

Date: 2024-03-20

File Number: OZS-2022-0017

Subject: **RECOMMENDATION REPORT** Application to Amend the Official Plan and the Zoning By-law (*To permit a 6 storey apartment building, and six three-storey residential back-to-back stacked townhouse buildings, containing a total of 255 standard condominium units*)
Glen Schnarr & Associates Inc. - 13514161 Canada Inc.
8654 Mississauga Road
Ward: 6

Contact: Nasir Mahmood, Development Planner, Development Services & Design, Planning, Building and Growth Management

Yin Xiao, Acting Manager, Development Services & Design, Planning, Building and Growth Management

Report Number: Planning, Bld & Growth Mgt-2023-006

Recommendations:

1. That the report from Nasir Mahmood, Development Planner, Development Services & Design Division to the Planning and Development Committee meeting of April 08, 2024, re: **RECOMMENDATION REPORT** - Application to Amend the Official Plan and Zoning By-law (*To permit a 6 storey apartment building, and six three-storey residential back-to-back stacked townhouse buildings, containing a total of 255 standard condominium units*) **Glen Schnarr & Associates Inc. - 13514161 Canada Inc. 8654 Mississauga Road, Ward 6**, be received;
2. That the application to amend the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc. on behalf of 13514161 Canada Inc., Ward: 6, File OZS-2022-0017, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to

the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;

3. That the Official Plan Amendment, generally in accordance with the by-law attached as Attachment 10 of this report, be adopted;
4. That the Zoning By-law Amendment generally in accordance with by-law attached as Attachment 11 of this report, be adopted; and,
5. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendments pursuant to Section 34(17) of the *Planning Act*.

Overview:

- **This application to amend the Official Plan and Zoning By-law has been submitted to permit a residential development comprising of a six-storey apartment building, and six three-storey residential back-to-back stacked townhouse buildings, containing a total of 255 standard condominium tenure units.**
- **In the City of Brampton Official Plan, the property is designated:**
 - **'Communities', 'Designated Greenfield Areas', and 'Open Space' in Schedule 1 City Concept;**
 - **'Residential' and 'Open Space' in Schedule A General Land Use Designations; and,**
 - **'Upscale Executive Housing Special Policy Areas' in Schedule A1 Upscale Executive Housing Special Policy Areas in the City of Brampton Official Plan.**
- **The property is designated 'Executive Residential' in Bram West Secondary Plan (SPA 40d). An amendment to the Official Plan and the Secondary Plan is required to facilitate the proposed development.**
- **The subject lands are located within the approved Riverview Heights Block Plan 40-3. The Block Plan permits executive residential land use along a public road on the property. An amendment to the Block Plan is required to facilitate the proposed development.**
- **The property is zoned 'Agricultural (A)' in the City of Brampton Zoning By-law (270-2004) which does not permit the proposed development. An amendment to the Zoning By-law is required.**
- **A Statutory Public Meeting for this application was held on August 22, 2022. No members of the public attended the Statutory Public Meeting to**

speaking to the application. No correspondence was received for this application. Details of the Statutory Public Meeting are included in Appendix 8 of this report.

- This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.
- The proposed development has achieved an overall sustainability score of 49, which is the City's Bronze threshold. The proposal meets the City's required minimum sustainability standards.
- A Holding 'H' symbol will be included with the zoning amendment to ensure:
 - a private access easement for ingress/egress in favour of the northerly adjacent property (8672 Mississauga Road – Terrace on the Green restaurant) has been established to facilitate a future shared access, and
 - arrangements for a signalized pedestrian crossing at the Mississauga Road access have been completed to the satisfaction of the City and Region.
 - Water and Wastewater/Sanitary servicing infrastructure, as detailed within a revised Functional Services Report (FSR) is to the satisfaction of the Region of Peel staff.
- The proposal is consistent with the "2019-2022 Term of Council Direction: A Compass for our Community" and supports the "A City of Opportunities" theme. The proposal, which complements the surrounding residential subdivisions and benefits from the adjacent commercial, park, recreational, and open space opportunities, is consistent with the direction of building complete communities to accommodate growth for people and jobs.

BACKGROUND:

This application to amend the Official Plan and Zoning By-law amendment was received on March 03, 2022. It was deemed complete on May 19, 2022 in accordance with Section 22 (6.1) and Section 34 (10.4) of the *Planning Act*. Since the application was deemed complete, staff has been working with the applicant and the Region of Peel to resolve technical issues relating to accesses to Mississauga Road, which has necessitated a revised development configuration on the site.

