

Date: 2022-05-15

Subject: **OZS-2019-0014**

Secondary Title: Application to amend the Official Plan, Zoning By-Law and proposed Draft Plan of Subdivision (to permit 107 residential units in the form of single detached dwellings and townhouse dwellings including back-to-back)
Glen Schnarr & Associates - Georgian Mayfield Inc./ Sterling Chase Inc.
6875 and 6889 Mayfield Road
West of McVean Drive, south side of Mayfield Road
Ward: 10

Contact: Tejinder Sidhu, Development Planner, Development Services,
tejinder.sidhu@brampton.ca, 905-874-2386

Cynthia Owusu-Gyimah, Acting Manager, Development Services,
cynthia.owusugyimah@brampton.ca, 905-874-2064

Report Number: Planning, Bld & Ec Dev-2022-478

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 - Georgian Mayfield Inc./ Sterling Chase Inc.** -, 6875 and 6889 Mayfield Road, Ward 10 (File: OZS-2019-0014), to the Planning and Development Committee Meeting of June 6, 2022 be received;
2. **THAT** the application to amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates on behalf of Georgian Mayfield Inc./ Sterling Chase Inc., Ward: 10, Files OZS-2019-0014, 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, dated May 15, 2022;
3. **THAT** the amendments to the Official Plan, generally in accordance with the attached Appendix 14 to this report be adopted.
4. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 15 to this report be adopted.

5. **THAT** no further Public Meeting 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 proposes to develop the lands with 107 residential units including 84 back-to-back townhouses, 15 conventional townhouses and 8 detached homes.
- The property is designated “Residential” and “Open Space” on Schedule A, and “Upscale Executive Housing Special Policy Areas” on Schedule A1 of the Official Plan.
- The property is designated “Executive Residential”, “Executive Transition Residential” and “Natural Heritage System” in the Vales of Humber Secondary Plan (Area 50). An amendment to the Secondary Plan is required to permit the proposed development.
- The property is designated ‘Executive Residential’, ‘Executive Transition Residential’, ‘Natural Heritage System’ and ‘Buffer’ in the Vales of Humber Block Plan (Area 50-2). An amendment to the Block Plan is required to permit the proposed development.
- The property is zoned “Residential Rural Estate Holding (REH)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal. The draft Zoning By-law Amendment attached as Appendix 15.
- A Statutory Public Meeting for this application was held on November 16, 2020. Members of the public were in attendance at the Statutory Public Meeting. Delegations were made from five members of the public. Written submission from twenty-one (21) members of the public were also received. Results of the Statutory Public Meeting and Correspondence Received are included in Appendix 11 and 12 of this report.
- Staff recommend the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision be approved. The proposal is in conformity with the Provincial Policy Statement, the Provincial Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.
- The proposal is consistent with the “2019-2022 Term of Council Direction “A City of Opportunities”. This proposal is consistent with the direction of building complete communities to accommodate growth for people by providing housing opportunities.

Background:

The applications for an Official Plan Amendment, Zoning by-law Amendment and Draft Plan of Subdivision were received on November 05, 2019. This application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided to the applicant on November 27, 2019.

A virtual community meeting was held by the applicant in consultation with the Area Councillors on September 1, 2020, to inform the area residents about the proposed development and receive feedback. Concerns were noted by area residents regarding the proposed development including impacts on the executive character of the neighbourhood and resident enjoyment of their property. There were also concerns noted regarding adequate capacity available to accommodate future students at schools, safety of the Mayfield Road and Proposed Street A and whether there is sufficient infrastructure available in terms of servicing capacity to service the development.

A Statutory Public Meeting for this application was held on November 16, 2020. Further feedback was provided by members of the public including concerns about whether there is sufficient road infrastructure available to support the development and congestion in the area. Results of the Public Meeting is included in Appendix 11.

Since the September Community Meeting and November Public Meeting, the applicant has made significant revisions to the application to respond to issues raised. The key revisions include the elimination of the proposed 5-storey apartment building fronting on Mayfield Road and reduction of proposed units from 204 units to 107 units. Additionally, the site layout has been revised to prioritize pedestrian movement throughout the site and better relationships between buildings. West of the public street, the laneways were reoriented to wrap around the two blocks of townhouse units and continuous walkways are proposed for each block. A larger amenity space was added between the two interior townhouse blocks to be more functional. The entrance to the underground parking garage was also relocated in between the two interior townhouse blocks. See Appendices 2 and 2A for additional information.

Current Situation:

Proposal

The applicant proposes to amend the Official Plan and Zoning By-law to permit residential uses in a variety of building typologies. In addition, an application for a Draft Plan of Subdivision has been received to create residential, Natural Heritage System, associated buffer blocks and others as described below.

