

Date: 2023-08-18

Subject: **OZS-2022-0001 (OPA & ZBA) & OZS-2022-0046 (Subdivision)**

Secondary Title: **Recommendation Report**
Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law
(To permit a multi-phased mixed-use development)
Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd.
227 Vodden Street East
Ward 1

Contact: Angelo Ambrico, Manager, Development Services

Report Number: Planning, Bld & Growth Mgt-2023-675

Recommendations:

1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of September 25th, 2023, re: **Recommendation Report**, Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, **Gagnon Walker Domes Ltd. – Centennial Mall Brampton Ltd.**, 227 Vodden Street East, Ward 1, be received;
2. That the application for Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Centennial Mall Brampton Ltd. be approved on the basis 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 the 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 prior to the forwarding the enacting zoning by-law amendment to Council for adoption, the Commissioner of Planning, Building and Growth Management is

satisfied with provisions associated with vehicle parking arrangements for the proposed development; 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:

- **The applicant has made an application to amend the Official Plan and the Zoning By-law to facilitate the phased redevelopment of Centennial Mall for primarily residential development, as well as non-residential uses, including retail uses. A plan of subdivision is also proposed to create development blocks and to facilitate the creation of a public road on a portion of the subject site.**
- **The proposed Official Plan Amendment (OPA) applies to the whole of the site, and will facilitate its redevelopment into a high-density complete community via phases. The whole development that is anticipated for the site is to include 14 buildings ranging in height from 2 to 39-storeys, with 2,724 residential units and 5,446 square metres of non-residential/ retail space.**
- **The proposed Zoning By-law Amendment (ZBA) applies to solely Phase 1 of the proposal (northerly portion of the site). It will accommodate 4 residential buildings ranging from 6 to 33 storeys in height with approximately 1,182 residential units and 1,501 square metres of non-residential uses. The existing mall building will be retained with the Phase 1 development.**
- **Phases 2 and 3 of the intended development will require future Zoning By-law Amendment applications, at which time additional studies and reports will be required.**
- **The proposed Plan of Subdivision proposes the creation of two development blocks and a public road (associated Phase 1), and a future development block (future phases of development).**
- **The property is located at 227 Vodden Street East at the southeast corner of the intersection of Vodden Street East and Kennedy Road North. The property is approximately 5.87 hectares in size.**
- **The Official Plan designates the property 'Residential' and 'District Retail'. The Secondary Plan designates the property 'Neighbourhood Retail'. An amendment to the Official Plan and the Secondary Plan is required to permit this proposal.**

- **The subject lands are zoned Commercial 3 – Section 3065, which permits commercial uses. An amendment to the Zoning By-law is required to facilitate the proposed development.**
- **A Statutory Public Meeting for this application was held on June 6th, 2022. Four (4) members of the public attended the Statutory Public Meeting to speak to the application. Twenty-three (23) members of the public provided correspondence prior to the Public Meeting. Details of the Statutory Public Meeting, including key concerns raised by members of the public, are summarized in Appendix 10 of this report.**
- **The Region of Peel has confirmed that there is currently insufficient sanitary sewer capacity to accommodate Phase 1 of the proposal. City and Regional staff are supportive of the use of a ‘Holding (H)’ symbol with the zoning amendment, whereby as-of-right land use permissions will not apply until appropriate arrangements are made to service Phase 1.**
- **This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.**
- **The proposal is consistent with Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate the growth of the City’s economy that thrives with communities that are strong and connected. The proposal will complement the surrounding residential community.**

Background:

Gagnon Walker Domes Ltd. submitted an application on January 7th, 2022, to amend the Official Plan and Zoning By-law to provide a vision and direction for the redevelopment of Centennial Mall. This application has been reviewed for completeness and found to be complete in accordance with The Planning Act. A formal Notice of Complete Application was provided to the applicant on April 28th, 2022. The Statutory Public Meeting for the application was held at the June 6th, 2022 Planning and Development Committee Meeting. Since the time of the receipt of the application and the public meeting the applicant has submitted two additional submission packages to refine the technical details associated with the proposal.

Subsequent to receipt of the application to amend the Official Plan and Zoning By-law (City File: OZS-2022-0001), the applicant submitted an application for a Draft Plan of Subdivision (City File: OZS-2022-0046) in February 2023 to facilitate the creation of development blocks, and a public street (Street ‘A’), as shown on the Plan of Subdivision (refer to attachment 13).

