

Date: 2023-09-28

File: **OZS-2022-0035**

Subject: **Recommendation Report**
Application to Amend the Official Plan and Zoning By-law. (To permit a 39-storey apartment dwelling consisting of 362 units, student residences and ground floor commercial). **Gagnon Walker Domes Ltd. – Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd.** 22, 24, 26, 28 and 32 John Street, Part of Lots 1, 2 and 3, Concession 1 E.H.S, Registered Plan BR-22. Ward 3.

Contact: Alex Sepe, Principal Planner / Supervisor, Planning, Building and Growth Management

Angelo Ambrico, Manager, Planning, Building and Growth Management

Report Number: Planning, Bld & Growth Mgt-2023-614

Recommendations:

1. That the report from Alex Sepe, Principal Planner/Supervisor, Planning, Building and Growth Management to the Planning and Development Meeting of October 23rd, 2023, re: **Recommendation Report** Application to Amend the Official Plan and Zoning By-law. (To permit a 39-storey apartment dwelling consisting of 362 units, student residences and ground floor commercial). **Gagnon Walker Domes Ltd. – Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd.** 22, 24, 26, 28 and 32 John Street, Part of Lots 1, 2 and 3, Concession 1 E.H.S, Registered Plan BR-22. Ward 3, be received;
2. That the Official Plan and Zoning By-law Amendment submitted by Gagnon Walker Domes Ltd. on behalf of Mario Matteo Silvestro, Guido D’Alesio and 2088205 Ontario Ltd. Ward 3, File: OZS-2022-0035 be approved on the basis that it represents good planning, is consistent with Section 22 (6.1) and Section 34 (10.4) of the Planning Act is consistent with the Provincial Policy Statement and conforms to A Place to Grow: 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;

3. That the amendment to the Zoning By-law, generally in accordance with the by-law attached as Attachment 11 of this report be adopted;
4. That the amendment to the Official Plan, generally in accordance with the by-law attached as Attachment 10 of this report be adopted;
5. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per section 34(17) of the Planning Act.

Overview:

- **The purpose of this application is to facilitate an amendment to the Official Plan and the Zoning By-law to permit a 39-storey apartment building, containing 362 units and commercial uses at grade.**
- **The subject properties are designated ‘Central Area’ in the City of Brampton Official Plan. An amendment to the Official Plan is not required.**
- **The subject properties are located within the Downtown Brampton Secondary Plan (SPA7) and designated as ‘Central Area Mixed Use’ and ‘Office Node’. A draft Secondary Plan Amendment attached as Attachment 10 will implement the proposed residential development.**
- **The subject properties are zoned ‘Downtown Commercial – Section 3154 (DC-3154), as per Zoning By-law 270-2004, as amended. The proposed Zoning By-law Amendment attached as Attachment 11 will implement the proposed apartment dwelling. Staff have added a “Holding (H)” symbol within the appended zoning by-law amendment, for the following reason:**
 - **The wind study that was provided to staff has not included any modelling (quantitative analysis) to help identify the impacts this development will have on wind speeds, and related safety. Rather, the study has only included an assessment and opinion (qualitative analysis). The future site plan process will not provide the City with authority to be able to modify the building massing (height or setbacks) to ensure reasonable and safe wind speeds remain. The proposed “H” will support the rezoning, and will be removed by staff once a quantitative wind study is approved.**
- **A statutory public meeting for this application was held on August 22, 2022. Details of that meeting are noted in this report.**
- **The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.**

- **The proposed Official Plan Amendment and Zoning By-law Amendment represent good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with a Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the City of Brampton Official Plan.**

Background:

The lands subject to the Official Plan and Zoning By-law Amendment are located at 22, 24, 26, 28 and 32 John Street. First submission materials were submitted to the City on July 25th, 2022. An information report was brought forward to the August 22nd, 2022, Planning and Development Committee.

