



Report
Staff Report
The Corporation of the City of Brampton
12/9/2024

Date: 2024-11-13

File: OZS-2024-0046

Subject: **Recommendation Report** Application to Amend the Official Plan and Zoning By-Law
(To facilitate the development of a 10-storey residential building consisting of 105 apartment units.)
Glen Schnarr & Associates Inc. / 2424203 Ontario Ltd.
Part 1, Plan of Block 19, Registered Plan 43M-4444
(0 McLaughlin Road)
North of Bovaird Rd. and West of McLaughlin Rd.
Ward: 6

Contact: Mana Zavalat, Manager, Development Services & Design,
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Report number: Planning, Bld & Growth Mgt-2024-918

RECOMMENDATIONS:

1. That the report from Mana Zavalat, Manager, Development Services to the Planning and Development Committee of December 09, 2024, re: **Recommendation Report, Application to amend the Official Plan and the Zoning By-Law**, Glen Schnarr & Associates Inc. – 2424203 Ontario Ltd., City File: OZS-2024-0046, Part 1, Plan of Block 19, under Registered Plan 43M-4444, Ward 6, be received.
2. That the application for an Amendment to the Official Plan and Zoning By-law submitted by Glen Schnarr & Associates Inc., on behalf of 2424203 Ontario Ltd. (File: OZS-2024-0046) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement, conforms with the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan is generally in accordance with the attached Attachment 12 to this report be adopted;
4. That the amendment to the Zoning By-law, is generally in accordance with the attached Attachment 13 to this report be adopted;

5. That, prior to forwarding the enactment of the Zoning By-law amendment to Council for adoption, a revised Traffic Impact Study (TIS) be submitted and approved at the discretion of the Commissioner of Planning, Building and Growth Management;
6. That, prior to forwarding the enactment of the Zoning By-law amendment to Council for adoption, a revised Functional Servicing Report (FSR) be submitted and approved at the discretion of the Commissioner of Planning, Building, and Growth Management; and
7. That no further notice or public meeting be required for the attached Official Plan Amendment, and Zoning By-law Amendment pursuant to Section 22 (6) and Section 34 (10.4) of the Planning Act, R.S.O., as amended.

OVERVIEW:

- **The applicant submitted an amendment to the Official Plan and Zoning By-law to permit the development of a ten (10) storey apartment building consisting of 105 residential units. The proposal comprises a mix of one-to-three-bedroom units.**
- **The subject property is designated ‘Residential’ in the City of Brampton Official Plan. The ‘Residential’ designation permits a full range of residential dwelling types. The subject property is designated ‘Community Area’ and ‘Support Corridor’ within Schedule 1A – City Structure of the Brampton Plan. Further, the subject property is designated ‘Neighborhoods’ within Schedule 2 – Designations of the Brampton Plan. Schedule 2 is currently under appeal. As such, an amendment to the Official Plan will not be required.**
- **The subject property is designated as ‘Medium/ Cluster/ High-Density Residential’ within the Fletchers Meadow Secondary Plan (SPA 44). This designation permits multi-use residential built form to a maximum of 124 units per net hectare (50 units per acre). An amendment to the Secondary Plan is required) to permit the proposed residential density.**
- **The subject property is currently zoned ‘Commercial One – Special Section 1045 (C1-1045)’ as per Zoning By-law 270-2004, as amended. The Commercial One – Special Section 1045 (C1-1045) zone does not permit the proposed residential development. An amendment to the Zoning By-law is required to facilitate the proposal.**
- **A Statutory Public Meeting for this application was held on September 9th, 2024. Nine members of the public were present to delegate on this item.**

Additionally, eight written submissions from members of the public were received and presented at the Planning and Development Committee Meeting and Planning Staff received over 16 emails throughout the review process. Details of the Statutory Public Meeting, including key concerns raised by members of the public, are summarized in Attachment 11 of this report

