

**Date:** 2021-09-24

**File:** **OZS-2019-0007 & 21T-19017B**

**Subject:** **Recommendation Report**  
Application to Amend the Zoning By-law and Draft Plan of Subdivision  
(To permit 890 residential dwelling units, a public park, and a public road)  
**Daniels HR Corporation**  
Part of Block 1, Plan 43M-1927  
North side of Bovaird Drive, west of Creditview Road  
Ward 6

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**Report Number:** Planning, Bld & Ec Dev-2021-658

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law and Draft Plan of Subdivision, **Daniels HR Corporation**, Part of Block 1, Plan 43-1927, Ward 6 (OZS-2019-0007, 21T-19017B, and Planning, Building and Economic Development-2021-658), dated September 24, 2021 to the Planning and Development Committee Meeting of October 18, 2021 be received;
2. **THAT** the Zoning By-law Amendment and Draft Plan of Subdivision application submitted by Daniels HR Corporation, Ward 6, File: OZS-2019-0007 be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. **That** the amendments to the Zoning By-law, generally in accordance with Appendix 7 of this report, be adopted.

## **Overview:**

- **This application proposes a Draft Plan of Subdivision along with amendments to the Zoning By-law to permit the development of 890 residential dwelling units in various building forms. The proposed Draft Plan of Subdivision will create a four (4) residential blocks, two (2) open space blocks, one (1) service block, and a public road.**
- **The property is designated as “Residential” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “District Retail” on Schedule SP 51(a) of the Mount Pleasant Secondary Plan. The Secondary Plan designation permits medium and high density residential uses through a Zoning By-law Amendment. Amendments to the Official Plan and Secondary Plan are not required to permit the proposed development.**
- **The property is zoned “Residential Apartment A” with three separate site-specific sections (R4A-3522, R4A-3523, and R4A(H)-3524) by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the following amendments:**
  - **Maximum building height;**
  - **Adding stacked townhouses as a permitted use;**
  - **Minimum parking requirements; and**
  - **Creating an “Open Space” zone for a public park.**
- **A Statutory Public Meeting for this application was held on March 9, 2020. No members of the public were present and no written comments on the application were received prior to the Public Meeting. Details of the Statutory Public Meeting are included in Appendix 10 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**
- **The proposed Zoning By-law Amendment and Draft Plan of Subdivision represent good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.**

## **Background:**

This application was received on October 29, 2019 and was deemed to be Complete for the purposes of the Planning Act on November 19, 2019.

A Zoning By-law Amendment approved by the Local Planning Appeal Tribunal (LPAT) (now referred to as the Ontario Land Tribunal (OLT)) on July 10, 2017 (File: PL160478) rezoned the northern portion the subject lands to a “Residential Four A (Holding) – Section 3524 (R4A (H) – 3524)” designation, which permits various types of townhouse dwellings once the associated Holding provision is removed/lifted. Until the Holding provision is removed, only agricultural uses are permitted. This specific Zoning By-law specifies that the Holding provision was not to be removed until Phase 4 of the Lagerfeld Drive Municipal Class Environmental Assessment has been completed, with a preferred alignment chosen for the extension of Lagerfeld Drive to Mississauga Road.

## **Current Situation:**

### Proposal:

An application to Amend the Zoning By-law, and a Draft Plan of Subdivision has been filed to permit.

- Four (4) residential block for the development of 890 residential units comprised of 32 standard townhouse units, 39 stacked townhouses, 324 stacked back to back townhouse units, and 495 apartment units;
- Apartment units will be provided in a range of 6-15-storey buildings located along Bovaird Drive West;
- The creation of one (1) new public road, connecting Bovaird Drive West to Lagerfeld Drive;
- Two (2) open space blocks; and,
- One (1) servicing block.

### Property Description and Surrounding Land Use:

The land has the following characteristics:

- Located approximately to the northwest of the intersection of Bovaird Drive West and Creditview Road;
- Currently vacant as an open field; and,

- Site area of approximately 7.79ha (19.25 ac) a frontage of approximately 366 metres along Bovaird Drive West and is irregular in shape.

The surrounding land uses are described as follows:

North: Vacant lands planned for medium density residential uses, a stormwater management pond as well as the CN Railway. The future extension of Lagerfeld Drive is also to be routed along the north of the subject property boundary.

South: Bovaird Drive, beyond which is an existing residential area containing a mix of semi- and single-detached dwellings, and public secondary school.

East: Vacant lands planned for future development, followed by the Mount Pleasant Go Station.

West: Huttonville Creek Natural Heritage System (NHS).

### **Summary of Recommendations:**

This report recommends that Council approve the Draft Plan of Subdivision application and enact the Zoning By-law Amendment attached hereto as Appendix 7.

### Planning Analysis Summary:

Staff has reviewed the proposed Draft Plan of Subdivision and Zoning By-law Amendment and found that this application represents good planning, is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan. Staff has reviewed this application relative to the provisions prescribed within Section 2 and Section 51(24) of the Planning Act and advises that the proposed development satisfies these criteria. A detailed analysis of these policies can be found in Appendix 9 of this report.

### Parking Provisions:

The proposed Zoning By-law Amendment (see Appendix 7) contains a reduced visitor parking rate of 0.15 parking spaces per dwelling, excluding ground-oriented townhouses which provide 2 parking spaces. The Zoning By-law typically requires 0.20 visitor parking spaces per dwelling. Staff note that this visitor parking rate is permitted within the existing zoning for the site.

The proposed Zoning By-law Amendment also contains a provision that permits a reduction of residential parking spaces, up to a maximum of 48, in exchange for the

provision of car share parking spaces on the site. This provision will allow for a greater variety of transportation options for residents. The reduction in parking spaces will be determined during the Site Plan stage.

Planning staff recommend the inclusion of both these provisions within the Zoning By-law. Given the site's proximity to higher order transit services and the transit-oriented nature of the proposed development, these provisions will reduce emphasis on auto-oriented travel and encourage residents to embrace alternative modes of transportation.

#### Community Engagement:

The proposed Draft Plan of Subdivision and Zoning By-law Amendment were circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. A copy of all department/agency comments are included in Appendix 11 of this report. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on March 9, 2020. There were no delegations at the meeting and no written submissions were received. Details of this meeting are included in Appendix 10 of this report.

#### Rationale for Lifting the Holding Provision:

On June 16, 2021 the Ministry of the Environment, Conservation and Parks provided clearance of the Lagerfeld Drive Municipal Class Environmental Assessment. Therefore, staff recommends approval of this Zoning By-law amendment application without including the "H" symbol from the existing zoning. This would allow the applicant to proceed with the proposed residential development on lands.

#### **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.

**Term of Council Priorities:**

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposed development will provide a transit supportive, pedestrian friendly development.

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 have undertaken a thorough review of this application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the Draft Plan of Subdivision and Zoning By-law Amendment application represents good planning. This application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan. Staff therefore recommend that the proposed Draft Plan of Subdivision and Zoning By-law Amendment be approved.

Authored by:

Reviewed by:

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**Attachments:**

Appendix 1:	Concept Plan
Appendix 1A:	Draft Plan of Subdivision
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 4A:	Block Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Existing Land Use Plan
Appendix 7:	Draft Zoning By-law Amendment
Appendix 8:	Draft Conditions of Draft Plan Approval
Appendix 9:	Detailed Planning Analysis
Appendix 10:	Results of Public Meeting
Appendix 11:	Results of Application Circulation