

Date: 2022-04-27

Subject: **RECOMMENDATION REPORT**

Secondary Title: Application to Amend the Zoning By-Law
(To permit a residential development consisting of 105 townhouse units)
Mattamy (Credit River) Limited - Korsiak Urban Planning
10201 Mississauga Road and 0 Mississauga Road
East of Mississauga Road, South of Canadian National Railway Line
Ward: 6

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Report Number: Planning, Bld & Ec Dev-2022-452

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to amend the Zoning By-law, **Mattamy (Credit River) Limited - Korsiak Urban Planning Inc.**, 10201 Mississauga Road and 0 Mississauga Road, Ward 6 (File: OZS-2020-0004), dated April 5, 2022, to the Planning and Development Committee Meeting of May 16, 2022 be received;
2. **THAT** the application to amend the Zoning By-law, submitted by Korsiak Urban Planning Inc. - Mattamy (Credit River) Limited. Ward: 6, Files OZS-2020-0004, be approved on the basis that it represents good planning, including that it 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 for the reasons set out in this report;
3. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted.

4. **THAT** no further public notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*.

Overview:

- The applicant is proposing to amend the zoning of a portion of the subject lands to facilitate the development of 105 townhouse units.
- The property is designated “Residential” in the Official Plan. An Official Plan Amendment is not required.
- The property is designated “Medium Density Residential”, “Special Policy Area 1” and “Mixed Use Area 5” in the Secondary Plan. A Secondary Plan Amendment is not required.
- The property is zoned “Agricultural (A)” by By-Law 270-2004, as amended. The draft Zoning By-law Amendment attached as Appendix 12 will implement the proposed residential uses.
- A Statutory Public Meeting for this application was held on June 8, 2020. Five (5) written submissions were received. 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 represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the City of Brampton Official Plan.

Background:

The lands subject to this application are located at 10201 Mississauga Road and 0 Mississauga Road. This application was submitted by Korsiak Urban Planning Inc. on behalf of Mattamy (Credit River) Limited. The application was received on January 27, 2020.

The application was deemed to be complete in accordance with Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on

February 5, 2020. The application was heard at a Public Meeting on Jun 8, 2020.

When the application was initially submitted in January 2020, the proposal consisted of 237 dwelling units including three-storey street townhouses, two-suite back-to-back townhouses, traditional back-to-back townhouses and half-back (no rear access) townhouses with a density of 42 units per hectare. A total of 157 surface parking spaces were proposed including 65 spaces for visitors and 92 spaces for residents. One 0.3 hectare public park is proposed at the southwest corner of the site, abutting the Natural Heritage System to the west of the site along with two private amenity areas. Two permanent vehicular accesses were proposed with one from Mississauga Road and another from the future Lagerfeld Drive extension. The subject property is Block 9 on a Draft Plan of Subdivision (21T-10022B). The Draft Plan was registered in 2013 as Plan 43M-1927 excluding Block 9. To secure the construction of Lagerfeld Drive from the existing cul-de-sac up to Mississauga Road staff is working with the applicant to bring Block 9 into the registered plan through a draft plan amendment process.

It is noted that following the Public Meeting, the applicant has amended the application a few times to make changes to improve the site layout and also address staff concerns related to vehicular site access. However, the overall unit count remains less than what was presented at the Public Meeting and the building typology of townhouses remain. Therefore in staff's opinion, these changes are considered to be minor and do not require additional public notice.

Current Situation:

Proposal:

The applicant is proposing to amend the Zoning By-law to permit a residential townhouse development on a portion of the site (See Appendix 12). It is expected that the remaining portion of the site will be developed under a future Zoning By-law Amendment application.

Details of the proposal are as follows:

- To develop a total of 105 townhouse units and achieve a net residential density of 33.5 units per hectare including 7 dual frontage townhouses, 45 back to back townhouses and 53 street townhouses all three storeys in height
- To provide a temporary road connection from Mississauga Road (right in, right out) and a future private road connection from Lagerfeld Drive
- To provide a total of 221 residential parking spaces for residents in private garages and driveways and 45 visitor parking spaces
- To create a 0.3 hectare Open Space block

Future Development and Region-Owned Lands

The two properties adjacent to the subject site on the west side (10185 & 10179 Mississauga Road) are owned by the Region of Peel for the purpose of accommodating the Mississauga Road overpass project. The Region has indicated they are to be identified as a non-participating landowner for this rezoning application. The Regional lands along with the remaining lands owned by the applicant as shown on Appendix 1 are being held for future development to coordinate in the future with the Region or future landowner.