- Twelve blocks are proposed
 - Two blocks for the proposed residential units;

- block 1 - Common Element Condominium back-to-back townhouses
 - block 2 – Standard Condominium detached homes & townhouses
- An entry feature;
- Two Natural Heritage System blocks and Natural Heritage System buffer blocks;
- An open space block at the intersection of Mayfield Road and Street A;
- Road widening and three reserves; and
- A 20.0m right-of-way
- 107 residential units including:
 - 84 three-storey back-to-back townhouses
 - 15 three-storey rear lane townhouses; and
 - 8 two-storey single detached homes
- A future public road extending south from Mayfield Road (referred to as Street A on Appendix 1 and Appendix 2);
- Private driveways will provide access to the rear lane townhouses and single detached lots to the east and back-to-back townhouses to the west;
- An underground parking garage with 136 resident and visitor parking spaces as well as 7 surface parking spaces servicing the back-to-back townhouses;
- 46 surface parking spaces are provided for the rear lane townhouses and detached houses at a rate of 2 spaces per unit; and
- An outdoor amenity area on the west side of Street A.

Future Development

A portion of the proposed detached homes on the site are also located within the adjacent property as well. The owner of the site has provided a written letter confirming their intent to purchase this property.

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

The land has the following characteristics:

- has a total site area of approximately 3.24 hectares (8 acres);
- has a total frontage of approximately 200.50 metres (657.8 feet) along Mayfield Road; and,
- is currently vacant.

The surrounding land uses are described as follows:

North: Mayfield Road, beyond are existing single detached dwellings and residential land uses that are located in the Town of Caledon;

South: Natural Heritage System area, a future public park and extension of Street A, beyond which will be future residential uses;

East: a Natural Heritage System area, and future residential uses; and,

West: Natural Heritage System area, beyond which are existing residential uses.

Application to Amend the Official Plan

The property is designated “Residential” and “Open Space” in the City of Brampton Official Plan. “Residential” designation permits a full range of dwelling types and the “Open Space” designation functions as green space and includes the protection, restoration and linking parkland to natural and cultural heritage features. The proposal is consistent with these permissions.

It is also located within a “Designated Greenfield Area” and “Communities”. Designated Greenfield Areas in Brampton are contemplated to achieve a density of 50 residents and jobs combined per hectare by 2031. New communities in this area will help in the formation of complete communities. The proposal maintains the intent of this designation.

Additionally, the site is located within Special Policy Area 4A, Vales of Humber Secondary Plan. This area is subject to specific design principles including minimum lot frontage of 15 (50 feet) metres for detached homes and maximum density of 14.5 units. An amendment to the Official Plan is required to permit the proposed density and associated development standards of the dwelling types in the application.

The Official Plan Amendment proposes to amend Schedule A1, Executive Housing Policy Areas in the Official Plan to identify a “Special Policy Area 4B” and site specific provisions. Section 4.2.2.10 is proposed which identifies that lands designated as Special Policy Area 4B may be developed for wider range of housing types and densities that incorporate executive housing elements and design policy objectives of the Upscale Executive Housing designation.

The detailed planning analysis (Appendix 10) provides a detailed overview. The draft Official Plan Amendment is attached as Appendix 14 to the report.

Application to Amend the Secondary Plan

The site is designated “Executive Transition Residential”, “Executive Residential” and “Natural Heritage System” in Schedule SP50(a). Within all residential designations in the Secondary Plan, only detached dwellings shall be permitted. An overall density of 19.7 units per net hectare is identified for the Vales of Humber Secondary Plan. The “Executive Transition Residential” and “Executive Residential” designations include further design standards.

An amendment to the Secondary Plan is required to permit additional dwelling types that are proposed in the application. It is also needed to permit additional density.

The amendment to the Secondary Plan identifies the site as “Special Policy Area 2” and provides site-specific guidance regarding that maximum density of 61 units per net hectare will be permitted, that townhouse and semi-detached dwellings are also permitted and the minimum lot frontage of 12 metres for detached dwellings.

Application to Amend the Block Plan

The site is designated “Executive Transition Residential”, “Executive Residential”, “Natural Heritage System” and “Buffer”. A street and walkway is proposed for this site.

An amendment to the Block Plan is required to revise the designation as “Special Policy Area 2” to be consistent with the Secondary Plan.

Application to Amend the Zoning By-law

The property is zoned “Residential Rural Estate Holding (REH)” by By-law 270- 2004 as amended. This designation permits a single detached dwelling, supportive housing residence type I as well as non-residential purposes accessory to other permitted purposes. An amendment to the zoning by-law is needed to permit the proposed dwelling types of the application and other associated standards to implement the built form objectives of the contemplated development.

