



Report Committee of Adjustment

Filing Date: February 6, 2023

Hearing Date: March 7, 2023

File: A-2023-0031

Owner/

Applicant: ST LEONARDS HOUSE PEEL

Address: 1105 Queen Street East

Ward: WARD 3

Contact: Megan Fernandes, Planning Technician

Recommendations:

That application A-2023-0031 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that shown on the sketch attached to the Notice of Decision;
 2. The Owner obtain a permit for a change of use prior to occupancy of the space;
 3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.
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Background:

A permit is required for a change of use prior to the gymnasium being occupied for sleeping accommodations. As such, recommendation 2 is provided should the Committee approve the application.

Existing Zoning:

The property is zoned 'Institutional Two Zone – Special Section 394 (I2-394)', according to By-law 270-2004, as amended.

Requested Variances:

The applicant is requesting the following variances:

1. To permit a homeless shelter, whereas the by-law does not permit the use.

Current Situation:

1. Maintains the General Intent and Purpose of the Official Plan

The variance is requested to permit a homeless shelter, whereas the by-law does not permit the use. The subject property is designated as "Residential" and 'Central Area' (Schedule A – General Land Use Designations) in the Official Plan. Additionally, the property is located along Queen Street East which is designated as 'Primary Intensification Corridor' in the Official Plan (Schedule 1 – City Concept).

The 'Central Area' designation serves as the major location for free standing or mixed-use development including: (ii) A variety of residential uses; (v) Governmental, institutional and community facilities and uses including Places of Worship subject to Section 4.9.8 of this Plan. Additionally, the Central Area is identified a significant corridor with a wide range of land uses and day/night year round activities. The 'Residential' designation permits quasi-institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations.

The subject property is designated as 'Industrial' and is located within 'Special Study Area 2' in the Queen Street Corridor Secondary Plan (Area 36). The 'Industrial' designation permits industrial and industrial uses, and limited commercial uses. Special Policy Area 2 identifies the Norton Place Park Natural Feature located within the area, and provides that the industrial uses within the study area will continue to be recognized.

Despite the 'Industrial' designation within the Queen Street Corridor Secondary Plan (Area 36), the site would benefit from the proposed use to achieve its potential under the City's planning policy framework. The applicant is seeking to accommodate the use of a homeless shelter in the existing gymnasium for an Out of the Cold program, which can be used on an annual basis. The requested variance is consistent with the goals of the Official Plan for the 'Residential' and 'Central Area' in that the proposed variance will facilitate the use of the property as a homeless shelter for residents. The requested variance is considered to maintain the general intent and purpose of the Official Plan.

2. Maintains the General Intent and Purpose of the Zoning By-law

The subject property is zoned 'Institutional Two Zone – Special Section 394 (I2-394)', according to By-law 270-2004, as amended.

The variance is requested to permit a homeless shelter at the site. The intent of the by-law in providing the list of permitted uses is to ensure compatibility with other uses permitted on site. The uses provided in the "I2-394" provide supportive community services and facilities to the community.

The applicant, St. Leonard's House Peel, provides supportive housing and community based services for men over the age of 16 who have significant mental health and substance abuse problems, as well as those who have had involvement with the justice system. The requested variance will facilitate the use of the existing gymnasium to provide additional beds and supportive services annually as part of

the Out of the Cold Program from November to December. The requested variance is considered to maintain the general intent and purpose of the Zoning By-law.

3. Desirable for the Appropriate Development of the Land

The requested variance will facilitate the use of the existing gymnasium for a homeless shelter annually that is intended to serve the Brampton community at large. The proposed use will operate in a complementary way to the existing Institutional use on the property, providing 16 homeless persons sleeping accommodations, access to a hot meal, shower, laundry and other services. The Out of the Cold program is proposed to operate annually from November to March between the hours of 6:00pm to 8:00am and not anticipated to adversely impact the services currently provided during regular operational hours at St. Leonard's Place Peel. The requested variance is considered to be desirable for the appropriate development of the land.

4. Minor in Nature

The requested variance is intended to allow the use of the existing gymnasium to provide a homeless shelter and supportive resources on an annual basis. Given the size, location, and function of the existing structure on the property, the proposed use is considered to be complementary to the existing permitted uses and is not anticipated to have a negative impact on the function of the facility as a whole as the Out of the Cold Program will operate during the months of November to March from the hours of 6:00pm to 8:00am.. The requested variance is considered to be minor in nature.

Respectfully Submitted,

Megan Fernandes

Megan Fernandes, Planning Technician