

Date: 2023-10-27

File: **OZS-2023-0018**

Subject: RECOMMENDATION REPORT
Application to Amend the Zoning By-law
(*To permit a mixed-use development consisting of two towers with heights of 45 and 50 Storeys on a 6 Storey Podium*)
Weston Consulting – Avalon Developments Inc.
137 Steeles Avenue West
South of Steeles Avenue West between Malta Avenue and Lancashire Lane
Ward: 4

Contact: Angelo Ambrico, Manager, Development Services

Report Number: Planning, Bld & Growth Mgt-2023-895

Recommendations:

1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of November 6, 2023, re: **Recommendation Report**, Application to Amend the Zoning By-Law, **Weston Consulting c/o Avalon Developments Inc.**, 137 Steeles Avenue West, Ward 4, be received;
2. That the application for an Amendment to the Zoning By-law submitted by Weston Consulting., on behalf of Avalon Developments Inc. (File: OZS-2023-0018) 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 Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Overview:

- The applicant submitted an amendment to the Zoning By-Law to permit a mixed-use development consisting of two residential towers (45 and 50 storeys in height) on the northern portion of the subject property. The proposal includes 1,147 residential units, 1,622 square metres of ground floor commercial space, and 640 parking spaces.
- The property is designated '*Residential*' on Schedule 'A' General Land Use Designations and is located along a '*Primary Intensification Corridor*' and within a '*Mobility Hub*' on Schedule '1' City Concept of the Official Plan. The Site is also located within the Gateway Major Transit Station Area. An amendment to the Official Plan is not required to facilitate the proposal.
- The property is designated '*Mixed-Use One*' in the Hurontario-Main Corridor Secondary Plan. An Amendment to the Secondary Plan is not required to facilitate the proposal.
- The property is zoned '*Agricultural*' (A) as per Zoning by By-law 270-2004, as amended. An amendment to the Zoning By-Law is required to permit the development. The draft Zoning By-Law is attached as Attachment 10.
- A Statutory Public Meeting for this application was held on July 31st, 2023. Two (2) members of the public attended the Statutory Public Meeting to speak to the application. Three (3) members of the public provided written submissions to the City. Details of the Statutory Public meeting are included in Attachment 8 of this report.
- Two consultations with the Tertiary Plan landowner group were held on October 21, 2022 and August 29, 2023. The applicant has prepared an updated Tertiary Plan (attached as Attachment 1d) based on feedback received from the landowners and City. Staff are recommending that Council endorse the Tertiary Plan to guide future development within the Tertiary Plan area.
- Staff are recommending the use of a Holding (H) symbol in the Zoning By-law to facilitate the orderly and phased development of the subject property. Conditions associated with the lifting of the H symbol includes the submission of a satisfactory Functional Servicing Report and Traffic Impact Study for the entirety of the Tertiary Plan area, as well as draft approved Plan of Subdivision for the purpose of conveying public parkland and municipal roads.
- 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 along policy indicated corridors.**

Background:

Weston Consulting, on behalf of Avalon Developments Inc. submitted an application for a Zoning By-law amendment on February 27, 2023. The application was deemed complete in accordance with the requirements of the Planning Act and a formal Notice of Complete Application was issued on June 15th, 2023. The Statutory Public Meeting for the application was held at the Planning and Development Committee on July 31st, 2023. Three letters of correspondence were received and two members of the public spoke at the meeting.

Current Situation:

Proposal:

A proposal to amend the Zoning By-law has been filed with the City to develop the northern portion of the subject property (phase 1) municipally addressed as 137 Steeles Avenue West, which is located on the south side of Steeles Avenue West, between Malta Avenue and Lancashire Lane. The proposal seeks to permit the development of a mixed-use development consisting of two residential towers (45 and 50 storeys in height). A total of 1,147 residential units and 1,622 square metres of commercial space are included as part of the proposal. The applicant is proposing a phased development and is only seeking to re-zone the northern portion of the property at this time. A future Zoning By-law amendment is required to develop the remainder of the property.

