

Date: 2022-11-15

File: **OZS-2022-0018**

Subject: **Recommendation Report**
Application to amend the Zoning By-law. (To permit a twenty-storey (20) affordable rental apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space).
IBI Group – Peel Housing Corporation,
10 Knightsbridge Road, Ward: 7 (OZS-2022-0018)

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

Report Number: Planning, Bld & Growth Mgt-2022-949

Recommendations:

1. **That** the report titled: **Recommendation Report**, Application to amend the Zoning By-law. (To permit a twenty-storey (20) affordable rental apartment building, consisting of 200 units, one level of underground parking and outdoor amenity space). **IBI Group – Peel Housing Corporation**, 10 Knightsbridge Road, Ward: 7 (OZS-2022-0018), dated November 15th, 2022, to the Planning and Development Committee meeting of December 12, 2022 be received;
2. **That** the Zoning By-law Amendment submitted by IBI Group on behalf of Peel Housing Corporation, File: OZS-2022-0018 be approved, on the basis that it represents good planning, is consistent with Section 34 of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton's Official Plan, and for the reasons set out in this Recommendation Report.
3. **That** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 13 to this report be adopted.
4. **That** no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(17) of the Planning Act.

Overview:

- **This report recommends approval of a Zoning By-law amendment to develop the subject lands to permit a twenty-storey rental apartment building containing 200 units. Approximately 41% of the units will be affordable and rented below 60% of the City of Brampton’s median market rental rate. A total of 77 parking spaces are provided, 37 of which are for residents and 40 for visitor parking. Outdoor amenity space is proposed in the rear yard of the subject site.**
- **The property is designated “Central Area” in Schedule A of the City of Brampton Official Plan, an amendment to the Official Plan is not required.**
- **The subject property is located within Queen Street Corridor Secondary Plan and sub-designated “High Density”, an amendment to the Secondary Plan is not required.**
- **The subject property is located in the Central Park/Bramalea Terminal Major Transit Station Area (MTSA).**
- **The subject property is zoned “Residential Apartment A(3) - R4A(3) Section 485” through by-law 270-2004, as amended. The draft Zoning By-law attached as Appendix 13 will implement the proposed residential development.**
- **A Statutory Public Meeting for this application was held on June 6th, 2022. Written submissions from six (6) residents were received. Details of the Statutory Public Meeting and land owner concerns are included in Appendix 10 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” Theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**
- **The proposed Zoning By-law Amendment represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the City of Brampton Official Plan.**

Background:

The lands subject to this Zoning By-law amendment application are located at 10 Knightsbridge Road. IBI Group submitted the aforementioned development application

on behalf of Peel Housing Corporation, the application has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) of the Planning Act. A formal Notice of Complete Application was provided to the applicant on March 23, 2022.

Current Situation:

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

- A twenty-storey (20) affordable rental apartment building on the northern portion of the property. This will be the third apartment building on the subject lands;
- The apartment structure will contain 200 units. Approximately 41% of the units will be affordable and rented below 60% of the City of Brampton's median market rental rate;
- The proposed structure will have a Gross Floor Area (GFA) of 15,053 square metres resulting in a total site Floor Space Index (FSI) of 2.58.
- The proposed apartment building will be located at the northern portion of property on approximately 0.21 hectares of vacant land;
- A total of 77 parking spaces are provided, 37 spaces are allocated for residents and 40 spaces are allocated for visitor parking. Six (6) spaces will be provided at grade, the remainder of parking will be provided by extending the existing below grade parking structure.
- The subject development will have vehicular access from the existing driveway that services the two existing 13-storey apartment buildings fronting Knightsbridge Road.

Application to Amend the Zoning By-law

The subject property is zoned "Residential Apartment A (3) - R4A (3) Section 485" as per by-law 270-2004, as amended. The proposed Zoning By-law amendment seeks to delete and replace Section-485 to permit a twenty-storey apartment building. The table below provides a high level comparison of the existing and proposed Zoning By-law performance standards.

The proposed Zoning By-law is attached as Appendix 13 – Draft Zoning By-law. The detailed planning analysis (Appendix 9) includes a comprehensive overview of the Zoning By-law Amendment.

