

**Date:** 2021-05-13

**File:** **OZS-2020-0036**

**Subject:** **Information Report**

Application for an Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision

*(To facilitate a residential development)*

**Korsiak Urban Planning – Jim and Luisa Mocon**

1879 Queen Street West

South side of Queen Street West and east of Mississauga Road

Ward: 4

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**Report Number:** Planning, Bld & Ec Dev-2021-500

### **Recommendations:**

1. **That** the report titled: **Information Report**, Application for an Official Plan Amendment, Zoning By-law Amendment and Proposed Draft Plan of Subdivision, **Korsiak Urban Planning – Jim and Luisa Mocon**, 1879 Queen Street West, Ward 4, (City File OZS-2020-0036 and Planning, Bld & Economic Development-2021-500) dated May 13<sup>th</sup>, 2021, to the Planning and Development Committee meeting of June 7, 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 has submitted applications for an Official Plan Amendment, Zoning By-law Amendment and a Draft Plan of Subdivision**

to facilitate a residential development. The development is proposed to include 9 single detached dwellings, 39 street townhouses, 17 condo townhouses, one apartment block proposed for 12-storey building, one park, one stormwater management pond and several Natural Heritage System blocks.

- The lands are designated ‘Residential’ and ‘Open Space’ on Schedule A of the Official Plan, ‘Valleylands and Watercourse Corridors’ and ‘Areas of Natural and Scientific Interest – Life Science’ on Schedule D – Natural Heritage Features and Areas. An Amendment to the Official Plan is not required.
- The subject property is designated ‘Low Density Residential 1’ and ‘Primary Valleyland’ within the Credit Valley Secondary Plan (SPA 45). It is also within Special Policy Area 2, which recognizes the long term development potential of the lands and how they should be developed as an integrated entity. An Amendment to the Secondary Plan is required to permit an increase in the permitted height and density.
- The property is located within the Queen Street West – Credit Valley Tertiary Plan. The intent of the Tertiary Plan is to establish a development pattern for the entirety of the block. The Tertiary Plan is proposed to be revised to permit an increase in height and density for the apartment block.
- The property is zoned ‘Agriculture’ (A) and ‘Recreation Commercial Section 560’ (RC-560) by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to facilitate the proposal.
- This Information Report and 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.

### **Background:**

Korsiak Urban Planning submitted the subject applications on behalf of Jim and Luisa Mocon on March 29<sup>th</sup>, 2021. The application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated April 6<sup>th</sup>, 2021 was provided to the applicant.

## **Current Situation:**

### Proposal:

An application to amend the Official Plan to amend the Zoning By-law and for a Draft Plan of Subdivision has been filed with the City to develop the approximately 6.9 ha (17.1 ac.) site. The details of the proposal are as follows (refer to Appendix 1):

- Nine single detached dwellings;
- 39 street townhouses;
- One townhouse condominium block with seventeen units;
- An apartment block with 200 units, being 12 storeys in height;
- A park and a stormwater management block;
- Three public streets (shown as Street 'A', 'B' and 'C'), with street 'A' being proposed to connect to Queen Street West; and,
- Natural Heritage Systems with buffers.

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

The lands have the following characteristics:

- is municipally known as 1879 Queen Street West
- has a total site area of approximately 6.9 hectares (17.1 acres)
- has a frontage of approximately 96.6 metres (316.9 feet) along Queen Street West

The surrounding land uses are described as follows:

North: Queen Street West, beyond which are single detached dwellings and a storm water management pond.

South: Natural heritage features and Lionhead Golf Course.

East: Vacant lands planned to be developed for apartment buildings, and beyond which is a proposed townhouse development.

West: Vacant lands planned for a range of residential and townhouse dwellings before Mississauga Road.

### Technical Considerations:

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 a future Recommendation Report to the Planning and Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following are preliminary issues that have been identified to date with respect to this application that will need to be addressed as part of the comprehensive analysis:

- The appropriate buffer to be provided from the natural heritage features;
- The appropriateness of the density and the compatibility with the surrounding land uses; and,
- Urban design and site layout matters including that the development proposal must establish an appropriate transition and physical integration with adjacent properties.

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 aspects, including matters addressed in the site specific studies submitted by the applicant.

### Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceeds the Planning Act circulation requirements. This report along with the complete application requirements, including studies, have also 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 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 by the Planning and Development Services Department. 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 Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of these applications.

Authored by:

Reviewed by:

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**Attachments:**

- Appendix 1: Concept Site 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
- Appendix 9: Tertiary Plan