

Date: 2023-08-09

File: **OZS-2022-0038**

Subject: **Recommendation Report**

Application to Amend the Official Plan and Zoning By-law

(To facilitate the development of two residential towers (16 and 14 storeys in height) on a shared six-storey podium containing 520 dwelling units and six back-to-back stacked townhouses containing 130 dwelling units.)

KLM Planning Partners Inc. c/o Cal-Markell Development Inc.

1724 and 1730 Queen Street West

North side of Queen Street West and east of Elbern Markell Drive

Ward: 5

Contact: Edwin Li, Development Planner III, Development Services & Design and,

David VanderBerg, Manager, Development Services & Design

Report Number: Planning, Bld & Growth Mgt-2023-701

Recommendations:

1. That the report from Edwin Li, Development Planner III, Development Services to the Planning and Development Committee of August 28th, 2023, re: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-law, **KLM Planning Partners Inc. c/o Cal-Markell Developments Inc.**, 1724 and 1730 Queen Street West, Ward 5, be received;
2. That the Official Plan and Zoning By-law Amendment application submitted by KLM Planning Partners Inc. on behalf of Cal-Markell Developments Inc. be approved, with modifications, 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 the reasons set out in this Recommendation Report;

3. That the amendment to the Official Plan generally in accordance with the attached Attachment 10 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 11 to this report, be adopted;
5. That the implementing by-laws be forwarded to Council for enactment only when the Functional Servicing Report for the Springbrook Tertiary Plan and Environmental Site Assessments have been advanced appropriately to the satisfaction of the Commissioner of Planning, Building and Growth Management; and,
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the *Planning Act*, R.S.O. c.P. 13, as amended.

Overview:

- **This report recommends approval of the applicant's proposed amendments to the Official Plan and the Zoning By-law, with revisions, to accommodate the proposed development. Staff's requested revisions include a smaller (800sq.m.) building floor plate for floors above 10 storeys, and a Holding (H) provision to ensure cost sharing obligations are satisfied with area landowners.**
- **The application proposes the development of two residential towers, 16 and 14 storeys in height, on a shared six-storey podium containing 520 dwelling units and six back-to-back stacked townhouses containing 130 dwelling units. The entirety of the development would be serviced by 715 vehicular parking spaces. Further design refinement and details will be determined at the Site Plan approval stage.**
- **The property is located within the Credit Valley Secondary Plan, with the northern portion of the property designated 'Springbrook Tertiary Plan' and 'Executive Residential' (SP 45(A)) and 'Low Density Residential' (SP 45(B)) and the rest of the property designated 'Executive Residential' (SP 45(A)). An Official Plan Amendment to the Credit Valley Secondary Plan is required to facilitate the proposed land uses.**

- The property is zoned ‘Residential Hamlet One (RHM1)’ in the City of Brampton Zoning By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to facilitate the proposed land use and associated provisions.
- The application achieves an overall Sustainability Score of 47 in the City’s Sustainable New Communities Program, which achieve the Bronze-level threshold.
- A Statutory Public Meeting for the application was held on December 12th, 2022. Nine residents and the consultant for the subject application spoke at the meeting and 19 pieces of correspondence on this item were received. Details of Statutory Public Meeting including concerns raised by the public are included in Attachment 8 of this report.
- It is recommended that the implementing by-laws be forwarded to Council for enactment once the Functional Servicing Report (FSR) for the Springbrook Tertiary Plan and the Environmental Site Assessments have been advanced to the satisfaction of the Commissioner of Planning, Building and Growth Management. The FSR has been advanced sufficiently such that there is a high level of confidence that there are servicing solutions for the site that are independent from and do not prejudice development in the remainder of the Tertiary Plan area, but some finalization of the details is needed.
- The proposed development is located on a future bus rapid transit (BRT) corridor, which is an appropriate location for intensification, and is considered compatible with existing and emerging planning context, including its siting within the 45-degree angular planes from adjacent residential development. The application represents good planning, complies with the *Planning Act*, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.
- 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 the people and jobs.

Background:

This application proposes to amend the Official Plan and Zoning By-law to facilitate the development of 650 residential dwellings contained within two high-rise buildings on a shared podium and six blocks of back-to-back stacked townhouses. The proposed development is located at the northeast corner of the intersection of Queen Street West and Elbern Markell in the Springbrook community area.