The site is intended to be constructed in three (3) phases. The proposed Plan of Subdivision and the Official Plan Amendment are anticipated to facilitate all of the phases, whereas the proposed Zoning By-law Amendment will solely facilitate the first phase of the development. Future Zoning By-law Amendment applications will be required for phases 2 and 3.

Current Situation:

Proposal (Refer to Appendix 1):

The application proposes to amend the Official Plan and Zoning By-law to permit a transit oriented, mixed-use development. The entire site is anticipated to ultimately be developed with 2,724 residential units, as well as new retail and commercial uses. A concept plan has been submitted with the application to demonstrate what is proposed for the first phase of the development, and subsequent phases of development.

Phase 1 of the proposed development contemplates the retention of the existing Centennial Mall, and demolition of the two retail buildings located north of the primary mall building. Phases 2 and 3 are intended to develop over a medium to long-term timeframe.

The details of the proposal are as follows:

Phase 1:

- Site Area of 1.98 hectares;
- 4 buildings 6, 18, 26 and 39-storeys in height;
- A total of 1182 residential units consisting of:
 - 7 studio;
 - 791 one-bedroom
 - 309 two-bedroom; and,
 - 75 three-bedrooms;
- 1501 square metres of non-residential floor space;
- 848 parking spaces;
- Retention of primary mall building;
- Demolition of the two satellite retail buildings located north of the primary mall building.

All Phases:

- Site Area: 5.87 hectares;
- 2,724 residential units;
- Total of 14 buildings consisting of:
 - seven high-rise buildings;

- one mid-rise building;
- three 3-storey back-to-back townhouse buildings;
- two 4-storey stacked townhouse buildings;
- 5446 square metres of non-residential floor space, including a 2787 sq. metre grocery store;
- 1976 parking spaces;
- 4 access points along each frontage including:
 - 2 access points along Kennedy Road North;
 - 1 access points along Hansen Road North, and,
 - 1 access points along Vodden Street East;
- Demolition of all buildings currently existing on site, including the primary mall building and two satellite commercial buildings.

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at 227 Vodden Street East, on the southeast corner of Vodden Street East and Kennedy Road North;
- Has a total area of 5.87 hectares;
- Has frontage of approximately 190 metres along Vodden Street East, 285 metres along Kennedy Road North, and 275 metres along Hansen Road North;
- Is occupied by the Centennial Mall made up of a primary mall building, and two smaller satellite buildings. For the first phase of development, the two satellite buildings are proposed to be demolished, while the primary mall building is to be retained. In the future, all existing buildings will be demolished to facilitate the ultimate build-out of the site.

The surrounding land uses are described as follows:

North: Vodden Street East, beyond are commercial and low-rise residential;

East: Hansen Road North, beyond is low-rise residential;

West: Kennedy Road North, beyond are mid and high rise residential, commercial, and institutional uses; and,

South: Low-rise residential.

Refinement of Existing Studies

At the time of writing this Report, City staff have identified that the Functional Servicing Report requires some revision prior to the issuance of draft approval of the Plan of Subdivision, however, it is considered to be substantially complete.

Details of the issues with the Functional Servicing Report are noted below:

Stormwater Management:

The City's Environmental Engineering staff have advised that a final Functional Servicing Report (FSR) for Phase 1 is required to be provided to the satisfaction of the City for stormwater servicing matters. The June 2023 FSR that is received considers the stormwater management requirements of Phase 1 only; however, in the absence of a comprehensive servicing plan, Environmental Engineering staff are not able to assess the feasibility of achieving the stormwater management criteria for Phases 2 and 3 of the proposed development. The FSR is to be considered adequate by Engineering staff prior to the issuance of draft approval and will need to be approved prior to the Registration of Phase 2 and Phase 3 of the plan. This report shall demonstrate that the required stormwater management criteria are achieved for the subsequent phases of the development.

Region of Peel Servicing Constraints & Use of a Holding (H) Symbol to Restrict Land Use Permission Until Servicing is Available:

The Region of Peel has indicated that there is limited capacity in the existing sanitary sewers which is insufficient to support Phase 1 of the development. However, City staff understand that the required sanitary servicing upgrades to accommodate the proposed development via new capital projects under the Water and Wastewater Master Plan will be considered by the Regional Council before the end of 2023 as part of their 2024 capital budget request. Should these budget asks be supported by the Regional Council, there is an opportunity for capacity to be in place by the time the applicant seeks subsequent applications (Site Plan Approval/ Issuance of Building Permit).

