

**Date:** 2023-07-24

**File:** **OZS-2021-0045**

**Subject: Recommendation Report**  
Application to amend the Official Plan and Zoning By-law  
(To permit the development of a commercial plaza)  
**12768500 Canada Inc. c/o Weston Consulting**  
11937 Goreway Drive and 6539 Mayfield Road  
Ward: 10

**Contact:** Chinoye Sunny, Development Planner, Development Services  
  
Angelo Ambrico, Manager, Development Services

**Report Number:** Planning, Bld & Growth Mgt-2023-639

**Recommendations:**

1. That the report from Chinoye Sunny, Development Planner, Development Services to the Planning and Development Committee of August 28, 2023, re: **Recommendation Report**, Application to amend the Official Plan and Zoning By-law, **12768500 Canada Inc. c/o Weston Consulting**, 11937 Goreway Drive and 6539 Mayfield Road, Ward 10, be received;
2. That the application for Official Plan Amendment and Zoning By-law Amendment submitted by Weston Consulting on behalf of 12768500 Canada Inc. Ward 10, File: OZS-2021-0045 be approved on the basis that it is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: 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 amendments to the Official Plan generally in accordance with the attached Attachment 12 to this report be adopted;
4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 13 to this report be adopted;
5. That no further notice of public meeting be required for the attached Official Plan Amendment as per Section 22(6.1) and 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- **An application to amend the Official Plan and Zoning By-law has been filed with the City to permit the development of four (4) commercial buildings.**
- **The subject properties are designated “Estate Residential” on Schedule A: General Land Use Designations of the City of Brampton Official Plan. The “Estate Residential” designation permits a low density, low intensity form of residential development characterized by large, individual lots which do not require full urban services. An amendment to the Official Plan is required for the proposed development.**
- **The property is located within the Toronto Gore Rural Estate Secondary Plan (Area 26). The Toronto Gore Rural Estate Secondary Plan is currently not in effect.**
- **The subject properties are zoned “Agricultural (A)” and “Residential Rural Estate Two (RE2)” as per By-law 270-2004, as amended. The “Agricultural (A)” zone permits land uses such as agriculture, single detached dwellings, supportive housing residence types, cemeteries, animal hospitals, kennels, a home occupation, and/or accessory uses. The ‘Residential Rural Estate Two (RE2)’ zone permits single detached dwellings, supportive housing residence type 1, and/or accessory uses. An amendment to the Zoning By-law is required for the proposed development.**
- **The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on January 31, 2022. Four (4) members of the public made delegations at the meeting and ten (10) pieces of written correspondence were received. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues are included in the summary chart as well as in Attachment 9 of this report.**
- **The application received a Sustainability Score of 49 overall and achieved the Bronze threshold.**
- **The proposal is consistent with the “2018-2022 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.**

- **The proposed Official Plan Amendment and Zoning By-law Amendment represent good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the City of Brampton Official Plan.**

### **Background:**

The lands subject to the Official Plan Amendment and Zoning By-law Amendment are located at 11937 Goreway Drive and 6539 Mayfield Road. Weston Consulting submitted an application on behalf of 12768500 Canada Inc. on October 27, 2021. This application was deemed complete on November 1<sup>st</sup>, 2022, in accordance with Sections 22(6.1) and 34(10.4) of the Planning Act.

The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on January 31, 2022. Since the time of receipt of the application and the public meeting, the applicant has submitted three (3) submission packages to refine the technical details associated with the proposal.

### **Current Situation:**

#### Proposal:

An application to amend the Official Plan and Zoning By-law has been filed with the City to permit the development of four (4) commercial buildings.

#### Details of the Proposal are as follows:

- One (1) two-storey building with office uses on the second floor and three (3) one-storey buildings for retail and commercial uses.
- The development application proposes a total Gross Floor Area (GFA) of approximately 4,947.34 square metres.
  - Building A1 (Retail and Office): two-storey and 2,275.86 square metres;
  - Building A2 (Retail): one-storey and 980.18 square metres;
  - Building A3 (Retail): one-storey and 801.38 square metres; and
  - Building A4 (Retail): one-storey and 889.92 square metres.
- The development application proposes two (2) vehicular accesses from Goreway Drive and Mayfield Road.