- **Staff has revised the applicant’s proposed Zoning By-law amendment to ensure the proposed building will have an appropriate character for this area and will not create any adverse operational issues. Key revisions include:**
 - **Imposing a 45-degree angular plane restriction from the south property line to ensure the building remains compatible with the neighboring low-rise residential development.**
 - **Adding screening for south-facing balconies and rooftop amenities to enhance privacy for neighboring properties.**
 - **Applying the Zoning By-law’s parking space standards to prevent overflow parking from impacting adjacent areas.**
 - **Expanding landscaped buffer strips in select areas of the site to improve visual character and integration with the surroundings**
- **With staff’s recommended revisions, 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 Brampton Official Plan.**
- **The proposal is consistent with the “2022 - 2026 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:

The subject land is legally described as Part 1, Plan of Block 19 under Registered Plan 43M-1444. The site does not currently have a municipal address. This development proposal was originally received on September 17th, 2021, by Glen Schnarr & Associates on behalf of 2424203 Ontario Ltd as File: OZS-2021-0042. The proposed development was for a nine-storey apartment dwelling with 120 residential units. A formal Notice of Complete Application was provided to the applicant on October 27, 2021. The Statutory Public Meeting for this application was held on December 12, 2021, at the Planning and Development Committee Meeting.

Following the public meeting, the proposal was revised to address comments received from staff and members of the public. The applicant resubmitted a complete package for Staff review on July 4, 2024. At that time, due to the significant amount of time that had lapsed since the initial submission, City staff requested that the applicant formally resubmit the application under a new file number to assist in having the community being able to participate in a new statutory public meeting.

Glen Schnarr & Associates Inc., on behalf of 2424203 Ontario Ltd., submitted a new application for the revised application on August 1st, 2024. The application now proposes a 10-storey residential building with 105 residential units and with two levels of underground parking. The application was deemed complete in accordance with the requirements of the *Planning Act*, and a formal Notice of Complete Application was issued on August 1st, 2024. A formal presentation was made by staff for a public meeting held on September 9th, 2024.

CURRENT SITUATION:

An Application to amend the Official Plan and Zoning By-law has been filed by the City to develop an approximately 0.32 hectares (0.79 acres) site to permit a 10-storey residential development (refer to Attachment 1).

Details of the proposal:

- Proposed 10-storey residential building with two levels of underground parking;
- A total of 105 residential units comprised of:
 - 25 - One-bedroom units,
 - 43 - Two-bedroom units,
 - 37 - Three-bedroom units;
- A total of 117 parking spaces (surfaces and underground) including 96 residential units and 21 visitor parking spaces;
- A total of 124 bicycle parking spaces;
- Access and loading spaces provided from McLaughlin Road;
- A proposed landscaped area of 576 sq.m.;
- A Floor Space Index (FSI), of 4.94;
- Total Gross Floor Area of 17,438 sq.m. (187,700 sq. Ft.); and
- A 5-metre-wide Natural Heritage System buffer proposed from the staked top of bank and from the limits of the adjacent significant woodland.

Property Description and Surrounding Land Use (Refer to Attachment 6):

The subject property has the following characteristics:

- Legally described as Part 1, Plan of Block 19, under Registered Plan 43M-4444; located to the north of Bovaird Road and west of McLaughlin Road.
- An irregular shaped lot with a total site area of approximately 0.32 hectares (0.79 acres).
- Frontage of 148 metres (485.5 feet) on McLaughlin Road.
- The site is currently vacant with landscape areas existing trees.
- It is located within a portion of the Natural Heritage System (NHS) associated with the Fletcher's Creek Subwatershed of the Credit River Watershed.

The surrounding land uses are described as follows:

North and

West: Open natural areas attributed to the tributary of Fletcher's Creek as well as a multi-use trail.

East: McLaughlin Road, beyond which are industrial and commercial buildings.

South: Low-density residential dwellings and further south is a commercial plaza.