Due to the current servicing limitations, City staff have included policies in the Official Plan Amendment to require the preparation of plans and studies coordinating the phasing of development, which includes the following:

- The preparation of plans and studies coordinating the phasing of development with the provision of municipal infrastructure in accordance with the City's and Region's applicable infrastructure master plans;
- Achieve financial sustainability through the provision of municipal infrastructure and services in an efficient and financially prudent manner and by promoting forms of development that are self-supporting;

- Development may proceed based upon individual subdivision or site plan applications, where appropriate, subject to satisfactory studies that consider municipal infrastructure requirements such as stormwater management, water and wastewater, and transportation and site access that address capacity, configuration, and staging in the context of individual sites and the totality of the lands subject to these special site policies to the satisfaction of the City and Region.

In addition to the Official Plan policies, a 'Holding (H)' symbol is recommended for the Zoning By-law Amendment, which will generally require the following to the satisfaction of the City of Brampton and the Region of Peel:

“3728.5 Holding (H):

- a) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the COMMERCIAL THREE – 3065 (C3 – 3065) zone.
- b) The Holding (H) symbol shall not be removed until the following conditions have been fulfilled:
 - I. A satisfactory Master Servicing Plan that includes phasing and staging requirements for water, wastewater, stormwater, and roads is submitted to the satisfaction of the Region of Peel Commissioner of Public Works and the City of Brampton Commissioner of Planning, Building, and Growth Management.”

Brampton City Council has endorsed its Municipal Brampton Housing Pledge to support the construction of 113,000 new homes in the City of Brampton by 2031. The City of Brampton is committed to streamlining development approvals and accelerating planning to meet the province's goal of building 1.5 million new homes by 2031. Major Transit Station Areas are strategic areas anticipated to accommodate residential densities to support the province's housing target, and City staff recognize that the Region of Peel is responsible for the timely provision of water and wastewater infrastructure to facilitate housing projects. The City of Brampton looks forward to advancing this mixed-use residential development with the view that the appropriate servicing arrangements will be made in the near future to accommodate the residential intensification required to satisfy municipal and provincial housing targets.

Summary of Recommendations:

This report recommends that Council approve the proposed amendment to the Official Plan and Zoning By-law generally as attached to this report as Attachment 10 and Attachment 11, and determine that no further notice or public meeting be required for this

subdivision application pursuant to Section 51 (22.2) of the Planning Act, R.S.O c.P. 13, as amended.

The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan. Staff has delegated authority when it comes to Draft Plan of Subdivisions and therefore, once all 'prior to' draft approval comments have been addressed, the Commissioner of Planning Building and Economic Development will have the authority to issue draft approval.

Planning Analysis Summary:

The proposed Official Plan and Zoning By-law Amendment are consistent with the Provincial Policy Statement (2020), and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan. The application proposes an infill development in an area suited for residential intensification due to its location in the Kennedy Major Transit Station Area.

The proposed Draft Plan of Subdivision, and Official Plan and Zoning By-law Amendment with the changes recommended by Staff represent good planning.

Matters of Provincial Interest

Planning Act:

The proposed development promotes the orderly development of safe and healthy communities due to the location of the subject property in the Kennedy Major Transit Station Area. As such, the subject property is located in an area planned for mixed-use, transit-oriented development, and supports housing development of varying forms and densities in the City of Brampton. The proposed development is well designed, as it provides an appropriate height transition from Kennedy Road North to low-density residential uses located easterly from the proposed development. As such, the application satisfies Section 2 (h), (j), (p), and (q) of the Planning Act.

Section 2(f) of the Planning Act requires the adequate provision of sewer and water services. The Region of Peel has indicated that there is insufficient capacity in the sanitary sewer system to accommodate Phase 1 of the proposed development.

City Staff recognize that the addition of applicable policies in the official plan amendment related to the preparation of plans and studies and the use of a Holding (H) symbol for the Phase 1 lands provides the City of Brampton and Region of Peel with the assurance that the appropriate arrangements are in place to coordinate the timing of municipal service delivery.

Staff is satisfied that the proposed development is consistent with matters of provincial interest in the Planning Act.

