

Date: 2021-11-12

Subject: **OZS-2021-0012**

Secondary Title: Recommendation Report

Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision
(to permit the development of 296 townhouse units)
Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd.
10675 Mississauga Road
Ward: 6

Contact: Himanshu Katyal, Development Planner III, Development Services Division, (905) 874-3359), himanshu.katyal@brampton.ca; and, Cynthia Owusu-Gyimah, Acting Manager, Development Services Division, (905) 874-2064), cynthia.owusugyimah@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-1157

Recommendations:

1. **THAT** the report titled: **Recommendation Report, Application to amend the Official Plan, Zoning By-law, and Proposed Draft Plan of Subdivision Glen Schnarr & Associates Inc. – Mattamy Homes (Brampton North) Ltd. Ward: 6 (Report No.: Planning, Bld & EcDev-2021-1157 And File OZS-2021-0012)** to the Planning and Development Committee Meeting of December 6, 2021, be received; and,
2. **THAT** the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Glen Schnarr & Associates on behalf of Mattamy Homes (Brampton North) Ltd., Ward: 6, File: OZS-2021-0012, as revised, 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 and the Region of Peel Official Plan and the City's Official Plan, for the reasons set out in this Recommendation Report; and,
3. **THAT** the amendments to the Official Plan, attached as Appendix 11 to this report be adopted;

4. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted.
5. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment to Section 34(17).

Overview:

- **This report recommends approval of an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application to develop the lands to permit 296 townhouse units.**
- **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). The draft Official Plan Amendment attached as Appendix 11 will permit the increased density at this location.**
- **The property is zoned “Agricultural – Section 249 (A-249)” by By-Law 270-2004, as amended. The draft Zoning By-law Amendment attached as Appendix 12 will implement the proposed residential uses with site-specific setback, height and other relevant zoning provisions;**
- **The proposed Official Plan and Zoning By-law Amendments represent good planning, are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe, and the Region’s Official Plan.**
- **A Statutory Public Meeting for this application was held on June 7, 2021. No members of the public were in attendance at the Statutory Public Meeting. Written submission from four landowners were received. Details of the Statutory Public Meeting and response to the landowner’s concerns are included in Appendix 9 – Results of Public Meeting.**
- **The application was circulated to relevant City departments and external agencies for their review. Results of application circulation are included in Appendix 10 – Results of Application Circulation.**

- **The proposal is consistent with the “2018-2022 Term of Council Priorities” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete and sustainable communities to accommodate growth for people.**

Background:

The lands subject to this application are located at 10675 Mississauga Road. This application was submitted by Glenn Schnarr & Associates Inc. on behalf of Mattamy Homes (Brampton North) Ltd. who purchased the lands from Peel Regional Police Association. The application was received on October 16, 2020.

The application was deemed 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:

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

- 63 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;
- 184 back-to-back townhouses with a lot frontage of 6.5 metres and building height of 3 storeys;
- A 9 metres wide walkway block 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.

Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision:

Official Plan Amendment, Secondary Plan Amendment and Block Plan Amendment

The Official Plan Amendment recommended for approval amends Schedules in the Official Plan, Mount Pleasant Secondary Plan and Mount Pleasant Block Plan.

The proposed amendment to the Official Plan involves deleting the “Private Recreation” designation from Schedule E of the Official Plan which currently applies to the former Peel Regional Police Association’s banquet hall.

The proposed amendment to the Secondary Plan and Block Plan involve re-designating the portion of the lands from “Low/Medium Density Residential” to “Medium Density Residential” to permit the proposed development.

For a detailed analysis of the Official Plan Amendment recommended for approval, please refer to Appendix 8 – Detailed Planning Analysis and Appendix 11 – Draft Official Plan Amendment.

Draft Plan of Subdivision:

The proposed draft plan of subdivision (refer to Appendix 1) consists of:

- A total of 296 dwelling units comprising:
 - 63 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;
 - 184 back-to-back townhouses with a lot frontage of 6.5 metres and building height of 3 storeys;
- Other features include:
 - A 9 metres wide walkway block connecting to Kent Road;
 - Two 4.5 metres wide buffer blocks along Mississauga Road;
 - An internal road network with proposed access points from Veterans Drive and extension of Hoxton Road.

Application to amend the Zoning By-law:

The property is zoned “Agricultural – Section 249 (A-249)” by By-Law 270-2004, as amended. This Zone permits agricultural uses, a sawmill, a community club and purposes accessory to the other permitted purposes.

