

Date: 2021-01-29

Subject: **RECOMMENDATION REPORT**

Secondary Title: Application to Amend the Official Plan and Zoning By-Law
(To permit the development of a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) townhouse blocks comprised of twelve (12) residential units per block for a total of twenty-four (24) stacked, residential townhouse units.)

Jindal Developments Ltd. – GeForce Planners

1965-1975 Cottrelle Boulevard

West of McVean Drive, south of Cottrelle Boulevard

Ward: 6

Contact: Shelby Swinfield, Development Planner I, Planning, Building and Economic Development, 905-874-3455; and
Steve Ganesh, Manager, Planning, Building and Economic Development, 905-874-2089

Report Number: Planning, Bld & Ec Dev-2021-099

Recommendations:

1. **THAT** the report titled: **Application to Amend the Zoning By-law, Jindal Developments Ltd. – GeForce Planners**, 1965-1975 Cottrelle Boulevard, Ward 6 (Planning, Bld & Ec Dev-2021-099 and File C08E08.008), to the Planning and Development Committee Meeting of March 8, 2021, be received;
2. **THAT** Official Plan Amendment and Zoning By-law amendment applications submitted by GeForce Planners on behalf of Jindal Developments Ltd., Ward: 6, Files C08E08.008 and Report Number: Planning, Bld & Ec Dev-2021-099, as revised, be approved, on the basis that it does represent good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Grown Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated January 29, 2021;
3. **THAT** the amendments to Schedule A2 of the Official Plan and the Bram East Secondary Plan (Area 41a), as generally attached as Appendix 7 to this report be adopted; and

4. **THAT** the amendments to the Zoning By-law, as generally attached as Appendix 8 to this report be adopted.

Overview:

- This application is proposing to amend the Official Plan and Zoning By-law to permit the development of the lands with a stepped, seven (7) storey condominium apartment building with 72 residential units, two (2) blocks of stacked, residential townhouses containing a total of 24 units, and a single two (2) storey office building intended to facilitate the headquarters for the property owner's company.
- A Public Meeting was originally held for this application on July 11, 2018. At that time a different development configuration was proposed, which consisted of a three-storey mixed use building with commercial uses on the ground floor and residential apartment units on the second and third floors.
- A second Public Meeting for the application was held on July 6, 2020 for a revised version of the proposal, due to the extensive changes to the concept.
- The applicant revised the application in response to significant feedback received from the community and recommendations of the City's Urban Design Review Panel.
- The property is designated "Residential" in the Official Plan and "Neighbourhood Retail" in the Bram East Secondary Plan (Area 41a). An amendment to the Secondary Plan is proposed to remove a portion of the property from this designation and permit the proposed residential uses under a "High Density Cluster Residential" designation.
- The property is zoned "Commercial Two – Special Section 1851 (C2-1851)" by By-Law 270-2004, as amended. The application proposes to amend the Phase 2 portion of the lands to R4A(3)-2569 to permit the proposed apartment building and stacked townhouses.
- Staff recommend that the Official Plan Amendment and Zoning By-law Amendment be approved. The proposal is in conformity with the Provincial, Regional Policy Framework and the provisions of the City's Official Plan.

Background:

The application was submitted on March 9, 2018 with additional materials submitted on May 23, 2018. This application was reviewed for completeness and found to be complete in accordance with Section 51 (19.1), Section 35 (10.4), and Section 22 (6.1) of the *Planning Act* as of May 23, 2018. A formal Notice of Complete Application was provided to the applicant on May 31, 2018.

The easterly half of the subject property was developed as an initial phase with a commercial plaza. This application proposes revisions to the policy designation and zone of the westerly half of the site to accommodate its development as the second and final phase.

Initial Public Meeting

The subject application was originally brought forward to a Public Meeting on July 11, 2018. The proposal at that time consisted of a three storey mixed-use building with commercial uses on the ground floor and residential apartment units on the second and third floors. Significant feedback from area residents was received during the meeting, and several concerns were raised such as potential impacts on local schools and traffic, and concerns relating to the visibility of existing backyards from the proposed building. Following the public meeting, the application was reviewed by the Urban Design Review Panel (UDRP), which recommended a number of design changes to the proposed development.

