

APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW & FOR A DRAFT PLAN OF SUBDIVISION

TO FACILITATE THE DEVELOPMENT OF A SUBDIVISION OF 273 RESIDENTIAL UNITS, AN ELEMENTARY SCHOOL BLOCK, PARK BLOCK, AND NATURAL HERITAGE SYSTEM BLOCKS:

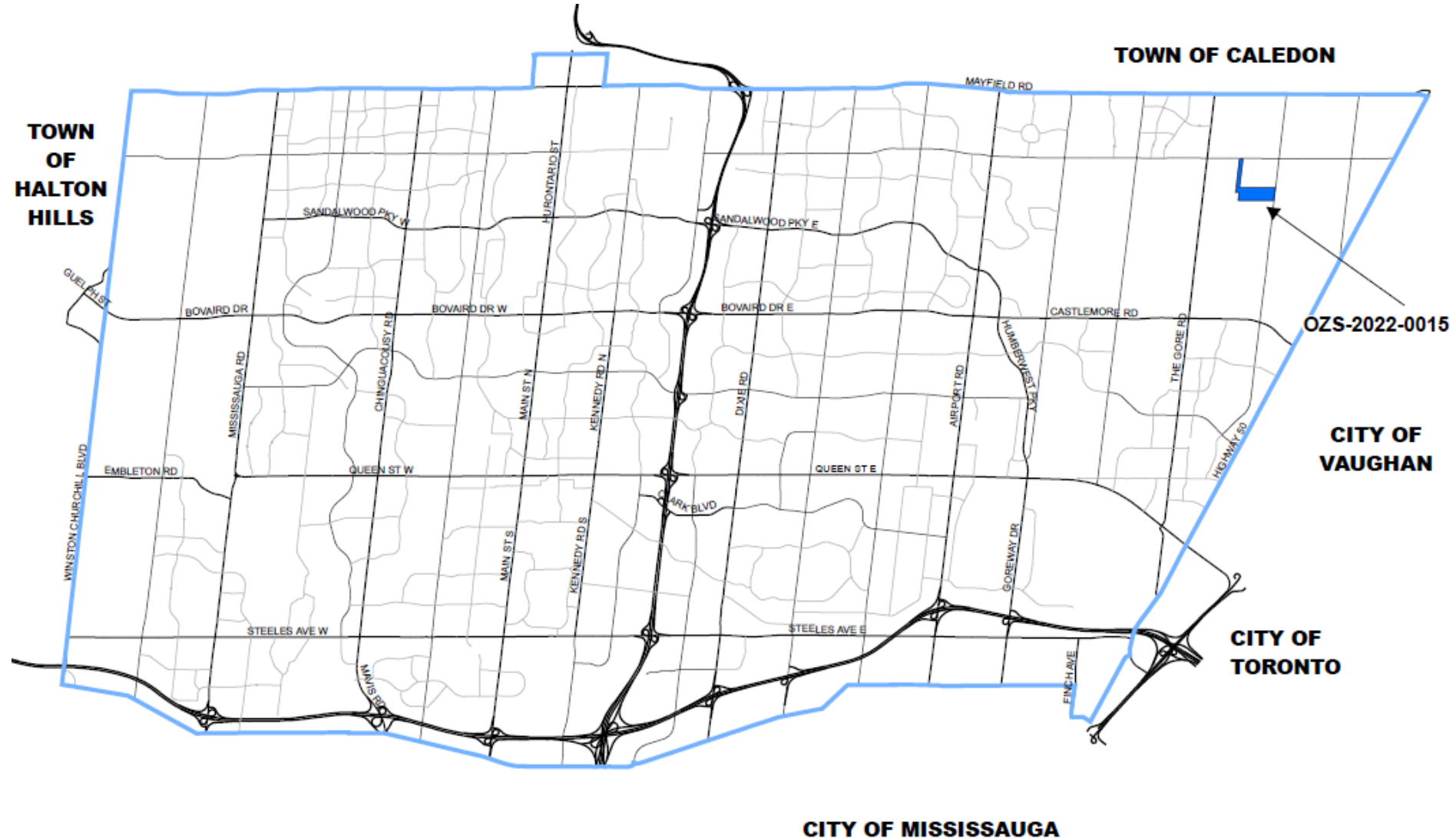
0, 10742, 10778, 10786 Clarkway Drive & 0 Countryside Drive
City of Brampton File : OZS-2022-0015

Application by:
Glen Schnarr & Associates on behalf of CSCW 2084 VENTURE INC., CL5R INC., CSCW 740 INC., & CS0006 VENTURE INC.

