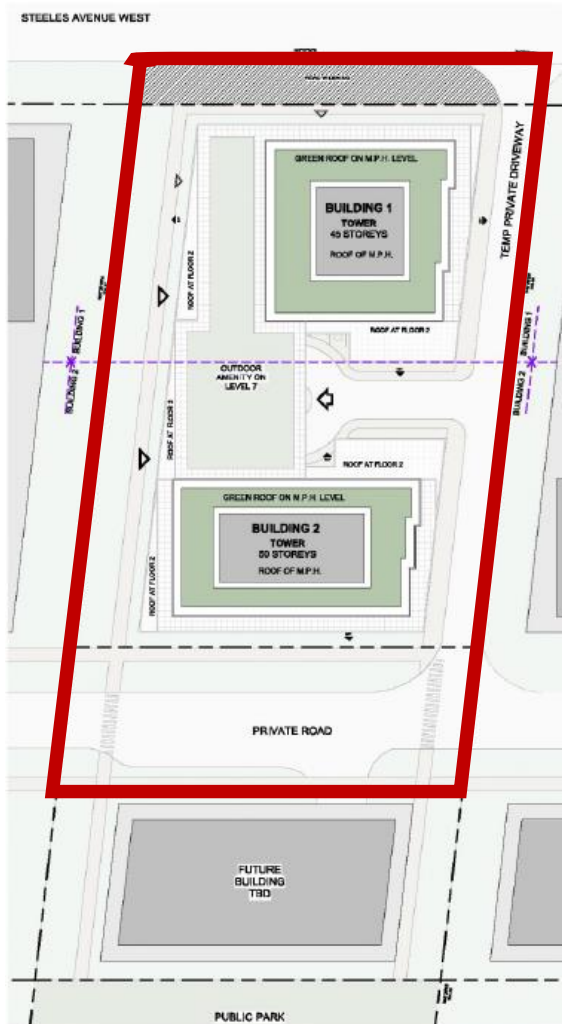
View to the north of the site

DEVELOPMENT PROPOSAL

An Application to Amend the Zoning By-law:

To facilitate the development of two mixed-use high-rise buildings on a shared podium, serviced by ancillary interim access road and portion of a future private road, as Phase One of the overall development on the subject property.

A Tertiary Plan and a separate Draft Plan of Subdivision Application are required to facilitate this Zoning By-law Amendment Application.



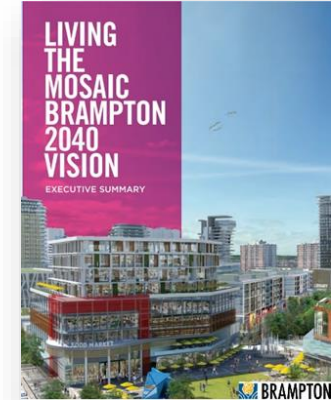
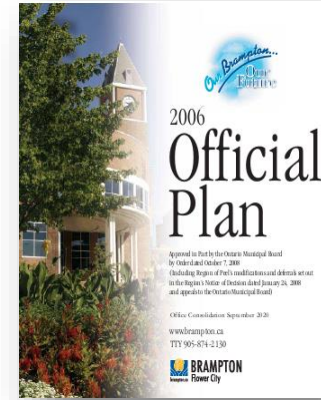
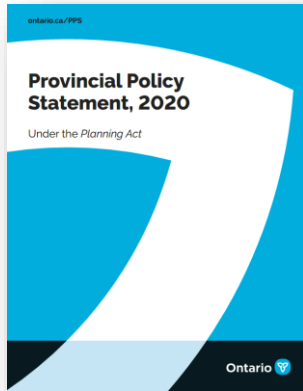
DEVELOPMENT PROPOSAL

The proposal for Phase 1 includes the following:

- 1,147 residential suites and 1,622 m² of ground floor retail space overall, with suites breakdown as:
 - 1-Bedroom: 225 suites (19.6%)
 - 1 Bedroom + Den: 225 suites (19.6%)
 - 2 Bedroom: 619 suites (54%)
 - 2-Bedroom + Den: 15 suites (1.3%)
 - 3-Bedroom: 63 suites (5.5%)
- Tower 1: 45 storeys (apprx. 140.3 m in height excl. mechanical penthouse; 541 residential suites)
- Tower 2: 50 storeys (apprx. 155.1 m in height excl. mechanical penthouse; 606 residential suites)
- Tower 1 & 2 located on a shared podium of 6 storeys in height (approximately 22.1 m)
- Lot Coverage: 50.3%
- Floor Space Index (FSI): 11.98 times the area of the site
- Proposed parking provision:
 - 640 vehicular parking spaces contained in four levels of underground parking garage; and,
 - no bicycle parking spaces.



