

**Date:** 2021-07-02

**Subject: Information Report**  
Application to Amend the Official Plan and Zoning By-law  
(To permit the development of 76 stacked townhouse units in four townhouse blocks and 197 condominium/rental units in a ten-storey building)  
**Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc.**  
55, 59 and 61 Beech Street, and 136, 140, and 142 Church Street East  
Ward: 1  
File: OZS-2021-0011

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**Report Number:** Planning, Bld & Ec Dev-2021-618

**Recommendations:**

1. **That** the report titled: **Information Report, Application to Amend the Official Plan and Zoning By-law, Church (Brampton) Ventures Inc. - W.E. Oughtred & Associates Inc.**, 55, 59 and 61 Beech Street, and 136, 140, and 142 Church Street East, Ward 1 (File: OZS-2021-0011), 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 facilitate a residential development consisting of 76 stacked townhouse units in four townhouse blocks and 197 units in a ten-storey building.
- The lands are designated “Residential” in the Official Plan and “Low Density Residential” in the Brampton Flowertown Secondary Plan (Area 6). An amendment to the Official Plan and the Secondary Plan is required to facilitate this proposal.
- The site is zoned “Residential Single Detached B (R1B)”. An amendment to the Zoning By-law is required to facilitate this development.
- 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 March 18, 2021 and found to be complete in accordance with the Planning Act. A formal notice was issued deeming the application complete on April 6, 2021.

**Current Situation:**

Proposal (see Appendix 1 and Appendix 1A):

The applicant is proposing to amend the Official Plan and Zoning By-law to redevelop the site into a residential project. Details of the proposal are as follows:

- There (3) townhouse blocks consisting of 68 back-to-back stacked townhouse units
- One (1) townhouse block consisting of 8 stacked townhouse units
- One (1) ten-storey building consisting of 197 condominium/rental residential units
- A density of 333 units per net hectare and a Floor Space Index (FSI) of 2.7
- A total of 242 parking spaces including 41 visitor parking spaces at grade and underground,
- Relocation of the heritage building at 136 Church Street to 132 Church Street.

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

The site has the following characteristics:

- Consists of six (6) properties located at the northwest corner of Beech Street and Church Street East, each developed with a singled detached dwelling
- Has a site area of 0.85 hectares (2.1 acres) with 98 metres of frontage along Beech Street
- Four (4) of the six (6) properties are listed on the City's Municipal Register of Cultural Heritage Resources

The surrounding land uses are described as follows:

North: single detached residential dwellings;

East: Beech Street, beyond which is a low density residential neighbourhood

South: Church Street, beyond which is a Cemetery; and,

West: single detached residential dwellings.

### 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:

#### 1. Heritage resources

The subject site contains four properties (55, 59 and 61 Beech Street and 136 Church Street East) listed on the City's Municipal Register of Cultural Heritage Resources. The applicant is proposing to relocate the heritage building at 136 Church Street East to 132 Church Street East. The applicant also proposes to reconstruct and incorporate the front portion of the dwelling at 61 Beech Street into the development. The buildings located at 55, 59 and 61 Beech Street will be demolished. Staff are evaluating the impact of the proposal on the City's heritage resources.

#### 2. Transition to existing neighbourhoods

The subject site is surrounded by existing low density residential developments. Staff are evaluating the proposed building height, massing and setbacks in accordance with the Development Design Guidelines, in particular as it relates to the transition to existing low density neighbourhoods and any shadowing or privacy concerns.

### 3. Parking

The applicant is proposing a reduced vehicular parking rates at 0.73 spaces/unit for residents and 0.15 spaces per unit for visitors. Staff are evaluating whether the number of the proposed parking spaces are sufficient to meet the demand.

### 4. Amenity Space

Staff are reviewing the site layout to identify opportunities to improve the design of the amenity space such as eliminating at-grade parking, creating a centralized courtyard, and providing a landscape treatment between townhouse blocks.

#### Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands as per Planning Act requirements. This report, along with the complete application requirements including studies, have 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 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.

#### **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'.

#### **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.

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Reviewed by:

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**Attachments:**

- Appendix 1: Concept Site Plan
- Appendix 1A: Perspective Views
- 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