	<u>Existing Zoning Provisions</u>	<u>Proposed Zoning Provisions</u>
Maximum dwelling units	250	450
Minimum interior side yard	15 metres	6 metres
Minimum rear yard depth	15 metres	8 metres Maximum encroachment of structural support columns is 2.2 metres into the required rear yard.
Minimum distance between buildings	22 metres	20 metres
Maximum building height	13 storeys	20 storeys
Minimum lot area per dwelling unit	64 square metres	35 square metres
Minimum landscaped open space	55%	45%
Maximum Floor Space Index	1.5	2.60
Parking	A minimum of 1.4 parking spaces shall be provided for each dwelling unit of which a minimum of 0.25 spaces per dwelling unit shall be surface visitor parking spaces.	Maximum of 26% of the total parking may be provided at grade within a surface parking lot.

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

The lands have the following characteristics:

- Has a total site area of approximately 1.61 hectares (3.9 acres);
- Has a total frontage of approximately 170 metres (557 feet) on Knightsbridge Road;
- The property currently contains two (2), thirteen-storey Peel Housing Corporation affordable rental apartment buildings (4 and 10 Knightsbridge Road) and have a combined total of 250 units. Both structures are to remain on the subject property.

The surrounding land uses are described as follows:

North: Knightsbridge Park, child care facility, and a one-storey commercial plaza.

East: A one-storey commercial plaza and three (3) high-rise apartment buildings east of Kings Cross Road.

South: South of Knightsbridge Road contains three (3) high-rise residential buildings and Knightsbridge park.

West: Chinguacousy Trail, Brampton Library and Bramalea City Centre.

Summary of Recommendations

This report recommends the approval of the Zoning By-law Amendment. The proposed Zoning By-law is attached hereto as Appendix 13.

Planning Analysis Summary

Staff have reviewed the proposed Zoning By-law Amendment application and found that this application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and City of Brampton Official Plan. Staff has reviewed this application relative to the provisions prescribed within Section 2 and Section 34 of the Planning Act and advises that the proposed development satisfies these criteria. A detailed analysis of these policies can be found in Appendix 9 – Detailed Planning Analysis of this report.

Community Engagement

The proposed Zoning By-law amendment 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 requirements. A copy of all comments are included in Appendix 11 of this report. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on June 6, 2022. There were zero delegations from members of the public at the meeting and 6 written submissions were received. While details of the submissions are highlighted in Appendix 10, a summary is provided below:

Key Issue	High level Response
Quantity of parking spaces provided	<p>Total of 77 parking spaces are provided, tenants of the proposed development will have access to surplus spaces within the existing surface lot and parking garage.</p> <p>City of Brampton Zoning Bylaw 45-2021 states there shall be no minimum required parking for any use within the boundaries of schedule B-7 and visitor parking will be provided at a rate of 0.20 spaces per dwelling unit. The proposed development provides 0.19 spaces per dwelling unit for residents and 0.20 spaces per dwelling unit for visitors.</p>
Increased traffic	<p>The traffic impact study concludes the existing road network can accommodate traffic associated with the proposal. The subject property is conveniently located approximately 300 metres from Bramalea Bus Terminal, providing residents with access to local and regional transit networks. The proposed development also encourages active transit by providing 120 bicycle parking spaces.</p>
Potential flooding due to proximity to Humber River	<p>The Toronto Region Conservation Authority (TRCA) provided their approval of the zoning by-law amendment application and will conduct an additional review of Storm Water Management (SWM) and Low Impact Development (LID) criteria through the forthcoming Site Plan application.</p>
Additional students to school network	<p>Comments provided by Dufferin-Peel Catholic District School Board and Peel District School Board noted that some students from the proposed development may need to be accommodated in temporary school buildings or bussed to a school outside of the neighborhood.</p>

Corporate Implications:

Financial Implications:

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

Other Implications:

The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal (See Appendix 12). The proposal achieves an overall sustainability score of 41 points that satisfies the City's bronze threshold. Planning staff have evaluated the score and summary sheets, and have found it satisfactory. The site plan process presents an opportunity for staff to work with the Peel Housing Corporation to increase the score where feasible.

Term of Council Priorities:

This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

Conclusion:

Staff have undertaken a thorough review of this application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the Zoning By-law amendment application represents good planning. This application has regard for the Planning Act, is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan. Staff therefore recommend that the proposed Zoning By-law amendment be approved.

Authored by:

Reviewed by:

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Approved by:

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 2: Location map
- Appendix 3: Official Plan Designation
- Appendix 4: Secondary Plan Designation
- Appendix 5: Existing Zoning Designation
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Heritage Resources
- Appendix 8: Propane Facilities
- Appendix 9: Detailed Planning Analysis
- Appendix 10: Results of Public Meeting and Correspondence Received
- Appendix 11: Results of Application Circulation
- Appendix 12: Sustainability Summary
- Appendix 13: Zoning By-law Amendment

