

**Date:** 2020-09-11

**Subject:** **C04W14.010**

**Secondary Title:** Recommendation Report  
Application to Amend the Zoning By-law (To permit 44 townhouse units)  
Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning  
Part of Lot 14, Concession 4, W.H.S. Part 1, 43R-38051  
North of Sandalwood Parkway and east side of Veterans Drive  
Ward: 6

**Contact:** Himanshu Katyal, Development Planner, Development Services Division, (905) 874-3359), himanshu.katyal@brampton.ca and, Carmen Caruso, Manager, Development Services Division , (905) 874-2058), carmen.caruso @brampton.ca

**Report Number:** Planning, Building and Economic Development-2020-094

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report, Application to amend the Zoning By-law, Mattamy (Brampton North) Homes Ltd. – Korsiak Urban Planning Ward: 6 (Planning, Building and Economic Development-2020-094 and File C04W14.010)** to the Planning and Development Committee Meeting of October 5, 2020, be received; and,
2. **THAT** the Zoning By-law Amendment application submitted by Korsiak Urban Planning on behalf of Mattamy (Brampton North) Homes Ltd., Ward: 6, File: C04W14.010, 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 Zoning By-law, generally in accordance with the attached Appendix 11 to this report be adopted.

**Overview:**

- This report recommends approval of a Zoning By-law Amendment application to develop the lands to permit 44 townhouse units.
- The subject property is zoned “Agricultural A - Section 249 (A-249)” by By-law 270-2004, as amended. The draft Zoning By-law attached as Appendix 11 will implement the proposed townhouse uses following enactment.
- The proposed Zoning By-law represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region’s Official Plan and the City of Brampton Official Plan.
- A Statutory Public Meeting for this application was held on September 10, 2018. No members of the public were in attendance at the Statutory Public Meeting. Written submissions from six residents were received. Details of the Statutory Public Meeting are included in Appendix 8 – Results of the Public Meeting of this report.
- 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.
- The proposal directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods.

**Background:**

The current development application was submitted by Korsiak Urban Planning on behalf of Mattamy (Brampton North) Limited on May 16, 2018.

The application was deemed to be complete on June 12, 2018 in accordance with Section 34 (10.4) of the *Planning Act*.

## **Current Situation:**

### Proposal:

This application to amend the Zoning By-law proposes the development of 44 townhouse units. Further details of the proposal are outlined below (also refer to Appendix 1 – Concept Plan):

- A total of 44 dwelling units of three-storey in height, with minimum dwelling unit widths of 6.0 metres (20 feet);
- a 2.5 hectare (6.17 acre) Natural Heritage System Block associated with Huttonville Creek Sub-watershed System; and,
- an internal road network including one proposed full moves access, and a secondary emergency access from Veterans Drive.

### Application to Amend the Zoning By-law:

The subject property is zoned “Agricultural A - Section 249 (A-249)” by By-law 270-2004, as amended. Uses permitted in this zone include:

- agricultural uses,
- a single detached dwelling,
- a group home type 1 or a type 2,
- a cemetery,
- an animal hospital,
- a kennel,
- a home occupation,
- a sawmill,
- a community club, and
- purposes accessory to other permitted uses.

This Zoning By-law amendment rezones the property to a site specific Residential Townhouse – R3B zone, and a ‘Floodplain’ (F) Zone to permit the proposed townhouse uses and to protect the 2.5 hectare Natural Heritage System Block located to the east of the property. Other development standards are also included in the proposed by-law as shown in Appendix 11 – Zoning By-law Amendment.

Property Description and Surrounding Land Use (refer to Appendix 7 – Aerial & Existing Land Use):

The subject property has the following characteristics:

- Is located on the east side of Veterans Drive, north of Sandalwood Parkway;
- Has a site area of approximately 3.52 hectares (8.6 acres);
- Has a frontage of approximately 150 metres along the east side of Veterans Drive; and,
- Is currently vacant.

The surrounding land uses are described as follows:

North: existing townhouse and single detached dwellings;

South: Vacant lands zoned to permit an apartment building at the corner of Veterans Drive and Sandalwood Parkway, and lands associated with Huttonville Creek Subwatershed System;

East: Vacant land associated with Huttonville Creek Subwatershed System; and,

West: Veterans Drive, beyond which is an office use.

