



Report
Staff Report
 The Corporation of the City of Brampton
 2/24/2025

Date: 2025-01-30

File: OZS-2024-0028

Subject: **Recommendation Report – Application to Amend the Zoning By-law**
(To permit 116 residential units comprised of 4 single-detached dwellings, 22 regular towns and 90 back-to-back towns. A total of 263 parking spaces are proposed with 240 private parking and 23 visitor spaces.)
The Biglieri Group Ltd on behalf of 1000469464 Ontario Inc.
0 Rollingwood Drive
Ward: 4

Contact: Satwant Hothi, Planner, Development Services & Design
 Mana Zavalat, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2025-094

RECOMMENDATIONS:

1. That the report from Satwant Hothi, Development Planner, Development Services to the Planning and Development Committee of February 24, 2025, re: **Recommendation Report, Application to Amend the Zoning By-Law., The Biglieri Group Ltd / 1000469464 Ontario Inc.**, 0 Rollingwood Drive, Ward 4, File: OZS-2024-0028, be received;
2. That the application for an Amendment to the Zoning By-law, on behalf of 1000469464 Ontario Inc. (File: OZS-2024-0028) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law generally in accordance with the Attachment 13 to this report be adopted;
4. That, prior to forwarding the enactment of Zoning By-Law amendment to Council for adoption, a revised Functional Servicing Report (FSR), Phase 2 Environmental Site Assessment (ESA), and Urban Design Brief (UDB) be submitted to the

satisfaction of the Commissioner of Planning, Building and Growth Management; or alternatively a Holding (H) Symbol be used in conjunction with the zoning by-law amendment to ensure the noted supporting documents are completed.

5. That, prior to forwarding the enactment of Zoning By-Law amendment to Council for adoption, a Phase Two Environmental Site Assessment (ESA) be submitted and approved at the direction of the Commissioner of Planning, Building and Growth Management; and
6. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

OVERVIEW:

- **An application to amend the Zoning By-law has been filed with the City to permit the development 4 single-detached dwellings, 22 regular townhouses and 90 back-to-back townhouses totalling 116 units.**
- **The subject property is designated 'Residential' in Schedule A: of the Official Plan (2006); 'Neighbourhoods' in the Brampton Plan (2023). An Official Plan Amendment is not required.**
- **The subject property is designed as 'Medium-High Density Residential' within the Fletchers Creek South Secondary Plan Area 24(a). This designation permits a density of 51 to 75 dwelling units per net residential hectare (21-30 units per net acre). An Amendment to the Secondary Plan is not required.**
- **The subject site is zoned 'Agricultural (A)', which does not permit the proposed residential development. An Amendment to the Zoning By-Law is required to facilitate the proposal. The draft Zoning By-Law is attached as Attachment 13.**
- **A Statutory Public Meeting for this application was held on June 17, 2024. Four members of the public were present to delegate on this item. One letter of correspondence was received by a member of the public. Additionally, a petition of Forty-Seven (47) residents was received. Details of the Statutory Public meeting is included in Attachment 12 of this report.**
- **Staff have revised the applicant's proposed Zoning By-Law amendment to ensure the proposed development will have an appropriate character for this area and will not create adverse operational and design impacts on existing neighbourhood. Key revisions include:**

- **single-detached dwellings fronting on to Rollingwood are to generally match the scale and design of existing dwellings.**
 - **limiting the number of permitted dwellings.**
 - **Requiring a minimum amount of amenity space.**
 - **Limiting the amount of lot coverage to mitigate concerns regarding overdevelopment.**
- **With staff's recommended revisions, the proposal represents good planning, is consistent with the Provincial Planning Statement and the Brampton Official Plan.**

BACKGROUND:

This application was received on April 15th, 2024 by The Biglieri Group Ltd on behalf of 1000469464 Ontario Inc. The application proposed the development of the vacant parcel (approximately 1.57 hectares in size) with 118 residential units; consisting of back-to-back and standard townhouses. The application was deemed Complete on May 22nd, 2024. The Statutory Public Meeting for this application was held on June 17th, 2024, 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. Revisions to proposal included, but not limited to, change in housing typology to include single-detached dwellings along Rollingwood Drive, reduction in number of residential units from 118 to 116 units.

