

Date: 2022-04-29

File: OZS-2021-0006

Title: **RECOMMENDATION REPORT - Application to Amend the Zoning By-law (To permit the development of six 3-storey townhouse units), Sukhman Raj – Corbett Land Strategies Inc., 58 Jessie Street, Ward: 3**

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Report Number: Planning, Bld & Ec Dev-2022-155

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law, **Sukhman Raj – Corbett Land Strategies Inc.**, 58 Jessie Street, Ward 3 (City File: OZS-2021-0006), to the Planning and Development Committee Meeting of May 16, 2022, be received;
2. **THAT** the Zoning By-law Amendment application submitted by Corbett Land Strategies Inc. 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, and for the reasons set out in this Recommendation Report;
3. **THAT** the amendment to the Zoning By-law generally in accordance with the attached Appendix 10 to this report be adopted; and,
4. **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 that this application to amend the Zoning By-law be approved and that the amending by-law be enacted.
- The applicant is proposing to develop the lands to permit a 3-storey townhouse building containing six units on the site.
- The property is designated “Central Area” in the City of Brampton Official Plan and “Central Area Mixed-Use” in the Downtown Brampton Secondary Plan. The “Central Area” policies permits a wide range of uses and activities and is intended to be a vibrant, mixed-use centre that is a focus of intensification. The “Central Area Mixed-Use” designation is intended to accommodate mixed-use development incorporating any combination of commercial, retail, office, residential and other land uses. A free-standing residential use is permitted under this designation.
- Amendments to the Official Plan and Secondary Plan are not required. The application proposes a Floor Space Index (FSI), being the ratio of building area to site area, of 1.01, which is below the maximum of 2.0 set out in the Secondary Plan.
- The subject site is zoned “Residential Extended One Zone (R2B(1))” in Zoning By-law 270-2005, as amended. This zone permits primarily low-density residential forms of development, including single detached dwellings, semi-detached dwellings, duplex, triplex, and double duplex buildings, as well as some medium-density housing in the form of multiple residential dwellings containing no more than 4 dwelling units. The draft Zoning By-law attached as Appendix 10 will implement the proposed site-specific development standards to permit an increased density on the lands following enactment.
- The proposed Zoning By-law Amendment represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel’s Official Plan, and the City of Brampton’s Official Plan.
- A Statutory Public Meeting for this application was held on June 7, 2021. Four members of the public spoke at the meeting and several written submission were received, including a petition signed by 80 residents. Details of the results of the Public Meeting and the correspondence received are included in Appendix 9 of this report.
- The proposed development is consistent with the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete and sustainable communities to accommodate growth, as well as revitalizing neighbourhoods.

Background:

This application was received on March 1, 2021. A formal Notice of Complete Application was provided to the applicant on March 3, 2021. The Statutory Public Meeting for the application was held at the June 7, 2021 Planning and Development Committee meeting.

Four members of the public spoke at the Statutory Public Meeting and several written submissions were received, including a petition signed by 80 residents.

Current Situation:

Proposal (refer to Appendix 1 and 1A):

The application is proposing to amend the Zoning By-law. Details of the proposal are as follows:

- A total of 6 street townhouse units fronting Haggert Avenue South;
- Units will have widths of 5.52 metres (18.1 feet);
- A 3-storey (10.6 metres / 34.7 feet) building height;
- A total of 12 parking spaces, consisting of 10 spaces for residents provided through a common parking lot, and 2 surface visitor parking spaces;
- A proposed density of 57 units per hectare;
- A proposed Floor Space Index (being the ratio of building area to site area) of 1.01;
- A one-way rear laneway with ingress via Jessie Street and egress via Haggert Avenue South.

Changes Since the Public Meeting

Since the June 7, 2021 Public Meeting date, the applicant has made a number of changes to the proposed development in an attempt to respond to comments / concerns that were provided from the public and also from City Staff. The changes included:

- An increased setback from Jessie St (exterior side yard), from 1.5 metres to 3.7 metres;
- Revised elevation design treatment and material alterations to lessen the buildings vertical appearance and better integrate with the surrounding community;
- Revised parking and driveway design to improve functionality;
- Improved architectural design treatment of the corner units so as to improve the visual appearance at the corner of Jessie Street; and,

- Introduced a new daylight rounding that is to be dedicated to the City of Brampton during the detailed design (i.e. Site Plan) stage to ensure that the intersection remains clear and provides enough visibility for users.

Application to amend the Zoning By-law:

The property is zoned “Residential Extended One Zone (R2B(1))”. This zone permits primarily low-density residential forms of development, including single detached dwellings, semi-detached dwellings, duplex, triplex, and double duplex buildings, as well as some medium-density housing in the form of multiple residential dwellings containing no more than four dwelling units. The zoning by-law amendment proposes to amend the zone to permit the proposed six-unit, 3-storey residential townhouse block.

The change between the current and proposed zone is primarily related to the permitted density and form of housing. The increase in permitted density represents an increase of 50% from the maximum number of units already permitted on the site (4). The detailed planning analysis (Appendix 8) includes policy justification for the intensification of the site and appropriateness of the townhouse typology. Several other amendments are proposed to site-specific development standards and are included in the proposed by-law, as shown in Appendix 10.

Property Description and Surrounding Land Use (refer to Appenix 6):

The property has the following characteristics:

- Is municipally known as 58 Jessie Street;
- Has a site lot area of 1,041 m² (3448 ft²);
- Has a frontage of approximately 24.7 metres (81 feet) fronting Jessie Street and 48.7 metres (159.7 feet) fronting Haggert Avenue South; and,
- Is currently occupied by a one-storey single-detached residential dwelling and detached garage.