The draft Zoning By-law Amendment would permit three site-specific residential zoning categories for the three dwelling types contemplated for the application. Open Space and Floodplain zoning designation is also proposed for the Natural Heritage Systems on the site. The detailed planning analysis (Appendix 10) provides a detailed overview. The draft Zoning By-law Amendment is attached as Appendix 15 to the report.

Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Zoning Bylaw amendment attached as per Appendices 14 and 15, respectively. This will accommodate the approval of the proposed Draft Plan of Subdivision.

Planning Analysis Summary

The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan. The application is also consistent with Section 2 of the Planning Act and the Draft Plan of Subdivision is consistent with Section 2 and 51 (24) of the Planning Act.

Appendix 10 provides a detailed analysis of the application’s conformity with the applicable policy framework.

Community Engagement

The application was circulated to City Departments and commenting agencies on December 5, 2019, and property owners within 240 metres of the subject lands on March 6, 2020 as per Planning Act requirements. A notice of public meeting was also posted in the Brampton Guardian Newspaper. However, due to the closures of City facilities as a result of the COVID-19 pandemic, the public meeting scheduled for April 6, 2020 was cancelled. A notice of cancellation of public meeting was mailed to all property owners within 240 metres of the subject lands. A notice of cancellation of public meeting was also posted in the Brampton Guardian Newspaper.

A virtual community meeting was held by the applicant in consultation with the area Councillors on September 1, 2020. The purpose of this meeting was for residents located within the catchment area to provide their thoughts on the application ahead of the Public Meeting on November 16, 2020.

For the public meeting scheduled for November 16, 2020, the application was circulated to property owners with 240 metres of the subject lands on October 16, 2020 as per Planning Act requirements. A notice of public meeting was also posted in the Brampton Guardian Newspaper.

Written correspondence as well as delegations were submitted for the application at the public meeting. Please refer to Appendix 11, Results of Public Meeting for further details of the meeting and Appendix 12 for comments received by members of the public.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. 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:

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities by efficiently using land and resources to provide a residential development (with variety of dwelling types provided) as well as protecting the Natural Heritage System on the site.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods. The proposed application supports the goal of complete communities

by proposing a residential development that is sensitive to existing Natural Heritage Systems. 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 proposed Official Plan amendment, Zoning By-law amendment and Plan of Subdivision application represent good planning, because it is consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the Brampton Official Plan.

This report recommends that Council enact the Official Plan Amendment (Appendix 14), Zoning By-law Amendment (Appendix 15) and the approval of implementing Draft Plan of Subdivision Conditions (Appendix 16) as the following criteria has been satisfied

- The proposed Official Plan Amendment provides a “Special Policy Area 4B” in Schedule A1 of the Official Plan and “Special Policy Area 2” designation in the Vales of Humber Secondary Plan that permits the housing types and density contemplated in the proposal. It also amends the Block Plan to provide a “Special Policy Area 2” designation in which maximum density of 62 units per net hectare is permitted as well as upscale medium to high density residential built form units.
- The proposed Zoning By-law Amendment provides site-specific zoning to implement the different residential uses (including single detached and townhouse) as well as an Open Space and Floodplain zone contemplated for this site.

In summary, the application is appropriate for the orderly development of the lands and represents good planning.

Authored by:

Reviewed by:

Tejinder Sidhu, MCIP, RPP
Development Planner, Development
Services
Planning, Building & Economic
Development

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

Approved by:

Jason Schmidt-Shoukri, MPA, OAA,
RPP, MCIP
Commissioner
Planning, Building &
Economic Development

Attachments:

Appendix 1: Current Draft Plan of Subdivision
Appendix 1A: Previous Draft Plan of Subdivision
Appendix 2: Current Concept Site Plan
Appendix 2A: Previous Site Plan
Appendix 3: Location Map
Appendix 4: Official Plan Designation
Appendix 4A: Upscale Executive Housing Special Policy Area
Appendix 5: Secondary Plan Designation
Appendix 5A: Block Plan Designation
Appendix 6: Zoning Designation
Appendix 7: Aerial & Existing Land Uses
Appendix 8: Heritage Resources
Appendix 9: Sustainability Snapshot
Appendix 10: Detailed Planning Analysis
Appendix 11: Results of the Public Meeting
Appendix 12: Results of Application Circulation
Appendix 13: Draft Official Plan Amendment
Appendix 14: Draft Zoning by-law Amendment
Appendix 15: Proposed Conditions of Draft Approval