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

Details of the proposed development is as follows:

- Tower 1 (45 Storeys) consists of:
 - 897.70 Square Metres of Commercial
 - 37,578.40 Square Metres of Residential
 - A total of 541 units comprised of:
 - 81 - one bedroom units
 - 129– one bedroom + den units
 - 311 - two bedroom units
 - 10 – two bedroom + den units

- 10 – three bedroom units
- Tower 2 (50 Storeys) consists of:
 - 724.20 Square Metres of Commercial
 - 41,221.7 Square Metres of Residential
 - A total of 606 units comprised of:
 - 144 - one bedroom units
 - 96 – one bedroom + den units
 - 308 - two bedroom units
 - 5 – two bedroom + den units
 - 53 – three bedroom units
- A total of 640 underground parking spaces, including:
 - 15 accessible spaces
- A Floor Space Index (FSI), which is the ratio of the building area to net site area of 8.93

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

The lands have the following characteristics:

- are municipally known as 137 Steeles Avenue West;
- have a total lot area of approximately 1.91 hectares;
- have a frontage of approximately 64.63 metres along Steeles Avenue West;
- is currently occupied by a single detached dwelling;
- access to the site is from Steeles Avenue West

The surrounding land uses are described as follows:

North:	Steeles Avenue West, beyond which are existing high-rise apartments and low density housing;
South:	Vacant lands, beyond which are Malta Avenue and is future extension, and low density housing;
East:	Vacant lands, beyond which are Lancashire Lane, a large format retail store and ancillary surface parking lot;
West:	Vacant lands, beyond which are approved development applications which are currently under construction.

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.

Application to Amend the Zoning By-law:

The subject property is zoned 'Agricultural' (A) as per Zoning By-law 270-2004, as amended, which permit agricultural and accessory uses including a single-detached dwelling. A Zoning By-law amendment is required to permit the proposed development.

The proposed Zoning By-law Amendment will rezone the subject lands to a Residential Apartment Zone (R4A) with a special section, and includes site-specific provisions to regulate building height, tower separation, building setbacks, and density, among other items, as attached in Attachment 10 to this report. Staff are also recommending the use of a Holding (H) Provision in the Zoning By-law to facilitate the orderly and phased development of the subject property.

Requirements included in the Holding Provision of the Draft Zoning By-Law

The recommended H provision in the zoning by-law amendment for the proposed development is required to ensure that additional details are received to address both interim and ultimate servicing scenarios for underground infrastructure (including water, wastewater and stormwater), and public roads for the entire Tertiary Plan area. It is important to understand the ultimate servicing scenario for these lands, so that infrastructure can be planned accordingly in the future to help realize the redevelopment of a strategically important area of Brampton, near the terminus of the future Hurontario LRT.

Specifically, the following will be required prior to the lifting of the H provision for the subject lands:

- A Functional Servicing Report supporting interim and permanent servicing for any proposed phase of development has been approved by the Region of Peel (or successor), the City of Brampton, and Credit Valley Conservation Authority for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane.
- A Traffic Impact Study supporting interim and permanent servicing for any proposed phase of development has been completed in accordance with the City of Brampton and Region of Peel Terms of Reference for the entire Tertiary Plan Area bound by Malta Avenue, Steeles Avenue West and Lancashire Lane to the satisfaction of the Region of Peel (or successor) and City of Brampton;

- The City's Commissioner of Planning, Building and Growth Management shall be satisfied that the submission of a Draft Plan of Subdivision is received for the entirety of the property and draft approved for the purpose of conveying of the public street network, future road widening's, underground infrastructure and public parkland;
- The City's Commissioner of Public Works shall be satisfied that a new public road providing access to the lands has been constructed via the extension of Malta Avenue and/or Lancashire Lane and conveyed to the City, or other alternative access arrangements to the satisfaction of the Commissioner of Public Works; and
- Any requisite permits or approvals from Credit Valley Conservation under O. Reg 160/06 be received.

Tertiary Plan for 177, 157, 137, and 0 Steeles Avenue West

A Tertiary Plan is a detailed land use study to guide new or re-development proposals within a specified area. The purpose of a Tertiary Plan is to ensure new developments contribute and enhance the character and built form of the community, prevent developable parcels from being landlocked, complement and improve community structure, assess functional site servicing, and reduce / mitigate any adverse impacts on the surrounding area. The City's Tertiary Plan policies are found in Section 5.35 of the Official Plan.

