

Date: 2022-07-07

Subject: **Application to Amend the Official Plan and Zoning By-Law (To permit the development of a 14-storey residential apartment building with 208 units) Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc. North side of Queen Street West, west side of Chinguacousy Road 1030 Queen Street West, Ward: 5**

Contact: Nasir Mahmood, Development Planner, Development Services, nasir.mahmood@brampton.ca 905-874-2094, and Cynthia Owusu-Gyimah, Acting Manager, Development Services, Cynthia.OwusuGyimah@brampton.ca 905-874-2064

Report Number: Planning, Bld & Ec Dev-2022-567

Recommendations:

1. **THAT** the report titled “**RECOMMENDATION REPORT** Application to Amend the Official Plan and Zoning By-law *(to permit the development of a 14-storey residential apartment building with 208 units)* **Glen Schnarr & Associates Inc. – 12148048 Canada Inc./Umbria Developers Inc.**, North side of Queen Street West, west side of Chinguacousy Road, City of Brampton, Ward: 5, File: OZS-2020-0034 be received;
2. **THAT** the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 12148048 Canada Inc./Umbria Developers Inc., Ward: 5, File OZS-2020-0034, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City’s Official Plan for the reasons set out in this report;
3. **THAT** the amendments to the Official Plan including the Credit Valley Secondary Plan (Area 45) and the Block Plan Sub Areas 1 & 3 of the Credit Valley Secondary Plan in general accordance with the by-law attached as Appendix 10 of this report be adopted;
4. **THAT** the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 11 of this report be adopted.

5. **THAT** the Owner agrees to make an in-kind Section 37 Community Benefits contribution to relocate, restore/conservate and refurbish the vacant schoolhouse currently located on the Owner's land into a City owned facility to be located in Teramoto Park, at the owner's expense, be approved; and,
6. **THAT** City Council enact a by-law under Section 37 of the *Planning Act* to authorize the Commissioner of Planning, Building and Economic Development Department and the City Clerk to execute a Section 37 agreement with 12148048 Canada Inc./Umbria Developers Inc., and that the agreement be registered on title to the lands in a manner satisfactory to the City Solicitor to secure the community benefits contribution.
7. **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*.

Overview:

- This application to amend the Official Plan and Zoning By-law has been submitted to permit the development of the subject lands for a 14 storey residential apartment building containing 208 units.
- The property is designated "Designated Greenfield Area", "Communities" and "Open Space" on Schedule 1 – City Concept; and "Residential" and "Open Space" on Schedule A – General Land Use Designations of the Official Plan. It is designated "Residential Low Density 2", "Community Park" and "Heritage Resource" on Schedule SP45 (A) of the Credit Valley Secondary Plan (Area 45); and "Heritage" and "Park" in the Block Plan Sub Areas 1 & 3 of the Credit Valley Secondary Plan. An amendment to the Official Plan, including the Secondary Plan and the Block Plan, is required to permit the proposed development.
- The property is zoned "Service Commercial – Section 212 (SC-212)" by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed development.
- In consideration of the increased height and density to be permitted through the proposed zoning amendment, the owner has agreed to provide community benefits pursuant to a Section 37 agreement to be executed, by relocating the vacant schoolhouse currently on the owner's land to City's Teramoto Park, and restoring/conserving and refurbishing it at the owner's expense into a City owned facility, at no cost to the City.
- A Statutory Public Meeting for this application was held on March 08, 2021. No members of the public attended the Statutory Public Meeting to speak to the application. However, several members of the public provided

correspondence prior to the Public Meeting. Details of the Statutory Public Meeting, including correspondence from members of the public, are included in Appendix 8 of this report.

- This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.**
- The proposal is consistent with the “2019-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal, which complements the surrounding residential subdivisions and benefits from the adjacent retail, employment and park opportunities, is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

This application was received on December 16, 2020. It was reviewed for completeness and found to be complete in accordance with Section 22 (6.1) and Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on January 8, 2021.

When the application was initially submitted in December, 2020, the proposal consisted of a 15 storey apartment building containing 179 units. The existing listed heritage schoolhouse building was to be relocated on site and integrated with the proposed apartment building (Refer to Appendices 1 and 1A). The proposal contemplated a total Gross Floor Area (GFA) of 15,910 square metres, and a Floor Space Index (FSI) of 5.30. A total of 218 parking spaces were proposed to be provide in three levels of underground parking. One vehicular access from Queen Street West was to be provided.

