



**Report**  
**Staff Report**  
**The Corporation of the City of Brampton**  
**2020-11-16**

**Date:** 2020-10-16

**File:** OZS-2019-0009

**Subject:** **Recommendation Report**

Application to Amend the Zoning By-law  
(To permit the redevelopment of the Shoppers World mall for a mixed-use development)  
SvN Architects + Planners – RioCan Inc.  
499 Main Street South  
North of Steeles Avenue, West of Main Street South  
Ward: 3

**Contact:** David VanderBerg, Manager, Planning & Development Services,  
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**Report Number:** Planning, Building and Economic Development-2020-235

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law, SvN Architects + Planners – RioCan Management Inc., 499 Main Street South, Ward 3 (OZS-2019-0009), dated October 16, 2020 to the Planning and Development Committee meeting of November 16, 2020, be received;
2. **THAT** the Zoning By-law Amendment application submitted by SvN Architects + Planners – RioCan Management Inc. be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report; and,
3. **THAT** the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted.

4. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- This report recommends approval of the Zoning By-law Amendment application to redevelop the Shoppers World Mall for a mixed-use, urban community.
- The property is located at 499 Main Street South at the northwest corner of the intersection of Main Street South and Steeles Avenue West. The property is 21.5 hectares (53.0 acres) in size.
- The application proposes the comprehensive redevelopment of the Shoppers World mall for a transit-oriented community. The concept plan includes approximately 5000 dwelling units and 106,000 square metres (1,142,000 square feet) of retail, office and community uses.
- City, Peel District School Board and Brampton Library staff have worked extensively with the applicant on how to best provide community facilities to support this development and the larger Uptown Brampton area. The proposed solution is to build a community hub that would integrate community facilities in one building and be located within in an expansion of Kaneff Park.
- The property is designated “Regional Retail” and is within a “Gateway Mobility Hub” in the Official Plan. In the Hurontario-Main Corridor Secondary Plan (Area 55), it is designated as “Regional Commercial”.
- The planning vision described in the Secondary Plan for the site is to “redevelop Shoppers World Brampton into a more vibrant, Mixed-Use, transit-oriented destination. Retail uses will be encouraged to remain in the area to help create a major shopping node that will be pedestrian and transit focused. However, new, higher density building forms will be encouraged to develop in order to support the above-noted vision.” The application conforms to the policies of the Official Plan and Secondary Plan.
- The subject lands are zoned ‘Commercial 3 – Section 3424,’ which permits commercial uses. An amendment to the Zoning By-law is required for the proposed development.
- The proposed Zoning By-law amendment represents good planning, is consistent with the Provincial Policy Statement and is in conformity with

**the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.**

- **Staff will report back to Planning and Development Committee at a future time to provide details regarding the Plan of Subdivision application that is also submitted.**
- **A statutory Public Meeting for this application was held on January 13, 2020. Three members of the public spoke at the Public Meeting, and four written submissions were received. Details of the results of the Public Meeting are included in Appendix 10 of this report and the correspondence received is included in Appendix 11.**
- **The proposed development is consistent with the “A City of Opportunities” theme. A redeveloped Shoppers World mall is an anchor of the vision for the new urban core of Uptown Brampton. The application proposes to redevelop it for a mixed-use, urban community that not only aligns with the goals for Uptown Brampton, but will be a critical catalyst in unlocking it. In addition, a Term of Council Priority is to support the community hub concept. The proposal incorporates a community hub designed to meet the objectives for them in the Term of Council Priorities.**

## **Background:**

This application proposes to amend the Zoning By-law and create a Draft Plan of Subdivision to permit the redevelopment of the Shoppers World Mall at 499 Main Street South for an urban, mixed-use community.

The applicant submitted the application on October 2, 2019. City planning staff reviewed the application for completeness and found it to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided to the applicant on December 17, 2019. The Statutory Public Meeting for the application was held at the January 13, 2020 Planning and Development Committee meeting.

This report addresses the Zoning By-law Amendment portion of the application only. A separate report will be forwarded on the subdivision application in the future.

