

Date: 2022-04-27

Subject: Information Report

Application to Amend the Official Plan, Block Plan and Zoning By-law

(To permit a 7-storey retirement residence with 122 units, extension of Hammerslea Court and preservation of natural heritage features on the site)

Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd.

8671 Heritage Road, northeast of Heritage Road and Lionhead Golf Club Road

Ward: 6

Contact: Tejinder Sidhu, Development Planner, Development Services,
tejinder.sidhu@brampton.ca, 905-874-2386

Cynthia Owusu-Gyimah, Acting Manager, Development Services,
cynthia.owusugyimah@brampton.ca, 905-874-2064

Report Number: Planning, Bld & Ec Dev-2022-305

Recommendations:

1. **That** the report titled: Information Report: Application to Amend the Official Plan, Block Plan and Zoning By-law, Zia Mohammad and Shamyla Hammeed – Gagnon Walker Domes Ltd., 8671 Heritage Road - northeast of Heritage Road and Lionhead Golf Club Road; Ward 6 (File: OZS-2022-0002), dated April 27, 2022 to the Planning and Development Services Committee Meeting of May 16, 2022 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 application proposes the development of a 7-storey retirement residence consisting of 122 units and extension of Hammerslea Court.
- The property is designated as ‘Residential’ and ‘Open Space’ on Schedule A of the City of Brampton Official Plan. The Official Plan permits Retirement Homes subject to requirements of Policy 4.2.6.15, Retirement Housing. An amendment is required to facilitate the proposed density and height.
- The property is designated ‘Low/Medium Density Residential’, ‘Valleyland’ and ‘Woodlot’ in the Bram West Secondary Plan (Area 40(d)). An amendment to the Secondary Plan is required to facilitate the proposed built form and density of the application.
- The property is designated ‘Low/Medium Density Residential’ and ‘Open Space/Woodlot’ in the Riverview Heights Block Plan (Area 40-3). An amendment to the Block Plan is required to facilitate the proposed built form and density.
- The property is zoned Agricultural – Section 429. An amendment is required to the existing zoning to permit the proposed use.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

This application was received on January 12, 2022. It has been reviewed for completeness and found to be complete on January 18, 2022 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 February 11, 2022.

Current Situation:**Proposal:**

An application to amend the Official Plan, Block Plan and Zoning By-Law has been filed in support of the proposed development.

Details of the proposed retirement residence are provided below:

- Proposed 7-storey building with 122 retirement units and following breakdown:
 - o One Bedroom: 31
 - o Accessible One Bedroom: 6
 - o Studio: 72
 - o Accessible Studio: 12
 - o Two Bedroom: 1
- Proposed Gross Floor Area of 8,216m² (88,462 ft²);
- Indoor and outdoor amenity space including:
 - o 920m² of indoor amenity space on the ground floor and underground level which contemplate amenities for residents including movie theatre, chapel, dining area, etc.
- There is an existing dwelling on the site that is proposed to be used as an accessory building to the proposed retirement home;
- Proposed 92 parking spaces including 47 surface parking spaces and 45 underground parking spaces within a 1 level underground garage;
- Planned extension of Hammerslea Court into the subject site;
- Proposed vehicular access point from Hammerslea Court; and
- Environmental features located on the site are proposed to be dedicated to the City.

Property Description and Surrounding Land Use:

- North: Open Space (Levi Creek watercourse/woodlot/wetland)
- South: Lionhead Golf Club Road beyond which are vacant lands
- East: Hammerslea Court beyond which is low-rise residential;
- West: Heritage Road beyond which is open space.

Technical Considerations

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

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At this time, staff has noted the following specific considerations that will need to be addressed:

- The appropriateness of the density and the compatibility with the surrounding land uses;
- Implementation of the proposed extension of Hammerslea Court;
- Adequacy and functionality of the proposed access from Hammerslea Court;

- Protection and establishment of appropriate buffers for the environmental features located on site;
- Whether adequate amenity area is provided for the future residents; and
- Clarification regarding the nature of accessory use the existing home will provide for the proposed development.

Further details on this application can be found in the Information Summary contained in Appendix 8. 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 and commenting agencies on February 16, 2022 and to the property owners within 240 metres of the subject lands on April 20, 2022. 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 a Recommendation Report.

Term of Council Priorities:

Other Implications:

This Information Report and the associated public meeting facilitate compliance with the Term of Council "A Well-run City (Good Government)" priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized 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, Secondary Plan, Block Plan and Zoning By-law.

Authored by:

Reviewed by:

Tejinder Sidhu, MCIP, RPP
Development Planner, Development
Services
Planning, Building & Economic
Development

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

Approved by:

Jason Schmidt-Shoukri, MPA, OAA,
RPP, MCIP
Commissioner
Planning, Building &
Economic Development

Attachments:

- Appendix 1: Site Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4A: Block Plan Designation
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Uses
- Appendix 7: Heritage Resources
- Appendix 8: Information Summary
- Appendix 9: Sustainability Snapshot