



Report
Staff Report
 The Corporation of the City of Brampton
 7/8/2024

Date: 2024-06-27

Subject: **RECOMMENDATION REPORT**

Application to Amend the Zoning By-law and for a Draft Plan of Subdivision

(To permit 67 single detached units, 32 semi-detached units, 54 street townhouse units, 71 dual frontage and back-to-back townhouse units, residential reserve blocks, a medium density block, an elementary school block, a Stormwater Management Pond Block, Natural Heritage System (NHS) and NHS Buffer Blocks, 1 Park Block, 1 Walkway Block, and roads and road widening blocks to adjacent subdivisions)

Glen Schnarr and Associates. – Redcliff Homes

0 Clarkway Drive

Ward: 10

Contact: Arjun Singh, Development Planner, Development Services & Design

Angelo Ambrico, Manager, Development Services & Design

Report number: Planning, Bld & Growth Mgt-2024-586

RECOMMENDATIONS:

1. That the report from Arjun Singh, Development Planner, Development Services and design to the Planning and Development Committee of July 8th, 2024, re: **Recommendation Report**, Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, **Glen Schnarr and Associates. – Redcliff Homes**, 0 Clarkway Drive, Ward 10, be received;
2. That the application for an Amendment to the **Zoning By-law and for a Draft Plan of Subdivision** submitted by **Glen Schnarr and Associates.**, on behalf of **Redcliff Homes**. (File: OZS-2021-0060) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendment to the Zoning By-law, generally in accordance with the attached Attachment 10 to this report be adopted; and,

4. That no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34 (10.4) of the Planning Act, R.S.O., as amended.

OVERVIEW:

- The applicant submitted an amendment to the Zoning By-Law and a Draft Plan of Subdivision to permit a development of 224 residential units, residential reserve blocks, a medium density block, an elementary school block, a walkway block, natural heritage system blocks, a park block, a stormwater management pond block, and corresponding roadway and widening blocks.
- The property is designated *'Residential'*, *'Special Study Area'*, and *'Open Space'* on Schedule A General Land Use Designations of the Brampton Official Plan. The property is designated *'Medium Density'*, *'Low/Medium Density Residential'*, *'Neighbourhood Park'*, *'SWM Facility'*, *'Special Policy Area 9'*, and *'Valleyland'* in the Highway 427 Industrial Secondary Plan (SP47). An Amendment to the Official Plan and Secondary Plan is not required to facilitate the proposal.
- The property is within the Highway 427 Industrial Secondary Plan Block Plan for Sub Area 47-1. Staff have reviewed the Draft Plan of Subdivision, and it is generally consistent with the approved Block Plan for the area.
- The property is zoned *'Agricultural'* (A) as per Zoning by By-law 270-2004, as amended. An amendment to the Zoning By-Law is required to permit the development. The draft Zoning By-Law is attached as Attachment 10.
- A Statutory Public Meeting for this application was held on April 11th, 2022. No members of the public was present to delegate on this item. Additionally, no written submissions were received by members of the public. Details of the Statutory Public meeting are included in Attachment 8 of this report.
- The proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and Brampton Official Plan.
- The proposal is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. The proposal will facilitate an economy that thrives with communities that are strong and connected.

BACKGROUND:

Glen Schnarr and Associates, on behalf of Redcliff Homes submitted a Draft Plan of Subdivision and application to amend the Zoning By-law on December 6th, 2021. The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on January 7th, 2022.

A Statutory Public Meeting for this application was held on April 11th, 2022. No members of the public were present to delegate on this item. Additionally, no written submissions were received by members of the public. Details of the Statutory Public meeting are included in Attachment 8 of this report.

Since the time of application submission, various reports were required to be updated and different development concepts were contemplated by the applicant prior to finalizing a recommendation report. This included changes to the medium density block to consider alternative options such as a mid-rise building and/or stacked/back-to-back townhouses. This had resulted in this report only being able to come forward for approval recently.