KLM Planning Partners Inc. submitted the subject application on behalf of Cal-Markell Developments Inc. on August 12th, 2022. The application has been reviewed for completeness and was found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application dated August 31st, 2022 was provided to the applicant. A statutory Public Meeting for the subject application was held on December 12th, 2022.

In the original submission, the applicant proposed towers of 18 storeys and 14 storeys in height on a shared podium of five storeys. The applicant submitted a revised submission on June 3rd, 2023 to reduce the heights of the towers to 16 and 14 storeys on a six-storey podium.

Emerging Planning Context

The subject lands are located in the Springbrook community area. Council adopted a City-initiated Official Plan Amendment (OPA) to the Credit Valley Secondary Plan to introduce the Springbrook Tertiary Plan and update land use policies for the Springbrook community area in October 2020. As part of Council's consideration of the Tertiary Plan, staff was directed to initiate a separate planning process to increase the densities for the lands fronting Queen Street West, which includes part of the subject property (Council Resolution No. PDC-123-2020).

Staff presented the modified Tertiary Plan for the lands along Queen Street West at a public meeting on June 26th, 2022 and then a recommendation report on it at the Planning and Development Committee meeting of April 24th, 2023. The revised Tertiary Plan (not yet approved by Council) proposed the following land use designations and associated policies with respect to the subject site:

- 'Low Density Residential' for the northern portion of the site – the designation permits primarily single-detached dwellings and high-end semi-detached dwellings and townhouses with selected complimentary uses;
- 'Low-Medium Density Residential' for the middle portion of the site – the designation permits a range of detached, semi-detached and townhouse units with a maximum density of 50 units per net residential hectare;
- 'Medium Density Residential (Mid-Rise)' at the southeast corner of the site along Queen Street West – the designation permits mid-rise apartment buildings

ranging in height from five to 12 storeys with commercial uses permitted at grade; and,

- 'Mixed Use Medium-High Density Residential' at the southwest corner of the site at the corner of Queen Street West and Elbern Markell – this designation permits mid-rise apartment building with a maximum height of 14 storeys with commercial uses required at grade for buildings taller than 12 storeys.

Council referred the report back to staff (Council Resolution C106-2023) to:

- a. Continue work with the landowners to complete a comprehensive functional servicing report for the Springbrook Tertiary Plan;
- b. Continue to work with the landowners and the Region of Peel on incorporating the findings of the functional servicing report into the approval process associated with ongoing development applications; and,
- c. Report back to Council on the final Springbrook Tertiary Plan for adoption which shall include findings of the functional servicing report and the results of the 45 degree angular plane analysis.

Significant work has been done to advance the Functional Servicing Report since the referral, including weekly meetings with the Tertiary Plan landowners. A separate Recommendation Report is tentatively scheduled to be brought forward to the Planning and Development Committee on the revised Tertiary Plan in the third quarter of 2023 pursuant to Council Resolution C106-2023. In the meantime, staff consider it appropriate to advance this report on the subject application as there is a high level of confidence that there are servicing solutions for stormwater, water and sanitary systems for this site that are independent from and do not prejudice development in the remainder of the Tertiary Plan area. This level of confidence has been established through the work to prepare the Functional Servicing Report and the numerous meetings with the landowners group.

Current Situation:

Development Proposal

KLM Planning Partners Inc. has submitted an Official Plan Amendment and Zoning By-law Amendment application with the City to develop the 2.02-hectare site. The following are the details of their proposal (refer to Attachments 1A and 1B for more details):

- A total of 650 residential dwelling units, of which:
 - 520 units contained within the two high-rise towers that are 16 storeys (approximately 52.5 metres) and 14 storeys (approximately 45.5 metres)

in height, located on a shared podium six storeys (approximately 21.0 metres) in height; and,