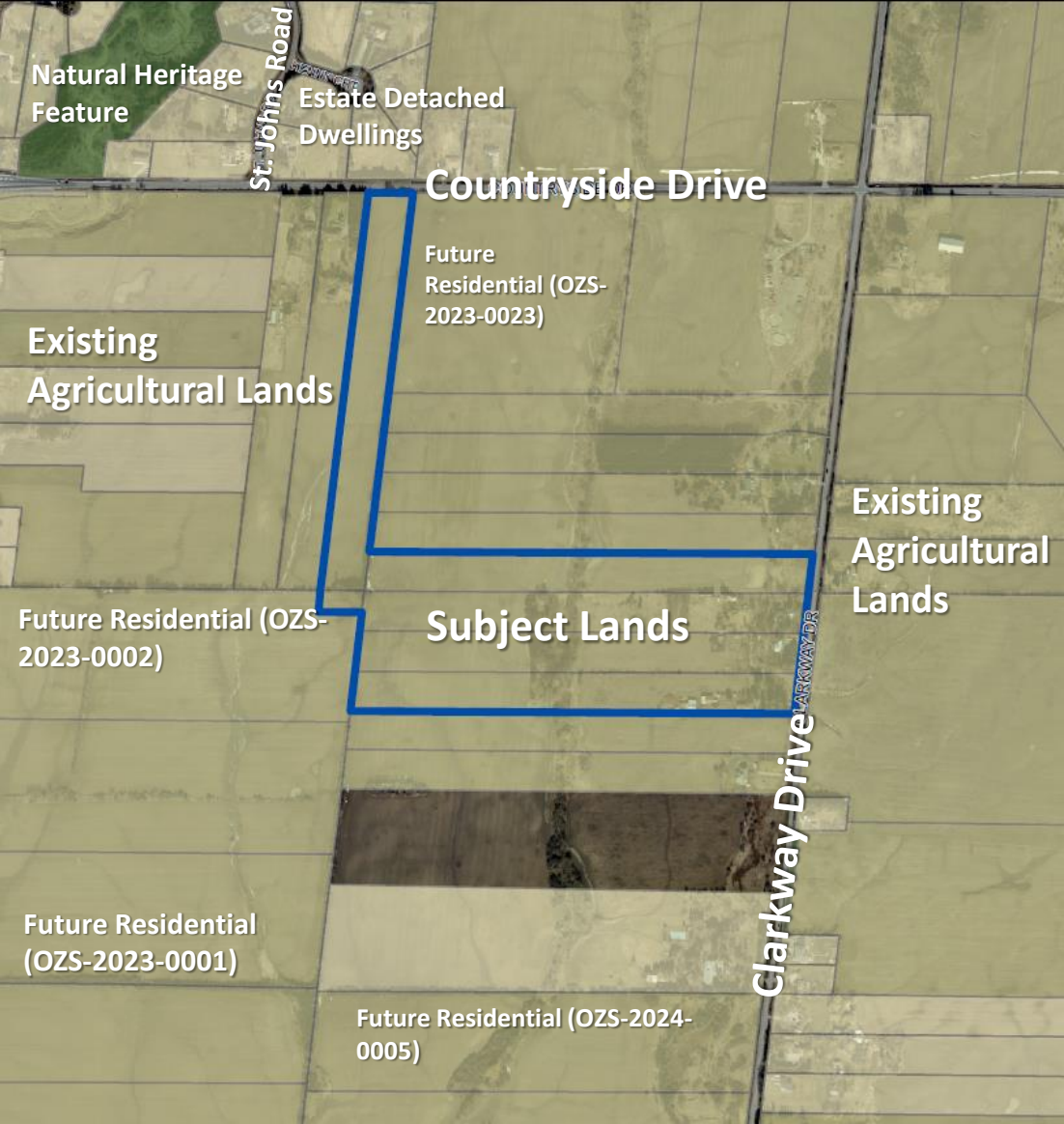
WARD : 10

CITY COUNCILLOR/DEPUTY MAYOR: Harkirat Singh
REGIONAL COUNCILLOR: Gurpartap Singh Toor

LOCATION OF SUBJECT PROPERTY



AREA CONTEXT



North: Residential, Agricultural Lands

Agricultural lands and Countryside Drive, beyond which is St. Johns Road and a subdivision consisting of Estate Residential homes

South: Agricultural Lands

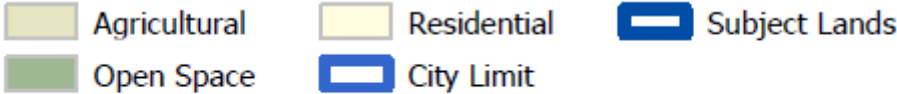
Agricultural lands, beyond which are lands subject to active development applications generally consistent with the Block Plan for the area

East: Agricultural Lands

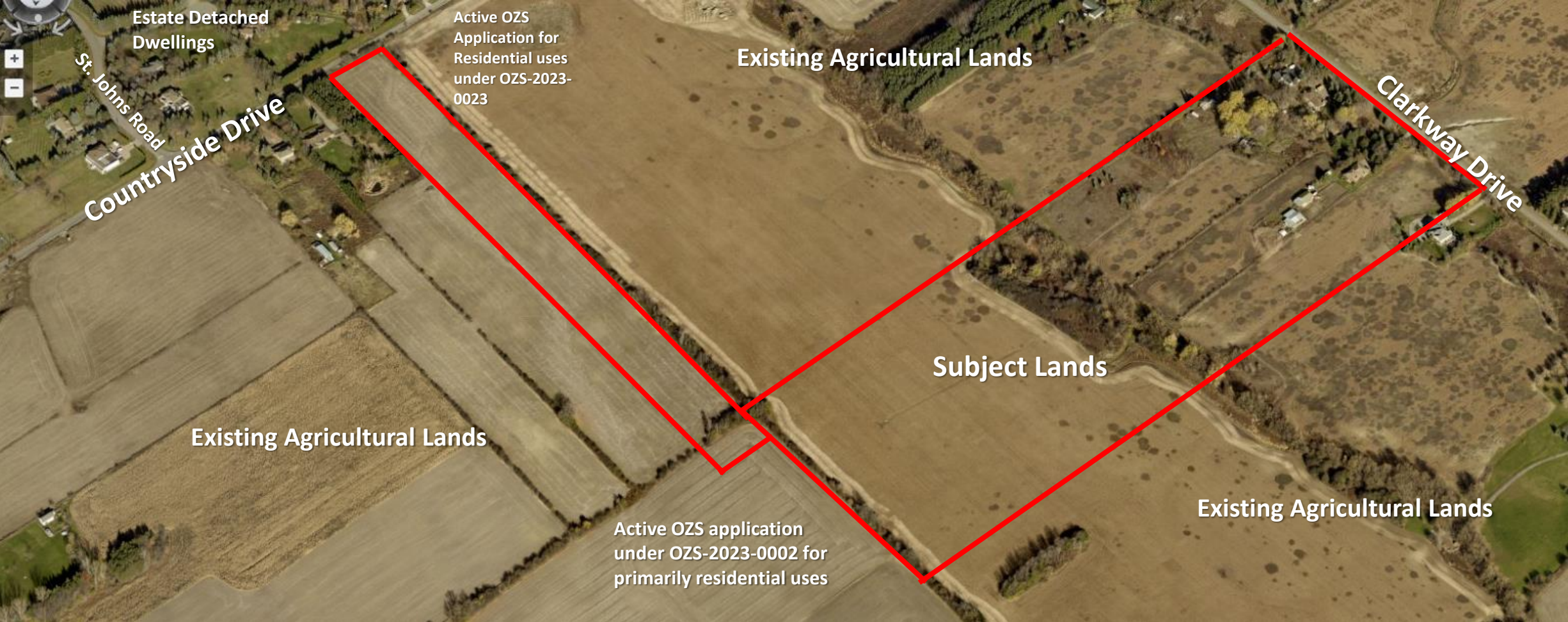
Clarkway Drive and Agricultural lands, beyond which are lands subject to active development applications generally consistent with the Block Plan for the area, further beyond which are lands contemplated as Industrial

