

Date: 2023-04-26

Subject: **RECOMMENDATION REPORT**
Application to Amend the Official Plan, Zoning By-law and Block Plan
(*To permit an eight-storey retirement community building with 200 units*)
Glen Schnarr & Associates Inc. – PAI Realty Inc. / IMJ Keystone Holdings Inc.
2247, 2257, 2271 Mayfield Road
South of Mayfield Road and West of McLaughlin Road
Ward: 6

Contact: Arjun Singh, Development Planner, Development Services,
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David VanderBerg, Manager, Development Services,
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Report Number: Planning, Bld & Growth Mgt-2023-299

Recommendations:

1. That the report titled: **Recommendation Report**, Application to amend the Official Plan, Zoning By-Law, and Block Plan, **Glen Schnarr & Associates Inc. – PAI Realty Inc. / IMJ Keystone Holdings Inc.**, 2247, 2257, 2271 Mayfield Road, Ward 6 (File: OZS-2020-0038), dated April 26, 2023, to the Planning and Development Committee Meeting of May 15, 2023, be received;
2. That the application for an Amendment to the **Official Plan, Zoning By-law, and Block Plan** submitted by **Glen Schnarr & Associates Inc.**, on behalf of PAI Realty Inc./ IMJ Keystone Holdings Inc. (File: OZS-2020-0038) 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 the reasons set out in this Recommendation Report;
3. That the amendment to the Official Plan generally in accordance with the attached Appendix 11 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 12 to this report be adopted;

5. That through the Site Plan Approval process, staff be directed to ensure that no vehicular access, other than for emergency vehicles, to the site be made from Callahan Court. However, if a medium density land use is proposed through the Site Plan Approval application, then a full access to Callahan Court can be considered through the evaluation of a Traffic Impact Study and subject to the approval of the Commissioner of Planning, Building and Growth Management.
6. That no further notice or public meeting be required for the attached Official Plan Amendment, and Zoning By-law Amendment pursuant to Section 22 (6) and Section 34 (10.4) of the Planning Act, R.S.O., as amended.

Overview:

- **This report recommends approval of an Amendment to the Official Plan, Zoning By-law, and Block Plan to permit the development of the subject lands for a 200-unit retirement community building, and also townhouses (non retirement community related), which could be developed as an alternative development form or in combination with the retirement community building.**
- **The subject property is designated as ‘Residential’ and ‘Open Space’ in the City of Brampton Official Plan. The ‘Residential’ designation permits a full range of residential dwelling types. The ‘Open Space’ designation permits a wide range of public and private open space uses.**
- **The subject lands are designated ‘Low/Medium Density Residential’ and ‘Natural Heritage System’ within the Mount Pleasant Secondary Plan (SPA 51). The subject lands are also designated ‘Low/Medium Density Residential’, ‘NHS Channels/Buffers’, and ‘NHS Woodlands’ under the Mount Pleasant Block Plan (Area 51-2). The proposed amendment to the Secondary Plan would re-designate the subject lands from ‘Low/Medium Density Residential’ to ‘High Density Residential – Special Policy Area 1’ to facilitate the proposed development. There is no change proposed to the ‘Natural Heritage System’ designations within the Secondary Plan and Block Plan.**
- **The property is zoned ‘Agricultural (A)’ as per Zoning by By-law 270-2004, as amended. The ‘Agricultural (A)’ zone does not permit the proposed residential development. Therefore, an amendment to the Zoning By-law is required to facilitate the proposed residential development. The proposed Zoning By-Law Amendment would re-zone the lands to ‘Residential Apartment A (R4A) – Section 3700’ with site-specific provisions and ‘Open Space (OS)’.**