- 130 units contained within six blocks of back-to-back stacked townhouses that are three and a half storeys in height;
- It is noted that the grade of the subject site varies somewhat across from east to west and from north to south. The City's Zoning By-law provides standard process to determine the permitted building height based on a building's established grade. The established grades of the proposed high-rise towers and the back-to-back stacked townhouses will be determined at the site plan stage using this standard approach;
- The overall residential density proposed is 357 units per net hectare;
- Approximate yard depths / setbacks are:
 - 4.5 metres to 5.3 metres from Queen Street West;
 - 3.0 metres from Elbern Markell Drive; and,
 - 4.0 metres from the environmental buffer from woodlot to the east;
 - 11.7 metres to 20.6 metres from existing single-detached residential properties to the north;
- The residential high-rise tower floor plate has dimensions of 46.8 metres by 19.0 metres, or 889.2 square metres;
- Amenity spaces (approximate):
 - 2,691 square metres of outdoor amenity spaces, of which 2,300 square meters are shared among all residents in the proposed development and located at grade, and 391 square meters are located above the podium of the high-rise building for the high-rise building's residents; and,
 - 329 square metres of indoor amenity space within the high-rise building for its residents;
- 715 vehicular parking spaces, of which 30 are located at grade and 685 are located within a three-storey underground parking garage.

The residential unit count is an estimate only. Further refinement of the design and details of the proposed development will be determined at the Site Plan approval stage.

Property Description and Surrounding Land Use

The subject lands have the following key characteristics (refer to Attachment 2):

- Municipally known as 1724 and 1730 Queen Street West, and located on northeastern corner of Queen Street West and Elbern Markell Drive;

- Total site area of 2.02 hectares;
- Lot frontage of approximately 100 metres (328 feet) along Queen Street West and approximately 202 metres (622 feet) along Elbern Markell Drive; and,
- Current land use is a plant nursery and greenhouses, which are currently not in operation.

The surrounding land uses are described as follows:

North: Single-detached houses;

South: Queen Street West, beyond which are single-detached houses;

East: A woodland along with a single detached house, beyond which are single-detached houses and a vacant lot. A development application has been submitted for a mid-rise residential building, street townhouses, a parkette, environmental buffer lands and three public streets (City file no: OZS-2020-0029) on the lands beyond the woodland; and,

West: Elbern Markell Drive, beyond which are an existing stormwater management pond, natural heritage system and single detached houses.

Official Plan and Zoning By-law Amendments

The site is located within the Credit Valley Secondary Plan (SP 45). In accordance with these plans the northern portion of the property is designated 'Springbrook Tertiary Plan' and 'Executive Residential' (SP 45(A); refer to Attachment 5A) and 'Low Density Residential' (SP 45(B); refer to Attachment 5B). The rest of the southerly portion of the property is designated 'Executive Residential' (SP 45(A)).

The site-specific Draft Official Plan Amendment (refer to Attachment 10) proposes two new land use designations – 'Medium Density 3 Residential' and 'Mixed Use Commercial / High Density Residential 2', and introduces a new Special Policy Area (Special Policy Area 7) and associated policies to facilitate the additional increased intensity of use on the site.

The site-specific Draft Zoning By-law Amendment (refer to Attachment 11) implements the Draft Official Plan Amendment and prescribes appropriate specific planning permissions and restrictions. The Draft Zoning By-law proposes a Residential Apartment A zone with special section 3719 (R4A-3719) to facilitate the proposed high-rise building, a Residential Apartment B zone with special section 3720 (R3B-3720) to facilitate the proposed back-to-back stacked townhouses and Open Space (OS) for the environmental setback buffer.

It is noted that staff is recommending the Zoning By-law included a maximum tower floor plate size of 800 square metres for each storey above the tenth story to ensure a well-designed built form and massing. It is also recommended that it include a 'Holding (H)' symbol in the zoning by-law amendment, whereby the 'H' would be lifted once the owner satisfies cost sharing requirements associated with the Credit Valley Secondary Plan Area.

At the time of writing of this Report, the comprehensive Functional Servicing Report (FSR) supporting the revised Springbrook Tertiary Plan has yet to be finalized; however, issues relevant to the proposed development have generally been resolved. There is still some additional work needed on the details related to those solutions and, accordingly, it is recommended that the implementing by-laws only be forwarded to Council when the FSR is satisfactorily advanced to the satisfaction of the Commissioner of Planning, Building and Growth Management. The Region of Peel has provided their clearance for the proposed development on the subject site.