The application was deemed Incomplete (as per Section 22 (6.1) and Section 34 (10.4) the Planning Act) on August 22nd, 2022, as City staff required revisions to the Heritage Impact Study and Wind Study. Additional information was received with respect to the Heritage Study, and subsequently a formal Notice of Complete Application was issued on September 16th, 2022. With respect to the Wind Study, the quantitative analysis/modelling information staff required was not provided by the applicant (only opinion based information was submitted) the application would be deemed Complete, but with the understanding that a “Holding (H)” symbol would be applied to the Zoning By-law, which would be removed by staff once a complete Wind Study (as per the City’s terms of reference for the study) was received.

A Recommendation Report for the subject application was prepared for the Planning and Development Committee meeting of July 31st, 2023. Upon request of the applicant, the report was deferred from the July 31st agenda and is now to be considered at the October 23rd, 2023, meeting.

Current Situation

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a high-density residential and commercial development. Details of the proposal are as follows:

- A 39-storey apartment building, consisting of 362 units, comprised as follows:
 - Bachelor Units: 28
 - 1 Bedroom Units: 142
 - 2 Bedroom Units: 115
 - Student Residences: 77
 - 2 Bedroom Units: 18
 - 3 Bedroom Units: 9
 - 4 Bedroom Units: 50

- Approximately 100.75 square metres of commercial use located on ground floor level.
- Total Gross Floor Area (GFA) of 27, 768.30 square metres and a Floor Space Index (FSI) of 21.71.
- Four (4) levels of underground parking consisting with 82 parking spaces, comprised of 78 standard stalls and four (4) accessible stalls.
- Vehicular access to John Street via a one-way drive aisle, and a mutual access easement with the neighboring property to the west (16, 18 John Street).

Application to Amend the Official Plan and Zoning By-law

The subject properties are located within the Downtown Brampton Secondary Plan (SPA7) area and sub-designated 'Central Area Mixed Use' and 'Office Node'. Lands designated central area mixed-use are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, as well as a full range of entertainment and cultural uses. As per section 5.1.3.1 of SPA7, lands designated Central Area Mixed Use within the Office Node shall be developed to a maximum density of 3.5 FSI. The proposed development maintains the objectives of the Secondary Plan Area however, an amendment to the Secondary Plan is required to facilitate the creation of a site specific "Special Policy Area 9". The proposed amendment will provide site specific performance standards consisting of, but not limited to; a maximum Floor Space Index (FSI) of 22, a maximum height of 39-storeys and subject to a high degree of architectural articulation and high-quality life-cycle materials.

The proposed Zoning By-law amendment (Attachment 11) seeks to amend the zoning by-law on the subject properties from Downtown Commercial Section 3154 (DC-3154) to a new site-specific Downtown Commercial (DC) zone. The proposed Zoning By-law includes site specific performance standards, which include, but are not limited to: building height, setbacks, lot coverage, floor space index (FSI), vehicle and bicycle parking requirements. The detailed planning analysis (Attachment 8) provides a detailed overview of the Official Plan and Zoning By-law Amendment.

Property Description and Surrounding Land Uses (Attachment 2):

The lands have the following characteristics:

- An irregularly shaped parcel with a total site area of approximately 0.14 hectares (0.35 acres).
- A frontage of approximately 46.95 metres (153.03 feet) along John Street and 21.95 metres (72.01 feet) along Chapel Street.

- The site is currently occupied by two semi-detached dwellings and one single detached dwelling.
- The property is located on the southwest quadrant of Queen Street East, John Street, Chapel Street and Main Street South.

The surrounding area land uses are described as follows:

- North: Mixed use buildings ranging in height to a maximum of 9 storeys along Queen Street East;
- South: St. Paul's United Church and 1-2 storey detach dwellings that are used for office purposes;
- East: The Brampton Armoury and the Brampton library; and
- West: 15 storey apartment building (Chapelview Residences) and beyond are mixed use properties fronting Main Street South and City Hall beyond.

Summary of Recommendations

This report recommends the approval of an Official Plan and Zoning By-law amendment to facilitate the proposed development. The proposed Official Plan amendment is attached hereto as Attachment 10 and the proposed Zoning By-law amendment is attached as Attachment 11.

