

Date: 2021-10-25

Subject: **Information Report, Application to Amend the Official Plan and Zoning By-law, 80 Bramalea Road, Ward: 7, File: OZS-2021-0043**

Secondary Title: Application to Amend the Official Plan and Zoning By-law

Contact: Alex Sepe, Development Planner, Planning and Development Services, 905-874-3557, Alex.Sepe@Brampton.ca ; and Steve Ganesh, Manager, Planning and Development Services, 905-874-2089, Steve.Ganesh@Brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-1119

Recommendations:

1. **THAT** the **Information Report** from, Alex Sepe, Planning and Development Services, dated October 25th, 2021, to the Planning and Development Services Committee Meeting of December 6th, 2021 entitled “Information Report, Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 80 Bramalea Road, Ward: 7, File: OZS-2021-0043” be received; and,
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 purpose of the application is to facilitate an Official Plan and Zoning By-law amendment to permit the development of a 7-storey residential building with 54 dwelling units and one level of underground parking.**
- **The subject property is designated “Residential” in Schedule A of the City of Brampton Official Plan, an amendment to the Official Plan is not required.**
- **The subject property is sub-designated “Low Density 1 Residential” in the Bramalea Secondary Plan (SPA3) and zoned “Residential Semi-**

Detached A(1)” (R2A (1)). An amendment to the Secondary Plan and the Zoning By-law is required to permit the proposed development.

- **This Information Report and the 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:

Malone Given Parsons Ltd. submitted an application to amend the Official Plan and Zoning By-law on behalf of Crown-Jewel Corporation c/o HBNG Holborn Group. This application has been reviewed for completeness and found to be complete in accordance with *The Planning Act*. A formal Notice of Complete Application was provided to the applicant on September 29th, 2021.

Current Situation:

- The applicant is proposing to amend the Official Plan and Zoning By-law to permit a residential condominium building. Details of the proposal are as follows:
 - The subject property is located on the southwest corner of Bramalea Road and Avondale Boulevard, municipally addressed as 80 Bramalea Road;
 - The proposal contemplates a 7-storey mid-rise residential condominium building, consisting of 54 dwelling units, indoor amenity space and one level of underground parking;
 - A full-moves vehicular access is proposed from Avondale Boulevard. The underground parking proposes 52 parking spaces with 8 visitor parking spaces; and
 - The total GFA of the proposed development is approximately 5,742 square metres (61,804 ft²) and will create a density of 3.08 floor space index (FSI).

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

The lands have the following characteristics:

- has a total site area of approximately 0.19 hectares (0.46 acres);
- has an approximate frontage of 33 metres on Bramalea Road and 51.4 metres on Avondale Boulevard;

- There is an existing single-detached low-rise dwelling on the subject property that is proposed to be demolished.

The surrounding land uses are described as follows:

- North: Existing single-detached residential homes;
- South: High-rise residential condominium tower and commercial/industrial uses;
- East: A mix of industrial and commercial uses; and
- West: Existing single-detached residential and commercial uses.

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 a future Recommendation Report.

In addition to the general evaluation of the appropriateness of the proposed land use, the following 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:

- A fulsome assessment of the building massing of the proposed building relative to the impacts created for the surrounding lands.

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, commenting agencies and property owners within 240 metres of the subject lands as per Planning Act 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 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.

Economic Development Implications

There are no Economic Development Implications identified at this time.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within a future 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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Commissioner Planning, Building &
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Attachments:

Appendix 1:	Concept Site 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:	Heritage Resources
Appendix 8:	Propane Facilities
Appendix 9:	Information Summary
Appendix 10:	Proposed/Conceptual Elevation Drawings