In addition, the City's Environmental Engineering staff have deemed a supporting Phase II Environmental Site Assessment (ESA) is necessary. It is also recommended that the applicant be required to submit a Letter of Summary of Findings of the Phase II ESA for staff's review and approval before Council decides on the enacting by-laws of the Official Plan and Zoning By-law Amendments.

It is expected that the aforementioned conditions with the FSR and the Phase II ESA will be met in the near future. Hence, City staff will bring forward the enacting by-laws for the subject Official Plan and Zoning Bylaw Amendments to Council for consideration and decision subsequent to these conditions being met to the satisfaction of the City's Commissioner of Planning, Building and Growth Management.

Summary of Recommendations

This report recommends that Council approves the proposed Official Plan and Zoning By-law Amendments generally in accordance with Attachments 10 and 11 respectively. Staff will only bring forward the enacting by-laws for Council's consideration and decision subsequent to the aforementioned conditions being met.

Planning Analysis and Summary

The proposed development is generally compatible with the emerging planning policy and context. It provides for intensification in an area that is considered to be appropriate for intensification as it is along a major arterial with existing Züm transit service and plans for potential higher order transit in the future. It will help meet the need for additional housing within the City and add towards the City's housing pledge target with the Province. The proposed high-rise building and back-to-back stacked townhouses

also contribute to creating complete communities by improving the housing mix in the area in close proximity to public transit.

The height of the proposed buildings fits within a 45-degree angular plane from the adjacent and nearby low-rise residential properties to the north and south of the subject site. The 45-degree angular plane assists in establishing appropriate transitions in height and scale between taller buildings and adjacent lower rise development. Meeting the 45-degree angular will help ensure the proposed development is compatible with the surrounding area.

For the apartment building, the application proposes a minor increase from the maximum height proposed in the revised Springbrook Tertiary Plan as presented at the public meeting on April 24th, 2023. The grade change between the site of the proposed high-rise towers and the existing single-detached houses immediately north of the subject site, as well as the proposed landscaping and other measures, will help mitigate the impact of the proposed towers.

For more information with respect to the detailed planning analysis for this proposal, please refer to Attachment 7.

Matters of Provincial Interest:

Planning Act

This development proposal has regard for matters of provincial interest that are set out in Section 2 of the *Planning Act*. The proposed development considers protection of ecological systems, including natural areas, features and functions (Section 2(a)) through the provision of an environmental buffer to the woodland to the east. It represents orderly development of safe and healthy communities (Section 2(h)).

An increased in intensity of residential use is appropriate in this location (Section 2(p)) given its adjacency to existing transit service (Züm) and potential future bus rapid transit (BRT) currently under study (Section 2(q)).

The proposed development, which contains back-to-back stacked townhouses and apartment buildings, adds to a mix of building and unit types and provides a range of housing options (Section 2(j)) to current and future residents in the area.

Provincial Policy Statement, 2020

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 PPS also includes a number of policies encouraging intensification within appropriate areas (including Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.1.3.6, 1.4.1, 1.4.3). The development application would facilitate the transformation of an abandoned plant nursery / greenhouse, currently fenced off from the public streets, within a mostly built up area into short high-rise apartments with ground floor units fronting onto public streets and back-to-back stacked townhouses with units having individual ground access. The proposed development will support the achievement of intensification policies of the PPS.

Through the provision of proposed ground-related dwelling units, and dwelling units of various types (e.g. by the number of bedrooms) and in various building types (high-rise apartments and back-to-back stacked townhouses) – which are not common in the Springbrook Tertiary Plan area and the immediate surrounding community, the proposed development adjacent to existing transit service and potential future BRT service will offer an appropriate mix and range of housing opportunities. Hence the application is consistent with the policy statements in Sections 1.1.3.3 and 1.4.

Staff are satisfied that the proposed development is consistent with the applicable sections of the PPS.

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The development will add a mix of dwelling types and sizes, will utilize existing (public transit – bus) and proposed transit (BRT) infrastructure, and offer a compact built form.

The development proposal conforms to the applicable sections of the Growth Plan.