CURRENT SITUATION:

Details of Proposal:

- The revised application to amend the Zoning By-law proposes the development of the lands with 116 residential units consisting of single-detached, back-to-back and standard townhouses. The applicant has informed that they intent to develop the townhouses with a standard condominium tenure;
- A total of 116 residential units proposed:
 - 4 single-detached dwellings
 - 22 regular townhouses
 - 90 back-to-back townhouses
- A total of 263 at grade parking spaces to be provided:
 - 120 Garage parking spaces
 - 120 Private driveway parking spaces
 - 23 Visitor parking spaces

- 10 short-term bicycle parking spaces;
- Vehicle access to be provided from Rollingwood Drive;
- A private amenity space of 240 sqm
- A Floor Space Index (FSI) of 1.28

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

The lands have the following characteristics:

- Legally described as PL 43M1525 PT Block 159 RP 43R34219 Parts 1 to 3 under Registered Plan M1525, Block 159 Parts 1,2,3;
- Generally located to the east of Mavis Road, west of Rollingwood Drive and south of Ray Lawson Drive.
- An irregular shaped lot with a site area of approximately 1.57 hectares (3.875 acres)
- Has a road frontage of 53.18 metres along Rollingwood Drive.
- The site is currently vacant with some existing vegetation.

The surrounding land uses are described as follows:

North:	Ray Lawson Public School and associated play fields and parking, beyond which is Ray Lawson Blvd and existing commercial development.
East:	Rollingwood Drive, beyond which is the Rollingwood Public Park and low-rise residential dwellings.
South:	Lennon Pond and low-rise residential dwellings.
West:	Mavis Road, beyond which is townhouse dwelling development and vacant lands.

Refinement of Existing Studies

At the time of this report, City staff have identified that some modest changes to technical details in the Functional Servicing Report (FSR), and Urban Design Brief (UDB) are still required. Although these studies are not yet 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.

As well, results of Phase I Environmental Site Assessment (ESA) have revealed potential contaminants on the subject site, and therefore a Phase II ESA with remediation details is required.

In order to ensure that the above noted matters are resolved, this report recommends that the proposed amending Zoning By-law not be brought to Council for enactment until they are approved to the satisfaction of the Commission of Planning, Building and Growth Management.

Staff recommended revisions to applicant's proposal:

Housing typology fronting on Rollingwood Drive, and Building Height:

While the development proposal initially proposed only townhouse type dwellings, staff believe that it is more appropriate to maintain the character of the existing neighbourhood by introducing single-detached dwellings for the portion of the site fronting onto Rollingwood Drive. Furthermore, the applicant has confirmed they are agreeable to limiting the height of those single-detached units to 2 ½ storeys to align with existing low-rise residential dwellings, and has provided revised elevation drawings to show the intended design. The zoning by-law provisions will regulate these items.

Amenity space:

Staff also recommend that a minimum amount of amenity space be provided as part of the development to enhance site character and provide additional recreational space for these residents. The proposed amenity space is conceptually shown to abut Mavis Road. This minimum requirement will be included as a site-specific provision in the Zoning by-law amendment.

Summary of Recommendations:

This report recommends that Council endorse the approval of the proposed amendment to the Zoning By-law generally in accordance with Attachment 13.

The proposal, with staff's recommended revisions, represents good planning, is consistent with the Provincial Planning Statement and conforms to the City of Brampton Official Plan – see associated details in Attachment 12 – Detailed Planning Analysis.

PLANNING ANALYSIS SUMMARY

The proposed Zoning By-law amendment is 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 suitable location, promoting intensification, in an otherwise underutilized vacant land with existing municipal infrastructure. The proposed compact urban form aligns with the intent of all levels of the planning policy framework to increase housing supply, diversity in housing type and contribute to Brampton's vision of creating complete communities. The development is in conformity with the City's Official Plan and Secondary Plan and thus no amendments to said plans are required.

