

## **Staff Report 2020-0320**

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Meeting Date: November 17, 2020

Subject: Proposed Zoning By-law Amendment Application, Laurier Group, 12046 McLaughlin Road, 2068, 2412 and 0 Mayfield Road, Ward 2

Submitted By: Stephanie McVittie, Acting Manager, Development Review, Planning

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### **RECOMMENDATION**

That, in accordance with Section 34(17) of the *Planning Act*, no further notice is required to be provided on the proposed Zoning By-law Amendment;

That the By-law attached as Schedule “C” to Staff Report 2020-0320 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended to rezone the lands to various zones to permit the development of a residential plan of subdivision; and

That applications for minor variances for the lands as identified in Schedule ‘A’ attached to Staff Report 2020-0320, be permitted prior to the second anniversary of the passing of any implementing Zoning By-law Amendment, pursuant to Section 45(1.4) of the *Planning Act*.

### **REPORT HIGHLIGHTS**

- A Zoning By-law Amendment (RZ 16-11) application was submitted by Glen Schnarr and Associates Inc. on behalf of the Laurier Group on October 12, 2016 and deemed ‘complete’ by staff on October 31, 2016.
- The application was submitted to support the development of a residential plan of subdivision comprised of 347 residential dwelling units, a public elementary school block, a separate elementary school block, two community park blocks, a stormwater management facility block, greenway corridor blocks and environmental blocks.
- The application proposes to rezone the lands from Agricultural (A1) to Residential Two - Exception 614 (R2-614), Residential Townhouse – Exception 636 (RT-636), Residential Townhouse – Exception 637 (RT-637), Residential Townhouse – Exception 638 (RT-638), Institutional – Exception 639 (I-639), Environmental Policy Area 1 (EPA1), Environmental Policy Area 1 - Exception 405 (EPA1-405) and Open Space (OS).
- A statutory Public Meeting was held on January 24, 2017 in accordance with the requirements of the *Planning Act*.
- The proposed amendments are consistent with Provincial policies and conform to Provincial, Regional and local planning policy documents.
- Planning staff recommends that Council enact the draft Zoning By-law Amendment, attached as Schedule “C” to this report.

### **DISCUSSION**

The purpose of this Report is to recommend that Council enact the proposed Zoning By-law Amendment to rezone the property to permit the development of a residential plan of subdivision within the Mayfield West Phase 2 Community.

## **Subject Lands**

The subject land is located on the west side of McLaughlin Road, north of Mayfield Road. The subject lands consist of four properties separated into two unconnected parcels of land. The eastern parcel is comprised of 12046 McLaughlin Road, 2068, 2412 and 0 Mayfield Road and is approximately 31.5 ha (77.9 ac) in area. The western parcel consists of 2068 Mayfield Road which is approximately 39.9 ha (98.6 ac) in area. The subject lands have been used for agricultural production. The western parcel consists of vacant agricultural lands and the eastern parcel contains agricultural lands and a rural residential dwelling. Existing uses surrounding the subject lands consist of farmland, rural non-farm residential dwellings and future residential subdivision lands under development in the City of Brampton, south of Mayfield Road. The lands are currently being serviced for a residential plan of subdivision. Please see Schedule “A” – Location Map, attached.

## **Proposed Development**

On October 12, 2016, the Town received Draft Plan of Subdivision (21T-16004C) and Zoning By-law Amendment (RZ 16-11) applications from Glen Schnarr and Associates Inc. on behalf of Mayfield McLaughlin Developments Inc., Mayfield Station Developments Inc., and Caledon West 25 Inc. (collectively the “Laurier Group”) for the subject lands. The applications were deemed complete on October 31, 2016.

The Draft Plan of Subdivision application was draft approved on August 19, 2019 to permit the development of a residential plan of subdivision comprised of 347 residential dwelling units comprised of 189 detached dwellings, 56 semi-detached dwellings, 92 rear-laneway townhouse dwellings and 10 dual-frontage townhouse dwellings. The subdivision is also proposing a number of residential reserve blocks to be developed in conjunction with adjacent subdivision lands. In addition, the subdivision proposes a public elementary school block, a separate elementary school block, two community park blocks, a stormwater management facility block, greenway corridor blocks and environmental blocks.

