

Date: 2020-10-26

File: OZS-2020-0011

Subject: INFORMATION REPORT

Application to Amend the Official Plan and Zoning By-law
(To permit a residential development with a total of 1089 dwelling units)
Great Gulf Homes Scottish Heather Developments Inc, Brampton
G&H Holdings Inc, Brampton G&H Holdings II Inc.
West side of Mississauga Road, between Embleton Road and
Lionhead Golf Club Road
Ward: 6

Contact: Rob Nykyforchyn, Development Planner, Planning, Building &
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Report Number: Planning, Building and Economic Development-2020-332

Recommendations:

1. **That** the report titled: **INFORMATION REPORT**, Application to Amend the Official Plan and Zoning By-Law, **Great Gulf Homes –Scottish Heather Developments Inc, Brampton G&H Holdings Inc, Brampton G&H Holdings II Inc.**, west side of Mississauga Road between Embleton Road and Lionhead Golf Club Road, Ward 6 (File: OZS-2020-0011), dated October 26, 2020 to the Planning and Development Committee Meeting of December 7, 2020, be received; and,
2. **That** Planning, Building and Economic Development 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 for a residential development that proposes a total of 1089 dwelling units with a mix of single detached, semi-detached, townhouse and apartment dwellings. The previously approved application for this site included 448 single detached dwellings and a commercial block where the apartment buildings are currently proposed.
- The property is designated “Residential” in the Official Plan, and “Executive Residential,” “Low/Medium Residential,” “Service Commercial” and “Neighbourhood Park” in the Bram West Secondary Plan (Area 40-3). An amendment to the Official Plan and Secondary Plan is required to replace the “Executive Residential” and “Service Commercial” designations in the Secondary Plan with “Low/Medium Density Residential” and “Medium/High Density Residential” designations in order to change the permitted housing types on these lands.
- The property is zoned Open Space (ie. a park) and Service Commercial (SC-2441) along with several residential zone categories (R1E-10.4-2427, R1E-11.6-2429, R1F-11.4-2430, R1E-15-2431, R1E-18-2432, R1E-21-2433). An amendment to the Zoning By-law is required to allow for the change in housing types, the reduction of lot widths, the shifting of the park location, and to permit apartment dwellings.
- 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 submitted this application on June 22, 2020. Staff has reviewed this application for completeness and has found the application to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on November 5, 2020.

Current Situation:**Proposal (Refer to Appendix 1):**

An application to amend the Official Plan and Zoning By-law has been filed in support of the proposed development.

Details of the proposal are:

- 383 single detached dwellings on 10.4 metre (34.1 feet) and 11.6 metre (38.0 feet) wide lots;
- 136 semi-detached dwellings on 14.6 metre (47.9 feet) wide lots;
- 150 townhouse dwellings on 6.1 metre (20.0 feet) wide lots;
- Four apartment buildings with a maximum height of 6 storeys and a total of 420 units; and,
- A 0.7 hectare (1.7 acres) park.

The subject lands are within two previously draft approved plans of subdivision (files: C05W04.005/21T-06024B and C05W05.004/21T-04008B). Those subdivisions included 448 single detached dwellings and a commercial block. The current application proposes to amend those subdivisions to permit the new proposed development.

The proposed Official Plan Amendment to facilitate the requested land use changes would replace the existing "Executive Residential" designation in the Bram West Secondary Plan with a "Low/Medium Density Residential" designation, and replace the "Service Commercial" designation with a "Medium/High Density Residential" designation. This application also proposes to shift the park block slightly to the north by about 25 metres (82.0 feet).

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

The lands have the following characteristics:

- Have an overall total site area of approximately 33.7 hectares (83.2 acres);
- Are located on the west side of Mississauga Road between Embleton Road and Lionhead Golf Club Road;
- Consist of a larger northerly parcel and a smaller southerly parcel, that are separated by the community park;
- The northerly parcel of land is 32.0 hectares (79.1 acres) in size. This parcel contains three single detached dwellings on lots municipally known as 49, 62 and 78 on Cliffside Drive; and,
- The smaller southerly parcel is about 1.7 hectares (4.2 acres) in size and contains a marketing sales office for residential development in the area.

The surrounding land uses are described as follows:

North: North of the northerly parcel are open space lands containing Embleton Pond, and lands for future residential development. Lands located north

of the southerly parcel are owned by the City and will be used for a future stormwater management pond.

- East: Existing residential and commercial lands, along with open space lands. Mississauga Road abuts the east limit of the southerly parcel, and beyond are lands containing the Lionhead Golf Club and an associated office building.
- South: To the south of the northerly parcel is community park / future recreation centre, and lands owned by the Peel District School Board for a future elementary school. Lionhead Golf Club Road abuts the south limit of the southerly parcel.
- West: The future extension of Rivermont Road abuts the westerly limit of the northerly parcel, and beyond are residential lands under construction. Lands located west of the southerly parcel are owned by the City and will be developed for a community park and a future recreation centre.

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 specific items that will need to be addressed as part of the comprehensive analysis of the application:

1. *Proposed Medium-High Density Residential Site* – City and Regional staff will need to evaluate the implications, such as land use compatibility, access, and traffic, associated with the four proposed apartment buildings replacing the commercial block.
2. *Proposal to increase housing types and reduce lot widths:* The existing “Executive Residential” designation only permits single family detached dwellings on large lots that range in width from 15 to 21 metres. The proposal is to allow a range of housing types (ie, singles, semis, and townhouse) on narrower sized lots that are similar to that which have been approved in the area. City Planning Staff will need to determine if the proposed housing types are appropriate and will have any impact on the school, park and road infrastructure that has been planned for this area. In addition, City Staff will assess the urban design treatment that will be applied to these residential lands.
3. *Impacts on shifting the park to the north* – The City’s Parks Section will need to evaluate and advise if there are any implications with shifting the park site to the north.

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 details on this application can be found in the *Information Summary* contained in Appendix 9. 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.

In addition to the statutory public meeting, the applicant is holding an open house on November 19, 2020 to provide information on the application to residents in the area and receive feedback from them.

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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Allan Parsons, MCIP, RPP
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Approved by:

Submitted by:

Richard Forward, MBA, M.Sc., P.Eng
Commissioner
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Development Department

David Barrick
Chief Administrative Officer
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Attachments:

Appendix 1 – Concept Land Use & Lotting 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 – Information Summary