

Date: 2022-09-07

File: **OZS-2021-0052**

Subject: Recommendation Report
Proposed Plan of Subdivision and partial lifting of Interim Control By-law
(To create a plan of subdivision with approximately 212 single detached dwellings, 546 townhouse dwellings, 8.4 acres of High Density Residential lands, 6.6 acres of Medium Density Residential lands, Institutional lands for a Police Station, a Public Elementary School, a 2.64 acres Park, 32.5 acres for Open Space, Environmental lands and TransCanada Pipeline, and a Stormwater Management Pond)
ARGO TFP BRAMPTON LTD. – Glen Schnarr & Associates Inc.
Address: 10124 and 10244 Mississauga Road,
Part of Lot 11, Concession 5 W.H.S.
West of Mississauga Road and North of Bovaird Drive West
Ward: 6

Contact: Stephen Dykstra, Development Planner
Planning, Building and Growth Management
905-874-3841, Stephen.dykstra@brampton.ca
Cynthia Owusu-Gyimah, Acting Manager, Development Services
Planning, Building and Growth Management
905-874-2064, Cynthia.OwusuGyimah@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-773

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Proposed Plan of Subdivision, **ARGO TFP BRAMPTON LTD. – Glen Schnarr & Associates Inc.**, Part of Lot 11, Concession 5 W.H.S., Ward 6 (OZS-2021-0052 and Planning, Building and Growth Management-2022-773), dated September 7, 2022 to the Council Meeting of September 26, 2022 be received;
2. **THAT** the Draft Plan of Subdivision application submitted by Glen Schnarr & Associates Inc. on behalf of Argo TFP Brampton Ltd., File: OZS-2021-0052, be endorsed, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24) of

the Planning Act, conforms to the Growth Plan for the Greater Horseshoe and for the reasons set out in this Planning Recommendation Report;

3. **THAT** an amendment to Interim Control By-law 306-2003 (ICBL) applicable to Part of the Area Subject to Zoning By-law 270-2004 in order to remove lands within the Subject Parcel that are not required for the GTA West Corridor Multimodal Transportation Corridor; and,
4. **THAT** an Official Plan housekeeping amendment be brought forward to Council at a later date that reflects the zones created by the Ministers Zoning Order - 158/22 (MZO) which was issued on March 4, 2022.

Overview:

- The applicant has submitted an application for a Draft Plan of Subdivision to create approximately 212 single detached dwellings, 546 townhouse dwellings, 8.5 acres of High Density Residential lands, 6.6 acres of Medium Density Residential lands, Institutional lands for a Police Station, a Public Elementary School, a 2.64 acres Park, 32.5 acres for Open Space, Environmental lands and TransCanada Pipeline, and a Stormwater Management Pond.
- A Ministerial Zoning Order (MZO) was passed on March 4, 2022 by the Minister of Municipal Affairs and Housing in association with this development proposal, which created the land use specific zones for the property. The MZO was supported by Council on November 24, 2021.
- The MZO was approved without an associated Official Plan Amendment for the intended land uses for the development. As recommended, staff will bring forward a housekeeping amendment to Council at a future time that will create the appropriate land use designations in the OP that will support the MZO permissions that were granted.
- This report also recommends the removal of part of Interim Control By-law 306-2003 (ICBL) that applies to the subject lands, to align with the Province's expressed interests as per the MZO that has been issued. Part of the ICBL would remain on the south-west portion of the lands, as per staff's understanding of Ministry of Transportation needs to accommodate access ramps on the site.
- The approval of the Plan of Subdivision through delegated authority to the Commissioner of Planning, Building and Growth Management partially fulfills the Council Resolution C390-2021.
- The proposed Plan of Subdivision includes lands for a future police station, a heritage house and two blocks for affordable housing currently estimated at 78 residential units.

- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

The subject lands are located north of Bovaird Drive West, south of the CN Rail line and west of Mississauga Road. The lands have a valley through the northeast portion and there is also a woodlot on the property. The TransCanada Pipeline also intersects the property.

This development application was received on November 25, 2021. On November 9, 2021, a request was made by the applicant to Brampton City Council to have this application proceed through a Minister's Zoning Order (MZO). On November 24, 2021 Council supported the applicant's request. A Public Meeting was held on January 17, 2022 and the results of this meeting were forwarded to the Minister of Municipal Affairs and Housing (MMAH).

The MZO was approved March 4, 2022. The Zoning for the subject lands is now in force. The purpose of this Report is to obtain endorsement from Council for the Plan of Subdivision.

Current Situation:

Proposal (Refer to Appendix 1 and Appendix 1a):

The applicant has submitted an application for a residential Draft Plan of Subdivision that includes residential, institutional and open space uses. The future high and medium density blocks can be facilitated through a site plan and/or condominium application(s).

