

**Date:** 2021-08-20

**File:** OZS-2021-0018

**Subject: Information Report**  
Application to Amend the Official Plan and Zoning By-law  
*(To permit two multi-storey residential buildings having heights of twelve and fourteen storeys)*  
**Gagnon Walker Domes Ltd. – Rotary Club Brampton Glen Community Centre**  
1857 Queen Street West  
Ward: 4

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**Report Number:** Planning, Bld & Ec Dev-2021-885

**Recommendations:**

1. **That** the report titled: **Information Report**, Application to Amend the Official Plan and Zoning By-law, **Gagnon Walker Domes Ltd. - Rotary Club Of Brampton Glen Community Centre**, 1857 Queen Street West, Ward 4 (File # OZS-2021-0018, to the Planning and Development Committee Meeting of September 13<sup>th</sup>, 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 to amend the Official Plan and Zoning By-law to facilitate the development of two multi-storey residential apartment buildings having heights of twelve and fourteen storeys with a total of 332 units and ground floor ancillary commercial space.**

- **The property is designated ‘Residential’ and ‘Open Space’ in the City of Brampton Official Plan. The ‘Residential’ designation permits a full range of residential dwelling types.**
- **The property is designated ‘Low Density Residential 1’, ‘Primary Valleyland’ and ‘Special Policy Area 2’ within the Credit Valley Secondary Plan Area 45 (SPA 45). An Amendment to the Secondary Plan is required.**
- **The property is located within the Queen Street West – Credit Valley Tertiary Plan. The Tertiary Plan is required to be revised to recognize the increase height and density.**
- **The property is zoned ‘Highway Commercial Two – Special Section 349’ (HC2-349) by By-law 270-2004, as amended. 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:**

Gagnon Walker Domes Ltd. has submitted the subject applications on behalf of The Rotary Club of Brampton Glen Community Centre on June 15th, 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 June 22nd, 2021 was provided to the applicant.

### **Current Situation:**

#### Proposal:

The proposal to amend the Official Plan and Zoning By-law has been filed with the City to develop the approximately 1.87 ha (4.62 ac.) site. The details of the proposal are as follows (refer to Appendix 1):

- Two residential apartment buildings;
- The north building would have a height of 14 storeys with a total of 132 units and a ground floor commercial area of 280m<sup>2</sup> (3,013.89 ft<sup>2</sup>);
- The south building would have a height of 12 storeys and a total of 194 units;
- Apartment mix:
  - Bachelor – 256 units
  - 1 Bedroom – 30
  - 1 Bedroom plus den – 24

- 2 Bedroom – 22
- Density: 448.1 units per net hectare (181.3 units per net acre);
- Floor Space Index (FSI) 2.84 (Floor Space index means the ratio of the floor area to the site area. For example, if your site area was 1000 square metres and your FSI was 3.5 you would be permitted a 3,500 square metre building);
- Site coverage: 26.81%;
- Parking provided:
  - Surface parking – 5 spaces
  - Underground parking– 276 spaces
  - Accessible parking – 11 spaces
  - Bicycle parking: 83 spaces
  - Loading: 2 spaces
- Access to the buildings will be from internal private laneways that connects to future developments to the east and west

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

The lands have the following characteristics:

- is municipally known as 1857 Queen Street West;
- Currently contains a 2-storey building, which is occupied by a banquet hall/catering company;
- has a total site area of approximately 1.87 hectares (4.62 acres); and,
- has a frontage of approximately 68 metres (223.1 feet) along Queen Street West

The surrounding land uses are described as follows:

North: Queen Street West beyond which are single detached dwellings and a storm water management pond.

South: Natural heritage features and Lionhead Golf Course.

East: Open space and the Branthaven townhouse development, which is currently under construction.

West: Mocon Greenhouses, which is proposed to be redeveloped for a range of residential, open space, park and storm water management blocks (OZS-2020-0036).

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;
- The sensitivity of the development proposal to the existing and proposed neighbourhood context and establishing an appropriate transition and physical integration with adjacent properties; and,
- How the proposed development relates to the recently endorsed Tertiary Plan.

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, 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 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.

#### **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:

Reviewed by:

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### **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: Tertiary Plan
- Appendix 6: Zoning Designations
- Appendix 7: Aerial & Existing Land Use

Appendix 8: Heritage Resources  
Appendix 9: Information Summary