

**Date:** 2021-11-12

**File:** OZS-2021-0007 and 21T-21003B

**Title:** **Recommendation Report**  
Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision  
(To permit 260 residential units and a mixed-use medium density residential/convenience commercial block, 3 walkway and servicing blocks, an entry feature block, a natural heritage system block and a buffer block)  
**Glen Schnarr & Associates Inc. – TFP Mayching Developments Ltd.**  
11687 Chinguacousy Road  
Southeast corner of Chinguacousy Road and Mayfield Road  
Ward: 6

**Contact:** Carmen Caruso, Central Area Planner, Development Services,  
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**Report Number:** Planning, Bld & Ec Dev-2021-1149

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report, 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 December 6, 2021, be received, and,
2. **THAT** the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates Inc. on behalf of TFP Mayching Developments Inc., Ward 6, Files OZS-2021-0007 & 21T-21003B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and confirms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and is consistent with the goals and objectives of the City's Official Plan, and for reasons set out in this Recommendation Report;

3. **THAT** it is determined that no further notice be given in respect of the proposal and that no further public meeting be held.
4. **THAT** the amendment to the Official Plan, including the Mount Pleasant Secondary Plan, generally in accordance with the Official Plan amendment attached as Appendix 12 of this report, be adopted;
5. **THAT** the amendment to the Zoning By-law, generally in accordance with the amending zoning by-law attached as Appendix 13 to this report, be adopted.

**Overview:**

- The applicant is proposing to develop the land with a 260 residential units, made up of single detached and townhouse dwellings, as well as a mixed use residential/commercial block.
- The Official Plan amendment proposes to remove the *Neighbourhood Retail* from Schedule A2 and re-designate the mixed-use residential commercial block to Convenience Retail. In addition, the Official Plan Amendment will amend the Mount Pleasant Secondary Plan (Area 51) to redesignate the *Neighbourhood Retail* designation to *Low/Medium Density Residential* and a *Mixed Use Area* designation.
- The site is currently Zoned Agricultural (A) by By-law 270-2004, as amended. The recommended zoning by-law in Appendix 13 will implement the proposed plan of subdivision.
- The Draft Plan of Subdivision proposes low to medium forms of residential dwellings that is consistent with the current provincial planning policy framework.
- A Statutory Public Meeting for this application was held on June 21, 2021. A number of members of the public attended and 2 made representation before the Planning and Development Committee. Written submissions were also received for this application. Details of the Public Meeting and written submissions are included in Appendix 9 and 10 of this report.
- This application represents good planning, is consistent with the Provincial Policy Statement and the City of Brampton Official Plan, and conforms to the Provincial Growth Plan, and the Region of Peel Official Plan.
- The proposal is consistent with the “2019-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal, which complements the Great Gulf subdivision to the south, is consistent with the direction of building complete communities to accommodate growth for people and jobs.

**Background:**

This 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 260 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.);
  - 69 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 which will include a minimum of 1600 square metres of commercial space;
- 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.

#### Summary of Recommendations:

This report recommends that Council approve the proposal to amend the Official Plan amendment and Zoning By-law amendment attached as Appendix 12 and Appendix 13, respectively. These documents are intended to implement the proposed draft Plan of Subdivision. In this regard, this report also recommends that the draft plan of subdivision be approved in principle, and that draft plan approval be issued in accordance with the Planning Act and generally in accordance with the conditions found in Appendix 14.

#### Planning Analysis Summary:

This application to amend the Official Plan and Zoning By-law, and for a draft plan of subdivision is consistent with the Provincial Policy Statement and the goals and objectives of the City's Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan and represents good planning.

The various studies submitted by the applicant in support of the application have been reviewed by the City as well as the circulated public agencies, demonstrating that the proposed development is appropriate from a technical perspective.

The proposed development represents a continuation of the existing Mount Pleasant community. The primarily medium density development, supports a more compact built form, and is suitable by making efficient use of land, infrastructure, and nearby planned and existing amenities. The amenities include schools, parks, recreational trails, transit and service commercial uses. The additional population that will be generated on the site, in conjunction with the mixed-use commercial block will help the City achieve its density target for *Designated Greenfield Areas* of 51 persons and jobs combined per hectare.

The appropriateness of reducing the size of the planned commercial for this site was justified in a commercial needs assessment study by the applicant's consultant. The results of the study was then peer reviewed by a consultant that was selected by the City. The respective consultants conclude that a reduction in the amount of planned commercial space is reasonable since there are a number of existing and planned commercial services in the area. The applicant is also proposing to provide a 1.03 hectare mixed use/medium density residential/convenience commercial block. The block will contain a minimum of 1,600 square metres of commercial space. This is reflected in the implementing documents.

The listed heritage resource known as the Robert Hall House is intended to be relocated and retained on the site. The house is a unique example of a 1.5 storey 19<sup>th</sup> century Georgian style residence with a high degree of craftsmanship and historical integrity. To ensure the long-term sustainability and use of the Robert Hall House, it will be relocated to a new lot within the proposed subdivision, and will be designated under Part IV of the Ontario Heritage Act at its new location.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 8 – Detailed Planning Analysis.

#### Matters of Provincial Interest:

##### *Planning Act:*

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed rezoning represents orderly development in a location that is suitable for growth and development due to its proximity to existing and planned transit options, and nearby recreational, community and commercial services.