Additional information with respect to individual policies is provided in Attachment 12 – Detailed Planning Analysis.

Matters of Provincial Interest:

Planning Act, (2024)

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure and has regards for Section 2.3.1, 2.3.1.2, 2.3.1.3 and 2.3.1.6 of the Planning Act. The proposed development is also complimentary with the surrounding land use patterns and promotes efficient development by repurposing vacant lands that is connected to municipal infrastructure, close proximity to public schools, recreation centers and existing and planned transit corridors.

Staff are satisfied that the proposed development is consistent with matters of provincial interest as set out in Section 2 of the Planning Act.

Provincial Planning Statement (PPS), (2024)

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 application is consistent with the PPS as the proposed development helps to achieve complete communities. It is compatible and complimentary with surrounding lands and efficiently uses existing infrastructure available on site. The proposed development represents good planning and is consistent with the Provincial Planning Statement and the City of Brampton Official Plan – see associated details in Attachment 12 – Detailed Planning Analysis.

Staff are 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 provides guidance and policies for the future of the City. The lands are designated 'Residential' on Schedule A – General Land Use Designations of the City of Brampton Official Plan.

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. The proposed development maintains the intent of the Residential Designation by providing a range of dwelling types; single-detached, back-to-back towns and regular townhouses.

From an intensification perspective, the proposal is representative of appropriate infill development that complements the surrounding neighbourhood by introducing an appropriate mixture of housing for a range of household incomes. This principle conforms to Sections 4.2.1.1 and 4.2.1.3 of the Official Plan.

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

Brampton Plan (2023)

The Official Plan (referred to herein as "Brampton Plan") for the City of Brampton ("the City") sets out a strategic and comprehensive approach to guiding growth and development in a manner that reflects the unique context of Brampton. On May 16, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan took effect on June 6th, 2024, except for noted sections that are currently under appeal.

The subject site is designated as 'Neighbourhoods' on Schedule 2 – Designations and as 'Community Areas' on Schedule 1A – City Structure of the Brampton Plan. The site is also located along the "Potential Future Rapid Transit corridor (BRT/LRT)" as per Schedule 3B: Transit Network and 'Planned Corridors' on Schedule 1A of the Brampton Plan.

This promotes active transportation and access to public transit for the local residents participating at the proposed development, employee's and stakeholders. The notion of 15-minute neighbourhood can further be accomplished by providing for everyone's daily needs within a 15-minute walk or bike ride from home with emphasis on three key elements: Proximity, Diversity, and Ubiquity. The proposed development builds on the principle of diversity by means of introducing new housing typologies to an existing neighbourhood. Consideration for potential 'additional residential units' is also noted satisfying Section 2.2.7.5 of the Official Plan.

The proposed development represents a compact built form and opportunity for intensification to form complete communities as highlighted in Section 2.2.7.3 (g) and (h).

Staff are satisfied that the proposal is consistent with the Brampton Plan.

Fletchers Creek South Secondary Plan – Area 24

The subject property is located within the Fletchers Creek South (SP 24). The property is designated 'Medium-High Density Residential' in the Fletchers Creek South Secondary Plan Area, schedule 24(a). Section 3 of the Fletchers Creek South Secondary Plan Area defines Medium-High Density or 'Cluster Housing' as a density of 51 to 75 dwelling units per net residential hectare (21-30 units per net acres) which is typically associated with masonette, stacked townhouse, garden court or walk-up apartments and cluster housing types. The proposed development has a density of 73.97 units per hectare.

As such, no Official Plan amendment to the Secondary Plan is required to facilitate the proposed development. Staff are 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 'Agricultural' (A) as per Zoning By-law 270-2004, as amended, which does not permit the proposed development. A Zoning By-law amendment is required.

