

**Date:** 2023-08-23

**File:** C02E05.036

**Subject:** **RECOMMENDATION REPORT**  
Application to Amend the Zoning By-law  
(To permit a mixed-use development consisting of two phases with 3 towers of heights of 33, 38 and 32 stories with podium heights of 8, 9, and 8 stories)  
**Weston Consulting – 253 Queen Street Inc.**  
253 Queen Street East  
South of Queen Street East between Hansen Road and Rutherford Avenue  
Ward: 3

**Contact:** Arjun Singh, Development Planner, Development Services,  
Angelo Ambrico, Manager, Development Services,

**Report Number:** Planning, Bld & Growth Mgt-2023-757

**Recommendations:**

1. That the report from Arjun Singh, Development Planner, Development Services to the Planning and Development Committee of September 25<sup>th</sup>, 2023, re: **Recommendation Report**, Application to Amend the Zoning By-Law, **Weston Consulting c/o 253 Queen Street Inc.**, 253 Queen Street East, Ward 3, be received;
2. That the application for an Amendment to the **Zoning By-law** submitted by **Weston Consulting.**, on behalf of 253 Queen Street Inc. (File: C02E05.036) 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;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and,

4. That no further notice or public meeting be required for the attached Official Plan Amendment, and Zoning By-law Amendment pursuant to Section 22 (6) and Section 34 (10.4) of the Planning Act, R.S.O., as amended.

**Overview:**

- The applicant has submitted an amendment to the Zoning By-Law to permit the development of a multi-phase mixed-use development consisting of three residential towers (33, 32, and 38 storeys in height). A total of 1,026 residential units, 8,154 square metres of office space, and 1,860 square metres of retail space are included as part of the proposal.
- The property is designated 'Central Area' on Schedule A and 'Urban Growth Centre' on Schedule A1 of the Official Plan. The property is also designated 'Central Area Mixed-Use' in the Queen Street Corridor Secondary Plan. An Amendment to the Official Plan and Secondary Plan is not required to facilitate the proposal.
- The property is zoned 'Queen Street Mixed Use Transition – Section 3350 (QUMT-3350)' as per Zoning by By-law 270-2004, as amended. An amendment to the Zoning By-Law is required to permit the increased height and density of the proposal. The draft Zoning By-Law is attached as Attachment 10.
- A Statutory Public Meeting for this application was held on June 17<sup>th</sup>, 2019. One member of the public was present to delegate on this item. No further written submissions were received by members of the public. Details of the Statutory Public meeting are included in Attachment 8 of this report.
- The Region of Peel has confirmed that there is limited sanitary sewer capacity to accommodate Phase 1 and Phase 2 of the proposal. City and Regional staff support the use of a 'Holding (H)' symbol on the Phase 1 and Phase 2 lands. Conditions associated with Lifting of the 'H' for Phase 1 and Phase 2 lands includes providing a satisfactory Master Servicing Plan that includes phasing and staging requirements for water and wastewater.
- Additional 'H' symbol provisions are included in the proposed Zoning By-law Amendment to require:
  - Environmental Impact Study (EIS)
  - Hydraulic Analysis, and
  - satisfactory arrangements regarding the delivery of a future east-west public collector road across this site.
- Special noise attenuation approvals (Class 4 noise designation) are required to be issued in conjunction with this proposal because the

**standard noise attenuation requirements are not able to be achieved due to the proximity of the site to existing industrial uses to the south of this property. This is supported by Development Engineering staff.**

- **The proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and Brampton Official Plan.**
- **The proposal is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate an economy that thrives with communities that are strong and connected, and is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

### **Background:**

Weston Consulting, on behalf of 253 Queen Street Inc. submitted an application to amend the Zoning By-law on February 21, 2019. The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on April 10<sup>th</sup>, 2019. The Statutory Public Meeting for the application was held at the Planning and Development Committee on June 17, 2019. There was no written correspondence received and one member of the public spoke at the meeting. Significant time has passed since the application was deemed complete due to issues with limited sanitary servicing capacity in the area surrounding the subject site.

### **Current Situation:**

#### Proposal:

A proposal to amend the Zoning By-law has been filed with the City to develop the subject 1.59 hectare site that is municipally addressed as 253 Queen Street East, which is located on the south side of Queen St, just east of Hansen Rd. The proposal seeks to permit the development of a multi-phase mixed-use development consisting of three residential towers (33, 32, and 38 storeys in height). A total of 1,026 residential units, 8,154 square metres of office space, and 1,860 square metres of retail space are included as part of the proposal.