West: Agricultural Lands

Agricultural lands and lands subject to active development applications generally consistent with the Block Plan for the area



AREA CONTEXT



SITE VISIT



Street view looking south
from Countryside Drive



Street view looking west
from Clarkway Drive

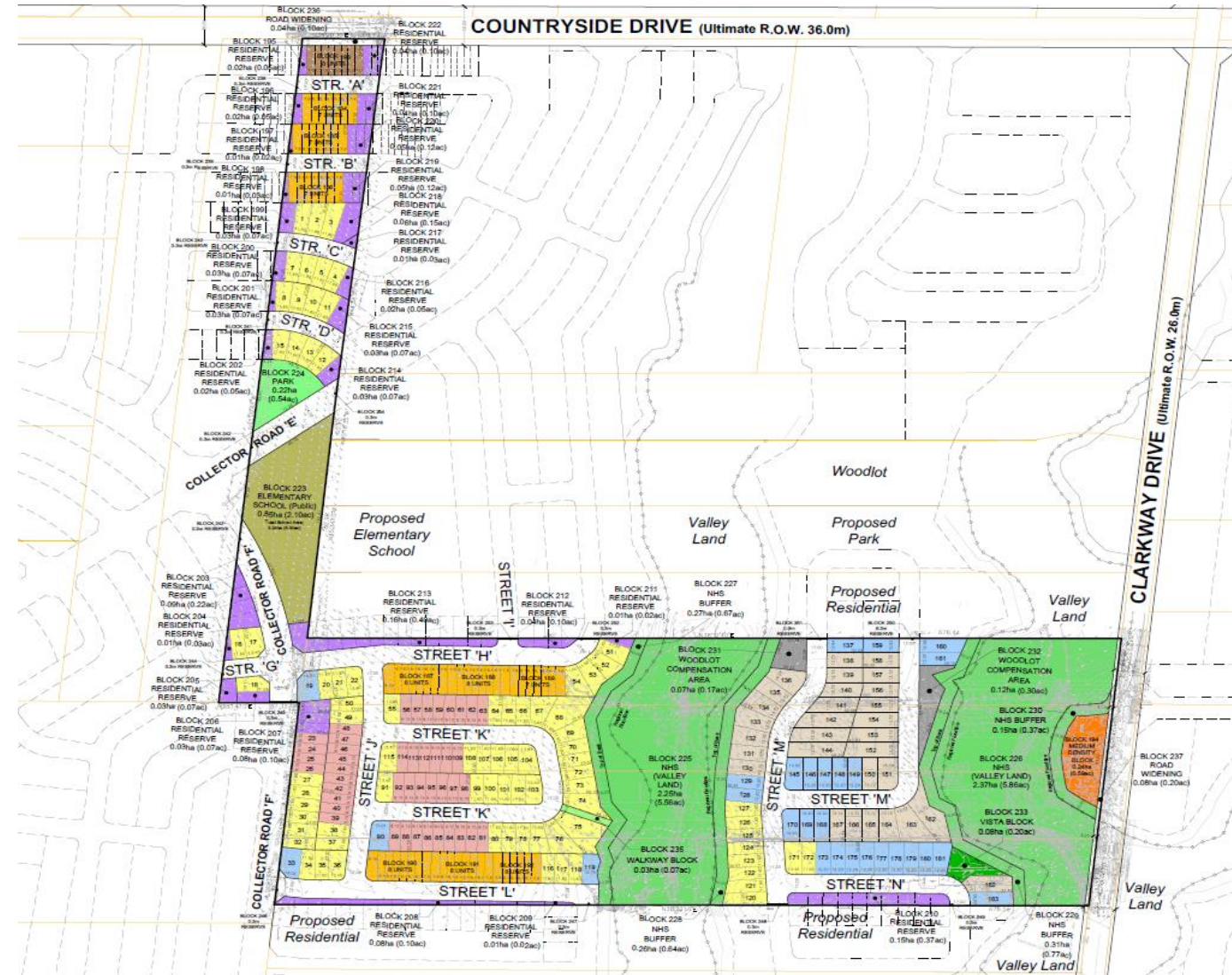
DEVELOPMENT PROPOSAL

An application to amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision

To permit a Draft Plan of Subdivision consisting of Residential, Open Space and Institutional uses

Further details include:

