

Date: 2022-11-23

File: **OZS-2022-0038**

Subject: **Information Report**

Application to Amend the Official Plan and Zoning By-law
(To facilitate the development of 130 townhouse units and 520
apartment units within two towers being 18 and 14 storeys).
KLM Planning Partners Inc./Cal-Markell Development Inc.
1724 and 1730 Queen Street West
North Side of Queen Street West and east of Elbern Markell Drive
Ward: 5

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Report Number: Planning, Bld & Growth Mgt-2022-983

Recommendations:

1. **That** the report titled: **Information Report**, Application to Amend the Official Plan and Zoning By-law, **KLM Planning Inc. – Cal-Markell Developments Inc.**, 1724 and 1730 Queen Street West, Ward 5, dated November 23rd, 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 an application to amend the Official Plan and Zoning By-law in order to facilitate the development of 130 stacked townhouse units and 520 apartment units within two towers (18 and 14 storeys) positioned on a shared 5 storey podium.
- The lands are designated 'Residential' on Schedule A of the Official Plan, which permits residential uses from single detached dwellings to high-

rise apartment buildings with a maximum density of 200 units per net hectare. An Amendment to the Official Plan is required to permit the proposed density.

- The subject property is designated as ‘Executive Residential’ within the Credit Valley Secondary Plan (SPA 45) and a potential stormwater management pond. The Executive Housing designation permits mainly single detached dwellings, with limited opportunities for townhouses and semi-detached units subject to appropriate location and superior site design, architecture and streetscape. An Amendment to the Secondary Plan is required.
- The property is zoned ‘Residential’ (RHM1) by By-law 270-2004, as amended, which permits residential uses and supportive housing residences and some non-residential uses, such as accessory uses and a place of worship. An Amendment to the Zoning By-law is required 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:

KLM Planning Partners Inc. submitted the subject applications on behalf of Cal-Markell Developments Inc. on August 12th, 2022. The application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated August 31st, 2022 was provided to the applicant.

Current Situation:

Proposal:

The proposal to amend the Official Plan and Zoning By-law has been filed with the City to develop the approximately 2.02 ha (5.0 ac.) site. The details of the proposal are as follows (refer to Appendix 1):

- A total of 650 residential units
 - 130 units being stacked townhouses in three-and-a-half storey building
 - 520 being apartment units in two towers being 18 and 14 storeys in height on a 5 storey shared podium
- The overall residential density proposed is 357 units per net hectare
- Amenity spaces: 705 square metre shared space and 391 square metre for the apartment building

- Parking: 719 parking spaces proposed with 37 spaces above grade and 682 spaces below grade within a 3 storey underground parking garage

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

The lands have the following characteristics:

- are municipally known as 1724 and 1730 Queen Street West
- have a total site area of approximately 2.02 ha (5.0 ac.)
- have a frontage of approximately 100 metres (328 feet) along Queen Street West and 202 metres (662 feet) along Elbern Markell Drive.

The surrounding land uses are described as follows:

North: Single detached dwellings

South: Single detached dwellings

East: A woodland with a single detached dwelling and beyond proposed redevelopment under application OZS-2020-0029, which is proposing a residential development that consists of detached houses, townhouse units, a parkette and an apartment block.

West: Natural heritage system and beyond single detached dwellings.

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 appropriateness of the density and the compatibility with the surrounding land uses.
- The appropriate buffer to be provided from the natural heritage features.
- Does the proposal have an appropriate transition to the existing neighborhood?
- Do the architecture features fit with the character of the existing neighbourhood?
- How to address the existing grading differences on the site?
- How the proposed development relates to the proposed Tertiary Plan?

Further details on this application can be found in the Information Summary contained in Appendix 9. 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, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceeds the Planning Act circulation 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 that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, which 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 these applications.

Authored by:

Reviewed by:

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Approved by:

Steve Ganesh, MCIP RPP
Commissioner (Acting)
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Attachments:

Appendix 1A:	Concept Site Plan
Appendix 1B:	Rendering
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 4A:	Block Plan
Appendix 6:	Zoning Designations
Appendix 7:	Aerial & Existing Land Use
Appendix 8A:	Tertiary Plan
Appendix 8B:	Proposed Tertiary Plan
Appendix 9:	Information Summary
Appendix 10:	Sustainability Snapshot

