

Date: 2022-04-06

Subject: C04E05.032

Secondary Title: Recommendation Report

Application to Amend the Official Plan and Zoning By-law
(To permit a phased residential mixed use development with 4
mixed use and residential buildings (22, 20 and two 6 storey
buildings), 3,680 m² of retail space and 496 parking spaces)
1317675 Ontario Inc. – Glen Schnarr & Associates Inc.
Southwest of Kings Cross Road and Kensington Road
Ward: 7

Contact: Stephen Dykstra, Development Planner III,
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Steve Ganesh, Manager of Development Services,
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Report Number: Planning, Bld & Ec Dev-2022-062

Recommendations:

- 1. THAT** the report titled: **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc.**, Southwest of Kings Cross Road and Kensington Road, Ward 7 (File: C04E05.032), to the Planning and Development Committee Meeting of April 25, 2022, be received;
- 2. THAT** the **Application to Amend the Official Plan and Zoning By-law, 1317675 Ontario Inc. – Glen Schnarr & Associates Inc.**, Ward: 7, (File: C04E05.032), **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, The Region of Peel Official Plan and the City's Official Plan for the reasons set out in the Planning Recommendation Report, dated April 6, 2022;
- 3. THAT** the amendments to the Official Plan, as generally attached as Appendix 9 to this report be adopted;
- 4. THAT** the amendments to the Queen Street Corridor Secondary Plan 36, as generally attached as Appendix 9 to this report be adopted;

5. **THAT** the amendments to the Zoning By-law, as generally attached as Appendix 10 to this report be adopted;
6. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

Overview:

- **This report recommends approval of amendments to the Official Plan and Zoning By-law for this application.**
- **The applicant is proposing to develop the lands in two phases. The first phase is proposed for a 20 storey (232 units) mixed-use building with retail (1,764m²) on the first floor and a total of 189 parking spaces. The second phase proposes to have three buildings; a 22 storey (162 units) mixed-use building with retail (1,916m²) on the first floor, and two 6 storey residential buildings (47 units each) with a total of 307 parking spaces for Phase 2.**
- **The property is designated “Central Area” on Schedule A of the City of Brampton Official Plan. An amendment to the Official Plan is not required to permit the proposed development.**
- **The property is designated “Service Commercial” in the Queen Street Corridor Secondary Plan (Area 36). An amendment to the Secondary Plan is required to permit the proposed residential and commercial uses on the property. The proposed Official Plan Amendment (OPA) includes the redesignation of the lands to the “Central Area Mixed Use” designation and the addition of a new designation “Special Policy Area 2”, which will permit high density residential and commercial with a maximum FSI of 2.7. The Special Policy Area 2 also provides additional policies with respect to the location and quality of the proposed buildings.**
- **The property is zoned “Recreation Commercial – Section 399 (RC-399)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the mixed-use proposed development. The draft Zoning By-law proposes two site specific zones that will permit the proposed residential and commercial uses.**
- **The proposed mixed-use development meets the general intent of the requirements of Secondary Plan Area 36. An amendment to the Secondary Plan is required to increase the density for this parcel and permit additional commercial uses.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The**

proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.

Background:

The property is located southwest of the intersection of Kings Cross Road and Kensington Road, generally between Bramalea City Centre, Chinguacousy Park and Bramalea Road. The property is occupied by a single storey retail plaza. It is the intent of the applicant to retain the existing building while Phase 1 is developed.

The applicant is proposing to amend the Secondary Plan and Zoning By-law to permit a mixed use development at 25 Kings Cross Road. The application was submitted on July 26, 2019. Planning staff reviewed the application for completeness and found it to be complete in accordance with Section 22(6.1) and Section 35(10.4) of the Planning Act. A formal notice of Complete Application was provided on October 29, 2019.

On December 2, 2019 a public meeting was held for this application. The original proposal was only for the northerly portion of the site. The application was subsequently updated to include the entire property, which is identified as Phase 2; updates to Phase 1 were included as well. The application was brought before the Planning and Development Committee at a Public Meeting a second time on June 7, 2021. Changes to the plan include the joining of Buildings “D” and “E” into a singular building and reorienting it to provide additional amenity area to the west, extending Building “B” further to the west so that the ramp to the underground is covered, and increasing the height of Building “A” from 17 to 20 storeys for the tower portion.

Property Description and Surrounding Land Use:

The subject property is currently developed and has the following characteristics:

- is located at the southwest corner of Kings Cross Road and Kensington Road;
- has a municipal address of 25 Kings Cross Road;
- has a site area of approximately 1.62 hectares (4 acres);
- has frontage of approximately 160 metres (524 ft.) on Kings Cross Road and 75 metres (242 ft.) on Kensington Road; and,
- has a one-storey, 6,444 square metre (69,362 sq. ft.) commercial building situated on the site.

The surrounding land uses are described as follows:

North: Kensington Road, beyond is a 15-storey residential building;

South: A one-storey building that houses a daycare establishment and two 13-storey residential buildings;

East: Kings Cross Road, beyond is an 18-storey residential building; and,
West: A City owned park (Knightsbridge Park).

Current Situation:

Proposal:

This application to amend the Official Plan and Zoning By-law proposes to permit a mixed-use residential and commercial development. The proposal is requesting the lands be designated and zoned to permit the following:

- two mixed-use buildings with heights of 20 and 22 storeys with associated underground and minimal above ground parking;
- two residential apartments of 6 storeys with associated underground and minimal above ground parking;
- amenity areas for each building both internal and external;
- the inclusion of retail/commercial space on the first floor of buildings A and B.

