

Date: 2021-05-13

File: OZS-2021-0007

Title: **Information Report**
Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision
(To permit 261 residential units and a mixed-use medium density residential/commercial block)
Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd.
11687 Chinguacousy Road
Southeast corner of Chinguacousy Road and Mayfield Road
Ward: 6

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Report Number: Planning, Bld & Ec Dev-2021-350

Recommendations:

1. **That** the report titled: **Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd.**, 11687 Chinguacousy Road, Ward 6 (File: OZS-2021-0007), to the Planning and Development Committee Meeting of June 7, 2021, be received, and,
2. **That** 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 amend the Zoning By-law to permit the lands to be developed with 261 residential units and a mixed use medium density residential/commercial block.**

- **The Official Plan indicates that the lands are designated “Residential” and “Neighbourhood Retail” in Schedule A and Schedule A2 respectively. An amendment to the Official Plan is required.**
- **The Mount Pleasant Secondary Plan (Area 51) indicates that the property is designated “Neighbourhood Retail” and is listed as a Heritage Resource. An amendment to the Secondary Plan is required.**
- **The property is designated “Neighbourhood Commercial”, “NHS Channels/Buffer” and “Heritage Listed Resource” in Block Plan 51-2. An amendment to the Block Plan is required.**
- **The site is zoned *Agricultural – A*, which does not permit development to the extent proposed. An amendment to the Zoning By-law is required to facilitate 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:

This development application was received on March 26, 2021 and has been reviewed for completeness and found to be complete in accordance with the Planning Act. On May 10, 2021 a formal notice was issued deeming the application complete on May 7, 2021.

Current Situation:

Proposal:

The applicant is proposing to amend the Official Plan and Zoning by-law, and to subdivide the 8.06 ha (19.92 acre) property to permit a residential development that will include a mixed-use component.

Details of the proposal are as follows (see Appendix 1):

- A total of 261 residential lots including:
 - 22 single detached lots - lot width of 9.15 metre (30 ft.);
 - 8 single detached lots - lot width 11.6 (38 ft.);
 - 50 street townhouses – lot width 6.1 metres (20 ft.);
 - 70 dual frontage (rear-lane) townhouses – lot width 6.0 metres (20 ft.);
 - 110 back-to-back townhouses – lot width 6.4 metres; and,
 - 1 restored and relocated heritage house.
- A 1.03 hectare (2.55 acre) mixed-use, medium density/commercial block;
- 2 vehicular access points from Clockwork Drive located on the north and south side of Clockwork Drive;
- 3 pedestrian walkway blocks;

- 1 natural heritage system block;

Property Description and Surrounding Land-Use:

The site has the following characteristics:

- Is located at 11687 Chinguacousy Road on the southeast corner of Chinguacousy Road and Mayfield Road;
- Is divided by Clockwork Road;
- Has a total area of 8.06 hectares (19.92 acres);
- The portion of the site north of Clockwork Drive has frontage of approximately 116 metres (381 ft.) along Clockwork Road and 265 metres (869 ft.) along Chinguacousy Road;
- The portion of the site south of Clockwork Drive has frontage of approximately 114 metres (374 ft.) along Clockwork Road and 276 metres (905 ft.) along Chinguacousy Road;
- Has a listed heritage resource (Robert Hall House), and trees and low-lying vegetation and trees situated on the site.

The surrounding land uses are described as follows:

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

East: Single detached, townhouse units and a vacant parcel to be developed as a school site;

West: Chinguacousy Road, beyond are townhouses, a stormwater management pond and a future park; and,

South: Registered residential plan of subdivision currently under construction.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within a future Recommendation Report. At this time, staff has noted the following specific considerations that will need to be addressed:

- The appropriateness of the reduction of the amount of commercial development proposed shall be determined as part of this application.
- Appropriate conservation actions for the Robert Hall House shall be finalized as part of this application. These actions will be outlined in appropriate heritage documentation.

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 studies submitted by the applicant.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands, exceeding *Planning Act* requirements. Notice of this public meeting was also published in the *Brampton Guardian*. 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 a Recommendation Report.

Economic Development Implications:

Staff will review the application for any economic development implications and provide further comments at the Recommendation Report stage.

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 "A Well-run City (Good Government)" priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized 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 Zoning By-law.

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Attachments:

- Appendix 1: Concept Site Plan
- 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: Heritage Resources
- Appendix 8: Information Summary