Details of the proposal are as follows (please refer to Attachment 1):

Details of the proposed development is as follows:

- A two (2) phased development:
  - o Phase 1 consists of:
    - 2 towers (northerly two towers) with heights of 33 and 38 storeys
    - 1,860.05 Square Metres of Commercial

- 8,688.05 Square Metres of Office
- 50,238.31 Square Metres of Residential
- A total of 652 units comprised of:
  - 12 - studio units
  - 173 - one bedroom units
  - 120 - one bedroom + den units
  - 194 - two bedroom units
  - 144 - two bedroom + den units
  - 9 - three bedroom units
- Phase 2 consists of:
  - 1 tower 32 Storeys in height
  - 30,562 Square Metres of Residential
  - A total of 374 units comprised of:
    - 30 - studio units
    - 86 - one bedroom units
    - 95 - one bedroom + den units
    - 105 - two bedroom units
    - 10 - two bedroom + den units
    - 48 - three bedroom units
- A total of 934 underground parking spaces, including:
  - 729 parking spaces for residential, commercial, and office components
  - 205 visitor parking spaces
- A Floor Space Index (FSI), which is the ratio of the building area to site area of 5.76

Property Description and Surrounding Land Use (Please refer to Attachment 6):

The lands have the following characteristics:

- are municipally known as 253 Queen Street East;
- have a total lot area of approximately 1.59 hectares;
- have a frontage of approximately 61 metres along Queen Street East;
- is currently occupied by a multi-unit commercial plaza with surface parking;

The surrounding land uses are described as follows:

North: Queen Street East, beyond which are commercial and a residential subdivision comprising of single detached homes

South: Etobicoke Creek Tributary (watercourse), beyond which are industrial uses

East: Single-storey commercial buildings

West: Single-storey commercial buildings, beyond which is Hansen Road South

### **Summary of Recommendations**

This report recommends that Council adopt the amendment to the Zoning By-law generally in accordance with the attached Attachment 10. 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, Region of Peel and Brampton Official Plan.

Further, this report also advises that the subject lands will be designated as a Class 4 Noise Area pursuant to the provincial environmental noise guidelines, Noise Protection Criteria (NPC) - 300. The Class 4 Noise Area designation has been determined by exhausting all noise mitigation measures within this intensification area, which is adjacent to existing industrial uses to the south of this site. Additional details on the Class 4 designation are included later in this report.

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

The subject property is zoned 'Queen Street Mixed Use Transition – Section 3350' as per Zoning By-law 270-2004, as amended. High rise apartments and mixed-use developments are currently permitted within the zoning designation. A Zoning By-law amendment is required to permit the increased tower height and floor space index (FSI).

The proposed Zoning By-law Amendment will rezone the subject lands to a Downtown Commercial Zone with a special section, and includes site-specific provisions to regulate, building height, tower separation, building setbacks, density (as regulated by floor space index), as shown in Attachment 10 to this report. A Holding symbol is also being placed on the Phase 1 and Phase 2 lands which is further discussed below.

### **Region of Peel Servicing Constraints – Holding Provision for Phase 1 and Phase 2 Lands**

The Region has informed that there is limited capacity in the existing sanitary sewer system to support Phase 1 and Phase 2 of the development at the time of writing this report. City and Regional staff are recommending the use of a Holding symbol in the Zoning By-law for Phase 1 and Phase 2, until such time as a satisfactory Master Servicing Plan is provided to the Region of Peel and includes phasing and staging requirements for water and wastewater. Additional refinements to the Zoning By-law (as attached in Appendix 10) may be required prior to Council enactment of the By-law to ensure lifting on the H requirements are satisfactory to the applicant, Region of Peel and City of Brampton.

The Queen Street Corridor has long been envisioned as a corridor intended for intensification and is also designated as an Urban Growth Centre in both the Region and City Official Plan. The sanitary servicing capacity constraint greatly impacts the City's ability to meet Brampton's Housing Pledge to support the construction of 113,000 new homes in the City by 2031. As such staff are recommending approval, with a Holding symbol to restrict the development until such a time that adequate servicing is available for the site.