During the pre-consultation stage, City staff identified the requirement of a Tertiary Plan for the lands municipally known as 177, 157, 137, and 0 Steeles Avenue West. Staff have been actively working with the landowners group to advance a Tertiary Plan that is supportable by City staff and landowners within the Tertiary Plan boundaries. Four separate landowners were contacted to be included as part of the consultation process. Key issues identified included the location and future conveyance of public parkland and municipal roads, density and height, building performance standards, and ultimate servicing configurations for sanitary sewers, water, and storm water. City staff received a Tertiary Plan with supporting documentation in August 2022. The first landowner meeting was held on October 21, 2022. Feedback from the City and landowner group was provided back to the applicant, resulting in further refinements to the Tertiary Plan. An updated Tertiary Plan was received on August 25, 2023. A second landowner group meeting was held on August 29, 2023. City staff received the third iteration of the Tertiary Plan on October 13, 2023, which has been circulated to the landowner group for further comment.

The Tertiary Plan prepared by the applicant (attached as Attachment 1D) is generally consistent with the emerging land use schedule for the Gateway MTSA and is supportable for the purpose of guiding future development applications within its boundaries.

The Tertiary Plan identifies the following:

- a High-Rise Mixed-Use designation (fronting Steeles Avenue West),
- a Mid-Rise Mixed Use designation (in the mid-block between the future private and public road),
- a Neighbourhood Mid-Rise Residential designation (towards the southerly property limits),
- an overlay for the location of a future Public Park, as well as
- the general road alignment for the extension of Malta Avenue,
- the extension Lancashire Lane, and
- a future private road.

Additional notes have been added to the Tertiary Plan, which allows for flexibility as development applications continue to proceed through the review process. This includes a note indicating that additional density may be supported through independent Planning Act applications, as well as notes indicating the future road alignments and parkland dedication are to be refined through the detailed design stages of subsequent planning applications.

As per Official Plan policy 5.35.3, Staff are authorized to endorse Tertiary Plans for inclusion as non-statutory appendices to the applicable secondary plan prior to approval of development applications. Additional refinement does not require Council approval, unless otherwise stated in the Secondary Plan.

Further refinements to the Tertiary Plan may occur at a future time when the Lifting of the H Provision application, and Plan of Subdivision application is being processed, when City staff have reviewed updates to the Functional Servicing Study, Traffic Impact Study. Parkland dedication is also to be confirmed through the future Plan of Subdivision application, and dedicated through Section 51 of the Planning Act.

At this time, staff are recommending that Council endorse the Tertiary Plan for the purpose of guiding future development.

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 from an *'Agricultural'* to a *'Residential Apartment'* zoning designation, which permits a high-rise apartment building with ground floor commercial uses. The proposed Zoning By-law meets the intent of both municipal and provincial planning policies and will introduce an appropriate level of intensification within a Major Transit Station Area. The site is also located in proximity to existing transit near the Gateway Transit Terminal and future higher order transit at the terminus of the Hazel McCallion Light Rail Transit Line. The proposed Zoning By-Law Amendment will result in the redevelopment of an underutilized site and contribute to the creation of new housing supply, which will further assist in helping Brampton achieve its housing pledge of creating 113,000 new housing units by 2031.

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

Matters of Provincial Interest:

Planning Act, (2020):

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services, as well as waste management. It also ensures the orderly development of safe and healthy communities through the utilization of a holding provision by allowing for the staging and sequencing of development to through the future submission of technical studies to support interim and ultimate servicing solutions.

The development offers a range of one-bedroom, two-bedroom, and three bedroom units that will serve a diverse range of income levels and age groups. Further, the proposed development will provide direct access to existing and future transit service while promoting a pedestrian-friendly site design that will encourage active transportation.

Staff are satisfied that the proposed development has regard to matters of provincial interest as set out in Section 2 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 PPS includes a number of policies encouraging intensification within appropriate areas (e.g. Sections 1.1.3.2., 1.1.3.3. and 1.1.3.4.). The application proposes the redevelopment of a vacant site that will take advantage of existing transit and servicing infrastructure within the settlement area.

