

Date: 2022-06-01

File Number: **OZS-2020-0044** Enter your Subject Here

Title: **Recommendation Report**
Application to Amend the Official Plan and Zoning By-law
(To permit the development of 108 back-to-back and stacked townhouses)
Glen Schnarr & Associates Inc. / Umbria Developers Inc.
8680 Chinguacousy Road
Southwest corner of Chinguacousy Road and Bonnie Braes Drive
Ward: 4

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Report Number: Planning, Bld & Ec Dev-2022-565

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-law, **Glen Schnarr & Associates Inc. (c/o Umbria Developers Inc.)**, 8680 Chinguacousy Road, Ward 4 (File #: OZS-2021-0044), dated June 6, 2022 to the Planning and Development Committee Meeting of June 20, 2022, be received; and,
2. **THAT** the Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc.(c/o Umbria Developers) 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, the Region of Peel Official Plan, and the City's Official Plan, and for reasons set out in this Recommendation Report; and
3. **THAT** the amendment to the Official Plan and Zoning By-law Amendments generally in accordance with the attached Appendix 12 and Appendix 13 to this report be adopted.

Overview:

- This report recommends approval of an application to amend the Official Plan and Zoning By-law to facilitate the development of 108, 3-storey back-to-back and stacked townhouse units with underground resident and visitor parking, and common outdoor amenity space.
- The property is designated 'Residential' in the Official Plan. Within the Credit Valley Secondary Plan (Area-SP45A), the majority of the property is designated 'Place of Worship' and the balance along the southeast portion of the site is designated 'Low Density Residential 2'. It is also identified as 'Place of Worship' and as 'Low Density 2 Residential' in the Creditview Crossing Block Plan Area 45-5.
- The 'Place of Worship' policies requires that the lands be held for a potential place of worship for three years from the time of subdivision registration, at which time these lands can then be developed for "suitable alternate residential uses consistent with adjoining residential development" without further amendment to the plan. Although the subject lands have been held beyond the 3 year requirement, an amendment to the secondary plan is being requested to delete the Place of Worship designation and to add a new 'Medium-High Density Residential' designation.
- The northerly portion of the property is currently zoned 'Institutional One-Section 2105 (I1-2105)' which allows for institutional uses such as a school, daycare, and a place of worship, and the southerly portion is zoned 'Institutional One-Section 2326 (I1-2326)' which allows for a place of worship or residential townhouses. An amendment to the Zoning By-law is required to permit the proposed development.
- The development is proposed to be of condominium tenure and a future application for a Plan of Condominium would be required to facilitate the creation of condominium tenure units.
- A Statutory Public Meeting for this application was held on March 7th 2022. Members of the public provided written comments on the application prior to the public meeting. Details of the Statutory Public Meeting are included in Appendix 10a of this report.

- **The proposed Official Plan and Zoning By-law Amendments represent good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan.**
- **The proposed development is consistent with the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete and sustainable communities to accommodate growth, as well as revitalizing neighbourhoods.**

Background:

This application proposes to amend the Official Plan and Zoning By-law in order to facilitate the development of 108 back-to-back and stacked townhouses with underground resident and visitor parking and common outdoor amenity space. Access to the development is proposed from Elmcrest Drive.

The subject application was submitted on behalf of Umbria Developers Inc. on October 7, 2021. The application was reviewed for completeness and found to be complete in accordance with the *Planning Act* on October 15, 2021. A formal Notice of Complete Application dated October 26, 2021 was provided to the applicant.

Current Situation:

Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to develop two adjacent properties with a combined area of approximately 0.75 ha (7,500 square metres) for residential use. The details of the proposal are as follows (refer to Appendix 1):

- 108 back-to-back and stacked townhouses within 6 blocks that contain between 10 to 20 units;
- A building height of 15 meters;
- A building coverage of 35.2%, paved area of 6.6% and landscaped area of 58.2%;
- Underground resident parking (162 spaces) and visitor parking (22 spaces), along with 70 bicycle spaces for residential and 10 bicycle spaces for visitors;
- Access from Elmcrest Drive which leads to an enclosed ramp integrated into Building 'E' (located in the central south area of the plan); and,

- Two outdoor common amenity areas, totaling over 360 square metres, are proposed central to the proposed development. A passive landscaped open space area is proposed along the southerly limits of the property to provide spatial separation and buffering to the existing surrounding homes.

Application to Amend the Official Plan

The application proposes to amend the Official Plan and the Secondary Plan by amending Schedule SP45(a) of the Credit Valley Secondary Plan to remove the '*Place of Worship*' designation and add a new '*Medium High Density Residential*' designation to the subject lands. The Official Plan Amendment is included as Appendix 12 of this report.