It is noteworthy that following the Public Meeting on March 08, 2021, the applicant has made certain changes to the proposal as a result of discussions with City staff, City Council members, and recommendations from the Urban Design Review Panel. The proposal has been redesigned to accommodate the development of a 14-storey condominium building containing 208 units, and the orientation and massing of the building has been revised to abut both Queen Street and Chinguacousy Road. The existing listed heritage schoolhouse building will be moved off-site to the neighbouring City owned Teramoto Park, and the existing buildings on site that do not retain any heritage value will be demolished. The current proposal will be shorter in height than the original proposal and will contain a few more apartment units. There has been no change to the access arrangements. The revised proposal continues to include exclusive-use outdoor amenity space, landscaped areas, greenspace, waste collection areas, surface/underground parking areas, and a vehicular drop off location with some surface parking spaces. Overall, the revised proposal represents a better architectural design and massing, and would integrate better with the context. In staff's opinion, these changes are considered to be minor and do not require additional public notice.

Current Situation:

Proposal (Refer to Appendices 1, 1A – 1D):

The application proposes to amend the Official Plan and Zoning By-law to facilitate the redevelopment of the property with a 14 storey residential apartment building containing 208 units. Details of the proposal are as follows:

- A 14-storey condominium residential apartment building containing 208 units;
- The proposed unit mix will comprise the following:
 - 135 one-bedroom units;
 - 56 two-bedroom units; and,
 - 17 three-bedroom units.
- A total of 211 parking spaces (in three levels of underground parking) including 31 visitor parking spaces, and accessible parking spaces;
- A vehicle drop off area;
- Proposed 102 bicycle parking spaces at grade and level 1 of underground parking;
- Relocate the existing listed heritage schoolhouse building on site to the adjacent Teramoto Park and integrated as a City run facility;
- Demolition of the non-contributing portion of the schoolhouse building;
- Proposed right-in right-out vehicular access from Queen Street West;
- A pedestrian walkway which connects the entrance to the proposed building to the existing municipal sidewalk and multi-use trail along the north side of Queen Street West and the west side of Chinguacousy Road; and,
- Proposed GFA of 17,188 square metres and a Floor Space Index (FSI) of 5.7.

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

The subject lands have the following characteristics:

- have a total site area of approximately 0.34 hectares (0.84 acres), a frontage of approximately 46 metres (152 feet) on Queen Street West, and a frontage of 40 metres (132 feet) on Chinguacousy Road; and,
- are currently occupied by a single storey schoolhouse building, a portion of which is listed under the City of Brampton Municipal Register of Cultural Heritage Resources. This building was previously used as a private day school (Springbrook Valley School).

The surrounding land uses are described as follows:

- *North:* Teramoto Park, beyond which is David Suzuki Secondary School and low-density residential uses characterized by single detached dwellings;
- *South:* Queen Street West, beyond which is a commercial retail plaza, low density residential uses, and a proposed place of worship;
- *East:* Chinguacousy Road, beyond which are low-density residential uses characterized by single detached dwellings; and,
- *West:* Teramoto Park, beyond is James Potter Road and low-density residential uses characterized by semi-detached dwellings.

Official Plan Amendment

The proposed amendment to the Official Plan will amend Schedule A General Land Use Designations of the Official Plan to change the land use designation of the northerly part of the property from “Open Space” to “Residential”. It will also amend Schedule SP45 (A) of Chapter 45 of Part II: Secondary Plans to change the land use designation of the subject lands from current “Low Density 2 Residential”, “Community Park”, and “Heritage Resource” to “High Density Residential”, and add a “High Density Residential” section in the Secondary Plan to facilitate the proposed high density residential development.

Staff is satisfied that the proposed amendment to the Official Plan captures the intent and vision of the Official Plan policy and will facilitate the development of the subject property with a high density residential use that is well served by the municipal network of arterial roads, transit, and servicing.

Block Plan Amendment

The proposed amendment to the Community Block Plan - Sub Areas 1 & 3 Credit Valley Secondary Plan will amend the Block Plan to change land use for the subject lands from “Heritage” and “Park” to “Residential” to facilitate the proposed residential development.

Staff is satisfied that the application, including the proposed amendment to the Block Plan, conforms to the intent of the Community Block Plan - Sub Areas 1 & 3 Credit Valley Secondary Plan.

