



Report
Staff Report
The Corporation of the City of Brampton
4/28/2025

Date: 2025-03-31

File: OZS-2024-0011

Subject: **Recommendation Report - Application to Amend the Official Plan and Zoning By-Law**
(To permit the development of 6 blocks of 3-storey stacked and back-to-back townhouses with 131 units and 157 parking spaces located in an underground parking garage)
2391057 Ontario Inc. – Gagnon Walker Domes Ltd.
0 Father Tobin Road, 10819 and 10833 Bramalea Road
Ward 9

Contact: Harjot Sra, Development Planner, Development Services

Angelo Ambrico, Manager of Development Services

Report number: Planning, Bld & Growth Mgt-2025-275

RECOMMENDATIONS:

1. That the report from Harjot Sra, Development Planner, Development Services to the Planning and Development Committee of April 28th, 2025 re: **Recommendation Report, Application to Amend the Official Plan and Zoning By-Law**, 2391057 Ontario Inc. – Gagnon Walker Domes Ltd., 0 Father Tobin, 10819 and 10833 Bramalea Road, Ward 9, File: OZS-2024-0011, be received;
2. That the Application for an Official Plan and Zoning By-law Amendment submitted by 2391057 Ontario Inc. – Gagnon Walker Domes Ltd., 0 Father Tobin, 10819 and 10833 Bramalea Road, Ward 9, File Number OZS-2024-0011, be approved on the basis that it is consistent with the Provincial Planning Statement, conforms to the City's Official Plan, and for the reasons set out in the Recommendation Report dated March 31, 2025;
3. That the amendment to the Official Plan generally in accordance with the attached Draft Official Plan Amendment (Attachment 10) to this report be adopted; and
4. That the amendment to the Zoning By-law generally in accordance with the attached Draft Zoning By-law Amendment (Attachment 11) to this report be adopted; and

5. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(7) of the Planning Act, R.S.O. c.P. 13, as amended.

OVERVIEW:

- **This report recommends approval of an amendment to the Official Plan and Zoning By-law to permit the development of the proposal for 6 blocks of 3-storey back-to-back townhouses, with a total of 131 units.**
- **The property is designated as “Residential” on Schedule A – General Land Use Designations of the City of Brampton Official Plan. The property is designated as “Medium Density Residential” on Schedule 2 of the Springdale Secondary Plan (SPA2). An amendment to the Springdale Secondary Plan is required to permit the proposed development.**
- **The site is zoned “Agricultural (A) and “Residential Townhouse A Special Section 1929 (R3A-1929)” in By-Law 270-2004, as amended. An amendment to the Zoning By-Law is required to permit the proposed development.**
- **A Statutory Public Meeting for this application was held on May 6th, 2024. No members of the public and no written correspondence was received. Results of the Statutory Public Meeting are included in Attachment 9 of this report.**
- **The development proposal represents good planning, has regard for matters of Provincial Interest under the Planning Act, is consistent with the Provincial Planning Statement (2024) and conforms to the Region of Peel and City of Brampton Official Plan**
- **The proposal is consistent with the City of Brampton’s Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.**

BACKGROUND:

The subject lands are located on the southeast corner of Bramalea Road and Father Tobin Road, and are comprised of three properties, being 0 Father Tobin (no municipal address), 10819 Bramalea Road and 10833 Bramalea Road. The lands are designated as “Residential” on Schedule ‘A’ of the Official Plan in the City of Brampton Official Plan, and “Neighbourhoods” on Schedule 2 of the Brampton Plan. The property is designated

as “Medium Density Residential” on Schedule 2 of the Springdale Secondary Plan (SPA2).

This application proposes to amend the Secondary Plan and the Zoning By-Law to permit the development of six (6) blocks of three (3) storey residential back-to-back stacked townhomes. Gagnon Walker Domes Limited submitted the application on behalf of 2391057 Ontario Inc., on April 3rd, 2024. City staff reviewed the application for completeness and deemed it to be complete in accordance with the Planning Act on April 5th, 2024. The Statutory Public Meeting for the application was held at the May 6th, 2024, Planning and Development Committee Meeting. No members of the public spoke at the meeting, and no written correspondence was received. Since the time of receipt of the application and the public meeting, the applicant has submitted one (1) submission package to resolve various technical issues associated with the proposal.

