

Date: 2020-10-23

File: OZS-2020-0013

Subject: **INFORMATION REPORT**
Application to Amend the Zoning By-Law
(*Proposal to permit a 9 storey apartment building with commercial uses at grade*)
Glen Schnarr & Associates Inc. – G. C Jain Investments Ltd.
185 & 187 Queen Street East
East of Centre Street, west of Kennedy Road on the south side of Queen Street East
Ward: 3

Contact: Kevin Freeman, Development Planner, Planning and Development Services Department (Kevin.Freeman@brampton.ca or 905-874-2051)
David VanderBerg, Manager, Planning and Development Services Department (David.Vanderberg@brampton.ca or 905-874-2325)

Report Number: Planning, Building and Economic Development-2020-240

Recommendations:

1. **That** the report titled: **Information Report**, Application to Amend the Zoning By-Law, **Glen Schnarr & Associates Inc. – G. C Jain Investments Ltd.**, 185 & 187 Queen Street East, Ward 3 (File: OZS-2020-0013), 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 Zoning By-law to permit a mixed-use development consisting of a 9-storey apartment building with commercial uses at grade.**

- **The property is located at 185 & 187 Queen Street East, which is east of Centre Street, west of Kennedy Road on the south side of Queen Street East.**
- **The property is 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 and Secondary Plan is not required to permit the proposed development.**
- **The property is currently zoned “Future Development – Section 3453 (FD-3453)” by By-law 270, 2004, as amended. An amendment to the Zoning By-law is required to permit the proposed 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:

The applicant has submitted an application to amend the Zoning By-law to permit a mixed-use development consisting of a 9-storey apartment building with commercial uses at grade.

The application was received on May 4, 2020 and has since been reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on July 14, 2020.

In accordance with Section 5.34 of the Official Plan, the applicant was required to submit a Tertiary Plan, attached as Appendix 8, in support of the development application submission. On June 24, 2020 a public notice was circulated to all affected landowners within the Tertiary Plan area inviting them to participate in the Tertiary Planning Process for the block bounded by Queen Street East, Torrome Street, John Street and Truman Street. A virtual public consultation session was held on August 27, 2020 to review and discuss the Tertiary Plan with the affected landowners, applicant and City Staff.

The Tertiary Plan will need to be finalized through consultation with City staff and participating landowners to establish a development pattern for the entirety of the block. The Tertiary Plan will be evaluated based on good planning principles and will be endorsed for inclusion as a non-statutory appendix to the Secondary Plan prior to the approval of the development application.

Current Situation:

Proposal:

The applicant has submitted an application for a Zoning By-law Amendment to permit a mixed-use development consisting of a 9-storey apartment building with commercial uses at grade. Details of the proposal are as follows:

- Four commercial units ranging in size from 55 square metres (592 square feet) to 165 square metres (1,776 square feet) for a total commercial gross floor area of approximately 522 square metres. The commercial units are proposed to be accessible from Queen Street East with entryways to each individual unit. A central driveway will support access to the residential building, underground parking and bicycle storage;
- 80 residential units consisting of 32 one-bedroom units and 48 two-bedroom units ranging in size from 70 square metres for a one-bedroom unit to 125 square metres for a two-bedroom unit. The residential units are to occupy floors 2 through 9 for total gross floor area of approximately 9,663 square metres;
- A net density of 500 units per net hectare and a floor space index (ratio of building area to site area) of 6.85;
- Two levels of underground parking consisting of a total of 43 parking spaces; and,
- Maintain existing full-moves access along Queen Street East, which will be restricted to right-in, right-out once the BRT lane has been constructed on Queen Street East.

Property Description and Surrounding Land Use (see Appendix 2):

The lands have the following characteristics:

- are municipally known as 185 & 187 Queen Street East;
- have a total site area of approximately 0.16 hectares (0.39 acres);
- have a frontage of approximately 40 metres (130 feet) along Queen Street East;
- are comprised of two separate, vacant parcels of land with no vegetation; and,
- have an existing full moves access to Queen Street East.

The surrounding land uses are described as follows:

- North: Queen Street East, beyond are vacant lands for which a Zoning By-law Amendment application has been approved to permit a 20 storey mixed-use building (City File: C01E06.053). To the immediate east of the vacant lands is a single storey commercial building;
- East: Existing single-detached dwellings, beyond is a 31-storey mixed-use building currently being constructed;
- South: Existing single-detached dwellings; and,
- West: An existing place of worship and a two-storey commercial building.

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:

- *Tertiary Plan* – The Tertiary Plan will need to be finalized through consultation with City staff and participating landowners to establish a development pattern for the entirety of the block. The Tertiary Plan is intended to ensure that new development contributes to enhancing the character of the community, compliments and improves the community urban structure and mitigates any adverse impacts on the surrounding area. The completed Tertiary Plan will be evaluated based on good planning principles and must be endorsed for inclusion as a non-statutory appendix to the Secondary Plan prior to the approval of the development application.
- *Building Setbacks* – The development proposal must be sensitive to the existing neighbourhood context and establish an appropriate transition and physical integration with adjacent properties. The surrounding area is predominately comprised of low-density residential land use but which are planned for higher-density uses in the Queen Street Corridor Secondary Plan. The applicant will need to demonstrate through the submission of a shadow impact study and implementation of urban design principles to ensure that appropriate building setbacks have been considered to mitigate any impacts on the adjacent properties.

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 Zoning By-law.

Respectfully submitted:

Authored by:

Reviewed by:

Kevin Freeman, MCIP, RPP
Development Planner, Development
Services

Allan Parsons, MCIP, RPP
Director, Development Services

Approved by:

Submitted by:

Richard Forward, MBA, M.Sc., P.Eng
Commissioner
Planning, Building & Economic
Development Department

David Barrick
Chief Administrative Officer
City of Brampton

Attachments:

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 – Tertiary Plan

Appendix 9 – Information Summary