CURRENT SITUATION:

Proposal (Refer to Attachments 1 and 1A)

The application proposes a residential development comprising 255 residential condominium units over a 1.729 hectare (4.27 acres) site. The proposed development contains the following features:

- A six-storey apartment building containing 150 residential units with the following unit mix:
 - One-bedroom units: 114
 - Two-bedroom units: 33
 - Three-bedroom units: 3
- Six blocks of three storey back-to-back stacked townhouses containing 105 units (all three-bedroom units)
- A total residential gross floor area of 22,720 square metres
- A density of 148 units per net residential hectare
- A Floor Space Index (FSI), being the ratio of building area to site area, of 1.31
- An outdoor amenity area (1,220 square metres)
- A total of 306 parking spaces: surface parking: 28 (visitor); underground parking: 278
- A total of 205 bicycle parking spaces: all underground
- Access from Mississauga Road

Attachment 1 reflects the general configuration of the road network and building locations in the proposed development which is subject to some changes occurring at the site plan approval stage.

Property Description and Surrounding Land-use (Refer to Attachment 2)

The site has the following characteristics:

- Has a municipal address of 8654 Mississauga Road
- Has a total area of approximately 1.729 hectares (4.27 acres)
- Has a frontage of approximately 80.78 metres along Mississauga Road
- Is currently occupied by three detached residential dwellings and one shed that are to be demolished to accommodate this development proposal.

The surrounding land uses are described as follows:

North:	Restaurant (Terrace on the Green)
East:	Mississauga Road, beyond are single detached residential dwellings
West:	Draft approved & partially registered Great Gulf / Scottish Heather Plan of subdivision (File: C05W04.005), which is not yet built
South:	Vacant lands/future storm water management pond/commercial plaza

Official Plan Amendment

The proposed amendment to the Official Plan will amend Schedule A1 Upscale Executive Housing Special Policy Areas of the Official Plan to remove the subject lands from the “Upscale Executive Housing Special Policy Areas” designation. It will also amend Schedule SP40a, Chapter 40d of the BramWest Secondary Plan being Part II of the Official Plan to change the land use designation of the subject lands from the current “Executive Residential” to “Medium/High Density Residential”.

The intent of the existing Executive Residential designation is to encourage executive and upscale housing adjacent to natural heritage systems, with appropriate vistas and visual and physical access to environmental lands. The key characteristics of the Executive Housing designation are not achieved on the lands proposed for re-designation in the current application. These lands are mostly flat tableland that are a significant distance from the Credit River without clear views or physical access into the valley lands. They have no other characteristics that would make them an attractive location for executive housing. However, their location near a major employment area and transportation corridor, existing commercial uses and existing/planned public transit make them appropriate for higher density residential use.

Policy 4.2.2.6 requires that a minimum of 5,100 upscale executive housing units be achieved City-wide. As this target has already been exceeded, the removal of this site from the “Executive Residential” designation will not affect the City’s ability to achieve it, or adversely affect the City’s Upscale Executive Housing objectives. An Official Plan Amendment (2006-198) was previously approved by Council in July 2021 for the Scottish Heather Development Inc./Brampton G&H Holdings Inc. Official Plan/Zoning By-law Amendment application (File: OZS-2020-0011) to re-designate the area within that application, situated immediately to the west of the subject lands, from the “Executive Residential” designation to “Low/Medium Density Residential” designation (Files: C05W04.005/21T-06024B and C05W05.004/21T-04008B). The subject lands are the only small remaining parcel of land within the Upscale Executive Housing Special Policy Area 1, situated between Scottish Heather Development Inc. & G&H Holdings Inc. subdivisions and Mississauga Road, which is still designated “Executive Residential”. The proposed deletion of the Executive Residential designation will result in a more efficient

development type and improve active and public transportation options. In addition, the subject lands are located near a major employment area and BRT transportation corridor, nearby commercial uses that is appropriate for higher density residential uses.

Staff is satisfied that the proposed amendment to the Official Plan captures the intent and vision of the Official Plan policy and will facilitate the development of the subject property with a medium/high density residential use that is well served by the municipal network of arterial roads, transit, and servicing.

Block Plan Amendment

The proposed amendment to the Riverview Heights Community Block Plan 40 - 3 will amend the Block Plan to change the land use for the subject lands from current "Executive Residential" to "Medium/High Density Residential" and change the road pattern to facilitate the proposed development.

Staff is satisfied that the application, including the proposed amendment to the Block Plan, conforms to the intent of the Riverview Heights Community Block Plan 40 - 3.

Zoning By-law Amendment

The proposed amendment to the Zoning By-law 270-2004 is required to rezone the subject lands from the current "Agricultural (A)" zone to "Residential Apartment A(1)(Holding)-Section 3680 (R4A(1)(H)-3680)" zone to facilitate the proposed development. Special zoning sections and zoning exceptions have been included to address the zoning requirements of the proposed medium/high density development.