Application to Amend the Zoning By-law

The application proposes to amend the Zoning By-law by rezoning the property from '*Institutional One – Special Section 2105*' and '*Institutional One – Special Section 2326*' to '*Residential Apartment 1 – 3647*' with site specific provisions. The Zoning By-law Amendment is included as Appendix 13 of this report.

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

The lands have the following characteristics:

- is municipally known as 8680 Chinguacousy Road
- is comprised of two properties with a combined total developable area of approximately 0.75 hectares (7,500 square metres);
- has frontages of approximately 70 metres on Chinguacousy Road, 100 metres on Bonnie Braes Drive, 60 metres on Elmcrest Drive, and 40 metres on Proud Court;
- contains an existing servicing easement in favour of the City of Brampton and Region of Peel; and,
- The subject lands are relatively flat and otherwise vacant.

The surrounding land uses are described as follows:

North:	Bonnie Braes Drive, and beyond are single detached dwellings;
South:	Proud Court and dwellings that front onto Proud Court;
East:	Chinguacousy Road, and beyond are a 2-storey long term care facility (Burton Manor) and low-density residential uses consisting of single- and semi-detached dwellings; and,
West:	Elmcrest Drive, and beyond are single detached dwellings.

Summary of Recommendations

This report recommends that Council approve the proposed amendments to the Official Plan and Zoning By-law Amendments attached to this report as Appendix 12 and 13. The proposed Official Plan and Zoning By-law represent good planning, are consistent with the Provincial Policy Statement (PPS), and conforms to the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Region of Peel Official Plan (ROP), the City of Brampton Official Plan (Official Plan), and the Credit Valley Secondary Plan (Secondary Plan).

Planning Analysis Summary

The proposal has regard for matters of provincial interest that are set out in the Planning Act. The property is located in an area intended for residential housing in the Official Plan and will result in the development of an underutilized site, creating more diverse types of housing that are compatible with existing low density housing in the area.

The proposed development is appropriate for the lands as the development is situated along a major arterial road providing an appropriate transition from medium density housing on the 'edge' of the neighbourhood to low density housing internal to the neighbourhood. The subject lands are also located along a '*Primary Transit Corridor*' in the Brampton Official Plan and has direct access to existing Brampton Transit bus services. The proposed development will result in the development of a vacant lot that is bordered by existing uses and will utilize existing municipal infrastructure and resources, meeting the City's objectives for managing new growth.

The various studies submitted in support of the application have been reviewed by the City and circulated to public agencies, and demonstrate that the proposed development is appropriate from a technical perspective.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 8 – Detailed Planning Analysis.

Planning Act

The proposal has regard for matters of provincial interest that are 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 resources, as well as waste management. It ensures the orderly development of safe and healthy communities by providing an appropriately scaled medium density development on an underutilized site. The development has regard for matters of provincial interest that are set out in the *Planning Act* and represents orderly development in a location that is suitable for growth and development within the area.

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 PPS includes a number of policies encouraging intensification within appropriate areas (e.g. Sections 1.1.3.2, 1.1.3.3, 1.1.3.4). The application is proposing the redevelopment of a vacant site that will take advantage of existing transit and servicing infrastructure within a settlement area. 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 (Growth Plan)

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) supports the achievement of complete communities through providing a mix of housing, a mix of land uses and prioritizing intensification. The proposed development will add a mix of residential dwelling sizes and types, will utilize existing infrastructure, and offer a compact built-form. Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth.

Region of Peel Official Plan

The Regional Official Plan (ROP) 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 within the ‘*Urban System*’ and ‘*Designated Greenfield Area*’ designation in the ROP. The proposed application conforms to the related policies with respect to healthy communities, efficiently uses resources, and is located near existing transit services.

City of Brampton Official Plan (OP)

The City of Brampton Official Plan provides guidance and policies for the future of the City. The subject lands are designated ‘*Residential*’ on Schedule A - General Land Use Designations of the Official Plan and are also located within the ‘*Communities*’ and ‘*Designated Greenfield Area*’ designation as shown on Schedule 1 - City Concept of the Official Plan. The subject lands are also located adjacent to a ‘*Primary Transit Corridor*’ as identified on Schedule C - Transit Network.

The ‘*Residential*’ designation permits various residential dwelling types, ranging from single detached dwellings, townhouses and high-rise apartments. The Official Plan also encourages a range of housing accommodation in terms of dwelling types.