- The site has a Floor Space Index (FSI) of 0.35.
- The proposed lot coverage of the development is 27.19%.

#### Property Description and Surrounding Land Use

The lands have the following characteristics:

- Municipally known as 11937 Goreway Drive and 6539 Mayfield Road, and are located at the intersection of Goreway Drive and Mayfield Road;
- A total site area of approximately 1.411 hectares (3.489 acres);
- Have a frontage of approximately 72.3 metres along Goreway Drive and 148 metres of frontage along Mayfield Road; and
- Each property currently contains a detached dwelling that is proposed to be demolished.

The surrounding land uses are as described as follows:

- North: Auto service and body shop, single detached dwellings and agricultural uses located in the Town of Caledon;
- South: Existing estate residential dwellings;
- East: Existing estate residential dwellings, single detached dwellings and open space; and
- West: Existing commercial development and single-detached dwellings.

#### Application to Amend the Official Plan

The subject properties are designated “Estate Residential” as per Schedule A: General Land Use Designations of the City of Brampton Official Plan. The proposed Official Plan Amendment will remove the “Estate Residential” designation and redesignate the lands to “Residential”. The subject properties are not designated within Schedule A2: Retail Structure. The proposed Amendment will add the properties as “Neighbourhood Retail” in Schedule A2.

The detailed planning analysis (Attachment 9) provides a detailed overview of the Official Plan Amendment.

#### Application to Amend the Zoning By-law

The subject properties are zoned “Agricultural (A)” and “Residential Rural Estate Two (RE2)” as per By-law 270-2004, as amended.

The proposed Zoning By-law Amendment will rezone the properties to ‘Commercial One – Section 3710 (C1-3710)’. The proposed amendment will permit the provision of the ‘Commercial One (C1)’ zone with site-specific provisions for front yard depth, minimum exterior side yard width, and parking rates.

The detailed planning analysis (Attachment 9) provides a detailed overview of the Zoning By-law Amendment.

### **Summary of Recommendations**

This report recommends that Council approve the proposed Official Plan Amendment and Zoning By-law Amendment. This report further recommends that Council approve the Official Plan Amendment in accordance with Attachment 12 and the Zoning By-law Amendment in accordance with Attachment 13. 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, the Region of Peel Official Plan, and the City of Brampton Official Plan – see associated details in Attachment 9.

### **Matters of Provincial Interest**

#### **Planning Act**

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

The development proposal supports the orderly development of safe and healthy communities and allows for the economic growth and employment opportunities through the proposed commercial development. The proposal contemplates four (4) commercial buildings, providing both retail and office uses, thus adding a variety of employment and commercial uses to the City of Brampton in accordance with Sections 2 h), k) and l) of the Planning Act. The proposed development will contain well-designed and high-quality built form with contemporary architecture that will enhance the primarily residential character of the neighborhood with diversified office and commercial land uses in accordance with Section r) of the Planning Act.

Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

#### **Provincial Policy Statement**

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 proposal will allow for increased density and diversity of uses that will promote surrounding transit and active transportation within an area of Brampton that is predominantly occupied by residential dwellings. The proposed development is in proximity to future transit services on Mayfield Road, which is anticipated to be a Secondary-Transit Corridor as per Schedule C of the City of Brampton Official Plan. As such, the subject site will support the use of public transit and provide opportunities for cycling and walking in accordance with S.1.6.7.2 and S.1.6.7.4 of the PPS.

The proposed development is also consistent with the surrounding land use patterns and promotes efficient development and land use patterns over the long term by providing commercial buildings that will connect with municipal infrastructure, services, and amenities, in accordance with S.1.1.1, S.1.1.2, and S.1.6.7.4 of the PPS.

The proposed development intensifies the subject lands from existing single-detached dwellings to the proposed 1,142 square metres of office space and approximately 3,861.59 square metres of commercial and retail space across four buildings. As such, the proposed commercial units will contribute to the City in meeting its employment forecasts. The proposed Official Plan Amendment and Zoning By-law Amendment will intensify and contribute to a mix of retail and commercial uses to assist in accommodating the overall employment growth within the City of Brampton.