- Total residential unit count of 273 units (23.45 acres)
 - 183 Single Detached Units (with lot widths ranging from 9.1 metres to 13.7 metres)
 - 66 Street Townhouse Units
 - 24 Dual Frontage Townhouse Units
 - 2.94 acres dedicated to Residential Reserves
- 0.54 acres dedicated to an Elementary School Block
- 2.1 acres dedicated to a Park Block
- 14.58 acres dedicated to a Natural Heritage System and associated buffers, compensation areas, and walkways
- 10.33 acres dedicated to Road and Road widenings

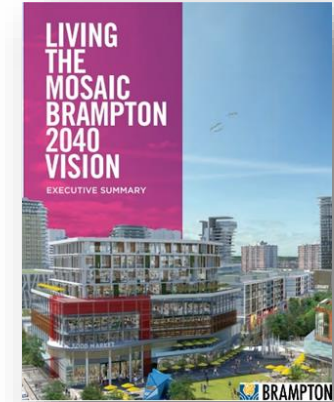
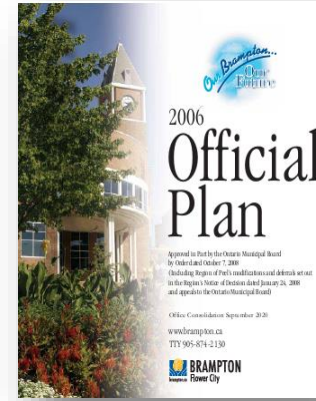
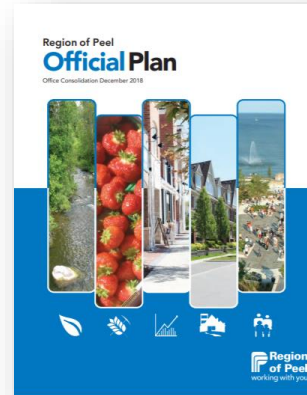
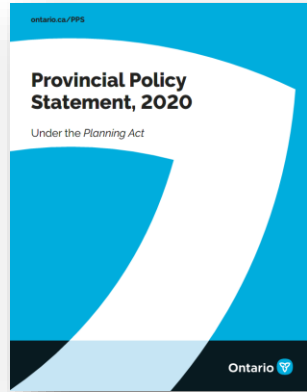


DEVELOPMENT PROPOSAL

Examples of residential product (single detached and townhouses) proposed:



PLANNING FRAMEWORK SUMMARY



The application will be evaluated based on:

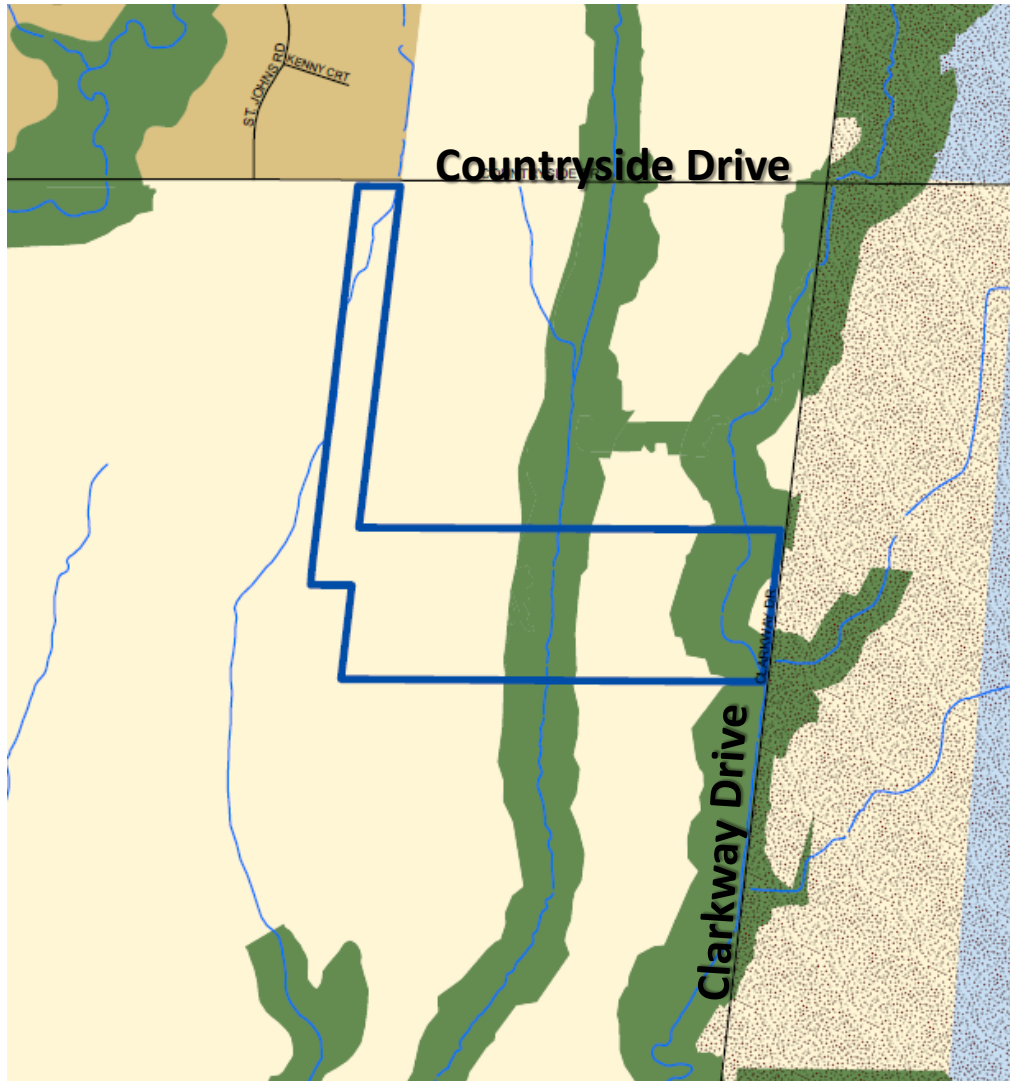
- The *Planning Act*
- Provincial Policy Statement (2020)*
- Growth Plan for the Greater Golden Horseshoe (2020)*
- Region of Peel Official Plan
- City of Brampton Official Plan
- Highway 427 Industrial Secondary Plan (SP47)