Provincial Policy Statement (PPS):

The proposed development supports healthy and active communities and provides ample public space to foster community connectivity through the provision of public and private amenity spaces in accordance with Section 1.5.1. This includes the publicly-accessible plaza at the intersection of Kennedy Road and Vodden Street East, neighbourhood nodes in various locations throughout the development to foster social connectivity, and rooftop amenity spaces to serve future residents. The proposal supports a pedestrian-oriented environment through the provision of ground-floor commercial spaces, and podium heights of three to eight storeys to support a pedestrian-scale environment.

Section 1.6.6 of the PPS contains policies that speak to planning for municipal sewage and water services. Within a settlement area, existing municipal sewage services, water services, intensification and redevelopment shall all be promoted wherever feasible to optimize the use of services. It is currently the responsibility of the Region to ensure that servicing capacity meets both forecasted growth and evolving growth trends within a Major Transit Station Area.

City Staff are satisfied that the requirement in the official plan amendment to submit plans and studies coordinating the phasing of development with the provision of municipal infrastructure will provide the City of Brampton and Region of Peel with the assurance that the appropriate arrangements are in place to coordinate the timing of municipal service delivery.

Staff is satisfied that the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law amendment are consistent with the policies of the Provincial Policy Statement.

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

The proposed development supports the achievement of complete communities in accordance with Section 2.2.1.4 by providing a range of residential unit sizes, and non-residential uses such as ground-floor commercial uses to serve the future residents of the development and residents currently residing in the existing residential area. Additionally, the proposal will ensure the City meets the minimum intensification target of 50% within the Built-Up Area in accordance with Section 2.2.2.1.

Staff is satisfied that the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law amendment are consistent with the policies of the Growth Plan.

Municipal Planning Documents

Region of Peel Official Plan:

The proposed Draft Plan of Subdivision, and Official Plan and Zoning By-law Amendment supports the policies and objectives of the Region of Peel Official Plan. The proposed

development will direct growth to the delineated built-up area as identified in Schedule E-3 of the Official Plan and directs development to the built-up area to meet the Region's intensification requirements. The proposed mixed-use apartment buildings with varying residential unit sizes to support a variety of households and incomes introduce a compact, and higher-intensity residential use that is well-integrated with the existing residential community through enhanced architectural features and built-form.

Policy 6.5.1 of the Regional Official Plan outlines the need to provide water supply and sanitary sewer services to appropriate areas of the Region in an adequate, efficient, planned and cost-effective manner consistent with public needs and financial realities.

Policy 6.5.2 requires full municipal sewage and water services to accommodate growth in the Urban System, subject to regional financial and physical capabilities.

Policy 6.5.3 ensures that "no development requiring additional or new water supply and/or sanitary sewer services proceeds prior to the finalization of a Servicing Agreement with the Region, confirming the responsibility for, and ability to provide, appropriate facilities for water supply and sewage disposal. In the case of plans of subdivision, confirmation will be required prior to draft approval, that servicing is or will be available."

It is critical for the Region to provide adequate site servicing capacity for redevelopment sites across Brampton's Major Transit Station Areas. These are locations where the Region's Official Plan policies encourage intensification, compact built form, and redevelopment to provide a range and mix of housing and employment opportunities. It is City staff's understanding that by the end of 2023, a 2024 budget request will be brought forward to Regional Council to update the Region's Master Plan and provide capital budget allocation to upgrade critical infrastructure to accommodate future growth in Brampton's MTSA's.

City staff have included policies in the official plan amendment to require the preparation of plans and studies coordinating the phasing of development. This includes the provision of municipal infrastructure and satisfactory studies that consider requirements such as stormwater management, water and wastewater, and transportation and site access. In addition, City Staff recommends that a Holding (H) symbol be placed in the zoning by-law amendment to ensure that a satisfactory Master Servicing Plan that includes phasing and staging requirements for water, wastewater, stormwater, and roads is submitted by the applicant to protect the lands from future development until such time that the appropriate arrangements are made to service Phase 1 of the proposed development. City Staff is satisfied that the above-noted policies in the official plan amendment, and holding (H) symbol satisfies S. 6.5.3 of the Region of Peel Official Plan.

Staff is satisfied that the proposed Draft Plan of Subdivision, Official Plan and Zoning By-law amendment are consistent with the policies of the Region of Peel Official Plan.