The draft Zoning By-law that is appended to this report proposes that Holding 'H' symbols be used to provide City and Regional staff assurance that several technical issues will be fully resolved prior to the proposed land uses being permitted as of right. In this regard, prior to the H symbol being removed, the following are to occur:

- Arrangements for a private access easement for ingress/egress in favour of the northerly adjacent property (8672 Mississauga Road – Terrace on the Green restaurant) has been completed to the satisfaction of the Region of Peel. In this regard, staff advises that although that northerly abutting property currently has an independent access to Mississauga Road, it is anticipated that that access will not be able to accommodate any future redevelopment of that site.
- Arrangements for a signalized pedestrian crossing at the Mississauga Road is completed to the satisfaction of the City and Region of Peel. A pedestrian crossing in proximity to the proposed development is seen by staff to be an important feature that will provide convenience and safety to residents and visitors to the proposed development. It is also expected that some residents at this site will be reliant on transit service, and will need to cross Mississauga Rd to be able to access a bus stop located on the east side of the road for north-bound bus trips.

- A Functional Servicing Report (FSR) is approved to the satisfaction of the Region of Peel with respect to water and wastewater/sanitary services. In this respect, Regional staff have informed that the current Functional Servicing Report (FSR) submitted requires revisions with respect to proposed servicing details relating to both water and sanitary infrastructure. Regional staff are supportive of the approval of this application with the use of the noted H symbol.

Staff is satisfied that the proposed amendment to the Zoning By-law, with the H symbols incorporated, captures the intent of the Official Plan amendment, and will facilitate an appropriate development that will fit into the existing/planned residential and commercial development in the area.

Planning Analysis Summary

The proposed Official Plan and Zoning By-law amendments are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region of Peel Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*.

The proposed development will constitute an efficient redevelopment of a well located yet underutilized property into a medium/high density development benefitting from the existing municipal services and public infrastructure. The proposed medium/high density residential development will complement the adjacent low/medium density development to the east/west, and will contribute to the housing options made available in the area. In association with the adjacent retail and employment opportunities, and its location along Mississauga Road South (Major Regional Arterial Road/Brampton Rapid Transit – BRT Corridor), the proposed development will be transit supportive, encourage active transportation and walkability through the community, and benefit from the recreational (golf club, community park) and open space opportunities in the area.

The proposed development is consistent with the intent of the Region of Peel and City of Brampton Official Plans, and also contributes to achieving the City of Brampton's minimum density target for the Designated Greenfield Areas in Brampton.

A detailed planning analysis can be found in Attachment 7.

Community Engagement

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all departmental/agency comments is attached as Attachment 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for Official Plan and Zoning By-law amendments has been submitted.

A Statutory Public Meeting for this application was held on August 22, 2022. No members of the public attended the Statutory Public Meeting to speak to the application. No correspondence was received in relation to the application. Results of the Public Meeting can be seen at Attachment 8.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

The proposed development aligns with the strategic focus areas of Health & Well-being and Transit & Connectivity by way of its key location along Mississauga Road (a BRT Corridor), which provides it with a high degree of connectivity and walkability. Additionally, the property is located generally in the proximity of Highways 401 and 407 which supports regional connectivity and contributes to the creation of complete communities. Furthermore, the site provides a sizable amenity area for the resident's use, and is connected to the existing municipal sidewalks, multi-use trail system, recreational facilities, parks and open space in the area, thereby promoting the health and well-being of the residents.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.' The proposed development supports Brampton 2040 Vision for a Complete Neighborhood as it maintains, in conjunction with the surrounding development, the principles of a complete neighborhood by accommodating a variety of housing types and commercial/recreational uses to cater to the needs of the community.

CONCLUSION:

Staff recommends approval of the Official Plan Amendment (as attached in Appendix 10), and the Zoning By-law Amendment (as attached in Appendix 11) as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application is in conformity with the principles and overall policy direction of the City of Brampton Official Plan; and,
- The proposed residential development will efficiently utilize the lands for medium/high density residential purposes, and will facilitate the efficient utilization of the existing municipal services and public infrastructure. In combination with the surrounding residential, commercial/retail, and recreational uses, the proposed development will create a mix of housing options, commercial uses, and employment opportunities that will support growth, density, housing supply and will advance the City's vision of a complete community.

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Attachments:

Attachment 1:	Concept Site Plan
Attachment 1A:	Rendering
Attachment 2:	Location Map
Attachment 3:	Official Plan Designations
Attachment 4:	Secondary Plan Designations
Appendix 4A:	Block Plan
Attachment 5:	Zoning Designations
Attachment 6:	Aerial and Existing Land Use
Attachment 7:	Planning Analysis

Attachment 8:	Results of Public Meeting
Attachment 9:	Results of Circulation
Attachment 10:	Draft Official Plan Amendment
Attachment 10A:	Schedules to Draft Official Plan Amendment
Attachment 11:	Draft Zoning By-law Amendment
Attachment 11A:	Schedule A to Draft Zoning By-law Amendment
Attachment 12:	Sustainability Score Snapshot