Also following the principles of:

- Brampton 2040 Vision

*Subject to the Changes of the PPS, 2023

CURRENT PLANNING CONTEXT: OFFICIAL PLAN DESIGNATION



The Current Official Plan Designation is Residential & Open Space

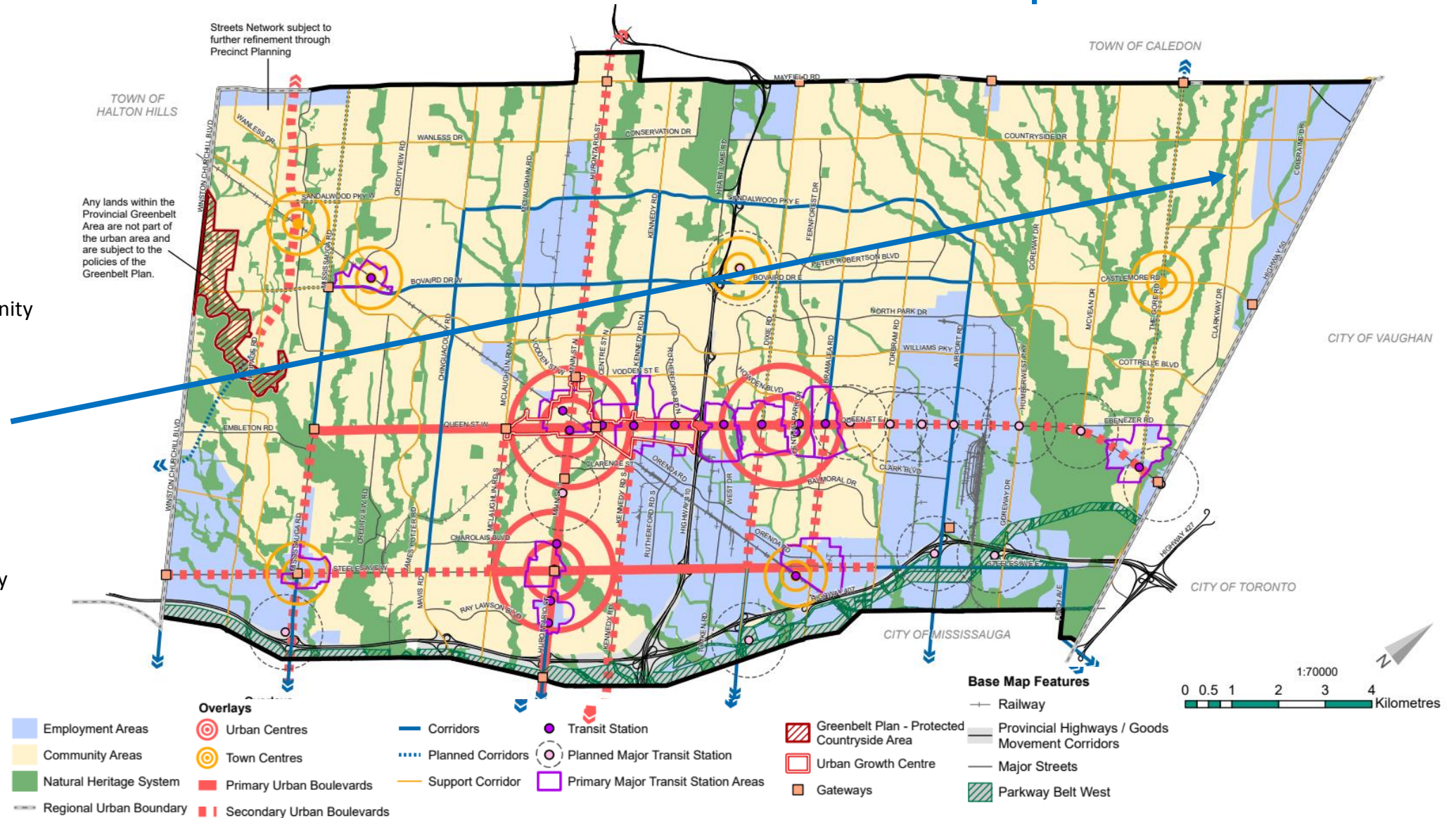
The Residential designations permit a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses shall be permitted including schools, and day care centers. The proposed residential and institutional uses falls within the 'Residential' designation.

The Open Space designation on Schedule "A" indicates major open space features. These features include public and private open space, valleylands/watercourse corridors, wetlands and woodlands. Many of these environmental features have been recognized as having city-wide, regional or provincial significance, as described in Section 4.6 Natural Heritage and Environmental Management.

An amendment to the Official Plan **is required** to facilitate this development.

CURRENT PLANNING CONTEXT: Brampton Plan

- The subject site is designated as “Community Areas” and “Natural Heritage System” on Schedule 1A – City Structure
- The subject site is also located within the “Designated Greenfield Area” on Schedule 5 – Provincial Plans & Policy Areas



CURRENT PLANNING CONTEXT: SECONDARY PLAN DESIGNATION

Highway 427 Industrial Secondary Plan (Area 47)

The current designation in the Secondary Plan is Valleyland, Executive Residential, Low Density Residential, Neighbourhood Park, Medium Density Residential.