Municipal Planning Documents:

Region of Peel Official Plan

The Regional 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 lands are located within the “Urban System” and “Built up Area” designation in the Region of Peel Official Plan. Further, the subject property is located along an “Other Rapid Transit Corridor”.

The subject application conforms to the related policies with respect to healthy communities, efficiently uses resources, located near accessible transportation, and protects the natural heritage features.

City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The subject lands are identified on “Schedule A1 – Upscale Executive Housing Special Policy Areas”, as ‘Upscale Executive Housing’. As stated in Section 4.2.2.7, the size and configuration of Upscale Executive Housing Policy Areas may be reduced through the Secondary Plan process. The approved Credit Valley Secondary Plan removed the subject lands from the Executive Housing Policy Area.

The subject lands are designated as ‘Residential’ on Schedule A – General Land Use Designation of the Official Plan.

The proposed development conforms to the Official Plan as the location of the development is within a residential area and provides a transit-supportive built form and density along a future BRT route currently under study. The proposal is a residential development within a built-up area that will provide new forms of housing in the Springbrook area (high-rise apartments and back-to-back stacked townhouses) that is connected to active transportation and transit routes. It is also near community amenities such as an existing elementary school and early learning and child care centre and future new public parkette (as part of a nearby proposed development), therefore supporting a complete community.

Furthermore, the proposed development is generally compatible with the surrounding area. As stated in Section 4.11.3.2, compatibility does not mean uniformity or even consistency, but should relate to the context of the site and surrounding neighbourhood. Considerations include the massing, scale and height of the proposed development such that it is compatible with that permitted by the zoning provisions on neighbouring residential properties. The proposed development allows adjacent properties to maintain their general access to privacy and sunlight, and provides for adequate separation and screening with landscaping and fencing in order to maintain privacy and character. Supporting studies such as Urban Design Brief, Sun/Shadow Study and 45-degree angular plane elevation assessment were submitted to ensure appropriate transitions in building height and scale from taller buildings proposed on the subject site to nearby low-rise residential properties. These submitted studies, along with the conceptual landscaping plan, show limited and mitigated adverse impacts such as overlook and shadowing onto nearby existing and established low-rise residential properties and communities.

The proposal is consistent with the Official Plan as it meets the general intent of the Plan regarding the type and location of development, and that the crucial technical matters have been resolved.

Staff are satisfied that the objectives of the Official Plan have been met.

Credit Valley Secondary Plan (SP 45(A)) and SP 45(B))

The subject lands are located within the Credit Valley Secondary Plan (SP 45(A)) and associated Modified Springbrook Tertiary Plan (SP 45 (B)). In accordance with these plans the northern portion of the property is designated 'Springbrook Tertiary Plan' and 'Executive Residential' (SP 45 (A); refer to Attachment5A) and 'Low Density Residential' (SP 45(B); refer to Attachment5B). The rest of the southerly portion of the property is designated 'Executive Residential' (SP 45(A)).

The 'Low Density Residential' uses within the Springbrook Tertiary Plan shall be developed in accordance with the 'Low Density 1 Residential' policies of this plan, which facilitates primarily the development for a variety of large lot and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the 'Executive Residential' area and the conventional areas of the community. 'Low Density 1 Residential' area together with the 'Executive Residential' areas shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan.

With the Queen Street – Highway 7 Bus Rapid Transit Preliminary Design Business Case currently underway, the City has proposed an Official Plan Amendment to the Credit Valley Secondary Plan to incorporate selected lands fronting onto Queen Street West as part of the revised Springbrook Tertiary Plan. The subject lands are within the proposed revised Springbrook Tertiary Plan and higher intensity of use and density are currently being contemplated. (See more in the Springbrook Tertiary Plan section below.)

Staff are satisfied that the proposed amendment to the Secondary Plan is appropriate.

Revised Springbrook Tertiary Plan

In accordance with the City-initiated Official Plan Amendment, the City is proposing an increase to the intensity of use of these lands and a more robust planning framework to guide transit-oriented development with good urban design while ensuring there will be adequate servicing capacity to support such increase in intensity of use. The recommendation report for the City-initiated OPA is tentatively scheduled to be presented to the Planning and Development Committee for consideration and decision for adoption in the third quarter 2023. While the City-initiated OPA are not in effect to-

date, they represent emerging planning policy framework that reflects the emerging planning context with the proposed BRT along Queen Street West.