Summary of Recommendations:

This report recommends that Council approve the proposed amendment to the Zoning By-law attached to this report as Appendix 10. The proposal and implementing document represents good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City’s Official Plan.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 8 – Detailed Planning Analysis.

Planning Analysis Summary:

Planning Act:

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services, as well as waste management. It also ensures the orderly development of safe and healthy communities by providing a modestly higher-density form of residential development in an area planned for intensification and diverse land uses. The development will diversify the housing stock in Brampton, and will be well-designed and compatible with the surrounding neighbourhood. By providing direct pedestrian access to Haggert Street for pedestrians it will achieve a pedestrian-friendly site design. Additionally, it is located in close proximity to local transit services along Queen St, as well as regional transit services at the Downtown Brampton GO Terminal and will therefore be transit-supportive.

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

Provincial Policy Statement (2020):

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 PPS includes a number of policies encouraging intensification within appropriate areas (e.g. 1.1.3.2., 1.1.3.3., 1.1.3.4.). The application proposes the redevelopment of an under-utilized site that will take advantage of existing road, servicing, and transit infrastructure within the settlement area of Brampton. 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 Horseshoe (2020):

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) supports the achievement of complete communities through providing a mix of housing, a mix of uses, and prioritizing intensification. The site is located within the Downtown Brampton Urban Growth Centre. This area is planned to accommodate a significant amount of population and employment growth, including meeting a minimum targeted density of 200 residents and jobs combined per hectare. The site is in close proximity (approximately 180 metres) to a ZUM Bus Rapid Transit stop, and approximately 1 kilometre from the Downtown Brampton Transit terminal, served by additional local and regional transit routes. The proposed development will be transit-supportive, will add to the targeted density, will utilize existing infrastructure efficiently, and will offer a compact built-form. Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

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 “Conceptual Urban Growth Centre”. Nearby Queen Street West is also identified as an “Other Potential Rapid Transit Corridor”. The proposed development conforms to the Urban Growth Centre designation with respect to providing greater opportunity for residents to live within Downton Brampton, establishing a compact urban form, and being transit supportive.

City of Brampton Official Plan

The subject lands are designated “Central Area” in the Official Plan. The subject site falls within the Downtown Core precinct of this area, which represents the heart of the City. It is also located just outside of the Downtown Brampton Anchor Mobility Hub, centered at the intersection of Main Street South and Queen Street and in close proximity to Queen Street (an intensification corridor). It is also within the Urban Growth Centre, as defined through the Growth Plan. The proposed development will help to achieve density targets for these areas, will support existing and future transit services, and will be designed in a manner that respects the character of the neighbourhood. The proposed development conforms to the Official Plan.

Downtown Brampton Secondary Plan (Area 7)

The subject property is designated “Central Area Mixed Use” in Downtown Brampton Secondary Plan. This designation permits any combination of commercial, retail, office, residential and other uses, as well as a full range of entertainment and cultural uses. The overall maximum Floor Space Index (FSI) in this portion of the Secondary Plan Area is 2.0. The proposal calls for the creation of a 3-storey, six unit townhouse building. While only residential uses are proposed, the site is in close proximity to a variety of other uses and will contribute to the overall mixing of uses within the Downtown Brampton Area. The proposed development features an FSI of approximately 1.01, well under the maximum of 2.0 for this part of Downtown Brampton. The proposal conforms to the Secondary Plan.

Community Engagement:

This application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirements of 120 metres for such applications. The correspondence received from residents and commenting agencies are included on Appendix 12 – Results of Application Circulation and Appendix 13 – Comments Received from the Public Meeting (and Petition). Notice signs were placed on the subject lands to advise members of the public that the application to amend the Zoning By-law was filed with the City.

A Statutory Public Meeting for this application was held on June 7, 2021. Four members of the public spoke at the meeting and several written submissions were received, including a petition signed by 80 residents. Details of the results of the Public Meeting are included in Appendix 9 of this report and the correspondence received is included in Appendix 12.

An informal, virtual Open House was coordinated by the applicant on April 19, 2021 to discuss the project and solicit feedback from the area residents. A total of 20 members of the public attended this meeting along with City planning staff. The comments and concerns raised at the meeting are similar to those that were raised and discussed at the subsequent Statutory Public Meeting and responses to the issues raised are provided in Appendix 9.

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.

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 the “A City of Opportunities” theme. The proposal will result in the redevelopment and intensification of a parcel of land and will add to the diversity of housing options that are offered in Brampton. It will be consistent with the planned function as defined in the Official Plan, provide access to a transit supportive development, and is an example of efficient use of land and resources within built-up areas.

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”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhood and vibrant centres.

Conclusion:

The Development Services Division undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the proposed Zoning By-law amendment represents good planning, including that it is 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 application is consistent with the principles and overall policy direction of the Brampton Official Plan. In summary, the application is appropriate for the orderly development of the lands and represents good planning.

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Attachments:

- Appendix 1 - Concept Site Plan
- Appendix 1a: Building Rendering
- 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: Heritage Resources
- Appendix 8 - Detailed Planning Analysis
- Appendix 9 - Results of Public Meeting, & Submissions
- Appendix 10 - Zoning By-law Amendment
- Appendix 11 - Results of the Application Circulation
- Appendix 12 - Correspondence Received from the Public