- **A Statutory Public Meeting for this application was held on March 8th, 2021. No members of the public were present to delegate on this item. Approximately 13 pieces of written submission from members of the public were received.**
- **Key issues raised by residents include concerns with impact on the natural heritage system, traffic safety, proposed road accesses, and reduction in privacy. Responses to these concerns are included in the report. Details of the Statutory Public meeting are included in Appendix 9 of this report.**
- **Staff is recommending that the access arrangements proposed by the applicant (right in/right out to Mayfield Road and full access to Callahan Court) be modified if the site is developed with densities higher than medium density development (townhouse forms). In that case access would be limited to a right in/right out access to Mayfield Road, with only an emergency access to Callahan Court. This will address concerns of increased traffic impacts onto the existing residential neighborhood that would be caused by the proposed higher density.**
- **The application has also been modified to allow flexibility for lower density non-senior housing in the form of townhouses. Appropriate policies have been included in the implementing documents to allow for this use.**
- **The application received a Sustainability Score of 54, and achieved the Silver score under Version 1.0 of the Tool (Pre - July 1, 2022).**
- **The proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and Brampton Official Plan.**
- **The proposal is consistent with the “2022 - 2026 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

Glen Schnarr & Associates Inc., on behalf of PAI Realty Inc. / IMJ Keystone Holdings Inc. submitted this application for a proposed amendment to the Official Plan and Zoning By-law on November 27th, 2020. The application proposed a retirement community with 200 units on the subject lands. The application was deemed complete

in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on December 16th, 2020.

Current Situation:

Proposal:

A proposal to amend the Official Plan, Zoning By-law, and Block Plan has been filed with the City to develop an approximately 1 hectare site which is comprised of the following municipal addresses: 2247, 2257, and 2271 Mayfield Road. The site fronts onto Mayfield Road.

Details of the proposal are as follows (please refer to Appendix 1):

- A 8-storey retirement community building with 200 units, with the following:
 - A range of resident amenity and administrative support functions such as a dining hall, bistro, and fitness/beauty centre, on the ground floor.
 - An outdoor amenity space at the rear of the building
 - A Floor Space Index (FSI), which is the ratio of the building area to the site, of 3.0.
 - Total Gross Floor Area of 16,742 Square Metres
 - The intended development may include Floors 2 and 3 being used for memory care and assisted living residential units, including dining services for individuals who require medical care and assistance, and the remaining floors (4-8) house independent living suites for residents requiring minimal levels of care and support
- 91 Shared parking spaces are proposed through a surface parking area and a below grade parking structure
- The site plan currently depicts a partial moves access onto Mayfield Road (right in/right out) and a full moves access to Callahan Court. Staff recommends that only an emergency access be permitted to Callahan Court, if the site is developing for anything higher than medium density development (townhouse forms), in order to reduce traffic impacts onto the existing neighbourhood.

Application to Amend the Official Plan:

The subject properties are primarily designated 'Low/Medium Density' with a small portion designated as 'Natural Heritage System' in the Mount Pleasant Secondary Plan (SP51) and Mount Pleasant Secondary Plan Block Plan Area 51-2. The 'Low/Medium Density' designation permits a variety of residential land uses and typologies including single-detached, semi-detached, and townhouse uses as well as places of worship, schools, parks, and stormwater management facilities.

The lands designated 'Natural Heritage System' shall be utilized to protect the sensitive environmental lands from development and primarily keep them in a natural state. Permitted uses and activities within the Natural Heritage System shall be limited to fish, wildlife and conservation management; limited infrastructure including road and municipal services crossings, stormwater management facilities and low impact development measures; natural heritage feature or area restoration and enhancement works; channel relocation and lowering; wetland and/or woodland restoration and enhancement works; passive recreational facilities and uses such as trails, interpretative displays and signage; and site alteration to accommodate the above uses.

An amendment to the Secondary Plan is required to facilitate the proposed development. In order to permit the proposed dwelling types, the applicant proposes to re-designate the subject property from 'Low/Medium Density' to 'High Density Residential – Special Policy Area 1' to permit an increase in density and the proposed use.

The proposed 'High-Density Residential – Special Policy Area 1' designation includes a policy that the permitted uses include a retirement community in addition to constraints on building parameters. It is noted that the proposed definition for a retirement community allows flexibility on the form of seniors housing to be provided. While the retirement community would need to be for senior's housing, it would not necessarily need to include assisted care facilities. This definition is considered beneficial as it provides more flexibility for the development of the site.