## **Current Situation:**

### Proposal (Refer to Appendix 1):

In the *Master Plan, Urban Design Guidelines and Planning Rationale* document prepared by the applicant for the development proposal, the vision for the redevelopment of the site is described as follows:

*Shoppers World Brampton is a catalytic redevelopment in Uptown Brampton that will transform the existing shopping centre site into a sustainable community and destination that is vibrant, mixed-use, connected and transit-oriented.*

A concept plan has been included with the application to demonstrate an ultimate build out scenario for the property. It proposes the transformation of the site to a mixed-use, urban community with buildings ranging from 3 to 29 storeys. Appendix 1 and 1a includes the concept plan and illustrations of the key design interventions proposed by the applicant to achieve the identified vision for the site. Appendix 1b includes renderings prepared by the applicant. The applicant's submission notes that the transformation of the site is anticipated to span more than 20 years.

Their Master Plan identifies a series of principles related to land use, sustainability, economic development, urban design, transportation, public spaces, community services, integration with surrounding neighbourhoods and phasing to guide the redevelopment of the site over that time. Appendix 8 includes the full text of the proposed principles.

The details of the proposal are as follows:

- 281,846 square metres (3,033,793 square feet) of residential uses.
- Approximately 5,000 dwelling units, primarily consisting of apartment dwellings but also including townhouse dwellings.
- A mix of rental and condominium housing tenure.
- 106,134 square metres (1,142,417 square feet) of non-residential uses including:
  - 40,275 square metres (480,582 square feet) of retail space.
  - 35,074 square metres (377,537 square feet) of office uses.
  - 30,785 square metres (331,367 square feet) of community uses.
- Maximum building heights of 29 storeys.
- A system of new public spaces and parks, including an extension of Kaneff Park and a number of privately-owned, publicly accessible spaces. The expansion of Kaneff Park is discussed in more detail in the following Community Hub section. Two other key public spaces are a linear park along the proposed extension of Bartley Bull Parkway and the transit plaza. The linear park will connect Kaneff Park to Etobicoke Creek and help link the development to the surrounding community and natural systems. The transit plaza will run from the centre of the site to the Gateway terminal, and will provide a strong connection to it.
- A system of new public and private streets, including a street connecting Mill Street to Lancashire Lane and an extension of Bartley Bull Parkway into the site.
- The owner is working with the City's Environmental Planning staff on a feasibility study to create a district energy system for the development.
- A net Floor Space Index of 2.4.

RioCan has identified that the first buildings to be constructed are planned to be located at the southwest corner of the property, at the site of the former transit terminal. It is proposed to include two towers.

There has been a number of changes to the concept plan since the public meeting:

- Introduction of a larger space reserved for a community hub that includes a public elementary school (discussed in more detail in the following section).
- Straightening of both the extension of Bartley Bull and the adjacent linear park.
- Deeper setbacks along the existing bus terminal to facilitate future expansion and public realm.
- Creating a stronger connection from the Gateway terminal to the interior of the site by straightening the transit plaza.

These changes have also resulted in some changes to the floor areas for the different uses.

In staff's opinion, these changes are considered to be minor and do not require additional public notice.

#### Urban Community Hub:

The vision for Uptown Brampton, of which Shoppers World is a critical anchor, is to create a vibrant urban community. Community infrastructure is a key part of that. Early in the development review process, the need was identified for a potential new community centre and library at the site to serve it and the larger Uptown area. Peel District School Board identified that an elementary school was required.

The City initiated a project led by Urban Design staff on creating urban community hubs that provide integrated social infrastructure within one building to serve as an anchor of a transit-oriented community. Examples of the social infrastructure to be included in the building are schools, community centres and libraries, all of which would be situated in a public park.

The City retained a consultant team to study how urban community hubs could be implemented, and to develop a prototype for Uptown Brampton to be located at the Shoppers World site. Council held a workshop on June 29, 2020 to discuss community hubs, where the prototype for Shoppers World was presented. The City is currently undertaking a business-case analysis to study further how to best deliver community hubs.