The Zoning By-law Amendment application (RZ 16-11) is proposing to rezone the lands to accommodate the residential subdivision. The amendment proposes to rezone the lands from Agricultural (A1) to:

- Residential Two Exception 614 (R2-614) to permit various detached and semi-detached type dwellings with site specific standards
- Residential Townhouse – Exception 636 (RT-636) to permit stacked townhouse dwellings with site specific standards, supporting the affordable housing dedication to Habitat for Humanity
- Residential Townhouse – Exception 637 (RT-637) to permit 4 storey rear-lane townhouse dwellings with site specific standards
- Residential Townhouse – Exception 638 (RT-638) to permit 3 storey rear-lane townhouse dwellings with site specific standards

- Institutional – Exception 639 (I-639) to permit the establishment of both a public and separate elementary school with site specific uses and standards to permit residential development should some of these lands be considered surplus to either school board
- Environmental Policy Area 1 (EPA1) to protect environmental blocks and greenway corridors
- Environmental Policy Area 1 – Exception 405 (EPA1-405) to permit the stormwater management pond
- Open Space (OS) to permit parks and walkway blocks

See attached Schedule “C” Draft Zoning By-law Amendment.

### **Planning Review**

Documents that have been considered by the Town in its review of the proposed application include the Provincial Policy Statement, 2020, the Growth Plan for the Greater Golden Horseshoe, 2019, the Region of Peel Official Plan, the Town of Caledon Official Plan and Comprehensive Zoning By-law 2006-50. Supporting technical studies and reports as well as comments and recommendations provided by internal departments, external review agencies and the public also informed the review of these applications.

#### Provincial Policy Statement, 2020 (PPS, 2020)

The PPS, 2020, contains policies with respect to promoting efficient development and land use patterns in order to create healthy, liveable and complete communities while providing for an appropriate affordable range of housing types and densities to meet requirements of current and future residents. The PPS, 2020 directs growth to settlement areas as per Section 1.1.3.1. In accordance with Sections 1.1.1, 1.1.3.2, 1.4, 1.5 and 1.8 the proposed development efficiently uses land and contributes to a range and mix of residential units and provides appropriate open space blocks, while supporting active transportation in the plan and larger community. The development, within the Mayfield West Phase 2 community, is adjacent to existing developed land and allows for the efficient use of land and infrastructure (Section 1.1.3.6). This development includes a block to be dedicated to Habitat for Humanity for affordable housing purposes. The proposed development will be serviced by municipal servicing (Section 1.6.6). The plan provides a block to protect the woodlot along the northerly limit of the plan, protecting this natural heritage feature as per Section 2.1.

The plan accommodates schools, blocks and open space blocks throughout the development. The proposed amendment to implement the development is consistent with the Provincial Policy Statement, 2020.

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

The Growth Plan, in conforming to the PPS, 2020, contains similar, although refined, policy direction to the PPS, 2020. The Growth Plan also directs development to settlement areas that have existing or planned municipal water and wastewater systems and can support the creation of complete communities (Section 2.2.1). The Mayfield West Phase 2 Secondary Plan has been planned as a complete community that is compact, pedestrian and cyclist friendly, and transit-oriented, providing for a mix of residential uses and achieving the minimum

intensification and density targets (Sections 2.2.6, 2.2.7, 3.2.2, 3.2.3 and 3.2.4). The proposed development will contribute to the mix of residential uses in the community, promotes walkability. The plan will utilize municipal water and wastewater services and was supported by a satisfactory stormwater management plan (Sections 3.2.6 and 3.2.7) As per Section 4.2, the proposed development protects the natural heritage feature (woodlot) along the northerly limit of the plan. The plan accommodates schools, blocks and open space blocks throughout the development. The proposed amendment to implement the development conforms to and is consistent with the Growth Plan.

### Region of Peel Official Plan

The Region of Peel Official Plan designates the subject property within the Mayfield West Rural Service Centre on Schedule “D”, Regional Structure. The Region’s Official Plan also provides for specific policies directing area municipalities to include more detailed objectives and policies in the local municipal official plans. Section 5.4.2.6 requires that development is consistent with the provincial plans, and regional and local official plans. The proposed development supports the Mayfield West Phase 2 community in providing for a range and mix of residential and recreational land uses and protects for the GTA West Transportation Corridor (Sections 5.4.3 and 5.4.3.2.8). The plan includes a block to be dedicated to Habitat for Humanity to provide affordable housing (Section 5.8.1). The proposed amendment protects the natural heritage feature (woodlot) by placing it in the ownership of the Toronto and Region Conservation Authority (TRCA) and ensuring environmental uses are permitted. The Region has confirmed that there is sufficient water and sanitary services to support the proposed development and has also advised that there are no concerns with the proposed application. The proposed amendment to implement the development conforms to the Region of Peel Official Plan.