It is also noted that the proposed Official Plan Amendment includes permissions for lower density non-seniors housing in the form of townhouses, including stacked and back to back townhouses. The inclusion of this land use permission provides for more flexibility for the development of the site and avoids redundant applications. It is considered appropriate as townhouses are a lower density land use than the 8-storey seniors building and one that is more consistent with the existing character of the area.

Application to Amend the Zoning By-law:

The subject property is zoned 'Agricultural (A)' as per Zoning By-law 270-2004, as amended. This zoning designation does not permit the proposed residential use.

The proposed Zoning By-law Amendment will rezone the property to new Residential Apartment A(1) Zone (R4A-3700) and Open Space (OS) Zone. This will permit the proposed uses as well as provide associated performance standards including but not limited to height, lot coverage, parking requirements, deck provisions, uses, and FSI. The proposed Zoning By-Law Amendment will also allow for provisions for townhouse forms which are permitted in the secondary plan and will provide the landowner with flexibility for the future development of the site and avoid redundant applications.

Property Description and Surrounding Land Use (Please refer to Appendix 7):

The lands have the following characteristics:

- are municipally known as 2247, 2257, 2271 Mayfield Road;
- have a total site area of approximately 1.03 hectares;
- have a frontage of approximately 130 metres along Mayfield Road;
- are currently occupied by four structures: three residential dwellings, and an accessory, detached garage – which are intended to be demolished to accommodate the proposed development;
- access to the residences is currently provided through three driveways off Mayfield Road

The surrounding land uses are described as follows:

- North: Mayfield Road, beyond which is the Town of Caledon where a Subdivision comprising of semi-detached and detached homes is located.
- South: Lands that are a part of the natural heritage system, beyond which are low density residential uses
- East: Lands that are a part of the natural heritage system beyond which is Callahan Court along with low-density residential uses.
- West: Lands which are a part of the natural heritage system, which include a tributary of Fletchers Creek, beyond which are low-density residential uses

Summary of Recommendations

This report recommends that Council approve the application for the proposed residential development. It further recommends that Council adopt the amendment to the Official Plan, Zoning By-law, and Block Plan generally in accordance with the attached appendices. The proposal and implementing documents represent good planning, are

consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe, Region of Peel and Brampton Official Plan.

Planning Analysis Summary:

The proposed Official Plan Amendment, Zoning By-law and Block Plan amendments are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plan. The application is also consistent with Section 2 of the Planning Act.

The application proposes an increase in density and new proposed uses, specifically a retirement community and associated accessory uses. The proposed use and increase in density will better meet the intent within all levels of the planning policy framework to provide much needed housing, particularly for seniors, and work to create complete communities with a variety of different types of housing.

The proposed development is in the public interest. The proposal seeks to accommodate the elderly population by providing them residence and accessory care facilities while utilizing the existing adjacent natural heritage feature within the design of the site. The existing/proposed utilities and municipal services are adequate for the proposed development. The various studies submitted by the applicant in support of the application have been reviewed by the City as well as the circulated public agencies, demonstrating the proposed development is appropriate from a technical perspective.

Additional information with respect to individual policies is provided in Appendix 8 (Detailed Planning Analysis).

Matters of Provincial Interest:

Planning Act, (2020):

This development proposal has regard for matters of provincial interest as set out in Section 2 of the Planning Act.

The proposed residential uses are appropriate given the surrounding land uses are predominately residential. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage, and water services as well as waste management. It also ensures the orderly development of safe and healthy communities by providing a high-density development that is generally consistent with the planned land use function and takes advantage of an underutilized site. The proposal also takes into account the protection of adjacent ecological systems by integrating them within the development. Staff is satisfied that the application is in compliance with the matters of provincial interests as set out in the Planning Act.

Provincial Policy Statement (PPS), (2020):

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 proposed development helps to achieve complete communities. The proposed residential development is compatible with surrounding lands and efficiently uses existing infrastructure available on the site. The proposal also provides a compact form of development through an increase in density and helps to serve the housing needs of different demographics, specifically the ageing population.

