

**Date:** 2021-10-20

**Subject:** **Information Report, Application to Amend the Official Plan and Zoning By-law, City of Brampton, 140 & 150 Howden Boulevard, Ward: 7, File: OZS-2021-0031**

**Secondary Title:** Application to Amend the Official Plan and Zoning By-law

**Contact:** Alex Sepe, Development Planner, Planning and Development Services, 905-874-3557, [Alex.Sepe@Brampton.ca](mailto:Alex.Sepe@Brampton.ca) ; and Steve Ganesh, Manager, Planning and Development Services, 905-874-2089, [Steve.Ganesh@Brampton.ca](mailto:Steve.Ganesh@Brampton.ca)

**Report Number:** Planning, Bld & Ec Dev-2021-1118

**Recommendations:**

1. **THAT** the **Information Report** from, Alex Sepe, Planning and Development Services, dated October 20<sup>th</sup>, 2021, to the Planning and Development Services Committee Meeting of December 6<sup>th</sup>, 2021 entitled “Information Report, Application to Amend the Official Plan and Zoning By-Law, City of Brampton, 140 & 150 Howden Boulevard, Ward: 7, File: OZS-2021-0031” be received; and,
2. **THAT** Planning and 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 purpose of the application is to facilitate an Official Plan and Zoning By-law amendment to permit the development of a new Howden Recreation Centre and the relocation of a new soccer field at Lester B. Pearson Catholic Elementary School.**
- **On April 19<sup>th</sup>, 2021 a Memorandum of Understanding (MOU) was executed between the City of Brampton and the Dufferin-Peel Catholic District School Board to facilitate a 1:1 land exchange between 140 and 150 Howden Boulevard. The land exchange will create new property boundaries to facilitate the relocation and construction of the Howden**

**Recreation Centre and Lester B. Pearson Catholic Elementary School soccer field.**

- **Lester B. Pearson Catholic Elementary School is located at the address municipally known as 140 Howden Boulevard. The subject parcel is designated “Residential” in Schedule A of the City of Brampton Official Plan and sub-designated “Elementary School” in the Bramalea Secondary Plan (SP3). The property is zoned “Institutional 1” as per City of Brampton Zoning By-law 270-2004.**
- **The Howden Recreation Centre is located at the address municipally known as 150 Howden Boulevard. The subject parcel is designated “Open Space” in Schedule A of the City of Brampton Official Plan and sub-designated “Recreation Open Space” in the Bramalea Secondary Plan. The property is zoned “Open Space” as per City of Brampton Zoning By-law 270-2004.**
- **This Information Report and the associated public meeting facilitate compliance with the Strategic Plan’s “Good Government” priority, with respect to educating and engaging citizens in an open and accountable way.**

**Background:**

The City of Brampton Park Planning and Development Division submitted an Official Plan and Zoning By-law Amendment on behalf of the City’s Recreation Planning section and the Dufferin-Peel Catholic District School Board. This application has been reviewed for completeness and found to be in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on July 26<sup>th</sup>, 2021.

**Current Situation:**

- The applicant is proposing to amend the Official Plan, Secondary Plan and Zoning By-law to accommodate a land exchange between the City of Brampton and the Dufferin Peel Catholic District School Board. Details of the proposal are highlighted below.
- The City of Brampton owns and previously operated a recreation facility known as the Howden Recreation Centre on the lands municipally addressed as 150 Howden Boulevard. The Dufferin-Peel Catholic District School Board owns and operates the Lester B. Pearson Catholic Elementary School on the lands municipally addressed as 140 Howden Boulevard.

- The previous Howden Recreation Centre was demolished. This development application contemplates the construction of a new recreation centre located north of the previous location. A portion of the area where the proposed recreation centre will be located is currently owned by the Dufferin Peel Catholic District School Board.
- The proposed school soccer field will be located south of the existing Lester B. Pearson Catholic Elementary School property limits, on an area currently owned by the City of Brampton.
- To accommodate the re-location of the recreation centre and soccer field, the City of Brampton Recreation Division and Dufferin-Peel Catholic District School Board agreed to a 1:1 land exchange.
- The land exchange will allow the City to construct the Howden Recreation Centre north of its previous location and will permit the School Board to construct a soccer field south of its existing property boundary. The land exchange will reconfigure the current property boundaries for 140 and 150 Howden Boulevard.

#### Property Description and Surrounding Land Use (Refer to Appendix 2)

The lands have the following characteristics:

- The site located at 140 Howden Boulevard has a total area of approximately 3 ha (7.4 acres) with frontage on Howden Boulevard.
- 140 Howden Boulevard currently contains Lester B. Pearson Catholic Elementary School.
- The site located at 150 Howden Boulevard has a total area of approximately 4.3 ha (11 acres) with frontage Howden Boulevard.
- 150 Howden Boulevard is currently vacant, the previous Howden Recreation Centre has been demolished.

The surrounding land uses are described as follows:

North: Existing single-detached residential homes;

South: Existing single-detached residential homes and Hanover Public School;

East: Several existing residential townhome blocks, Central Park Baptist Church and Rowntree Montessori School; and

West: Existing single-detached residential homes.

## 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 is currently underway and will be discussed within the future Recommendation Report to Committee.

On July 29<sup>th</sup>, 2021 the City of Brampton received correspondence from a representative for the Mississauga's of the Credit First Nation (MCFN) regarding the archaeological assessment submitted for the subject development. City staff provided the requested documents to the MCFN representative for their review and comment. On October 18<sup>th</sup>, 2021 the City received confirmation from the MCFN representative that they have no concerns with the provided materials or proposal.

Further details on this application can be found in the Information Summary contained in Appendix 9. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant. As the land uses contemplated through this application are existing and are only being revised through modest adjustment to their boundaries, certain technical studies (i.e. functional servicing report and traffic impact study) are not deemed to be need in association with this rezoning application, and will rather be reviewed and finalized through the later site plan approval process that is required for the physical changes to the sites.

### Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands as per Planning Act requirements. This report, along with the complete application requirements, including studies, have also 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 the future Recommendation Report.

#### Economic Developmetn Implications:

There are no implications to Economic Development related matters from this development application.

### **Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-run City (Good Government)” priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

**Conclusion:**

Authored by:

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Development Planner, Development Services

Reviewed by:

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Allan Parsons, MCIP, RPP  
Director, Development Services

Approved by:

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

Submitted by:

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David Barrick  
Chief Administrative Officer  
City of Brampton

**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: Propane Facilities
- Appendix 9: Information Summary