

Date: 2021-07-06

Subject: **Recommendation Report**
To create a walkway between Amica senior's building and Hodgson Street
Glen Schnarr & Associates Inc. c/o Amica Senior Lifestyle
223 Main Street South
Ward: 3

Contact: Constance Tsang, Development Planner, Development Services,
constance.tsang@brampton.ca,
David VanderBerg, Manager Development Services,
david.vanderberg@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-659

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, To create a walkway between Amica Senior's building and Hodgson Street, **Glen Schnarr & Associates Inc., C/O Amica Senior Lifestyle**, 223 Main Street South, Ward 3, File SPA-2021-0109, to the Planning and Development Committee Meeting of July 25, 2022, be received, and,
2. **THAT** City Council authorize the lifting of the 0.3 metre reserve along Hodgson Street to permit the proposed private walkway access.

Overview:

- This report seeks Council direction to create a new walkway from the existing Amica Seniors Residence (223 Main Street South) to Hodgson Street, in association with Site Plan application File: SPA-2021-0109. This matter is brought to Council for direction due to a previous Council decision requiring Council approval of the above noted walkway.
- The pedestrian access to Hodgson Street was an issue raised by residents during the prior Official Plan and Zoning By-law Amendment application for this property. To address this issue, clauses were incorporated into the Site Plan Agreement for the development to restrict

access to Hodgson Street, with criteria outlined on how allow the walkway, which included public consultation and the approval of Council.

- **This report recommends that Council authorize the lifting of the 0.3 metre reserve along Hodgson Street to permit the proposed private walkway access as the criteria for allowing the walkway have been met.**

Background:

Amica Senior Lifestyle is a seven-storey senior's residence with 155 units at 223 Main Street South. The owner has now submitted a Site Plan Application (File: SPA-2021-0109) to amend their original approved Site Plan (File: SP14-003.000) to add walkways to Hodgson Street and Main Street. The access that is proposed from the site to Hodgson Street has necessitated this report to Council to receive direction to allow the proposed access.

Council direction for this walkway is now required due to a previous Council decision regarding the walkway when land use permissions for the seniors residence was established under Official Plan and Zoning By-law Amendment (OPA and ZBA) application File: C01W02.016 (approved on Nov 6, 2013).

At that time, through the public engagement a number of residents adjacent to the proposed Amica development voiced comments and concerns regarding vehicular and pedestrian access being provided from Hodgson Street. Due to those concerns Council decided to require that any future walkway from the site to Hodgson Street be approved by Council.

Therefore, clauses were incorporated into the Site Plan Agreement (File: SP14-003.000) to restrict access from the Amica property to Hodgson Street by placing a 0.3 metre reserve along the property line with criteria on how to lift the reserve, which included public consultation and the approval of Council. The clauses are as follows:

The Owner acknowledges and agrees:

- i) any request to lift the 0.3 metre reserve along Hodgson Street, shall require City Council approval with input from the Hodgson Street residents. A minimum thirty (30) day notification to the Hodgson Street residents would be required;*
- ii) that vehicular and pedestrian access from Hodgson Street to 221 and 225 Main Street is prohibited;*
- iii) that construction access will be prohibited from Hodgson Street; and*
- iv) to hereby waive and release the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of the access arrangement with the abutting property to the south, municipally known as*

227 Main Street South, and also as a result of any access restrictions to Main Street South in the future.

Current Situation:

The applicant has submitted a site plan that includes a walkway connection at the rear of the Amica building to Hodgson Street through a secure gate. A walkway is also proposed from the underground parking garage to Main Street South. The walkway connections would only be utilized by the Amica retirement building residences and would not be open to the general public. The proposed plan for the Hodgson Street walkway is included in the appendices.

Pursuant to the clauses of the Site Plan Agreement to lift the 0.3 metre reserve, a virtual meeting was scheduled with the Hodgson Street residents to obtain their input. Notices were provided to the 26 adjacent properties to the Amica building. The virtual meeting was held on April 19, 2021 with Glen Schnarr & Associates Inc. (agent), Amica staff, City staff, and the Hodgson Street residents. In attendance were three households along Hodgson Street and written correspondence was later provided from a resident on Hodgson Street in support of the proposed walkways.

The following comments and concerns were raised during the meeting:

- the security and usage of the walkway along Hodgson Street;
- the potential of visitors parking on Hodgson Street and entering the Amica residence through the secured gate;
- installation of security cameras; and,
- the height of the fence.

To address these comments and concerns, it was recommended that key fobs be provided to the Amica residents to control the use of the walkway. These and other details, including fencing and landscaping, will be addressed through the Site Plan approval process/agreement.

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.

Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere

Conclusion:

The applicant has held a public consultation meeting with the area residents, in accordance with the site plan agreement conditions to lift the 0.3 metre reserve, and has provided suggestions to mitigate the residents' concerns. Planning staff is in support of the two proposed walkway connections and recommend Council authorize the lifting of the reserve.

Authored by:

Constance Tsang, RPP
Development Planner
Planning, Building & Economic
Development

Reviewed by:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building & Economic
Development

Approved by:

Jason Schmidt-Shoukri, MPA, OAA,
RPP
Commissioner,
Planning, Building & Economic
Development

Attachments:

Appendix 1:	Location Map
Appendix 2A:	Landscape Plan - Existing Conditions Plan
Appendix 2B:	Landscape Plan - Proposed Rear Yard Walkway
Appendix 2C:	Landscape Plan - Proposed Gate Detail