Refinement of Existing Studies

At the time of this report, City staff have identified that some modest changes to the technical details in the FSR and the TIS are required. Although these studies have not yet been fully approved, City staff are satisfied that the recommendations of this report are appropriate to proceed to Committee and Council, as the revisions will not impact the proposed land use, density, or overall site layout. Staff recommends that proposed amending Zoning By-law not be brought to Council for adoption until the FSR and TIS are approved to the satisfaction of the Commissioner of Planning, Building and Growth Management.

To address traffic concerns, the applicant is being requested to provide a revised TIS with a queuing analysis and a functional design to ensure the proposed development and functional design meet the City of Brampton standards. Staff notes that they will work with the applicant to ensure an appropriate transition within the site to McLaughlin Road to minimize impacts. Prior to site plan approval, staff anticipate that the applicant will need to provide a dedicated McLaughlin Road left-turn lane into the site.

Further, with respect to the servicing, the applicant is also being requested to provide a revised FSR with supporting details to confirm that the proposed development and functional design meet the City of Brampton's requirements.

Cost-Sharing Agreement

This site is subject to cost-sharing agreement obligations. Staff recommends that these obligations be satisfied prior to the issuance of site plan approval. If the matter remains unresolved prior to the enactment of the Zoning By-law Amendment, staff intends to include a Holding ('H') provision in the Zoning By-law to ensure that the obligations are satisfied in the future.

Staff recommended revisions to applicant's proposal:

Building Height, Setback and screening of balconies:

While the proposed building is tiered in height and setback from the single detached dwellings to the south, staff believes that it is appropriate to ensure that the proposed building will be built in a way that ensures that the tiering will not breach a 45 degree angular plane from the south property line. A zoning by-law requirement to this effect will help to ensure that the building does not have an imposing negative presence relative to the existing residential lots.

Staff also recommend widened landscape strips along McLaughlin Street and adjacent to the residential properties to enhance site character and provide additional privacy for neighboring residents. These landscape buffers will soften the transition between the development and surrounding areas, creating a more appealing streetscape while serving as a natural privacy barrier. This requirement will be included in the Zoning By-law amendment.

Further, staff recommend adding screening for south-facing balconies and rooftop amenities to reduce any potential impact on the privacy or perceived privacy of residents in the existing residential lots to the south. This requirement will be incorporated into the Zoning By-law amendment.

Parking:

Since the subject lands are not located near a Major Transit Station Area, it is essential for the development to provide sufficient on-site parking for both residents and visitors. While the current proposal seeks a reduction in the standard parking requirements under the Zoning By-law, staff recommend that the development adhere to the minimum parking standards for McLaughlin Road. In alignment with the Zoning By-law's requirements, the site must provide a minimum of 1.0 resident parking space per unit and 0.2 visitor parking spaces per unit to ensure adequate parking capacity.

Application to Amend the Zoning By-law:

The subject property is zoned 'Commercial One – Special Section 1045 (C1-1045)' as per Zoning by By-law 270-2004, as amended. The Commercial One – Special Section 1045 (C1-1045) zone does not permit the proposed residential development.

Therefore, an amendment to the Zoning By-law is required to facilitate the proposed residential development.

The proposed Zoning By-law Amendment would re-zone the lands to 'Residential Apartment A – Special Section 3081 (R4A – 3081)' and 'Floodplain (F)' to facilitate the proposed residential development. The draft Zoning By-law is attached as Attachment 13.

Application to Amend the Secondary Plan:

The subject lands are designated as 'Medium/Cluster/High-Density Residential' in the Fletchers Meadow Secondary Plan (SP44). This Official Plan Amendment seeks to amend policies of SP44 to facilitate the development of a mid-rise residential apartment building, maintaining the 'Medium/Cluster/High Density Residential' designation and increasing residential density.

This amendment aims to increase the allowable residential density to support a mid-rise residential development on the lands shown as Attachment 2.