This application is one of twenty active applications submitted for Block Plan Areas 47-1 and 47-2. Collectively, these block plans are expected to accommodate 10,401 residential units with an expected population of approximately 35,987 people. The block plans are also anticipated to accommodate approximately 3,516 jobs based on the commercial designations proposed within the block plan area. Secondary Plan Area 47 will be a complete community which includes a variety of housing typologies, a range of employment areas, parkland and trails and future improvements to necessary infrastructure including roads, watermains, sanitary sewers and stormwater management ponds.

CURRENT SITUATION:***Proposal (Attachment 1):***

A proposal to amend the Zoning By-law and for a Draft Plan of Subdivision has been filed with the City to develop the subject property located on the east side of Clarkway Drive, north of Castlemore Road. The proposal seeks to permit the development of the lots and blocks for single detached, semi-detached, and a variety of townhomes, an elementary school, Natural Heritage System and associated buffers, walkways, a park block, a SWM pond, and connecting roadways. A total of 224 residential units in the form of 67 single detached dwellings, 32 semi-detached dwellings, 54 street townhouse dwellings, and 71 dual frontage and back-to-back townhouse units are proposed.

Details of the proposal are as follows (please refer to Attachment 1):

- Lot Breakdown
 - 67 Single Detached Blocks (2.32 ha.)

- 49 Lots – 11.6 m frontages
 - 18 Lots – 9.15 m frontages
 - 16 Semi-Detached Blocks (32 Units) (0.67 ha.)
 - 54 Street Townhouse Blocks (36 Units) (1.0 Ha.)
 - 3 Medium Density Blocks (1.67 ha.)
 - 4 Residential Reserve Blocks (0.77ha.)
 - 1 Elementary School Block (0.57 ha.)
 - 1 SWM Pond Block (1.79 ha.)
 - 1 NHS Valleyland Block (1.20 ha.)
 - 1 NHS Buffer Block (0.30 ha.)
 - 1 Park Block (0.65 ha.)
 - 1 Walkway Block (0.03 ha.)
 - 1 Road Widening Block (0.20 ha.)
 - 0.3 metre Reserve Blocks (0.01 ha.)
 - Road Blocks (2.97 ha.)
- Total Unit Breakdown (not including Residential Reserve Blocks): 224 Units
 - 67 Single Detached Units
 - 32 Semi Detached Units
 - 54 Street Townhouse Units
 - 71 Dual Frontage and Back-to-Back Townhouses Units (through Medium Density Blocks)

Property Description and Surrounding Land Use (Please refer to Attachment 6):

The lands have the following characteristics:

- no municipal address currently assigned;
- is approximately 13.68 hectares;
- has a frontage of approximately 288 metres along Clarkway Drive;
- is currently occupied by an accessory structure;
- access to the site is currently maintained off Clarkway Drive

The surrounding land uses are described as follows:

North: Agricultural uses, subject to a residential plan of subdivision application (File: OZS-2022-0025);

South: Agricultural uses, subject to a residential plan of subdivision application (File: OZS-2021-0050), beyond which is Castlemore Road

- East: Agricultural uses, beyond which is the Rainbow Creek, and further beyond which is industrial lands fronting onto Highway 50
- West: Clarkway Drive, beyond which are agricultural uses that are subject to a residential plan of subdivision (File: OZS-2021-0038)

Summary of Recommendations

This report recommends that Council endorse the approval of the proposed Zoning By-law Amendment and Draft Plan of Subdivision Application. This report further recommends that Council approve the Zoning By-law amendment generally in accordance with the attached Attachment 10.

The proposed development represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City of Brampton Official Plan – see associated details in Attachment 8 – Detailed Planning Analysis.

Application to Amend the Zoning By-law:

The subject property is zoned ‘Agricultural’ (A) as per Zoning By-law 270-2004, as amended. Agricultural and accessory uses are permitted including a single detached dwelling. A Zoning By-law amendment is required to permit the proposed development.

