

**Date:** 2022-08-03

**Subject:** **Information Report**  
Application to Amend the Official Plan and Zoning By-law  
*(To facilitate the development of an 8-storey apartment building with 82 residential units and 430 square metres of ground floor retail)*  
**Soneil Clarence Inc. / Glen Schnarr & Associates Inc.**  
75 Clarence Street  
South side of Clarence Street, east of Sterne Avenue  
Ward 3

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**Report Number:** Planning, Bld & Ec Dev-2022-746

**Recommendations:**

1. **That** the report titled: **Information Report:** Application to Amend the Official Plan and Zoning By-law, **Soneil Clarence Inc / Glen Schnarr & Associates Inc.**, 75 Clarence Street, Ward 3 (File: OZS-2019-0006) to the Planning and Development Committee Meeting of August 22, 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 and Zoning By-law Amendment to facilitate the development of an 8-storey apartment building with 82 residential units and 439 square metres of ground floor retail.**

- The subject property is designated 'Residential' on Schedule A of the Official Plan. The 'Residential' designation permits a full range of residential dwelling types ranging from detached houses to high rise apartments.
- The subject property is designated 'Service Commercial' within the Flowertown Secondary Plan (SP6). An amendment to the Secondary Plan is required in order to facilitate the proposal.
- The property is zoned 'Service Commercial' as per City of Brampton Zoning By-law 270, 2004, as amended. The 'Service Commercial' zone permits a variety of retail uses such as personal services, banks, offices, dry cleaning and laundry, and restaurants. An amendment to the Zoning By-law is required in order to facilitate the proposal.
- This Information Report and 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:**

Glen Schnarr and Associates Inc. submitted the Official Plan and Zoning By-law Amendment applications on behalf of Soneil Clarence Inc. on September 13, 2019. This application was reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided to the applicant on October 17, 2019.

A Public Meeting for the subject application was held at the February 10, 2020 Planning and Development Committee. The application and associated materials were circulated to City departments, commenting agencies and property owners within 240 metres of the subject lands. Staff received written correspondence from members of the public, which included a petition of objection containing approximately 200 signatures.

Due to the file's inactivity, a second Public Meeting is being held to present the updated concept plan and seek additional feedback from public.

### **Current Situation:**

#### Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit the development of an apartment building with ground floor retail uses.

Details of the proposal are as follows (Refer to Appendix 1, Appendix 1A – 1D):

- An 8-storey apartment building with 82 residential units comprised of:
  - 33 one bedroom plus den units
  - 33 two bedroom units
  - 16 three bedroom units
  - 439 square metres of ground floor commercial space fronting Clarence Street
  - A total of 126 parking spaces (82 underground, 24 surface)
    - 82 resident parking spaces
    - 21 visitor parking spaces
    - 23 retail parking spaces
- A Floor Space Index (FSI), which is the ratio of building area to site area, of 2.98
- An outdoor amenity area and landscape buffer (9 metres) towards the rear portion of the building.
- The rear portion of the building contains building ‘stepbacks’ on the 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> floor. This creates a 45 degree angular plane at the rear of the building as each higher floor is ‘stepped back’ from the previous floor. This is intended to mitigate shadow impacts to the existing low density neighbourhood.

#### Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Are municipally known as 75 Clarence Street
- Have a total site area of approximately 3,434 square metres
- Have a frontage of approximately 46.1 metres on Clarence Street.
- Currently contain a single storey retail plaza

The surrounding land uses are described as follows:

North:	Clarence Street and existing single-detached dwellings
South:	Existing single detached dwellings and Helen Wilson Public School
East:	An existing 4-storey apartment buildings and an Esso Gas Station at the corner of Clarence Street and Sterne Ave.
West:	Existing 4-storey and 3-storey apartment buildings and the Etobicoke Creek

#### 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, building setbacks, and angular plane for the apartment building in relation to the low density residential neighbourhood.
- A satisfactory Traffic Impact Study (TIS) to address traffic impacts of the proposed development.
- The adequacy of services such as the availability of schools, community centres, libraries, and municipal amenities, as well as Region of Peel 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 7. 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:

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## **Attachments:**

Appendix 1 – Concept Site Plan  
Appendix 1B – Landscape Plan  
Appendix 1C – 3D Rendering  
Appendix 1D – Building Perspectives  
Appendix 2 - Location Map  
Appendix 3 – Official Plan Designation  
Appendix 4 – Secondary Plan Designation  
Appendix 5 – Zoning Designation  
Appendix 6 – Aerial & Existing Land Use Map  
Appendix 7 – Information Summary  
Appendix 8 – Sustainability Score Snapshot