This Zoning By-law amendment proposes to rezone the property to four site-specific “Residential Townhouse (RE3)” Zones as well as rezone landscape buffers as “Open Space” (OS). The Zoning By-law Amendment includes site-specific zoning provisions,

including but not limited to, lot area, lot width, yard depths and setbacks, building height and amenity area for the various types of proposed townhouse units. The detailed planning analysis (Appendix 8) includes a detailed overview of the Zoning By-law Amendment. Other development standards are also included in the proposed by-law amendment as shown in Appendix 12 – Draft Zoning By-law Amendment.

Property Description and Surrounding Land Use (refer to Appendix 6 – Aerial and Existing Land Uses):

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 as well as on Veterans Drive;
- 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 currently under review (application 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.

Summary of Recommendations:

This report recommends that Council approve the proposed residential development. It further recommends that Council adopt the amendment to the Official Plan and Zoning By-law attached to this report generally in accordance with Appendices 11 and 12. The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan.

Planning Analysis Summary:

This proposal has regard for matters of provincial interest that are set out in the Planning Act. The proposed development adequately and efficiently uses existing infrastructure for communication, transportation, sewage and water services as well as waste management system. The proposed development is consistent with the general vision and intent of the Official Plan. The proposed development will be transit-supportive, offer a pedestrian-friendly design with high quality architectural treatment.

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 is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan.

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 development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services as well as waste management system. It also ensures the orderly development of safe and healthy communities by providing a medium density residential development that is generally consistent with the planned land use function while also encouraging density according to relevant provincial and regional policies. The development offers a range of townhouse units that will serve a diverse range of income and age groups. Further, the proposed development will provide direct access to transit and a pedestrian-friendly site design that will encourage active transportation. This site provides an ideal location for the proposed development as it is well-served by transit and services that will support this medium-density development. The architectural and landscape design will offer a built-form that is well-designed and encourages a sense of place.

Provincial Policy Statement (2020):

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. While the proposed development proposes an increase in

density, it satisfies the criteria required by the City's Official Plan to permit an increase in density. The proposed development optimizes the use of land and takes advantage of existing transit and servicing infrastructure within a designated greenfield area. Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement (PPS).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) supports the achievement of complete communities through a compact built form in settlement areas and access to transit. The proposed development adds to the diverse mix of residential dwelling sizes, utilizes existing transit and servicing infrastructure and offers a compact built-form that will create a high-quality public realm. Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the "Urban System" and "North West Brampton Urban Development Area", as well as "Designated Greenfield Area".

The proposed development conforms to the "Urban System" designation with respect to directing urban development on lands within the 2031 Regional Urban Boundary and planning for complete communities that provide access to transit. Further, the development conforms to the "Designated Greenfield Area" designation as it utilizes the existing servicing and transit infrastructure, provides a compact built form, offers direct access to transit, and incorporates a site design that integrates well with the surrounding neighbourhood and supports active transportation.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in May 2021, exceeding the Planning Act requirements of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 10 – Results of Application Circulation to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision has been filed with the City.

A statutory public meeting for this application was held on June 7, 2021. There were no members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from four landowners were received. Please refer to Appendix 9 – Results of Public Meeting for details of the statutory public meeting.

Corporate Implications:

Economic Development Implications:

There are no Economic Development Implications with this residential development application.

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 to amend the Official Plan, Zoning By-law and Draft Plan of Subdivision is consistent with the “A City of Opportunities” theme. The proposal will result in the development of an underutilized plot of land, and will add to the diversity of housing options that are offered in Brampton. It will be consistent with the planned function as defined in the Official Plan, provide access to a transit supportive development, and is an example of efficient use of land and resources within designated greenfield areas.

Conclusion:

This report recommends that Council enact the Official Plan and Zoning By-law Amendments attached hereto as Appendices 11 and 12, as the following matters have been satisfied:

- The proposed development represents the efficient and orderly development of the lands for residential purposes in a designated greenfield area, resulting in a compact built form, access to transit and utilizes existing servicing infrastructure;
- The proposed development will contribute towards the creation of complete communities by providing a range of townhouse units in a medium density residential development;
- The application is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan; and,
- As confirmed through the circulation of the application, all financial and technical requirements have been addressed.

Authored by:

Himanshu Katyal, MPI., MCIP, RPP
Development Planner III
Planning, Building & Economic
Development

Approved by:

Richard Forward, MBA, M.Sc., P.Eng
Commissioner
Planning, Building & Economic
Development

Reviewed by:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building & Economic Development

Submitted by:

David Barrick
Chief Administrative Officer

Appendices:

- Appendix 1: Concept 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: Block Plan Designations
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Results of the Public Meeting
- Appendix 10: Results of the Application Circulation
- Appendix 11: Official Plan Amendment
- Appendix 12: Zoning By-law Amendment
- Appendix 13: Conditions of Draft Approval