Under Section 5.1.2.1 The areas designated Executive Residential on Schedule SP47(a) are considered to have appropriate characteristics to accommodate the development of a successful upscale executive housing community. These areas shall be developed in accordance with the policies, principles and standards set out in Part I, Section 4.2 of the Official Plan, Section 5.1.1 of this Chapter and the “Design Workbook for Brampton’s Upscale Executive Special Policy Areas (September, 2000)”

As the applicant is proposing to increase the density in the lands designated as “Executive Residential” and “Low Density Residential” an amendment to the Secondary Plan is **required**.

RESIDENTIAL

- LOW DENSITY RESIDENTIAL
- LOW / MEDIUM DENSITY RESIDENTIAL
- EXECUTIVE RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL

EMPLOYMENT

- OFFICE NODE
- LOGISTIC/WAREHOUSE/TRANSPORTATION
- BUSINESS PARK
- PRESTIGE INDUSTRIAL
- MIXED COMMERCIAL / INDUSTRIAL

COMMERCIAL

- DISTRICT RETAIL
- HIGHWAY COMMERCIAL
- NEIGHBOURHOOD RETAIL
- SERVICE COMMERCIAL
- CONVENIENCE RETAIL

ROAD NETWORK

- MAJOR ARTERIAL ROAD
- MINOR ARTERIAL ROAD
- COLLECTOR ROAD
- MAJOR COLLECTOR ROAD
- ROAD ACCESS (POTENTIAL/CONCEPTUAL)

NATURAL HERITAGE SYSTEM

- SIGNIFICANT WOODLANDS
- VALLEYLAND
- WETLAND RESTORATION AREA

RECREATION OPEN SPACE

- COMMUNITY PARK
- NEIGHBOURHOOD PARK
- PARKLETTE

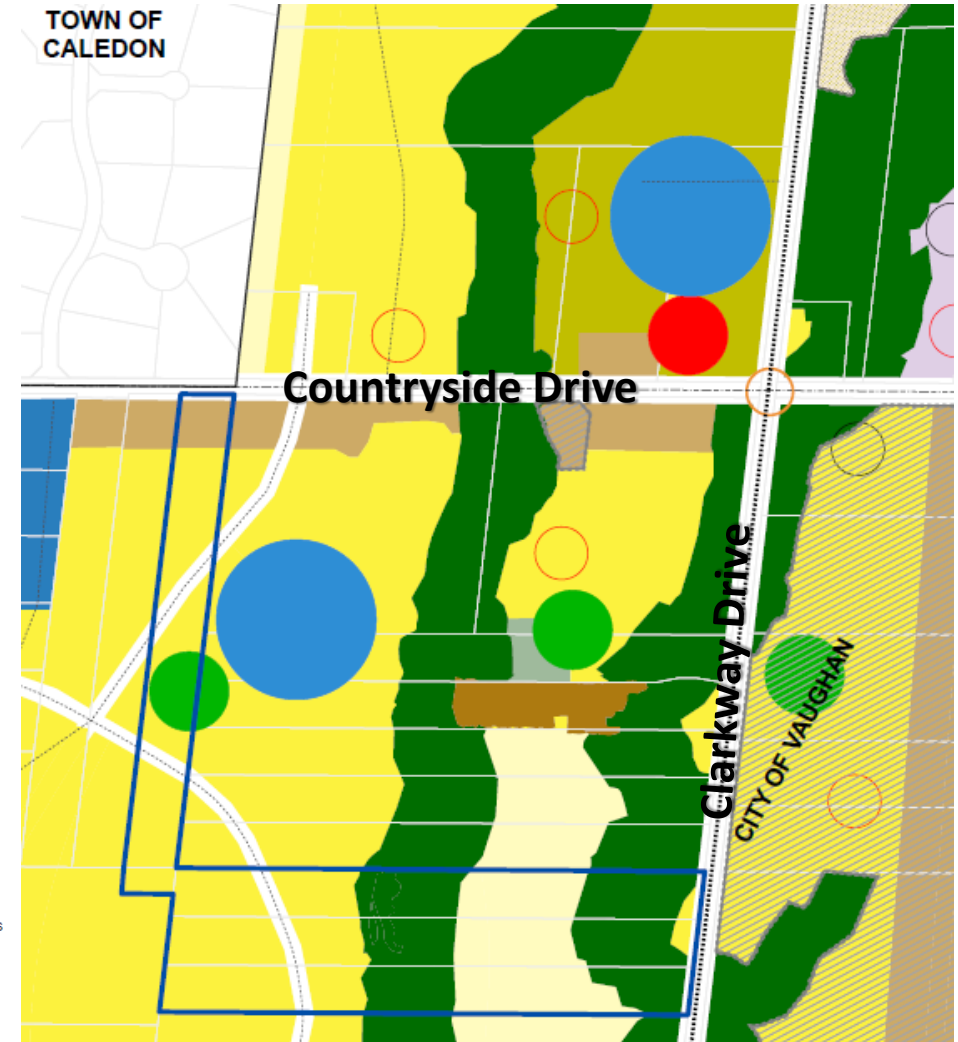
INSTITUTIONAL

- PUBLIC SECONDARY SCHOOL
- CATHOLIC ELEMENTARY SCHOOL
- ELEMENTARY SCHOOL
- FIRE STATION
- PLACE OF WORSHIP

Subject Lands

UTILITIES AND INFRASTRUCTURE

- TRANS CANADA PIPELINE
- Corridor Protection Area
- Corridor Protection Area (Reduced in accordance with the Northwest GTA Corridor Identification Study Area - MTO 2018)
- PRIMARY GATEWAY
- SECONDARY GATEWAY
- HERITAGE RESOURCE
- SWM FACILITY
- SPECIAL POLICY AREA
- CEMETERY
- SP-47 BOUNDARY
- SCOPED APPEALED LANDS



CURRENT PLANNING CONTEXT: ZONING BY-LAW

Zoning By-law 270-2004

The subject property is zoned Agricultural (A) and Agricultural – Special Section 1520 (A-1520) under the Zoning By-law.

