

Date: 2022-04-07

File: **OZS-2021-0031**

Subject: Recommendation Report
Application to Amend the Official Plan, Secondary Plan and Zoning By-law
(To facilitate the construction of a new Howden Recreation Centre and soccer field for Lester B. Pearson Catholic Elementary School, associated with a 1:1 land exchange between the City of Brampton and Dufferin-Peel Catholic District School Board)
City of Brampton Community Services - Recreation
140 Howden Boulevard (BLK M, PL 857) and 150 Howden Boulevard (BLK N, PL 857)
South of Howden Boulevard, West of Central Park Drive
Ward: 7

Contact: Alex Sepe, Development Planner, Planning and Development Services, 905-874-3557, Alex.Sepe@Brampton.ca; and Steve Ganesh, Manager, Planning and Development Services, 905-874-2089, Steve.Ganesh@Brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-289

Recommendations:

1. That the report titled: **RECOMMENDATION REPORT, Application to Amend the Official Plan, Secondary Plan and Zoning By-law, City of Brampton Community Services - Recreation, 140 Howden Boulevard (BLK M, PL 857) and 150 Howden Boulevard (BLK N, PL 857), South of Howden Boulevard, West of Central Park Drive, Ward 7 (OZS-2021-0031)**, dated April 7th, 2021 be received;
2. That the Official Plan Amendment, Secondary Plan Amendment and Zoning By-law Amendment submitted by City of Brampton Community Services – Recreation, Ward 7, File: OZS-2021-0031 be approved, on the basis that it represents good planning, is consistent with the Planning Act and Provincial Policy Statement, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official plan, and for the reasons set out in this Recommendation Report.

3. That the amendments to the Official Plan, the Bramalea Secondary Plan (Secondary Plan Area 3), generally in accordance with the attached Appendix 7, respectively to this report be adopted; and
4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 8 to this report be adopted.

Overview:

- **This report recommends approval of an Official Plan Amendment, Secondary Plan Amendment and Zoning By-law Amendment to permit the development of a new Howden Recreation Centre and new soccer field at Lester B. Pearson Catholic Elementary School.**
- **On April 19th, 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 the properties known as 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 (Appendix 9).**
- **Lester B. Pearson Catholic Elementary School is located at the municipal address of 140 Howden Boulevard. The subject parcel is designated “Residential” in Schedule A and “Communities” in Schedule B of the City of Brampton Official Plan. The subject parcel is sub-designated “Elementary School” in the Bramalea Secondary Plan (SP3) and zoned “Institutional 1” as per City of Brampton Zoning By-law 270-2004. An amendment to the Official Plan, Secondary Plan and Zoning By-law are required.**
- **The Howden Recreation Centre is located at the municipal address of 150 Howden Boulevard. The subject parcel is designated “Open Space” in Schedule A, “Open Space” in Schedule B and “Community Park” in Schedule C of the City of Brampton Official Plan. The subject parcel is sub-designated “Recreation Open Space” in the Bramalea Secondary Plan (SP3) and zoned “Open Space” as per City of Brampton Zoning By-law 270-2004. An amendment to the Official Plan, Secondary Plan and Zoning By-law are required.**
- **A Statutory Public Meeting for this application was held on December 6th, 2021. Written submissions from five (5) residents were received. Details of the Statutory Public meeting and residents are included in the report.**

- **Staff recommend the Official Plan Amendment, Secondary Plan Amendment and Zoning By-law Amendment be approved. The proposal is in conformity with the Provincial Policy Statement, A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **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 by providing neighborhood services and programs.**

Background:

The lands subject to this application are located at 140 Howden Boulevard and 150 Howden Boulevard. The City of Brampton Community Services (Recreation) Department submitted the Official Plan, Secondary Plan and Zoning By-law Amendment application, received by the City of Brampton on July 20th, 2021. The application was found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was ultimately provided to the applicant on July 26th, 2021.

