

**Adoption of Official Plan Amendment OP2006-248 (By-law 93-2023)
and Zoning By-law 94-2023**

2247, 2257, 2271 Mayfield Road

Date of Decision: May 31, 2023
Date of Notice: June 6, 2023
Last Date of Appeal: June 26, 2023

On the date noted above, the Council of The Corporation of the City of Brampton passed By-law 93-2023, to adopt Official Plan Amendment OP2006-248, and By-law 94-2023, to amend Comprehensive Zoning By-law 270-2004, under sections 17 and 34, respectively, of the *Planning Act* R.S.O., c.P.13, as amended, pursuant to an application by Glenn Schnarr & Associates. – PAI Realty Inc./IMJ Keystone Holdings Inc., Ward 6, File: OZS-2020-0038.

This official plan amendment is exempt from approval by the Region of Peel and the decision of Council is final if a notice of appeal is not received on or before the last day for filing such notice.

The Purpose and Effect of Official Plan Amendment OP2006-248: To request an amendment to the Official Plan to permit an 8-storey retirement residence with additional provisions for townhouse dwellings.

The Purpose and Effect of Zoning By-law 94-2023: To request an amendment to the Zoning By-law to permit an 8-storey retirement residence with additional provisions for townhouse dwellings.

Location of Lands Affected: Located on the south side of Mayfield Road North of Edenbrook Hill Drive and South of Queen Mary Drive. The subject lands are an assembly of three (3) parcels, located on the south side of Mayfield Road, east of Chinguacousy. The subject lands are also known as 2247, 2257, and 2271 Mayfield Road.

Obtaining Additional Information: A copy of the by-laws is provided. The complete by-laws and background materials are available for inspection in the City Clerk's Office during regular office hours, or online at www.brampton.ca. Any further inquiries or questions should be directed to Arjun Singh, Planner, Planning, Building and Growth Management Services Department at 905-874-2254 or Arjun.Singh@brampton.ca.

Any and all written submissions relating to this application that were made to Council and the Planning and Development Committee before its decision and any and all oral submissions related to this application that were made at a public meeting, held under the *Planning Act*, have been, on balance, taken into consideration by Council as part of its deliberations and final decision on this matter.

There are no other applications under the *Planning Act*, pertaining to the subject lands.

When and How to File an Appeal: Any appeal of the official plan amendment or zoning by-law to the Ontario Land Tribunal (OLT) must be filed with the Clerk of the City of Brampton **no later than June 26, 2023**, shown above as the last date of appeal. An appeal form is available from the OLT website at <https://olt.gov.on.ca/appeals-process/forms/>.

The Notice of Appeal must:

- (1) set out the reasons for appeal; and,
- (2) be accompanied by the fee required by the Ontario Land Tribunal in the amount of \$1,100.00 payable by certified cheque or money order to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart/>

Only individuals, corporations and public bodies may appeal a by-law to the Ontario Land Tribunal (OLT). A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Notice of Appeal may be hand delivered to:

City of Brampton
Office of the City Clerk
2 Wellington St. W.,
Brampton, ON L6Y 4R2
905.874.3858



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 93 - 2023

To adopt Amendment Number OP 2006- 248 to the Official Plan of the
City of Brampton Planning Area

The Council of the Corporation of the City of Brampton in accordance with the provisions of the Planning Act R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 2006- 248 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law

ENACTED and PASSED this 31st day of May, 2023.

Approved as to
form.

2023/05/25

SDSR

Approved as to
content.

2023/05/25

AAP

Patrick Brown, Mayor

Peter Fay, City Clerk

Charlotte Gravel, Acting

AMENDMENT NUMBER OP 2006- 248
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this Amendment is to amend the Mount Pleasant Secondary Plan to change the land use designation of the lands shown outlined on Schedule 'A' to this amendment to permit the development of a high-rise residential building for the purposes of a retirement community on site in addition to permitting townhomes.

