



Report Committee of Adjustment

Filing Date: June 10, 2021

Hearing Date: July 13, 2021

File: A-2021-0137

**Owner/
Applicant:** Corporation of the City of Brampton

Address: 8950 S MCLAUGHLIN RD

Ward: WARD 4

Contact: François Hémon-Morneau, Planner I

Recommendations:

That application A-2021-0137 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
2. That the seniors residential apartment dwellings shall only be permitted in conjunction with a long term care facility;
3. That the seniors residential apartment dwellings must be located within a building operated by a non-profit and non-commercial organization and only be for the housing of senior citizens;
4. That the applicant submit a Site Plan application, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
5. The Region of Peel will require a subsequent Site Plan application to facilitate the proposed seniors residential apartment dwelling and any other proposed uses on the subject site. Through the submission of technical materials required under the Site Plan application process, the applicant is required to demonstrate that all necessary Site Servicing, Traffic and Regional Requirements are met to the satisfaction of the Region prior to Site Plan Approval;
6. The applicant must confirm through the required Site Plan application that the proposal does not exceed the capacity of Regional infrastructure. In the event that the proposal exceeds the capacity of Regional infrastructure (including water, wastewater, stormwater and

transportation), any infrastructure upgrades required to facilitate the proposed development will be at the sole cost of the applicant;

7. The consultant is required to complete and submit the Single-Use Demand table for the Region to fulfil our modelling requirements and determine the proposal's impact to the Existing system. The demand table shall be in digital format and accompanied by the Supporting graphs for the hydrant flow tests and shall be stamped and signed by the Professional Consulting Engineer. This demand table will be required prior to Site Plan Approval; and,
8. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Background:

Existing Zoning:

The property is zoned 'Institutional Two Zone (I2)', *according to By-law 270-2004, as amended.*

Requested Variance:

The applicant is requesting the following variance:

1. To permit a seniors residential apartment dwelling whereas the by-law does not permit the proposed use.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The subject property is designated 'Open Space' in the Official Plan and 'Institutional' in the Brampton Flowertown Secondary Plan (Area 6).

The applicant, Golden Age Village for the Elderly (GAVE), are proposing to develop a retirement village for seniors on a portion of the lands at the City's Flower City Community Campus. GAVE is leasing the lands from the City of Brampton for the project. The proposed development consists of 160 long-term care beds and up to 140 rental apartment units for independent seniors. It is also proposed to include a cultural centre providing programming for residents and others.

It is noted that the 'Institutional' designation permits special needs housing, including long-term care facilities and retirement homes. The requested variance is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The property is zoned 'Institutional 2 (I2)'. The intent of this zone is to allow for the development of institutional uses, including long term care facilities (classified as nursing homes in the Zoning By-law), and to establish the appropriate regulations for these uses.

The independent living units, subject to this minor variance application, are proposed to be operated in conjunction with a long term care facility that is permitted by the Zoning By-law. Staff considers the independent living units to be a complementary use to the permitted long-term care facility. Allowing residents to age in place by offering a range of housing options with varying levels of support is a typical model for seniors housing. It is considered to fulfill the general intent and purpose of the zone to allow for seniors housing.

Conditions of approval are recommended that the proposed seniors residential apartment dwellings be operated in conjunction with a long term care facility, be limited to housing for seniors and be operated by a non-profit agency to maintain the intent of the I2 zone. With these conditions, the requested variance maintains the general intent of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The proposed development is located on surplus lands within the City's Flower City Community Campus. The site is well served by transit and there are cultural amenities, including a City-owned seniors recreational centre on the site, and commercial uses in close proximity. The site is considered to be an appropriate location for the proposed use.

The applicant is in the early stages in planning for the development of the site. The details for the development will be reviewed through an application for site plan approval. A condition of approval is recommended that the applicant submit a site plan application for approval by the City. It is noted that if there are any aspects of the future proposed development that do not comply with the zoning regulations, that the applicant would need to return to the Committee of Adjustment to seek any further variances.

Subject to the recommended conditions of approval, the requested variance is considered desirable for the appropriate development of the land.

4. Minor in Nature

The proposed seniors residential apartment dwellings are complementary to the permitted long term care facility. Allowing both uses to operate within one development does not substantially affect the impact of the development on the surrounding community. The requested variance is considered minor in nature.

Respectfully Submitted,

François Hémon-Morneau

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