The PPS required planning authorities to provide a wide mix and range of housing options. The proposed development provides housing options for the aged population, and provides them with applicable support and supplementary care.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, (2020):

The Growth Plan for the Greater Golden Horseshoe provides a framework for growth and development that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life. The proposed residential development is located within an existing residential subdivision neighborhood. In addition, the proposed development provides access to public services, facilities, natural trails, and existing and planned transit services.

As per Growth Plan policy, the Designated Greenfield Area is to be planned to achieve, within the horizon of the Growth Plan, a minimum density target that is not less than 50 residents and jobs combined per hectare for the entire Designated Greenfield Area in Brampton. The proposed amendment to allow for increased density within this development will help to achieve this density target.

The Growth Plan also gives direction for growth in complete communities. Complete communities are places such as mixed-use neighborhoods within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living. The proposal takes advantage of the location along the major arterial road Mayfield Road and helps contribute to the complete community’s concept within the Growth Plan by providing senior residents access to support opportunities and the necessities they require for daily and healthy living.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan:

The Regional Official Plan provides a long-term policy framework that protects the environment, manages resources, and forecasts growth. The subject site is located within the “Urban System”, and “Core Areas of the Greenland System” designation in the Region of Peel Official Plan. The proposal conforms to the Regional Official Plan by directing redevelopment within the urban boundary to help optimize the supply of available land, supporting the achievement of healthy communities and protecting natural heritage features on and adjacent to the site.

The proposal further conforms to the “Urban System” designation specifically within Section 5.6.7 by providing for the needs of Peel’s changing age structure and allows residents of Peel Region to continue to reside within their own communities as they age.

Furthermore, the development also takes into account the policies with regards to “Age Friendly Planning” by providing the aged population opportunities to integrate themselves within local areas. The proposal also takes advantage of integration of community facilities and services along with residential uses to better accommodate the demographic changes.

Staff is satisfied that the proposed development is consistent with the Region of Peel Official Plan Policies.

City of Brampton Official Plan:

The City of Brampton Official Plan and associated Secondary Plans are intended to guide development and infrastructure decisions on issues related to land use, built form, transportation, and environment. The intent of the Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet current and future needs of residents.

The property is designated as ‘Residential’ and ‘Open Space’ on Schedule A - General Land Use Designations of the Official Plan

Section 4.2 of the Official Plan includes policies providing direction on the development of lands designated Residential. Under Section 4.2.6.15 (Retirement Housing) the City shall permit ‘Retirement Housing’ in ‘Residential’, ‘Commercial’, and ‘Institutional’ and ‘Public Use’ designations in the Official Plan subject to provisions 4.2.6.15 (i to ii (a to i)). Upon review staff is satisfied that the proposal meets the requirements of Section 4.2.6.15 to justify the use of Retirement Housing as the proposal provides adequate connectivity to existing facilities and city services, utilizes adjacent environmental features, and appropriately integrates within the existing community.

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, and that residential and non-

residential development outside of these areas shall generally be limited to 4 storeys in height. The development is proposing a density of approximately 200 units per net hectare and a proposed Floor Space Index of 3.0. Although the proposal seeks to permit a higher FSI than what is currently permitted by Policy 3.2.8.6 this is due to the on-site facilities/amenities that the proposal intends to provide through floors 1-3. The proposal also seeks to permit a height of 8 storeys which is generally not permitted through Policy 3.2.8.6. Policy 3.2.8.5 speaks to permitting an increased density and height as per the requirements of Policy 3.2.8.6 and that the proposal will be required to demonstrate certain characteristics such as contribution to the City's desired housing mix, sufficient existing or planned infrastructure, access to an arterial road, meets the requirements of the City and Conservation Authority with regards to appropriate buffers and sustainable management measures, opportunities for enjoyment of natural open space, appropriate transition in built form through design aspects, and incorporating sustainable technologies such as Low Impact Development. Upon review, staff is satisfied that the proposal meets the requirements of Policy 3.2.8.5 and the proposed increase in density and height is justified.

