

September 13, 2019

Development Services  
City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**Re: Draft Plan of Subdivision and Zoning By-law Amendment Applications (PRE 18-050)  
Part of Block 1, Plan 43M-1927, designated as Parts 1 to 5, inclusive on Reference Plan  
43R-38813, City of Brampton  
North of Bovaird Drive West, south of Lagerfeld Drive, between Mississauga Road and  
Creditview Road, Mount Pleasant Village, Brampton**

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Daniels HR Corporation ("Daniels") is pleased to submit this cover letter and associated materials in support of a Draft Plan of Subdivision Application ("DPS") and a Zoning By-law Amendment Application ("ZBLA") for the property located on the north side of Bovaird Drive West, south side of Lagerfeld Drive (and the future extension), between Creditview Road and Mississauga Road in the City of Brampton (the "subject site").

The subject site is a total of 7.79 hectares (19.25 acres) and is currently vacant. The DPS application is required in order to establish a new north-south public road, public parkland and future residential development blocks on the subject site. The ZBLA application is required in order to implement the development vision on the subject site, including the creation of a new central public park, the introduction of new housing typologies such as stacked townhouses and mid-rise apartment buildings, and additional height for the apartment dwellings fronting Bovaird Drive West. The details of those applications are described further herein. Daniels intends to ultimately develop the subject site in phases and as such, Site Plan Applications will be submitted to the City of Brampton for future individual development phases in due course.

#### **Existing Site Context and Background:**

The existing land use context surrounding the subject site includes:

- **North:** Lagerfeld Drive extension west to Mississauga Road, existing stormwater management pond and a proposed development with a total of 259 units in one 6-storey apartment, rear-lane townhouses blocks and stacked back-to-back townhouse blocks (referred to as "Mattamy Block 7"). The GO Transit Kitchener Line is approximately 275m north of the subject site.
- **East:** The subject site is bounded in the east by a future public north-south road that separates Block 1W from Block 1E. Block 1E is zoned Commercial Three, Section 3525 (C3-2535), and is anticipated to be developed as a service station located at the north-west corner of Creditview Road and Bovaird Drive West (SP19-037), and a medical office building that is to occupy the northern portion of the Block. In addition to the commercial uses, residential uses are also permitted on this Block to a maximum height of 12 storeys. The lands east of Creditview Road (referred to as "Block 2") are vacant and zoned Commercial Three, Section 3526 (C3-3526). The C3-3526 zone permits commercial uses and residential/mixed-uses up to 25 storeys in height.
- **South:** South of Bovaird Drive West is a new residential community comprised of semi- and single-detached dwellings and Jean Augustine Secondary School.
- **West:** West of the subject site exists a natural heritage system (NHS) with a creek which are within the Credit Valley Conservation Authority Regulation Zone Area. The west side of Mississauga Road is generally undeveloped, aside from the Apple Factory Farm Market at the north-west corner of Bovaird Drive West and Mississauga Road.

Within the subject site is an existing easement in favour of the Region of Peel (PR2285727) that bisects the site. The purpose of this easement is to allow the Region of Peel to access and maintain a deep sanitary sewer that runs south from Lagerfeld Drive through the subject site and veers west to the NHS.

In April 2019, a consent application (Application No. B17-021) was finalized which severed the subject site, referred to as 'Block 1W', from the abutting commercial block fronting Creditview Drive, referred to as 'Block 1E', and established a new 16.5m north-south public road between Block 1W and Block 1E.

### **Development Proposal:**

The proposed Draft Plan of Subdivision and Zoning By-law Amendment will permit the following development proposal:

- Residential development with a mix of housing typologies, including stacked townhouses, live-work townhouses, traditional townhouses, 6-storey apartment buildings and 15-storey apartment buildings. A total of 1,241 units are proposed based on the current development concept, which includes 248 townhouse units and 993 apartment dwelling units.
- This community will provide a mix of unit types and sizes, including both ground-oriented units, and apartment units. The concept plan includes: stacked townhouses with 1-, 2- and 3-bedroom units, live-work townhouses with 3-bedroom units, and traditional townhouses with 3-bedrooms and a private rear yard backing onto the NHS. The 6-storey and 15-storey apartments will primarily consist of 1- and 2-bedroom units.
- New public parkland totalling 0.72 ha, which will include the following:
  - Central public park and linear public park (0.60 ha) that will abut the new north-south public road and connect west to the existing NHS abutting the subject site. The public park will provide prioritized pedestrian movement through the site; and
  - Public park (0.12 ha) on the east side of Street A.
- The central public park will be the focal point of the community and will serve this transit-oriented community bounded by the railway line to the north, Bovaird Drive West to the south, the Mount Pleasant GO Station and associated parking lot to the east, and the NHS to the west. The public park presents an exciting opportunity to develop an urban park that acts as a central feature to this new transit-oriented community. The park programming will be developed with City of Brampton staff and may include uses such as community gardens, gathering and eating spaces, a central bake oven, as well as more active urban park features that will appeal to people of all ages and abilities. The public park location along the west side of Street A, ensures that it is visible looking north from Bovaird Drive West, and looking south from Lagerfeld Drive.
- A new north-south public street, referred to as "Street A", will connect from Bovaird Drive West at the existing intersection with Elbern Markell Drive, north to Lagerfeld Drive. The total right-of-way width is proposed to be 20.0m. The street design is intended to prioritize pedestrians and calm traffic traveling through the neighbourhood. The design incorporates two 4.0m wide vehicle travel lanes that will accommodate onstreet parking, a 1.5 m sidewalk along the east side, a 3.0m wide multi-use trail (MUT) along the west side abutting the public park, and landscaped boulevards with trees on both sides of the street. At the south end where the road intersects with Bovaird Drive West, the road will widen to 23.0m in order to accommodate a central southbound left turn lane onto Bovaird Drive West. The street design proposes a continuous sidewalk and MUT that will connect from Bovaird Drive West through to Lagerfeld Drive.
- An east-west private street will intersect with Street A at the mid-point between Bovaird Drive West and Lagerfeld Drive and will connect "Street A" with a second public street directly east of Block 1W (referred to on some of the plans submitted as "Street B"). The intersection of this east-west private street with Street A is proposed to be a raised intersection which will slow north-south Street A traffic and prioritize the pedestrian crossings in this location. This private east-west street will connect through to the new north-south public street located at the eastern property line of the subject site and will ensure safe pedestrian access from the Mount Pleasant South development Blocks 1E, 2, 3 and 4 to the public park. It will provide a continuous pedestrian connection from the eastern side of the subject site, across Street A, and through to the public park on the west side of Street A.

- A series of private streets and lanes will provide vehicular connections throughout the community. Sidewalks will be incorporated into these streets/lanes where feasible, and pedestrian walkways will also be provided throughout, ensuring that the community prioritizes pedestrian movement.
- Parking will be accommodated in private garages for townhouses or primarily underground parking for the apartment buildings. Traditional townhouses will have garages accessed from the front, stacked townhouses will have garages accessed through a rear private lane or street, and live-work units will have garages integrated as part of the residential building frontage. Visitor parking for the townhouse units will be provided through surface spaces.
- Parking for the 6- and 15-storey apartment buildings will be provided primarily below grade with some surface parking for visitors and residents (if required).

Development of the subject lands will occur in phases, with each phase requiring an application for Site Plan Approval. Additional detail relating to each development phase will be provided through the future Site Plan Approval applications.

#### **Planning Context:**

The subject site is designated “Residential” in the City of Brampton’s Official Plan Schedule A – General Land Use Designations, which permits predominantly residential land uses, including a full range of dwelling types from single detached houses to high-rise apartments (OP s.4.2.1.1). The site is within the Mount Pleasant Secondary Plan (No. 51) and is designated “District Retail”. District Retail permits retail establishments and office, as well as Medium Density Residential and High Density Residential development.

Zoning By-law Amendments to permit development on the subject site were approved by the former Ontario Municipal Board (OMB) in May 2017, followed by a written decision and Order in July 2017, which resulted in Site Specific Zoning for Blocks 1-4 in Mount Pleasant. The *Mount Pleasant Village South, Mixed-Use Centre Blocks 1-4 Community Design Guideline Addendum* were presented to the former OMB in support of the proposed zoning by-law amendment. The subject site is zoned: Residential Apartment A – Section 3522 (R4A-3522), Residential Apartment A – Section 3523 (R4A-3523), and Residential Apartment A (Holding) – Section 3524 (R4A(H)-3524), which permits:

- **R4A-3522:** a range of medium density residential uses, including rear lane townhouses, back-to-back townhouses, stacked back-to-back townhouses, live-work townhouses, and traditional townhouses.
- **R4A-3523:** mixed-use apartment buildings up to 9 storeys in height on the lands fronting Bovaird Drive West, and
- **R4A(H)-3524:** permits the same uses as the R4A-3522 zone; however, the Hold is contingent on the completion of the Lagerfeld Extension Environmental Assessment.