CURRENT SITUATION:

Proposal

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

Application to Amend the Official Plan

Brampton Plan (2023) identifies the subject lands as “Neighbourhoods” in Schedule 2 and as ‘Support Corridor’ on Schedule 1A; and ‘Neighbourhoods’ in the current in-effect Brampton Official Plan (2006). It is noted that the land use designation schedule under the new Official Plan is currently under appeal and, as such, does not apply to this application.

The lands are located within the Springdale Secondary Plan Area (SP Area 2), which designates the lands as “Medium Density Residential” on Schedule 2. The proposal seeks to redesignate the lands on Schedule 2 of SPA2 as “High Density Residential” and “Special Site Area” which will permit stacked and back-to-back townhouses, up to 3-storeys (12.0 metres) in height. The draft Official Plan Amendment can be found in Attachment 10 of this Recommendation Report.

Application to Amend the Zoning By-Law

The subject property is zoned as Agricultural (A) and a small portion of the northern corner of the property as “Residential Townhouse A Special Section 1929 (R3A-1929)” in By-Law 270-2004, as amended. This zoning designation does not permit the proposed three-storey stacked and back-to-back townhouses. The proposal seeks to rezone the lands to “Residential Apartment A(1) – Section 3834 [R4A(1)-3834], to permit the proposed building typologies, and increased height. The provisions of the draft Zoning By-law Amendment are included in Attachment 11 of this Recommendation Report.

Property Description and Surrounding Land Use

The land has the following characteristics:

- is located south of Father Tobin Road, and east of Bramalea Road,
- is comprised of two existing single-detached residential buildings, and
- is composed of a site area of 0.78 hectares (1.93 acres)

The surrounding land uses are described as follows:

North: Father Tobin Road, beyond which are low-rise residential (single detached dwelling) and open space and valley lands.

South: Low-rise residential townhouse dwellings (two-storeys), open space valley lands, and the Springdale Branch Public Library, beyond which is a neighborhood commercial plaza.

East: Low-rise residential townhouse dwellings (two-storeys) and open space valleylands beyond;

West: Bramalea Road., beyond which are low-rise residential (single detached dwellings) and Louise Arbour Secondary School.

Details of the Proposed Development

Details of the proposed development are as follows:

- Six (6) blocks of three (3) storey back-to-back townhomes comprising of 131 residential units
- Net Site Area: 0.78 hectares (1.93 acres)
- Gross Floor Area: 14,618 m²
- Floor Space Index: 1.88
- Building Coverage: 43%
- Underground Parking: 1 storey
- Vehicular spaces – 157 (131 Resident, 26 Visitor)
- Accessible Spaces – 7
- Bicycle Spaces – 79 (66 Resident, 13 Visitor)
- Building Height: 3-storeys (12.0 metres)
- Site access is proposed from Bramalea Road
- Outdoor Amenity Space: 300 m²

The building details of the proposed development are as follows:

- Building A:
 - Gross Floor Area: 2,608 m²

- Three-bedroom Units: 24
- Building B:
 - Gross Floor Area: 2,609 m²
 - Three-bedroom Units: 24
- Building C:
 - Gross Floor Area: 2,169 m²
 - One-bedroom Units: 1
 - Three-bedroom Units: 15
 - Four-bedroom Units: 1
 - Five-bedroom Units: 2
- Building D:
 - Gross Floor Area: 2,609 m²
 - Three-bedroom Units: 2
- Building E:
 - Gross Floor Area: 1,763 m²
 - Three-bedroom Units: 16
- Building F:
 - Gross Floor Area: 2,609 m²
 - Three-bedroom Units: 24
- **Total: 131 Units**

The applicant has informed of their intent to have the proposed buildings to have a condominium tenure – specifically a Standard Condominium. Private patios and rooftop terraces will be designated exclusive use areas whereas amenity and landscape areas will form the common elements.