The subject lands also maintain a designation of 'Open Space' on Schedule A - General Land Use Designations of the Official Plan. Schedule D – Natural Heritage Features and Areas further refines the 'Open Space' designation to 'Valleyland/Watercourse' Corridor. Section 4.6.7.1 Valleylands and Watercourse Corridors states Development and site alteration is generally not permitted within a valleyland or watercourse corridor unless it has been demonstrated that there will be no negative impact on the significant natural features and their functions in accordance with the required studies and subject to the review of the corresponding Conservation Authority. Upon internal technical review and in coordination and consultation with the Credit Valley Conservation Authority, Staff have determined that the application meets the merits of Policy 4.6.7.1 as there will be no negative effects on the adjacent Natural Heritage Feature.

The proposal is consistent with the Official Plan as it meets the general objective of adding to the housing mix within the City and helping to achieve a complete community with proximity to existing and planned infrastructure and compatible land uses. The proposal is also consistent with the requirements for natural heritage systems applicable to the site as per the Official Plan requirements and goals. The proposed amendment to facilitate the development is consistent with the policies and provisions of the Official Plan.

Staff is satisfied that the general intent of the Brampton Official Plan is met.

Mount Pleasant Secondary Plan and Block Plan (Area 51):

The subject property is designated as 'Low/Medium Density' and 'Natural Heritage System' in the Mount Pleasant Secondary Plan (SPA 51). The amendment proposes to re-designate the subject property from 'Low/Medium Density' to 'High Density Residential' with a special policy to permit the proposed uses and density. Furthermore, the subject lands are designated 'Low/Medium Density Residential', 'NHS Channels/Buffers' and 'NHS Woodlands' within the Mount Pleasant Block Plan (Area 51-2).

Policy 5.1.1.1 states that the various residential designations shown on Schedule SP51 (a) are categories in which the predominant land use is for Low/Medium Density and Medium Density forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter. Complementary uses shall also be permitted in the various Residential designations, provided that they are integrated in an appropriate manner with adjacent residential uses. Through the Detailed Planning Analysis conducted by staff sufficient rationale for a change of residential designation for this site has been determined to have been provided..

The Urban Design Brief provided has illustrated that the proposal will be well integrated with the adjacent natural heritage feature as per Policy 5.1.1.5 which states Residential designations adjacent to the Natural Heritage System shown on Schedule SP 51(a) shall be shaped, oriented, and developed in a manner that is compatible, complementary to the Natural Heritage System. The provided brief also illustrates the utilization of the NHS as a buffer between the low/medium density existing residential to the new proposed high density use.

The replacement of the 'Low/Medium' designation from the subject lands is supportable from a land use planning perspective, given that:

- The proposed new plan better aligns with the provincial policies related to creating complete communities and efficient use of resources;
- Unique environmental features / amenities are not negatively impacted by this development proposal and are integrated into the development plans;
- The existing and planned road, servicing, parks, and institutional facilities can accommodate the additional density increase and,
- The proposal aims to provide housing to an aged demographic contributing to housing forms for all residents.

Staff is satisfied that the general intent of the Mount Pleasant Secondary Plan & Coordinating Block Plan are met.

City of Brampton Zoning By-law 270-2004

The subject property is zoned 'Agricultural (A)' in the City of Brampton Zoning By-law 270-2004, as amended. As such, a Zoning By-law Amendment is required to permit the proposed Retirement Residence and accommodating uses.

The Zoning By-law amendment proposes to rezone the property to a new site-specific 'Residential Apartment (R4A)' zone. The Zoning By-law amendment includes site-specific zoning provisions, including but not limited to uses permitted on site, minimum interior and rear yard depth, maximum building height, maximum lot coverage and FSI, and a reduced parking calculation for the site. Provisions are also included to allow for flexibility

with future development allowing uses such as townhouses which are originally planned for this site as noted in the secondary plan.

