

Date: 2021-05-13

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(To permit a phased residential mixed use development with 5
residential buildings (22, 17, 6, 4 and 4 storeys), 3,968m² of retail
space and 511 parking spaces)
1317675 Ontario Inc. – Glen Schnarr & Associates Inc.
Southwest of Kings Cross Road and Kensington Road
Ward: 7

Contact: Stephen Dykstra, Development Planner III,
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Report Number: Planning, Bld & Ec Dev-2021-520

Recommendations:

1. **That** the report titled: **Information Report: Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc., Southwest of Kings Cross Road and Kensington Road; Ward 7 (File: C04E05.032)** to the Planning and Development Services Committee Meeting of June 7, 2021 be received; and,
2. **That** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of a 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 is proposing to develop the lands in two phases. The first phase is proposed for a 17 storey mixed-use building with retail (2,052m²) on the first floor and a total of 199 parking spaces. The second phase proposes to have four buildings; a 22 storey mixed-use building with retail (1,916m²) on the first floor, a 6 storey and two 4 storey residential buildings with a total of 312 parking spaces for all four buildings.**

- **The property is designated “Central Area” on Schedule A of the City of Brampton Official Plan. An amendment to the Official Plan is not required to permit the proposed development.**
- **The property is designated “Service Commercial” in the Queen Street Corridor Secondary Plan (Area 38). An amendment to the Secondary Plan is required to permit the proposed residential and commercial uses on the property.**
- **The property is zoned “Recreation Commercial – Section 399 (RC-399)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the mixed-use proposed development.**
- **The Information Report and the associated public meeting facilitate compliance with the Strategic Plan’s “Good Governance” priority, with respect to educating and engaging citizens in an open and accountable way.**

Background:

The property is located southwest of the intersection of Kings Cross Road and Kensington Road. Generally between Bramalea City Centre, Chinguacousy Park and Bramalea Road. The property is occupied by a retail plaza.

The applicant is proposing to amend the Secondary Plan and Zoning By-law to permit a mixed use development at 25 Kings Cross Road. The applicant submitted the application on July 26, 2019. Planning staff has reviewed the application for completeness and found it to be complete in accordance with Section 22(6.1) and Section 35(10.4) of the Planning Act. A formal notice of Complete Application was provided on October 29, 2019.

On December 2, 2019 a public meeting was held for this property. At the time, the proposal was only for the northerly portion of the site. The application has been updated to include the entire property, which is identified as Phase 2 and updates to Phase 1 as well. The new application details can be found below. This is the reason for this application coming before the Planning and Development Committee at this time.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Official Plan and Zoning By-law to permit residential and additional retail uses. Two separate parcels are proposed which can be accommodated through a consent application process.

Details of the proposal are as follows:

Phase 1:

Building A

- 17 storey building
- 2,052 square metres (22,087 ft²) of retail on the first floor
- Floor Space Index of 3.34
- 199 parking spaces; 7 surface, 192 underground
- 154 - 1 bedroom units
- 38 – 2 bedroom units
- 1 – 3 bedroom unit
- 1,714 square metres (18,500 ft²) of combined interior / exterior amenity area

Phase 2:

- 312 parking spaces; 24 surface, 288 underground
- 2,667 square metres (28,707 ft²) of combined interior / exterior amenity area

Building B

- 22 storey building
- 1,916 square metres (20,623 ft²) of retail on the first floor
- 161 units

Building C

- 6 storey building
- 47 units

Building D and E

- 4 storey building
- 12 units each – total of 24 units

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

The site has the following characteristics:

- is located at the southwest corner of Kings Cross Road and Kensington Road;
- has a municipal address of 25 Kings Cross Road;
- has a site area of approximately 1.62 hectares (4 acres);
- has frontage of approximately 160 metres (524 ft.) on Kings Cross Road and 75 metres (242 ft.) on Kensington Road; and,
- has a one-storey, 6,444 square metre (69,362 sq. ft.) commercial building situated on the site.

The surrounding land uses are described as follows:

North: Kensington Road, beyond is a 15-storey residential building;

South: A one-storey building that houses a daycare establishment and two 13-storey residential buildings;

East: Kings Cross Road, beyond is an 18-storey residential building; and,

West: A City owned park (Knightsbridge Park).

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 the future Recommendation Report to the Planning & Development Committee.

A consent application will be necessary to create two separate parcels as proposed.

All comments received will be considered in the future Recommendation Report to the Planning & Development Committee. Further details on this application can be found in the Information Summary contained in Appendix 7. 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.

Current Issues

At this time, there are currently no outstanding issues that are inhibiting the processing of this application.

Public Meeting Notification Area:

Notice of the Public Meeting was given by prepaid first class mail to all persons assessed in respect of land to which the proposal applies and within 240 metres (784 ft.) of the area to which the proposal applies as shown on the last revised assessment roll, and by public notification in the Brampton Guardian. Signage of the application is also posted on the subject property.

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.

Strategic Plan:

This Information Report and the 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. This application will be reviewed to ensure that the development proposal meets or exceeds the direction and goals of the City's Strategic Plan, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision:

This Application to Amend the Official Plan and Zoning By-law is consistent with the Brampton 2040 Vision by facilitating the creation of a 'mosaic of characterful and complete neighbourhoods'.

Conclusion:

Appropriate information and background studies have been received by Planning, Building and Economic Development Services to proceed with a Public Meeting at this time. 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 Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan and the Zoning By-law.

Authored by:

Reviewed and Recommended by:

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Attachments:

- Appendix 1 & 1a: Concept 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: Information Summary