Staff recommends an amendment to the Fletchers Meadow Secondary Plan (SPA44) to increase the permitted density as follows:

- **Section 3.1.6 Residential Policy:** The lands designated "Medium/Cluster High Density Residential," located on the west side of McLaughlin Road, south of Lornel Gate Drive, and north of Marycroft Court, are permitted to develop with a density of up to 410 units per net hectare (165 units per net residential acre).

Summary of Recommendations

This report recommends that Council endorse the approval of the proposed amendment to the Secondary Plan and Zoning By-law generally in accordance with Attachments 12, 13 to this report.

The proposal, which is recommended to incorporate revisions by staff as noted above to include a 45 degree angular plane requirement, screening of south facing balconies, and full parking supply as required by the Zoning By-law, represents good planning, is consistent with the Provincial Planning Statement and conforms to the City of Brampton-see associated details in Attachment 8- Detailed Planning Analysis.

Planning Analysis Summary:

The proposed Amendment to the Official Plan and Zoning By-law Amendment are consistent with the Provincial Planning Statement and are in conformity with the City Official Plan. The application also has regard for matters of provincial interest under Section 2 of the Planning Act.

The proposed development represents orderly growth in a suitable location, promoting intensification along McLaughlin Road, which is designated a Support Corridor. It optimizes the use of existing services and transit along McLaughlin Road and Bovaird Road. The proposed apartment units align with the intent of all levels of the planning policy framework to increase housing supply and contribute Brampton's vision of creating complete communities.

The proposed development is in the public interest. The dimension and irregular shape of the lot is suitable for the purposes of the proposed residential apartment building. The existing and proposed utilities and municipal services are adequate to support this development. Studies submitted by the applicant have been reviewed by the City and relevant public agencies, confirming the development's appropriateness from a technical perspective.

Additional information with respect to individual policies is provided in Attachment 8 (Detailed Planning Analysis).

Matters of Provincial Interest:

Planning Act, (2024):

The application has been reviewed for compliance and regard for matters of Provincial interest as set out in Section 2 of the Planning Act R.S.O 1990. The proposed Official Plan Amendment and Zoning By-law Amendment represent orderly development in a desired location that is suitable for urban growth and development.

In accordance with section 2 of the Planning Act, the application has regard to, among other matters of Provincial interest such as:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- (h) The orderly development of safe and healthy communities;*
- (j) The adequate provision of a full range of housing, including affordable housing;*
- (p) The appropriate location of growth and development;*
- (r) The promotion of built form that,*
 - (i) is well-designed,*

- (ii) encourages a sense of place, and*
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

The recommendations are consistent with the above-noted matters by adding housing stock and directing intensification and redevelopment in a compact form. These sections of the Planning Act are guiding principles included in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. These are described in the relevant sections below.

Provincial Planning Statement, 2024 (PPS):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development.

The proposed residential development aligns with the PPS, 2024 by helping to achieve complete communities. It is compatible with surrounding lands and efficiently uses existing infrastructure available on the site.

The PPS, 2024 will fundamentally change how growth planning occurs throughout Ontario by simplifying and re-aligning existing policies to achieve the province’s goal to build at least 1.5 million homes by 2031. Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Planning Statement.

City of Brampton Official Plan (2006):

The City of Brampton Official Plan and associated Secondary Plan are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation, and environment. The Official Plan intends to give clear direction as to how physical development and land use decisions should plan to meet current and future needs of residents.

The subject lands are designated as ‘*Residential*’ on Schedule A – General Land Use Designations of the Official Plan. Section 4.2 of the Official Plan includes policies providing direction on the development of lands designated Residential. Under Section 4.2.1.1, the Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Upon review, staff is satisfied that the proposal meets the requirements of Section 4.2.1.1 to justify the proposed development provides adequate connectivity to existing facilities and city services, utilizes adjacent environmental features, and appropriately integrates within the existing community. Thus, residential uses are permitted as well as complementary uses subject to specific Secondary Plan policies or designations.

Staff are satisfied that the proposed development is consistent with the City of Brampton Official Plan.