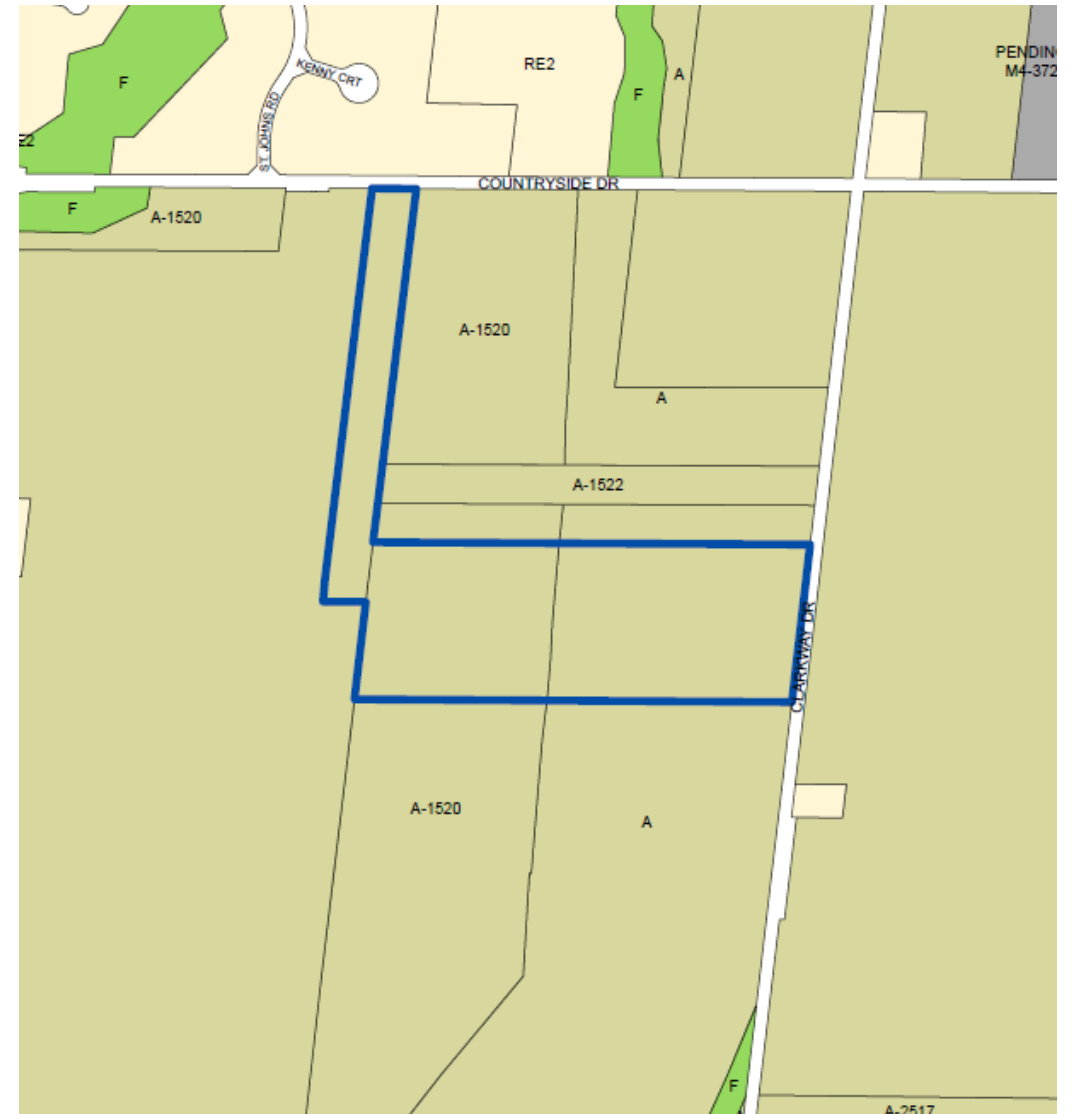
Permitted Uses in the Agricultural – Special Section 1520 (A-1520) Zone include:

- a) agricultural use;
- b) a single detached dwelling;
- c) home occupation; and
- d) purposes accessory to the other permitted purposes.

Permitted uses in the Agricultural (A) Zone include but are not limited to:

- a) agricultural purposes as defined in Section 5 of this by-law
- b) a single detached dwelling
- c) an animal hospital
- d) a kennel
- e) a home occupation