City, Peel District School Board and Brampton Library staff have worked extensively with RioCan on where to locate a community hub within the development. It was a collaborative process involving the applicant and a number of different City departments and external agencies. Agreement has been reached on the location and the size of lands needed for the hub. It would be located in an expansion to Kaneff Park on the western part of the site, as shown on the attached concept plan. The community hub

would be a precedent for the delivery of community infrastructure in urbanizing parts of the City.

Part of the rationale for locating it in this part of the site is that it would be in one of the earlier phases of the development. Delivering it early will contribute to the overall success of the community. The current work for the Business Case Analysis will examine implementation models that allow for early delivery. There will be separate future reports to Council on the delivery of the community hub. The details of the arrangements with the applicant for the delivery of the community hub will be addressed through the Draft Plan of Subdivision process.

There is one change that staff would want to see made to the concept plan related to the community hub. The concept plan shows a public road running through the proposed community hub site. Staff views this road as interrupting the cohesiveness of the hub site and the seamless flow between indoor and outdoor programming. While this change does not affect the Zoning By-law Amendment part of the application, staff would be seeking the revision during the subdivision process.

#### Application to Amend the Zoning By-law:

The property is currently zoned “Commercial 3 – Section 3424.” This site-specific zone permits the existing shopping mall.

The Zoning By-law amendment rezones the property to four new zones. Generally, the zones divide the site into thirds with boundaries between each running east-west. All the zones include regulations intended to facilitate the creation of a transit-oriented community. The regulations are based on the Hurontario Corridor Mixed-Use One zone, which was developed in conjunction with the Hurontario – Main Corridor Secondary Plan. All permit a wide range of commercial, residential and institutional uses.

The difference between the zones is primarily related to density. Consistent with the Hurontario-Main Corridor Secondary Plan, the greatest densities are permitted on the most southerly third of the site. The southerly zones includes an overall maximum gross floor area based on a 4.5 Floor Space Index (FSI, being the ratio of building area to site area) maximum density. The Secondary Plan sets a maximum FSI of 4.0 but includes provisions to allow this to be exceeded if community benefits are provided. The proposal includes a number of community benefits, such as new public spaces and providing space for expansion of the transit terminal. Staff considers the proposed density to be appropriate.

The middle zone generally has the same permitted uses and regulations as the southerly zone but with lower density permissions. In it, the maximum gross floor area limit is based on a 3.5 FSI maximum density set in the Secondary Plan. It includes the same 0.5 FSI increase from the Secondary Plan as the other zones.

The northerly zone adds stacked, back-to-back and live-work townhouses to the list of permitted uses. Other townhouse forms could be considered in the future. The zone also includes an angular plane based height regulation from Charolais Boulevard that provides a transition to the existing adjacent low-rise neighbourhood to the north.

Some of the key principles used in drafting the zoning by-law amendment are:

- Including provisions to ensure that key design principles are met but allowing for flexibility so that it does not hinder the development evolving in appropriate ways over time.
- Permitting a wide range of employment uses. The redevelopment of the Uptown area provides a great opportunity to diversify the city's employment base. The proposed concept plan includes approximately 35,000 square metres of office space. The Zoning By-law is written to allow a broad-range of employment uses to provide flexibility for that to increase in the future.

RioCan has indicated that the redevelopment will occur over more than 20 years. They will demolish the mall in phases, with leasing arrangements playing a key role in the sequencing of demolition. The need to operate the mall and redevelop at the same time adds a complicating factor to implementing the development – both from how to deliver the necessary public infrastructure and ensuring a cohesive, functional development that best meets the principles for a transit-oriented community through all stages of development. It should also be noted that there is a level of unavoidable uncertainty around the sequencing of the phasing because much of it is dictated by leasing arrangements, which can change.

The draft Zoning By-law includes a 'Holding' provision that applies to all of the site except for the portion where the first two towers are proposed. The Holding provision is intended to ensure the necessary infrastructure – roads and water and sanitary services - is in place to support a phase of development before that phase can be built.