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 (the Growth Plan) supports the achievement of complete communities through providing a mix of housing, a mix of uses, and prioritizing intensification. The site is located in proximity (approximately 600 metres, 5 minute walk) to the terminus of Hazel McCallion LRT at Steeles Ave W and existing Brampton Gateway Transit Terminal. The proposed development will be transit-supportive, will add to the mix of residential dwelling sizes and types, will utilize existing servicing infrastructure, and offer a compact built-form.

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

Region of Peel Official Plan:

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner.

The subject lands are located within the 'Urban System' and 'Built-up Area'. The proposed development conforms to the 'Urban System' designation with respect to directing urban development on lands within the 2031 Regional Urban Boundary and planning for complete communities that provide access to transit. Further, the development conforms to the 'Built-up Area' designation as it utilizes the existing servicing and transit infrastructure, provides a compact built form, offers direct access to transit, and incorporates a site design that provides a high-quality public realm and supports active transportation. Staff is satisfied that the proposal conforms to the 'Urban Systems' and 'Built-up Area' policies of the Regional Official Plan.

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."

Through the use of a Holding Provision, City and Regional staff are satisfied that the proposal conforms to the Regional Official Plan. The Holding Provision will help to ensure the orderly staging of development by understanding both the interim and ultimate servicing solution for individual development applications within the Tertiary Plan Area. Further, the requirement of a draft approved Plan of Subdivision prior to Lifting the H will ensure that appropriate servicing agreements are made with the relevant municipal planning approval authorities.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Region of Peel Official Plan.

City of Brampton Official Plan:

The subject property is located along the Steeles Avenue '*Primary Intensification Corridor*' and is within the '*Gateway Mobility Hub*' as per Schedule A of the Official Plan. These areas are planned to accommodate the development of greatest mass and highest densities in Brampton. The proposed development will contribute towards the minimum targets for new residential development within the built-up area, as well as towards the Gateway Mobility Hub policies to accommodate 100 to 150 people and jobs combined per hectare.

With an FSI of 8.93 and heights of 45 and 50 storeys, the proposed development exceeds the Gateway Mobility Hub target of a 3.0 FSI and targeted heights of 3 to 25 storeys. However, based on the emerging planning framework of the area, staff are supportive of increased densities within a Planned MTSA. Appropriate justification has been provided in the supporting documentation received by the City to support additional height and density within a strategically important growth area of the City. It is also anticipated that the overall FSI for the entire subject property will be lower once the second phase rezoning is submitted, due to proposed transitions in building height, as well as the future conveyance of a public park towards the southerly limits of the property.

The Official Plan also encourages a range of housing accommodation in terms of dwelling types through appropriate mix and density policies. The proposal adds an additional 1,147 new residential units in the area ranging from 1, 2 and 3 bedroom unit typologies. Additional regulations have been added in the Zoning By-law requiring that 50 % of all units be larger sized family friendly units, of two and three bedroom typologies. This will help contribute towards Brampton's Housing Pledge to support the construction of 113,000 new homes in the City of Brampton by 2031.

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

Hurontario-Main Corridor Secondary Plan (Area 55):

The subject property is designated '*Mixed Use One*' in Hurontario-Main Secondary Plan.

The '*Mixed Use One*' designation permits a full range of office, commercial, institutional, cultural and entertainment uses, in conjunction with medium and higher-density residential dwellings, live/work units and related community facilities.

As per Policy 5.1.1 of the Secondary Plan, proposals for density and/or building height greater than the maximum permitted shall require justification for the increase as part of a zoning amendment. Official Plan amendments are not required in that regard. While the proposed Floor Space Index (ratio of floor area to site area) of 8.93 and height of 45 and 50 storeys are more than the secondary plan policy (Maximum Floor Space Index of 4.0 and maximum height of 25 storeys), staff are satisfied that appropriate planning justification has been provided given the site's location within a Primary MTSA, Gateway Mobility Hub and along an Intensification Corridor. These are areas that are planned to accommodate the greatest mass and highest densities in Brampton as per policy 3.2.1.1

of the Official Plan. Staff are also supportive of the range of larger, family friendly units provided in the development concept, where over 50 % of residential units are planned for two and three bedroom units.

