

**Date:** 2020-11-06

**Subject:** OZS-2020-0017 & 21T-20005B

**RECOMMENDATION REPORT**

Proposed Plan of Subdivision

*(To create three blocks on a plan of subdivision in order to register common element condominium on the subject property).*

**Candevcon Limited – Navjot Brar**

10764 Bramalea Road

West side of Bramalea Road and south of Father Tobin Road.

Ward: 9

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**Report Number:** Planning, Building and Economic Development-2020-363

**Recommendations:**

1. **That** the report titled: **Recommendation Report**, Proposed Draft Plan of Subdivision, **Candevcon Limited- Navjot Brar**, 10764 Bramalea Road, West side of Bramalea Road and south of Father Tobin Road, Ward 9, (OZS-2020-0017), dated November 6<sup>th</sup>, 2020 to the Planning and Development Committee Meeting of December 7<sup>th</sup> 2020, be received; and,
2. **THAT** the Draft Plan of Subdivision application submitted by Candevcon Limited, on behalf of Navjot Brar, Ward: 9, File: OZS-2020-0017, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51 (24) of the Planning Act, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan for the reasons set out in this Planning Recommendation Report.

**Overview:**

- **The applicant has submitted an application for a Draft Plan of Subdivision to create three blocks on a plan of subdivision for a 15-unit townhouse development at 10764 Bramalea Road.**
- **An Official Plan Amendment and Zoning By-law Amendment application were previously approved to permit the townhouse development (File: C04E14.013). No changes to the previously approved development are proposed with this application. This current application simply creates a block on a plan of subdivision to facilitate establishment of a common element condominium for the development.**
- **The subject lands are designated ‘Residential’ on Schedule A of the City of Brampton Official Plan, and as ‘Medium Density Residential’ in the Springdale Secondary Plan (SPA2). The property is zoned ‘Residential Townhouse C – Section 2910’ (R3C-2910) as per Zoning by By-law 270-2004, as amended. All three permit the proposed townhouse development.**
- **A Statutory Public Meeting for this application was held on September 14<sup>th</sup>, 2020. There were no comments received by the public. Details of the Statutory Public Meeting are included in Appendix 8 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

**Background:**

The applicant has submitted a Draft Plan of Subdivision to create blocks on a plan of subdivision to facilitate the establishment of a common element condominium for a 15-unit townhouse development at 10764 Bramalea Road.

An Official Plan Amendment and Zoning By-law Amendment were previously approved to permit the townhouse development (File: C04E14.013). No changes to the previously approved development are proposed with this application. This application is intended to allow for a common element condominium to be able to be created for it.

The application was reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided to the applicant on August 6<sup>th</sup>, 2020. The application was heard at a public meeting on September 14<sup>th</sup>, 2020.

## **Current Situation:**

### Proposal (Refer to Appendix 1):

The applicant has submitted an application to create blocks on a Plan of Subdivision to accommodate the creation of a specific type of condominium ownership whereby the residents will have full ownership of their units, as well as their yards – common element condominium. The ultimate development of the subject property is as follows:

- 15 townhouse units, in a common element condominium;
- An amenity space block, approximately 210 square metres (2,260 square feet ) in size;
- A mutual driveway with the adjacent property to the north, municipally known as 10788 Bramalea Road (City File: C04E14.011). This shared access has been previously approved when the Official Plan and Zoning By-law was amended for the subject property to allow for the proposed development (City File: C04E14.013)
- Visitor parking; and
- A private road to service the condominium units.

### Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- Are municipally known as 10764 Bramalea Road;
- have a total site area of approximately 0.39 hectares (0.96 acres); and
- have a frontage of approximately 66.16 meters (217.06 feet) along Bramalea Road
- are currently occupied by a single-detached dwelling; which is to be demolished in the future.

The surrounding land uses are described as follows:

North: A proposed office use (approved under City File: C04E14.011), beyond which is Louise Arbour Secondary School;

South: Townhouse dwelling units;

East: Bramalea Road, beyond which are Townhouse dwelling units; and,  
West: Louise Arbour Secondary School.

### Summary of Recommendations

This report recommends that Council approve the draft plan of subdivision application.

### **Planning Analysis Summary:**

The proposed land use was previously evaluated and approved under file C04E14.013. That review found that the 15-unit townhouse development represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan of the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan.

The application does not propose any changes to the approved townhouse land use for the site. The development was proposed to have a common element condominium form of tenure. This current application simply creates blocks on a plan of subdivision that facilitates the creation of the common element condominium. Details for the design of the development will be addressed through the site plan approval process.

Staff has undertaken a thorough review of this proposal, relative to the provisions prescribed with Section 51 (24) of the Planning Act (as summarized in Appendix 7), and advise that the proposed application satisfies these criteria. It is considered to represent proper and orderly planning and can be supported from a land use perspective.

### Community Engagement

The application 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 requirement of 120 metres for such applications. A copy of all department/agency comments is attached as Appendix 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for a Proposed Draft Plan of Subdivision had been filed with the City.

A Statutory Public Meeting for this application was held on September 14<sup>th</sup>, 2020. Details of the Statutory Public Meeting are included in Appendix 8 of this report.

### **Corporate Implications:**

### Financial Implications:

There are no financial implications directly associated with this report.

### Other Implications:

There are no other corporate implications associated with the applications.

### **Term of Council Priorities:**

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs.

#### 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 has undertaken a thorough review of this proposal, relative to the provisions prescribed within Section 51 (24) of the Planning Act (as summarized in Appendix 7) applicable to the review of the application, and advise that the proposed application is considered to represent proper and orderly planning and can be supported from a land use perspective. Staff therefore recommend that the proposed draft plan of subdivision be approved.

Authored by:

Reviewed by:

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Approved by:

Submitted by:

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Richard Forward, MBC, M. Sc., P. Eng.  
Commissioner  
Planning and Development Services  
Department

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David Barrick  
Chief Administrative Officer  
City of Brampton

**Attachments:**

Appendix 1: Draft Plan of Subdivision

Appendix 2: Location Map

Appendix 3: Official Plan Designations

Appendix 4: Secondary Plan Designations

Appendix 5: Zoning Designations

Appendix 6: Aerial & Existing Land Use

Appendix 7: Planning Analysis

Appendix 8: Results of the Public Meeting

Appendix 9: Results of the Application Circulation

Appendix 10: Conditions of Draft Approval