2.0 Location:

The lands subject to this amendment comprise of three municipal parcels (2247, 2257 and 2271 Mayfield Road) of record, totaling 1.03 hectares in area, located on the south side of Mayfield Road, east of Edenbrook Hill Drive and west of McLaughlin Road. The lands are legally described as Lot 17, Concession 2, West of Hurontario Street, City of Brampton, Region of Peel.

3.0 Amendments and Policies Relevant Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

1. By adding to the list of amendments pertaining to Secondary Plan Area 51: Mount Pleasant Secondary Plan as set out in Part II: Secondary Plans thereof, Amendment Number OP 2006- 248

3.2 The document known as Secondary Plan Area 51: Mount Pleasant Secondary Plan, as amended, is hereby further amended:

1. By changing on Schedule SP51(a), the land use designations of the lands shown outlined on Schedule 'A' to this amendment from "Low and Medium Density Residential" to "High Density Residential - Special Policy Area 1", and by adding a "High Density Residential" designation to the legend;
2. By adding Section 5.1.4 "High Density Residential" to Section 5.1 Residential as follows, and renumbering the following sections in Section 5.1 accordingly:

"5.1.4 High Density Residential

5.1.4.1 Lands designated High Density on Schedule SP51(a) permit a density of up to 247 units per net residential hectare (100 units per net residential acre).

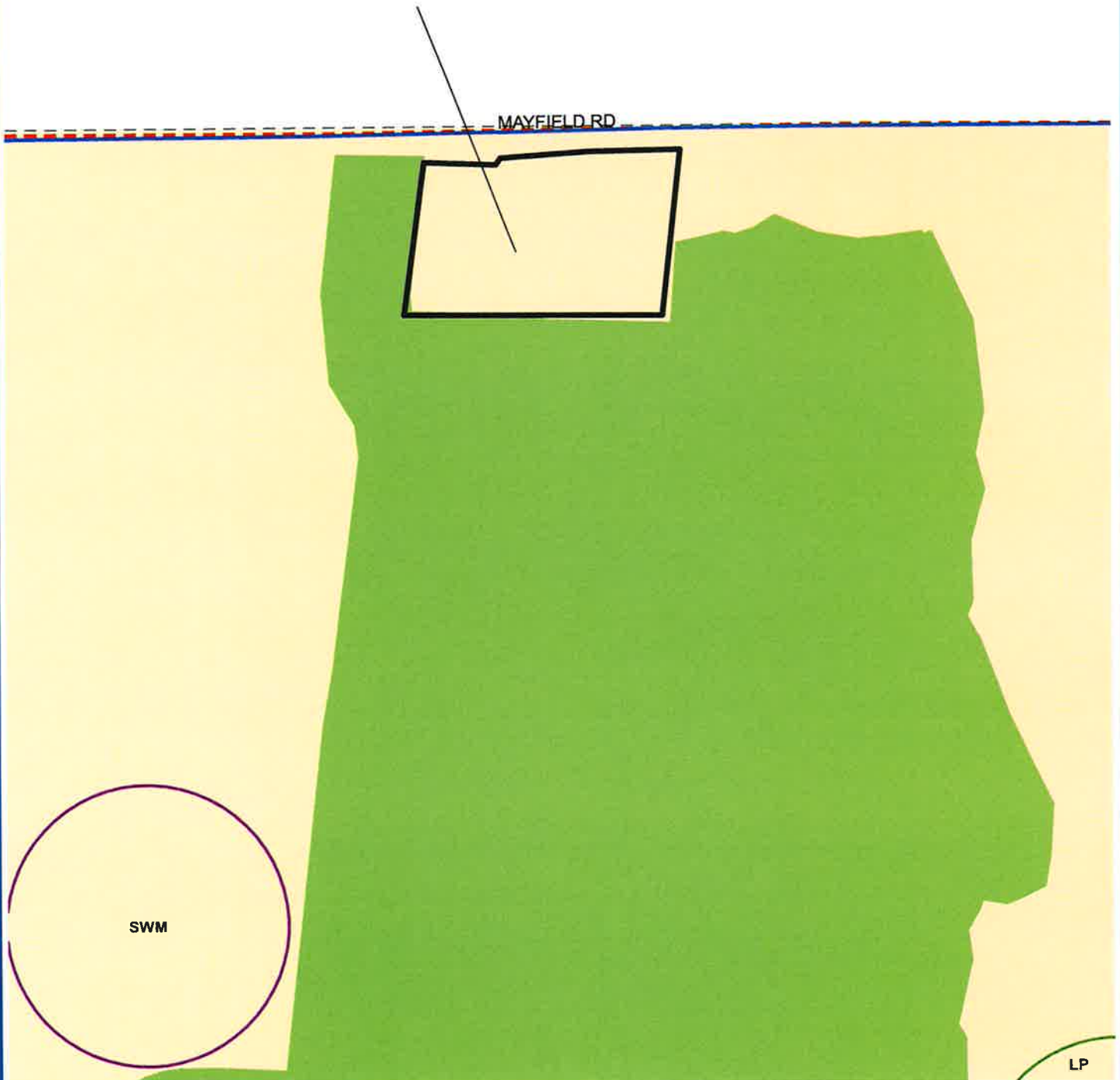
"5.1.4.2 High Density Residential – Special Policy Area 1