### Town of Caledon Official Plan

The Town of Caledon Official Plan designates the subject property within the Settlement Area of Mayfield West Phase 2 on Schedule ‘A’, Town of Caledon Land Use Plan. The Mayfield West Phase 2 Secondary Plan designates the property as Low Density Residential, Medium Density Residential, Institutional (Elementary Schools), Open Space Policy Area, Environmental Policy Area, Stormwater Pond Facility and Greenway Corridor on Schedule “B-2”, Mayfield West Phase 2 Land Use Plan.

In total, the Mayfield West Phase 2 planning area is approximately 251 ha in size, of which approximately 44 ha comprises natural heritage features and an existing rail corridor. The total planned population for the area that shall be achieved is 10,348 people, in conjunction with 2,635 population-related jobs and 1,164 employment area jobs. This translates into a projected density of 68.2 combined people and jobs per ha. As per Section 7.14.3, compliance with these numbers is to be achieved through the approval of a community wide Development Staging and Sequencing Plan (DSSP). In accordance with Section 7.14.4, the applicant has demonstrated that the proposed plan conforms to the population and employment density for the Secondary Plan through Section 5 of the DSSP, found to be satisfactory to staff on April 22, 2019. The proposed development also conforms with the goals and recommendations of a series of other Mayfield West Phase 2 community-wide studies that include the following:

Community Design Plan (CDP), Community-Wide Functional Servicing Report (FSR), and a Community-Wide Environmental Implementation Report (EIR) as required by Sections 7.14.4.5, 7.14.4.6 and 7.14.4.7. The other important element in the planning of the community is a Financial Agreement which was executed with members of the Mayfield Station Developers Group, dated November 2015. The Agreement identifies the group's financial commitments for implementing the Secondary Plan. The Trustee has confirmed that the owner is in good standing as required by Section 7.14.4.8.4 of the Official Plan. Furthermore, as per the Secondary Plan policies, the applicant has submitted a Sustainable Residential Home Strategy that identifies green energy features and systems, and a homeowner awareness program to help maximize their efficiencies in their homes.

The proposed development and Zoning By-law Amendment generally conforms to the land use plan identified on Schedule "B-2". Through the development process, the land uses, and their locations have been refined and adjusted in accordance with Section 7.14.23, taking into account reasons including the preservation of environmental features, street alignment, and consolidated stormwater management ponds.

The Low-Density Residential designation permits, among other uses, single detached dwellings and three-storey rear-lane townhouse dwellings. Within the Low-Density Residential designation, the draft approved plan identifies that single detached dwellings, semi-detached dwellings and rear-lane townhouse dwellings are to be constructed. The Zoning By-law Amendment proposes to rezone these same lands to Residential Two - Exception 614 (R2-614) to permit single detached and semi-detached dwellings and Townhouse Residential - Exception 638 (RT-638) zone to permit three-storey rear lane townhouse dwellings with site specific standards.

The Medium-Density Residential designation permits, among other uses, four-storey townhouse dwellings which may include rear-lane and stacked townhouses.

The Zoning By-law Amendment proposes two Townhouse Residential - Exception zones (RT-636) and (RT-637) to permit four-storey stacked townhouse dwellings and four-storey rear lane townhouses, respectively, with site specific standards.

The Institutional designation identifies two elementary school sites, one being provided to the Separate School Board and one being provided to the Public School Board. The school sites and proposed Institutional – Exception 639 (I-639) zoning have been reviewed and found to be acceptable by both school boards. The site specific zone is completed in accordance with Section 7.14.8.7 of the Official Plan which allows the lands to be dual zoned to permit low density residential uses.

The Open Space Policy Area designation provides for the protection and use of lands as Community Parks. The park sites and proposed Open Space (OS) zoning has been reviewed by the Town and found to be acceptable.

The Environmental Policy Area designation provides for a functional and connected natural heritage system that protects and enhances key natural heritage features and areas in and

adjacent to the Plan Area. The Environmental Policy Area designation is intended to protect the woodlot along the northerly of the plan which is proposed to be zoned Environmental Policy Area 1 Zone (EPA1), restricting development of the lands. The conservation authorities have reviewed the proposed amendment and has no concerns. The EPA1 zone also protects the greenway corridors proposed within the plan.

