

Date: 2020-02-12

Subject: OZS-2020-0034

Secondary Title: INFORMATION REPORT

Application to Amend the Official Plan and Zoning By-Law
(*To permit the development of a 15-storey residential apartment building with 179 units*)

Glen Schnarr & Associated Inc. – 12148048 Canada Inc./Umbria
Developers Inc.

1030 Queen Street West

Ward: 5

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, Bld & Ec Dev-2021-167

Recommendations:

1. **THAT** the report titled: **Information Report: Application to the Amend the Official Plan and Zoning By-law – Glen Schnarr & Associated Inc. – 12148048 Canada Inc./Umbria Developers Inc. – 1030 Queen Street West – Ward 5 (eScribe Number: PB&ED-2021-167 and City file: OZS-2020-0034)**, to the Planning and Development Committee Meeting of March 8, 2021, 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 15-storey residential building consisting of 179 units.**

- **The property is designated “Designated Greenfield Area” on Schedule 1 – City Concept, “Residential” and “Open Space” on Schedule A – General Land Use Designations of the Official Plan; and “Low Density 2 Residential”, “Community Park” and “Heritage Resource” in the Credit Valley Secondary Plan (Area 45) and “Heritage” in the Block Plan Sub Areas 1 & 3 of the Credit Valley Secondary Plan. An amendment to the Official Plan, including Secondary and Block Plans, is required to permit the proposed development.**
- **The property is zoned “Service Commercial – Section 212 (SC-212)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed 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:

The lands subject to this application are located at 1030 Queen Street West. This application was received on December 16, 2020. It has been reviewed for completeness and found to be complete in accordance with Section 22 (6.1) and Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on January 8, 2021.

Current Situation:

Proposal (Refer to Appendix 1):

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

- Proposed 15-storey residential apartment building with 179 units;
- Proposed 61 one-bedroom units, 89 two-bedroom units and 29 three-bedroom units;
- Relocate the existing listed heritage building on the site to be relocated and integrated with the proposed development;
- Proposed GFA of 15,910 square metres and a Floor Space Index (FSI) of 5.3;
- Proposed 218 parking spaces within 3 levels of underground parking;
- Proposed 193 bicycle parking spaces;

- Proposed vehicular access from Queen Street.

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

The lands have the following characteristics:

- has a total site area of approximately 0.34 hectares (0.84 acres);
- Square-shaped parcel with a frontage of approximately 46 metres (152 feet) on Queen Street West and a frontage of 40 metres (132 feet) on Chinguacousy Road; and,
- are currently occupied by a single storey building which is listed under the City of Brampton Municipal Register of Cultural Heritage Resources;

The surrounding land uses are described as follows:

- North: Teramoto Park, beyond which is David Suzuki Secondary School and low-density residential uses characterized by single detached dwellings;
- South: Queen Street West, beyond which is a commercial retail plaza;
- East: Chinguacousy Road, beyond which are low-density residential uses characterized by single detached dwellings; and,
- West: Teramoto Park, beyond is James Potter Road and low-density residential uses characterized by semi-detached dwellings.

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 is required that the proposed access from Queen Street West will adequately accommodate the traffic to the site;
- whether the proposed development demonstrates that it meets the criteria outlined in the Official Plan to exceed the maximum height and density limits;
- Whether there will be no negative shadowing impacts to the surrounding uses; and,
- Confirmation is required that the site design will integrate the existing listed heritage building with the new development based on adaptive reuse while preserving its heritage features; and,
- Whether adequate amenity area will be provided for the future residents;

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 site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments and commenting agencies on January 15, 2021 and to the property owners within 240 metres of the subject lands on February 11, 2021 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 Official Plan, including Secondary and Block Plans, as well as the Zoning By-law.

Authored by:

Reviewed by:

Himanshu Katyal, RPP, MCIP
Development Planner III

Allan Parsons, RPP, MCIP
Director of Development Services

Approved by:

Submitted by:

Richard Forward, MBA, M.Sc., P.Eng.
Commissioner of Planning, Building &
Economic Development

David Barrick
Chief Administrative Officer

Appendices:

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