

**Date:** 2021-07-07

**File:** OZS-2021-0016

**Subject:** **Information Report**  
Application to Amend the Official Plan and Zoning By-law  
(To permit an 8-storey mixed-use building)  
**Blackthorn Development Corp. – 2706376 Ontario Inc.**  
30 McLaughlin Road South  
East side of McLaughlin Road and south of Queen Street  
Ward: 3

**Contact:** Kelly Henderson, Development Planner, Development Services,  
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**Report Number:** Planning, Bld & Ec Dev-2021-687

**Recommendations:**

1. **That** the report titled: **Information Report**, Application for an Official Plan Amendment and Zoning By-law Amendment, **Blackthorn Development Corp. – 2706376 Ontario Inc.**, 30 McLaughlin Road South, Ward 3, (City File OZS-2021-0016 and Planning, Bld & Economic Development-2021-687) dated July 2<sup>nd</sup>, 2021, 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 has submitted applications for an Official Plan Amendment and Zoning By-law Amendment to facilitate a mixed use development. The development is proposed to include an 8-storey apartment building with commercial ground floor uses, surface and underground parking,**

amenity areas and landscape areas. The existing heritage home is also proposed to be relocated on the subject property.

- Most of the site is designated 'Residential' on Schedule A of the Official Plan and a small part of the site is designated 'Open Space' and 'Central Area'. It is also designated 'Convenience Retail' on Schedule A2 of the Official Plan. The 'Residential' designation permits predominately residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. An Amendment to the Official Plan is required in order to facilitate the proposal to amend the 'Convenience Retail' designation on Schedule A2.
- The subject property is designated as 'Service Commercial' and 'Parks and Open Space' within the Brampton Flowertown Secondary Plan (SPA 6). An Amendment to the Secondary Plan is required in order to facilitate the proposal.
- The property is zoned 'Service Commercial – Special Section 2524' (SC-2524) and 'Open Space (OS) by By-law 270-2004, as amended. The 'Service Commercial' zone permits a variety of commercial uses, including a bank, a retail establishment, an office, a service shop, an animal hospital, and a residential dwelling contained within a designated heritage building. An Amendment to the Zoning By-law is required to facilitate the proposal.
- This Information Report and 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.

### **Background:**

Blackthorn Development Corp. submitted the subject application on behalf of 2706376 Ontario Inc. on April 29<sup>th</sup>, 2021. The application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated May 20<sup>th</sup>, 2021 was provided to the applicant.

### **Current Situation:**

#### Proposal:

An application to amend the Official Plan, Secondary Plan and to amend the Zoning By-law has been filed with the City to develop the approximately 7345.24 square metres

(79,063.5 square feet) site. The details of the proposal are as follows (refer to Appendix 1):

- 8 storey mixed use building;
- 3 commercial ground floor units with approximately 250.7 m<sup>2</sup> (2698.8 ft<sup>2</sup>) of gross floor area;
- 109 apartment units consisting of:
  - 39 – one bedroom units
  - 29 - one bedroom plus den units
  - 31 - two bedroom units
  - 6 - two bedroom units plus den
  - 4 - three bedroom units;
- A total of 175 parking spaces – 109 spaces underground and 65 surface parking spaces;
- The relocation of the heritage building from the rear of the property to along McLaughlin Road; and,
- A Floor Space Index (FSI), which is the ratio of building area to site area, of 1.28.

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

The lands have the following characteristics:

- is municipally known as 30 McLaughlin Road;
- has a total site area of approximately 7345.2 square metres (79,063.5 square feet);
- has a frontage of approximately 65 metres (213 feet) of frontage along McLaughlin and 81 metres (265feet) along Bufford Drive; and,
- Currently contains an existing single detached dwelling, which is known as the Elliot Farmstead. There are also remnants of a previously existing apple orchard and farm lane. This dwelling is a designated heritage resource.

The surrounding land uses are described as follows:

North: Commercial uses.

South: Residential uses, including single detached dwellings along Bufford Drive and institutional uses including John Knox Christian School.

East: Fletchers Creek, with residential uses beyond the Creek.

West: McLaughlin Road, beyond which are recreational and institutional uses, including Flower City Community Campus.

#### 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 a future Recommendation Report to the Planning and 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 that will need to be addressed as part of the comprehensive analysis:

- The appropriate buffer to be provided from the natural heritage features;
- The appropriateness of the density and the compatibility with the surrounding land uses; and,
- Urban design and site layout matters including that the development proposal must establish an appropriate transition and physical integration with adjacent properties and how the development incorporates the existing heritage building.

In addition to the above-referenced considerations, staff will evaluate the appropriateness of the proposed land use and its impact on the surrounding area.

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 aspects, including matters addressed in the site specific studies submitted by the applicant.

#### Public Meeting Notification Area:

The application was circulated to City departments, commenting agencies, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceeds the Planning Act circulation requirements. This report along with the complete application requirements, including studies, have also 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.

### **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 by the Planning and Development Services Department. 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 Services Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of these applications.

Authored by:

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City of Brampton

**Attachments:**

Appendix 1:	Concept Site Plan
Appendix 1A:	Concept Rendering
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