

Date: 2021-02-12

Subject: OZS-2020-0038

Secondary Title: INFORMATION REPORT

Application to Amend the Official Plan and Zoning By-law
(To permit an eight-storey retirement residence building with 200
units)

Glen Schnarr & Associates Inc. – PAI Realty Inc./ IMJ Keystone

Holdings Inc.

2247, 2257 and 2271 Mayfield Road

Ward: 6

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Report Number: Planning, Bld & Ec Dev-2021-173

Recommendations:

1. **THAT** the report titled: **Information Report: Application to the Amend the Official Plan and Zoning By-law – Glen Schnarr & Associated Inc. – IMJ Keystone Holdings Inc. – 2247, 2257 and 2271 Mayfield Road – Ward 6 (eScribe Number: Planning, Bld & Ec Dev-2021-173 and City file: OZS-2020-0038)**, to the Planning and Development Committee Meeting of March 8, 2021, be received;
2. **THAT** Planning and Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- The applicant proposes to develop an 8-storey retirement residence building with 200 units.
- The property is designated “Communities”, “Designated Greenfield Area” and “Open Space” on Schedule 1 – City Concept; “Residential” and “Open Space” on Schedule A – General Land Use Designations of the Official Plan; and “Low/Medium Density Residential” and “Natural Heritage System” in the Mount Pleasant Secondary Plan (Area 51) as well as Mount Pleasant Secondary Plan Block Plan Area 51-2. An amendment to the Official Plan, including Secondary and Block Plans, is required to permit the proposed development.
- The property is zoned “Agricultural (A)” by City’s Zoning By-law 270-2004 as amended. This zone permits single detached residential dwellings, agricultural uses and accessory uses. A Zoning By-law Amendment is required to permit the proposed development.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

Background:

The lands subject to this application are located at 2247, 2257 and 2271 Mayfield Road. This application was received on November 27, 2020. It has been reviewed for completeness and found to be complete on December 16, 2020 in accordance with Section 22 (6.1) and Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on January 13, 2021.

Current Situation:Proposal (Refer to Appendix 1):

The application is proposing to amend the Official Plan and Zoning By-law. Details of the proposal are as follows:

- Proposed 8-storey retirement residence building with 200 units;
- Ground floor to have dining and amenity spaces for the residents, comprised of a dining hall and bistro, a fitness and beauty centre, a health centre, an arts and crafts centre, and outdoor amenity space at the rear of the building;

- Proposed floors 2 and 3 for Memory Care and Assisted Living residential units, including dining services for individuals who require medical care and assistance;
- Proposed floors 4 to 8 for Independent Living, comprised of studio, one-bedroom and two-bedroom units;
- Proposed outdoor amenity spaces by way of private terraces for each independent living unit, and shared terraces on floors 2 and 3 for residents with assisted care;
- Proposed Gross Floor Area (GFA) of 17,265 square metres;
- Proposed 106 parking spaces both at-grade and underground, including 26 surface parking spaces out of which 16 are visitor parking spaces and 2 accessible parking spaces, and 80 underground parking spaces out of which 4 are accessible parking spaces;
- Proposed right-in/right-out vehicular access from Mayfield Road, and a full moves access from the proposed Callahan Court.

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

The lands have the following characteristics:

- has a total site area of approximately 1.03 hectares (2.54 acres);
- rectangular-shaped parcel that is made up of three parcels which has a combined frontage of approximately 130 metres (427 feet) on Mayfield Road; and,
- are currently occupied by three single detached dwellings currently exist on each parcel of record;

The surrounding land uses are described as follows:

North: Mayfield Road, beyond which are agricultural lands located in the Town of Caledon;

South: lands that are part of the Natural Heritage System, beyond which are residential uses characterized by single detached dwellings;

East: lands that are part of the Natural Heritage System and future low-density residential uses; and,

West: lands that are part of the Natural Heritage System and existing residential uses characterized by single detached dwellings.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

Staff has noted the following specific considerations that will need to be addressed:

- Confirmation is required that the proposed development demonstrates that it contributes towards an age-friendly community and that it addresses the seniors housing site selection criteria (Section 7.2) of the City's Age-Friendly Strategy and Action Plan;
- Confirmation is required that the proposed accesses from Mayfield Road and future Callahan Court will adequately accommodate the traffic to the site without causing adverse impacts to the planned residential neighbourhood to the east;
- whether the proposed development demonstrates that it meets the criteria outlined in Section 3.2.8.5 of the Official Plan to exceed the maximum height and density limits;
- the proposed development shall be located outside of the natural heritage system;
- Whether adequate amenity area will be provided for the future residents; and,
- Whether there will be no shadowing impacts to the surrounding uses;

Further details on this application can be found in the Information Summary contained in Appendix 8. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments and commenting agencies on January 15, 2021 and to the property owners within 240 metres of the subject lands on February 11, 2021 as per Planning Act requirements. A notice of public meeting was also posted in Brampton Guardian Newspaper. This report, along with the complete application requirements including studies, has been posted to the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities 2019-2022:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision

This Report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will “Live the Mosaic.”

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan, including Secondary and Block Plans, as well as the Zoning By-law.

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Appendices:

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Block Plan Designations
- Appendix 6: Zoning Designations
- Appendix 7: Aerial & Existing Land Use
- Appendix 8: Information Summary