

Date: 2020-10-23

File: C03W06.008

Subject: **INFORMATION REPORT**

Application to Amend the Official Plan and Zoning By-law
(To permit a mixed-use development consisting of three, 3-storey buildings with commercial uses on the first floor and residential units on the upper floors)

TECHNOARCH, ARCHITECTS & DESIGNERS – Chatrath Holdings Inc.

1466 & 1478 Queen Street West and 9021 & 9025 Creditview Road
North-east corner of Queen Street West and Creditview Road
Ward: 5

Contact: Kevin Freeman, Development Planner, Planning and Development Services Department (Kevin.Freeman@brampton.ca or 905-874-2051)
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Report Number: Planning, Building and Economic Development-2020-242

Recommendations:

1. **That** the report titled: **Information Report**, Application to Amend the Official Plan and Zoning By-Law, **Technoarch, Architects & Designers – Chatrath Holdings Inc.**, 1466 & 1478 Queen Street West and 9021 & 9025 Creditview Road, Ward 5 (File: C03W06.008) dated October 23, 2020 to the Planning and Development Committee Meeting of November 16, 2020, 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 permit a mixed-use development consisting of three, 3-storey buildings with commercial uses on the first floor and residential units on the upper floors.**
- **The property is designated “Residential” in the Official Plan and “Residential – Springbrook Settlement Area” in the Credit Valley Secondary Plan (Area 45). An amendment to the Official Plan and Secondary Plan is required to permit the proposed mixed-use development.**
- **The property is zoned “Residential Hamlet One (RHm1)” by By-law 270, 2004, as amended. An amendment to the Zoning By-law is required to permit the proposed mixed-use development.**
- **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:

Staff have reviewed this application for completeness and have found the application to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on September 27, 2018.

A Statutory Public Meeting for this application was held on November 19, 2018 to present the applicant’s initial proposal to develop the lands for commercial purposes with two, one-storey commercial buildings. The applicant has since revised their development proposal to incorporate a residential component. The proposal is for three, 3-storey buildings each with commercial uses on the first floor and residential units on the upper floors.

The subject lands are identified as “Springbrook Special Study Area” on the approved Springbrook Community Block Plan Area 45-2 (see Appendix 8). The Springbrook Settlement Area is located within the Credit Valley Secondary Plan and is comprised of a land area of approximately 12.5 hectares (31 acres). The Springbrook Settlement Area is identified as a historically settled community with the potential for infill development that may contribute to the enhancement of the hamlet.

In January 2018, the City initiated a Tertiary Plan Study for the Springbrook Settlement Area to guide future land use and development proposals within it. The limits of the

Tertiary Plan study area are defined by Elbern Markell Drive to the west, Angelgate Drive to the east, and include the undeveloped lands north and south of Queen Street West (see Appendix 9).

The objective of the City initiated Tertiary Plan is to develop a comprehensive land use plan that will assist the City in assessing future development applications and to ensure that future land uses are compatible with existing uses in the area. The vision for the settlement area is to maintain Springbrook as a distinct and recognizable community with a mixed-use core centred at the intersection of Queen Street West and Creditview Road. The vision directs proposed redevelopment to be efficient and well-integrated with the low density community, in a manner that protects the area's natural heritage features and hamlet character.

The proposal to redevelop the lands for a mixed-use development is consistent with the draft Springbrook Tertiary Plan, which envisions the subject properties to develop with a mix of commercial and residential uses, contributing to the creation of a complete community. A proposed City-initiated Official Plan Amendment would introduce a new policy framework that will include the "Springbrook Settlement Area Tertiary Plan" as well as a new planning vision focused on maintaining Springbrook as a distinct and recognizable community with a mixed-use core centred at the intersection of Queen Street West and Creditview Road.

The staff report recommending approval of the Springbrook Settlement Area Tertiary Plan was deferred at the October 5th, 2020 Planning and Development Committee in order for staff to re-evaluate opportunities for additional density throughout the study area. The City initiated Official Plan Amendment will implement the recommendations of the Springbrook Tertiary Plan and introduce a policy framework that will ensure the comprehensive development of the settlement area in a manner that is compatible with the existing pattern of the hamlet.

Current Situation:

The applicant has revised their initial development proposal since the November 19, 2018 public meeting to incorporate residential land uses to make a mixed-use development. Since the scope of the proposal has changed to include a residential land use, an additional Statutory Public Meeting is required by the *Planning Act*.

Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a mixed-use development consisting of three, 3-storey buildings each with commercial uses on the first floor and residential units on the upper floors. Details of the proposal are as follows (see Appendix 1 – Concept Site Plan):

- To permit three, 3-storey mixed-use buildings with a combined commercial gross floor area of approximately 1,457.7 square metres (15,684 sq. ft.) and a combined

residential gross floor area of approximately 2,748.6 square metres (209,585 sq. ft.). Further details pertaining to the mixed-use buildings are as follows:

- **“Block I”**: 3-storey mixed use building consisting of 4 commercial units at grade and 4 residential units with frontage along Queen Street West;
 - **“Block II”**: 3-storey mixed use building consisting of 6 commercial units at grade and 6 residential units with access to the units internal to the site; and,
 - **“Block III”**: 3-storey mixed-use building consisting of 4 commercial units at grade and 4 residential units with frontage along Creditview Road.
- To permit a total of 14 residential units ranging in size from 151.5 square metres (1,631 sq. ft.) to 226.6 square metres (2,440 sq. ft.);
 - To permit a total of 14 commercial units with the total leasable commercial floor area of each building ranging from 429.4 square metres (4,610 sq. ft.) to 504 square metres (5,871 sq. ft.);
 - To permit a full range of commercial land uses to operate from the proposed ground floor commercial units. The proposed uses are as follows:
 - an office, including the office of a health practitioner
 - a retail establishment;
 - a convenience store;
 - a grocery store;
 - a bakery;
 - a specialty food store;
 - a bank, trust company, or financial institution;
 - a tavern;
 - a personal service shop;
 - a dry-cleaning and laundry distribution station
 - a laundromat;
 - a printing or copying establishment;
 - a health or fitness centre;
 - a shopping centre;
 - an animal hospital;
 - a dining room restaurant or take-out restaurant; and,
 - a day nursery.
 - To provide a total of 66 parking spaces;

- To provide a restricted right-in, right-out access to Queen Street West and a full moves access to Creditview Road;
- To permit a lot coverage of 28.9% and a floor space index (FSI) of 0.71;
- To develop the site with a building configuration and orientation that does not preclude the future redevelopment of the corner property for mixed-use purposes.

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

The lands have the following characteristics:

- a total site area of approximately 0.57 hectares (1.42 acres);
- are comprised of four residential hamlet lots municipally known as 1466 & 1478 Queen Street West and 9021 & 9025 Creditview Road;
- are located directly adjacent to an existing single detached lot at the north-east corner of Queen Street West and Creditview Road;
- are currently occupied by four single detached dwellings and accessory structures that are proposed to be demolished; and,
- has a frontage of approximately 42.7 metres (140 feet) along Queen Street West and 42.6 metres (139 feet) along Creditview Road.

The surrounding land uses are described as follows:

- North: An existing single detached lot that is subject to an application for Site Plan Approval to demolish the existing building and construct a 3-storey private elementary school. Beyond is a place of worship operating from an existing single-detached dwelling, a stormwater management pond and a residential subdivision;
- East: An existing day nursery, beyond which are residential hamlet lots;
- South: An existing single detached lot located at the north-east corner of Queen Street West and Creditview Road, beyond which is an existing commercial building that is currently vacant and a residential subdivision consisting of single detached dwellings; and,
- West: An existing single detached lot located at the north-east corner of Queen Street West and Creditview Road, beyond which are residential hamlet lots.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis of this application. All comments received will be considered in the future Recommendation Report to the Planning & Development Services Committee.

At this time, staff has noted the following items that will need to be addressed as part of the comprehensive analysis of the application:

1. **Impacts on Existing Low-Density Residential** – The applicant will need to demonstrate opportunities to mitigate the impacts on the adjacent property located at the north-east corner of Queen Street West and Creditview Road. The applicant will need to incorporate appropriate siting, building orientation and buffering elements including setbacks and landscaping to mitigate impacts on the neighbouring property.
2. **Site Access** – City and Regional staff will need to determine through the review of the Traffic Impact Study submitted in support of the application whether the proposed access locations and anticipated traffic implications are acceptable. Internal connections to adjacent lands are to be reviewed to better understand potential linkages to surrounding land uses.

In addition to the above-referenced considerations, staff will evaluate the appropriateness of the proposed land use and its impact on the surrounding area.

Further technical planning and development implications associated with this application will be undertaken and discussed within a future Recommendation Report. The Recommendation Report will contain an evaluation of the various technical 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; and property owners within 240 metres of the subject lands, and was advertised in the Brampton Guardian, circulation that exceeds the Planning Act's requirements. 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 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, and this 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 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 Official Plan and Zoning By-law.

Respectfully submitted:

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Appendices:

Appendix 1 – Development Concept 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 – Block Plan Designations

Appendix 9 – Springbrook Settlement Area Tertiary Plan

Appendix 10 – Information Summary