Application to Amend the Zoning Bylaw:

The property is zoned “Agricultural (A)” by By-Law 270-2004, as amended. This Zone permits agricultural uses (purposes as denied in Section 5 of the by-law), non-agricultural uses including a single detached dwelling, supportive housing residence type 1 or type 2, a cemetery, an animal hospital, a kennel, a home occupation and accessory uses.

This Zoning By-law Amendment proposes to rezone the property to “Residential Townhouse A – Section 3629 (R3A-3629)”, “Agricultural Section 3630 – (A-3630)”, and “Open Space (OS).” The Zoning By-law Amendment includes site-specific zoning provision including but not limited to, lot area, lot width, yard depths and setbacks, building height and amenity area for the proposed townhouses and back-to-back townhouse dwellings.

A “Holding (H)” provision will apply to part of the site to ensure that residential permissions are not applied until the applicant fulfils its obligation related to the delivery of a Lagerfeld Drive extension to Mississauga Road.

The detailed planning analysis (Appendix 9) 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:

- has a total site area of approximately 5.67 hectares (14.0 acres) and the phase 1 land is 3.13 hectares (excluding the public right-of-way);
- is irregular shaped bounded by CN Railway to the North, Mississauga Road to the west, Natural Heritage System to the south and west;
- has a frontage of approximately 193 metre on Mississauga Road and 118 metre on the future Lagerfeld Drive Extension and,

- is currently vacant

The surrounding land uses are described as follows:

North: Canadian National (CN) Railway, beyond which is an existing residential neighbourhood

South: Future extension of Lagerfeld Drive, beyond which is Natural Heritage System

East: Nature Heritage System, beyond which is an approved medium density residential development; and,

West: Mississauga Road, beyond which are agricultural lands that have been recently approved for a mix of residential and commercial uses.

Summary of Recommendations

This report recommends that Council approve the proposed residential development. It further recommends that Council adopt the amendment to the Zoning By-law attached to this report generally in accordance with Appendix 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 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 9 – 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. The development offers a range of townhouse units that will serve a diverse range of income and age groups. The proposal 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 location of the site is considered appropriate for intensification as it will take advantage of the existing infrastructure capacity and public service facilities including transit, which avoids unnecessary land consumption and servicing costs. 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 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.

Municipal Planning Documents:

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” on Schedule D – Regional Structure in the Regional of Peel Official Plan, which consists of lands included within the 2031 Regional Urban Boundary.

The proposed development conforms to the “Urban System” and “North West Brampton Urban Development Area” 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.

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. Staff has evaluated the proposal and is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Community Engagement:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in May, 2020 exceeding the Planning Act requirements of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 11 – 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 June 8, 2020. There were no members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from three landowners were received. Please refer to Appendix 10 – Results of Public Meeting for details of the statutory public meeting.

Corporate Implications:

Economic Development Implications

There are no Economic Development 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 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 the Greenfield area.

Living the Mosaic – 2040 Vision

This proposal directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

Conclusion:

Staff is satisfied that the Zoning By-law Amendment application represents good planning. The proposal provides an opportunity to develop underutilized parcel of land within an area designated for growth. The proposed development in its compact form will add to the available housing mix in the City.

This application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, and the Peel Region Official Plan. Staff therefore recommend that the proposed Zoning By-law Amendment be approved in principle.

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Attachments:

Appendix 1:	Concept Plan
Appendix 1A:	Previous 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:	Potential Ultimate Buildout Plan
Appendix 9:	Detailed Planning Analysis
Appendix 10:	Results of the Public Meeting
Appendix 11:	Results of the circulation
Appendix 12:	Zoning By-law Amendment
Appendix 13:	Sustainability Snapshot