In areas designated "High Density Residential – Special Policy Area 1" on Schedule SP 51(a) the following apply:

- (i) permitted uses will be limited to a nursing home and retirement community, with related ancillary uses, as well as stacked townhouses, back-to-back stacked townhouses, back-to-back townhouses and street townhouses.
- (ii) The following are to apply for a nursing home or retirement community:
 - a. Maximum permitted building height of eight storeys.
 - b. Maximum permitted density of 200 units per net residential hectare (80 units per net residential acre).

- c. Maximum permitted Floor Space Index of 3.0 (exclusive of underground parking garage).
 - (iii) A retirement community is to be defined as “a residential community or housing complex intended for adults of retirement age who are generally able to care for themselves; however, assistance from home care agencies may be required, and activities and socialization opportunities are often provided.
 - (iv) The following apply for townhouse forms of development:
 - a. Maximum permitted building height of four storeys.
 - b. Additional technical supporting studies may be required with the Site Plan Approval application.”
3. The portions of the document known as Block Plan Layout Mount Pleasant Secondary Plan Area 51-2 as amended, are hereby further amended:
- (i) by changing the land uses shown on Block Plan Layout Mount Pleasant Secondary Plan Area 51-2 from “Low/Medium Density Residential” to “High Density Residential – Special Policy Area 1” for the lands shown outlined on Schedule ‘B’ to this amendment;
 - (ii) by adding “High Density Residential” to the legend of the document known as Block Plan Layout Mount Pleasant Secondary Plan Area 51-2.

**LANDS TO BE REDESIGNATED
FROM "LOW DENSITY RESIDENTIAL"
TO "HIGH DENSITY RESIDENTIAL"
- SPECIAL POLICY AREA 1"**



EXTRACT FROM SCHEDULE SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT SECONDARY PLAN

ROAD NETWORK

- ■ ■ Transit Spine Collector Road
- - - Arterial Road
- Collector Road
- ↔ Potential Connection

NATURAL HERITAGE SYSTEM

- NATURAL HERITAGE SYSTEM AREA

RESIDENTIAL

- LOW / MEDIUM DENSITY
- MEDIUM DENSITY
- HIGH DENSITY - SPECIAL POLICY AREA 1

INFRASTRUCTURE

- TransCanada Gas Pipeline
- CNR Rail Line
- ◇ Grade Separation
- SWM Stormwater Management Facility

INSTITUTIONAL

- K-5 Public Junior Elementary School Site
- E-8 Public Senior Elementary School Site
- SE Separate Elementary School Site
- PS Public Secondary School Site
- SP Separate Secondary School Site
- W Place of Worship

