

Date: 2021-08-20

File: OZS-2021-0015

Title: INFORMATION REPORT

Application to Amend the Official Plan and Zoning By-law
(To permit a mixed-use development consisting of two 18-storey towers connected by a 10-storey podium, comprising 629 apartment units and approximately 1,032 square metres of ground floor retail space)

Malone Givens Parsons Ltd – Alpa Stone Inc

‘O’ Humberwest Parkway (north of Queen Street East)
Ward: 8

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Report Number: Planning, Bld & Ec Dev-2021-882

Recommendations:

1. **THAT** the report titled: **Information Report: Application to Amend the Official Plan and Zoning By-law, Malone Givens Parsons Ltd – Alpa Stone Inc** – ‘O’ Humberwest Parkway (east side of Humberwest Parkway and north of Queen Street East) – Ward 8 (Planning Building and Economic Development-2021-882 and City File: OZS-2021-0015), to the Planning and Development Committee Meeting of September 13, 2021, be received; and
2. **THAT** Planning and 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 develop the lands with a mixed-use development with two 18-storey towers connected by a 10-storey podium.**

- The proposed development includes a total of 629 apartment units' 1,032 square metres (11,108.4 square feet) of ground level retail space and a total of 770 parking spaces, including 140 for visitor and retail use.
- The property is designated Residential in the Official Plan and Intermediate Office in the Goreway Drive Secondary Plan (Area 39). An amendment to the Secondary Plan is required to implement the proposal.
- The property is zoned 'Residential Rural Estate Holding (REH) under By-law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal.
- This Information Report and the associated statutory public meeting facilitate compliance with the "Well-run City (Good Government)' Term of Council Priority by encouraging public participation by actively engaging the community, and by meeting the legislated requirement as outlined in the *Planning Act*.

Background:

The lands subject to this application are located at '0' Humberwest Parkway, on the east side of Humberwest and north of Queen Street East.

The lands are subject to Official Plan Amendment 2006-126, which was approved in July of 2020 by the Local Planning Appeal Tribunal. The effect of that amendment was to re-designate the lands from Business Corridor to Residential in the Official Plan.

This application was received on April 9, 2021. It has been reviewed for completeness and was found to be complete on April 29, 2021. Notice of Complete Application was issued to the applicant on May 4, 2021.

Current Situation:

Proposal (Refer to Appendix 1):

The application proposes an Amendment to the Official Plan and Zoning By-law. Details of the proposal are as follows:

- Mixed-use development with two 18-storey towers connected by a 10-storey podium;
- Development to include a total of 629 apartment units and 1,032 square metres (11,108.4 square feet) of ground level retail space; and

- Surface parking for retail and visitors and three levels of underground parking for a total of 770 spaces, including 140 for visitor and retail use.

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

- Is municipally known as '0' Humberwest Parkway and is located on the east side of Humberwest Parkway and north of Queen Street East;
- Has a site area of approximately 2.07 hectares (5.11 acres);
- Has frontage of approximately 84.2 metres (276 feet) on Humberwest Parkway and a depth of approximately 179 metres (587.27 feet); and
- Is currently vacant land.

The surrounding land uses are described as follows:

North: Residential townhouse development under construction;

East: Open space and valleyland;

South: Highway commercial use (gas station); and

West: Humberwest Parkway, beyond which are employment uses.

Technical Considerations

Comments from staff and external agencies are required in order to complete a comprehensive analysis. At this time, staff have noted the following specific considerations that will need to be addressed as part of the comprehensive analysis in addition to assessment of the appropriateness of the proposed land use and its impact on the surrounding area:

- Impact of the proposed land use on the neighbouring low-rise residential uses and using design to encourage compatibility between the uses;
- How best to integrate the development with the existing transportation network and ensure that all transportation modes (walking, cycling, driving, public transit) can conveniently and safely access the site;
- Arrangements to be made by the applicant to deliver the bridge crossing connection for lands to the north; and
- Further assessment of the proposed crossing is required to ensure no negative net impact to the stream corridor with recommended mitigation recommendations to be implemented at detailed design stage.

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 site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments and commenting agencies on May 6, 2021 and on August 13, 2021, and to property owners within 240 metres of the subject lands as per Planning Act requirements. Signage has been posted on the property advising of the application, and a notice of the public meeting was also posted in the Brampton Guardian Newspaper. 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 directly associated with this report. Staff intends to report back later this year with respect to any implications related to density bonusing and community benefit charges (Section 37 of the *Planning Act*). Staff will include any Community Benefit Contributions where applicable within the future Recommendation Report.

Other Implications:

Any additional 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 Priority of an "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 and will be discussed 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 include a complete technical analysis and assess the planning merits of this application to amend the Official Plan and Zoning By-law.

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Attachments:

Appendix 1: Concept Plan
Appendix 1A: Building Rendering
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial and Existing Land Uses
Appendix 7: Heritage Resources
Appendix 8: Information Summary