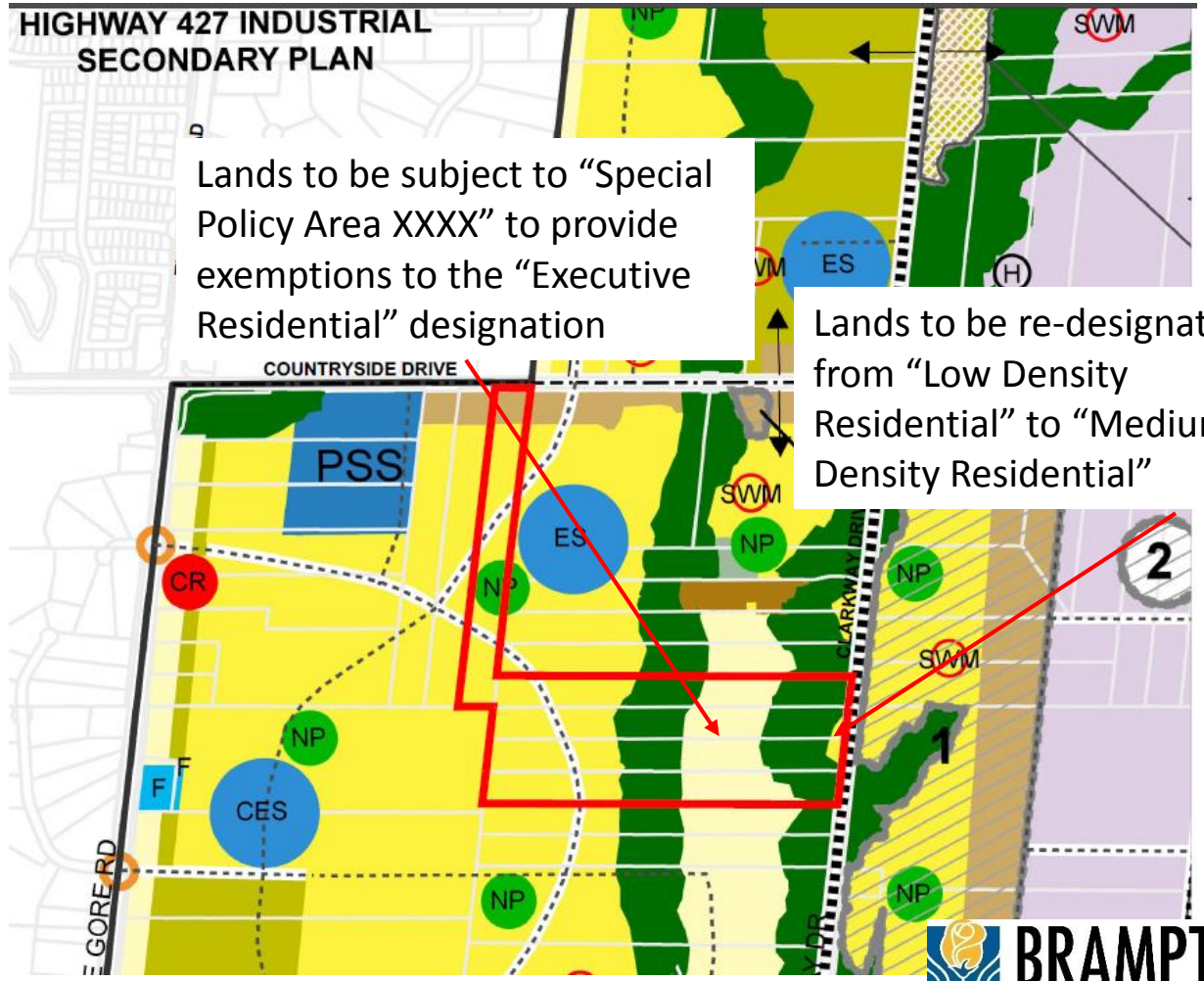
A Zoning By-Law Amendment **is required** to permit the requested uses.



PROPOSED PLANNING CONTEXT: OFFICIAL PLANNING AMENDMENT

The proposed Official Plan Amendment will redesignate the subject site from 'Executive Residential' to 'Special Policy Area XXXX' and redesignate lands shown as 'Low Density Residential' to 'Medium Density Residential' in the Highway 427 Secondary Plan.

| Proposed Designation | Highlight of proposed designation |
|--------------------------|--|
| Special Policy Area XXXX | Special Policy Area XXXX applies to lands designated "Executive Residential" which may permit a maximum density maximum density of 9.2 units per net hectare (22.8 units per net residential acres) and a minimum lot frontage of 11.6 metres. |



KEY ISSUES / CONSIDERATIONS

- The appropriate configuration of the Medium Density Block along Clarkway Drive given the site constraints (lot size, restrictions due to environmental constraints, vehicular access)
- The appropriateness of providing exceptions to the “Executive Residential” designation within the SP47 Secondary Plan
- Implications of the requested changes on adjacent landowners and future development applications within the SP47 Area 2 Block Plan



NEXT STEPS

Notice of complete application – May 24, 2022

Circulation to departments and agencies

Notice of public meeting

Public Meeting (We are here)

Collect & Review Public, Technical and Other Comments

Recommendation/Final report

Appeal period



ACCESS THE DEVELOPMENT APPLICATION

1. Click the [BramPlan Online](#) link:

<https://planning.brampton.ca/CitizenAccess/Default.aspx>

2. Click the [Search for An Application](#) link:

<https://planning.brampton.ca/CitizenAccess/Case/CapHome.aspx?module=Planning&TabName=Planning>

3. Type the [file number](#) in the required field:

File Number: OZS-2022-0015

4. On the [OZS-2022-0015 file page](#) click:

The File Info Tab, and click documents to

review all application drawings and documents.

The image shows two screenshots of the BramPlanOnline web application. The top screenshot is the login page, which includes a search bar, navigation tabs for Home and Planning, the BramPlan Online logo, and a login form with fields for User Name or E-mail and Password. It also features a CAPTCHA, a 'Remember me' checkbox, and a 'Login' button. The bottom screenshot shows the file details page for file OZS-2022-0015, which is an OPA ZBA Subdivision in 'In Review-Pre Public Meeting' status. It has tabs for File Info and Documents, and a section for document upload instructions and resubmission guidelines.

CONTACT INFORMATION

The report and presentation associated with tonight's meeting can be found online at www.brampton.ca on the **MEETINGS** and **AGENDAS** page.

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Thank you!