The Stormwater Management Pond Facility designation identifies stormwater management facility locations within the plan. Through detailed design of the community, it was determined that there was no need for a stormwater management pond in the identified location. In accordance with Sections 7.14.23.2 and 7.14.23.3, the land use pattern is schematic and can be adjusted through the subdivision process taking into account stormwater management requirements, among other matters, and minor variations of land use boundaries do not require an amendment to the plan. Staff are satisfied that the proposed residential zoning within the Stormwater Management Pond Facility designation meets the intent of the Official Plan.

Staff is of the opinion that the proposed amendment conforms to and is in keeping with the intent of the Town's Official Plan.

### Town of Caledon Zoning By-laws 2006-50

The Zoning By-law Amendment application (RZ 16-11) is proposing to rezone the lands to accommodate the residential subdivision. The amendment proposes to rezone the lands from Agricultural (A1) to:

- Residential Two Exception 614 (R2-614) to permit various detached and semi-detached type dwellings with site specific standards
- Residential Townhouse – Exception 636 (RT-636) to permit stacked townhouse dwellings with site specific standards to support the affordable housing dedication to Habitat for Humanity
- Residential Townhouse – Exception 637 (RT-637) to permit 4 storey rear-lane townhouse dwellings with site specific standards
- Residential Townhouse – Exception 638 (RT-638) to permit 3 storey rear-lane townhouse dwellings with site specific standards
- Institutional – Exception 639 (I-639) to permit the establishment of both a public and separate elementary school with site specific uses and standards to permit residential development should the School Boards adjust boundaries of their landholdings
- Environmental Policy Area 1 (EPA1) to protect environmental blocks and greenway corridors
- Environmental Policy Area 1 – Exception 405 (EPA1-405) to permit the stormwater management pond
- Open Space (OS) to permit parks and walkway blocks

See attached Schedule “C” Draft Zoning By-law Amendment.

The RT-636, RT-637 and RT-638 zones all include a site specific standard which reduces the number of required parking spaces. As stacked townhouses is a relatively new housing form to Caledon, the Town's Comprehensive Zoning By-law 2006-50, does not include a parking rate explicit for this dwelling form; however, it does identify a parking rate for townhouse dwellings, being 2 parking spaces per dwelling unit and 0.25 parking space per unit for visitors on a lot with four or more dwelling units. The parking rate in the RT-636 zone for stacked townhouses proposes a parking rate of 1 parking space per dwelling unit. It is anticipated that parking will be provided in a parking lot on the same land as the townhouse units and not in individual driveways. For the RT-637 and RT-638 zones, the by-law proposes to reduce the parking rate for an accessory apartment in a dwelling. The by-law proposes to reduce the rate from the 2 parking spaces which would be required for the size of the proposed accessory apartments to 1 parking space per apartment unit. The parking requirement for the dwelling and accessory apartment would be provided for on each lot within the garage and driveway. Warning clauses will be included in all purchase and sale agreements identifying that parking will be provided at a reduced rate. The Town recognizes that public transit will be expanded to Mayfield West Phase 2, with an anticipated bus route along McLaughlin Road. Through the processing of the draft plan of subdivision and zoning by-law amendment, a Transportation Impact Study and associated parking plans were submitted and reviewed. Transportation staff is satisfied with the documents to implement the reduced parking rates.

The proposed amendment will permit the various uses proposed through the plan of subdivision as described in detail in the Official Plan section of the report.

The proposed By-law is in keeping with the uses permitted in the Official Plan and implements the proposed development.

### **Consultation**

#### Notice of Application

In accordance with the *Planning Act*, a Notice of Application was mailed to all landowners within 120 m (393.7 ft) of the subject property. In addition, a notice sign has been posted on the subject lands and this Notice was posted on the Town's website and advertised in the Caledon Citizen, Caledon Enterprise and Brampton Guardian newspapers on November 17, 2016.

#### Agency and Department Review

The proposed amendment was circulated to external agencies and internal departments for review and comment. Comments are attached to this report as Appendix 'D' – Agency and Department Comment Sheet. No objections to the proposed Zoning By-law Amendment were received.

### Public Meeting

In accordance with the *Planning Act*, the Notice of Public Meeting was mailed to all landowners within 120 m (393.7 ft) of the subject property and was advertised in the Caledon Citizen, Caledon Enterprise and Brampton Guardian newspapers on December 22, 2016.

