

Date: 2022-04-21

File: **OZS-2022-0018**

Subject: **Information report**
Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space). IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018.

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Report Number: Planning, Bld & Ec Dev-2022-360

Recommendations:

1. **THAT the Information Report** “Application to Amend the Zoning By-law. (To permit a third, twenty-storey (20) apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space). IBI Group – Peel Housing Corporation, 10 Knightsbridge Road, Ward 7, File: OZS-2022-0018.”, to the Planning and Development Committee Meeting of June 6th, 2022, be received.
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 completion of circulating the application and a comprehensive evaluation of the proposal.

Overview:

- **The purpose of this application is to facilitate a Zoning By-law amendment on the subject property. The development proposal contemplates a twenty-storey (20) apartment building, consisting of 200 units, approximately 41% of the units will be affordable and rented below 60% of the City of Brampton’s median market rental rate. There is approximately 47 resident parking spaces and 30 visitor parking spaces. Outdoor amenity space will be provided in the rear of the building.**

- The property is designated “Central Area” in Schedule A of the City of Brampton Official Plan, an amendment to the Official Plan is not required.
- The subject property is located within Queen Street Corridor Secondary Plan and sub-designated “High Density”, an amendment to the Secondary Plan is not required.
- The subject property is zoned “Residential Apartment A(3) - R4A(3) Section 485” by by-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed development.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-Run City (Good Government)” priorities with respect to encouraging public participation by actively engaging the community.

Background:

IBI Group submitted the Zoning By-law amendment application on behalf of the Peel Housing Corporation. The application has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the planning Act. A formal Notice of Complete Application was provided to the applicant on March 23, 2022.

Current Situation:

- The applicant is proposing to amend the Zoning By-law to permit a high-rise apartment building, details of the proposal are as follows:
 - A twenty-storey (20) affordable rental apartment building on the northern portion of the property, this will be the third apartment building on property;
 - The proposed structure will contain 200 units and approximately 41% of the units will be affordable and rented below 60% of the City of Brampton’s median market rental rate;
 - The Gross Floor Area (GFA) of the proposed structure is 15,053 square metres. The three apartment buildings will result in a FSI of 2.58;
 - Approximately 0.21 hectares of land at the north portion of the property is vacant, which is where the proposed third apartment will be located;
 - There is a total of 77 parking spaces (47 resident, 30 visitor), 15 of the parking spaces will be surface and 62 spaces will be below-grade. There will be an extension to the existing below grade parking structure;

- The proposed development will have vehicular access from the existing drive way that services the two existing apartment buildings fronting Knightsbridge Road.

Property Description and Surrounding Land Use (Refer to Appendix 6):

The lands have the following characteristics:

- Has a total site area of approximately 1.61 hectares (3.9 acres);
- Has a total frontage of approximately 170 metres (557 feet) on Knightsbridge Road;
- The property currently contains two (2), thirteen-storey Peel Housing Corporation affordable rental apartment buildings and have a combined unit total of 250 units. Both structures will remain on subject property.

The surrounding land uses are described as follows:

North: Knightsbridge Park, child care facility, and a one-storey commercial plaza.

East: A one-storey commercial plaza and three (3) high rise apartment buildings east of Kings Cross Road.

South: South of Knightsbridge Road contains high-rise residential buildings and Knightsbridge park.

West: Chinguacousy Trail, Brampton Library and Bramalea City Centre.

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 the Recommendation Report.

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The proposed application has a Sustainability Score of 41, which meets the bronze threshold for approval. City staff will verify the sustainability score prior to the Recommendation Report.

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.

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 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 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 this application.

Authored by:

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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:	Sustainability Summary Snapshot
Appendix 11:	Conceptual Massing Drawing