

Date: 2021-12-21

Subject: **Information Report, Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., 10258 Airport Road, Ward 10, File: OZS-2021-0049**

Contact: Alex Sepe, Development Planner, Planning and Development Services, 905-874-3557, Alex.Sepe@Brampton.ca ; and
Steve Ganesh, Manager, Planning and Development Services, 905-874-2089, Steve.Ganesh@Brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-1283

Recommendations:

1. **THAT** the **Information Report**, “Application to Amend the Official Plan and Zoning By-Law, nArchitecture C/O Aurowal Developments Co., 10258 Airport Road, Ward 10, File: OZS-2021-0049”, to the Planning and Development Committee Meeting of January 31st, 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 the completion of the circulation of 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 to permit a 10-storey mixed-use building. The development purposes three (3) commercial units at the ground floor, 72 residential units throughout floors 2-9 and indoor amenity and office space on the 10th floor.
- The property is designated “Open Space” in Schedule A of the City of Brampton Official Plan. The property is sub-designated “Highway Commercial” in the Springdale Secondary Plan (SPA2). An amendment to the Official Plan and Secondary Plan is required to permit the proposed development.
- The property is zoned “Service Commercial” (SC-2193) in by-law 270-2004. 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:

nArchitecture submitted the Official Plan and Zoning By-law amendment application on behalf of Aurowal Developments Co. 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 18th, 2021.

Current Situation:

- The applicant is proposing to amend the Official Plan and Zoning By-Law to permit commercial uses. Details of the proposal are as follows:
 - To facilitate a 10-storey mixed-use development consisting of 72 residential units and commercial uses on the ground floor of the development. Office and amenity space will be located on the 10th floor of the development.
 - The development will have a total Gross Floor Area (GFA) of 7,048.04 m², approximately 450 m² will be commercial uses on the ground floor.
 - The subject property will have a lot coverage of 19.53% and a floor space index of 1.33.
 - Vehicular access is provided both through Airport Road and the adjacent Commercial development north of the subject lands. A total of 91 vehicular parking spaces and 46 bicycle spaces are provided.

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

The lands have the following characteristics:

- Has a total site area of approximately 0.50 hectares (1.24 acres);
- Has a total frontage of approximately 94.819 metres on Airport Road.
- The property is currently vacant of any structures.

The surrounding land uses are described as follows:

North: Commercial plaza and gas station containing a car wash drive-through;

South: Valleyland/Watercourse corridor and Stephen Llewellyn Trail and single detached residential further south;

East: East of Airport Road contains single detached residential homes and Fairlawn Public School;

West: Valleyland/Watercourse corridor and Stephen Llewellyn Trail.

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 and will need to be addressed as part of the comprehensive analysis:

- The subject site is designated as “Valleyland/Watercourse Corridor” in Schedule D of the City of Brampton Official Plan. Environmental Planning staff from the City of Brampton identified that watercourse and valleyland alterations took place on the subject lands without the necessary approvals. Remediation to the subject lands is required.
- The appropriateness of the Official Plan and Zoning by-law amendment to permit the proposed development given the proximity of the subject lands to the Natural Heritage System and Valleyland/Watercourse Corridor will be evaluated.

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 technical aspects.

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.

Authored by:

Reviewed by:

Alex Sepe
Development Planner,
Development Services

Steve Ganesh, MCIP, RPP
Manager, Development Services

Approved by:

Submitted by:

Richard Forward, MBA, M.Sc, P.Eng.
Commissioner Planning, Building &
Economic Development

David Barrick
Chief Administrative Officer

Attachments:

Appendix 1:	Concept Site 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:	Heritage Resources
Appendix 8:	Propane Facilities
Appendix 9:	Information Summary