A statutory Public Meeting was held on January 24, 2017 in accordance with the requirements of the *Planning Act*. The following questions were raised at the Public Meeting and/or received during the processing of this proposed amendment:

Question/Comment	Response
Is this a boundary expansion through ROPA 29?	No, the application is not a boundary expansion but is included within ROPA 29.
Clarification was sought if the lands are located within the GTA West Corridor.	The GTA West Corridor does not directly impact the lands.
A comment was made that the proposed development should be a higher density.	The draft plan is in conformity with the land use permissions which are included in the Official Plan and contributes to a range of land uses within the Mayfield West Phase 2 Secondary Plan Area. The Plan Area does include a high density residential block, not included in this plan, at the north-east corner of McLaughlin Road and the future Spine Road.

### Minor Variances

Section 45 (1.3) of the *Planning Act* prohibits any owner or applicant to apply for a Minor Variance application within two years of the approval of a Zoning By-law Amendment. Normally, variances would proceed to the Committee of Adjustment, however prior to the expiration of that two-year period, any request for a variance would need to appear before Council to allow a land owner to make an application to the Committee. This step may cause significant delay in processing of related Site Plan and Building Permit applications if a Minor Variance is required.

Section 45 (1.4) of the *Planning Act* allows Council to declare by resolution that such application is permitted within the two years. Staff is therefore recommending that Council, pursuant to the above *Planning Act* reference, permit Minor Variance applications to be applied as a precautionary measure to ensure development can proceed in a timely manner. Any variance application submitted would still require consideration and approval by the Committee of Adjustment.

### No Further Notice (Section 34(17) of the *Planning Act*)

Since the Public Meeting, through the processing of both the Draft Plan of Subdivision and Zoning By-law Amendment, minor refinements to both the plan and draft by-law has occurred. The initial draft Zoning By-law Amendment did not contain the finalized uses or zone



standards. While this application was being processed, the Town brought forward a comprehensive Zoning By-law Amendment to create site specific zones for the community as a whole. The applicant has since revised the draft Zoning By-law Amendment to use one of these zones and has worked with agencies to solidify/refine uses and standards.

Staff is of the opinion that the clarifications are minor and maintain the intent of the application and therefore request that Council confirm that no further notice or a Public Meeting is required as per Section 34(17) of the *Planning Act*.

### FINANCIAL IMPLICATIONS

#### 2068 Mayfield Road, Mayfield Station Developments Inc

This property is currently assessed as Farmland (\$1,745,000 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$1,700. As at October 28, 2020, the property tax account in the name of Mayfield Station Developments Inc. is determined to be current.

#### 2412 Mayfield Road, Mayfield McLaughlin Developments Inc

This property is currently assessed as mostly Farmland (\$904,000 CVA). The Town's share of taxes levied, based on current value assessment is approximately \$1,000. As at October 28, 2020, the property tax account in the name of Mayfield McLaughlin Developments Inc. is determined to be current.

If the proposed development were to proceed as planned (includes a residential subdivision), the taxable assessment value of the property would change to reflect any development that would have taken place.

The proposed residential lots would be subject to Development Charges as follows:

1. Town of Caledon: \$31,315.35 per single, or semi-detached residential dwelling.
2. Region of Peel: \$53,083.06 per single or semi-detached residential dwelling. Effective February 1, 2016, the Region began collecting directly for hard service Development Charges (i.e. water, wastewater and roads) for all residential subdivisions, except for apartments, at the time of subdivision agreement execution.
3. School Boards: \$4,572 per any residential dwelling.
4. Go-transit: \$581.30 per single, or semi-detached residential dwelling.

The Development Charges comments and estimates above are as at October 28, 2020 and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. Development Charges are calculated and payable at the time of building permit issuance. Development Charge By-laws and rates are subject to change. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on the Development

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Charges By-law and rates in effect at the time of building permit, and actual information related to the construction as provided in the building permit application.

### **COUNCIL WORK PLAN**

**Connected Community:** Preserve heritage and natural areas.

**Improved Service Delivery:** Build and maintain parks and green spaces.

### **ATTACHMENTS**

Schedule A: Location Map  
Schedule B: Draft Plan of Subdivision  
Schedule C: Draft Zoning By-law Amendment with Schedule  
Schedule D: Agency and Department Comment Sheet