Overall staff are satisfied that the proposed development is generally consistent with the emerging planning context for the subject lands in accordance with the proposed revised Springbrook Tertiary Plan.

City of Brampton Zoning By-law 270-2004

The subject lands are zoned “Residential Hamlet One (RHM1)” in the City of Brampton Zoning By-law 270-2004, as amended. As such, a Zoning By-law Amendment is required to permit the proposed development.

This report recommends rezoning the subject lands to two new site-specific Residential zones (R4A-3719 and R3B-3720) and Open Space zone (OS) to permit the proposed high-rise building and back-to-back stacked townhouses. The provisions of the recommended site-specific zoning comply with the recommended draft Official Plan Amendment, and ensures proper siting of the proposed building, setbacks, and appropriate transitions of building height and massing to mitigate/reduce adverse impacts onto nearby existing and established low-rise residential properties and communities.

Staff are satisfied with the recommended zoning provisions for the development of the lands.

Community Engagement and Public Meeting

The application was circulated to relevant City Departments and external agencies for comment. Notification of the Statutory Public Meeting was provided to property owners within 240 metres of the subject lands, exceeding the *Planning Act* requirement of 120 metres for such applications, and notice was issued in the Brampton Guardian. Development application notice signs were also placed on the subject lands to advise members of the public that the proposed application was filed with the City. The correspondence received from commenting agencies are included in Attachment 9 of the report.

A Statutory Public Meeting for this application was held on December 12th, 2022, during which Planning Staff presented an overview of the applicant’s initial proposal. Nine residents that spoke and voiced their comments at the Public Meeting and 19 correspondence letters were received. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Attachment 8 of this report.

Concerns Raised	Staff Response
<p>Privacy Impact to nearby established low-density residential neighbourhoods</p>	<p>A 45-Degree Angular Plane Analysis, dated June 15th, 2023, was prepared by 4 Architecture Inc. and submitted for staff review as part of the application's first resubmission. A 45-degree angular plane analysis is often used as a tool to assess overlook, shadowing and privacy, as well as to assist with establishing appropriate transitions in height and scale from taller buildings to existing and nearby established low-rise residential neighbourhoods.</p> <p>The submitted analysis indicates that the height of the proposed 16- and 14-storey residential towers and the back-to-back stacked townhouses fit within the 45-degree angular planes from the adjacent and nearby single-detached houses to the north and south. Furthermore, the application proposes a landscape buffer that contains trees and other vegetation along the northern edge of the subject site, which will further enhance privacy by providing a physical barrier to the field of vision between the proposed development and the houses to the north.</p> <p>Planning and Design staff have evaluated the Angular Plane Analysis and generally found it satisfactory.</p>
<p>Traffic Impact</p>	<p>A Transportation Impact Study (TIS) prepared by Paradigm Transportation Solutions Limited, dated June 2022 and updated in May 2023, assessed the transportation, traffic and parking issues with respect to the proposed development. The study notes that the net traffic impact from the proposed development to surrounding area to be relatively minor, the future expansion of Mississauga Road will help enhance the traffic level of service and capacity, and that parking and site access for the proposed development to be acceptable.</p> <p>Traffic Services staff has reviewed and approved the submitted TIS.</p>
<p>Noise Impact</p>	<p>A Noise Study, dated July 13th, 2022, was prepared by Jade Acoustics Inc. and submitted as part of the original application submission. The Noise Study notes that the incorporation of adequate noise mitigation measures will ensure that the proposed development meets the City's,</p>