Staff is satisfied that the proposed development is consistent with the policies 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 includes policy and direction is intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people’s needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The proposal will contribute to the establishment of complete communities in accordance with S.2.2.1.2, S.2.2.1.4, and S.2.2.1.4.10 through optimization of land use and overall expansion of land use diversity through the introduction of office and commercial uses. In accordance with S.2.2.2.3, the proposed commercial development will provide necessary services to cater to the needs of the local community and further serve to accommodate the employment forecasts and minimum intensification targets for the delineated built-up area in the Region of Peel by providing intensification through appropriately scaled development in locations where infrastructure is available.

Moreover, the proposal also serves to support policies related to employment opportunities and economic development in accordance with S.2.2.5.1. The proposal provides a variety of employment in appropriate locations in order to accommodate forecasted employment growth. Overall, the development proposal provides a built form that will be well integrated into the existing neighbourhood and contribute to the Provincial objective of developing complete communities.

Based on the above, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment conforms to the policies of the Growth Plan.

### ***Municipal Planning Documents:***

#### **Region of Peel Official Plan**

The Regional Official Plan 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 “Urban System” designation in the Regional Official Plan and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

The proposed development contributes to a healthy, complete urban community in accordance with policies S.5.4.10 and S.5.6.2. The proposal will utilize existing and planned infrastructure and as such will contribute toward the optimization of the use of Regional resources. The proposal is representative of efficient growth and development, which will assist in achieving the Regional growth and employment targets for the City of Brampton. The proposal and its location within the Regional Urban Boundary are consistent with the Regional Official Plan’s goal of ensuring that development and redevelopment takes place in a timely, orderly and sequential manner.

Based on the above, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment generally conforms to the Regional Official Plan.

#### **City of Brampton Official Plan**

The purpose of the City of Brampton’s Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The properties are designated ‘Estate Residential’ on Schedule A of the City of Brampton Official Plan. The proposal contemplates an amendment to the City of Brampton Official Plan Schedule A: General Land Use Designations to redesignate the properties from ‘Estate Residential’ to ‘Residential’.

The subject property is located on the edge of an existing Residential Estate Community and is located at the intersection of Mayfield Road and Goreway Drive. As per Schedule B: City Road Hierarchy, Mayfield Road is considered a Major Arterial Regional Road and Goreway Drive is considered a Minor Arterial. The intersection has

transitioned over time from an area with a more rural, estate residential characteristic, to an area mixed with a higher volume of truck traffic, commercial developments, as well as existing residential communities.

The proposal also contemplates an amendment to the City of Brampton Official Plan Schedule A2: Retail Structure to designate the properties to 'Neighbourhood Retail'. In accordance with S.4.3.5 in the Official Plan, Local Retail centers consist of Neighbourhood Retail and Convenience Retail sites which are usually located in residential areas in order to serve the shopping needs of the community. Local Retail sites may front onto local, collector or arterial roads and shall be easily accessible to the residential areas they are intended to serve, according to policy S.4.3.5.1. The proposed commercial plaza is appropriately located on the edge of Estate Residential area along a Major and Minor Arterial Road. The redesignation of the lands will contribute towards providing an appropriate transition from residential to commercial within the neighbourhood.

Both Mayfield Road and Goreway Drive are planned to be expanded in the coming years to provide more lanes to improve traffic flows and enhanced safety within the neighbourhood. Construction for the Mayfield Road (which is a Regional Road) is expected to commence in 2025 and construction for Goreway Drive expansion is expected to commence in 2026. The proposal provides a transition to the residential homes and buffers them from the planned road improvements for the intersection of Mayfield and Goreway which is anticipated to receive large volumes of truck traffic.

The proposed development includes a 3.5 metre landscape strip along the rear and both sides to provide proper screening along the property. A rear yard depth of 22.8 metres from the property line to the rear buildings (buildings A3 and A4) is also included in the plans. The enhanced landscaping strip and rear yard depth provide ample distance separation distance for the proposed buildings and the existing estate residential dwellings on Lucinda Court. Furthermore, the development will be serviced by municipal water and wastewater, per Section 4.8 of the Official Plan which requires new development to be on municipal infrastructure.

