

Date: 2020-11-04

File: OZS-2020-0014

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(to permit a 12-storey mixed-use building)
2613497 Ontario Inc – Evans Planning Inc.
1107 & 1119 Queen Street West
OZS-2020-0014
Ward: 4

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Report Number: Planning, Building and Economic Development-2020-356

Recommendations:

1. **THAT** the report titled: **INFORMATION REPORT**, Application to Amend the Official Plan and Zoning By-law, **2613497 Ontario Inc – Evans Planning Inc.**, 1107 & 1119 Queen St West, Ward 4 (OZS-2020-0014), dated November 4th, 2020 to the Planning and Development Committee Meeting of December 7th, 2020, be received; and,
2. **THAT** Planning, Building and Economic Development staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of application and a comprehensive evaluation of the proposal.

Overview:

- The applicant proposes to develop the lands for a 12-storey mixed-use building containing 158 apartment dwelling units with retail uses on the ground floor.
- The properties are designated “Residential” in the Official Plan and are designated “Low Density 2” in the Credit Valley Secondary plan (Area 45(a)). An amendment to the Secondary Plan is required to permit the proposed high-density development.
- The subject properties are designated “Low Density 2, Residential Character Area 3” in Block Plan 45-5. A Block Plan Amendment is required to include site specific policies for the properties.
- The properties are zoned “Agricultural” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit this proposal for a mixed-use apartment building.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community.

Background:

This application was received on May 14, 2020, with additional materials as requested submitted on June 29, 2020. The application has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application dated July 21, 2020 was provided to the applicant.

Current Situation:Proposal

This application to amend the Official Plan and the Zoning By-law has been filed with the City to develop this 0.49 ha (1.2 acre) site with a mixed-use apartment building.

Details of the proposal are as follows:

- A 12-storey mixed-use building.
- A total of 158 units:
 - 102 one bedroom units.

- 36 two bedroom units.
- 20 three bedroom units.
- A Floor Space Index (FSI) of 4.06. This represents the ratio between the floor area of the building to site area.
- A total of 284 parking spaces, including
 - 213 resident parking spaces and 71 visitor parking spaces:
 - 14 spaces at grade, with the remainder in three levels of underground parking.
 - 8 accessible parking spaces.
- One vehicular access point from Queen St W.

Property Descriptions and Surrounding Land Uses

The properties have the following characteristics:

- Are municipally known as 1107 & 1119 Queen Street West.
- Are located on the south side of Queen St W., between James Potter Road to the west and Chinguacousy Rd to the east.
- Have a combined site area of 4,869 m² (52,409 ft²).
- Have a combined frontage of approximately 92.05 m (302 ft) on Queen Street West, 58.15 m (191 ft) on Byville Court/Allegro Drive, and a depth of approximately 52.7 m (173 ft).
- Are currently each occupied by one single-detached residential dwelling.

The surrounding land uses are described as follows:

North: Queen beyond which is Taramoto Park

South: Byville Court and Allegro Drive, beyond which is a residential neighbourhood comprised primarily of single-family and semi-detached homes

East: Single detached houses on larger lots, beyond is a commercial plaza at the intersection of Queen St W and Chinguacousy Road.

West: A single detached house, beyond which is a tributary of Churchville Creek.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis of this application. All comments received will be considered in a future Recommendation Report to the Planning & Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following are preliminary issues that have been identified to date with respect to this application:

- The appropriateness of a high density land use to be located at this site and the compatibility of the development with the adjacent low density neighbourhood.
- How development on this site can be integrated well with potential development on the adjacent properties on Queen Street West, which will be evaluated through the tertiary planning process. A conceptual Tertiary Plan has been created by the applicant and is attached in Appendix 1.
- The site has been identified as being in the Ontario Archaeological Sites database after the completion of the Stage 1 and Stage 2 Archaeological Assessments. A Stage 4 mitigative excavation will need to be completed prior to development.
- The Queen Street-Highway 7 Bus Rapid Transit Planning Study and Initial Business Case is underway and includes the section of Queen St. fronting the subject property. Land dedication may be needed to accommodate bus rapid transit and access may be restricted.

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area

The application was circulated to City Departments, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceed the Planning Act circulation requirements. This report along with the complete application requirements, including studies, has also been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through the development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within a future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

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Attachments:

Appendix 1: Concept Site Plan
Appendix 1B: Conceptual Tertiary Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designation
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Block Plan Designation
Appendix 8: Heritage Resources
Appendix 9: Information Summary