### **Additional Requirements included in the 'Holding (H)' Provision for Phase 2 Lands**

Additional 'Holding (H)' provision requirements are proposed to be included within the Zoning By-law for the Phase 2 lands to ensure outstanding traffic, and environmental matters are addressed. The following will be required prior to the lifting of the Holding provision for the Phase 2 lands:

- The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed to either Rutherford Road S and/or Hansen Road S and conveyed to the City, or other alternative access arrangements to the satisfaction of the Commissioner of Public Works;
- A Hydraulic Analysis shall be finalized to the satisfaction of the Toronto Region Conservation Authority; and
- The following shall be finalized to the satisfaction of the City's Director of Development Services and the Toronto Region Conservation Authority:
  - An Environmental Impact Study that identifies existing Natural Heritage Features, natural hazards, and applicable buffers;
  - An assessment for compensation in respect of any development proposed to remove or encroach within the identified Natural Heritage Features, natural hazards, and applicable buffers, in accordance with the Toronto Region Conservation Authority's Guideline for Determining Ecosystem Compensation (or successor policy); and
  - Lands comprising Natural Heritage Features that are not subject to removal or encroachment by proposed development being conveyed to either the City of Brampton or the Toronto Region Conservation Authority, if required

### **Planning Analysis Summary:**

The proposed Zoning By-law amendment 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 Plan. The application also has regard for matters of provincial interest under Section 2 of the Planning Act.

The application proposes a change of use from a single-storey commercial plaza to a high-density mixed-use development with commercial, office, and residential uses. The proposed use will better meet the intent within all levels of the planning policy framework to increase density and a variety of land uses along a planned transit corridor or 'Bus Rapid Transit (BRT) corridor'. The proposed Zoning By-Law Amendment will result in the redevelopment of an underutilized site and contribute to the creation of new housing supply, as encouraged by all levels of planning policy applicable to the site.

The proposal will help to create a complete community by providing a mix of land uses in a high density and compact built form. The proposed development maintains transit supportive elements and creates a pedestrian friendly environment with a strong architectural treatment defining the Queen Street Corridor. The various studies submitted by the applicant in support of the application have been reviewed by the City as well as the circulated public agencies, demonstrating the proposed development is appropriate from a technical perspective.

Additional information with respect to individual policies is provided in Attachment 7 (Detailed Planning Analysis).

#### **Matters of Provincial Interest:**

##### *Planning Act, (2020):*

The subject property is located within the Queen Street Corridor and within an Urban Growth Centre, which is an area planned for intensification and transit-oriented development. As such, the application has regard for matters of provincial interest set out in the Planning Act and 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 and Phase 2 of the development.

The inclusion of the holding symbol for Phase 1 and Phase 2 ensures that a satisfactory Master Servicing Plan is to be provided to the Region of Peel prior the H being lifted. The Master Servicing Plan is intended to ensure that appropriate arrangements are in place to coordinate the timing of municipal service delivery (water and waste water). This satisfies Section 2(f) of the Planning Act.

Staff are satisfied that the proposed development meets the intent of the Planning Act.

##### *Provincial Policy Statement (PPS), (2020):*

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The 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 their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, and efficiently use infrastructure and public service facilities which are planned or available. The PPS also includes a number of policies encouraging intensification within appropriate areas (e.g. Section 1.1.3.2, 1.1.3.3, 1.1.3.4).

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. The inclusion of the holding symbol for Phase 1 and Phase 2 ensures that a satisfactory Master Servicing Plan is to be provided to the Region of Peel prior the H being lifted. The Master Servicing Plan is intended to ensure that appropriate arrangements are in place to coordinate the timing of municipal service delivery (water and waste water).

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

*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 property is located within the built-up area and the proposal will add a mix of land uses through intensification. The development will add a mix of dwelling sizes and types, will utilize existing infrastructure, and offer a compact built-form. A combination of land uses will supportive objectives within the Growth Plan for providing residents with access to needs for daily living.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

*Region of Peel Official Plan:*

The Region of Peel 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 Systems' and are also designated as an 'Urban Growth Centre' on Schedule E1 of the Regional Official Plan. The proposed Zoning By-



law Amendment conforms to regional policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources. The proposal will also contribute to adding housing supply in Peel and will assist in contributing to regional population and employment forecasts.

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 Urban Growth Centre. 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, employment, recreation, and entertainment. The Region’s policies also identify Urban Growth Centre’s as focal areas for investment in region-wide services and infrastructure. Ensuring there is adequate servicing capacity to accommodate the transformation of an Urban Growth Centre is a key function and responsibility of the Region of Peel. 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 the Queen Street Corridor.