The proposed Zoning By-law Amendment will rezone the subject lands to Residential Single Detached Zones (R1F-9.4, R1F-11.0) with special sections, Residential Semi Detached (R2A-3742) with special sections, Residential Townhouse (R3E-5.5, R3C) with special sections, Residential Apartment A (R4A) with special sections, Institutional (I1-XXXX), Open Space (OS) and Floodplain Zones (F). The special sections will include performance standards to regulate building height, building setbacks, garage widths, encroachments, and other items as attached in Attachment 10 to this report.

Servicing of Area 47-1 – Spine Servicing Agreement

Secondary Plan 47 (Blocks 47-1 and 47-2) is dependent on significant capacity upgrades and development staging for the provision of sanitary sewer and watermain connections, arterial and/or collector roads, and storm water management ponds. Through the Growth Management Staging and Sequencing Strategy (GMSS), which was approved by the City in April 2022, servicing is anticipated to be provided in a general south to north pattern, with certain areas within the block plan lands dependent on the provision of services and amenities being provided in adjacent areas.

A Spine Servicing Agreement is currently being finalized by City Legal and Engineering staff, and the landowner group to facilitate the orderly staging and phasing of

development within the Secondary Plan area. There are ten (10) development staging areas which establishes a logical order by which development could proceed based on the provision of complete communities to incorporate required spine services and community amenities. As outlined in the GMSSS, staging will be implemented through Draft Plan of Subdivision approval conditions, requiring developers to provide the agreed-upon servicing prior to Plan of Subdivision registration. Plan of Subdivision registration in areas staged for later development will be contingent on registration of adjacent areas which provide necessary servicing and community amenities.

At this time, the Spine Servicing Agreement is at an advanced stage, however has not been finalized and signed-off by the SP47 landowner group and the City. Through the forthcoming draft approval of this subdivision application, appropriate conditions are to be included to ensure that subdivision registration cannot occur, until such time as the Spine Servicing Agreement for the necessary 'sub area' is finalized.

Parkland Conveyance Agreement

The subject lands are contained in Block Plan Area 47-1. Block Plan 47-1 contains 6 neighborhood parks, and Block Plan 47-2 (located to the north) contains 11 neighborhood parks. Parks within the two Block Plan areas range in area from 0.75 ha to 1.95 ha (1.85 acres to 4.82 acres). Block Plan 47-1 also includes 4 vest/ pocket parks ranging in size from 0.25 ha to 0.5 ha (0.6 acres to 1.23 acres) in area. Block Plan 47-2 features a 16 ha (39.53 acres) Community Park to be located at the northeast intersection of Clarkway Drive and the proposed East-West Minor Arterial Road.

The planned configuration of parklands within this Secondary Plan Area (SP47 Area) was anticipated to be secured through a parkland conveyance agreement between the City and landowner group. At this time, the parkland conveyance agreement is still being reviewed by City staff and the landowner group. Through the forthcoming draft approval of this subdivision application, appropriate conditions are to be included to ensure that subdivision registration cannot occur, until such time as the Parkland Conveyance Agreement is finalized, and signed off by the City and landowner group.

Community Benefit Charge Agreement for Affordable Housing

A Community Benefit Charge Agreement for Affordable Housing is currently being reviewed by the City and landowner group in Block 47-1. The purpose of the agreement is to secure the provision of thirty (30) secondary dwelling units within proposed subdivision developments among participating landowners, as well as an agreed upon cash contribution to satisfy contribution towards the City's Community Benefit Charge By-law. Through the forthcoming draft approval of this subdivision application, appropriate conditions are to be included to ensure that subdivision registration cannot occur, until such time as the Community Benefit Charge Agreement for Affordable Housing is finalized, and signed off by the City and landowner group.

Planning Analysis Summary:

The proposed Zoning By-law amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, as well as the City and Region's Official Plan. The application also has regard for matters of provincial interest under Section 2 of the Planning Act.

The application proposes a change from an 'Agricultural' to 'Residential zones, and Institutional, Open Space and Floodplain Zones. The proposed Zoning By-law amendment meets the intent of both municipal and provincial planning policies. It will result in the redevelopment of an underutilized site and contribute to the creation of new housing supply, which will further assist in helping Brampton achieve its housing pledge of creating 113,000 new housing units by 2031.

