

**Date:** 2021-07-02

**File:** OZS-2020-0037

**Title:** **Information Report**  
Application to Amend the Official Plan and Zoning By-law  
(To permit 150 residential units with a total of 174 parking spaces)  
**Gagnon Walker Domes Ltd. – 190532 Ontario Inc.**  
10785, 10799, 10807, 10817 McLaughlin Road  
East side of McLaughlin Road North, south of Van Scott Drive and  
north of Potters Wheel Gate  
Ward: 2

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**Report Number:** Planning, Bld & Ec Dev-2021-661

**Recommendations:**

1. **That** the report titled: **Application to Amend the Official Plan and Zoning By-law, Gagnon Walker Domes Ltd. – 190532 Ontario Inc.**, 10785, 10799, 10807, 10817 McLaughlin Road, Ward 2 (File: OZS-2020-0037), to the Planning and Development Committee Meeting of July 26, 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 150 residential units within two apartment buildings.
- The lands are designated *Residential* in the Official Plan. An amendment to the Official Plan is not required.

- The lands are designated *Low/Medium Residential* in the Northwest Sandalwood Parkway Secondary Plan (Area 2A). An amendment to the Secondary Plan is required to permit the proposed intensification of the lands.
- The lands are zoned *Agricultural – A*, which does not permit development to the extent proposed. An amendment to the Zoning By-law is required to facilitate this 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 30, 2021 and has been reviewed for completeness and found to be complete in accordance with the Planning Act. On May 18, 2021 a formal notice was issued deeming the application complete on April 21, 2021.

### **Current Situation:**

The applicant is proposing to amend the Official Plan and Zoning by-law to permit a residential development on the 0.7 hectare (1.75 acre) site.

Details of the proposal are as follows (see Appendices 1 to 1C):

- Two midrise buildings with a maximum height of 7-storeys;
- A total of 150 residential units including:
  - 67 one-bedroom units;
  - 83 two-bedroom units;
- A density of 214 units/hectare (86 units/acre);
- A total of 174 parking spaces:
  - 136 below grade parking spaces;
  - 38 surface parking spaces;
- 75 bicycle parking spaces; and,
- 1 full moves access on McLaughlin Road North.

### **Property Description and Surrounding Land-Use:**

The site has the following characteristics:

- Is municipally known as 10785, 10799, 10807 and 10817 McLaughlin Road North;
- Has a total site area of approximately 0.7 hectares (1.75 acres);

- Has frontage of approximately 121 metres along McLaughlin Road North and approximately 50 metres along Big Sky Road; and,
- Has 4 single detached dwellings currently located on the property.

The surrounding land uses are described as follows:

- North: A stormwater management pond, and single and semi-detached dwellings.
- East: A stormwater management pond, single detached residential dwellings, Big Sky Road, beyond are additional single detached dwellings.
- South: McLaughlin Road North, beyond are lands zoned *Floodplain* (i.e. Fletcher's Creek Tributary).
- West: Single detached dwellings.

#### 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 height and density on the site, and the impacts of shadows on the neighbouring properties will be explored.
- How the buildings are integrated into the existing neighbourhood will be further investigated.
- Confirmation that direct access to McLaughlin Road is appropriate.

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.

Authored by:

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**Attachments:**

- Appendix 1: Concept Site Plan
- Appendix 1A: North and East Elevations
- Appendix 1B: West Elevation
- Appendix 1C: Perspective Views
- 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: Information Summary