- 212 Singled detached dwelling lots with lot widths of: 9.15m, 9.45m, 11.6m, 12.12m, 12.8m and 15.24m;
- A relocated/rebuilt Heritage House;
- 111 Dual frontage townhouses with lots widths of 6.0m (111 units);
- 26 Street Townhouses with lot widths of 6.1m (62 units);
- 126 Rear Lane Townhouses with lot widths of 6.0m (122 units);
- 283 Back-to-Back Townhouses with lot widths of 5.6m (32 units) and 6.4m (251 units);
- Medium Density Residential – 3 Blocks for a total of 2.67ha (6.6ac);

- High Density Residential – 3 Blocks for a total of 3.45ha (8.53ac);
- Institutional / Mixed Use (Police Station) – 2ha (4.97ac);
- Public Elementary School – 2.73ha (6.75ac);
- Park – 1.1ha (2.64ac);
- Natural Heritage System, and associated Buffer and Compensation are, Open Space Link, Servicing Blocks, Walkway Blocks and TransCanada Pipeline lands – 14ha (32.5ac);
- Stormwater Management Pond; and,
- Public roads and laneways.

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

The lands have the following characteristics:

- Is located at 10124 and 10244 Mississauga Road on the northwest corner of Mississauga Road and Bovaird Drive West;
- Has a total site area of approximately 56 hectares (139 acres);
- Is transversed by a TransCanada Pipeline easement and a section of West Huttonville Creek;
- Has frontage of approximately 600m along Mississauga Road and 450m along Bovaird Drive West;
- Was occupied by a listed heritage resource (to be relocated), and a woodlot.

The surrounding land uses are described as follows:

North: CN Railway lands, beyond are existing agricultural uses;

South: Existing food store and self-storage facility, and Bovaird Drive West, beyond is an existing motor vehicle service station, golf driving range and agricultural uses;

East: Mississauga Road, beyond are agricultural uses, and existing and planned low density and medium density residential uses; and,

West: existing agricultural uses, and the proposed GTA West Transportation Corridor.

Summary of Recommendations

This report recommends that Council endorse the Draft Plan of Subdivision and the lifting of the ICBL for a portion of the lands.

Planning Analysis Summary:

The land use was previously evaluated through the MZO. This report does not propose any changes to the land uses. This report and the supporting Plan of Subdivision will create the lots and blocks so that the lands are divided and the lands can be sold as separate parcels. Site Plan applications will be required for the Blocks, such as the police station, school and medium density blocks.

Due to the fact that final comments from the MTO were not received during the processing of this plan of subdivision, the applicant and staff have made arrangements on the proposed plan to set aside sufficient lands to accommodate the potential/future on-ramp/off-ramp as has been described by MTO staff through discussions. Phased lands identify the area allocated for these purposes. In the event that these lands are not required for the purposes of a ramp to/from a highway, the underlying alternatively planned residential land uses and lots/blocks could be approved. The proposed lifting of the ICBL for the portion of lands not required by the MTO is in alignment with these arrangements. Staff are recommending the lifting of a portion of the ICBL as a balance between the MZO decision which zoned all of the lands and the final commitment from the MTO which would release the balance of the lands for development.

The plan of subdivision includes a parcel of land that is to be set aside for a police station. Another two parcels have been allocated for affordable housing. This is to fulfill the applicants' obligation, as per Council's previous decision to require affordable housing from the subject lands when the MZO request was supported. The applicant has committed to providing a minimum of 78 affordable units. The plan also includes a residential lot for a heritage house that has been dismantled and will be rebuilt.

Staff has undertaken a thorough review of the proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act (see Appendix 7), and advise that the proposed Plan of Subdivision satisfies these criteria. It is considered to represent proper and orderly planning and can be supported from a land use perspective.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres (787 feet) of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres (394 feet) for such applications.

A copy of all department/agency comments and conditions are attached as Appendix 8 to this report. Notice signs were placed on the subject lands on December 10, 2021 to advise members of the public that an application to amend the Zoning By-law had been filed with the City. A statutory Public Meeting for this application was held on January 17, 2021. No members of the public attended the Statutory Public Meeting to speak to the application and no written submissions were made.

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:

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.

Living the Mosaic – 2040 Vision

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

Conclusion:

Staff has taken a thorough review of this proposal, relative to the provisions prescribed within Section 51(24) of the Planning Act applicable to the review of the application and advise that the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective.

Staff therefore recommend that Council endorse the proposed draft Plan of Subdivision.

Authored by:

Stephen Dykstra, MCIP, RPP
Development Services
Planning, Building and Growth
Management

Reviewed by:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building and Growth
Management

Approved by:

Jason Schmidt-Shoukri, MPA, OAA, RPP, MCIP
Commissioner, Planning, Building and Growth Management
City of Brampton

Appendices:

- Appendix 1: Proposed Draft Plan of Subdivision
- Appendix 1a: Proposed Draft Plan of Subdivision (including phase to accommodate MTO lands)
- 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: Detailed Planning Analysis
- Appendix 8: Draft Plan of Subdivision Conditions
- Appendix 9: Comments Received
- Appendix 10: MZO Approved Zoning By-law
- Appendix 11: Letter of Undertaking – Housing Affordability Commitment
- Appendix 12: Affordable Housing Concept
- Appendix 13: Proposed Interim Control By-law Amendment