The proposal is designed to be at an appropriate scale and is therefore considered compatible with the existing neighbourhood context. The proposal is also in alignment with the broader vision of the Brampton Official Plan and Provincial policy as it relates to creation of mixed-use, complete communities. Additionally, there is an existing commercial development located across from the subject property (6461 Mayfield Road). In accordance with policy S.4.11.4.7(xii), the proposed development is compatible with the surrounding residential land uses. The proposed design and landscaping offer several positive elements such as landscaped buffers, outdoor amenity spaces, pedestrian walkways and masonry fencing, which ultimately serve to elevate the overall area and maintain the unique character of the Residential Estate community.



The proposed development is also located in close proximity to heritage properties located 4 Lucinda Court and 6461 Mayfield Road. A Heritage Impact Assessment (HIA), prepared by *ASI Architectural and Cultural Services*, was submitted for review in the formal submission of the proposal in accordance with S.4.10.1.11. The HIA concluded that the proposed development will not have a significant impact on any of the cultural heritage value of the adjacent designated properties, including the heritage house located on Lucinda Court. The detailed planning analysis (Attachment 9) includes an extensive overview of the Official Plan Amendment and the Official Plan Amendment attached as Attachment 12.

Staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment conforms to the policies of the City of Brampton Official Plan.

#### Toronto Gore Rural Estate Secondary Plan

The subject properties are located within the Toronto Gore Rural Estate Secondary Plan (Area 6). The Toronto Gore Estate area is located east of Goreway Drive, north of Castlemore Road, west of The Gore Road and south of Countryside Drive. It is to be noted that the Toronto Gore Rural Estate Secondary Plan is currently not in effect and is undergoing a policy review.

#### Zoning By-law Amendment

The properties are currently zoned 'Agricultural (A)' and 'Residential Rural Estate Two (RE2)', as per By-law 270-2004, as amended. The 'Agricultural (A)' zone permits land uses such as agricultural purposes, single detached dwellings, supportive housing residence types, cemeteries, animal hospitals, kennels, a home occupation, and/or accessory uses. The 'Residential Rural Estate Two (RE2)' zone permits single detached dwellings, supportive housing residence type 1, and/or accessory uses.

The proposed Zoning By-law Amendment will rezone the properties to 'Commercial One – Section 3710 (C1-3710)'. The proposed amendment will permit the provision of the 'Commercial One (C1)' zone with site-specific provisions for front yard depth, minimum exterior side yard width, and parking rates. The proposal includes a 3.5 metre landscape strip along the rear and both sides to provide proper screening along the property. The proposed development has a rear yard depth of 22.8 metres from the property line to the rear buildings (buildings A3 and A4). A retaining wall is also proposed at the rear and along the interior side of the property to provide ample screening from the existing estate residential dwellings.

The detailed planning analysis (Attachment 9) provides a detailed overview of the Zoning By-law Amendment and the Zoning By-law Amendment is attached as Attachment 13. Staff is satisfied that the proposed zoning changes and performance standards that will implement the policies of the Official Plan and Zoning by-law to ensure that the site properly conforms to the policies of the City of Brampton Zoning By-law.

## Community Engagement

The proposed Official Plan Amendment and Zoning By-law Amendment was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. Public Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on January 31<sup>st</sup>, 2022. Four (4) members of the public made delegations at the meeting and ten (10) pieces of written correspondence were received. Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues are included in the summary chart as well as in Attachment 9 of this report.

Concern Raised	Staff Response
Proximity to Designated Heritage Properties at 4 Lucinda Court and 6461 Mayfield Road	A Heritage Impact Assessment (HIA), prepared by <i>ASI Architectural and Cultural Services</i> , was submitted for review in the first submission. The report findings indicated that there will be no significant impact on the cultural heritage value of the adjacent designated properties. City Heritage Staff reviewed all submitted materials along with the corresponding Ministry of Heritage, Sport, Tourism and Culture Industries letter. Staff concluded that the studies are satisfactory, all requirements have been met and there are no further heritage concerns with respect to the proposed development.
Construction disrupting the surrounding neighbourhood	The proposed development will require a Building Permit from the City of Brampton, any site works will be subject to City requirements (i.e. hoarding, shoring, phasing, street access, hours of construction and applicable securities etc.).
Increase in local traffic	A Traffic Impact Study (TIS) dated March 10, 2023, was prepared by Next Trans Consulting Engineers to assess the transportation related aspects of the proposed development. The memo

