



BRAMPTON

Report Staff Report The Corporation of the City of Brampton 2021-07-26

Date: 2021-07-02

File: OZS-2021-0003

Title: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(To permit a 30-storey building containing 363 residential units with
225 parking spaces and at-grade commercial uses)
Sajecki Planning Inc. – Luxor Development Corporation
151 Main Street North
North-West Corner of Church Street West and Main Street North
Ward: 1

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Report Number: Planning, Bld & Ec Dev-2021-746

Recommendations:

1. That the report titled: **Information Report, Application to Amend the Official Plan and Zoning By-law, Sajecki Planning Inc. – Luxor Development Corporation**, 151 Main Street North, Ward 1 (File: OZS-2021-0003), to the Planning and Development Committee Meeting of July 26, 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 amend the Official Plan and Zoning By-law to permit the lands to be developed with a 30-storey apartment building containing 363 residential units with 225 underground parking spaces and 255 square metres of at-grade commercial space.

- The lands are designated “Central Area” in the Official Plan and “Main Street North Development Permit System Area” in the Downtown Brampton Secondary Plan (Area 7).
- The site is zoned *Highway Commercial – HC2 and Residential Apartment A - R4A*, which does not permit residential development in the form proposed by the applicant. An amendment to the Zoning By-law is required.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

This application was received on January 14, 2021 and has been reviewed for completeness and found to be complete in accordance with the Planning Act. On March 4, 2021 a formal notice was issued deeming the application complete on March 19, 2021.

Current Situation:

Proposal:

The applicant is proposing to amend the Zoning By-law and Official Plan to permit a 30-storey residential building on 0.19 ha site. Details of the proposal are as follows (see Appendices 1 to 1D):

- A 30-storey mixed use building;
- A total of 363 residential units comprised of:
 - 277 one-bedroom units;
 - 77 two bedroom units; and,
 - 9 three-bedroom units;
- 255 square metres of at-grade retail space;
- A total of 225 underground vehicular parking spaces;
- 221 bicycle parking spaces;
- A Floor Space Index (FSI) of 11.9;
- Access for the below grade parking will be from Thomas Street; and,
- A service access from Main Street North.

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located on the northwest corner of Main Street North and Church Street West;

- The subject property has an irregular shape with a total lot area of 0.19 hectares (0.48 acres).
- The site has a frontage of 34 metres along Main Street North, 62 metres along Church Street West, and 25 metres along Thomas Street.
- Was previously used as a gas station, which has been demolished. The site is currently vacant.

The surrounding land uses are described as follows:

North:	A large surface parking lot being used by the adjacent law office.
East:	Main Street North, beyond is a place of worship (Grace United Church a designated as a heritage resource), and a one-storey convenience store.
West:	Thomas Street, beyond is an office (a listed heritage resource).
South:	Church Street East, beyond is a one-storey commercial building

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within a future Recommendation Report. At this time, staff has noted the following specific considerations that will need to be addressed:

- The appropriateness of the proposed height and density.
- The ability for 159 and 165 Main Street North to develop separately from this proposal.
- Service access from Main Street North may be required to allow access to the properties to the north.
- The adequacy of the amount of amenity space that is provided.

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 studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding *Planning Act* requirements. Notice of this public meeting was also published in the *Brampton Guardian*. This report, along with the complete application requirements, including studies, has 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 a Recommendation Report.

Economic Development Implications:

Economic Development staff view the Central Area as a primary location for intensification. Staff will review the application for any economic development implications and provide further comments at the Recommendation Report stage.

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 “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

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 and Official.

Authored by:

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 1A: West and East Elevations
- Appendix 1B: South and North Elevations
- Appendix 1C: Perspective Looking East
- Appendix 1D: Perspective Looking South
- 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