There is also a Hold related to the portion of the property adjacent to the transit terminal to allow for it to be properly integrated with the development. The area around the transit terminal is currently planned to be one of the later parts of the site to be developed. The Hold is intended to allow for consideration of changes to the terminal to integrate it well with the proposed development taking into account the transit needs at the time.

#### Property Description and Surrounding Land Use:

The subject property has the following characteristics:

- is located at 499 Main Street South.
- has a site area of 21.5 hectares (53.0 acres).
- has a frontage of approximately 204 metres (669 feet) along Steeles Avenue,
- approximately 306 metres (1004 feet) along Main Street South, approximately
- 383 metres (1257 feet) along Charolais Boulevard.
- is currently occupied by the Shoppers World Mall.

The surrounding land uses are described as follows:

North: Charolais Boulevard beyond which is a residential neighbourhood.

- South: Steeles Avenue, beyond which are commercial uses.
- East: Main Street South, beyond which are commercial uses and Kiwanis Memorial Park.
- West: High density residential uses.

Summary of Recommendations:

This report recommends that Council approve the proposal for the redevelopment of the Shoppers World mall and adopt the Zoning By-law Amendment attached to this report as Appendix 13. The proposal and implementing Zoning By-law represent good planning, are consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan.

Planning Analysis Summary:

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The application proposes a major infill development within an area that is identified as a location where intensification is desired, being a Gateway Mobility Hub, a Major Transit Station Area and a Primary Intensification Corridor.

The policy framework is aligned in that the Hurontario-Steeles area should redevelop as sustainable, transit-oriented community. The proposal will help achieve that vision. The proposed development incorporates the elements to achieve a sustainable, transit-oriented community. It is a high-density development. It includes a mix of employment and residential uses. It incorporates community infrastructure within a proposed community hub that will serve not just this development but the existing residents in the surrounding area and future residents within other developments in the area. There is a series of open spaces running through the development that contribute to integrating it with the surrounding community. It is designed with a focus on walking and biking rather than the travelling by automobile. The development scores in the Gold (the highest) category in the City's Sustainability Assessment Tool.

The proposed development is of a scale and located such that it will be critical catalyst for the redevelopment of the surrounding area in alignment with the vision for it set out in the municipal and provincial planning framework.

The proposed Zoning By-law Amendment represents good planning.

Planning Act:

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed development is in an appropriate location (Section 2(h)) for a high-density, mixed-use development as it is located adjacent to the existing Gateway Transit Terminal and the planned Hurontario LRT Gateway Terminal. The development with its mix of uses, built form, network of pedestrian-friendly streets and series of

interconnected open spaces is designed to be sustainable, to support public transit and to be oriented to pedestrians (Section 2(q)). It is well-designed, encourages a sense of plan, and provides for high quality public spaces (Section 2(r)). The mix of proposed uses provide for a wide range of housing opportunities as well as providing employment opportunities, particularly office and retail uses (Section 2(j) and 2(k)).

Provincial Policy Statement:

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 includes a number of policies encouraging intensification within appropriate areas (e.g. Sections 1.1.3.2, 1.1.3.3, 1.1.3.4, and 1.1.3.5). The application proposes the transformation of an existing mall to new high density, mixed-use community. It will help achieve the intensification policies of the PPS.

Sections 1.3 and 1.4 of the PPS provide policies requiring planning authorities to provide an appropriate mix and range of employment uses and housing opportunities. The proposed development will include a range of apartment and townhouse uses of both rental and condominium tenure as well as office and retail uses. The application is consistent with the policy statements in these sections.

Section 1.5 of the PPS includes policies promoting healthy, active communities by planning streets and public spaces to be safe, to facilitate active transportation and to provide for a full range and equitable distribution of publicly accessible settings for natural recreation. The proposed development includes a series of interconnected open spaces, including an expansion of Kaneff Park. That expansion is proposed to include a new community hub, including a new school, that will provide community services to both the new development and existing neighbourhoods. The streets within the development will be built with a focus on being pedestrian and cyclist friendly.