City of Brampton Official Plan:

The subject property is located in the Kennedy Major Transit Station Area and is located in close proximity to the Queen Street Bus Rapid Transit system (BRT). The property, which is currently occupied by the Centennial Mall, consists of the primary mall building and two satellite retail buildings. The proposed development contemplates the intensification of an underutilized, suburban-style commercial property, which primarily consists of single-storey commercial buildings and an expansive asphalt parking lot. The proposal has been developed in accordance with the MTSA objectives established in policy 3.2.5.1 of the Official Plan.

Staff is satisfied that the proposed Draft Plan of Subdivision, and Official Plan and Zoning By-law amendment are consistent with the policies of the City of Brampton Official Plan.

Brampton Flowertown Secondary Plan:

The property will be re-designated 'High-Density Residential' in the Brampton Flowertown Secondary Plan to account for the increased density proposed for the lands. A 'Special Site Area' designation is proposed with site-specific policies to implement the proposed development, including a maximum gross residential density of 465 units, and Floor Space Index of 3.75.

City of Brampton Zoning By-law:

An amendment to the Zoning By-law is required to facilitate the proposed mixed-use development. The lands are currently zoned "*Commercial Three – Section 3065 (C3-3065)*" by By-law 270-2004 as amended.

In order to facilitate the proposed development, the Zoning By-law Amendment proposes to rezone the lands to the '*Residential Apartment B (R4B)*' zone, with site-specific exceptions.

The proposed zoning by-law amendment will include a Holding (H) symbol to ensure that a satisfactory Master Servicing Plan that includes phasing and staging requirements for water, wastewater, stormwater, and roads is submitted by the applicant to protect the lands from future development until such time that the appropriate arrangements are made to service Phase 1 of the proposed development.

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 9 – Results of Public Meeting. 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 June 6th, 2022. Four members of the public spoke at the meeting and twenty-three (23) pieces of written correspondence was received. Details of the results of the Public Meeting are included in Appendix 9 of this report. A summary chart is included below:

Concern Raised at Public Meeting	Staff Response
Concern regarding undersupply of parking spaces	The applicant has proposed 0.5 parking spaces per dwelling unit for residents, and 0.2 parking spaces per dwelling unit for visitor parking. The visitor parking rate of 0.2 spaces per resident is appropriate for residential uses, however, the applicant is asked to provide additional parking for residents. In particular, adequate justification for a parking rate of 0.5 spaces per residential unit has not yet been provided. Staff will continue review of this matter and dialogue with the applicant to address this matter to our satisfaction prior to bringing a zoning by-law amendment forward to Council for approval.
Concern regarding increased traffic congestion	A Traffic Impact Study was prepared by Nextrans Consulting Engineers, dated December 2022, to assess the potential impact of traffic generated from the proposed development of the subject lands. The study concludes that the existing intersections will continue to operate at acceptable service levels subject to signal timing improvements for Phase 1 and ultimate development scenarios. The proposed development will not result in significant queuing issues for intersections located immediately adjacent to the existing Centennial Mall.
Concern regarding building height, built form and compatibility with existing neighbourhood	<p>An Urban Design Brief, prepared by Graziani + Corazza Architects was submitted to provide justification for the design of the site and principles of built form for the proposed development. The proposed development incorporates the highest building heights along Kennedy Road, with building heights tapering down towards the residential neighbourhood east of Hansen Road North to provide an appropriate transition to lower-density residential uses.</p> <p>The applicant has submitted an angular plane analysis (refer to Attachment 1c, 1d, 1e, 1f). The 45-degree angular plane is a frequently used planning standard understand the impacts from higher-density development on nearby low-rise neighborhoods. Staff notes that Buildings B and C in Phase 1 of the proposed development are not contained within the 45-degree angular</p>