This Recommendation Report includes a copy of the proposed Zoning By-law Amendment required to be passed by Council in the event that the application is approved. The Zoning Bylaw amendment proposed to rezone the property to 'Residential Townhouse A – Special Section 3827 (R3A – 3827) with site specific provisions. The site-specific zoning is included to address, but not limited to, permitted uses, setbacks, prescribing building heights, minimum landscaped open space and amenity space requirements.

The detailed planning analysis is provided in Attachment 12, and the development standards are detailed in Attachment 13 – Draft Zoning By-law Amendment.

Staff are satisfied with the proposed Zoning provisions for the development of the lands.

Community Engagement

A Statutory Public Meeting for this application was held on June 17, 2024. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City.

At the June 17, 2024, Planning and Development Committee meeting, there were two members of the public present to delegate on this item, one in person and one virtual.

One letter of correspondence was received by member of the public. Additionally, a petition of Forty-Seven (47) residents was received. Details of the Statutory Public meeting is included in Attachment 12 of this report

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:

Public Comment Received	Staff Response
Staff report to describe traffic and safety concerns. Alternative routes to be explored.	<p>Traffic study was completed to the satisfaction of Traffic Services and found to be satisfactory.</p> <p>A revised Traffic Study was prepared by applicant (July 2024) following the Public Meeting to explore right-in/out off Mavis as an alternative route/solution. Study finds that direct access from Mavis Road conflicts with regional access management strategies aimed at minimizing direct access points to arterial roads to preserve their function and efficiency.</p>
Staff report to speak to inadequate parking spaces	Development aligns with City's designation and minimum parking requirements for private residence and required visitor parking.
Staff report to speak to insufficient services and infrastructure to support increased density	City staff and Region of Peel have reviewed technical reports and have found existing infrastructure to be sufficient for increased demand.
Staff report to address elimination of green space	Private, vacant land are to be repurposed for residential use. Draft Zoning By-law outlines parameters to provide minimum amenity space and landscape requirements.
Staff report to address anticipated strain on existing infrastructure	Applicant has prepared and provided a Functional Service Report, Site Servicing and Grading plan to the satisfaction of City and Region staff. Additional discussions and technical studies may be required during the Site Plan and Building permit stages to address any service constraints.
Staff report to speak to overcrowding of Public School(s)	All school boards (Peel and Dufferin Peel Catholic District School Board) were circulated on the application and have provided their thorough comments. No concerns were noted by the school boards.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial impact resulting from the adoption of the recommendations in 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.

STRATEGIC FOCUS AREA:

This application to amend the Zoning By-law is consistent with the “Growing Urban Centres & Neighbourhoods” strategic focus area. The proposal will add to the diversity of housing options that are offered in Brampton and is an example of the efficient use of land and resources within the City.

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”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

CONCLUSION

Staff are satisfied that the proposed development, with the revisions that are recommended by staff, represents good planning. The proposal provides an opportunity to develop an underutilized parcel of land within an established area designated for growth. The proposed development, in its compact form, and will positively contribute to the diversity of uses within the area, forming a pivotal part of a complete community for present and future residents.

Further, this application is consistent and conforms with the Provincial Planning Statement, which promotes efficient land use and development patterns that support strong, sustainable and resilient communities and is in keeping with general principles of the Brampton Official Plan.

This report recommends that Council enact a Zoning By-law amendment that is generally in accordance with the by-law amendment in Attachment 13, once it is determined by the Commissioner of Planning, Building and Growth Management that the Functional Servicing Report, Urban Design Brief, and Phase II ESA 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 amendment is consistent with the policies,
- As confirmed through the circulation of the application, all financial and technical requirements otherwise have been addressed.

In summary, the application is appropriate for the orderly development of the lands and represents good planning.

Authored by:

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Attachments:

- Attachment 1 – Concept Map
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designation
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Heritage Properties
- Attachment 8 – Propane Facilities
- Attachment 9 – Airport Zoning Regulations
- Attachment 10 – Results of Application Circulation

- Attachment 11 – Results of Public Meeting
- Attachment 12 – Detailed Planning Analysis
- Attachment 13 – Draft Zoning By-law Amendment