The proposed Zoning By-law Amendment is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019):

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) supports the achievement of complete communities through providing a mix of housing, a mix of uses, and prioritizing intensification. The site is within a Major Transit Station Area and along a Priority Transit Corridor as defined by the Growth Plan. The application proposes to intensify a key, large site within this Major Transit Station Area.

The Growth Plan also includes a policy stating “Public service facilities and public services should be co-located in community hubs and integrated to promote cost-

effectiveness.” The proposed community hub incorporated into the concept plan will be a model for how to implement this policy.

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

Region of Peel Official Plan:

The Region of Peel Official Plan provides a long-term policy framework that is used to manage Peel’s growth and development. The intent of the Regional Official Plan is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner. The proposal conforms to relevant policies of the Regional Official Plan by providing large-scale intensification within a Major Transit Station Area, and through its focus on creating a complete community.

City of Brampton Official Plan:

The subject lands are designated as “Regional Retail” on Schedule A of the Official Plan. They are also located along a Primary Intensification Corridor and within a Gateway Mobility Hub.

Regional Retail sites are intended to be planned as large scale, multi-use, multi-purpose centres or areas offering a diverse range of retail, service, community, public and institutional and recreational uses serving a major portion of the community and/or broader regional market.

Mobility Hubs and Intensification Corridors are intended to be a focus of intensification and higher density development. As described in Section 3.2.5.1 of the Official Plan, Gateway Mobility Hubs are planned to accommodate a concentration of higher density residential and / or commercial, institutional and employment development. They have regional significance due to their connections outside the region. Development within a Gateway Hub shall generally be designed to achieve a floor space index of 3.0 over the entire mobility hub within buildings 3 to 25 storeys in height. Policies for the Primary Intensification Corridor also encourage intensification at the site.

The application conforms to the Official Plan’s policies. The redevelopment of the Shoppers World mall will play a critical role in achieving the intent of the policies for the Gateway Mobility Hub.

Hurontario-Main Corridor Secondary Plan:

The subject lands are designated as Regional Commercial in the Hurontario-Main Corridor Secondary Plan (SPA 55). The planning vision (Section 5.4) for this designation is to “redevelop Shoppers World Brampton into a more vibrant, Mixed-Use, transit-oriented destination. Retail uses will be encouraged to remain in the area to help create a major shopping node that will be pedestrian and transit focused. However, new, higher density building forms will be encouraged to develop in order to support the

above-noted vision.” The Section further states that a “pedestrian-scaled neighbourhood will be encouraged to develop around this Gateway Mobility Hub.”

The application conforms to the Hurontario-Main Corridor Secondary Plan.

#### Next Steps in the Development Review Process:

The application includes a request to amend the Zoning By-law and to approve a Draft Plan of Subdivision. This report addresses only the Zoning By-law portion of the application. The Draft Plan of Subdivision will be addressed in a later report.

Important aspects for implementing the development will be addressed through the Draft Plan of Subdivision and future site plan applications. This section identifies some of the more critical of those elements. In addition, this section also discusses aspects related to creating a successful community of this scale that cannot be well addressed through planning processes, but will require the City and the applicant to work collaboratively together. From the beginning, the approach for working with the applicant on their development proposal has been a strong focus on collaboration. It is intended that this continues to be the approach going forward.

#### *Detailed Design and Programming:*

For the proposed development to achieve the principles intended for it, getting the details of design and programming right is essential. For example, the focus of the design of the streets must be on making walking and cycling a comfortable means of travel and having them be good public spaces, rather than focused on moving cars. This may require changes to the City’s usual standards. The same focus on design and programming will need to apply to the other proposed public spaces, buildings and retail areas.

The *Master Plan, Urban Design Guidelines and Planning Rationale* document provides a series of principles and guidelines for the design of the development. They provide a strong basis for guiding the design of the proposed community. Staff will continue to work through the subdivision and site plan processes to ensure that the design intent is met and the mall is redeveloped into a great community. Staff will also continue to work to ensure that the public spaces are well programmed.

