

**Date:** 2023-10-19

**File:** OZS-2021-0026

**Subject:** **Recommendation Report**

Application for a Draft Plan of Subdivision and to amend the Official Plan and Zoning By-law (To permit the development of 1038 residential units in low-density, medium-density and high-density built forms, a park, two elementary schools blocks, an open space block)

**Digram Developments c/o Glen Schnarr and Associates Inc.**  
South of Mayfield Road between Bramalea Road and Torbram Road (an 'L' shaped parcel)

**Contact:** Chinoye Sunny, Development Planner, Development Services

Angelo Ambrico, Manager, Development Services

**Report Number:** Planning, Bld & Growth Mgt-2023-901

**Recommendations:**

1. That the report from Chinoye Sunny, Development Planner, Development Services to the Planning and Development Committee of November 20, 2023, re **Recommendation Report**, Application for a Draft Plan of Subdivision and to amend the Official Plan and Zoning By-law, **Digram Developments c/o Glen Schnarr and Associates Inc.**, Parts of Lot 16, 17 & 18, Concession 5; and Parts of Road Allowance Between Lot 17 & 18, Concession 5; South of Mayfield Road and West of Torbram Road, Ward 9, be received;
2. That the application for a Draft Plan of Subdivision and to amend the Official Plan and Zoning By-law submitted by Glen Schnarr and Associates on behalf of Digram Developments Ward 9, 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 11 to this report be adopted;

4. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted; and,
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:**

- **The report recommends approval of an amendment to the Official Plan and Zoning By-law and endorsement of the Draft Plan of Subdivision for this application.**
- **The proposal includes a residential development consisting of a total of 1,038 residential units including 72 single detached dwellings, 98 street townhouse dwellings, 23 rear lane townhouse dwellings, 845 apartment units in a high density block, along with parts of a park block, elementary school block, and open space block.**
- **The subject property is mainly designated “Residential” as per Schedule A: General Land Use Designations of the City of Brampton Official Plan. The “Residential” designation permits a broad range of housing, ranging from assisted housing to upscale executive housing types. A very small portion of the lands are designated “Open Space” in association with a natural heritage system that is located on lands to the south. No amendments to the Official Plan are required.**
- **The property is located within the Countryside Villages Secondary Plan Area (SP48(b)). The property is designated “City Wide Park”, “Low Density Residential”, “Medium Density Residential”, “Mixed Use” and “Public Junior Elementary School Site”. The “City Wide Park” designation is primarily for the Sesquicentennial lands that are to the south, the remnant parkland that is within the subject lands will be used as a neighbourhood park. The “Low Density Residential” and “Medium Density Residential” permit residential dwellings at different densities and scales. An amendment to the Secondary Plan (Area 48-2) is required to accommodate the proposed development.**
- **The property is zoned “Agricultural (A)” and “Agriculture-Special Section 839 (A-839) by By-Law 270-2004, as amended. An amendment to the Zoning By-law is proposed to allow residential development. A Holding (H) provision is being recommended as the property does not have direct access to a street or servicing, the Holding provision can be lifted once the development has capacity for servicing (water and stormwater management) and vehicular access.**

- **The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on September 13, 2021. No members of the public spoke at the meeting and no written correspondence was received. Details of the Statutory Public Meeting are included in the summary chart as well as in Attachment 8 of this report.**
- **The proposal is consistent with the Strategic Focus Area theme as it is consistent with the direction of building complete communities to accommodate growth for people.**
- **The development proposal represents 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 is located south of Mayfield Road between Bramalea Road and Torbram Road. The property is characterized as being in the shape of an 'L'. Glen Schnarr and Associates Inc. submitted an application on behalf of Digram Developments on June 1, 2021. This application was deemed complete on June 18, 2021, in accordance with Section 22 (6.1), Section 34 (10.4), and Section 51(19.1) of the Planning Act.

The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on September 13, 2021. Since the time of receipt of the application and the public meeting, the applicant has submitted seven (7) submission packages to refine the technical details associated with the proposal.

The application has had several resubmissions as the draft plan subdivision was revised multiple times to include excess Regional lands along Mayfield Road. The high-density blocks were also revised to include stepping of the building at different heights to minimize the impact of sun and shadows on other properties. City Staff have worked closely with the applicant to ensure that the proposed development is to City standards and is an appropriate development for the lands.