Planning Analysis

The proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act. Refer to Attachment 8 "Detailed Planning Analysis" for additional details and comprehensive analysis.

Holding (H) Provision

Staff recommends that a "Holding (H)" symbol is added to the site-specific Zoning By-law amendment for the subject lands, for the purposes of a quantitative Wind Study. The applicant has not agreed to provide City staff with our requested quantitative/modelling analysis in association with the Wind Study.

At the July 31st, 2023, Planning and Development Committee a staff presentation was brought forward on behalf of Development Services and Design titled, "Reasons and Methodology Behind Pedestrian-Level Wind Studies". The report explained the

importance of pedestrian level wind analysis, when they should be required, what are the assessment approaches and at what stage they should be undertaken. The presentation further outlined the potential impacts of tall buildings on the pedestrian level, such as down washing flows, corner acceleration, Venturi effect and short buildings upwind.

As per the recommendations of the wind study presentation, staff maintain that it is important to receive the quantitative/modelling analysis prior to full as-of-right zoning permissions being granted for buildings of this significant height (39 storeys proposed) due to wind safety issues at ground level that could result for this residential community. The results of the quantitative/modelling wind study may result in the need to alter the configuration and design of the building at the Site Plan stage such as; reductions to the building height or designing “stepping” to help break up potential down drafts. Unfortunately, the City does not have any legislated authority to require changes to the provisions of the zoning by-law (i.e. building height, setbacks, stepping) at the site plan approval stage. Staff are agreeable to the approval of the zoning by-law without the requested wind related information, provided that the “Holding (H)” symbol is applied. The “H” will be removed by staff once the quantitative/modelling Wind Study information is received with a future site plan application.

The proposed holding provision is as follows:

- 1) Confirmation that a Quantitative Wind Study have been provided to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Tower Separation Distances

Adequate tower separation distances between tall buildings is important to help ensure there are no problems created with respect to reduced privacy, or excessive wind and shadowing. The City has undertaken a municipal benchmarking exercise on architectural best practices and standards regarding tower separation distances, and observed that a 25 metre separation distance between tall buildings is generally required, with a 15 metres separation distance between the base/podiums (lower portions) of buildings. Typically, these distances are provided by each neighbouring site delivering half of the minimum separation distance (i.e. each site providing a setback of 12.5 metres to allow a total separation of 25 metres).

The subject property is located within downtown Brampton, an urban area that has sizing constraints and unique locational attributes. The pedestrian oriented small block sizes make it difficult to achieve a 25-metre tower separation. City staff believe that in this context, it is appropriate to allow a reduction to the benchmarked tower separation standard to facilitate redevelopment within the downtown core. The applicant has provided a conceptual tertiary plan (Attachment 13) demonstrating how the proposed development can co-exist with a potential future tall building development concept on the abutting properties to the north (34, 37, 39, 40, 43, 45, 47, 49 and 51 Queen Street

East), with a reduced but appropriate (considering the sizing constraints and context) tower separation distance.

The conceptual tertiary plan (Attachment 13) shows a 21.86 metre separation distance between the tower portion of the proposed development and a conceptual tower/buildings on the abutting properties to the north which front onto Queen Street East. It is noted though that the conceptual tertiary plan does not account for a potential Queen Street widening, which is identified in the City's Official Plan. The Official Plan identifies that a width of between 26 to 30 metres may be ultimately required for this segment of the Queen Street right-of-way. The current right-of-way along Queen Street East is 20 metres, therefore a 6 to 10 metre widening may be required, which could result in a 3 to 5 metre widening occurring on the south side of Queen Street. Any potential Queen Street widening requirement will be considered at the time of any development application submissions, and will consider a number of issues, such as future BRT or LRT requirements, and the listed heritage characteristics of the buildings on those properties which could be hindered by a widening.