RECREATIONAL OPEN SPACE

- CP City Park
- LP Local Park
- △ Parkette
- T Town Square
- ▽ Vest Pocket

RETAIL

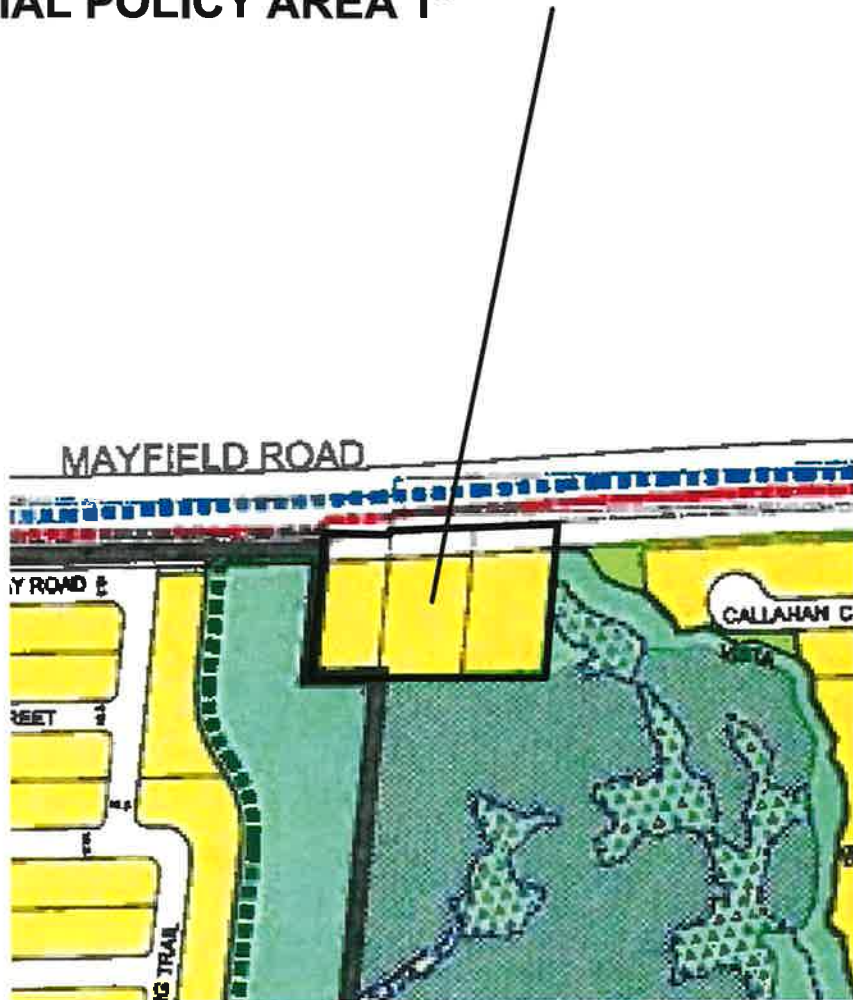
- District Retail
- CR Convenience Retail
- NR Neighbourhood Retail
- MVC Motor Vehicle Commercial

OTHER

- HD Heritage Resource Designation under the Ontario Heritage Act
- HL Heritage Resource Listed on the City of Brampton Register of Heritage Properties
- Mixed Use Area
- 1-2 Special Policy Area 1-2
- Peel Regional Police Association Special Policy Area
- Area Subject to this Amendment
- Osmington Special Policy Area (Mixed Use Centre)



LANDS TO BE REDESIGNATED FROM "LOW DENSITY RESIDENTIAL" TO "HIGH DENSITY RESIDENTIAL - SPECIAL POLICY AREA 1"