Please refer to Appendix 1 for proposed Concept Plan.

Details associated with the proposal are provided below:

Phase 1:

Building A

- 20 storey building
- 1,763 square metres (18,984 ft²) of retail on the first floor
- 189 parking spaces; 8 surface, 181 underground
- 186 - 1 bedroom units
- 39 – 2 bedroom units
- 7 – 3 bedroom unit
- 2,161 square metres (23,260 ft²) of combined interior / exterior amenity area

Phase 2:

- 307 parking spaces; 24 surface, 283 underground
- 2,667 square metres (28,707 ft²) of combined interior / exterior amenity area

Building B

- 22 storey building
- 1,916 square metres (20,623 ft²) of retail on the first floor
- 162 units

Building C

- 6 storey building
- 47 units

Building D

- 6 storey building
- 47 units

Summary of Recommendations

This report recommends that Council enact the Official Plan and Zoning By-law amendment attached hereto as Appendix 10 and 9 respectively.

Analysis

The proposed Official Plan and Zoning By-law Amendments are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*. Refer to Appendix 7 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the *Planning Act*:

- The orderly development of safe and healthy communities; and,
- The appropriate location of growth and development.

The location of the development capitalizes on the existing and proposed infrastructure and provides additional density at a prominent corner. The density is consistent with the surrounding land uses and creates additional local commercial opportunities.

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 application is consistent with Section 1.1.1 (b) of the PPS, which speaks to accommodating an appropriate affordable and market-based range and mix of residential types. In addition, Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources; and,
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

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

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to the allocation of growth and preservation of the Natural Heritage System.

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 lands are located within the "Urban System" designation in the Regional Official Plan and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the intent of the plan regarding the type of development (mixed use) and that the environmental policies are met, that the design of the development is consistent with the policies, and that all of the technical matters have been resolved.

The lands are designated 'Central Area' on Schedule A of the Official Plan. The Central Area designation permits the complete spectrum of uses including office, retail, commercial and service activities, institutional and residential uses. The Official Plan includes policies related to mix of dwelling types, provision of on-site amenities and ensuring that the proposed developments provide typologies and densities that fit into the surrounding community. The applicant has demonstrated that the proposal meets the requirements of the Central Area designation. Additional policies regarding urban design and transportation have been fully researched and determined to be adequately addressed as part of this application and supporting documentation.

It is noted that the property is the site of an existing plaza. It is the intent of the applicant to develop Phase 1 and retain the existing plaza. Only at the time of the development of Phase 2 will the plaza be demolished and redeveloped.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres (787 feet) of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres (394 feet) for such applications. An analysis of all department/agency comments are included as part of Appendix 7 to this report. Notice signs were placed on the subject lands on May 4, 2021 to advise members of the public that an application to amend the Official Plan and Zoning By-law had been filed with the City. A statutory Public Meeting for this application was held on June 7, 2021. A member of the public attended the Statutory Public Meeting and written submissions from other citizens were made. An overview of responses to submissions is provided below and details can be found in Appendix 8.

Issue/Comment	High Level Response
Traffic	Study completed for application deemed the proposed development will have minimal impact on the traffic circulation.
Views/Sunlight	The Sun Shadow analysis identified there is very little impact on surrounding properties. View corridors were protected with the locations and shape of the buildings.
Density	An increase in density is deemed appropriate for this area and there is a high demand for housing. In addition, given the proximity to the Queen Street Corridor, the density is appropriate.
Additional Retail	A broad range of retail / commercial uses is appropriate given the increased density anticipated for this area.

Corporate Implications:

Financial Implications:

There are no financial implications associated with these amendments to the Official Plan and Zoning By-law. All financial requirements (i.e. securities, Development Charges and Cash in Lieu of Parkland Requirements will be addressed as part of the Site Plan application).

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities (2019-2022):

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- efficiently using land and resources;
- directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- providing opportunity for efficient growth within an existing community.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

Conclusion:

The Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff recommends approval of the Official Plan Amendment and Zoning By-law Amendments.

Staff is satisfied that the proposed Official Plan Amendment and Zoning by-law Amendment applications represent good planning, including that they are consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the applications are consistent with the principles and overall policy direction of the Brampton Official Plan.

This report recommends that Council enact the Official Plan and Zoning By-law Amendments attached hereto as Appendix 10 and 9 respectively. The Official Plan and Zoning Amendment are appropriate considering the following:

- the proposed development is an efficient use of land resources and the density is appropriate for this area;
- the proposed development is compatible with the surrounding uses;
- the application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans;
- the proposed development is consistent with the principles of the Official Plan including the criteria of the Central Area designation; and,
- the proposed residential and commercial uses and density are appropriate for these lands and will provide much needed housing opportunities.

Staff recommend approval of the Official Plan Amendment and Zoning By-law Amendments as the proposal represents good planning and is in the public interest.

Authored by:

Reviewed and Recommended by:

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Appendices:

- Appendix 1 - Concept Site Plan
- Appendix 2 - Location Map
- Appendix 3 - Official Plan (Schedule 'A' General Land Use Designations) Extract
- Appendix 4 - Secondary Plan Land Use Map
- Appendix 5 - Existing Zoning Plan Extract
- Appendix 6 - Existing Land Use Map
- Appendix 7 - Detailed Planning Analysis
- Appendix 8 - Public Meeting Summary and Analysis
- Appendix 9 - Official Plan Amendment
- Appendix 10 - Zoning By-law Amendment