Zoning By-law Amendment

The proposed amendment to the Zoning By-law 270-2004 is required to rezone the subject lands from current “Service Commercial – Section 212 (SC-212)” to “Residential Apartment B (Holding) - Section 3647” to facilitate the proposed residential apartment building. Special zoning sections and zoning exceptions have been included to address the zoning requirements of the proposed high density development. A holding ‘H’ provision will be attached to the zoning, to be removed upon satisfactory execution of a Section 37 agreement, substantial completion of the City facility, and completion of certain technical studies to the City’s/Region’s satisfaction.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent of the Official Plan amendment, particularly that relating to high density residential development, as well as the vision of the Urban Design Brief, and will facilitate the development of the subject property with a high density residential development that will fit into the existing/planned residential, retail and institutional development in the area.

Planning Analysis Summary

The proposed Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region of Peel Official Plan. The proposal is also generally consistent with the City of Brampton’s Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*.

The proposed development will constitute an efficient development of a prominently located yet underutilized property into a high density development benefitting from the existing municipal services and public infrastructure. The proposed high density residential development, in complement with the adjacent low density development to the east/north/south will contribute to the housing options made available in the area. In association with the adjacent retail & employment opportunities, a planned place of worship to the south, and its location at the intersection of Queen Street West (planned Brampton Rapid Transit – BRT corridor) and Chinguacousy Road (Primary Transit Corridor), the proposed development will be transit supportive, encourage active transportation and walkability through the community, and benefit from Teramoto Park as a community amenity space.

While the proposed development is consistent with the intent of the Region of Peel and City of Brampton Official Plans, it also contributes to achieving the City of Brampton's minimum density target for the Designated Greenfield Areas in Brampton.

A detailed planning analysis can be found at Appendix 7.

Density Bonusing

The City is seeking a community benefits contribution under Section 37 of the *Planning Act*, in conjunction with the proponent's application to amend the Official Plan and Zoning By-law to facilitate a 14 storey residential apartment building (containing 208 units) which land use, height and density the current zoning does not permit. The proposal has been evaluated against the criteria contained in the City's Official Plan as well as the Density Bonusing principles of the City of Brampton. The community benefits contribution comprises the relocation to City's Teramoto Parks of the listed heritage schoolhouse building on site, its restoration/conservation/refurbishment into a City facility, maintenance for two years, at the owner's expense, and transfer of its ownership free of charge to the City. The request can be supported subject to the execution of a Section 37 agreement by the owner.

Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Zoning By-law amendment attached as Appendix 10 and Appendix 11, respectively.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all departmental/agency comments are attached as Appendix 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for an Official Plan Amendment and a Zoning By-law Amendment has been submitted.

A Statutory Public Meeting for this application was held on March 08, 2021. No members of the public attended the Statutory Public Meeting to speak to the application. However, several members of the public provided correspondence prior to the Public Meeting. Results of the Public Meeting and the correspondence received can be seen at Appendix 8.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities (2019-2022):

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by efficiently using land and resources and providing opportunity for efficient growth within a ‘Designated Greenfield Area’. Several elements that are contributing fundamentals of a complete community, such as a balanced mix of residential, institutional, recreational and commercial uses, safety, pedestrian comfort, design, environmental preservation and community character, are contemplated in the planning of the proposed development in conjunction with the surrounding residential, retail and institutional development.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’ The proposed development supports Brampton 2040 Vision 3 for a Complete Neighborhood as it maintains, in conjunction with the surrounding development, the principles of a complete neighborhood by accommodating a variety of housing types, institutional and commercial uses to cater to the needs of the community.

Conclusion:

Staff recommends approval of the Official Plan Amendment (as attached in Appendix 10), and the Zoning By-law Amendment (as attached in Appendix 11) as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application is in conformity with the principles and overall policy direction of the City of Brampton Official Plan; and,

- The proposed residential development will efficiently utilize the lands for high density residential purposes, and will facilitate the efficient utilization of the existing municipal services and public infrastructure. In combination with the surrounding residential, retail, and institutional development, the proposed development will create a mix of housing options, commercial uses, and employment opportunities that will support growth, density, housing supply and will advance the City's vision of a complete community.

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Attachments:

- Appendix 1: Concept Site Plan (Original Proposal)
- Appendix 1A: Massing Model (Original Proposal)
- Appendix 1B: Concept Site Plan (Revised Proposal)
- Appendix 1C, 1D: Renderings
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4A: Block Plan
- Appendix 5: Zoning Designations
- Appendix 5A: Heritage Properties
- Appendix 6: Aerial and Existing Land Use
- Appendix 7: Planning Analysis
- Appendix 8: Results of Public Meeting
- Appendix 9: Results of Circulation
- Appendix 10: Draft Official Plan Amendment
- Appendix 11: Draft Zoning By-law Amendment
- Appendix 12: Sustainability Score Snapshot