

Date: 2020-12-16

Subject: OZS-2020-0028

Secondary Title: INFORMATION REPORT

Application to Amend the Zoning By-Law

(To permit the development of a 21-storey residential building on Block 2 and remove the Holding (H) symbol on Blocks 2 and 3 of registered plan 43M-2062)

KLM Planning Partners Inc. – i2 Developments (Brampton) Inc.

225 Malta Avenue

Ward: 4

Contact: Himanshu Katyal, Development Planner, Planning and Development Services, Himanshu.Katyal@brampton.ca 905-874-3359, and Cynthia Owusu-Gyimah, Acting Manager, Planning and Development Services, Cynthia.OwusuGyimah@brampton.ca

Report Number: Planning, Building and Economic Development-2021-020

Recommendations:

- 1. THAT** the report titled: **Information Report: Application to the Amend the Zoning By-law – KLM Planning Partners Inc. – i2 Developments (Brampton) Inc. – 225 Malta Avenue – Ward 4 (eScribe Number: Planning, Building and Economic Development-2021-020 and City file: OZS-2020-0028)**, to the Planning and Development Committee Meeting of January 18, 2020, be received;
- 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 proposes to develop a 21-storey residential building consisting of 290 units on Block 2 of registered plan 43M-2062, and remove the Holding (H) symbol from Blocks 2 and 3 of registered plan 43M-2062.**

- **The property is designated “Residential” in the Official Plan; and “Mixed Use 1” in the Hurontario Main Corridor Secondary Plan (Area 55(a)). An amendment to the Official Plan and Secondary Plan is not required.**
- **The property is zoned “Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal and remove the Holding (H) symbol.**
- **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:

The lands subject to this application are located at 225 Malta Avenue. This application was received on October 16, 2020. It 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 November 13, 2020.

The lands subject to this application are part of a registered plan of subdivision (43M-2062) and are indicated as Block 2. The future lands to the north are indicated as Block 3 on 43M-2062.

History of previous application

A previous application (T01W15.037) to amend the Official Plan, Zoning By-law and Draft Plan of Subdivision was approved in the year 2016 by the Local Planning Appeal Tribunal (LPAT). This approval permitted a development of 457 residential units within a 12-storey apartment building and 10 townhouse blocks over 3 blocks identified on a plan of subdivision (Plan 43M-2062). Block 1 comprises of 109 townhouse units and its construction is nearing completion.

The property is zoned “Residential Apartment A(3) Holding – Section 2532 (R4A(3)(H) – 2532)” by By-law 270-2004 as amended. This zone permits a range of residential and commercial uses. This zone limits the maximum number of residential units to 269 units and a maximum building height of 12 storeys. Further, there is a Holding (H) symbol on the property that shall not be removed until such time as adequate vehicular access can be provided to service development north of Malta Avenue to the satisfaction of the Commissioner of Planning, Building and Economic Development. Adequate access in this respect may be comprised of the completion of Malta Avenue, the connection of Malta Avenue to Lancashire Lane, an access to Steeles Avenue, a combination thereof, or other comparable access arrangements to the satisfaction of the Chief Planning and Infrastructure Services Officer. Until such time as the Holding (H) symbol is removed,

development in this zone shall be limited to a maximum of 80 residential units, and shall not occupy any portion of the property within 35 metres of the Steeles Avenue frontage.

Current Situation:

Proposal (Refer to Appendix 1):

The application is proposing to amend the Zoning By-law. Details of the proposal are as follows:

- 21-storey residential apartment building with 290 units on Block 2;
- Removal of the Holding (H) symbol for both Block 2 and Block 3;
- Proposed Gross Floor Area (GFA) of 21,347 square metres and Floor Space Index (FSI) of 4.25;
- Proposed 298 parking spaces within 3 levels of underground parking;
- Access to both Block 2 and future Block 3 is proposed from Malta Avenue.

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

The lands have the following characteristics:

- has a total site area of approximately 0.5 hectares (1.23 acres);
- Irregularly-shaped lot with a frontage on Malta Avenue; and,
- are currently vacant.

The surrounding land uses are described as follows:

North: Steeles Avenue West, beyond are existing single detached dwellings and townhouses;

South: Malta Avenue, beyond is the Phase 1 of this development which includes future back-to-back townhouses;

East: vacant land; and,

West: Malta Avenue, beyond are existing townhouses and vacant land.

Technical Considerations

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

Staff has noted the following specific considerations that will need to be addressed:

- Confirmation that the proposed access will adequately accommodate the traffic that will be generated by the Block 2 and future Block 3 developments;
- Whether this proposal will provide adequate amenity area to serve the needs of future residents;
- Whether there will be no negative shadowing impacts to the existing uses to the west and south; and,
- Confirmation that the site design for this Phase will integrate or share the common amenity areas with the future Block 3.

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 and commenting agencies on November 17, 2020, and property owners within 240 metres of the subject lands on December 11, 2020 as per Planning Act requirements. A notice of public meeting was also posted in Brampton Guardian Newspaper. This report, along with the complete application requirements including 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 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.

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 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:

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 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:	Information Summary