

Date: 2020-10-23

Files: **OZS-2019-0014 & 21T-19023B**

Subject: **INFORMATION REPORT**

Application to Amend the Official Plan, Zoning By-Law and Proposed Draft Plan of Subdivision (*to permit the development of a mix of detached dwellings, townhouse dwellings and apartment dwellings*)
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: Himanshu Katyal, Development Planner, Planning and Development Services, Himanshu.Katyal@brampton.ca 905-874-3359, and Cynthia Owusu-Gyimah, Manager, Planning and Development Services, Cynthia.OwusuGyimah@brampton.ca 905-874-2064.

Report Number: Planning, Building and Economic Development-2020-238

Recommendations:

1. **THAT** the report titled: **Information Report: Application to the Amend the Official Plan, Zoning By-law and Proposed Draft plan of Subdivision – Glen Schnarr & Associates – Georgian Mayfield Inc./ Sterling Chase Inc. – 6875-6889 Mayfield Road – Ward 10 (eScribe Number: Planning, Building and Economic Development-2020-238 and City file: OZS-2019-0014)**, to the Planning and Development Committee Meeting of November 16, 2020, be received;
2. **THAT** Planning, Building & Economic Development staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

Overview:

- **The applicant proposes to develop the lands with 204 residential units consisting of single detached, townhouse and apartment units.**

- **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; and “Executive Residential”, “Executive Transition Residential” and “Natural Heritage System” in the Vales of Humber Secondary Plan (Area 50); and ‘Executive Residential’, ‘Executive Transition Residential’ and ‘Natural Heritage System’ in the Vales of Humber Block Plan (Area 50-2). An amendment to the Secondary Plan, including 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.**
- **This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.**

Background:

The lands subject to this application are located at 6875 and 6889 Mayfield Road. 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.

Current Situation:

Proposal (Refer to Appendix 1):

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 single detached dwelling lots, townhouse blocks, as well as an apartment block. Details of the proposal are as follows:

- 204 residential units including:
 - 96 apartment units in a five-storey apartment block;
 - 5 two-storey back-to-back townhouses with a unit width of 6.5 metres;
 - 80 three-storey stacked back-to-back townhouses with a unit width of 6.4 metres;
 - 15 three-storey standard townhouses with a unit width of 7.0 metres; and,
 - 8 two-storey single detached houses with a lot frontage of 12.2 metres;
- a future public road extending south from Mayfield Road (referred to as Street A on Appendix 1);
- an outdoor amenity area on the west side of Street A;

- an underground parking garage consisting of 290 resident and visitor parking spaces servicing the stacked townhouse and apartment units;
- private driveways will provide access to the standard townhouse units and single detached lots to the east; and,
- two natural heritage system blocks, two natural heritage system buffer blocks, an open space block at the intersection of Mayfield Road and Street A, and road widening and right-of-way blocks;

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;
- contains a creek on the east side of the property; 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.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

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 get their feedback on the proposal. At the meeting, the following concerns were noted by the area residents:

- The proposed development would impact the executive character of the neighbourhood;
- The proposed development would negatively affect the residents' enjoyment of their property;

- Whether there is adequate capacity available to accommodate the future students that will be generated by this development;
- The intersection of Mayfield Road and Proposed Street A could pose future traffic safety issues;
- Whether there is adequate infrastructure available in terms of servicing capacity to service the proposed development;

Staff will consider the above noted concerns during the processing of this application. A response to the public concerns will be provided in the future recommendation report.

Staff has noted the following specific considerations that will need to be addressed:

- Clarification is required with respect to how the proposed development satisfies the general intent of the “Executive Residential” and “Executive Transition Residential” designation of the Official Plan;
- Confirmation is required that the future students generated by this development will be appropriately accommodated by the school boards;
- Confirmation is required that the intersection of Mayfield Road and Proposed Street A will ensure safe traffic movement;
- Confirmation of the adequacy of the existing water and sanitary sewer infrastructure’s ability to support the proposed development is required;
- Confirmation is required that all proposed building lots are outside the natural heritage system area; and,
- This development shall be required to provide an appropriate transition to the adjacent residential uses.

Further details on this application can be found in the Information Summary contained in Appendix 9. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

Public Meeting Notification Area:

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.

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.

This report, along with the complete application requirements including studies, has been posted to the City's website.

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. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

Term of Council Priorities 2019-2022:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

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:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision.

Authored by:

Reviewed by:

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Attachments:

Appendix 1: Draft Plan of Subdivision
Appendix 1a: Concept Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 3A: Upscale Executive Housing Special Policy Areas
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Heritage Resources
Appendix 8: Block Plan Designations
Appendix 9: Information Summary