The applicant significantly revised the proposal based on the feedback from both the residents who spoke at the meeting and the advice of the UDRP. Revisions included a complete redesign of the residential component, as follows:

1. An increase in height to a portion of the condo apartment building that is located away from the adjacent residences, from three (3) to seven (7) storeys;
2. Redeployment of the proposed density using a stepped design that allows the building to be only two (2) storeys high in proximity to the westerly lot line, adjacent to single detached dwellings. The height of the building becomes taller as it is located further away from the adjacent residential dwellings, increasing up to seven (7) storey in height. (See Appendix 1a for proposed building elevations.); and
3. Introduction of three-storey townhouse dwellings and a small amenity area.

Upon review by the Region of Peel and due to restrictions regarding waste collection, the proposed standard townhouses were revised to be stacked townhouses of the same number of floors and with the same massing as standard townhouses.

Second Public Meeting

The revised concept was presented at a Virtual Public Meeting on July 6, 2020. At the meeting, 15 members of the public provided delegations and 29 people provided written correspondence, expressing a variety of concerns related to the proposed development, including but not limited to crime, traffic, privacy, and adequacy of adjacent school sites.

Staff also received a petition with approximately 900 signatures in opposition of the development. Staff have specifically listed and responded to those concerns within Appendix 10 “Response to Public Meeting Comments”. A summary of the main concerns and issues is presented below in the “Other Implications” section of this report. Following the Public Meeting, two further pieces of written correspondence were received.

Current Situation:

Property Description and Surrounding Land Use (Refer to Appendix 6):

The lands have the following characteristics:

- an approximate total site area of 1.8 hectares (4.46 acres)
- comprised of two parts that will be developed in phases;
 - Phase I:
 - Has an approximate area of 1.003 ha (2.49 ac);
 - Contains three (3) existing commercial buildings;
 - Has an approximate commercial gross floor area of 2,224 sq.m. (23,938.94 sq.ft);
 - Has an existing 119 parking spaces.
 - Phase II:
 - Has an approximate area of 0.79 ha (1.9 ac);
 - Is currently vacant;
 - Has a shared access with Phase I onto Cottrelle Boulevard.

The surrounding land uses are described as follows:

North: Cottrelle Boulevard, beyond which is Calderstone Middle School and Bay Lawn Circle;

East: McVean Drive, beyond which is Bainsville Circle;

South: Single detached dwellings; and

West: Single detached dwellings.

Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit the development of a stepped, seven (7) storey condominium apartment building with 72

residential units, and two (2) stacked townhouse blocks comprised of twelve (12) residential units per block for a total of 24 stacked townhouse units.

Details of the proposal are as follows:

- To permit residential (apartment and stacked townhouse dwellings) on the lands;
- To utilize the existing access onto Cottrelle Boulevard;
- To create a total of 96 residential units; and
- To develop the lands with a net residential density of approximately 50.52 units per net acre.

Summary of Recommendations

This report recommends that Council enact the Official Plan amendment as generally attached hereto as Appendix 7, and the Zoning By-law amendment as generally attached hereto as Appendix 8.

Analysis

The proposed Official Plan Amendment and Zoning Amendment were evaluated with regard to Matters of Provincial Interest, the Provincial Policy statement, the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan. The detailed analysis of those documents can be found in Appendix 9.

Summary

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also consistent with the Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*.

Corporate Implications:

Financial Implications:

All financial contribution requirements (i.e. securities, Development Charges and Cash in Lieu of Parkland Requirements) will be provided for in the required Site Plan Application to develop the lands. Revenue that is collected through the application fees are accounted for in the approved operating budget.

Other Implications:

Housing Type

The housing types proposed within this application help to fill the “missing middle” of housing in Brampton. In 2019 the Housing Measuring and Monitoring Report prepared

by the Region of Peel determined that out of the total ownership housing stock in the City, 63% were single detached, 19% semis, 13% towns, and just 5% apartments.

Market Analysis

The applicant has provided, in support of the application, a “Commercial Needs Opinion Letter” and supporting “Commercial Needs Assessment Study”, prepared by Tate Economic Research Inc. This study and associated expert opinion provides that the use of the Phase II lands for residential purposes will not negatively impact the ability of the existing commercial area to serve the needs of the surrounding community.