Current Situation:

- The applicant is proposing to amend the Official Plan, Secondary Plan and Zoning By-law to permit land uses as required for the City of Brampton (owner of 150 Howden Boulevard) and Dufferin-Peel Catholic District School Board (owner of 140 Howden Boulevard) in association with a 1:1 land exchange of approximately 1.1 ha (2.71 acres) between these owners.
- The land exchange will create new property boundaries at 140 and 150 Howden Boulevard which is necessary for the relocation and construction of a new Howden Recreation Centre and soccer field for Lester B. Pearson Catholic Elementary School (Appendix 9). A Memorandum of Understanding (MOU) between the City of Brampton Recreation Division and Dufferin-Peel Catholic District School Board was executed on April 19th, 2021. The MOU specifies the details of the 1:1 land exchange between the two parties.
- 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 subject land has an approximate area of 4.3 ha (11 acres). The previous Howden Recreation Centre was demolished to accommodate the proposed development that contemplates constructing a new recreation centre located north of the previous location. A 1.1 ha (2.71 acres) portion of the area where the proposed recreation centre will be located is currently owned by the Dufferin Peel Catholic District School Board.

- 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 subject land has an approximate area of 3 ha (7.4 acres), the proposed school soccer field will be located south of the existing Lester B. Pearson Catholic Elementary School property limits, an area of 1.1 ha (2.71 acres) currently owned by the City of Brampton.

Application to Amend the Official Plan, Secondary Plan and Zoning By-law

This application necessitates amendments to the City's:

- Official Plan;
- Bramalea Secondary Plan (Area 3); and
- Zoning By-law

The following section provides an overview of the proposed designations required to facilitate the land exchange, with details denoted in Appendices 7 and 8 of this report.

Application to Amend the Official Plan

Lester B. Pearson Catholic Elementary School - 140 Howden Boulevard

OP Schedule	Current Designation	Proposed Amendment
A	Residential	Open Space
B	Communities	Open Space
C	N/A	Add Community Park designation

Howden Recreation Centre (Recently Demolished) - 150 Howden Boulevard,

OP Schedule	Current Designation	Proposed Amendment
A	Open Space	Residential
B	Open Space	Communities
C	Community park	Removal of the Community Park designation

Application to Amend the Bramalea Secondary Plan Area 3

Property	Current Designation	Proposed Amendment
140 Howden Boulevard	Elementary School	Recreation Open Space
150 Howden Boulevard	Recreation Open Space	Elementary School

Application to Amend the Zoning By-law

Property and Zone	Current Zoning Permission	Proposed Amendment
140 Howden Boulevard – Institutional 1 (I1)	a public or private school, a place of worship, a day nursery and non-institutional uses such as a park, playground or recreation facility operated by a public authority and supportive housing residences.	Re-designate to Open Space (OS)
150 Howden Boulevard – Open Space (OS)	Indoor and outdoor recreation facilities, conservation areas, a lounge or restaurant (in conjunction with a permitted indoor or outdoor recreation facilities) and purposes accessory to other permitted uses.	Re-designate Institutional (I1)

The proposed Recreation Centre use is permitted as-of-right through the Institutional 1 (I1) zoning designation and City of Brampton general zoning provision 6.33.1. Despite the as-of-right zoning permissions, City staff recommended the applicant to amend the current zoning to reflect the new property boundaries following the land exchange.

Furthermore, re-designating a portion of the current “Open Space (OS)” lands at 150 Howden Boulevard to Institutional (I1), will permit the proposed soccer field associated with Lester B. Pearson Catholic Elementary School along with Dufferin Peel Catholic land use permissions should they choose to expand the existing school or construct additional associated uses.

Property Description and Surrounding Land Uses:

- The site located at 140 Howden Boulevard currently contains Lester B. Pearson Catholic Elementary School. It has a total area of approximately 3 ha (7.4 acres) and an approximate frontage of 225 metres on Howden Boulevard.
- The site located at 150 Howden Boulevard is currently vacant, the previous Howden Recreation Centre has been demolished. The site has a total area of

approximately 4.3 ha (11 acres) and an approximate frontage of 37 metres on Howden Boulevard.

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.

Summary of Recommendations:

This report recommends the approval of the proposed amendments to the Official Plan, Secondary plan and Zoning By-law as noted in Appendix 7 and 8.

