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File: OZS-2022-0017

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Title: **Information Report**

Application to Amend the Official Plan and the Zoning By-law
(To permit a six (6) storey apartment building, and seven (7) three-storey residential back-to-back stacked townhouse complex buildings, containing a total of 243 condominium units)
Glen Schnarr & Associates Inc. - 13514161 Canada Inc.
8654 Mississauga Road
Ward: 6

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Report Number: Planning, Bld & Ec Dev-2022-772

Recommendations:

1. **THAT** Application to Amend the Official Plan and the Zoning By-law (To permit a six (6) storey apartment building, and seven (7) three-storey residential back-to-back stacked townhouse complex buildings, containing a total of 243 condominium units), Glen Schnarr & Associates Inc. - 13514161 Canada Inc., 8654 Mississauga Road, Ward: 6 (City File: OZS-2022-0017), to the Planning and Development Committee meeting of August 22, 2022, be received, and,
2. **THAT** 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 to amend the Official Plan and the Zoning By-law to permit the a residential development comprising a six (6) storey apartment building, and seven (7) three-storey residential back-to-back stacked townhouse complex buildings, containing a total of 243 units (standard condominium tenure).
- The lands are designated 'Communities', 'Designated Greenfield Areas', and 'Open Space' in Schedule 1 City Concept; and 'Residential' and 'Open Space' in Schedule A General Land Use Designations, in the City of Brampton Official Plan. They are designated 'Executive Residential' in Bram West Secondary Plan (SPA 40d). An amendment to the Official Plan including the Secondary Plan is required to facilitate this proposal.
- The subject lands are located within the approved Riverview Heights Block Plan 40-3.
- The property is zoned 'Agricultural (A)' and 'Open Space-Special Section 2418 (OS-2418)' in the City of Brampton Zoning By-law (270-2004) which does not permit the proposed development. An amendment to the Zoning By-law is required.
- 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 to amend the Official Plan and Zoning By-law amendment was received on March 03, 2022. It was deemed complete on May 19, 2022 in accordance with Section 22 (6.1) and Section 34 (10.4) of the *Planning Act*.

Current Situation:Proposal

The applicant is proposing a residential development comprising 243 residential condominium units over a 1.73 hectare (4.28 acres) site. The proposed development contains the following features (see Appendix 1 for details):

- A six storey apartment building containing 138 residential units with the following unit mix:
 - One-bedroom units: 90
 - Two-bedroom units: 34
 - Three-bedroom units: 14
- Seven blocks of three storey back-to-back stacked townhouses containing 105 units (all three-bedroom units)
- A total gross floor area of 22, 670 square metres.
- A density of 141 units per net residential hectare
- A Floor Space Index (FSI) of 1.30
- An outdoor amenity area
- A total of 344 parking spaces: surface parking – 13 (visitor); underground parking – 331
- A total of 194 bicycle parking spaces (all underground)
- Drop off area
- Access from Mississauga Road

Property Description and Surrounding Land-use

The site has the following characteristics:

- Is located at 8654 Mississauga Road;
- Has a total area of approximately 1.73 hectares (4.28 acres)
- Has a frontage of approximately 80.78 metres along Mississauga Road
- Is currently occupied by three (3) detached residential dwellings and one (1) shed.

Surrounding Land Uses:

North: restaurant (Terrace on the Green)

East: Mississauga Road, beyond are single detached residential dwellings

West/South: Registered, Scottish Heather Plan of subdivision (C05W04.005, 43M-1990 and 43M-2097)

South: vacant lands/future Storm water management pond

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 a future Recommendation Report. At this time, staff has noted the following specific issues that are to be considered with this proposal:

- The adequacy of one access point to the development considering the proposed density.
- Future development potential of the adjacent property to the north (restaurant)
- The proposed development concept does not conform to the approved Riverview Heights Block Plan 40-3. It will need to be determined how the proposed layout can relate to the adjacent low density development and road network to the west.
- For the non-participatory status of the land owner in the approved Block Plan, a condition to ensure cost sharing by the property owner would need to be applied to a future approval of the proposal.

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 technical aspects, including matters addressed in the 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, has been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through the 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 future Recommendation Report.

Economic Development Implications:

Staff will review the application for any economic development implications and provide further comments in a future Recommendation Report.

Technical Implications:

Any other technical planning and development implications that arise through the review of this application will be undertaken and discussed with 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:

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Attachments:

Appendix 1: Concept 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: Information Summary

Appendix 8: Sustainability Score Snapshot