EXTRACT FROM BLOCK PLAN SP51(A) OF THE DOCUMENT KNOWN AS THE MOUNT PLEASANT BLOCK PLAN

LEGEND

- BOUNDARY OF BLOCK PLAN AREA 51-2
- NODE BOUNDARY
- PARTICIPATING PROPERTIES
- LOW / MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- COMMERCIAL
- SWM PONDS
- HIGH DENSITY RESIDENTIAL

- SWM PONDS
- INSTITUTIONAL
- PARKS / VEST POCKETS PARKETTES / TOWN SQUARE
- OPEN SPACE/ BUFFERS
- NATURAL HERITAGE SYSTEM (NHS)**
- NHS CHANNELS / BUFFERS
- NHS WETLANDS
- NHS WOODLANDS

- HERITAGE LISTED RESOURCE
- MULTI-USE PATH WITHIN BLVDS. (CLASS 1) (AS PER OFFICIAL PLAN / CITY WIDE PATHWAY NETWORK)
- ON-STREET BIKE LANE (CLASS 2)
- POTENTIAL SIGNED BIKE ROUTE (CLASS 3)
- GREEN SYSTEM TRAIL (MULTI-USE PATH) (REFLECTS CHANNEL ALIGNMENT VIGNETTES)

- NOTES:
1. "THE LAND USES, FEATURES AND COMMUNITY INFRASTRUCTURE SHOWN ON THIS PLAN MAY BE REVISED THROUGH THE FINAL APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS."
 2. "THE FINAL LOCATION FOR PATHS/BIKE LANES/BIKE ROUTES AND GREEN SYSTEM TRAIL WILL BE DETERMINED THROUGH THE APPROVAL OF FUTURE DEVELOPMENT APPLICATIONS. IN ADDITION, THE FINAL LOCATION OF THE GREEN SYSTEM TRAIL WILL BE INCORPORATED INTO THE OVERALL DESIGN AND FINAL APPROVALS OF THE NATURAL HERITAGE SYSTEM."
 3. "WHERE LANEWAYS HAVE A 90° DEFLECTION ADDITIONAL LAND FOR SNOW STORAGE WILL BE PROVIDED BY INTRODUCTION OF EYEBROWS OR OTHER MEASURES."



BRAMPTON
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT

SCHEDULE B TO OFFICIAL PLAN AMENDMENT
OP2006# 248

File: OZS-2020-0038_OPA_B

Date: 2023/03/27

Author: ckovac

BY-LAW 93-2023



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 94 - 2023

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

By-law 270-2004, as amended, is hereby further amended:

- (1) by changing on Schedule A thereto, the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From the Existing Zoning of:	To:
AGRICULTURAL (A)	RESIDENTIAL APARTMENT A(1) – SECTION 3700 (R4A(1)-3700)
	OPEN SPACE (OS)

- (2) by adding thereto, the following sections:

“3700 The lands designated RA4(1) – 3700 on Schedule A to this by-law:

3700.1 Shall only be used for the following purposes:

a. Residential Uses:

- i. Nursing home
- ii. Retirement community
- iii. Stacked townhouse
- iv. Back-to-back townhouse
- v. Back-to-back stacked townhouse
- vi. Street townhouse

b. Only as accessory to the uses identified in 3700.1 (a) (i and ii) and contained within the same building:

- i. a personal service shop
- ii. a dry cleaning and laundry distribution station
- iii. a laundromat

- iv. a dining room restaurant, a convenience restaurant or take-out restaurant
- v. a health centre or fitness centre
- vi. a recreational facility
- vii. an office
- viii. a medical office

c. Accessory uses:

- i. Purposes accessory to the other permitted purposes

3700.2 Shall be subject to the following requirements and restrictions:

- a) For uses permitted in Section 3700.1 (a) (i and ii):
 - i) Minimum Lot Area: No requirement;
 - ii) Minimum Lot Width: No requirement;
 - iii) Minimum Front Yard Depth: 7.5 metres;
 - iv) Minimum Interior Side Yard Depth: 2.0 metres;
 - v) Minimum Rear Yard Depth: 4.0 metres;
 - vi) Maximum Building Height: 8 storeys
 - vii) Maximum Lot Coverage: 30%
 - viii) Minimum Landscaped Open Space: No requirement
 - ix) Maximum Gross Floor Area: 16,742 square meters
 - x) The uses identified in 3700.1 (b) shall only be permitted on the first to third floors
 - xi) A rear deck may not project more than 4.0 metres beyond the rear wall of a building
 - xii) Maximum number of dwelling units: 200
 - xiii) Minimum number of parking spaces: 91
- b) For uses permitted in Section 3700.1 (a) (iii, iv and v)
 - i) Minimum Lot Area: No requirement
 - ii) Minimum Lot Width: No requirement
 - iii) Minimum Front Yard Depth: 3.5 metres
 - iv) Minimum Side Yard Depth: 3.5 metres
 - v) Minimum Rear Yard Depth: 4.0 metres
 - vi) Maximum Building Height: 12.0 metres (excluding parapets, railings, privacy screens/dividers, and a rooftop structure used to house stairways/mechanical and electrical equipment)
 - vii) Maximum Lot Coverage: 50%
 - viii) Minimum Landscaped Open Space: 40% of the site
 - ix) Minimum setback of a hydro transformer to a lot line: 1.2 metres
- c) For uses permitted in Section 3700.1 (a) (vi), the provisions of the R3E-X zone shall apply with a required minimum lot width of 6.0 metres and that a private street shall be considered as a street for zoning purposes.

3700.4 For the purposes of this by-law, the lands zoned RA4(1)-3700 shall be considered a single lot.

3700.5 For the purpose of Section 3700, the following definitions shall apply:

A Retirement Community: is a residential community or housing complex intended for adults of retirement age who are generally able to care for themselves; however, assistance from home care agencies may be required, and activities and socialization opportunities are often provided.

A Back-to-Back Stacked Townhouse Dwelling: a building containing four or more dwelling units separated both vertically and horizontally by a common wall, including

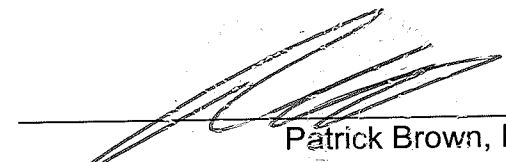
a rear common wall, where the units do not have a rear yard, and where each unit is directly accessible from the outside of the building.

ENACTED and PASSED this 31st day of May, 2023.


Approved as to
form.
2023/05/24
SR

Approved as to
content.
2023/05/24
AAP

(OZS-2020-0038)