In addition to the housing units provided by the proposal, an adequate mix of commercial ground floor space, indoor amenity space, and outdoor amenity space is contemplated and regulated as part of the Zoning By-law amendment. Additional considerations for commercial programming along Steeles Avenue, mid-block connections, as well as Steeles Avenue streetscape improvements have been considered as part of the review of the application, which are to be further refined through subsequent planning applications.

Staff is satisfied that the proposed development conforms to the Hurontario-Main Corridor Secondary Plan.

City of Brampton Zoning By-law 270-2004

The property is zoned '*Agricultural (A)*' as per the City of Brampton Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is required to rezone the lands to a '*Residential Apartment (R4A)*' designation to facilitate the proposed mixed-use high rise development.

The Zoning By-law, included as Attachment 10 to this report, includes regulations limiting tower heights to a maximum of 45 and 50 storeys, minimum tower separation distances of 25 metres, minimum podium separation distances of 18 metres, as well as minimum side yard setbacks ranging between 9 and 10 metres. Staff are satisfied with the building performance standards associated with the Zoning By-law, which ensures no negative impacts to the redevelopment potential of neighbouring landowners within the Tertiary Plan boundaries.

It is also worth noting that for high density development applications, maximum tower floorplates are typically regulated at 800 square metres to ensure towers have a slender mass to minimize shadowing impacts. The applicant is proposing larger tower floor plates of 850 square metres to accommodate for larger, family friendly units. An additional zoning regulation, requiring a minimum of 50 % of all units to be either 2 or 3 bedroom typologies has been added to ensure that the larger building floorplate translates into larger family friendly units at the site plan stage.

Staff are also recommending the use of an H provision within the Zoning By-law to restrict development to ensure a satisfactory Functional Servicing Report and Traffic Impact Study is approved to the satisfaction of the City of Brampton, Region of Peel (or successor) and the Credit Valley Conservation Authority to address both interim and permanent servicing solutions. A draft approved plan of subdivision is also required prior to lifting of the H Symbol.

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 July 2023, 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 July 31st, 2023. There were two members of the public in attendance to speak to this item at the statutory public meeting. Three letters of written correspondence were received from members of the public.

Details of the results of the Public Meeting are included in Attachment 8 of this report. A summary chart is included below:

Concern Raised at Public Meeting	Staff Response
Concern regarding the undersupply of bicycle parking spaces	The zoning by-law includes a minimum requirement to provide bicycle parking spaces at a rate of 0.5 bicycle parking spaces per apartment dwelling unit, and 0.10 visitor parking spaces per apartment dwelling unit.
Shadow impacts onto adjacent residential dwellings	The Sun and Shadow Study prepared by Turner Fleischer Architects confirmed that the surrounding area will have limited shadowing impacts throughout the day, with some shadowing impacts during the morning hours onto Steeles Avenue West during the spring and fall equinox and winter solstice. Some impacts were also present to the adjacent commercial properties to the east.
Traffic impacts and the future extension of Malta Avenue	The extension of Malta Avenue has been identified as a requirement in both the Secondary Plan and Tertiary Plan. It is anticipated that land dedication will occur through a future plan of subdivision application.
Tertiary Plan Process	Numerous engagement sessions with the tertiary plan landowner group have been arranged beginning in August 2022. The tertiary plan document is seen as an iterative process that may change as studies evolve through future Planning Act applications. The landowner group will continue to be engaged through future planning applications. Additional consultation is planned prior to the application being scheduled for Recommendation Report at the November 6 th , 2023 Planning and Development Committee Meeting.

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

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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Manager,
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Approved by:

Steve Ganesh MCIP RPP
Commissioner
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Management Services Department

Marlon Kallideen
Chief Administrative Officer
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Attachments:

- Attachment 1 – Concept Map
- Attachment 1a – Concept Elevations
- Attachment 1b – Concept Rendering
- Attachment 1c – Concept Master Landscaping Plan
- Attachment 1d – Draft Tertiary Plan
- 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 and Summary