#### **Proposed Draft Plan of Subdivision and Zoning By-law Amendment:**

##### Draft Plan of Subdivision

A Development Agreement associated with the Block 1 lands requires approval of a subdivision application for the purpose of creating one or more public roads, and other public infrastructure appropriate to support the development of the Block 1 lands. The condition also requires that a public road be designed to connect directly opposite the intersection of Elbern Markell Road at Bovaird Drive West and extend north to intersect with Lagerfeld Drive.

A DPS has been prepared and submitted as part of this application which defines the following development Blocks within the subject site:

Land Use Designation	Proposed Dwelling Type	Block Numbers	Proposed Number of Units	Net Area (ha)	Density (upnha)
Medium Density Residential	Stacked Townhouses	1, 2, 3	189	5.14	78.4
	Live-Work Townhouses		15		
	Traditional Townhouses		44		
	6 Storey Apartments		155		
Residential Apartments	12 and 15 Storey Apartments	4, 5	838	1.36	616.2
Park / Existing Easement	Public Parkland	6, 7, 8	-	0.72	-
Public Street	20 m ROW Public Street	-	-	0.57 261m long	-
<b>Total</b>			<b>1,241</b>	<b>7.79</b>	

The DPS includes 0.72 ha of public parkland. Daniels intends to dedicate these lands to the City of Brampton for the development of a public park in satisfaction of the parkland dedication requirements under Section 51.1 of the *Planning Act*.

Zoning By-law Amendment:

The purpose of the Zoning By-law Amendment Application is to refine the land use permissions and zone provisions applicable to the subject site in order to facilitate the development proposal. A draft Zoning By-law Amendment has been submitted as part of this application which details the proposed amendments. The draft Zoning By-law will repeal and replace the existing site-specific by-law as it relates to the subject lands. The following summarizes the amendments proposed:

Current Zone	Proposed ZBLA	Summary of Amendments
Residential Apartment A – Section 3522 (R4A-3522)	Residential Apartment A – Section AAA (R4A-AAA)	<ul style="list-style-type: none"> <li>Additional permitted uses include: Stacked Townhouses and Apartment Dwellings up to 6-storeys in height.</li> <li>New built form provisions for Stacked Townhouses and 6-storey Apartment Dwellings.</li> <li>Amendments to provisions for existing permitted uses, including, but not limited to: a reduction in the minimum dwelling unit width for Townhouse Dwellings and Live-Work Townhouses.</li> <li>Reduction in the required resident parking for all townhouse typologies from 0.9 spaces/1-bed unit, 1.0 spaces/2-bed unit, and 1.2 spaces/3-bed unit to a single rate for all townhouse unit types of: 1.0 space / unit and for apartment dwellings of 0.9 spaces / unit. No change to the current visitor parking rate of 0.15 visitor spaces / unit is proposed.</li> </ul>
Residential Apartment A – Section 3523 (R4A-3523)	Residential Apartment A – Section BBB (R4A-BBB)	<ul style="list-style-type: none"> <li>Increase the permitted apartment building height from 9 storeys to 15 storeys.</li> <li>Amendments to existing apartment provisions, including, but not limited to: minimum ground floor height for residential units at grade, continuous street wall and angular plane.</li> <li>Reduction in the required resident parking for apartment dwellings from 0.9 spaces/1-bed</li> </ul>

Current Zone	Proposed ZBLA	Summary of Amendments
		unit, 1.0 spaces/2-bed unit, and 1.2 spaces/3-bed unit to a single rate for all unit types of: 0.9 spaces / unit. No change to the current visitor parking rate of 0.15 visitor spaces / unit is proposed. <ul style="list-style-type: none"> <li>• Reduction in the required retirement resident parking from 0.65 spaces/unit to 0.40 spaces/unit;</li> <li>• Reduction in the required nursing home parking from a range of 0.35-0.45 spaces / bed to 0.35 spaces/unit.</li> </ul>
Residential Apartment A (Holding) – Section 3524 (R4A(H)-3524)	Residential Apartment A (Holding) – Section CCC (R4A(H)-CCC)	<ul style="list-style-type: none"> <li>• No specific amendments provisions of the “Holding” section.</li> <li>• Amendments to the zoning schedule as it relates to the lands zoned with a “hold”.</li> </ul>
-	Open Space Zone – Section DDD (OS-DDD)	<ul style="list-style-type: none"> <li>• Introduction of the OS-DDD zone on the subject site to permit a public park, as well as to allow private road/lanes to cross over public parkland.</li> </ul>

**Application Submission Materials:**

The number of copies of each submission item has been detailed in the attached table.