The proposed development meets the criteria set out under Section 4.11.3.2 related to community revitalization, as the development will provide an opportunity for infilling and

modest intensification, which is encouraged by the Official Plan. The proposal is compatible with the surrounding neighbourhood as the townhouse dwellings front a major arterial road, providing an appropriate transition in built form from the 'edge' of the neighbourhood to lower density housing internal to the neighbourhood. Staff is also satisfied that the proposed massing, scale and height of the development is compatible with the neighbouring residential properties, which maintains the existing lower density scale and character of the area.

The proposed development demonstrates that the requirements of Section 3.2.8.5 of the Official Plan are satisfied with respect to the appropriate scale of development outside of the Central Area, as it contributes to the City's desired housing mix, forms part of a complete community, has sufficient existing infrastructure, has vehicular access on an arterial road, and incorporates sustainable technologies and concepts of low impact development (LID).

The proposed development also represents an appropriate built form with frontage along a major arterial road designated as a '*Primary Transit Corridor*'. Policy 3.2.8.6 of the Official Plan states that development of areas outside the Urban Growth Centre and Central Area should not generally be permitted in excess of 200 units per net hectare and a floor space index greater than 2.0. The development is proposing a density of approximately 149 units per net hectare and a proposed floor space index of 1.5.

The proposal will result in the development of an underutilized site and the applicant has demonstrated that the proposal meets the appropriate density requirements for development located outside the Central Area and Urban Growth Centre. Staff is satisfied that this proposal conforms to the overall intent of the City's Official Plan.

Credit Valley Secondary Plan (SPA 45)

The subject lands are located within the Credit Valley Secondary Plan (SPA 45 and designated '*Place of Worship*', and '*Low Density Residential 2*.' Within the Block Plan, the subject lands are designated as '*Place of Worship*'. The proposed amendment to the Official Plan, specifically the Secondary Plan will delete the existing '*Place of Worship*' land use designation and add a new '*Medium High Density Residential*' designation to facilitate the proposed development.

The proposal meets the goals and objectives of the Credit Valley Secondary Plan as the townhouse typology will promote a well-balanced community in terms of the appropriate mix and distribution of residential densities and variety of housing types, in accordance with Policy 4.2.4 (i) and 4.3 (v). The development also meets the criteria set out in Policy 4.3 (ii), as the proposal will assist in delivering new housing where there are existing municipal services, including components of the transportation system, and Policy 4.3 (xiv) which encourages new development to promote the use of public transit to support ridership for an enhanced transit system. Staff is satisfied that the proposed amendments are consistent with the intent of the Secondary Plan. The proposed amendment to the Official Plan and Secondary Plan are included as Appendix 12 of this report.

City of Brampton Zoning By-law 270-2004

The subject lands are currently zoned “Institutional One- Special Section 2105” (I1-2105) and “Institutional One - Special Section 2326” (I1-2326), respectively. In order to facilitate the proposed development consisting of 108 units of back-to-back stacked townhouses, a Residential Apartment R4-A zoning designation is being proposed. The proposed amendment to the Zoning By-law are included as Appendix 13 of this report.

Community Engagement

The application was circulated to City Departments and external agencies for comment and notification was provided to property owners within 240 metres of the subject lands, exceeding the Planning Act requirement of 120 metres for such applications, as well as notice was issued in the Brampton Guardian.

Notice signs were also placed on the subject lands to advise members of the public that an application of the proposed applications were filed with the City. The correspondence received from residents and commenting agencies are included as Appendix 10b – Correspondence Received and Appendix 10a – Results of Application Circulation.

A Statutory Public Meeting for this application was held on March 7, 2022. There were residents that spoke at the public meeting and several correspondence letters were received. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Appendix 9 of this report.

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.

Other Implications:

There are no other corporate implications associated with the applications that have not been noted elsewhere.

Term of Council Priorities:

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal also develops otherwise underutilized lands with a use consistent with the surrounding context. The development of the lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development.

Living the Mosaic – 2040 Vision

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

Conclusion:

The proposal provides an opportunity to redevelop an underutilized parcel of land with new housing integrated into the surrounding neighbourhood. The proposal represents an appropriate use of land by providing a compact form of housing that is compatible with the context.

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2020), Region of Peel Official Plan and the City's Official Plan. Staff is satisfied that the application represents good planning and recommends approval of the Official Plan and Zoning By-law Amendments.

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Attachments:

Appendix 1a: Concept Plan
Appendix 1b: Cross Section
Appendix 1c: Building Perspectives
Appendix 1d: Landscape Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 4a: Block Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Heritage Resources
Appendix 8: Detailed Planning Analysis
Appendix 9: Results of the Public Meeting
Appendix 10a: Results of the Application Circulation (Public)
Appendix 10b: Results of the Application Circulation (External)
Appendix 11: Sustainability Score Snapshot
Appendix 12: Official Plan Amendment
Appendix 13: Zoning By-law Amendment