### **Current Situation:**

#### Proposal:

An application to amend the Official Plan and Zoning By-law has been filed with the City to permit residential, open space, a park block, a buffer block, a walkway block, and two

(2) elementary schools. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create the roads, lots, and blocks.

Details of the Proposal are as follows:

- The development application proposes a total of one thousand and thirty-eight (1038) residential units and five (5) mixed-use units, comprised of:
  - Seventy-two (72) single detached dwellings with lot frontages of 11.0 and 11.6 metres;
  - Ninety-eight (98) street townhouse units with lot frontages of 4.4 metres;
  - Twenty-three (23) rear lane townhouse units with lot frontages of 4.4 metres;
  - Five (5) mixed-use units; and
  - Eight hundred and forty-five (845) high-density residential units, in a 15 and 22 storey building.
- Two (2) elementary schools with a total of 1.34 hectares;
- One (1) Park Block of 0.79 hectare;
- Buffer Block;
- Walkway Block;
- Open Space; and
- Internal public road networks.

Property Description and Surrounding Land Use

The lands have the following characteristics:

- Located south of Mayfield Road between Bramalea Road and Torbram Road
- Total site area of approximately 12.32 hectares (30.44 acres)
- Frontages of approximately 150 metres on Mayfield Road, and 61 meters along Torbram Road
- Future east/west frontage on Inspire Boulevard
- Currently vacant

The surrounding land uses are described as follows:

- North: Mayfield Road, beyond which are agricultural uses in the Town of Caledon;
- South: Vacant agricultural lands.
- East: Vacant lands, subject to residential subdivisions (the draft approved plan of subdivision 21T-19019B and 21T-17017B).
- West: Vacant agricultural lands.

#### Holding (H) Provision

The recommended Holding (H) symbol in the zoning by-law amendment for the proposed development (refer to Attachment 12) is needed to ensure that the proposal aligns with the Growth Management Staging and Sequencing Strategy (GMSSS) for SP48-2. Prior to development occurring on site and as a condition of lifting the H, the construction of Inspire Boulevard in its entirety between Bramalea Road and Torbram Road, as well as intersection improvements must occur. This is consistent with other approved zoning by-laws within the SP48-2 Block Plan and staging and sequencing within the GMSS.

An updated Functional Servicing Report to the satisfaction of the Region of Peel is also required prior to lifting the H. This is needed to accommodate for the increased density proposed on Block 99 and Block 100 on the Draft Plan (refer to Attachment 1). The Region has confirmed that servicing capacity upgrades are required, including the construction of an oversized 400mm diameter watermain, an oversized 525mm diameter sanitary sewer, and a 900mm diameter sanitary sewer. Appropriate draft conditions have also been included, which speaks to the potential timing of the required upgrades, as well as the opportunity for the Developer to enter into a Front-Ending Agreement should they wish to proceed prior to the Region is prepared to fund the works.

The following holding provision conditions included in the by-law are listed below:

Holding (H):

- 1) Until the Holding (H) symbol is removed, the lands shall only be used in accordance with the Agricultural (A) and Agricultural – Special Section 839 (A) zones.
- 2) The Holding (H) symbol shall not be removed until such time as the following have been provided:
  - a) Approval of a Functional Servicing Report to the satisfaction of the Region of Peel;
  - b) Confirmation that the Commissioner of Public Works is satisfied that the appropriate mechanisms are in place for the construction of Inspire Boulevard in its entirety

between Bramalea Road and Torbram Road as well as intersection improvements in accordance with the Growth Management Staging and Sequencing Strategy; and,

- c) Confirmation that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.

### Sustainability Score and Summary

The Sustainability New Communities Program encourages and evaluates the sustainability performance of new development. The proposal received a score of 39 overall achieving the Bronze threshold. It is worth noting, that this plan is one point off from achieving a score of 40, which would then meet the Silver threshold. Staff will continue to look for opportunities through subdivision registration and the future site plan application stage to increase the sustainability score to meet the Silver threshold.

### Application to Amend the Official Plan

The subject property is designated “Residential” and “Open Space” as per Schedule A: General Land Use Designations of the City of Brampton Official Plan. The “Residential” designation permits a broad range of housing, ranging from assisted housing to upscale executive housing types.