Brampton Plan, 2023:

On June 6th, 2024, Brampton Plan came into effect except for those policies and sections under appeal. The Official Plan provides clear direction and principles to guide city building, attaining its vision for the future and support the City to become a vibrant, urban city of over 1 million people by 2051.

The subject lands for the proposed Zoning By-Law Amendment are designated ‘Community Area’ and ‘Support Corridor’ within Schedule 1A – City Structure of the Brampton Plan.

‘Community Areas’ reflect locations where people live, shop, work and play, including a mix of new and existing residential, commercial, and residential-serving institutional areas of Brampton, with the amenities, including parks and open spaces, they need for day-to-day living within a 15-minute walk or bicycle ride from their home.

McLaughlin Road is designated as a ‘Support Corridor’ in the Brampton Plan, intended to promote a compact, urban form while providing appropriate transitions to adjacent, lower-scale residential areas. Support Corridors encourage infill opportunities and promote “missing middle” housing typologies to create a smooth transition between low-rise and higher-density developments.

The lands are further designated as ‘Neighborhoods’ within Schedule 2 – Designations of the Brampton Plan. In ‘Neighborhood’ areas, a low-rise building typology is permitted. However, the low-rise plus typology, allowing for up to four stories, is allowed within 400-800 meters of a Support Corridor.

It is important to note that Schedule 2 of the recently approved Brampton Plan is currently under appeal. An Official Plan Amendment is not required as the proposed development will adhere to the requirements of the secondary plan to accommodate the increased density through mid-rise development on the subject lands.

If the schedules noted above were not under appeal, an amendment to the Official Plan would have been necessary.

Fletchers Meadow Secondary Plan Area 44:

The subject property is designated as ‘Medium/Cluster/High-Density Residential’ in the Fletchers Creek Village Secondary Plan (SPA 44).

The ‘Medium/Cluster/High-Density Residential’ designation allows for a maximum density of 124 units per hectare (50 units per acre). An amendment to the Secondary Plan will be required to increase the density from 124 units per hectare (50 units per acre) to 410 units

per net hectare (165 units per acre), which contributes towards the required density target for this area as per the City of Brampton's Official Plan.

The increase in density as stated above is supportable from a land use planning perspective, given that:

- The proposed new plan better aligns with the provincial policies related to creating complete communities and efficient use of resources.
- Unique environmental features / amenities are not negatively impacted by this development proposal and are integrated into the development plans; and,
- The existing and planned road, servicing, parks, and institutional facilities can accommodate the additional density increase.

Staff is satisfied that the proposed development conforms to the general intent of the Official Plan.

City of Brampton Zoning By-law 270-2004:

The subject property is zoned '*Commercial One – Special Section 1045 (C1-1045)*' in the City of Brampton Zoning By-law 270- 2004, as amended. This zone permits retail establishments, service shops, and other permitted uses. As such, a Zoning By-law Amendment is required to permit the proposed 10-storey residential apartment building for 105 units.

The Zoning By-law amendment proposes to rezone the property to a new site-specific '*Residential Apartment – Special Section 3801 (R4A-3801)*' and '*Floodplain (F)*' zone.

The proposed Zoning By-law amendment includes site-specific zoning provisions, including but not limited to uses permitted on site, minimum interior and rear yard depth, minimum landscape requirements, maximum building height, maximum lot coverage and FSI, and parking calculations for the site (Please refer to Attachment 13).

The detailed planning analysis (Attachment 8) includes a detailed overview of the Zoning By-law Amendment.

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 department / agency comments are attached as Attachment 10 to this report. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City. This report along with the complete application requirements, including studies have been posted to the City's website.

A Statutory Public Meeting for this application was held on September 9th, 2024. At the September 9th, 2024, Planning and Development Committee meeting, there were nine

members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from eight members of the public were received and presented at the Planning and Development Committee Meeting and Planning Staff received over 16 emails throughout the review process.