If the properties to the north of the subject site, which front onto Queen St., be required to convey 5 metres for the Queen Street widening, it would result in a tower separation distance of 16.86 metres (21.86m tower separation distance as noted on the Conceptual Tertiary Plan, minus 5 metres). At the time of writing this report, the City has undertaken a study of various transit hub configurations within the Downtown Core to allow for better integration with the Brampton LRT, Queen Street-Highway 7 BRT and Downtown Revitalization Program. However, it has yet to be determined if a future BRT or LRT will travel this portion of Queen Street West, and whether a conveyance along Queen Street East be required.

Irrespective of the final road widening requirements along Queen Street, City staff are satisfied that a minimum tower separation distance of 16.86 metres to 21.86 metres is appropriate. Brampton's downtown urban form is characterized by smaller block sizes with varying lot sizes and shapes, requiring alternative solutions to the typical 25 metre tower separation. Through a benchmarking analysis, it was observed that other municipalities permit reduced tower separation distances. For example, the City of Ottawa allows a reduced separation of 15 to 20m where towers are staggered and do not overlap by more than 15 to 20% of the length of the facing facades. In areas where land assembly is difficult, the City of Ottawa permits reduced separation requirements subject to development proponents entering into a limiting distance agreement with neighboring property owners. The proposed reduced tower separation distance of 16.86m to 21.86m is not anticipated to hinder the development of the abutting block to the north as demonstrated by the conceptual tertiary plan found in Attachment 13. The reduced separation will allow the northern block to comprehensively redevelop, bringing significant investment and revitalization to downtown Brampton.

Access Easements to Abutting Properties

City traffic staff have noted that when the abutting blocks to the north of the subject property (those fronting onto Queen Street East) redevelop, they will likely not be

permitted to have direct vehicular access to/from Queen Street due to technical and operational issues of the right-of-way. Rather, vehicular access for those properties fronting Queen Street East will likely need to obtain access arrangements through other properties, and potentially the subject property. Through the Site Plan process, the City and applicant will determine the appropriate means for establishing vehicular and/or pedestrian access easements in favor of the northern abutting properties to accommodate their future redevelopment potential. Such easements may be required at grade or sub-terranean via a knockout panel connecting to the subject lands underground parking structure. The City will provide conditions within the future Site Plan Agreement and/or Condominium Agreement requiring that vehicular and/or pedestrian access easements be established in favor of the abutting properties over the subject lands.

Underground Parking Encroachment

Prior to the issuance of approval for a future site plan application, it is expected that the owner will be required to gratuitously convey to the City approximately 2.5 metres along the frontage of John Street, approximately 2.5 metres along the frontage of Chapel Street, and a 7.5m X 7.5m daylight triangle at the corner of Chapel Street and John Street. The underground parking plans prepared by One Space Architects (Drawing A101, Dated May 1st, 2023) show that while the southern and eastern portion of the underground parking structure (P1-P4) are currently contained within the subject property, subsequent to a land conveyance for road widening, these areas will encroach within the limits of the John Street, Chapel Street widenings and daylight triangle.

Any right-of-way conveyances for John Street and Chapel Street will be required prior to Site Plan approval, at which point staff will conduct an in-depth technical review of the proposed subterranean parking encroachments to ensure they do not adversely impact the City rights-of-way and other matters related to maintenance and liability of the encroachment. A potential solution may be the establishment of a pedestrian access easement in favor of the City over the 2.5 metres of frontage along John Street to permit the construction of municipal sidewalks above the underground garage. Staff are agreeable to working with the applicant through the Site Plan approval process to determine the best approach to accommodate the municipal right-of-way widening and underground garage encroachment.

Servicing – Watermain Upgrade

A Functional Servicing Report (FSR) was prepared by Candevcon Limited, dated and stamped May 1, 2023 in support of this application. Region of Peel staff have reviewed the Functional Servicing report, and provided the following in their comment letter dated May 30th 2023:

- The FSR indicates that the proposed development will be serviced by a newly constructed 300mm watermain on Chapel. The FSR will need to be revised to clearly indicate that the 300mm watermain will be constructed and paid by the

developer. Given this, Region staff have no objection to supporting the water & fire demand for this development from the developer constructed 300mm watermain. The revised FSR can be submitted at the Site Plan Application stage.

