

Date: 2021-08-20

File: **OZS-2021-0030**

Title: **Information Report**
Application to amend the Zoning By-law
(to permit the conversion of an existing hotel building into a
residential building consisting of 67 rental units)
IBI Group – 2338770 Ontario Inc. / Regional Municipality of Peel
5 Rutherford Road South
South of Queen Street on the west side of Rutherford Road
Ward: 3

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3359, and Cynthia Owusu-Gyimah, Acting Manager, Planning and
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Report Number: Planning, Bld & Ec Dev-2021-892

Recommendations:

1. **THAT** the report titled: **Information Report:** Application to amend the Zoning By-law, **IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel**, 5 Rutherford Road South, Ward 3 (eScribe Number: Planning, Bld & Ec Dev-2021-892 and City file: OZS-2021-0030), to the Planning and Development Committee Meeting of September 13, 2021, be received;
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 application is proposing to convert an existing hotel building into a residential building consisting of 67 rental units.**

- The subject lands are designated “Central Area” on Schedule A – General Land Use Designations of the Official Plan. An Official Plan Amendment is not required.
- The subject lands are designated “Central Mixed Use Area” in the Queen Street Corridor Secondary Plan (Area 36). A Secondary Plan Amendment is not required.
- The subject lands are zoned “Queen Street Mixed Use Transition (QMUT)”. An amendment to the Zoning By-law is required to permit this proposal.
- 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:

The lands subject to this application are located at 5 Rutherford Road South. This application was received on July 20, 2021. It has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on August 1, 2021.

Current Situation:

Through the Rapid Housing Initiative (RHI), the Canada Housing and Mortgage Corporation (CMHC) is providing funding for projects that will help address urgent housing needs and expedite the delivery of affordable housing. The affordable housing units must be rented at a maximum of 30% of the tenants’ gross income and must remain affordable for 20 years. With this funding, the Region of Peel has purchased an existing hotel building. Furthermore, the Region intends to renovate and repurpose the hotel into a residential building. The below section provides detail into the proposal.

Proposal (Refer to Appendix 1):

The application is proposing to amend the Zoning By-law. Details of the proposal are as follows:

- Convert the existing two-storey hotel building into a residential building consisting of affordable rental units;

- A total of 67 rental units consisting of two components: a rental apartment wing and a rental apartment for youth wing. Both these wings will be operated as separate and self-contained entities;
- The apartment wing consisting of 40 bachelor and 1-bedroom units. Nine units will be barrier-free. This wing will include amenity spaces such as a multi-purpose room, laundry room, waste collection area and other building staff and operational rooms;
- The rental apartments for youth wing will consist of 17 units, and is intended to provide a temporary place (up to one year) for youth 16 to 24 to live with support services to help them transition into independent living. All the units will be bachelor units that are intended to house one person. One unit will be barrier-free. This wing will include a shared laundry, amenity area and programming space. This wing will be staffed at all times;
- Approximately 78 surface parking spaces, including;
 - 60 parking spaces for the apartment wing with 50 resident spaces and 10 visitor spaces;
 - 18 parking spaces for the youth wing with 9 resident spaces, 3 visitor spaces and 10 staff spaces;
- The building will also provide secure bicycle parking;
- Proposed upgrades to the interior and exterior of the existing building and minor improvements to the outdoor amenity area, waste collection and surface parking spaces.

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

The lands have the following characteristics:

- have a total site area of approximately 0.8 hectares (1.97 acres);
- Are located on the west side of Rutherford Street South, south of Queen Street; and,
- Are generally rectangular in shape with a frontage of approximately 65 metres along Rutherford Road South;
- Are currently occupied by a two-storey hotel building which is currently operating as a Comfort Inn with 112 surface parking spaces.

The surrounding land uses are described as follows:

North: large retail/commercial plaza;

South: Auto parts and repair facility, outdoor storage and other industrial uses;

East: Rutherford Road South, beyond which is the City Fire Department Headquarters and an office/commercial building; and,

West: existing retail/commercial uses.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

Staff has noted the following specific considerations that will need to be addressed:

- That the alignment of the proposed future east-west road connecting Eastern Avenue with Rutherford Road is confirmed and appropriate mechanisms are identified to secure conveyances to the satisfaction of the City;

The Information Summary contained in Appendix 8 provides detailed information about this application. 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 July 29, 2021, and property owners within a radius of 240 metres of the subject lands on August 12, 2021. The 240 metres notification provided by the City is double the notification requirement prescribed by the *Planning Act*. A notice of public meeting was also posted in 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 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.

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.

Authored by:

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Commissioner of Planning, Building and
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Submitted by:

David Barrick
Chief Administrative Officer

Attachments:

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| Appendix 1: | Concept Plan |
| 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: | Information Summary |

