

Date: 2020-12-16

File Name: **OZS-2020-0026**

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(To permit 24 stacked back-to-back and 3 traditional townhouse units)
Sunfield Investments (Church) Inc.– Weston Consulting
172 Church Street East
Ward: 1

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Report Number: Planning, Building and Economic Development-2021-002

Recommendations:

1. **That** the report titled: **Information Report, Application to Amend the Official Plan and Zoning By-law, Sunfield Investments (Church) Inc.– Weston Consulting**, 172 Church Street East, Ward 1 (File: OZS-2020-0026), to the Planning and Development Committee Meeting of January 18, 2021, be received, and,
2. **That** Development Services 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 the application and a comprehensive evaluation of the proposal.

Overview:

- **The applicant proposes to amend the Official Plan and Zoning By-law to permit the lands to be developed with 24 stacked back-to-back townhouses and 3 traditional townhouses.**

- The lands are designated “Residential” in the Official Plan and “Low Density Residential” in the Brampton Flowertown Secondary Plan (Area 6). An amendment to the Official Plan and the Secondary Plan is required to facilitate this proposal.
- The site is zoned “Residential Single Detached B – R1B”, which does not permit residential development to the extent proposed. An amendment to the Zoning By-law is required to permit the townhouse development.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

This application was received on September 21, 2020 and found to be complete in accordance with the Planning Act. A formal notice was issued deeming the application complete on November 18, 2020.

Current Situation:

Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a condominium townhouse development. Details of the proposal are as follows (see Appendix 1):

- One (1) townhouse block consisting of 24 stacked back-to-back townhouse units
- One (1) townhouse block consisting of 3 traditional townhouse units
- A density of 91.8 units per net hectare and a Floor Space Index (FSI) of 0.81
- A total of 38 parking spaces at grade and underground, including 8 visitor parking spaces
- One (1) access on Church Street East

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- is located on the north side of Church Street East, west of Kennedy Road North and is municipally known as 172 Church Street East
- Has a total area of approximately 0.29 hectares (0.72 acres) with approximately 28 metres of frontage along Church Street East

- Is listed on the City's Municipal Register of Cultural Heritage Resources
- Was occupied by a two-storey brick building and two accessory structures (the two-storey brick building was lost to fire on October 31, 2019 and the salvaged materials and two accessory structures remain on site)

The surrounding land uses are described as follows:

North: single detached residential dwellings;

East: one single detached dwelling and a daycare, beyond which are apartment buildings;

South: Beech Street, beyond which is a four-storey apartment building; and,

West: single detached residential dwellings

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within a future Recommendation Report. At this time, staff has noted the following specific considerations that will need to be addressed:

Heritage Status

The building that occupied the property at 172 Church Street East is "listed" on the City's Municipal Register of Cultural Heritage Resources and was lost to fire on October 31, 2019. A Notice of Intention to Demolish along with the Heritage Impact Study for 172 Church Street must be presented to the Brampton Heritage Board for their consideration in order for them to provide their advice to Council. Council will make the final determination whether the property should be removed from the Municipal Register of Cultural Heritage Resources or if it should be designated under Part IV of the Ontario Heritage Act.

Staff suggest that materials salvaged from the historic building be incorporated into the landscape planning on site, or sold or donate to an architectural salvage company, to ensure that these materials can contribute to the conservation of other cultural heritage resources.

Unit Widths

Staff will evaluate the widths of the proposed townhouses to ensure the proposal adheres to the Urban Design Guidelines to allow for appropriately sized units and to allow sufficient space to accommodate amenity space in front of units.

Tertiary Plan

A Tertiary Plan has been prepared which incorporates the neighbouring properties - 176 and 178 Church Street East. The Tertiary Plan has been circulated to the affected landowners for their input. Staff will evaluate the Tertiary Plan in terms of the development pattern, access, compatibility and urban design. A future access easement may be required in order to consolidate the accesses on Church Street.

Transition to low density development

The site is adjacent to low density residential developments consisting of single detached houses. Staff's review will consider the proposed building height and massing, setbacks, landscape buffer, and any impact on privacy relative to the scale and character of the existing residential area.

Shared trees

According to the Arborist's Report, around 17 trees that are proposed to be removed or impacted are located on the shared property lines or on the adjacent lands. Written consents from the neighbouring property owners are required prior to the City's consideration to approve the injury or removal of these trees.

Further details on this application can be found in the *Information Summary* contained in Appendix 9. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding the *Planning Act* requirements. Notice of this public meeting was also published in the *Brampton Guardian*. This report, along with the complete application submission, including the supporting studies, has been posted to the City's website.

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. Any implications that arise through the continued processing of this application will be discussed within a Recommendation Report.

Other Implications:

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

Term of Council Priorities:

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

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.

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Attachments:

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