Planning Analysis Summary

Staff have reviewed the proposed amendments and found this application represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow: The Growth plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan. Staff has reviewed this application relative to the provisions prescribed within Section 2, Section 22 and Section 34 of the Planning Act and advises that the proposed development satisfies these criteria. A detailed analysis of these policies can be found in Appendix 6.

Community Engagement

The proposed Official Plan, Secondary Plan and Zoning By-law amendment application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Notice signs were also placed on the subject lands to advise members of the public that an application has been filed with the City. This report along with the complete application requirements, including studies have been posted to the City's website.

A Statutory Public Meeting for this application was held on December 6th, 2021. There were no delegations from members of the public at the meeting, and five (5) written pieces of correspondence received, a summary of issues raised and response from staff is provided below:

Key Issue Identified	Staff Response
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Inquiry received from the Mississauga Credit of the First Nations (MCFN) regarding the submitted archaeological assessment and requested staff to provide all pertinent studies and information associated with the development project.	The Archeological Assessment was a submission requirement due to the watercourse 300m east of the subject parcel. City staff worked closely with the MCFN to ensure transparency and provide all requested materials. On October 18 th , 2021 the MCFN confirmed with City staff that they had no concerns regarding the Archaeological Assessment.
Removal of trees at 140 and 150 Howden boulevard.	Tree removal was undertaken to facilitate the relocation of the new Lester B. Pearson soccer field. The quantity of trees removed was minimized to the greatest extent possible.
Green space should be included at rear of the community centre for amenities and activities.	There is a proposed playground with open space proposed south of the parking lot. There is also additional amenities located on the west side of the proposed recreation centre.
No plans for a kiss and ride for Lester B. Pearson Catholic Elementary School.	The current development application is for a 1:1 land exchange between the City of Brampton and Dufferin Peel Catholic District School Board facilitating relocation of the school's soccer field and new Howden Recreation Centre. The current development proposal does not include any alterations to the access or driveway for Lester B. Pearson Catholic Elementary School.
Request to see interior floor plans for the new Howden Recreation Centre.	Floor plans for the new Recreation Centre have not been finalized. They will be available when the Site Plan submission is received by the City of Brampton.

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:

The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal (See

Appendix 12). The proposal achieves an overall sustainability score of 41 points that satisfies the City's silver threshold. Planning staff have reviewed the score and summary sheets, we also acknowledge that the applicant will submit a refined Sustainability Score and Assessment with the forthcoming Site Plan submission for the Howden Recreation Centre.

Two submission requirements consisting of a Functional Servicing Report (FSR) and Traffic Impact Study (TIS), have been deferred as submission requirements for the Site Plan application. Deferring the items to the Site Plan submission stage will allow the applicant to undertake detailed design work to further refine the proposed Recreation Centre. City of Brampton Environmental and Development Engineering staff and Region of Peel staff have confirmed that the FSR can be deferred to the Site Plan stage with no adverse effects. Moreover, City of Brampton Traffic staff have provided confirmation that the TIS can be deferred to Site Plan stage with no adverse effects.

Term of Council Priorities:

This report has been prepared in full consideration of the overall vision of supporting “A City of Opportunities”. This report aligns with the vision that Brampton will build complete communities through the development of neighborhood services and programs.

Conclusion:

Staff have undertaken a thorough review of this application to ensure that all technical and financial matters have been addressed. Staff is satisfied the Official Plan, Secondary Plan and Zoning By-law amendment application represents good planning.

This application has regard for the Planning Act, is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City's Official Plan. Staff therefore recommend that the proposed Draft Plan of Subdivision be approved.

Authored by:

Reviewed by:

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Attachments:

Appendix 1: Concept Plan
Appendix 2: Location Map
Appendix 2A: Aerial and Existing Land Use Plan
Appendix 3: Existing Official Plan Designations
Appendix 4: Existing Secondary Plan Designation
Appendix 5: Existing Zoning By-law Designation
Appendix 6: Detailed Planning Analysis
Appendix 7: Proposed Official Plan and Secondary Plan Amendment
Appendix 8: Proposed Zoning By-law Amendment
Appendix 9: Land Exchange
Appendix 10: Conceptual Build Out
Appendix 11: Results of Application Circulation
Appendix 12: Sustainability Score Snapshot