GENERAL:

1. Cover Letter, dated September 13, 2019;
2. Draft Plan of Subdivision Application Form, including one (1) original form and six (6) copies;
3. Zoning By-law Amendment Application Form, including one (1) original form and six (6) copies;
4. Cheque for Draft Plan of Subdivision and Zoning By-law Amendment Application payable to the City of Brampton for \$364,959.00.
5. Cheque for Draft Plan of Subdivision Fee payable to the Region of Peel for \$20,000.

PLANS

6. Draft Plan of Subdivision, prepared by Glenn Schnarr & Associates, and signed by Krcmar Surveyors, dated September 4, 2019 (25 printed copies folded to 8.5x11);
7. Concept Plan (including Key plan), prepared by Brook McIlroy, and dated September 4, 2019 (5 copies);
8. Topographic and Boundary Survey, prepared by Krcmar Surveyors, and dated May 1, 2018 (5 copies);
9. Context Plan (Tertiary Plan), prepared by Glenn Schnarr & Associates, and dated September 4, 2019 (5 copies);
10. Functional Servicing and Grading Plan, prepared by Fabian Papa & Partners and dated September 4, 2019 (5 copies);
11. Landscape Plans (Dwg. L1, ST1, D1) prepared by NAK Design Strategies and dated September 4, 2019 (5 copies);

REPORTS/OTHER

12. Planning Justification Report, including Public Consultation Strategy, Draft Public Notice Signage, and Draft Zoning By-law Amendment (including references specific amendments), prepared by Glenn Schnarr & Associates, and dated September 4, 2019 (5 copies);
13. Draft Zoning By-law, prepared by Glenn Schnarr & Associates, and dated September 11, 2019 (5 copies);
14. Urban Design Brief (addendum to CDG), prepared by Brook McIlroy, and dated September 2019 (5 copies);
15. Sustainability Score and Summary, prepared by Daniels HR Corporation and dated June 18, 2019 (5 copies);

16. Noise Impact Study, prepared by JE Coulter and Associates and dated June 3, 2019 (5 copies);
17. Functional Servicing and Stormwater Management Report, prepared by Fabian Papa & Partners and dated June 6, 2019 (5 copies);
18. Tree Inventory and Tree Preservation Report and Plan, prepared by Kuntz Forestry Consulting Inc. and dated May 6, 2019 (5 copies);
19. Phase I Environmental Site Assessment (ESA), prepared by Terrapex Environmental Ltd. and dated March 28, 2019 (5 copies);
20. Traffic Impact Study and Parking Study, prepared by LEA Consulting and dated September 4, 2019 (5 copies);
21. Archaeological Assessment Clearance Letter from the Ministry of Culture, dated November 21, 2007, and Email Confirmation from the City of Brampton that no further Archaeological work is required, dated November 5, 2018 (5 copies);
22. Parcel Abstract (within last 30 days), dated August 29, 2019; (5 copies);
23. PIN and Easement Documentation (5 copies);
24. 1 CD/USB containing digital copies (PDF and CAD, where applicable) of the materials listed above.

The Phase II ESA is in the process of being completed and will be provided for future application submissions. Fee payment has been made directly to the Credit Valley Conservation Authority; however, application materials will be circulated by the City directly to CVC.

In addition to the materials provided to for City of Brampton review, copies of all the application submission files noted above have been included for circulation to the Region of Peel, by the City. This includes:

- 1 printed copy of the Cover Letter and Application forms;
- 11 printed copies of the Draft Plan of Subdivision;
- 2 printed copies of all other submission materials; and
- 1 USB/CD containing digital copies of the submission materials.

We look forward to working with the City to approve this Site Plan Application. Should you have any questions or require any further information, please contact the undersigned at 416-598-2129, or [egillin@danielscorp.com](mailto:egillin@danielscorp.com)

Regards,

**Daniels HR Corporation**



Elizabeth Gillin, MSc., MCIP, RPP  
Development Manager

Encl. As Above.

Cc. Development Services, Region of Peel  
Remo Agostino, VP of Development, The Daniels Corporation