Summary of Recommendations:

This report recommends that Council approve the proposal for the 44 townhouse units and adopt the Zoning By-law attached to this report generally in accordance with Appendix 11. The proposal and implementing document represents good planning, 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's 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 ensures the orderly development of safe and healthy communities as well as adequate provision of a full range of housing through the proposed townhouse units. The townhouse units introduce an appropriate transition from the proposed apartment building to the south to the existing low density residential uses to the north. Further, the proposed development also protects the features and function of significant ecological systems and natural areas by rezoning a 2.5 hectare portion of the property to a 'Floodplain' (F) Zone.

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 Zoning By-law Amendment is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City's Official Plan, and the Mount Pleasant Secondary 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 rezoning represents the orderly development of safe and healthy communities as it provides an appropriate transition from the future apartment building to the south to the existing low rise residential uses to the north. Further, the proposed Zoning By-law Amendment represents the appropriate location of growth and development as it is located within proximity to transit options and is consistent with the permitted uses within the secondary plan.

##### *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. 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 (2019):*

The Growth Plan for the Greater Golden Horseshoe (the Growth Plan) supports the achievement of complete communities through a compact built-form and a diverse range of housing options. It encourages the achievement of a more compact built-form in designated greenfield areas. Further, it also requires that there are no negative impacts on key natural heritage features. The proposed development provides a compact built-form that utilizes the existing infrastructure for servicing, is transit supportive and is well-designed. It also protects the lands that are part of the Natural Heritage System by rezoning them to a 'Floodplain' (F) zone.

### *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” designation of the Regional Official Plan. The proposed development conforms to the “Urban System” designation with respect to directing urban development on lands within the 2013 Regional Urban Boundary and planning for complete communities that provide access to retail uses and transit. Further, the proposed development also conforms to the “North West Brampton Urban Development Area” designation as it can be supported by the existing road network, transit system and the servicing infrastructure.

### *City of Brampton Official Plan, Mount Pleasant Secondary Plan (Area 51) and Mount Pleasant Block Plan (Area 51-1):*

The City of Brampton Official Plan, the Mount Pleasant Secondary Plan (Area 51) and Mount Pleasant Block Plan (Area 51-1) are intended to guide development and infrastructure decisions on issues related to land use, built form, design, transportation and the environment. Staff is satisfied that this proposal conforms to the overall intent of the City’s Official Plan with respect to greenfield area development, compact built-form, diversity of housing options and access to transit. The proposed development is consistent with the policies of Mount Pleasant Secondary Plan (Area 51) and Mount Pleasant Block Plan (Area 51-1).

### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in August 2018, exceeding the Planning Act requirement 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 Zoning By-law has been filed with the City.

A Statutory Public Meeting for this application was held on September 10, 2018. There were no members of the public in attendance to speak to this item at the Statutory Public Meeting. Written correspondences from six members of the public were received. Please refer to Appendix 9 – Results of Public Meeting for details of the Statutory Public Meeting.

## **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 to amend the Zoning By-law is consistent with the “A City of Opportunities” theme. The proposal will result in the development of a vacant piece of land and will add to the diversity of housing options that are offered in Brampton. It will provide access to natural heritage areas and a transit supportive development, and is an example of efficient use of land and resources within the greenfield areas.

### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods. This development is located in a designated greenfield area and will realize the goals of a complete community by providing a compact-built form, access to transit, proximity to daily amenities and recreation, and by protecting the natural heritage. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

## **Conclusion:**

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 11, as the following has been satisfied:

- the proposed development represents the efficient and orderly development of the lands for residential purposes, resulting in a compact built form that will contribute positively to the existing housing supply and mix of land uses in the surrounding Mount Pleasant community;
- the built form townhouse typology is appropriate in the context of the larger Mount Pleasant community;
- the proposed development is consistent with the intent and vision for the Mount Pleasant Secondary Plan as a complete and transit-oriented community;

- the applications are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe, the Region's Official Plan as well as the City of Brampton Official Plan; and,
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands, represent good planning and are in the public interest.

Authored by:

Reviewed by:

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Approved by:

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Chief Administrative Officer

## **Attachments:**

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