### Countryside Villages Secondary Plan (Area 48-2)

The property is designated “City Wide Park”, “Low Density Residential”, “Medium Density Residential”, “Mixed Use” and “Public Junior Elementary School Site” in the Countryside Villages Secondary Plan (Area 48-2). The “City Wide Park” designation is primarily for the Sesquicentennial lands that are to the south, the remnant parkland that is within the subject lands will be used as a neighbourhood park typology. The “Low Density Residential”, “Medium Density Residential”, “Mixed Use” and “Public Junior Elementary School Site” designations permit a range of residential built forms from single detached, townhouse dwellings, mid-rise apartments and commercial, retail and institutional uses.

An Amendment to the Secondary Plan is required to increase the density permissions beyond the existing density permitted in the “Low Density Residential” and “Medium Density Residential” residential designation, and re-designate a portion of “Medium Density Residential” designation to “Medium- High Density Residential- Special Policy Section 4” to permit the proposed Draft Plan of Subdivision. A development concept of the high-density block is included as Attachment 15 and 16.

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 “Agriculture-Special Section 839 (A-839)” as per By-law 270-2004, as amended. The “Agricultural (A)” zone permits land uses such as agricultural purposes, a single detached dwelling, supportive housing residence types, cemeteries, animal hospitals, kennels, a home occupation, and/or accessory uses.

The proposed development requires several new zones to be created. The proposed Zoning By-law Amendment will rezone the property to new single detached residential zones (R1F(H)- 11.0-3729, R1F(H)- 11.6-3730, R1F(H)-11.0-3568 & R1F(H)-11.6-3670), residential townhouse zones (R3E(H)-4.4-3731, R3E(H)-4.4-3732, R3E(H)-4.4-3569, R3E(H)-6.0-3570 & R3E(H)-6.0-3571), residential apartment zones (R4A(H)-3733 & R4A(H)- 3734), composite residential commercial zone (CRC(H)- 3735), as well as an institutional zone (I1(H) – 3574), and open space (OS).

The proposed zoning by-law amendment includes a Holding (H) provision to ensure that vehicular access and servicing are satisfied prior to the as of right land use permissions being applied. This property is located in the northeast sector of Block Plan Area 48-2, and as such, servicing and roads will not be available to accommodate the proposed development in the short term. The H provision will be removed at a future time once the services are available, including the future extension of Inspire Boulevard.

A complete list of all of the zones and associated site-specific provisions can be found in the Draft Zoning By-law in Attachment 12 of this Recommendation Report. 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 and endorse the Draft Plan of Subdivision. This report further recommends that Council approve the Official Plan Amendment generally in accordance with Attachment 11 and the Zoning By-law Amendment generally in accordance with Attachment 12 to accommodate the approval of the Draft Plan of Subdivision. The proposal and implementing documents represent good planning, is consistent with the Provincial Policy Statement, and conforms 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 proposal contemplates low, medium, and high-density residential uses, mixed use, open space and institutional uses, thus adding a variety of housing types, commercial uses, and institutional uses to the City of Brampton. The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with S. 2 (h) and (j). The development represents the appropriate location of growth and development as the subject property is located in a designated greenfield area in accordance with S. 2 (p) 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 proposed development supports livable, supports livable, healthy communities by supporting commercial land uses within the surrounding area. The proposal is in close proximity to a diverse range of land uses within the Block Plan 48-2 area, including recreational trails, park and open space facilities, commercial uses, services, and other uses to meet long-term needs in accordance with S. 1.1.1 (b) of the PPS. The proposed development is located in a settlement area in accordance with S. 1.1.3.1 of the PPS, and the proposed development implements residential densities which align with the planned targets outlined in the City of Brampton Official Plan and Countryside Villages Secondary Plan, thus promoting efficient land use densities in accordance with S. 1.4.3 of the PPS.

The development 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 vacant and/or occupied by low-density 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.

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 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 subject site is located within the 'Urban System' within the Growth Plan, in which infrastructure services and planned public transit already exists. 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. 2.2.4.10 through optimization of land use and overall expansion of land use diversity through the introduction of institutional and residential uses of varying densities.