The applicant is also proposing privately-owned public spaces. The implementing mechanisms for these will be addressed through the Draft Plan of Subdivision process.

#### *Employment:*

An important component for the vision for Uptown Brampton in the Brampton 2040 Vision is creating new jobs and strengthening employment use in the area.

The *Master Plan, Urban Design Guidelines and Planning Rationale* provides the following principle related to economic development:

*Planning for the Site will leverage significant economic investment in public transit by exploring opportunities for the creation of a pedestrian and transit-focused mixed-use node.*

*Planning for the Site will further employment opportunities including retail, office, institutional and others. Throughout the development of the Master Plan, RioCan has been working with the City and the Region to establish a framework for attracting economic development to the Site.*

The concept plan includes both office and retail uses. The intent is to continue to work over time to maximize the employment uses in the development. Part of the envisioned strategy will be to create a great urban environment that is attractive to employment uses. Another part will be for the City to continue to work to develop partnerships - with Sheridan College being a strong potential option given its proximity to the site – that can help attract employment uses and assist in finding tenants for the office spaces.

#### *Affordable Housing:*

Given the size of the proposed development and its design as a transit-oriented complete community, the Shoppers World development presents a great opportunity for providing affordable housing.

Regional staff have identified the following targets based on the Peel Housing and Homelessness Plan (PHHP), which are supported by City staff and align with the City's work on affordable housing:

- 10% of units should be affordable to low-income residents (making a household income of less than \$61,600), which may occur through partnerships with non-profits or the Region
- 13% of units should be affordable to moderate-income residents (making a household income of less than \$110,500)
- Minimum 25% rental housing
- Minimum 50% medium and high-density forms (townhouse and apartment forms)
- The development should include a larger percentage of family-sized units

At this time, the City does not have an inclusionary zoning policy that could be used to ensure through zoning the quantity of affordable housing that will be provided. The mechanisms to address affordability will then be primarily through the subdivision process. The target that can be addressed through zoning is that 50% of the housing be medium and high-density forms. The lowest density form of housing permitted in the proposed Zoning By-law are townhouses. Therefore, 100% of the housing in the development will be of medium and high-density forms.

RioCan has provided a letter to address affordable housing matters. In it, they state:

*RioCan is committed to providing affordable housing within the redeveloped Site as part of its community contributions; however, RioCan, together with the Region of Peel and the City of Brampton, will still need to determine and agree on specific metrics for affordable units and the feasibility at each phase of development. As noted, through our corporate initiative to develop and own purpose built rental housing in medium and high density forms, the redevelopment plan for Shoppers World Brampton will contain substantial and affordable opportunities for achievable housing options for families and individuals.*

The letter also notes that it is anticipated that a “significant portion in excess of the suggested 25% will be rental housing, with the precise breakdown between residential rental units and private condominium ownership tenure to be determined as site development and market opportunities permit.” It further notes that “regarding family-sized units, the scale of the redevelopment will provide extensive opportunity for small to large size units, and each of our buildings will be designed to provide a mix of unit sizes including family oriented suites.”

City and Regional staff will continue to work with RioCan through the subdivision process to ensure that the development contributes meaningfully to affordable housing goals and achieving the targets noted above. This will potentially include conditions of draft approval, provisions in the subdivision agreement and separate agreements.

*Sustainability:*

The City of Brampton’s Sustainability Assessment tool is 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. The application has a Sustainability Score of 64 points, which meets the City’s Gold threshold. Through the review of the subdivision and site plan phases, the score will be verified.

The scale of the development and a business model focused on rental tenure provide an excellent opportunity for establishing a district energy system. RioCan has expressed an interest to explore both that and geothermal energy. City Environmental Planning staff are working with the applicant on a feasibility study for creating a district energy system for the development.

*Phasing:*

The development will be built out in phases over a significant time frame. Phasing is complicated because of the size of the development and the existing mall on the site, which is proposed to be demolished in phases. It is necessary that when any phase is built that it is supported by the required infrastructure. It is also important that at any point in time, the development should be cohesive and meet the principles established for the development as closely as possible.

