

Date: 2021-04-23

File: **OZS-2021-0006**

Subject: **Information Report**
Application to Amend the Zoning By-law
(to permit the development of six 3-storey townhouse units)
Sukhman Raj – CORBETT LAND STRATEGIES INC
58 Jessie Street
Ward: 3

Contact: Nicholas Deibler, Development Planner, Development Services,
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Report Number: Planning, Bld & Ec Dev-2021-537

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Zoning By-law, **Sukhman Raj – Corbett Land Strategies Inc.**, 58 Jessie St W, Ward 3 (City File OZS-2021-0006 and Planning, Bld & Ec Dev-2021-537), dated April 23rd, 2021 to the Planning and Development Committee Meeting of June 7th, 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 at 58 Jessie Street to permit six 3-storey townhouse units.**
- **The property is designated “Central Area” in the City of Brampton Official Plan. The Central Area permits a wide range of uses and activities and is**

intended to be a vibrant, mixed-use centre. An amendment to the Official Plan is not required to facilitate the proposed development.

- **The site is designated “Central Area Mixed Use” within the Downtown Brampton Secondary Plan. This designation permits any combination of commercial, retail, office, residential and other uses, as well as a full range of entertainment and cultural uses. An amendment to the Secondary Plan is not required to facilitate the proposed development.**
- **The property is zoned “Residential Extended One Zone (R2B(1))” in Zoning By-law 270-2004, as amended. A townhouse development is not permitted under this zone. An amendment to the Zoning By-law is required to permit this development.**
- **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:

This application was received on March 1, 2021. It was reviewed for Completeness and found to be complete in accordance with Sections 34 (10.1) and (10.2) of the Planning Act. A formal Notice of Complete Application dated March 3, 2021 was provided to the applicant.

Current Situation:

Proposal (refer to Appendix 1)

This application to amend the Zoning By-law has been filed with the City to develop a 0.11 ha (0.26 acre) site for a townhouse development.

Details of the proposal are as follows:

- A total of 6 street townhouse units fronting Haggert Avenue South
- Units will have widths of 5.75 meters (18.86 feet), with the exception of the corner units (6.0 meters, 19.7 feet)
- A 3-storey (9.90 meters, 32.4 feet) building height
- A total of 14 parking spaces, consisting of 2 parking spaces per unit provided in rear garages and 2 surface visitor parking spaces
- A proposed density of 57 units per hectare

- A proposed Floor Space Index (being the ratio of building area to site area) of 1.17
- A one-way rear laneway with ingress via Jessie Street and egress via Haggert Avenue South.

Property Descriptions and Surrounding Land Uses

The property has the following characteristics:

- Is municipally known as 58 Jessie Street
- Has a site area of 1,051 m² (3448 ft²)
- Has a frontage of approximately 24.7 metres (81 feet) fronting Jessie Street and 48.7 metres (159.7 feet) fronting Haggert Avenue South.
- Is currently occupied by a one-storey single detached residential dwelling and detached garage

The surrounding land uses are described as follows:

North: A place of worship immediately to the north with a mix of low-rise residential uses, commercial and office space elsewhere along Queen Street West

South: Single detached residential dwellings

East: Single detached residential dwellings

West: Single detached residential dwellings and commercial uses along Queen Street West

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis of this application. All comments received will be considered in a future Recommendation Report to the Planning & 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:

- Compatibility of the proposed design with the surrounding low-density residential neighbourhood, comprised primarily of one and two storey single detached homes.

- Width and layout of the proposed rear laneway access and parking considerations.
- Proposed landscaping and provision of adequate outdoor amenity space.

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 16, 2021, to property owners within 240 metres of the subject lands on May 7, 2021, and advertised in the Brampton Guardian, which exceed the Planning Act circulation requirements. This report along with the complete application requirements, including studies, has been posted to the City's website.

A non-statutory open house was held by the applicant on April 19, 2021. The comments provided at that meeting will be addressed in the future Recommendation Report.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through the 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 a 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 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.

Authored by:

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Attachments:

Appendix 1: Concept Site Plan
Appendix 1A: Building Rendering
Appendix 2: Location Map
Appendix 3: Official Plan Designation
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Heritage Resources
Appendix 8: Information Summary