

**Date:** 2020-12-09

**File:** **OZS-2020-0019**

**Subject:** **Information Report**  
Application to Amend the Zoning By-law  
(To relocate the supermarket, increase the number of units by 29,  
adjust the setback requirements and lift holding provisions)  
**2652367 Ontario Inc. - KLM Planning Partners**  
Northeast corner of Queen Street East and McVean Drive  
Ward: 8

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**Report Number:** Planning, Building and Economic Development-2020-318

### **Recommendations:**

1. **That** the report titled: **Information Report: Application to Amend the Zoning By-law, 2652367 Ontario Inc. - KLM Planning Partners., Northeast corner of Queen Street East and McVean Drive; Ward 8 (File: OZS-2020-0019)** to the Planning and Development Services Committee Meeting of January 18, 2021 be received; and,
2. **That** Planning and 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 is proposing to relocate the required supermarket from the first floor of a residential tower to a standalone location. This will allow for an additional 29 units within the residential tower. The applicant is also proposing a number of setback requirement adjustments as the boundaries of the Right-of-Way along Queen Street East were changed**

and, the lifting of ‘Holding’ provision in the Zoning By-law, due to the completion of a number of technical studies.

- The purpose of this amendment is to make some minor adjustments to the applicable zones. There are no substantial changes to the layout of the plan that was previously provided to City staff as a concept plan in conjunction with the prior zoning by-law amendment application.
- The property is designated “Business Corridor” in the Official Plan and “Special Policy Area 17 – Office Node – Mixed Use” in the Bram East Secondary Plan area SP41(a).
- The Information Report and the associated public meeting facilitate compliance with the Strategic Plan’s “Good Governance” priority, with respect to educating and engaging citizens in an open and accountable way.

#### **Background:**

The property is located on the northeast corner of Queen Street East and McVean Drive. The property is vacant and was recently granted an approval for a Zoning By-law amendment to permit a range of uses along with a very specific list of provisions.

This application has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on August 21, 2020.

#### **Current Situation:**

##### Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Zoning By-law to relocate the required supermarket from the base of Building J, a 19 storey apartment building, to a stand-alone building. In doing this, the apartment building can provide 29 additional residential units, while providing a platform for a typical supermarket in a stand-alone format. The application also includes a number of adjustments to the setback requirements. This is a result of the adjustments to the boundaries of the Right-of-Way for Queen St. E. The setback adjustments are minimal, but must be reflected in the By-law. The last implication of the requested By-law amendment is to lift the Holding provision that applies to the site. The Holding provision requires that the applicant demonstrate that permanent municipal services have been provided to the satisfaction of the Region of Peel. The applicant will have to demonstrate to the Region of Peel that this has been completed.

Details of the proposal are as follows:

- Relocating the supermarket requirement from Building 'J' to Building 'G'. This will be completed by changing all of the provisions for the location, uses and definitions of the supermarket from zone CRC-2892 to OC-2889;
- Increasing the number of apartment units by 29. This will be completed by changing provisions within Sections CRC-2887, CRC-2888 CRC-2891 and CRC-2892 by increasing the total residential unit from 753 to 782;
- Lifting of the Holding provision for zone Office Commercial OC(H)-Section 2889;
- Section 2886 - Increasing the maximum setback to Queen Street from 4.5m to 4.9m;
- Section 2888 - Increasing the maximum setback to Cherrycrest Drive from 4.5m to 5.6m;
- Section 2891 - Decreasing the minimum setback to Queen Street East from 3.0m to 2.5m, while increasing the maximum setback to Queen Street East from 4.5m to 5.5m; and,
- Section 2892 - Increasing the maximum setback to Queen Street East from 4.5m to 9.6m, and decreasing the maximum setback to Cherrycrest Drive from 4.5m to 4.4m.

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total site area of approximately 4.14 hectares (10.22 acres);
- has frontage onto Queen Street East, McVean Road, Ebenezer Road and Cherrycrest Drive; and,
- is currently vacant.

The surrounding land uses are described as follows:

North: Residential lands, a stormwater management pond and a parking lot;

South: Queen Street East, beyond are the Claireville Conservation lands;

East: Commercial / Retail lands, gas station and beyond are environmental lands; and,

West: McVean Road, beyond are vacant lands.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. Comments from staff and external commenting agencies are required in order to complete a comprehensive

analysis for this application. All comments received will be considered in the future Recommendation Report to the Planning & Development Committee. Of note, this site is located within an approved subdivision (43M-1813). The site will have to adhere to conditions set out within the subdivision agreement. The implementation of the conditions will be completed through the review and processing of the site plan.

All comments received will be considered in the future Recommendation Report to the Planning & Development Committee. Further details on this application can be found in the Information Summary contained in Appendix 7. 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.

### Current Issues

At this time, there are currently no outstanding issues that are inhibiting the processing of this application.

### Public Meeting Notification Area:

Notice of the Public Meeting was given by prepaid first class mail to all persons assessed in respect of land to which the proposal applies and within 240 metres (784 ft.) of the area to which the proposal applies as shown on the last revised assessment roll, and by public notification in the Brampton Guardian. Signage of the application is also posted on the subject property.

### 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 the future Recommendation Report.

### Other Implications:

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

### **Strategic Plan:**

This Information Report and the associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way. This application will be reviewed to ensure that the development proposal meets or exceeds the direction and goals of the City's Strategic Plan, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision:

This Application to Amend the Zoning By-law is consistent with the Brampton 2040 Vision by facilitating the creation of a ‘mosaic of characterful and complete neighbourhoods’

**Conclusion:**

Appropriate information and background studies have been received by Planning, Building and Economic Development Services to proceed with a Public Meeting at this time. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning and Development Committee.

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:

Reviewed and Recommended by:

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**Attachments:**

- Appendix 1: Concept 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: Information Summary