Summary of Recommendations

This report recommends that Council enact the Official Plan and Zoning By-Law Amendments attached hereto as Attachment 10 and 11.

PLANNING ANALYSIS SUMMARY:

This proposal has regard for matters of provincial interest that are set out in the *Planning Act*. The application to amend the Official Plan and Zoning By-law are consistent with the Provincial Planning Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, and the goals and objectives of the City's Official Plan. The proposal represents good planning. Please refer to Attachment 8 "Detailed Planning Analysis" for additional details.

Matters of Provincial Interest

Planning Act, R.S.O, 1990

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the *Planning Act R.S.O 1990*. The proposed Official Plan and

Zoning By-Law Amendment 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:

- (h) the orderly development of safe and healthy communities;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- (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 proposed development is located in an appropriate location for new growth and development and is in proximity to existing municipal servicing, including water, wastewater, public transit and schools. The proposed built-form of the 3-storey stacked townhouses are well-designed and contain high-quality elements that will enhance the character of the area and support the creation of sense of place that is safe, accessible, attractive, and vibrant. This includes considerate landscaping treatment, pedestrian amenities, walkway connections, and architectural features.

Staff is satisfied that the proposed development has regard for matters of provincial interest in 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, including with respect to the land designations, the environment and employment opportunities.

The proposed development supports livable, healthy communities by introducing residential uses in a compact urban form on lands that are served by existing infrastructure and public services. The subject property is in close proximity to public transit services along Bramalea Road, representing an appropriate and supportable form of intensification that promotes efficient development patterns. The proposed development is located within a settlement area and optimizes existing land within built-up areas, is transit supportive, minimizes land consumption, and maximizes existing servicing infrastructure.

Staff is satisfied that the recommendations of this report for the development are consistent with the applicable sections of the Provincial Policy Statement (PPS).

Municipal Planning Documents

City of Brampton Official Plan (2006)

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The proposal is consistent with the Official Plan as it meets the intent of the Official Plan designation.

The lands are designated 'Communities' with a 'Designated Greenfield Area' overlay on Schedule 1: City Concept Plan and 'Residential' on Schedule A: Land Use Designations of the Official Plan. The 'Residential' designation permits a broad range of residential uses, including single detached, semi-detached, townhouses, duplexes and apartments. The proposed use stacked and back-to-back townhouses are permitted in the 'Residential' designation. The proposed built-form fits well within the existing context, by providing intensified land uses along Bramalea Road, which will provide transition from the existing 2-storey townhouses and single detached dwelling directly east of the subject lands. The applicant has demonstrated that the proposal meets the requirements of the 'Residential' designation.

Staff is satisfied that the proposed Secondary Plan Amendment and Zoning By-law amendment conform to the City of Brampton Official Plan.

Brampton Plan (2023)

On May 16th, 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 was scheduled to take effect on June 6th, 2024, except for any sections that may be subject to appeal. Schedules 1A and 2 have been appealed on a city-wide basis and therefore the 2006 Official Plan designations are in effect until the appeal is resolved.

The property is designated 'Support Corridor' in Schedule 1A, and 'Neighbourhoods' in Schedule 2. The 'Support Corridor' designation within the 'Neighbourhoods' land uses permits residential buildings up to 4-storeys, including stacked and back-to-back townhouses. The proposed development incorporates an appropriate transition in built-form, with 3-storey dwellings fronting Bramalea Road, which then transitions to existing 2-storey townhouse dwellings, and single detached dwellings further east. The applicant has demonstrated that the proposed townhouse development is appropriate within the 'Neighbourhood' designation of the Brampton Plan.

Staff is satisfied that the proposed Secondary Plan Amendment and Zoning By-law amendment conform to the City of Brampton Official Plan (2024).

Springdale Secondary Plan Area (SPA2)

The property is designated 'Medium Density Residential' in the Springdale Secondary Plan Area (Area 2). The 'Medium Density Residential' designation permits lands to be developed for single detached, semi-detached and townhouses in accordance with the New Housing Mix and Density Category of the Official Plan, to a maximum density of 50 units/net hectare (20 units/net acre) as outlined in Section 1.2.1 of SPA2. Whereas, the development proposes a maximum density of 170 units per residential acre (70 units/net acre).

