

Date: 2021-11-12

File: **OZS-2021-0042**

Title: Information Report Application to amend the Official Plan and Zoning By-law (To permit a nine storey residential development consisting of a mix of one-bedroom and two-bedroom units and 127 parking spaces) - No municipal address - Ward 6

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Report Number: Planning, Bld & Ec Dev-2021-1108

Recommendations:

1. **THAT** the report titled: **Information Report:** Application to amend the Official Plan and Zoning Bylaw, **Glen Schnarr and Associates Inc. – 2424203 Ontario Inc./ c/o Raman Khatra**, 0 McLaughlin Road, Ward 6 - File: OZS-2021-0042, to the Planning and Development Committee Meeting of December 6th, 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.

Background:

The land subject to this application is legally described as Part 1 Block 19 under Registered Plan 43M-1444. The site does not currently have a municipal address. This application was received on September 17th, 2021. It has been reviewed for Completeness and found to be complete in accordance with Section 22 (6.1) and

Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on October 27, 2021.

Overview:

- **The application is proposing a nine storey residential development comprised of 120 residential units (a mix of one and two bedrooms), private and common amenity spaces. A total of 127 parking spaces (including residential, visitor and accessible parking) are provided.**
- **The property is designated “Residential” on Schedule A in the Official Plan and is located on an identified “Secondary Intensification Corridor”; and “Medium/Cluster/High Density Residential” in the Fletchers Meadow Secondary Plan Area 44. An amendment to the Secondary Plan is required.**
- **The property is zoned “Commercial One- Special Section 1045” (C1-1045), as amended. An amendment to the Zoning By-law is required to permit the proposed residential uses.**
- **This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priorities with respect to encouraging public participation by actively engaging the community.**

Current Situation:

Proposal (Refer to Appendix 1):

The application is proposed to amend the Official Plan and Zoning By-law to permit a nine storey residential development. Details of the proposal are as follows:

- 120 residential units including a mix of one bedroom and two bedroom units are proposed including private and common amenity spaces;
- Access and loading spaces are provided from McLaughlin Road;
- A total of 127 parking spaces (surface and underground) are provided including 105 residential parking spaces and 22 visitor parking spaces, including 4 accessible parking spaces;
- Proposed landscaped area is approximately 1230 m²
- A 5 metre wide Natural Heritage System buffer is provided along the western property boundary where the site abuts open space.

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

The lands have the following characteristics:

- has a total site area of approximately 0.32 hectares (0.79 acres);
- frontage onto McLaughlin Road; and,
- currently vacant with landscape areas and trees located on the site
- located within a portion of the Natural Heritage System (NHS) associated with the Fletcher's Creek Subwatershed of the Credit River Watershed

The surrounding land uses are described as follows:

East: McLaughlin Road, beyond which are industrial and commercial buildings

South: Low-density residential dwellings and further south is a commercial Plaza

North and West: Open natural areas attributed to the tributary of Fletcher's Creek as well as a multi-use trail.

Technical Considerations:

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

Clarity is needed on whether the vacant land parcel shown on the concept site plan (Appendix 1) that is owned by the City of Brampton is to be included as part of the development.

Review to ensure the 5 metre buffer is adequate and there will be no impact to the adjacent open space as well meeting all appropriate policies and requirements from CVC.

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 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 October 5th, 2021, and property owners within a radius of 240 metres of the subject lands on November 5, 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.

Economic Development Implications:

From an economic development perspective, rather than removing office and daycare use permissions from the Zoning by-law, further consideration will be given to potentially maintain the office and daycare uses as part of the sites future development.

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 Official Plan and Zoning By-law.

Authored by:

Reviewed by:

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Director of Development Services

Approved by:

Submitted by:

Richard Forward, MBA, M. Sc., P Eng
Commissioner of Planning, Building and
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David Barrick
Chief Administrative Officer

Attachments:

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: Propane Facilities
Appendix 8: Proposed Building Illustration
Appendix 9: Information Summary