

Date: 2021-04-16

File Name: OZS-2021-0008

Subject: INFORMATION REPORT
Application to amend the Zoning By-law
(To permit a residential development consisting of a 30 and 33 storey tower located on a 5 storey shared podium)
Martinway Bramalea Project Inc.
1685-1701 Queen Street East
Ward: 7

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Report Number: Planning, Bld & Ec Dev-2021-438

Recommendations:

1. **THAT** the report titled: **Information Report: Application to Amend the Zoning By-law – Martinway Bramalea Project Inc. – 1685-1701 Queen Street East – Ward 7** (Planning, Building and Economic Development-2021-438 and City File OZS-2021-0008), to the Planning and Development Committee Meeting of May 10, 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 develop the lands with two residential towers on a shared podium. The towers are proposed to be 30 and 33 storeys in height.
- The current proposal contemplates 704 residential units, a Gross Floor Area of 51,025.7m², 663 parking spaces, shared outdoor amenity spaces and a laneway connection at the rear of the property.

- The property is designated “Central Area” in the Official Plan and “Central Area Mixed-Use” in the Queen Street Corridor Secondary Plan (SPA 36). An amendment to the Official Plan and Secondary Plan is not required for the proposed development.
- The property is zoned “Downtown Commercial – Section 2382 (DC-2382)” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the development proposal as the existing By-law does not permit the building height and density sought through this application.
- The DC-2382 zone was introduced through a previous development application (C04E05.030). That application was to permit a high-density residential development with a lower maximum height and density than what is being requested in this current application.
- This Information Report and the associated public meeting facilitate compliance with the “A Well-run City (Good Government)” Term of Council Priority with respect to encouraging public participation by actively engaging the community, and by meeting the legislated requirements as outlined in the *Planning Act*.

Background:

The lands subject to this application are located at 1685-1701 Queen Street East, south of Queen Street East, east of Kings Cross Road. This application was received on March 5, 2021.

A previous application (City file: C04E05.030) for a high-rise development on this site was approved in 2012. That application also contemplated a two-tower on shared podium style residential development with a maximum building height of 89 metres, 462 residential units, and a Floor Space Index of 6.15 (Floor Space Index meaning the ratio of building area to site area. A floor space index of 6.15 would mean the gross floor area of the building is permitted to be 6.15 times greater than the site area).

The applicant has submitted this new proposal for the development of the site that has key differences that have led to the need for this zoning by-law amendment. Namely, the maximum building height, unit count, and floor space index are requested to be increased.

Current Situation:

Proposal (Refer to Appendix 1):

The application proposes an amendment to the Zoning By-law. Details of the proposal are as follows:

- Two residential towers on a shared 5 storey podium. The residential towers are 30 and 33 storeys in height (maximum of 107 m).
- 704 residential units, with 1028 m² of indoor amenity space and 2254 m² of outdoor amenity space.
- 663 total parking spaces, with 141 of those being visitor parking spaces. 19 spaces are located on the surface, with the rest located in an underground parking garage.
- An access lane at the rear of the property which could connect to the properties to the east should they seek redevelopment.
- Access from Kings Cross Road and Queen Street East.

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

- Is municipally known as 1685-1701 Queen Street East;
- Has a site area of approximately 0.74 hectares
- Has a frontage of 97.52 metres along Queen Street East
- Is currently vacant land. The lands were previously used as a gas station and low-rise commercial buildings.

The surrounding land uses are described as follows:

North: Chinguacousy Park;

East: Low-Rise Highway Commercial;

South: Surface parking, a 5-storey office building, and high-rise residential;

West: High-rise residential.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. At this time, staff have noted the following specific considerations that will need to be addressed as part of the comprehensive analysis in addition to the general assessment of the appropriateness of the proposed land use and its impact on the surrounding area:

- Ability for the development to fit into a changing urban context, with specific regard to built form and transportation impacts.
- Provision of affordable housing, appropriate unit size mix, etc. to ensure that the development meets the City's housing goals.
- Provision of adequate on-site amenity space to ensure the needs of future residents are met.
- Any potential engineering matters as they relate to the servicing and proper functioning of the site.
- Council had adopted a recommendation through the processing of the previous development application on-site that supported the extension of King's Cross Road to Queen Street East to create an intersection. Work is ongoing in reviewing the options for this extension. The scope of options has also expanded to include a potential pedestrian-only connection across Queen Street East, rather than an intersection, to provide direct access to Chinguacousy Park.

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 March 31, 2021, and property owners within 240 metres of the subject lands on April 15, 2021 as per *Planning Act* requirements. A notice of public meeting was also posted in the 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.

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Attachments:

Appendix 1: Concept Plan
Appendix 1A: Renderings
Appendix 1B: Renderings
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial and Existing Land Uses
Appendix 7: Heritage Resources
Appendix 8: Information Summary