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

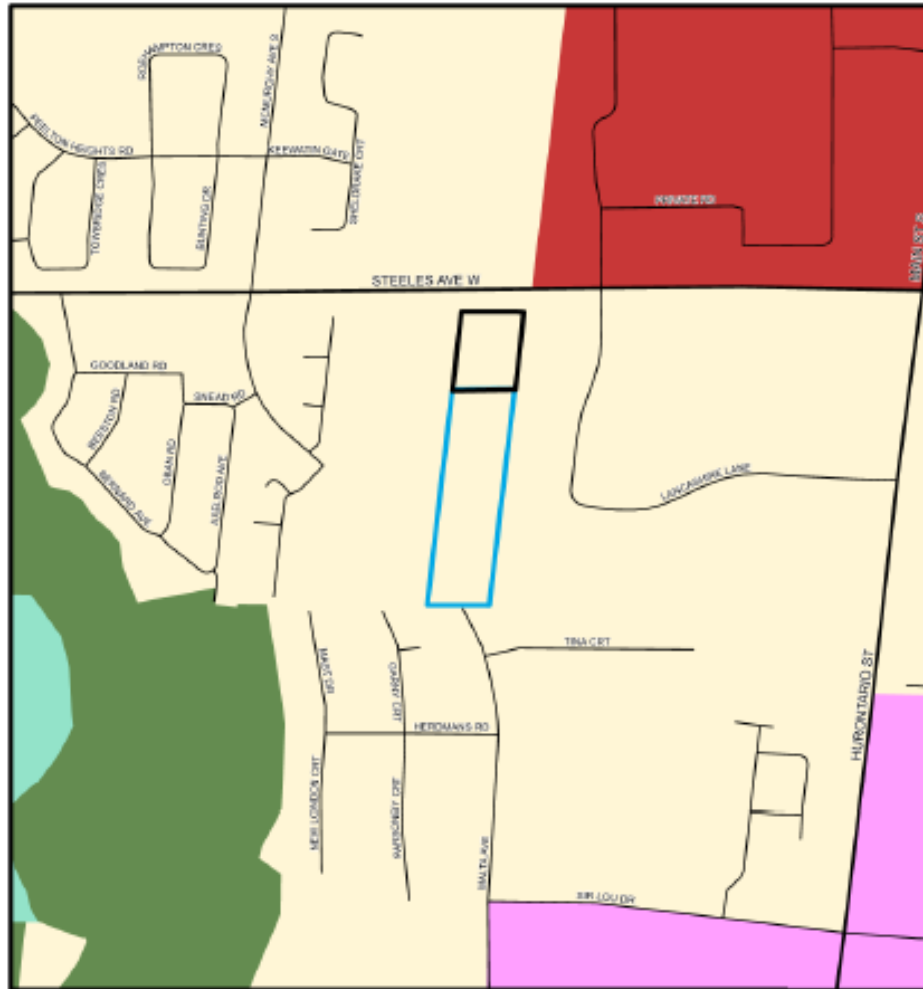
- The Planning Act
- Provincial Policy Statement (2020) *
- Growth Plan for the Greater Golden Horseshoe (2020) *
- Region of Peel Official Plan
- City of Brampton Official Plan
- Hurontario – Main Corridor Secondary Plan

Also following the principles of:

- Brampton 2040 Vision

* Subject to the status of the proposed PPS, 2023

CURRENT PLANNING CONTEXT: BRAMPTON OFFICIAL PLAN

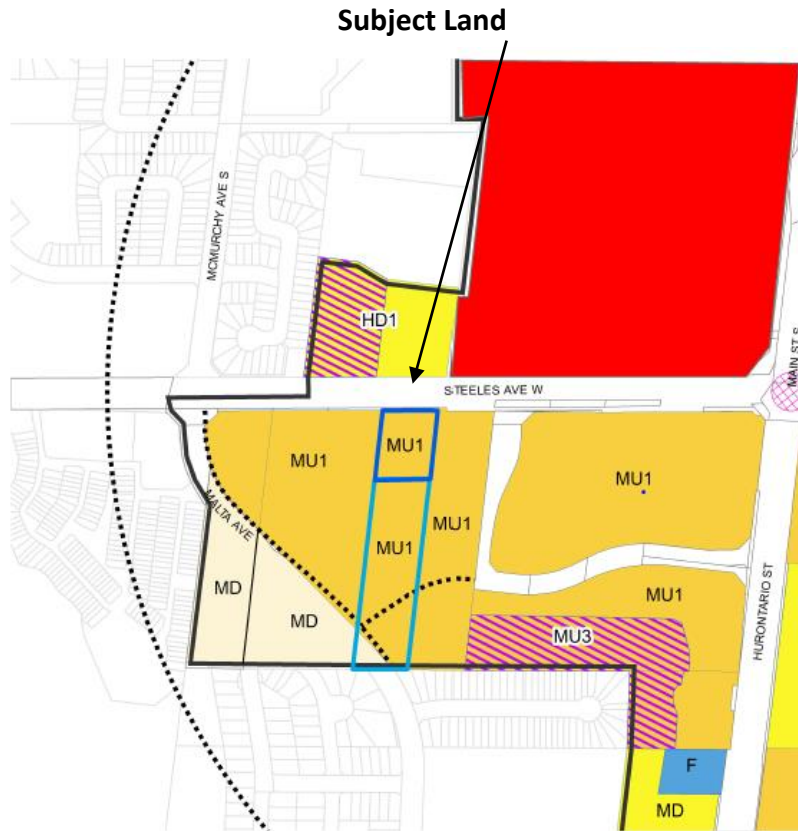


- **OP Land Use Designation:** “Residential”
(Schedule A – General Land Use Designations)
- **OP Primary Major Transit Station Area (PMTSA):**
Gateway Terminal (HLRT-22)
- **OP Mobility Hub:** Gateway
- **Permitted uses:**
A full range of housing types and complementary uses subject to specific Secondary Plan policy & designations.
- An amendment to the Official Plan is **not** required for the proposed development as the subject site is subject to compatible Secondary Plan land use designation and relevant policies.



CURRENT PLANNING CONTEXT: SECONDARY PLAN

Hurontario – Main Corridor Secondary Plan



- **Land Use Designation:** “Mixed-Use One” (MU1)
- Brampton Gateway Character Area
- Other Key Secondary Plan Provisions:
 - Ground Floor Use & Frontage: Commercial or Institutional
 - 95% continuous street wall requirement
 - Building built at street setback line
 - Additional setback at least 2.5m above podium
- An amendment to the Secondary Plan is **not** required to facilitate the proposed additional building height and density.

| | | | |
|--|---------------------|------------------------|---------------------------------|
| RESIDENTIAL | MIXED USE | INSTITUTIONAL | OPEN SPACE |
| MD MEDIUM DENSITY | MU1 MIXED USE ONE | S SENIOR PUBLIC SCHOOL | NP NEIGHBOURHOOD PARK |
| HD1 HIGH DENSITY ONE | MU2 MIXED USE TWO | F FIRE STATION | C CEMETERY |
| HD2 HIGH DENSITY TWO | MU3 MIXED USE THREE | I INSTITUTIONAL | 1-2 SPECIAL POLICY AREAS |
| COMMERCIAL | ROADS | GATEWAYS | LANDS SUBJECT TO THIS AMENDMENT |
| REGIONAL COMMERCIAL | COLLECTOR ROAD | PRIMARY GATEWAY | HEIGHT TRANSITION AREA |
| OTHER LANDS OWNED BY APPLICANT NOT SUBJECT TO THIS AMENDMENT | | SECONDARY GATEWAY | |



CURRENT PLANNING CONTEXT: ZONING BY-LAW



Current Zone: Agricultural (A)