- An engineering submission will be required for the construction on the watermain, and additional comments/conditions may be required based on the engineering review.

As per the Region of Peel comments, without the proposed watermain upgrade the proposed development may not have adequate access to water services. The construction and cost of the 300mm watermain upgrade on Chapel Street will be the responsibility of the owner. Moreover, prior to Site Plan approval a revised FSR will be required for review and approval.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the following policies as set out in Section 2 of the Planning Act, subject to the holding provisions:

- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (r) the promotion of built form that,
 - (i) is well-designed
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposed development will provide 362 residential units in downtown Brampton, comprised of a variety of unit sizes and typologies. The proposed development will create a sense of place through its unique design and integration within downtown Brampton, while providing student housing options for Algoma University students.

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 application is consistent with Section 1.1.1 (b) of the PPS, which

speaks to accommodating an appropriate affordable and market-based range and mix of residential types. In addition, Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development. As per section 1.1.3.2 of the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which (a) efficiently use land and resources and (b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid the need for their unjustified and/or uneconomical expansion.

The subject property is located within an existing Settlement Area, the proposed 39-storey apartment structure will offer a variety of dwelling sizes coupled with student residences, providing housing options for current and future Brampton residents. City of Brampton and Region of Peel staff review of the submission materials it was determined that existing public services and infrastructure will adequately service the proposed development, mitigating the need for unjustified and/or uneconomical expansion.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe 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 by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe, it directs growth to a settlement area that has access to existing or planned municipal water and wastewater systems.

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 "Urban Growth Centre" designation in the Regional Official Plan and assists in achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

City of Brampton Official Plan

The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The subject properties are designated "Central Area" on Schedule A of the Brampton Official Plan. Within Brampton, the Central Area is the major location for several important civic, institutional, cultural and entertainment facilities as well as major commercial, retail and employment activities. The Central Area represents an important corridor located along Queen Street where significant public investment has occurred to revitalize the area. A significant portion of the Central

Area has been designated by the Province as an Urban Growth Centre as depicted on Schedule 1A generally extending from McLaughlin Road to Highway 410 along Queen Street, and is an area that is planned to accommodate the highest densities. The vision for the Central Area and Urban Growth Centre is to continue reinforcing its role as a focal area for investment in institutional and region-wide public services, as well as commercial, recreation, cultural and entertainment uses. The proposed 39 storey, 362-unit apartment structure will see an influx of residents and investment in the Central Area, helping support the commercial, retail and recreational uses in downtown Brampton. The development will help revitalize the downtown area, while also making use of the significant public investments such as, the Brampton GO and BRT Corridors. The submitted materials have demonstrated that the proposed development meets the needs and requirements of the Central Area designation.

Secondary Plan

The subject properties are designated 'Central Area Mixed Use' and 'Office Node' within the Downtown Brampton Secondary Plan (SPA 7). The objectives of the Downtown Brampton Secondary Plan seek to promote the intensification and improvement of the Central Area and its component areas as the major focus of commercial and community activity for the residents of Brampton, to promote an increase in the resident population within the downtown to create a market for local serving retail, commercial and service uses, and ensure that the building height and massing of new development is compatible with adjacent residential and commercial areas.

As per section 5.1.2.1, lands designated Central Area Mixed-Use on Schedule SP36(A) are intended to accommodate mixed-use developments incorporating any combination of commercial, retail, office, residential, hotel, open space, recreational, institutional, a full range of entertainment and cultural uses. The proposed development achieves the general objectives of the Downtown Brampton Secondary Plan however, the applicant has proposed a site-specific Official Plan amendment (Attachment 10) to permit a maximum floor space index (FSI) of 22 and a maximum building height of 39 storeys. The detailed planning analysis (Attachment 8) includes a detailed overview of the Official Plan amendment.