Details of the Statutory Public Meeting are included in Attachment 11 of this report. A high level overview of the comments received, and staff responses are outlined below:

Issue Raised at Public Meeting	Response
Community members preferred to retain the current commercial zoning of the site.	<ul style="list-style-type: none"> The proposed residential zoning is considered appropriate based on the criteria in the Planning Act and applicable City, Regional, and Provincial land use policies. The site's location, size, and shape pose constraints that would challenge the viability of commercial uses. Transitioning to residential zoning aligns with the City's housing objectives and will contribute to meeting the target of 113,000 new units by 2031, providing needed housing options in the area
<i>Built form and compatibility with the surrounding executive residential community.</i>	<ul style="list-style-type: none"> The subject lands front onto McLaughlin Road and are adjacent to industrial and employment areas. To the south are single-detached dwellings, which align with the proposed residential use of the development. Although the project includes a 10-storey building, it is proposed with upscale architectural designs, as detailed in the submitted Urban Design Brief, to complement the existing neighborhood. The proposed development supports provincial policies that promote the creation of complete communities and the expansion of housing supply. Before site plan approval, the development must satisfy the 45-degree angular plane requirement to minimize any impact on adjacent properties. Staff will work closely with the applicant to ensure that appropriate yard setbacks are provided. This will allow for additional buffering through vegetation or tree planting, further enhancing compatibility with the surrounding community
<i>Increase in Car Theft</i>	<ul style="list-style-type: none"> Planning staff cannot comment on potential future crime rates. The application is being reviewed based on the criteria set out in the <i>Planning Act</i> and relevant City, Regional, and Provincial land use policies.

<i>Traffic Congestion and Speeding on McLaughlin Road</i>	<ul style="list-style-type: none"> • Prior to site plan approval, Traffic staff will work with the applicant to review the proposed access to ensure a safe transition from the site to McLaughlin Road that will not have a major impact on the surrounding community.
<i>Left Turn on McLaughlin Road</i>	<ul style="list-style-type: none"> • Staff require the applicant to provide a dedicated left-turn lane on McLaughlin Road into the site before site plan approval. A revised TIS, including a queuing analysis and functional design drawings of McLaughlin Road, is necessary. Staff will also ensure that the ramp leading to the underground garage meets City of Brampton standards prior to any site plan approvals.
<i>Parking Deficiency</i>	<ul style="list-style-type: none"> • The applicant is required to adhere the City of Brampton minimum parking standards of 1.0 space per residential unit and 0.2 space per visitor per unit.
<i>Privacy Concerns</i>	<ul style="list-style-type: none"> • The proposed mid-rise residential building maintains a 7.5-meter setback from the southern property line along Marycroft Court. The design includes a stepped building profile to reduce visual impact and achieve an appropriate height-to-width ratio, helping to maintain privacy for neighboring properties. Requirements will be included to have south facing balconies screened from view.
Questions about the availability and proximity of transit services.	<ul style="list-style-type: none"> • The subject lands are close to transit services at the corner of Marycroft Road and McLaughlin Road. McLaughlin Road is a support corridor providing local transit routes envisioned to operate throughout neighborhood and employment areas. The site is a short walk to transit stops and connections to the Rapid Transit Network on Bovaird Road, which offers priority bus or Zum transit services.
<i>Noise Concerns</i>	<p>Staff will ensure that the proposed development will satisfy the Provinces D6 noise guidelines. It is not expected that any functions from the proposed development will result in noises that would surpass the Provincial guidelines. A future site plan application process will help ensure that any anticipated noises that could be a nuisance to adjacent residential development is mitigated through fencing, locations of functions.</p>
<i>Stormwater and drainage concerns</i>	<ul style="list-style-type: none"> • Through the site plan process, the applicant will work with Staff, the Region of Peel, and the Conservation Authority to provide supporting documentation and calculations depicting adequate

