

Date: 2023-01-20

File: OZS-2020-0036

Subject: **SUPPLEMENTARY RECOMMENDATION REPORT**
Application to Amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision
(To facilitate a Plan of subdivision consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block and one apartment block)
Korsiak Urban Planning – Jim and Luisa Mocon
1879 Queen Street West
South side of Queen Street West and east of Mississauga Road
Ward: 4

Contact: Kelly Henderson, Principal Planner/Supervisor, Development Services, 905-874-2619, Kelly.Henderson@Brampton.ca and David VanderBerg, Manager, Development Services, 905-874-2325, David.VanderBerg@Brampton.ca

Report Number: Planning, Bld & Growth Mgt-2023-097

Recommendations:

1. **That** the report titled **Supplementary Recommendation Report**, Application to Amend the Official Plan, Zoning By-law and Draft Plan of Subdivision, **Korsiak Urban Planning – Jim and Luisa Mocon**, 1879 Queen Street West, dated January 20th, 2023, to the Planning and Development Committee of February 13th, 2023 be received;
2. **That** the Official Plan, Zoning By-law and Draft Plan of Subdivision applications submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon (File: OZS-2020-0036) be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official and the City's Official Plan for reasons set out in the Planning Recommendation Report dated June 1st, 2022 attached to this report as Appendix 1;
3. **That** the amendment to the Official Plan, generally in accordance with the attached Appendix 2, be adopted;

4. **That** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 3 be adopted; and,
5. **That** no further notice or public meeting be required for the attached Official Plan Amendment and Zoning By-law Amendment as per section 22 (6.1) and Section 34 (10.4) of the Planning Act, *R.S.O. c.P. 13*, as amended.

Overview:

- **This application is to facilitate a development consisting of 9 single detached dwellings, 39 street townhouses, one condo townhouse block and a 12-storey apartment building at 1879 Queen Street West. On June 20th 2022, the Planning and Development Committee recommended approval of the application. At the Special Council Meeting on August 5th, 2022, Council referred the application back to staff for further public consultation.**
- **Additional consultation took place on October 27th, 2022, where six residents representing the broader area resident group attended along with staff and the applicant. The meeting included a site walk followed by discussion between the residents and the applicant on the development and the concerns of the residents.**
- **The applicant has taken back the information from the additional consultation meeting and has decided to proceed with their original proposal without changes as it was presented at the June 20th, 2022 Planning and Development Committee meeting.**
- **Staff's planning position on the development proposal remains the same as outlined in the Recommendation Report to the June 20, 2022 Planning and Development Committee meeting. Therefore, this report recommends approval of the application to amend the Official Plan, Zoning By-law and proposed Draft Plan of Subdivision submitted by Korsiak Urban Planning, on behalf of Jim and Luisa Mocon (File: OZS-2020-0036).**
- **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.**

Background:

This application proposes to amend the Official Plan and Zoning By-law and is for a proposed Draft Plan of Subdivision. It proposes the development of nine single

detached dwellings, 39 street townhouses, one condo townhouse block, one apartment block, one park, a stormwater management pond and several Natural Heritage System blocks.

The subject application was submitted by Korsiak Planning on behalf of Jim and Luisa Mocon on March 29th, 2021. On June 20th 2022, the Planning and Development Committee recommended approval of the application. At the Special Council Meeting on August 5th, 2022, Council referred the application back to staff for further public consultation. The Council resolution is attached as Appendix 4.

Since the August 5th Council meeting, Andrin Erinville Ltd has purchased the subject property.

Proposal:

The proposal to amend the Official Plan, Zoning By-law and Draft Plan of Subdivision application has been filed with the City to develop the approximately 6.9 ha (17.1 ac.) site at 1879 Queen Street West. The details of the proposal are as follows:

- Nine single detached units;
- 39 street townhouses;
- One townhouse condominium block with 17 units;
- An apartment block, being 12 storeys with 200 units;
- A park and a stormwater management block;
- Three public streets (shown as Street 'A', 'B' and 'C' on the plan). Street 'A' is proposed to connect to Queen Street West; and,
- Natural heritage systems blocks with buffers.

Current Situation:

The required additional consultation took place on October 27th, 2022, where six residents attended along with staff, the applicant, their agents, a representative of the Mayor's office and a number of councillors. In discussion with the Credit Valley Residents Association, it was decided that they would send representatives to the meeting with the view that having a smaller number of people in attendance would help towards a better and more constructive conversation.

The meeting began with a site walk around the property followed by a discussion inside where the applicant had materials displayed. The following were the key changes to the plan requested made by the residents at the meeting:

- Reduce the height of the apartment building and/or replace it with a different built form as it does not fit in with the character of the community. Suggested alternative built form options were live-work units, or two apartment buildings at a height of 6 storeys.

- Add trails through the valleyland system.

Concerns were also expressed that the existing and planned road network cannot accommodate the traffic demand from the proposed apartment building.

Discussion took place around the requested changes, including the applicant explaining the rationale for how the plans for the site were prepared and the site conditions that would mitigate the impact of the development on the surrounding community. In particular, the distance between the apartment and the nearest existing residential dwellings was noted.

The meeting concluded with the applicant stating they would take the residents' comments under advisement. In a letter dated November 23rd, 2022, they advised that they were not looking to change the apartment building and would like to proceed with their original proposal. The letter is attached as Appendix 5.

In the Recommendation Report to the June 20, 2022 Planning and Development Committee meeting, planning staff conducted a thorough review of the application and concluded that the proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth plan for the Greater Golden Horseshoe as well as the Region and City's Official Plans. That remains staff's position and staff recommends that the application be approved. The June 20, 2022 Recommendation Report is attached as Appendix 1.

In regard to potential trails in the valleylands, the valleylands are proposed to be dedicated to the City as part of the development application. City staff have discussed the option of a trail in this area with the guidance from the Credit Valley Conservation Authority and it has been noted that the valley slopes on this property are steep, and therefore, trails should not be sited in the slope hazard to avoid slope stability and safety concerns.

In terms of the traffic concerns for the apartment block, a Traffic Impact Study was submitted as part of this application. The staff review of the study found it to be acceptable to support the application. Further discussion on this issues and other concerns raised by the public on the development proposal are included in the June 20 Recommendation Report.

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.

Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere.

Term of Council Priorities:

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal also develops otherwise underutilized lands with a use consistent with the surrounding context. The redevelopment of the lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development.

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’. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres

Conclusion:

The proposal provides an opportunity to redevelop an underutilized parcel of land with new housing integrated into the surrounding neighbourhood. The proposal represents an appropriate use of land by providing a compact form of housing that is compatible with the context and supports the City’s vision of directing intensification towards growth areas.

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan and the City’s Official Plan. Staff is satisfied that the application represents good planning and recommends approval of the Draft Plan of Subdivision, Official Plan and Zoning By-law Amendment.

This report recommends that Council enact the Official Plan Amendment and Tertiary Plan attached hereto as Appendix 2, the Zoning By-law Amendment attached hereto as Appendix 3.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

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Director, Development Services

Approved by:

Steve Ganesh, MCIP, RPP
Commissioner
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Management

Approved by:

Marlon Kallideen
Chief Administrative Officer

Attachments:

- Appendix 1 – June 20, 2022 Recommendation Report
- Appendix 2 – Proposed Official Plan Amendment
- Appendix 3 - Proposed Zoning By-law Amendment
- Appendix 4 – Council Resolution
- Appendix 5 – November 23, 2022 letter from Korsiak Planning