	<p>Region's and the Ontario Ministry of Environment's noise guidelines for indoor and outdoor spaces.</p> <p>Development Engineering staff has reviewed the Noise Impact Study and considers the study and proposed development acceptable with respect to noise.</p>
<p>Shadowing Impact</p>	<p>A Shadow Study, prepared by 4 Architecture Inc. and dated July 5th, 2022, was submitted as part of the original application submission. The Study suggests relatively minor shadow impact from the proposed high-rise towers and back-to-back stacked townhouses onto nearby properties during the spring and autumn solar equinoxes. To further help mitigate shadow impact from the proposed high-rise towers, Planning and Design staff are also recommending a smaller tower floorplate so that the towers' shadow will move quicker throughout the day. Details of the proposed development design will be further evaluated at Site Plan stage to further mitigate impact.</p>
<p>Environmental Impact</p>	<p>An Environmental Impact Study (EIS), dated July 2022 and revised in May 2023, was prepared by Beacon Environmental Limited to support the proposed development. The EIS concludes that, as the subject lands have previously been developed, occupied, affected by human intervention, the proposed development overall does not reflect a significant negative environmental impact onto the subject lands. The proposed development also includes a 10-meter buffer from the adjacent woodlot to the east with proposed naturalization and associated landscaping, which mitigates risk to the natural heritage features and functions of the aforementioned woodlot. Environmental Planning staff has reviewed the EIS and generally finds the study acceptable.</p>
<p>Proposed Development within an Evolving Nature of the Springbrook Tertiary Plan, including proposed additional height and density</p>	<p>Metrolinx, in partnership with the City, is advancing a planning study for future bus rapid transit (BRT) along the Queen Street – Highway 7 corridor. It is the vision and goal of the Province and the City to site and orient transit-supportive density along existing and planned higher-order transit services, including BRT. In addition, the Province has assigned a municipal housing target of 113,000 new residential units by 2031. It is anticipated that transit-</p>

	<p>oriented development along Queen Street will complement the future enhanced transit service through place-making, complete streets and complete communities.</p> <p>Policy staff presented a recommendation report for a City-initiated Official Plan Amendment to the Credit Valley Secondary Plan at the Planning and Development Committee meeting of April 24th, 2023 to reflect the emerging context. A separate recommendation report is tentatively scheduled to be brought forward to the Planning and Development Committee on the revised Tertiary Plan in the third quarter of 2023. The proposal's increase in density will help support potential future transit uses and support the Province's interests and directions in delivering and maintaining transit investments over a long-term horizon.</p> <p>Planning staff is supportive of the proposed increased density for the subject lands as it is located along Queen Street West which is a future BRT corridor.</p>
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Corporate Implications:

Financial Implications:

There are no financial implications associated with these amendments to the Official Plan and Zoning By-law. All financial requirements (e.g. securities, Development Charges, Community Benefit Charges and Cash-in-Lieu of Parkland Requirements) will be addressed as part of the Site Plan application. 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 application 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 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 and future potential transit infrastructure and will provide a transit supportive, pedestrian friendly development.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”.

Conclusion:

The proposal provides an opportunity to redevelop an underutilized parcel of land with new and efficient housing types that are compatible with the surrounding land uses and the emerging planning and policy context. The proposal represents an appropriate use of land by providing a compact form of housing that is compatible with the surrounding neighborhood and supports the City’s vision of directing intensification towards growth areas.

The proposed development complies with the *Planning Act*, 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 Amendments.

This report recommends that Council adopt the Official Plan Amendment generally in accordance to Attachment 10 attached hereto, and the Zoning By-law Amendment generally in accordance to Attachment 11 attached hereto. Staff will bring forward the enacting by-laws for Council’s consideration and decision once the aforementioned conditions regarding the Functional Servicing Report and Phase II Environmental Site Assessment are met.

In summary, the application is appropriate for the orderly development of the lands and represent good planning.

Authored by:

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Chief Administrative Officer

Attachments:

Attachment 1A: Concept Site Plan

Attachment 1B: Concept Landscape Plan

Attachment 2: Location Map

Attachment 3: Aerial & Existing Land Use

Attachment 4: Official Plan Land Use Designations

Attachment 5A: Secondary Plan (SP 45(A)) Land Use Designations

Attachment 5B: Modified Springbrook Tertiary Plan (SP 45(B))

Attachment 5C: Block Plan Designations

Attachment 6: Zoning

Attachment 7: Detailed Planning Analysis

Attachment 8: Results of Public Meeting

Attachment 9: Results of External Application Circulation

Attachment 10: Draft Official Plan Amendment

Attachment 11: Draft Zoning By-law Amendment

Attachment 12: Sustainability Snapshot