

Date: 2022-06-01

File Number: **OZS-2020-0029**

Secondary Title: Information Report

Application to Amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision

(To facilitate the development of a 10-storey apartment building with 414 units, 61 townhouses, 2 single detached dwellings, and a parkette)

Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd.

1626, 1646, and 1654 Queen Street West

North Side of Queen Street West, west of Creditview Road

Ward 5

Contact: Angelo Ambrico, Development Planner Planning and Development Services, 905-874-2953, Angelo.Ambrico@Brampton.ca

David VanderBerg, Manager, Planning and Development Services, 905-874-2325, David.VanderBerg@Brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-554

Recommendations:

1. **That** the report titled: **Information Report:** Application to Amend the Zoning By-law and Official Plan and Proposed Draft Plan of Subdivision, **Crystal Homes (Wildflowers) Corporation – MHBC Planning Ltd.**, 1626, 1646, 1654 Queen Street West; Ward 5 (File: OZS-2020-0029) to the Planning and Development Services Committee Meeting of June 20, 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 applicant has submitted applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision to**

facilitate the development of a 10-storey apartment building with 414 units, 61 townhouses, 2 single detached houses and a parkette.

- The subject property is designated 'Residential' and 'Open Space' on Schedule A of the Official Plan. The 'Residential' designation permits a full range of residential dwelling types ranging from single detached houses to high-rise apartments.**
- The subject property is designated 'Springbrook Settlement Area' within the Credit Valley Secondary Plan (SPA45). An amendment to the Secondary Plan is required in order to facilitate the proposal.**
- On October 26, 2020, Council Resolution No. PDC 123-2020 directed staff to initiate a separate planning process for lands fronting Queen Street West in the Springbrook Tertiary Plan, where higher densities are envisioned. Staff presented a City initiated Official Plan Amendment for Springbrook, increasing densities along Queen Street West, ranging in height from 8 – 10 storeys, and held a public meeting at the June 6, 2020 Planning Committee. Public comments from this meeting were not available at the time of writing this report.**
- The property is zoned 'Residential Hamlet 1' as per City of Brampton Zoning By-law 270-2004, as amended. The 'Residential Hamlet 1' zone permits a single detached dwelling and supportive housing residences, as well as a variety of non-residential uses including a park, place or worship, public or private school, cemetery, nursing home, and a greenhouse or nursery. An amendment to the Zoning By-law is required in order to facilitate the proposal.**
- This information Report as 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:

Candevcon Limited submitted the subject application on behalf of Crystal Homes (Wildflowers) Corporation on October 29, 2020. The applicant originally submitted an application to amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision proposing 32 single detached units, 45 street townhouse units, and 22 condominium townhouse units. The application was reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated November 25, 2020 was provided to the applicant.

At the October 5, 2020 Planning and Development Committee, staff presented a Recommendation Report entitled “*City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, to Planning Committee, implementing the Springbrook Settlement Area Tertiary Plan*”. The purpose of the tertiary plan was to develop a comprehensive land use plan for Springbrook that will ensure new developments were compatible with existing uses, and to identify guidance for the provision of infrastructure to support proposed development, such as road connections, access, and stormwater management, while recognizing the existing settlement pattern and environmental constraints.

On October 26, 2020, Council Resolution No. PDC 123-2020 directed staff to initiate a separate planning process for lands fronting Queen Street West, where higher densities are envisioned, and hold a statutory public meeting to present the proposed changes. Staff presented a City initiated Official Plan Amendment for Springbrook, increasing densities along Queen Street West, ranging in height from 8 – 10 storeys, and held a public meeting at the June 6, 2020 Planning Committee. Public comments from this meeting were not available at the time of writing this report.

MHBC Planning Limited resubmitted the subject application on behalf of Crystal Homes (Wildflowers) Corporation on December 22, 2021. The revised proposal includes an updated plan which now includes a 10-storey apartment building with 414 units, 61 townhouse units, 2 single detached units and a parkette.

Current Situation:

Proposal:

The updated proposal includes the following details (refer to Appendix 1, Appendix 1A and Appendix 1B):

- A 10-storey apartment building with 414 residential units comprised of:
 - 1 bachelor unit
 - 88 one bedroom units
 - 209 one bedroom plus den units
 - 116 two bedroom units
 - A total of 508 parking spaces (11 surface parking, 497 underground parking)
- 61 townhouse units
- 2 single detached units
- A parkette
- A Floor Space Index (FSI), which is the ratio of building area to site area, of 3.48 for the 10-storey apartment building.

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

The lands have the following characteristics:

- Are municipally known as 1626, 1646, and 1654 Queen Street West.

- Have a total site area of approximately 17,200 square metres (4.26 acres).
- Have a frontage of approximately 111.21 metres on Queen Street West.
- Currently contain three single detached dwellings ranging in height from 1 to 1.5 storeys.

The surrounding land uses are described as follows:

North: an existing storm water management pond, elementary school and single detached houses

South: existing single detached houses and Lionhead Golf Club

East: existing 'hamlet' lots with 1-2 storey dwellings

West: Woodlands and a garden centre

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in a future Recommendation Report to the Planning and Development Committee.

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

- The appropriate height fronting Queen Street in accordance with the emerging vision for Queen Street West within the Springbrook Tertiary Plan.
- The appropriate size of the parkette and potential park programming.
- The conceptual design of the storm water management infrastructure and its location in relation to the natural heritage system, including environmental buffers.
- The adequacy of services such as the availability of schools, community centres, libraries and municipal amenities, as well as Region water and wastewater services, as a result of the proposed increase in population.

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, commenting agencies, and property owners within 240 metres of the subject lands, exceeding Planning Act requirements. Notice of this public meeting was also published in the Brampton Guardian. This report, including documents and studies have 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.

Term of Council Priorities:

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 and Zoning By-law.

Authored by:

Reviewed by:

Angelo Ambrico, MCIP, RPP
Development Planner
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: Draft Plan of Subdivision

Appendix 1A: Elevation

Appendix 1B: Concept Plan

Appendix 2: Location Map

Appendix 3: Official Plan Designations

Appendix 4: Secondary Plan Designations

Appendix 5: Zoning Map

Appendix 6: Existing Land Use Map

Appendix 7: Heritage Map

Appendix 8: Block Plan Map

Appendix 9 – Information Summary

Appendix 10 – Sustainability Score Snapshot