Resident Concerns

At both public meetings and throughout the process, feedback was received from area residents in regard to their concerns about the proposal. Below is a summary of the main issues that were raised and how the applicant revised the proposal or provided additional information to respond to the issue. A more detailed analysis of each issue can be found in Appendix 9 – Detailed Planning Analysis.

Crime

The applicant has submitted a Crime Prevention Through Environmental Design (CPTED) Report which includes an analysis of the project through the lens of creating safety through the overall design of the site. The Report notes that through careful design of the residential units, which will be further refined through a Site Plan Application, multiple forms of natural surveillance will be provided on the site, helping to satisfy CPTED principles.

Traffic

The applicant submitted a Traffic Impact Study and Functional Design which have been approved by the City’s Transportation Planning Division. This study demonstrates there will be a need for the applicant to provide an additional turning lane on Cottrelle Boulevard to accommodate safe traffic flow in and out of the site. The construction of this turning lane will be at the expense of the owner. Further, it is noted that the property is directly serviced by two bus transit routes.

Privacy

In regard to the proposed apartment building, the applicant has taken design steps to accommodate and transition to the low density residential surrounding the site. There is currently a 1.8m masonry acoustic fencing surrounding both Phase I and Phase II of the site, which assists in providing some privacy. In addition, the stepped nature of the building is respectful of sightlines from all sides of the property. Following the feedback from the second public meeting, the applicant reduced the size of the 4th and 5th floors to create even more distance between the apartment building and the single detached residential.

With regard to the stacked townhouses, the applicant has relocated any upper floor balconies to the interior of the site so they overlook the parking lot rather than the adjacent residential dwellings, which assists with maintaining privacy for the adjacent dwellings and creating natural security for the subject site.

Adequacy of Parks and Schools

Schools - The Peel District School Board and Dufferin Peel Catholic District School Board have confirmed the anticipated student yield from this development would be able to be accommodated in the existing area schools. The school boards have also provided a requirement for the applicant to advise future residents of this development that any students who cannot be accommodated at the area schools may be bussed to further schools. The capacity of schools is pre-determined by the Province and School Board.

Parks - this proposal includes its own private park to satisfy the amenity needs of the residents in the development. This is intended to alleviate any additional crowding the local parks may experience.

There are no other implications associated with these amendments to the Official Plan and Zoning By-law.

Term of Council Priorities:

This application is consistent with the 2019-2022 Term of Council, in particular “A Well-run City (Good Government)” priority. The previous Information Report and the associated public meeting contribute to compliance of this priority with respect to encouraging public participation by engaging the community.

Further, this application is also considered to be consistent with the “City of Opportunities”. This proposal provides an opportunity to develop a housing type that is underrepresented within the City, providing Brampton with a more diverse housing stock to align with its diverse population.

Living the Mosaic – 2040 Vision

The subject proposal by GeForce Planners on behalf of Jindal Developments Ltd aligns with the vision the Brampton will be a mosaic of complete neighbourhoods. The proposed increase in housing supply will create opportunities for current or new residents to reside within a 15 minute commute to work. In turn, this contributes to the effort to work, live and play in the same city.

Conclusion:

The Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed.

Staff recommends approval of the Official Plan Amendment and Zoning By-law Amendment as the following requirements have been satisfied:

Staff is satisfied that the Official Plan and Zoning By-law amendment application represents good planning, and that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the applications are consistent with the principles and overall policy direction of the City of Brampton Official Plan.

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Attachments:

Appendix 1 – Concept Plan
Appendix 1a – Conceptual Elevations
Appendix 2 – Location Map
Appendix 3 – Official Plan Designation
Appendix 3a – Official Plan Schedule A2 Designation
Appendix 4 – Secondary Plan Designations
Appendix 5 – Zoning Designations
Appendix 6 – Existing Land Uses
Appendix 7 – Draft Official Plan Amendment and Schedule
Appendix 8 – Draft Zoning By-law Amendment and Schedule
Appendix 9 – Detailed Planning Analysis
Appendix 10 – Results of Public Meeting
Appendix 11 – Response to Comments and Correspondence Received