##### *Provincial Policy Statement (PPS):*

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The proposed development optimizes the use of land and takes advantage of existing infrastructure within the settlement area, while contributing to the mix of residential uses offered in Brampton and in *Designated Greenfield Areas*. Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

##### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe:*

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) supports the achievement of complete communities through more compact building forms and opportunities to provide a diverse range of housing options. The proposed residential unit types, sizes and densities provide a diversity of housing options that will cater to a variety of income levels and housing needs. In addition, the future development of the mixed use residential/commercial block is an element that will also facilitate a complete community and further diversify the housing options. This development proposal conforms to the applicable sections of the Growth Plan.

#### Municipal Planning Documents:

##### *Region of Peel Official Plan:*

The Region of Peel Official Plan provides a long-term policy framework that is used to manage Peel’s growth and development. The intent of the Regional Official Plan is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner. The proposal conforms to relevant policies of the Regional Official Plan by directing urban redevelopment to within the urban boundary to help optimize the supply of available land.

### *City of Brampton Official Plan and Mount Pleasant Secondary Plan:*

The City's Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation and the environment. The applicant has applied to amend the Official Plan and the Mount Pleasant Secondary Plan, and has submitted the background studies to support the approval of this development application. These studies were reviewed by City staff and external agencies, and as a result of this review, it has been determined that the proposed development application is supportable generally based on the attached Official Plan amendment (Appendix 12), amending zoning by-law (Appendix 13) and the proposed plan of subdivision conditions (Appendix 14).

### Application Evaluation:

A detailed description of the evaluation of this proposal against existing provincial and municipal planning documents and policies can be found in Appendix 8 – Detailed Planning Analysis.

### Community Engagement:

The application was circulated to City Departments, external commenting agencies and property owners within 240 metres of the subject property, exceeding the Planning Act requirement of 120 metres for such applications. The correspondence received from residents and commenting agencies are included as Appendix 10 – Correspondence Received, and Appendix 11 – Results of Application Circulation. Notice signs were placed on the subject lands to advise members of the public that the development application to amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision was filed with the City.

A Statutory Public Meeting for this application was held on June 21, 2021. Two residents made representation before the Planning and Development Committee. A number of written submissions were also submitted with respect to this application. Details of the Statutory Public Meeting and the written submissions from residents are included in Appendix 9 and Appendix 10 of this report.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is accounted for in the approved operating budget.

#### Economic Development Implications:

The applicant submitted a Commercial Needs Assessment completed by Tate Economic Research Inc. to demonstrate that the amount of land designated for Neighbourhood Retail was larger than was needed to adequately service the area. According to the Official Plan, typical Neighbourhood Retail encompasses a group of retail establishments that generally range from 3,700 to 11,620 square metres (40,000 to 125,000 square feet). The subject site could accommodate more than 22,200 square metres (250,000 square feet), if fully developed as commercial, which is more in line with a District Retail designation.

Furthermore the consultant (JCWG) selected by the City to peer review the Commercial Needs Assessment confirmed that the 8.8 hectare site developed with a 22,200 square metre commercial development is excessive for the area and not optimal for retail development. Requiring an excessive amount of retail can make it difficult to attract businesses that are both viable and desired by the neighbourhood.

The inclusion of a day nursery as a permitted use for the site is supported. Providing adequate day care options across the City is essential to providing parents with the opportunity to participate in the workforce and is consistent with the City's Economic Recovery Strategy.

#### 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. The proposal satisfies this by efficiently using land and resources and providing opportunity for efficient growth within a *Designated Greenfield Area*. Several elements that are contributing fundamentals of a complete community, such as a mix of residential dwelling types, availability of recreational and commercial uses, safety, pedestrian comfort, design, and heritage preservation are integrated into this proposal.

#### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.' The proposed development supports Brampton 2040 Vision 3 for a Complete Neighborhood as it maintains, in conjunction with the complementing Great Gulf subdivision, the principles of a complete neighborhood by accommodating a variety of housing types and commercial uses to cater to the needs of the community. A portion of the site is designated as valleyland and a number of recreational opportunities are planned in the combined development.

#### **Conclusion:**

Staff recommends approval of the Official Plan and Zoning By-law amendment (attached as Appendix 12 and 13), as the following has been satisfied:

- The application is consistent with the Provincial Policy Statement, the goals and objectives of the Official Plan, and conforms to the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan;
- The proposed development provides an opportunity to direct growth to an existing settlement area and contribute to a range of housing and commercial options;
- The proposed development is located within an Designated Greenfield Area, in close proximity to transit options, amenities, and establishments on Queen Street East and downtown Brampton;

- The provisions of the Official Plan and Zoning Bylaw amendment, and the proposed plan of subdivision will facilitate compatibility with the existing neighbourhood; and,
- All technical requirements have been addressed through studies submitted in support of the proposal and approved by City staff

As a result of the above, the proposed development represents good planning and is in the public interest.

Authored by:

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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: Detailed Planning Analysis
- Appendix 9: Results of the Public Meeting
- Appendix 10: Correspondence Received
- Appendix 11: Results of Application Circulation
- Appendix 12: Draft Official Plan Amendment



- Appendix 13: Draft Zoning By-law Amendment
- Appendix 14: Draft Conditions of Draft Approval