

Date: 2021-05-13

File: **OZS-2021-0009**

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(To facilitate an 11 storey mixed-use building)
**Glen Schnarr & Associates Inc. – 2548859 Ontario Ltd and
2571340 Ontario Ltd.**
115, 117, 119, 121 and 123 Queen Street West and 2 and 2A Mill
Street South
Ward: 3

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Report Number: Planning, Bld & Ec Dev-2021-501

Recommendations:

1. **That** the report titled: **Information Report**, Application to Amend the Official Plan and Zoning By-law, **Glen Schnarr & Associates Inc. – 2548859 Ontario Ltd and 2571340 Ontario Ltd.**, 115, 117, 119, 121 and 123 Queen Street West and 2 and 2A Mill Street South, Ward 3 (City File OZS-2021-0009 and Planning, Bld & Ec Dev-2021-501), dated May 13th, 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 an application for an Official Plan Amendment and a Zoning By-law Amendment in order to facilitate the development of an eleven-storey mixed-use building. It includes retail and other commercial uses at grade and ten storeys of residential units**

above, with rooftop amenity space. Parking is proposed to be accommodated in two levels of underground parking.

- **The lands are designated ‘Central Area’ in the City of Brampton Official Plan. The Central Area includes the Urban Growth Centre and has a strong image and character which functions as the heart of the City and embodies a broad range of high density uses. An Amendment to the Official Plan is not required.**
- **The property is located within the Downtown Brampton Secondary Plan Area 7 and is designated ‘Central Area Mixed Use’. An Amendment to the Secondary Plan was requested by the applicant to:**
 - **permit a Floor Space Index (FSI) (being the ratio of building area to site area) higher than the maximum set out in the Secondary Plan, and**
 - **delete policies regarding the realignment of Mill Street.**
- **The property is zoned ‘Service Commercial (SC)’, ‘Commercial Mixed Use - One’ (CMU1) and ‘Commercial’ (C1) 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:

Glenn Schnarr & Associates submitted the subject applications on behalf of 2548859 Ontario Ltd and 2571340 Ontario Ltd. on March 11th, 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 6th, 2021 was provided to the applicant.

In accordance with Section 5.34 of the Official Plan, the applicant was required to submit a Tertiary Plan, attached as Appendix 9, in support of the development application. On February 3rd, 2021 a public notice was circulated to all affected landowners within the Tertiary Plan area inviting them to participate in the Tertiary Planning Process for the block bounded by Queen Street West, Mill Street South, Byng Avenue and Elizabeth Street South. A virtual public consultation session was held on April 20th, 2021 to review and discuss the Tertiary Plan with the affected landowners, the applicant and City staff. This meeting also included residents from the broader area as an informal open house for the specific development application.

The Tertiary Plan will need to be finalized through continued consultation with City staff and participating landowners to establish a development pattern for the entirety of the block. The Tertiary Plan will be evaluated based on good planning principles and, once finalized, will be endorsed for inclusion as a non-statutory appendix to the Secondary Plan. A copy of the Tertiary Plan is included as Appendix 9.

Current Situation:

Proposal:

A proposal to amend the Official Plan and Zoning By-law has been filed with the City to develop the approximately 0.19 ha (0.47 ac.) site. The details of the proposal are as follows (refer to Appendix 1 and 1A):

- An 11-storey mixed-use building;
- Rooftop amenity space having a total area of 400.3 square metres (4,308.8 square feet);
- Four ground floor commercial units with a total of 584.3 square metres (6,289.6 square feet);
- A total of 82 dwelling units, including:
 - 35 one bedroom units;
 - 42 two bedroom units;
 - 5 three bedroom units; and,
- 50 residential, visitor and accessible parking spaces are provided in two levels of below grade parking; and,
- A Floor Space Index of 5.08.

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

The lands have the following characteristics:

- Are municipally known as 115, 117, 119, 121 and 123 Queen Street West and 2 and 2A Mill Street South.
- Have a total site area of approximately 0.19 hectares (0.48 acres)
- Have a frontage of approximately 36 metres (118.4 feet) along Queen Street West and direct frontage along the east side of Mill Street South of 23.5 metres (77.2 feet)

The surrounding land uses are described as follows:

- North: Queen Street, and beyond which are commercial uses
- South: Two-storey single detached residential buildings.
- East: Three-storey and two-storey commercial buildings
- West: Low rise commercial buildings along Queen Street West, with townhouse dwellings located just northwest.

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:

- Tertiary Plan – The Tertiary Plan will need to be finalized through consultation with City staff and participating landowners to establish a development pattern for the entirety of the block. The Tertiary Plan is intended to ensure that new development contributes to enhancing the character of the community, complements and improves the community urban structure and mitigates any adverse impacts on the surrounding area. The completed Tertiary Plan will be evaluated based on good planning principles and, once finalized, is to be endorsed for inclusion as a non-statutory appendix to the Secondary Plan.
- Integration with adjacent properties – The development proposal must be sensitive to the existing neighbourhood context and establish an appropriate transition and physical integration with adjacent properties. The surrounding area is predominantly comprised of low-density residential land use but which are planned for higher-density land uses in the Downtown Brampton Secondary Plan. The applicant will need to demonstrate through the submission of a shadow impact study and implementation of urban design principles that an appropriate building design can be achieved to mitigate impacts on the adjacent properties.

In addition to the above-referenced considerations, staff will evaluate the appropriateness of the proposed land use and its impacts on the surrounding area.

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.

A non-statutory open house was held and comments made at that meeting will be considered in the future Recommendation Report.

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. 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:

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 1A: Elevation
- 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