To achieve this, the applicant has submitted a conceptual phasing plan with their application and Holding provisions are included in the amending zoning by-law. However, much of the detailed work to ensure that phasing proceeds in a logical and well-planned manner will be done through the subdivision process, including the submission of a more detailed sequencing and staging plan.

#### **Community Engagement:**

The application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. The correspondence received from residents and commenting agencies are included as Appendix 11 – Correspondence Received, and Appendix 12 – Results of Application Circulation. Notice signs were placed on the subject lands to advise members of the public that the application to amend the Official Plan and Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on January 13, 2020. There were three residents that spoke at the public meeting and four pieces of written correspondence were received. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Appendix 10 of this report.

The applicant also held two non-statutory public engagement events. RioCan held a workshop format meeting with residents from the surrounding community on June 4, 2019. Approximately 100 residents attended the meeting. They used the input from the residents to inform the concept plan that was submitted with their application.

RioCan held a second non-statutory public engagement event on October 15, 2019. It was an open house format held in the Shoppers World mall and presented the concept plan as submitted for the initial submission. Approximately 200 people attended the meeting.

#### **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 this application that have not been noted elsewhere.

## **Term of Council Priorities 2019-2022:**

The proposed development is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs.

A redeveloped Shoppers World mall is an anchor of the vision for the new urban core of Uptown Brampton. The application proposes to redevelop the mall for a mixed-use, urban community that not only aligns with the goals for Uptown Brampton, but will be a critical catalyst in unlocking it. In addition, a Term of Council Priority is to support the community hub concept. The proposal incorporates a community hub designed to meet the objectives for them in the Term of Council Priorities.

### Living the Mosaic – 2040 Vision:

This report directly aligns with the vision that Brampton will be a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living. Uptown Brampton is identified to be established as a new urban core for Brampton. The 2040 Vision states that Uptown Brampton’s strategic location will become “the beating heart of a growing and diversifying economy for the next 50 years and beyond – a major new custom-designed, transit-oriented work/live civic core for business, commerce, leisure, and tourism.” It further notes that the “RioCan-owned Shoppers World site, along with Sheridan College, will become the western anchor. This will be the regional shopping hotspot with a high-tech jobs specialty, hotel and more housing.”

Creating the new urban core of Uptown Brampton is one of the big moves in the 2040 Vision. The application proposes the comprehensive redevelopment of the Shoppers Worlds mall for a transit-oriented community. The redevelopment will be a catalyst to achieving the vision for Uptown Brampton.

### **Conclusion:**

The proposal will be a catalyst for achieving the vision for Uptown Brampton set out in the Brampton 2040 Vision. It will make important contributions to achieving the Term of Council’s Priorities.

The proposed development is consistent with the Provincial Policy Statement (2014), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan the City’s Official Plan.

The applications represent good planning and staff recommends approval of the Zoning Bylaw Amendment.

Co-authored by:

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David VanderBerg    Dan Watchorn  
Manager              Development Planner  
Planning, Building & Economic Development

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning, Building & Economic  
Development

Approved by:

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Richard Forward  
Commissioner  
Planning, Building & Economic Development

Submitted by:

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David Barrick  
Chief Administrative Officer

**Attachments:**

- |              |                                     |
|--------------|-------------------------------------|
| Appendix 1:  | Concept Site Plan                   |
| Appendix 1a: | Key Design Interventions            |
| Appendix 1b: | Renderings                          |
| Appendix 2:  | Location Map                        |
| Appendix 3:  | Official Plan Designations          |
| Appendix 4:  | Secondary Plan Designations         |
| Appendix 5:  | Zoning                              |
| Appendix 6:  | Existing Land Uses                  |
| Appendix 7:  | Heritage Resources                  |
| Appendix 8:  | Proposed Principles for Development |
| Appendix 9:  | Detailed Planning Analysis          |
| Appendix 10: | Results of Public Meeting           |
| Appendix 11: | Correspondence Received             |
| Appendix 12: | Results of Application Circulation  |
| Appendix 13: | Proposed Zoning By-law Amendment    |