	capacity for the additional stormwater flows without adversely affecting adjacent properties.
<i>School Capacity</i>	<ul style="list-style-type: none"> All school boards (Conseil Scolaire Viamonde, Peel District School Board and Dufferin Peel Catholic District School Board) were circulated on the application and have provided their thorough comments. <p>Each school board conducts regular planning and forecasting to determine the need for new or expanded educational facilities. They collaborate with governmental bodies for necessary funding when expansion is required. No concerns were noted by the school boards.</p>
<i>Loss of trees and biodiversity</i>	<ul style="list-style-type: none"> The subject lands abut a Natural Heritage System feature. Staff and the Conservation Authority have reviewed the Environmental Buffer issues and are agreeable to a 5m NHS buffer with 0m structural setback. The remaining site will be undisturbed. The applicant has submitted a Tree Inventory and Conservation Plan. A total of 28 trees were identified on and within six metres of the subject property. Of the 28 trees documented, the removal of 11 trees will be required to accommodate the proposed development. Prior to the issuance of building permits, the Owner will be required to fulfil their parkland dedication requirements in the form of a cash-in-lieu of parkland payment pursuant to Section 42 the Planning Act R.S.O. 1990, c.P.13 as amended (the Planning Act) and the City's Parkland Dedication By-law, as amended.
<i>Property values / Premium Lots</i>	<ul style="list-style-type: none"> Planning staff cannot comment on the future property valuation. This application is being reviewed on the merits of criteria set out in the "Planning Act" and City, Regional and Provincial policies regarding land use planning.
<i>Community Park</i>	<ul style="list-style-type: none"> The Fletcher's Creek Secondary Plan identifies a series of parks to serve the area. The subject site is not designated for a park.
<i>Potential impact on existing infrastructure and emergency services.</i>	<ul style="list-style-type: none"> Additional discussions and technical studies may be required during the Site Plan and Building Permit stages to address any service constraints.

<i>Concerns about utilities and the placement of an electric transformer.</i>	<ul style="list-style-type: none"> • Staff have noted that the proposed utilities at the corner of McLaughlin Road and Marycroft Court will require thorough review during the site plan stage.
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CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications directly associated with this report. 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.

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 development of this site will be an efficient use of land and resources, optimize existing infrastructure, and will provide a transit-supportive, pedestrian-friendly development.

Living the Mosaic – 2040 Vision

This proposal is consistent with the vision that Brampton will be a mosaic of complete neighborhoods. 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 mosaic of characterful and complete neighbourhoods. The application optimizes the use of the site (where the site is currently empty) along McLaughlin Road. The proposal provides a diverse mix of apartment residential units (1-to-3-bedroom units). These units can accommodate needs of different household sizes and incomes and will help to update and revitalize the existing neighbourhood.

CONCLUSION:

Staff is satisfied that the proposed development, with the revisions that are recommended by staff, represent good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Official Plan and Zoning By-law Amendment attached hereto as Attachment 12 and 13, once it is determined by the

Commissioner of Planning, Building and Growth Management that the Traffic Impact Study and the Functional Servicing Report are to the satisfaction of the City. In this regard, the following criteria have been met:

- The proposed development takes advantage of an underutilized site to provide housing options to accommodate changing demographic needs,
- the proposed zoning by-law and official plan amendment are consistent with the aforementioned policies,
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

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

Authored by:

Reviewed by:

Mana Zavalat, MCIP, RPP
Manager, Development Services

Allan Parsons, MCIP, RPP
Director, Development Services

Approved by:

Approved by:

Steve Ganesh MCIP RPP
Commissioner
Planning, Building and Growth
Management Services Department

Marlon Kallideen
Chief Administrative Officer
City of Brampton

Attachments:

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Architectural Rendering
- Attachment 8 – Detailed Planning Analysis
- Attachment 9 – Sustainability Score Summary

- Attachment 10 – Result of Application Circulation Received
- Attachment 11 – Results of Public Meeting
- Attachment 12 – Draft Official Plan Amendment
- Attachment 12a – Draft Official Plan Amendment to Schedule “A”
- Attachment 13 – Draft Zoning By-law Amendment
- Attachment 13a – Draft Zoning Plan Amendment to Schedule “A”