

**Date:** 2021-05-13

**Subject:** **OZS-2021-0012**

**Secondary Title: INFORMATION REPORT**

Application to Amend the Official Plan, Zoning By-Law, and Proposed Draft Plan of Subdivision)  
*(to permit the development of 287 townhouse units)*  
Glen Schnarr & Associates Inc. – Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd.  
10675 Mississauga Road  
Ward: 6

**Contact:** Himanshu Katyal, Development Planner, Planning and Development Services, [Himanshu.Katyal@brampton.ca](mailto:Himanshu.Katyal@brampton.ca) 905-874-3359, and Cynthia Owusu-Gyimah, Acting Manager, Planning and Development Services, [Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)

**Report Number:** Planning, Bld & Ec Dev-2021-533

**Recommendations:**

1. **THAT** the report titled: **Information Report:** Application to the Amend the Official Plan, Zoning By-law, and for a Draft Plan of Subdivision – **Glen Schnarr & Associates Inc. – Peel Regional Police Association/Mattamy Homes (Brampton North) Ltd. – 10675 Mississauga Road – Ward 6 (eScribe Number: Planning, Bld & Ec Dev-2021-533 and City file: OZS-2021-0012)**, to the Planning and Development Committee Meeting of June 7, 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 287 townhouse units consisting of 136 standard townhouses, 96 back-to-back townhouses and 17 rear-lane townhouses.**

- The property is designated “Residential” on Schedule A – General Land Use Designations, “Designated Greenfield Area” on Schedule 1 – City Concept, and “Private Commercial Recreation” on Schedule E – Major Recreational Open Space in the Official Plan.
- The property is designated “Low/Medium Density Residential”, “Medium Density Residential” and “Peel Regional Police Association Special Policy Area” in the Mount Pleasant Secondary Plan (Area 51) as well as Mount Pleasant Block Plan (Sub-Areas 51-1). An amendment to the Official Plan, Secondary Plan and Block Plan is required.
- The property is zoned “Agricultural – Section 249 (A-249)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal.
- 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 10675 Mississauga Road. This application was received on March 22, 2021. It has been reviewed for completeness and found to be complete in accordance with Section 22 (6.1), Section 34 (10.4), and Section 51(19.1) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on April 27, 2021.

### **Current Situation:**

#### Proposal (Refer to Appendix 1):

The applicant is proposing an amendment to the Official Plan, Zoning By-law and a Draft Plan of Subdivision. Details of the proposal are as follows:

- 55 standard townhouses with a lot frontage of 6.4 metres and building height of 3 storeys;
- 49 standard townhouses with a lot frontage of 7.01 metres and building height of 2 storeys;
- 164 back-to-back townhouses with a lot frontage of 6.5 metres and building height of 3 storeys;

- 19 rear lane townhouses with a lot frontage of 6.05 metres and building height of 3 storeys;
- A 3 metres wide walkway connecting to Kent Road;
- Two 4.5 metres wide buffer blocks along Mississauga Road;
- Proposed access points from Veterans Drive and extension of Hoxton Road.

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

The lands have the following characteristics:

- have a total site area of approximately 6.22 hectares (15.37 acres);
- Are located east of Mississauga Road, north of the intersection of Sandalwood Parkway West and Mississauga Road; and,
- Are generally rectangular in shape with a frontage of approximately 154.03 metres on Mississauga Road;
- Are occupied by a private recreational building.

The surrounding land uses are described as follows:

North: existing single detached dwellings and townhouses;

South: existing stacked townhouse dwellings to the southeast, and proposed high-rise mixed-use development to the southwest. Active development application with the file number OZS-2021-0002. Currently, the lands to the southwest are occupied by retail uses while rest of the lands remain vacant;

East: Veterans Drive, beyond which are lands subject to a future townhouse development; and,

West: Mississauga Road, beyond which are lands zoned for agricultural uses.

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 that the proposed development provides an appropriate transition between the existing residential uses to the north as well as the existing and proposed land uses to the south;
- Whether the proposed development demonstrates that it meets the criteria outlined in the Official Plan to exceed the maximum density limits; and,
- Confirmation is required that the traffic generated by this development can be adequately accommodated by the road network connecting to the subject lands.

The Information Summary contained in Appendix 8 provides detailed information about this application. 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 April 29, 2021, and property owners within a radius of 240 metres of the subject lands on May 7, 2021. The 240 metres notification provided by the City is double the notification requirement prescribed by the *Planning Act*. 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:**

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.

## 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, Zoning By-law and proposed Draft Plan of Subdivision.

Authored by:

Reviewed by:

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Approved by:

Submitted by:

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Richard Forward  
Commissioner of Planning and  
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David Barrick  
Chief Administrative Officer

## Attachments:

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