An amendment to the Secondary Plan is required to permit the proposed increased density and stacked and back-to-back townhouse building typology. A copy of the Draft Official Plan Amendment can be found in Attachment 10 of this report.

The proposed policies in the draft Secondary Plan Amendment will ensure that density and building height is appropriately regulated to 3-storeys and a 2.0 Floor Space Index, while also providing policies with respect to the use of high quality building materials, well-articulated building facades and incorporating strong pedestrian elements in the design.

Staff is satisfied that the proposed Secondary Plan amendment conforms to the Official Plan and represents good planning.

City of Brampton Zoning By-Law

The subject property is zoned as Agricultural (A) and a small portion of the northern corner of the property as "Residential Townhouse A Special Section 1929 (R3A-1929)" in By-Law 270-2004, as amended. This zoning designation does not permit the intended development. The proposal seeks to rezone the lands to "Residential Apartment A(1) – Section 3834 [R4A(1)-3834].

Provisions of the Draft Zoning By-law Amendment and associated setback requirements can be found in the in Attachment 11 of this Recommendation Report. The Draft Zoning By-law Amendment implements appropriate building performance standards, including a maximum building height of 3-storeys and maximum Floor Space Index of 2.0, which will help ensure the site is not overdeveloped. Minimum rear yard setbacks (7.5 metres), side yard setbacks (4.5 metres) and front yard setbacks (2.0 metres) are also proposed ensuring that the new dwellings will be appropriately situated on the subject property.

Staff is satisfied that the Draft Zoning By-law Amendment represents good planning and is appropriate for the orderly development of the lands.

Results of Application Circulation

The application was circulated to City Departments, community agencies and property owners within 240 metres of the subject property, exceeding the Planning Act

requirement of 120 metres for such applications. Notice signs were placed on the subject lands to advise members of the public that the application to amend the Official Plan and Zoning By-law was filed with the City. The statutory public meeting was held on May 6th, 2024, no members of the public and no written correspondence was received. Results of the Statutory Public Meeting are included in Attachment 9 of this report.

Results of the application circulation can be found in Attachment 12 – Results of External Application Circulation.

CORPORATE IMPLICATIONS:

Financial Implications:

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

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

This application to amend the Zoning By-law aligns with the strategic focus area “Growing Urban Centres & Neighborhoods.” The proposal will add a new use to the area that will support the further intensification of the neighbourhood, and is designed to integrate into both the existing, and potential future urban fabric. The proposal will result in the intensification of underutilized parcels of land to implement the policies of the Official Plan and Block Plan. 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’s greenfield area.

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 is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to the principles and policy direction of the City of Brampton Official Plan, and the Springdale Secondary Plan (Area 2).

The report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment attached hereto as Attachment 10 and 11. The Official Plan Amendment and the Zoning By-Law Amendment application are appropriate for the orderly development of the lands considering the following:

- The application is consistent with the Provincial Planning Statement;
- The application conforms with the principles and overall policy direction of the City of Brampton's Official Plan; and
- The provisions of the Zoning Bylaw amendment will facilitate compatibility with the abutting Residential neighborhood;
- The application is appropriate for the orderly development of the lands and represents good planning.

As a result of the above, Staff recommends approval of the Official Plan Amendment and Zoning By-Law Amendment as the proposed development represents good planning and is in the public interest.

Authored by:

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Attachments:

- Attachment 1: Concept Plan
- Attachment 2: Location Map
- Attachment 3: Official Plan Designations

- Attachment 4: Secondary Plan Designations
- Attachment 5: Zoning Designations
- Attachment 6: Aerial and Existing Land Uses
- Attachment 7: Sustainability Assessment
- Attachment 8: Detailed Planning Analysis
- Attachment 9: Results of the Public Meeting
- Attachment 10: Draft Official Plan Amendment
- Attachment 11: Draft Zoning By-law Amendment
- Attachment 12: Results of Application Circulation