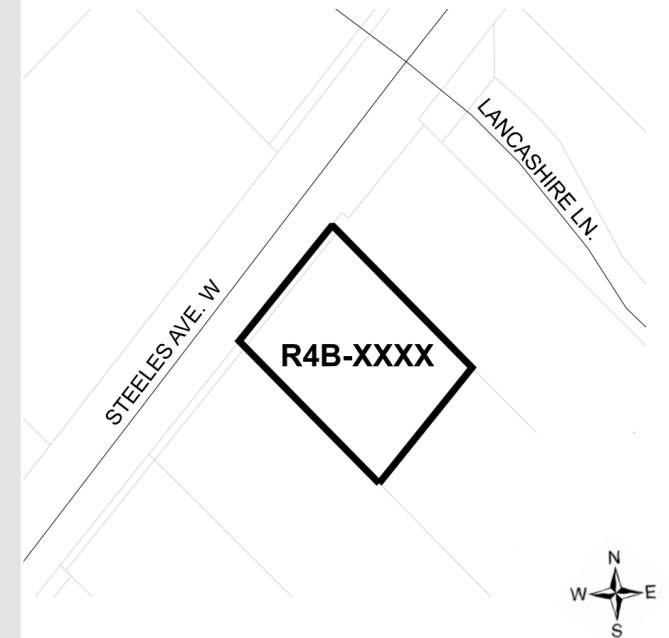
Land Use Permissions:

- Agricultural and accessory purposes
- Selected non-agricultural uses including:
 - A single detached dwelling
 - Supportive Housing Residences
 - Cemetery
 - Animal Hospital
 - Kennel
 - Home Occupation
- An amendment to the Zoning By-law **is required**.



PROPOSED ZONING BY-LAW AMENDMENT

| Proposed Zone | Highlights of Proposed Zoning |
|---|--|
| <p>RESIDENTIAL APARTMENT B, SECTION XXXX ('R4B-xxxx')</p> | <ul style="list-style-type: none"> • Permitted use: multiple residential and apartment dwelling, a wide variety of retail, service and general commercial uses • Minimum Front Yard Depth: 3.0 m up to 7/F, 5.5 m above 7/F • Rear Yard Depth: 4.5 m • Minimum Interior Side Yard Depth: 9.0 m • Minimum Rear Yard Depth: 2.4 m up to 7/F, 4.9 m above 7/F • Maximum Building Height: 50 storeys • Maximum Lot Coverage: 60% • Minimum Landscaped Area: 25% • Maximum FSI: 11.5 • Visitor Parking for Residential Uses: 0.2 spaces per unit • Landscape Strip along Steeles Avenue West: 3.0m (including soft and hard landscaping) |



KEY ISSUES / CONSIDERATIONS

- Appropriate scale and compatibility of the proposed Phase 1 development with the surrounding area and within the broader Gateway Terminal Major Transit Station Area (MTSA), including:
 - Built form (e.g. building height, massing, tower separation distance and floor plate size); and,
 - Intensity of use.
- Potential site access, circulation and servicing issues, including interim solutions.
- Potential adverse impact, including sun/shadow, wind and site access, on the subject site, adjacent public realm (street), and adjacent properties for future development.
- Future development phasing considerations, including future location, size and orientation of a future public park in later development phases.
- A final Tertiary Plan with the required supporting studies, neighbouring landowner consultation, and a Draft Plan of Subdivision application for the subject property in its entirety are required prior Council's decision on the Zoning By-law Amendment application in order to facilitate this proposal.

PLANNING PROCESS: CURRENT STATUS

Notice of Complete Application – June 15th, 2023

Circulation to commenting departments and agencies

Notice of statutory Public Meeting

Public Meeting (We Are Here)

The public meeting is to share information with members of the public on the application, and give them the opportunity to express their perspectives and opinions for consideration in the decision making process.

