

Date: 2021-08-20

File: **OZS-2021-0021 & 21T-21007B**

Subject: **Information Report**
Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision
(To permit a mixed-use development of 1,129 apartment dwelling units and 11,700 square metres of commercial uses)
Forestside Estates Inc. – KLM Planning Partners Inc.
Part of Lots 4 and 5, Concession 9, Northern Division
North side of Queen Street East opposite Beaumaris Drive
Ward: 8

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Report Number: Planning, Bld & Ec Dev-2021-790

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, **Forestside Estates Inc. – KLM Planning Partners Inc.**, Part of Lots 4 and 5, Concession 9, Northern Division, North side of Queen Street East opposite Beaumaris Drive, (OZS-2021-0021, 21T-21007B), dated August 20, 2021 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 completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- The application will facilitate the development of 1,129 apartment dwelling units over four (4) blocks within mid to high-rise buildings ranging from 4 to 25 storeys along with 11,700 square metres of commercial uses. Access to the block will be from Palleschi Drive which will be extended from Attmar Drive to Queen Street East.
- The property is zoned Industrial Four – Section 1751 (M4-1751), Industrial Four – Section 1752 (M4-1752), Industrial Four – Section 1800 (M4-1800), and Agricultural (A) by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed uses.
- The property is designated as “Residential”, “Office”, and “Special Land Use Policy Area 15” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Mixed Commercial / Industrial” and “Office Node” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan permits the proposed development. An amendment to the Secondary Plan is required to permit the proposed 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 June 10, 2021 and has been reviewed for completeness and found to be complete in accordance with the Planning Act. On June 28, 2021 staff issued formal notice that the application was deemed to be a complete application.

The lands subject to this application previously underwent a Municipal Comprehensive Review to amend the Official Plan designation from “Business Corridor” and “Office” to “Residential”, “Office” and “Special Land Use Policy Area 15”. This amendment, known as OP2006-129 (OPA 129), was passed by Council on April 26, 2017 and was subsequently appealed to the Ontario Municipal Board, Case No. 170677. The appeals were withdrawn and OPA 129 is in effect.

Current Situation:

Proposal:

An application to amend the Official Plan, amend the Zoning By-law and Draft Plan of Subdivision has been filed in support of the proposed development.

Details of the proposal are as follows:

- To permit 1,129 apartment dwelling units within mid to high-rise buildings ranging from 4 to 25 storeys and 11,700 square metres of commercial uses;
- Block 1, located along Attmar Drive, will contain 258 apartment dwelling units within four (4) mid-rise buildings ranging from 4 to 6 storeys;
- Block 2, located along Attmar Drive, will contain 420 apartment dwelling units within four (4) mid-rise buildings ranging from 4 to 7 storeys;
- Block 3, located along Queen Street East, will contain 159 apartment dwelling units and 800 square metres of commercial uses within a mix-use high-rise building of 16-storeys;
- Block 4, located along Queen Street East, will contain 292 apartment dwelling units and 10,900 square metres of commercial uses within a mix-use high-rise building of 25-storeys; and
- Access from each of the blocks will be from Palleschi Drive, which will be extended from Attmar Drive Queen Street East.

Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Located on the north side of Queen Street East opposite Beaumaris Drive;
- The majority of the site is vacant, except for a sale centre fronting onto Queen Street East; and
- Irregularly shaped parcel with an area of approximately 6.13 hectares (15.16 acres) with frontage of approximately 195 metres along Queen Street East and 255 metres along Attmar Drive.

The surrounding land uses are described as follows:

- North: Across Attmar Drive, there is a residential neighbourhood consisting of single and semi-detached dwellings, townhouses, and a park.
- South: Across Queen Street East, there is a commercial centre followed by employment uses.
- East: Commercial developments containing a hotel, convention centre, office, retail, personal services, and restaurants.
- West: Employment uses including an outdoor truck trailer parking.

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 the Recommendation Report.

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.

Technical Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies; and property owners within 240 metres of the subject lands, and was advertised in the Brampton Guardian, circulation that exceeds the Planning Act's requirements. 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 to Council 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:

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'. The proposal specifically meets the intent of Vision 2: In 2040, Brampton will be a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living.

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.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan, amend the Zoning By-law, and Draft Plan of Subdivision.

Authored by:

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Attachments:

Appendix 1:	Concept Site Plan
Appendix 1A:	Draft Plan of Subdivision
Appendix 1B:	Massing Models
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