	<p>includes a review and assessment of the existing road network, traffic volumes, vehicle maneuvering and circulation. The Traffic Services department have reviewed the TIS and have found the document to be satisfactory. It is important to note that Goreway Drive is planned to be expanded in the future which will add additional lanes to Goreway Drive and improve traffic flow within the surrounding neighbourhood.</p>
Proximity to local Estate Residential dwellings	<p>The proposed development includes ample setbacks, landscaping, and a retaining wall to allow for adequate screening from nearby residential properties. The proposed development will provide employment opportunities for the surrounding community and provide space to support local businesses within the local community.</p>
Environmental and flooding concerns	<p>An Arborist Report and Tree Inventory &amp; Preservation Plan, prepared by Beacon Environmental Ltd., indicated that a total of 69 individual trees were tagged and 59 trees are proposed to be removed. A total of 81 replacement trees are proposed to be planted or the applicant is to pay a cash-in-lieu value. The Landscape Plan, prepared by Beacon Environmental Ltd., includes enhanced landscaping, fencing, screening and a landing strip along Goreway Drive. The enhanced landscaping and improved planting will allow for additional greenery on the site.</p> <p>The subject properties are within vegetated areas and are in close proximity to the West Humber River watershed. The development application was circulated to the Toronto and Region Conservation Authority (TRCA) and they have no concerns with the proposal. A Functional Servicing and Stormwater Management Report, prepared by Next Trans Consulting, was submitted and reviewed by Environmental Engineering</p>

	<p>staff. Staff found the drainage mitigation measures have been met and the documents are satisfactory.</p> <p>Furthermore, a Sustainability Score and Summary has been completed for the proposal. The summary provided an overview to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 49 points which satisfies the City's bronze threshold.</p>
Lack of sidewalks to allow for safe pedestrian access	The proposed development will incorporate the development of sidewalks along Mayfield Road and Goreway Drive. This will be addressed in a future Site Plan application.
Existing commercial plazas in the area	The City of Brampton is committed to building healthy and safe communities. Commercial and retail plaza within residential neighbourhoods support the efficient growth and development of an employment land use and complements the neighbouring low-density commercial and residential development immediately to the west, respectively.
Privacy and security concerns	The proposed development includes ample setbacks, landscaping, and a retaining wall to allow for adequate screening from nearby residential properties. The site is also designed with one (1) two-storey building which is located furthest away from the neighboring properties, at the intersection of Goreway Drive and Mayfield Road to minimize overlook.

### **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 satisfies this by:

- Efficiently using land and resources; and,
- Providing opportunities for efficient growth within an existing community.

### 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:**

Staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, and the proposed development conforms to provincial plans including the Growth Plan for the Greater Golden Horseshoe, and is consistent with the Provincial Policy Statement. Furthermore, the proposal conforms to the principles and policy direction of the Region of Peel Official Plan, and the City of Brampton Official Plan.

The report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment attached hereto as Attachment 12 and Attachment 13. The Official Plan Amendment and Zoning By-law Amendment application is appropriate for the orderly development of the lands considering the following:

- The proposal conforms to provincial plans such as the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement;
- The location of the proposed development provides an opportunity for intensification and growth while providing employment opportunities for the surrounding community to support local businesses within the local community; and

- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed.

The application is appropriate for the orderly development of the lands and represents good planning. Staff recommends approval of the Official Plan Amendment and Zoning By-law Amendment as the proposal is in the public interest.

Authored by:

Reviewed by:

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### **Attachments:**

Attachment 1: Concept Plan  
Attachment 2: Location Map  
Attachment 3: Official Plan Designations  
Attachment 4: Zoning Designations  
Attachment 5: Aerial & Existing Land Use  
Attachment 6: Heritage Resources  
Attachment 7: Results of External Circulation  
Attachment 8: Results of Public Meeting  
Attachment 9: Detailed Planning Analysis  
Attachment 10: Sustainability Assessment Snapshot  
Attachment 11: Official Plan Amendment  
Attachment 11a: Official Plan Amendment Schedule  
Attachment 12: Zoning By-law Amendment  
Attachment 12a: Zoning By-law Amendment Schedule