Zoning By-law

The properties are zoned 'Downtown Commercial Section 3154 (DC-3154)' by By-law 270-2004, as amended. This zone permits a retail establishment having no outside storage, an office, a personal service shop, a printing or copying establishment and a community club. The draft zoning by-law amendment proposes to redesignate the subject lands from Downtown Commercial (DC) Section 3154 to a site specific Downtown Commercial zone, subject to a Holding (H) provision. The proposed site-specific zone contemplates a maximum building height of 39 storeys, a FSI of 22.0, and building setbacks to ensure adequate tower separation distances are maintained with existing and potential future development, amongst other site-specific standards.

City staff are recommending that a Holding (H) provision be included within the by-law to ensure:

- a quantitative/modelling analysis Wind Study will be provided to the satisfaction of the Commissioner of Planning, Building and Growth Management, and

The draft Zoning By-law amendment is provided as Attachment 11.

Community Engagement

The proposed Official Plan and Zoning By-law amendment was circulated to City departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City’s website. A Statutory Public Meeting for this application was held on August 22nd, 2022. There was six (6) delegations from members of the public at the meeting and seven (7) written submissions were received. Details of the Statutory Public Meeting, including summary of the issues raised and a response to those issues are included in the summary chart below.

Concern Raised	Staff Response
Increase in wind due to the building height	Only a qualitative (opinion based) wind study was submitted with this proposal, which noted that no excessive wind would result at ground level, however staff notes that a quantitative (modelling based) study is needed to have more certainty on this matter, especially considering the related safety implications. Staff has included a “Holding (H)” symbol in the zoning amendment to ensure that the City retains authority to require revisions to the proposed building massing, if needed, to result in safe and appropriate wind speeds.
Impact on listed and designated heritage homes	On December 13th, 2022, a report was brought to the Heritage Board for the Heritage properties (item 6.2). The report recommended that the properties are not worthy of designation and recommended further mitigation measures coupled with the potential relocation of the home located at 32 John Street.

Construction disrupting the surrounding neighbourhood	The proposed development will require a Building Permit and site works will be subject to City requirements (i.e. hoarding, shoring, phasing, street access, hours of construction and applicable securities etc.) to help manage disruptions to the community during construction.
Increase in local traffic	A Traffic Impact Study dated June 8 th , 2022 coupled with an addendum letter dated May 1 st , 2023 was prepared by Candevcon Limited and reviewed by City Traffic Staff. The study concludes that levels of service will remain appropriate subsequent to the completion of the development.

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 the applications that have not been noted elsewhere.

Strategic Focus Area:

The application is consistent with the “Growing Urban Centres & Neighborhoods” focus area. It focuses on an economy that thrives with communicates that are strong and connected. The proposal satisfies this by:

- Efficiently using land and resources;
- Directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- Providing opportunity for efficient growth within an existing community.

Conclusion:

Staff recommends approval of the Official Plan Amendment (Attachment 10) and Zoning By-law Amendment (Attachment 11). The proposed development represents good planning and satisfactorily addresses all technical and financial matters of the City. The

application is consistent with the Planning Act, the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, City of Brampton Official Plan, and the Downtown Brampton Secondary Plan (SPA 7). The proposed development provides an opportunity to direct growth to an existing settlement area and provides a range of residential dwelling types. Technical requirements have been addressed through studies submitted in support of the proposal and approved by City staff.

Authored by:

Reviewed by:

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Submitted by:

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Attachments:

Attachment 1: Concept Plan
Attachment 1A: Building Rendering
Attachment 2: Location Map
Attachment 3: Official Plan Designations
Attachment 4: Secondary Plan Designations
Attachment 5: Zoning Designations
Attachment 6: Aerial & Existing Land Use
Attachment 7: Heritage Resources
Attachment 8: Detailed Planning Analysis
Attachment 9: Results of the Application Circulation
Attachment 10: Official Plan Amendment
Attachment 11: Zoning By-law Amendment
Attachment 12: Sustainability Assessment Snapshot
Attachment 13: Conceptual Tertiary Plan

