

Date: 2021-07-02

Subject: **OZS-2021-0017**

Secondary Title: Information Report

Application to amend the Official Plan and Zoning By-law
(To permit a 9-storey residential building with 201 units)
Weston Consulting – Black Creek Group, 2797180 Ontario Inc.
12089 Hurontario Street
North of Mayfield Road, East of Hurontario Street
Ward: 2

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Report Number: Planning, Bld & Ec Dev-2021-718

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Official Plan and Zoning By-law, **Weston Consulting – Black Creek Group, 2797180 Ontario Inc., 12089 Hurontario Street - Ward 2 (City File: OZS-2021-0017 and Planning, Bld & Economic Development-2021-718)**, dated June 11, 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 an application for an Official Plan Amendment and Zoning By-law Amendment to facilitate a 9-storey apartment building with 201 units and 197 vehicular parking spaces.**

- The site is designated 'Residential' on Schedule A of the Official Plan. An amendment to the Official Plan is not required.
- The subject site is designated as 'Low Density Residential' in the Snelgrove-Heart Lake Secondary Plan (Area 1). An amendment to the Secondary Plan is required to facilitate the proposed development.
- The property is zoned 'Agricultural' (A) by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to facilitate the proposed development.
- 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:

The application was submitted on May 17, 2021 by Weston Consulting on behalf of Black Creek Group, 2797180 Ontario Inc. The application has been found to be complete in accordance with Section 22 (6.1) and Section 34 (10.4) of the Planning Act. A formal Notice of Complete Application, dated June 3, 2021 was provided to the applicant deeming the application complete on June 1, 2021.

Current Situation:

Proposal (Refer to Appendix 1)

The application to amend the Official Plan and Zoning by-law has been filed with the City to develop a 9-storey building on the subject site. Details of the proposal are as follows:

- 9 storey apartment building with a total of 1,064.0m² of amenity space (392.7m² of indoor amenity space and 671.3m² of outdoor amenity space);
- Six, 3-storey townhouses (incorporated within the podium of the residential building) are proposed at the rear of the development;
- 201 units comprised of:
 - 81 – one bedroom units
 - 112 – two-bedroom units
 - 8 – three-bedroom units
- A total of 197 underground parking spaces including 168 residential parking spaces and 29 visitor parking spaces;
- A floor space index (FSI) of 3.64; and
- One vehicular access point from Hurontario Street with potential to provide a future access to the plaza south of the subject property.

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

- Is municipally known as 12089 Hurontario Street;
- Site area of approximately 3,929.2m²
- Has a frontage of approximately 46.1 metres along Hurontario Street; and
- Currently occupied by a vacant detached home.

The surrounding land uses are described below:

North: Mid-rise residential (Senior apartment building) beyond which is an institutional use (Church of Archangel Michael & St. Tekla Coptic Orthodox Church);

East: Low-rise residential;

West: Hurontario Street and low-rise residential beyond; and

South: Low-rise Highway Commercial (gas station).

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 further reviewed and discussed within a future Recommendation Report to the Planning and Development Committee.

At this time, staff has noted the following specific considerations that will need to be addressed:

- Integration of the proposed residential building with regard to massing and transition with existing adjacent properties;
- Appropriateness of the density and compatibility with surrounding residential, commercial and institutional uses;
- Review of proposed unit mix; and
- Functionality of the proposed access to Hurontario Street.

Further details on this application can be found in the Information Summary contained in Appendix 9. 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, 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.

An online Public Information Meeting was also previously held by the applicant in coordination with area Councillors Michael Palleschi and Doug Whillans on March 9th, 2021 at 6:30PM. This was not a Statutory Public Meeting and Development Planning Staff attended for purposes of answering questions only. The purpose of this meeting was to introduce the development proposal to residents located within the catchment area established by the applicant before submitting a formal application.

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.

Term of Council Priorities:

Other Implications:

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 Secondary Plan and Zoning By-law.

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Attachments:

Appendix 1A:	Concept Site Plan
Appendix 1B:	Ground Floor Site Plan
Appendix 1C	West and East Elevation
Appendix 1D	North and South Elevation
Appendix 1E	Views
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Uses
Appendix 7:	Heritage Resources
Appendix 8:	Propone Facilities
Appendix 9:	Information Summary