

Date: 2022-11-23

Subject: **Information Report – Application to Amend the Official Plan and the Zoning By-law**

(To facilitate the development of an eight-storey mixed-use building)

Fateh Developments Inc. / Glen Schnarr & Associates Inc.

1453 Queen Street West

South side of Queen Street West, east of Creditview Road

Ward 4

Contact: Edwin Li, Development Planner, Planning and Development Services (905-874-2292) and,

David VanderBerg, Manager, Planning and Development Services (905-874-2325)

Report Number: Planning, Bld & Growth Mgt-2022-987

Recommendations:

1. **That** the report titled: **Information Report:** Application to Amend the Official Plan and Zoning By-law, **Fateh Developments Inc. / Glen Schnarr & Associates Inc.**, 1453 Queen Street West, Ward 4, File: OZS-2022-0033, dated November 23, 2022, to the Planning and Development Committee Meeting of December 12, 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 to facilitate the development of an eight-storey mixed-use building at approximately 27.3 metres in height that contains 94 dwelling units and approximately 400 m² of retail space and 1,350 m² of office space.
- The northeastern portion of the subject site is designated “Residential” and the southwestern portion as “Open Space” as per Schedule A (General Land Use Designations) of the Official Plan. “Residential” designation 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 lands in the southwestern portion of the site are designated “Valleyland / Watercourse Corridor” as per Schedule D (Natural Heritage Features and Areas) of the Official Plan. Development and site alteration is generally not permitted within these lands.
- The northeastern portion of the subject site is designated as “Springbrook Settlement Area” and the southwestern portion of the site is designated as “Primary Valleyland” in the Secondary Plan 45 – Credit Valley. An Amendment to the Secondary Plan is required.
- In accordance with a proposed City-initiated amendment to the Secondary Plan, the subject site is proposed to be brought into the Springbrook Tertiary Plan and be re-designated as “Commercial Mixed-Use Medium Density Residential”, which will allow for mid-rise mixed-use residential buildings ranging in heights between eight to ten storeys. The work on this plan is still in process and has not been approved.
- The property is zoned “Service Commercial” (SC-206) and “Commercial One Special Section” (C1-2072), which permits commercial uses with one accessory dwelling unit with other prescribed zoning standards. An Amendment to the Zoning By-law is required to facilitate the proposal.
- The Information Report and the associated public meeting facilitate compliance with the Strategic Plan’s “Good Governance” priority, with

respect to educating and engaging citizens in an open and accountable way.

Background:

Glen Schnarr & Associates Inc. submitted the subject applications on behalf of Fateh Developments Inc. on July 12, 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 July 27, 2022 was provided to the applicant.

Current Situation:

Proposal:

The applicant is proposing to amend the Official Plan and the Zoning By-law to permit the development of an eight-storey mixed used building (approximately 27.3 metres in height) at 1453 Queen Street West (refer to Appendices 1A to 1E). The Floor Space Index, the ratio of the gross floor area to the gross site area, is approximately 1.66.

The proposed development contains 94 dwelling units and comprised of:

- 42 one-bedroom units (45% of all residential units); and
- 52 two-bedroom units (55% of all residential units).

In addition, the proposed development includes approximately 400 m² (4,300 ft²) of retail space on the ground floor fronting Queen Street West, located slightly above grade and accessible from the street by ramps. It also includes approximately 1,350 m² (14,525 ft²) of office uses split between the ground floor (approximately 200 m² or 2,150 ft²) and the second floor (approximately 1,150 m² or 12,375 ft²). The proposal contains approximately 296 m² (3,186 ft²) of indoor amenity spaces and no outdoor amenity spaces.

The proposed vehicular and service access to the subject site is provided from a new private street located on a private property immediately east of the subject site (Queenpost Drive), and the new street is connected to Queen Street West within the adjacent property. An existing access easement has been granted through the approved Site Plan for the adjacent property. The loading space is located in the interior of the site, whereas the garbage area proposed in molok bins are located between the interior driveway and the new Queenpost Drive.

The proposed development includes a total of 148 vehicular parking spaces (128 spaces within the two-storey underground parking structure and 20 at grade). No bicycle parking spaces are currently proposed.

Property Description and Surrounding Land Use:

The subject site is generally triangular in shape and is approximately 0.69 hectares (1.71 acres) in area. Upon accounting for various environmental development and road widening limits, the currently proposed development site is approximately 0.33 hectares (0.81 acres). The site has a frontage of approximately 140 metres on Queen Street West along the norther edge of the subject site.

Existing use of the site includes a vacant one-storey commercial building and undeveloped / vacant lands.

The surrounding land uses are described as follows:

- North: Queen Street West, beyond which are a two-storey nursery and childcare centre, one-storey residential houses and vacant lands north of the street
- South: Springbrook Tributary and associated natural valley and features, beyond which are two-storey single-detached houses further afield
- East: New private street (Queenpost Drive), beyond which is a three-storey back-to-back townhouse complex (both under construction)
- West: Vacant lands, beyond which is Creditview Road

Technical Considerations:

Comments from applicable City departments 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, preliminary issues relevant to this application that will need to be addressed as part of comprehensive analysis include but not limited to:

- The appropriate building height, massing, and setbacks;
- The potential impact and the appropriate relationship from the proposed development to adjacent streets and uses such as the single detached houses to the south and the townhouse complexes to the east;
- Impact of the proposed development to the natural heritage features, sensitive natural and ecological habitats (e.g. redside dace) and natural and environmental

hazards (e.g. topographic changes, meander belt and flood) within the subject site and the general area, as well as their appropriate buffer, easement and other remediation efforts; and

- The appropriate provision, including configuration and location, of pedestrian, bicycle and vehicular site access, circulation and parking, as well as loading and waste management.

Further details on this application can be found in the Information Summary contained in Appendix 7. 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 applicable City Departments and commenting agencies as well as property owners within 240 metres of the subject lands – a notification area that exceeds the *Planning Act* requirements. Notice of this public meeting was also published in the Brampton Guardian. This report, along with the complete application requirements of various architectural drawings, reports and studies, have also been posted onto 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 (2020):

This Information Report and the associated public meeting are consistent with the Terms of Council Priorities, including its themes of Brampton as a "City of Opportunities" and a "Well-Run City". The City strives to improve Brampton's liveability and prosperity, and that good governance involves opportunities for community information, engagement and participation.

The application will be reviewed to ensure that the development proposal meets the direction and achieve or exceeds the goals set in the Terms of Council Priorities (2020). Findings will be summarized 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 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 the Planning and Development Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of the proposed development and the associated application to amend the Official Plan and the Zoning By-law.

Authored by:

Reviewed by:

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Attachments:

Appendix 1A – Concept Site Plan

Appendix 1B – Landscape Plan

Appendix 1C – Building Perspectives (from northeast)

Appendix 1D – Building Perspectives (from northwest)

Appendix 2 – Location Map

Appendix 3A – Official Plan – Land Use Designations

Appendix 3B – Official Plan – Natural Heritage Features and Areas

Appendix 4 – Secondary Plan – Land Use Designations

Appendix 5 – Zoning Designations

Appendix 6 – Aerial & Existing Land Use Map

Appendix 7 – Information Summary

Appendix 8 – Sustainability Summary (past program)