

Date: 2020-11-16

File: OZS-2020-0025

Title: **Information Report**
Application to Amend the Zoning By-law
(To permit a 9-storey apartment building containing 82 units and 130 parking spaces)
Fifth Avenue Development Group Inc. – D.J.K. Land Use Planning
83 Wilson Avenue, and 14 and 16 Centre Street North
Southeast corner of Centre Street North and Wilson Street
Ward 1

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Report Number: Planning, Building and Economic Development-2020-228

Recommendations:

1. **That** the report titled: **Information Report, Application to Amend the Zoning By-law, Fifth Avenue Development Group Inc. – D.J.K. Land Use Planning**, 83 Wilson Avenue, and 14 and 16 Centre Street North Ward 1 (File: OZS-2020-0025), to the Planning and Development Committee Meeting of November 16, 2020, be received, and,
2. **That** 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 proposes to amend the Zoning By-law to permit the lands to be developed with a 9-storey mid-rise apartment building containing approximately 82 residential units.**

- The lands are designated “Central Area” in the Official Plan and “Central Area Mixed Use” in the Queen Street Corridor Secondary Plan (Area 36). An amendment to the Official Plan or the Secondary Plan is not required to facilitate this proposal.
- The site is zoned “Residential Single Detached B – R1B”, and does not permit residential development to the extent proposed. An amendment to the Zoning By-law is required to permit the mid-rise, multi-unit residential building.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

This application was received on August 27, 2020 and has been reviewed for completeness and found to be complete in accordance with the Planning Act. On September 25, 2020 a formal notice was issued deeming the application complete on August 27, 2020.

Current Situation:

Proposal:

The applicant is proposing to amend the Zoning by-law to permit a mid-rise building on a 0.16 hectare (0.4 acre) property. Details of the proposal are as follows (see Appendix 1 to 1D):

- A 9-storey mid-rise apartment building with a total gross floor area (GFA) of 6,867 sq. metres (73,916 sq. ft.);
- A Floor Space Index (FSI) of 4.30;
- 82 residential units consisting of:
 - 44 one-bedroom units;
 - 34 two-bedroom units;
 - 4 three-bedroom units;
- Approximately 213 sq. metres (2,291 sq. ft.) of amenity space, consisting of:
 - 95 sq. metres (1,027 sq. ft.) of indoor space;
 - 117 sq. metres (1,264 sq. ft.) of outdoor space;
- A total of 55 underground and 3 at grade vehicular parking spaces;
- A total of 73 bicycle parking spaces; and,
- Two one-way access points:
 - Centre Street North (ingress);

- Wilson Street (egress).

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at 83 Wilson Street, and 14 and 16 Centre Street North (southeast corner of Centre Street North and Wilson Street);
- Has a total area of 0.16 hectares (0.4 acres);
- Has frontage of approximately 48 metres (157.5 ft.) along Wilson Street and 33 metres (108.3 ft.) along Centre Street North; and,
- Three single detached dwellings with associated accessory structures, and several trees situated on the site.

The surrounding land uses are described as follows:

North: Wilson Avenue, beyond are single-detached residential dwellings;

East: Single-detached residential dwelling;

West: Centre Street North, beyond are single-detached residential dwellings; and,

South: A 4-storey commercial office building and associated parking lot.

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 a future Recommendation Report. At this time, staff has noted the following specific considerations that will need to be addressed:

- The proposal is located in close proximity to an intensification corridor, and adjacent to a low density residential neighbourhood. How this proposal is integrated to ensure compatibility with the surrounding land uses, while not prejudicing the ability to further develop adjacent lands, is to be further reviewed.
- There are a number of heritage resources in the vicinity of the site. Additional information with respect to the significance of these resources, and how they may be impacted by the development, is required.
- The appropriateness of the number of parking spaces provided shall be further evaluated against current parking requirements as well as future parking strategies.

Further details on this application can be found in the *Information Summary* contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding *Planning Act* requirements. Notice of this public meeting was also published in the *Brampton Guardian*. This report, along with the complete application requirements, including studies, has 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 a Recommendation Report.

Economic Development Implications:

Economic Development staff view the Central Area as a primary location for intensification. Staff will review the application for any economic development implications and provide further comments at the Recommendation Report stage.

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 "A Well-run City (Good Government)" priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

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Attachments:

- Appendix 1: Concept Site Plan
- Appendix 1A: North and South Elevation
- Appendix 1B: West and East Elevation
- Appendix 1C: North and South View
- Appendix 1D: West and East View
- 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: Information Summary