The detailed planning analysis (Appendix 8) includes a detailed overview of the Zoning By-law Amendment.

Staff is satisfied with the proposed Zoning provisions for the development of the lands

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in February 2021, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. Copies of all department / agency comments are attached as Appendix 10 to this report. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City.

A Statutory Public Meeting for this application was held on March 8th, 2021. There were no members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from 13 members of the public were received.

Details of the Statutory Public Meeting are included in Appendix 11 of this report. A high-level overview of the comments received and staff responses are outlined below:

Issue Raised At Public Meeting	Response
<i>Privacy Concerns</i>	<ul style="list-style-type: none">• The development proposes a single 8 storey building with a rear amenity area. The rear yard setback proposed will be sensitive to the adjacent NHS and additional landscaping will be used to create a strong buffer between existing residential uses and the proposed development. Staff has reviewed the submitted Urban Design Brief and is satisfied with the proposal's integration within the existing neighborhood.
<i>Traffic congestion</i>	<ul style="list-style-type: none">• The City's Transportation Planning and Region of Peel have reviewed the proposed access onto Mayfield Road (right in/right out) and full moves access to Callahan Court. Through discussions with staff both internally and at the Region of Peel it has been determined that a right in/right out access to Mayfield Road and an emergency vehicle access to Callahan Court is to be permitted and finalized at Site Plan Stage in order to mitigate traffic congestion onto the adjacent

	residential neighborhood. Only emergency access to Callahan Court is recommended if the development of the site will be higher than medium density development (townhouse forms).
<i>Parking Requirements</i>	<ul style="list-style-type: none"> City Traffic and Zoning Staff have reviewed the Transportation Impact Study submitted by Nextrans Consulting Engineers and have found it satisfactory to support the proposed reduction in parking due to the nature of the development and the parking requirements associated with it.
<i>Loss of trees and biodiversity</i>	<ul style="list-style-type: none"> Staff has reviewed the submitted Tree Inventory and Preservation Plan submitted by Kuntz Forestry Consulting Inc. which outlines the trees to be protected and the measures used to protect all trees to be preserved prior to construction. Of the 98 trees identified within the vicinity of the proposal 65 will be required be removed to accommodate the proposal and 11 additional trees are recommended to be removed due to their hazardous condition. A total of 94 replacement plantings are required and/or cash-in-lieu. Staff has reviewed the plan and have deemed it satisfactory to the City's standards. The adjacent natural heritage system has no proposed modifications and will be protected through the appropriate buffers and setbacks. Credit Valley Conservation staff has also reviewed the application and have found the proposal satisfactory and in conformity with the Conservation Authorities requirements.

Corporate Implications:

Financial Implications:

There are no financial implications directly associated with this report. 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.

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 by adding additional housing in a neighbourhood that is consistent with the existing character.

Conclusion:

Staff is satisfied that the proposed Official Plan, and Zoning By-law amendments represent good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Official Plan and Zoning By-law Amendment attached hereto as Appendix 11 to 12 respectively as the following criteria have been met:

- the proposed development takes advantage of an underutilized site to provide housing options to accommodate changing demographic needs,
- the proposed zoning by-law and official plan amendment are consistent with the aforementioned policies,
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

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Reviewed by:

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Approved by:

Steve Ganesh MCIP RPP
Commissioner
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Management Services Department

Submitted by:

Marlon Kallideen
Chief Administrative Officer
City of Brampton

Attachments:

- Appendix 1 – Concept Map
- Appendix 2 – Location Map
- Appendix 3 – Official Plan Designations
- Appendix 4 – Secondary Plan Designations
- Appendix 5 – Block Plan Designations
- Appendix 6 – Zoning By-law Designations
- Appendix 7 – Aerial & Existing Land Use
- Appendix 8 – Detailed Planning Analysis
- Appendix 9 – Results of Public Meeting
- Appendix 10 – Results of Application Circulation
- Appendix 11 – Draft Official Plan Amendment
- Appendix 12 – Draft Zoning By-law Amendment
- Appendix 13 – Sustainability Score Snapshot