

Date: 2021-10-07

Subject: **OZS-2021-0030**

Secondary Title: RECOMMENDATION 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)

Contact: Himanshu Katyal, Development Planner, Planning and
Development Services, Himanshu.Katyal@brampton.ca 905-874-
3359, and Cynthia Owusu-Gyimah, Acting Manager, Planning and
Development Services, Cynthia.OwusuGyimah@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-1093

Recommendations:

1. **THAT** the report titled: **Recommendation Report, Application to amend the Zoning By-law, IBI Group – 2338770 Ontario Inc./Regional Municipality of Peel: 5 Rutherford Road (eScribe Number: Planning, Bld & Ec Dev-2021-1093 and City File: OZS-2021-0030)** to the Planning and Development Committee Meeting of November 1, 2021, be received; and,
2. **THAT** the Zoning By-law Amendment application submitted by IBI Group on behalf of 2338770 Ontario Inc./Regional Municipality of Peel, Ward: 3, File: OZS-2021-0030, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report; and,
3. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 10 to this report be adopted.

Overview:

- **This report recommends approval of a Zoning By-law Amendment application to convert an existing hotel building into a residential building consisting of 67 rental units.**

- The subject lands are zoned “Queen Street Mixed Use Transition (QMUT)”. The draft Zoning By-law attached as Appendix 10 will implement the proposed uses following enactment.
- The proposed Zoning By-law represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshow, the Region’s Official Plan and the City of Brampton Official Plan.
- A Statutory Public Meeting for this application was held on September 13, 2021. No members of the public were in attendance at the Statutory Public Meeting and no written submissions were received. Details of the Statutory Public Meeting are included in Appendix 8 of this report.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” and supports “A Healthy and Safe City” theme by improving access to affordable housing by creating 67 bachelor and one-bedroom rental units for those in need.

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.

A public meeting was held on September 13, 2021. No member of the public were in attendance at the public meeting and no written correspondences were received.

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 acquired an existing hotel building located at 5 Rutherford Road South with the intention of renovating and repurposing it as 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 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. 9 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. 1 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 transitional housing 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.

Application to Amend the Zoning By-law:

The subject lands are zoned “Queen Street Mixed Use Transition (QMUT)”. This Zone permits a variety of commercial, institutional and accessory uses.

This Zoning By-law amendment rezones the property to a site-specific zone to add permissions for an apartment dwelling and a multiples residential dwelling use to the existing permissions, as well as add some site-specific provisions with respect to the landscape buffer and parking to support the proposal. Other development standards are also included in the proposed by-law as shown in Appendix 10.

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 L-shaped 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.

Summary of Recommendations

This report recommends that Council approve the proposal to convert the existing hotel building into an apartment building with 67 affordable rental units and adopt the Zoning By-law attached to this report generally in accordance with Appendix 10. The proposal and implementing document represent good planning, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshow, the Region of Peel Official Plan, and the City's Official Plan.

Planning Analysis Summary

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshow, the Region of Peel Official Plan, the City's Official Plan and the Mount Pleasant Secondary Plan.

The various studies submitted by the applicant in support of the application have been reviewed by the City and other public agencies, demonstrating that the proposed development is appropriate from a technical perspective.

Below is a summary of the planning analysis. For more information with respect to the planning analysis for this proposal, please refer to Appendix 7 – Detailed Planning Analysis.

Matters of Provincial Interest:

Planning Act:

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed rezoning represents the adequate provision and efficient use of communication, transportation, sewage, water and wastewater management systems because it utilizes an existing building and infrastructure for the proposed uses. The proposed rezoning represents the orderly development of communities as well as is located at an appropriate location of growth and development as the Official Plan and Secondary Plan permit the proposed uses. Additionally, the proposed rezoning represents the adequate provision of a full range of housing, including affordable housing that are also barrier-free (9 units), which meets the needs of persons with disability to address the shortage of affordable housing in the City.

Provincial Policy Statement (PPS):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The proposed development utilizes an existing building and infrastructure in a designated growth area. It creates affordable rental housing to address the affordable housing shortage in the City. Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement (PPS).

A Place to Grow: Growth Plan for the Greater Golden Horseshow (2020):

The Growth Plan for the Greater Golden Horseshoe supports the achievement of complete communities through a compact built form, utilizing existing infrastructure and provision of diverse range of housing options, including affordable housing. The proposed development offers 67 affordable housing units in the City of Brampton including 9 barrier-free units. This proposal will utilize an existing building and existing servicing infrastructure, is well served by transit and is in proximity to a range of commercial businesses to meet the needs of future residents. Staff is satisfied that the proposed development has regard to the applicable sections of the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan:

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a

basis for providing Regional services in an efficient and effective manner. The subject application is within the “Urban System” and part of the “Conceptual Urban Growth Centre” designation on Schedule D, as established in the Regional official Plan. The proposed development will offer and accommodate a diverse range of households, age groups and incomes and will offer affordable housing in an area that is severely lacking such options. The development will repurpose an existing hotel building and will convert it into a residential building, thereby utilizing existing infrastructure. This development will assist the Region of Peel in increasing the inventory of affordable housing in Brampton and the overall Region of Peel. Staff is satisfied that the proposed development is consistent with the applicable sections of the Region of Peel Official Plan.

City of Brampton Official Plan and Queen Street Corridor Secondary Plan (Area 36):

The City of Brampton Official Plan and the Queen Street Corridor Secondary Plan (Area 36) are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. Staff is satisfied that this proposal conforms to the overall intent of the City’s Official Plan as well as the Queen Street Corridor Secondary Plan with respect to development within an urban growth area, provision of affordable housing and access to transit.

Community Engagement

City staff circulated this application to the relevant City departments, commenting agencies and property owners within 240 metres of the subject lands in August 2021, exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 9 – Results of Application Circulation to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law has been filed to the City.

A Statutory Public Meeting for this application was held on September 13, 2021. There were no members of the public in attendance to speak to this item at the Statutory Public Meeting. No written correspondences from the members of the public were received. Please refer to Appendix 8 – Results of Public Meeting for details of the Statutory Public Meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget. An associated site plan application is being reviewed by the City. Any required securities, as determined appropriate by the City, will be collected as part of the site plan agreement.

Other Implications:

There are no other corporate implications associated with this application

Term of Council Priorities:

This application to amend the Zoning By-law is consistent with “A Healthy and Safe City” theme. The proposal will create 67 affordable rental housing in Brampton and will provide access to affordable housing to those residents in need.

Conclusion:

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 10, as the following has been satisfied:

- the proposed development represents the efficient development of the lands for residential purposes, by utilizing existing infrastructure that will contribute positively to the existing housing supply, including affordable housing, and mix of land uses in surrounding community;
- the proposed land use is appropriate in the context of the Queen Street Corridor Secondary Plan area;
- the applications are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe, the Region’s Official Plan as well as the City of Brampton Official Plan; and,
- as confirmed through the circulation of the application, all financial and technical requirements have been addressed.

Authored by:

Himanshu Katyal, MCIP, RPP
Development Planner III
Planning, Building and Economic
Development

Reviewed by:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building and Economic
Development

Approved by:

Richard Forward, MBA, M.Sc., P.Eng.
Commissioner
Planning, Building and Economic
Development

Submitted by:

David Barrick
Chief Administrative Officer

Appendices:

- 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: Detailed Planning Analysis
- Appendix 8: Results of the Public Meeting
- Appendix 9: Results of the Application Circulation
- Appendix 10: Zoning By-law Amendment