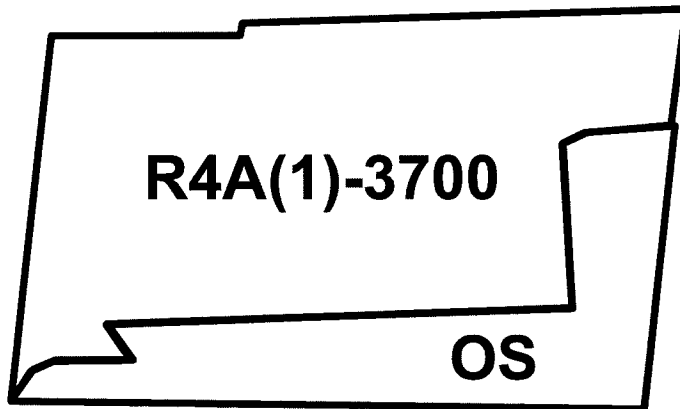
Patrick Brown, Mayor



Peter Fay, City Clerk

Charlotte Gravlev, Acting

MAYFIELD RD



BRAMPTON
Flower City



PLANNING, BUILDING AND GROWTH MANAGEMENT

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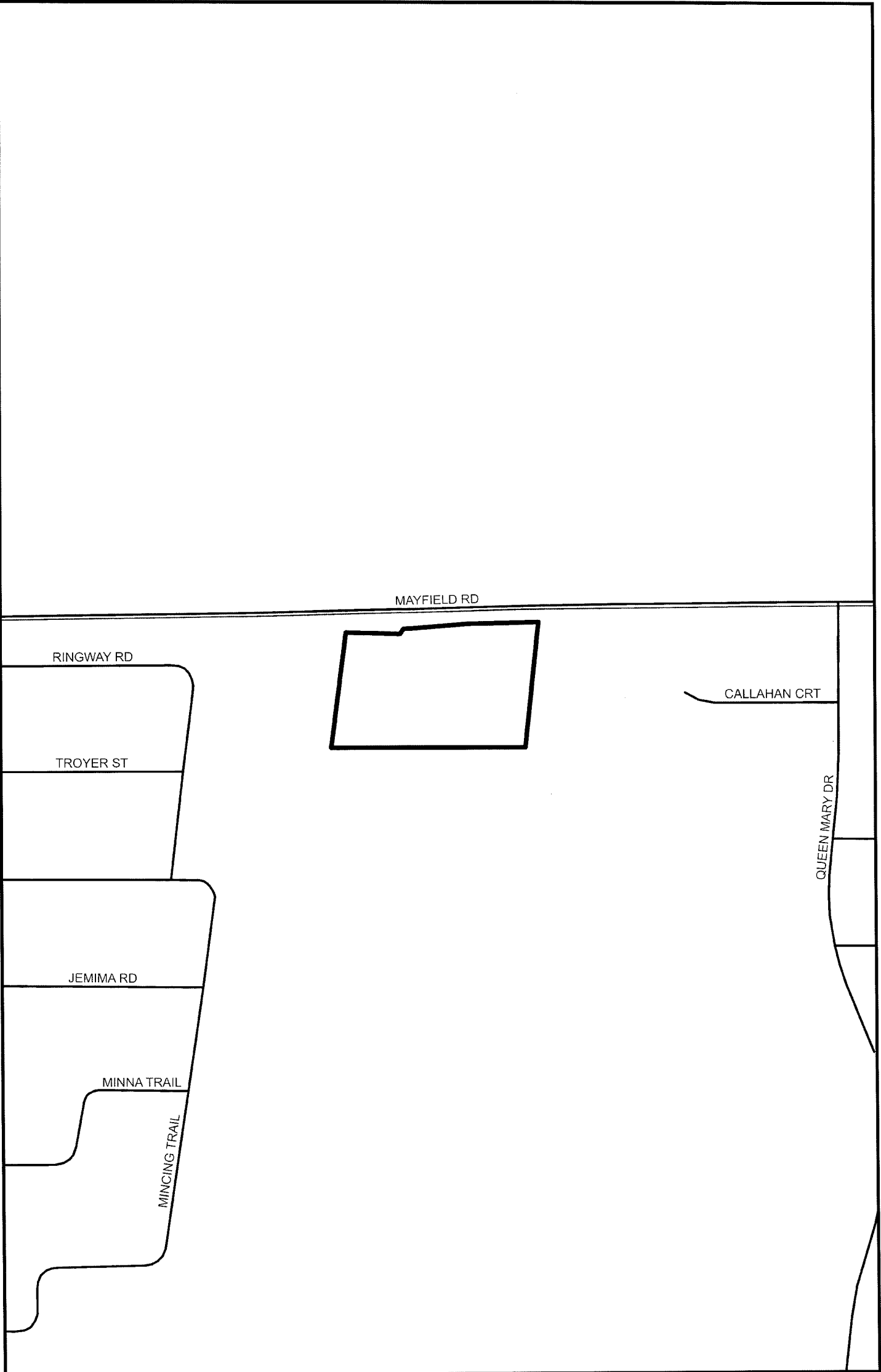
Date: 2023/04/27

Drawn by: ckovac

PART LOT 17, CONCESSION 2 W.H.S.

BY-LAW 94-2023

SCHEDULE A



 SUBJECT LANDS

