

Date: 2022-11-28

File: **OZS-2022-0042**

Subject **Information Report**

Application to Amend the Official Plan and Zoning By-law. (To permit a fifteen-storey (15) apartment building containing one hundred and sixty-eight (168) units, one hundred and sixty-eight (168) parking spaces and indoor and outdoor amenity space.) **Blackthorn Development Corp – 2794465 Ontario Inc.**, 11556 Bramalea Road, Ward 9, File: OZS-2022-0042.

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Report Number: Planning, Bld & Growth Mgt-2022-967

Recommendations:

1. **That** the **Information Report**, “Application to Amend the Official Plan and Zoning By-law. (To permit a fifteen-storey (15) apartment building containing one hundred and sixty-eight (168) units, one hundred and sixty-eight (168) parking spaces and indoor and outdoor amenity space.) **Blackthorn Development Corp- 2794465 Ontario Inc.**, 11556 Bramalea Road, Ward 9, File: OZS-2022-0042.” to the Planning and Development Committee Meeting of December 12th, 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 an Official Plan and Zoning By-law amendment on the subject property. The development proposal**

contemplates a fifteen-storey (15) apartment building consisting of one hundred and sixty-eight (168) units.

- **The apartment building proposes a Gross Floor Area (GFA) of 13,761 square metres and a Floor Space Index (FSI) of 5.02. There is approximately 540 square metres of indoor and outdoor amenity space.**
- **A total of 168 parking stalls are proposed, comprised of eight (8) surface spaces and 160 underground spaces. The development also proposes 101 bicycle parking spaces.**
- **The subject property is designated “Residential” and “Open Space” in Schedule A and “Valleyland” in Schedule D of the City of Brampton Official Plan, an amendment to the Official Plan is not required.**
- **The subject property is located within the Countryside Villages Secondary Plan Area 48 (B) area and is sub-designated “Medium Density Residential”, “Valley Land” and “Special Policy Area 3”. The subject property is also located within the Countryside Villages Block Plan 48-1 and designated “Medium Density”, “Buffer” and “Special Policy Area 3”. An amendment to the Secondary Plan is required to facilitate the proposed development.**
- **The subject property is zoned “Agricultural (A)” as per Zoning 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:

Blackthorn Development Corp submitted the Official Plan and Zoning By-law amendment on behalf of 2794465 Ontario Incorporated. The application has been 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 November 4th, 2022.

Current Situation:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a high-rise apartment building, details of the proposal as follows:

- A fifteen-storey (15) apartment building consisting of 168 apartment dwellings, comprised of; 113 one-bedroom units, 49 two-bedroom units and 5 three-bedroom units.
- The development contemplates a total of 168 parking stalls, comprised of eight (8) surface spaces and 160 stalls in an underground parking structure. There will be seven (7) accessible stalls and 25 stalls will be dedicated visitor parking. 101 bicycle parking spaces will also be located on site.
- The proposed apartment structure will have a total Gross Floor Area (GFA) of 13,761 square metres, resulting in a Floor Space Index (FSI) of 5.02 and total density of 613 units per residential hectare.
- A full-moves vehicular access is proposed at Bramalea Road and a potential future secondary access is proposed via Icewater Terrace.
- Approximately 540 square metres of indoor and outdoor amenity space are proposed.

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

The lands have the following characteristics:

- A total site area of approximately 0.35 hectares (0.86 acres);
- Has a total frontage of approximately 35 metres on Bramalea Road;
- The subject property currently contains a single-detached residential home and access to Bramalea Road via private drive-way.

The surrounding land uses are as described as follows:

North:	Open Space within a regulated TRCA area. Retail, commercial and institutional uses are located north-east of the subject property which include; Walmart Supercentre, Scotiabank, RBC Royal Bank, LCBO, and Bramalea Christian Fellowship.
East:	Open Space area is located on the west side of Bramalea Road coupled with Bramalea Radio Control Flyers and Sesquicentennial Park.
South:	A single-detached residential dwelling with frontage and access onto Bramalea Road. Beyond that is a Draft Plan of Subdivision (file: C04E16.003) that was approved to permit residential, institutional and open space uses to the south-west of the subject property.

West: A Draft Plan of Subdivision (C04E17.003 – Appendix 12) is currently undergoing registration, which will construct residential, institutional and open space uses on the property to the west of the subject site. Existing residential dwellings and Countryside Village Public School are located west of Russell Creek Drive.

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.

In addition to the general evaluation of the appropriateness of the proposed land use, the following 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:

- Review the massing and height of the proposed structure to provide an appropriate transition with the abutting residential community to the west; and
- Ensure the proposed development maintains sufficient buffering from the natural heritage feature designated as “Valleyland”.

The City of Brampton’s Sustainability Metrics 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 35, 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.

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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 4a:	Block Plan Designation
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 Elevations
Appendix 12:	Abutting Draft Plan of Subdivision (C04E17.003)