City and Regional staff recommend 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 and wastewater 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 and Phase 2 of the proposed development.

City Staff is satisfied that the above-noted policies in the zoning by-law amendment, and holding (H) symbol satisfies S. 6.5.3 of the Region of Peel Official Plan.

City of Brampton Official Plan:

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development and that the environmental policies are met, that the design of the development is consistent with the policies, and that all the technical matters have been resolved.

The lands are designated 'Central Area' on Schedule A and 'Urban Growth Centre' on Schedule A1 of the Official Plan. The 'Central Area' designation permits a range of dwelling typologies, including high density residential, office and mixed used development, amongst other uses. The 'Urban Growth Centre' designation encourages intensification and the redevelopment of underutilized sites into mixed-use, transit-oriented and pedestrian friendly environments. The subject property is also located along a 'Bus Rapid Transit' Corridor, where higher densities and higher order transit is planned to be located. The application has demonstrated that the proposal meets the requirements of the 'Central Area' designation and the City's broader intensification policies.

The site is also situated adjacent to a watercourse specifically the Etobicoke Creek Tributary and thus policies from Section 4.6.6.8 would apply. Policy 4.6.6.8 states that:

*Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas identified on Schedule "D" unless an Environmental Implementation Report and/or Environmental Impact Study has been prepared having regard for the concerns of the relevant conservation authority, as well as other agencies, to the satisfaction of the City and the report and/or study has demonstrated that there will be no negative impacts on the significant natural features or their ecological functions.*

Through discussions with the applicant, Toronto Region Conservation Authority and City Staff additional provisions placed within the H of the zoning by-law amendment have been deemed appropriate for the Phase 2 development boundary of the subject lands which abut the Natural Heritage feature and that the required technical material be submitted to the satisfaction of the Conservation Authority and City Staff prior to the lifting of the Holding provision.

Staff is satisfied that the proposed development conforms to the City of Brampton Official Plan.

Queen Street Corridor Secondary Plan (Area 36):

The subject property is designated "Central Area Mixed Use" in the Queen Street Corridor Secondary Plan.

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, a full range of entertainment and cultural uses including, but not limited to, movie theatres, art galleries, live theatre and museums which are managed as a unit (Section 5.1.2.1).

The maximum density identified for the subject site is an overall floor space index of 3.5 and a floor space index of 2.0 for residential uses (Section 5.1.2.2). Section 5.1.1.4 allows

for increases beyond these maximums through a site-specific rezoning application containing supporting rationale and documentation.

The proposal provides the development of three mixed-use residential towers, 32, 38 and 33 storeys in height. A total of 652 residential units are proposed for the Phase 1 lands while 374 units are proposed for the Phase 2 Lands with an overall Floor Space Index of 5.76. The applicant has provided appropriate justification through the supporting studies for increased density on the site. This includes the promotion of an appropriate built form and public realm that will assist in the transformation of the Queen Street Corridor. Retail uses are proposed at the street level with the immediate ascending levels providing further retail and office space, as encouraged by the Plan. The applicant has also demonstrated appropriate levels of indoor and outdoor amenity spaces for residents both on the ground floor of the development and subsequent higher floors for tenant use. The proposal demonstrates strong pedestrian and cyclist considerations and contributes to a strong pedestrian friendly environment and condition along the Queen Street Corridor.

Staff is satisfied that the proposed development conforms to the Queen Street Corridor Secondary Plan.

#### City of Brampton Zoning By-law 270-2004

The property is zoned "Queen Street Mixed Use Transition - Section 3350" by By-law 270-2004, as amended. This zone allows the development of either a low-rise commercial development or a high-density, mixed-use development with a maximum floor space index of 3.5.

An amendment to the Zoning By-law is required to rezone the lands to facilitate the proposed mixed-use development. The proposed By-law includes development standards such as a maximum floor space index, maximum building heights, maximum tower and podium separation distances, as well as a holding provision for the phase 1 and 2 development of the property. As noted previously in this report, staff are placing a Holding provision within the proposed zoning by-law amendment (Attachment 10) to restrict development until such a time where appropriate technical studies are provided.

The detailed planning analysis (Attachment 7) includes a detailed overview of the Zoning By-law Amendment. The development standards are included in the proposed Zoning By-law Amendment as shown in Attachment 10 – Draft Zoning By-law Amendment.