Collect & Review Public, Technical and Other Comments

Recommendation/Final Report

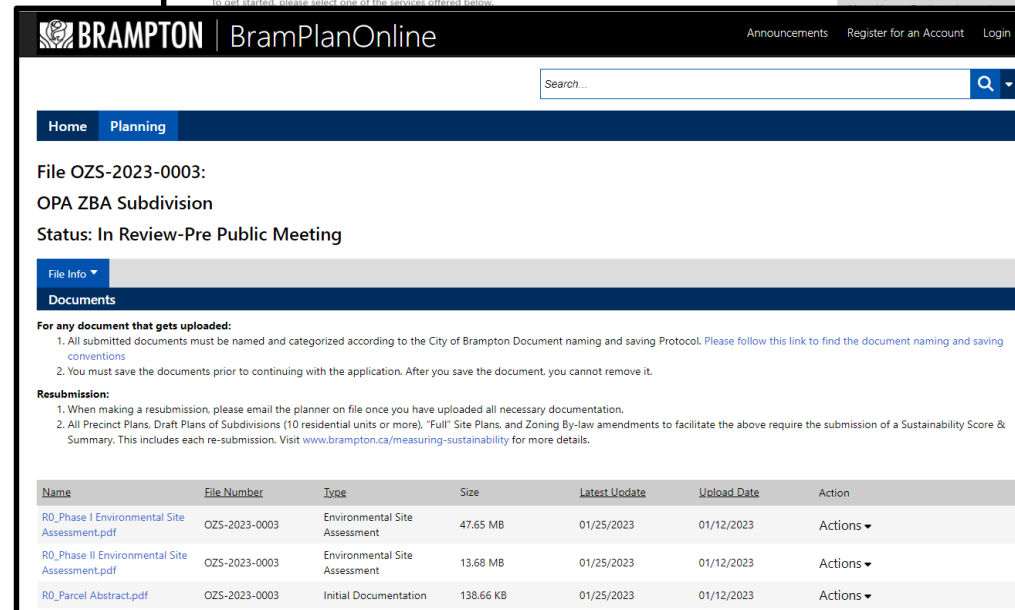
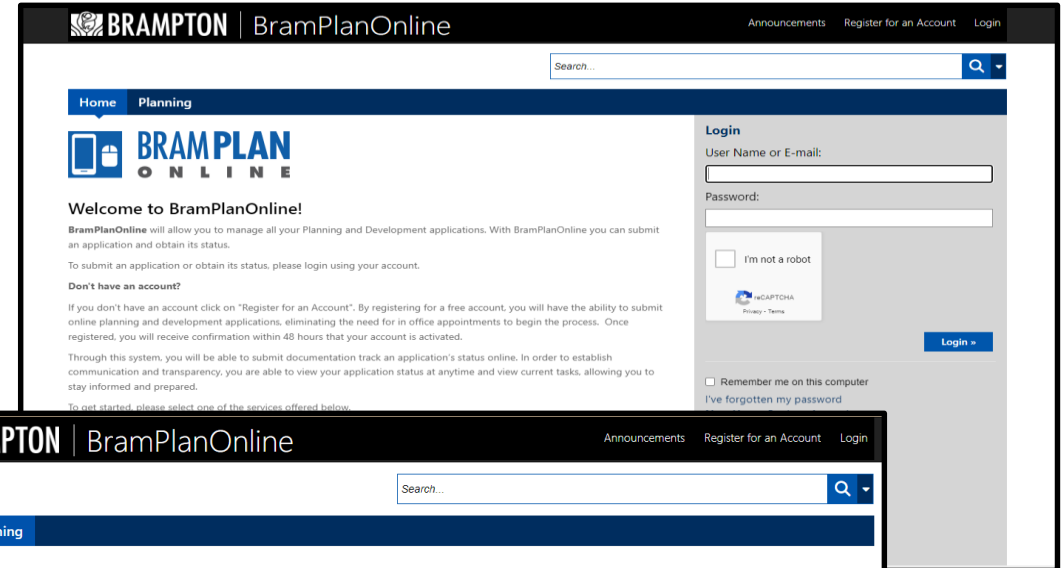
Appeal Period

ACCESSING MORE INFO ABOUT THE PROPOSAL

More info on the proposed development, including full plans and supporting studies submitted by the applicant, are publicly available on the **BramPlan Online** portal:

1. Click [here](#) to access **BramPlan Online**.
2. Click the “Planning” tab, and search for the file number: **OZS-2023-0018**.
3. On the [OZS-2023-0018 file page](#), click the “File Info” tab to select the “Documents” tab.

You can select the individual documents for review / download.



CONTACT INFORMATION

The presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

- **City Planner contact:**

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City of Brampton

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- **Applicant information:**

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Weston Consulting

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Thank you!