The proposal conforms to S. 2.2.6.3 of the Growth Plan by contributing towards creating complete communities that feature a mix of land uses and convenient access to public service facilities and institutional uses within an underutilized and vacant area. In accordance with S. 2.2.1.4 and S. 2.2.4.10, development proposal is located near existing and planned public transit routes with future connection to major transit destinations and GO transit hubs. The proposed Park Block will also contribute to the overall quality of life and provide a recreational area for people of all ages, abilities, and incomes in accordance with S. 2.2.1.4(b).

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 proposal will contribute to complete communities through the provision of housing options including single detached and townhouse structural types, in close proximity to park facilities, and other uses in the Block Plan area such as retail and service uses in accordance with S. 5.4.10. The proposal includes residential uses at appropriate densities as determined through the block planning process in close proximity to Mayfield Road, which is identified as a Secondary Transit Corridor supporting medium frequency public transportation services in accordance with S. 5.4.12. The proposal directs development to the urban system in accordance with S. 5.6.11 of the Region of Peel Official Plan.

The proposal will assist the City of Brampton in fulfilling numerous planning objectives including meeting and accommodating Regional Growth forecasts. Furthermore, the proposal directs development to the urban system in accordance with Section 5.6.11 of the Region of Peel Official Plan. In accordance with S. 6.20.13 the proposal contemplates single detached lots of varying sizes, townhouse lots, rear lane townhouses, residential reserve lots and high-density blocks that will provide a mix of housing types and densities.

Based on the above, staff is satisfied that the proposed Official Plan Amendment 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 subject property is designated "Residential" and "Open Space" as per Schedule A: General Land Use Designations of the City of Brampton Official Plan. The "Residential" designation permits a broad range of housing, ranging from assisted housing to upscale executive housing types. The "Open Space" designation permits a limited amount of uses that are restricted to minimizing the impacts of development on the natural heritage system.

The proposal conforms to the "Residential" and "Open Space" designations of the Official Plan. The Draft Plan of Subdivision includes detached dwellings, street townhouses, rear lane townhouses, high density dwellings to accommodate a mix of housing types and a variety of built form in the City. Additional land uses include two partial school blocks, a park, walkway block, open space, an environmental buffer, and several internal roads to support attractive streetscapes and provide walkable connections to adjacent lands.

As such, the proposal is consistent with the "Residential" and "Open Space" land use designations. An amendment to the Official Plan and Secondary Plan is required to permit the increased height and density of the high-density block included as part of the proposal. The high-density blocks are intended to have "stepped" designs for the buildings to minimize the impact of sun and shadows on adjacent properties. The high-density blocks were also revised to include a 45 degree angular plane as shown on Attachment 15 and 16.

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.

#### Countryside Villages Secondary Plan (Area 48b)

The property is designated "City Wide Park", "Low Density Residential", "Medium Density Residential", "Mixed Use" and "Public Junior Elementary School Site" in the Countryside Villages Secondary Plan (Area 48-2). An amendment to the Secondary

Plan is required in order to increase the permitted density of the proposed low-density and medium-density, and amend a portion of the existing ‘Medium Density Residential’ designation to “Medium-High Density Residential - Special Policy Section 4”. The proposed additional height and density represents good planning as the proposed development is in proximity to planned and/or existing transit (i.e., Inspire Boulevard), parkland, and will be compatible with the surrounding areas. In addition, the proposal will also assist with the Provincial initiatives to create additional housing to help improve housing affordability.

The purpose of the proposed Secondary Plan Amendment is to allow for increased density within the “Low/Medium Density Residential” and “Medium-High Density Residential” designations. The increase in density within the plan will help contribute towards Brampton’s Housing Pledge to support the construction of 113,000 new homes in the City of Brampton by 2031. With ongoing concerns regarding housing affordability and housing supply, increased density in this residential Draft of Subdivision is believed to be appropriate to help ensure that the City of Brampton has enough housing to meet local and regional density targets and population targets. The proposal also contemplates a variety of housing types and tenures that will accommodate and provide different housing options for various family types.

As such, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment generally conforms to the policies of the Countryside Villages Secondary Plan (Area 48b).