Staff is satisfied with the proposed zoning provisions for the development of the lands.

#### Community Engagement

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands in May 2019, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department / agency comments are attached as Attachment 9 to this report. Notice

signs were placed on the subject lands to advise members of the public that the application had been filed with the City.

A Statutory Public Meeting for this application was held on June 17<sup>th</sup>, 2019. There was one member of the public in attendance to speak to this item at the statutory public meeting. One letter of written correspondence was received from members of the public.

The resident present at the Public Meeting had raised concerns with regards to the Architectural Treatment of the development. Staff have had further discussions with the applicant and are of the opinion that the Architectural Treatment of the proposed development is of high quality and have no concerns with the advancement of the proposed development. Further architectural details will be reviewed in full through a future site plan application.

Details of the Statutory Public Meeting are included in Attachment 8 of this report.

#### **Class 4 Noise Designation:**

##### Background

The NPC (Noise Pollution Criteria)-300 classifies noise sensitive receptors by class, prior to the introduction of class 4, the classes of receptors are as follows:

- Class 1 – Urban Areas
- Class 2 – Suburban/Semi-Rural Areas
- Class 3 – Rural Areas

The introduction of Class 4 in 2013 is targeted for infill areas and is intended to allow for residential infill and redevelopment in proximity to existing stationary noise source, such as industry. This designation allows for additional 10dBA at the plane of window for daytime, evening and night-time. It should be specified that a Class 4 noise area is defined as “an area of specific site that would otherwise be defined as Class 1 and Class 2 and which:

- Is an area intended for development with new noise sensitive land use(s) that are not yet built:
- Is in proximity to existing lawfully established stationary sources; and
- Has formal confirmation from the land use planning authority with the Class 4 Noise Area classification which is determined during the land use planning process.

## Technical Review and Recommendation

Development Engineering staff reviewed the Noise Report that has been submitted by the applicant in support of this development application and find it to be satisfactory. The proposed development is situated adjacent to an existing industrial stationary noise source that inhibits the ability for noise mitigation to levels that would be in accordance with the Ministry of Environment, Conservation and Parks (MECP) NPC-300 Class 1 standards.

This means that this development will be subjected to higher sound levels as permitted by the MECP NPC-300 Class 4 designation of the lands.

The Class 4 Noise designation allows for higher sound level limits, that will allow the residential development to proceed and allow the existing industrial operations to the south of the site to continue to operate legally with the introduction of residential uses on the proposed development site; it would allow the industrial site to rely on this noise designation and applicable sound level limits in applications for applying / maintaining / updating required provincial approvals such as ECA (Environmental Compliance Approval for Noise & Air).

This designation was recommended by the applicant's noise consultant and is supported by staff. This follows staff's review and having reviewed all potential noise mitigation measures such as barrier, single load corridor design on the south facing façade, saw-tooth window layout, etc. which were concluded to be either not physically possible or not feasible for implementation given the existing site constraints. The application has demonstrated conformity with the policies highlighted within the Planning Analysis (Attachment 10) and to help establish the City of Brampton's Vision for the Queen Street Corridor staff support adoption of the Class 4 Designation for the subject site.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications directly associated with this report. 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.

### **Strategic Focus Area:**

The application is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. This development proposal will facilitate the growing of Brampton's economy by helping to create complete communities that are strong and connected.

## Living the Mosaic – 2040 Vision

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

### **Conclusion:**

Staff is satisfied that the proposed Zoning By-law amendment represent good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 10 respectively as the following criteria have been met:

- the proposed development takes advantage of an underutilized site to provide a mixed use development within an area with planned and existing higher order transit
- the proposed zoning by-law amendment is consistent with the aforementioned policies
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

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Arjun Singh  
Development Planner I,  
Development Services

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Allan Parsons, MCIP, RPP  
Director,  
Development Services

Approved by:

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Steve Ganesh MCIP RPP  
Commissioner  
Planning, Building and Growth  
Management Services Department

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Marlon Kallideen  
Chief Administrative Officer  
City of Brampton

**Attachments:**

- Attachment 1 – Concept Map
- Attachment 1A – Concept Elevations
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Detailed Planning Analysis
- Attachment 8 – Results of Public Meeting
- Attachment 9 – Results of Application Circulation
- Attachment 10 – Draft Zoning By-law Amendment
- Attachment 11 – Sustainability Score