	<p>plane from Vodden Street East. Approximately 8 storeys of Building B (18 storeys) breach the 45-degree angular plane. Approximately 6 storeys of Building C (26 storeys) breach the 45-degree angular plane.</p> <p>Although Buildings B and C breach the 45-degree angular plane, staff notes that the impacts are considered to be relatively minimal, as the buildings have a small floor plate size (750sq.m. gfa floor size), and only approximately 25% of the building frontages breaching the plane. The wider 3 to 8-storey podiums of Building B and Building C do not breach the 45-degree angular plane.</p> <p>The modest floor plate sizes of buildings B and C mitigate the negative impacts of shadowing on adjacent low-rise residential properties, as the narrowness of the buildings will result in there being less shadows on nearby properties. Furthermore, Staff generally agrees with the proposed building heights due to the site's location in the Kennedy Major Transit Station Area. Major Transit Station Areas are strategic areas that are planned to accommodate transit-supportive densities and a significant proportion of the City's residential intensification to meet the province's housing target.</p> <p>In addition to the angular plane analysis, the applicant has provided a sun shadow study for March 21st, June 21st, and September 21st. Staff has reviewed the sun shadow analysis and noted that there are limited shadowing impacts towards the adjacent low-density neighbourhoods.</p>
<p>Concern regarding impacts to local wildlife</p>	<p>An Arborist Report was submitted with the application, prepared by Kuntz Forestry Consulting Inc, which identified 57 trees on and within ten metres of the subject property. The Arborist Report recommends the removal of 41 trees on the site, and 47 replacement trees are required in accordance with City standards to compensate for the removal of trees on the property.</p> <p>The applicant has submitted a Sustainability Assessment with their proposal to provide an overview of the application's sustainability performance. The application has achieved a final sustainability score of 45 points and has met the minimum 'Bronze' level.</p>

<p>How does the proposal support housing for families with children?</p>	<p>The proposed residential development is proposed to include a range of housing units, from studio to three-bedrooms to attract varying households and income levels. In Phase 1, the proposed development is to provide 7 studio units, 791 one-bedroom units, 309 two-bedroom units, and 75 three-bedroom units. The development is proposed to provide a wide range of residential units to suit different households of varying income levels and sizes and will support the housing supply in the City of Brampton.</p>
<p>How will existing schools in the area accommodate the increased demand for educational services?</p>	<p>There are six schools within 800 metres of the subject property, including Kingswood Drive Public School, Gordon Graydon Senior Public School, Madoc Drive Public School, Central Peel Secondary School, and Agnes Taylor Public School. The Peel District School Board and Dufferin-Peel Catholic District School Board have provided comments and have not objected to the proposed development.</p> <p>The developer will need to incorporate warning clauses in all offers of purchase and sale informing future residents that students from the development may be accommodated in temporary facilities or bused to schools outside of the area.</p>

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Strategic Focus Area:

This application to amend the Official Plan and Zoning By-law is consistent with the “Growing Urban Centres & Neighbourhoods” strategic focus area. The proposal will result in intensification of a piece of land in an established neighbourhood and will add to the diversity of housing options that are offered in Brampton. The proposal will support the achievement of mixed-use, transit supportive development in a Major Transit Station Area, and is an example of efficient use of land and resources within a built-up area.

Conclusion:

The Development Services Department undertook a circulation of the application to ensure that technical and financial matters have been satisfactorily addressed.

Staff is satisfied that the proposed Draft Plan of Subdivision, and Official Plan and Zoning By-law amendment represent good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the application is consistent with the principles and overall policy direction of the Brampton Official Plan. Staff have undertaken a thorough review of this proposal relative to the provisions prescribed in Section 51(24) of the Planning Act as applicable to the review of this application, and advise that the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective.

This report recommends that Council enact the Official Plan and Zoning By-law Amendments attached hereto as Attachment 10 and Attachment 11 respectively. Staff also recommends that the proposed draft plan of subdivision be endorsed and that the notice of decision of draft plan approval be issued once the revisions to the Traffic Study and Functional Servicing Report are completed to the satisfaction of the Commissioner of Planning, Building and Growth Management.

The Official Plan and Zoning Amendment are appropriate considering the following:

- The standards regulating built form in the zoning by-law amendment will ensure the development is implemented as proposed, with further details relating to site design to be addressed at subsequent stages of development review, such as through the submission of future site plan applications and zoning by-law amendment applications for phases 2 and 3;
- The proposed development represents an efficient use of land and resources and the density is appropriate for the area;
- The application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans;
- The proposed residential uses will contribute to the supply of housing in the City.

Authored by:

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Attachments:

- Attachment 1 – Concept Plan
- Attachment 1a – Overall View (Phase 1)
- Attachment 1b – Overall View (All Phases)
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning Designation
- Attachment 6 – Aerial and Existing Land Uses
- Attachment 7 – Sustainability Snapshot
- Attachment 8 – Detailed Planning Analysis
- Attachment 9 – Results of the Public Meeting
- Attachment 10 – Draft Zoning By-law Amendment
- Attachment 11 – Draft Official Plan Amendment
- Attachment 12 – Results of Application Circulation
- Attachment 13 – Draft Plan of Subdivision