#### Countryside Villages Area Block Plan 48-2

The proposed development is located within the Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan. The property is identified as “Low / Medium Density Residential”, “Medium/High Density Residential”, “Mixed Use”, “Park”, “School” and “Compensation Area” in the Countryside Villages Block Plan (Area 48-2). The proposed development meets the sustainable development principles established for the block plan area. The proposal provides for a range of housing types including single detached and townhouse dwelling types, and adequately protects environmental features to preclude valleylands from future development.

The applicant has provided confirmation that the Owner has signed the Countryside Villages Cost Sharing Agreement. An amendment to the Block Plan is not required. In accordance with S. 4.1.1, minor adjustments and relocations of land uses are permitted.

The proposed development is generally in accordance with the Block Plan and will not require any adjustments.

Staff is satisfied that the proposed Official Plan Amendment and Zoning By-law Amendment satisfies the policies of the Block Plan.

#### Zoning By-law Amendment

The subject properties are currently zoned 'Agricultural (A)' and Agricultural- Special Section 839 ('A-839'), as per By-law 270-2004 as amended.

The 'Agricultural (A)' zone permits land uses such as agricultural purposes, single detached dwelling, supportive housing residence types, cemeteries, animal hospitals, kennels, a home occupation, and/or accessory uses. The Agricultural - Special Section 839 zone relates to the provision of a market garden centre in addition to purposes permitted by the Agricultural (A) zone. It permitted the additional use of a market garden centre from November 24, 1998 to November 24, 2001. This use is no longer permitted. An Amendment to the Zoning By-law is required to facilitate the proposed development.

The proposed development requires several new zones to be created. The proposed Zoning By-law Amendment will rezone the property to new single detached residential zones (R1F(H)- 11.0-3729, R1F(H)- 11.6-3730, R1F(H)-11.0-3568 & R1F(H)-11.6-3670), residential townhouse zones (R3E(H)-4.4-3731, R3E(H)-4.4-3732, R3E(H)-4.4-3569, R3E(H)-6.0-3570 & R3E(H)-6.0-3571), residential apartment zones (R4A(H)-3733 & R4A(H)- 3734), composite residential commercial zone (CRC(H)- 3735), as well as an institutional zone (I1(H) – 3574), and open space (OS). Provisions of these proposed zoning designations are listed in Attachment 11 – Draft Zoning By-law Amendment. The requirements set out in these zones will permit development that is appropriate for each of the land use designations on which they are located.

The proposed zoning by-law amendment includes a Holding (H) provision to ensure that vehicular access and servicing are satisfied prior to the as of right land use permissions being applied. This property is located in the northeast sector of Block Plan Area 48-2, and as such, servicing and roads will not be available to accommodate the proposed development in the short term. The (H) provision will be removed at a future time once the services are available.

### 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 September 13, 2021. No members of the public made delegations at the meeting and no pieces of written correspondence were received. Details of the Statutory Public Meeting are included in Attachment 8 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.

### **Strategic Focus Area:**

The application aligns with the Strategic Focus Area as it supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- Effectively using lands and resources; and
- Providing opportunities for efficient growth; and

### 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, Zoning By-law Amendment, and Draft Plan of Subdivision, subject to the Draft Conditions of Approval in Attachment 14, 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, the City of Brampton Official Plan, and the Countryside Villages Secondary Plan (Area 48b).

The report recommends that Council enact the Official Plan Amendment and Zoning By-law Amendment attached hereto as Attachment 11 and Attachment 12. The Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision 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 development proposed residential typologies and densities which conform to the City of Brampton Official Plan and Countryside Villages Secondary Plan (Area 48b); 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 and endorsement of the Draft Plan of Subdivision 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 – Secondary Plan Designations
- Attachment 4A – Block Plan Designations
- Attachment 5 – Zoning Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Results of External Circulation
- Attachment 8 – Results of Public Meeting
- Attachment 9 – Detailed Planning Analysis
- Attachment 10 – Sustainability Assessment Snapshot
- Attachment 11 – Draft Official Plan Amendment

- Attachment 11A – Official Plan Amendment Schedule
- Attachment 12 – Draft Zoning By-law Amendment
- Attachment 12A – Zoning By-law Amendment Schedule
- Attachment 13 – Draft Plan of Subdivision
- Attachment 14 – Draft Conditions of Draft Plan Approval
- Attachment 15 – High Density Block 99 Renderings and Concept Plan
- Attachment 16 – High Density Block 100 Renderings and Concept Plan