Additional information with respect to individual policies is provided in Attachment 8 (Detailed Planning Analysis).

Matters of Provincial Interest:

Planning Act, (2020):

This development proposal has regard for matters of Provincial interest as set out in Section 2 of the Planning Act. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services, as well as waste management. It also ensures the orderly development of safe and healthy communities by providing a residential development in an area planned for the use with diverse land uses planned to surround the site. It will provide for adequate public amenity area and institutional facilities to serve the needs of future residents. Further, the proposed development will provide direct access to future transit service while providing a pedestrian-friendly site design that will encourage active transportation.

Staff are satisfied that the proposed development has regard to matters of provincial interest as set out in Section 2 of the Planning Act.

Provincial Policy Statement (PPS), (2020):

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with *Section 1.1.1, 1.1.3, 1.4.1, 1.4.3, and 1.5.1* of the PPS which speaks to promoting efficient development and land use patterns over the long term by providing residential intensification with a variety of unit mixes (singles, semis, townhouses, apartments) that will connect with municipal infrastructure, services, and amenities. The proposal will also allow for an appropriate and supportable form of residential development that will promote future transit and active transportation within an area of Brampton that is predominantly vacant and/or occupied by single-

detached residential dwellings. The proposed development will be in close proximity to planned transit corridors along Clarkway Drive, as well as the existing bus route along Castlemore Road which aligns with *Sections 1.4.3(e), 1.6.7.4 and 1.8.1e*). The proposal also maintains segments of a Natural Heritage System segment (which is more conclusively known as the Rainbow Creek) and supports the revitalization and long-term protection of this feature satisfying *Sections 2.1.1 and 2.1.2*.

Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, (2020):

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people’s needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject property is located within the Built-up Area – Conceptual of the Growth Plan and will contribute to achieving a complete community in accordance with *Sections 2.2.1.2, 2.2.1.4, 2.2.6.2, 2.2.6.3, and 2.2.7.1* through optimization of land use and overall expansion of land use diversity through the introduction of residential uses of varying densities. Public service facilities (Elementary School Block) are located appropriately in accordance with Section 3.2.8 of the Growth Plan.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan:

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the ‘Urban System’ designation in the Regional Official Plan and within the ‘Designated Greenfield Area’. The proposed Zoning By-law Amendment and Draft Plan of Subdivision conforms to the Regional policies with respect to healthy communities, achieving a mix of land uses in appropriate areas that will optimize the use of underutilized and vacant land, utilize planned infrastructure, and enhance the public open space system.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Region of Peel Official Plan.

City of Brampton Official Plan:

The City of Brampton Official Plan provides guidance and policies for the future of the City. The lands are designated ‘Residential’, ‘Open Space’, ‘Special Study Area’, and

'Open Space' on Schedule A – General Land Use Designations of the City of Brampton Official Plan.

The 'Residential' designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached dwellings to high-rise apartments as well as parks, schools and other associated uses. The subject lands are also part of a 'Special Policy Area' for the Lands east of Clarkway Drive, north of Castlemore Road and south of Mayfield Road as they are primarily designated Industrial with a portion east of Clarkway Drive currently designated Residential. Through the Block Plan and Secondary Plan drafting the limits of the industrial designation were identified and the boundaries for residential uses were established. The 'Open Space' designation permits a limited amount of uses that are restricted to minimizing the impacts of development on the natural heritage system. The proposal conforms to the 'Residential' and 'Open Space' designations of the Official Plan. The Draft Plan of Subdivision includes single detached, semi detached, and variety of townhouse units which accommodates a mix of housing types and a variety of built form in the City. Additionally, a park block, elementary school block, natural heritage system block, stormwater management pond block, and buffer block are included in the plan.

Staff is satisfied that the proposed development conforms to the City of Brampton Official Plan.

Brampton Plan 2023:

The subject site is designated as Neighbourhoods and Natural Heritage System, on Schedule 2 – Designations in Brampton Plan. At this time Brampton Plan is approved by City Council and Regional Council, but is subject to appeals, which are currently being assessed. Brampton Plan in its entirety is not in full force and effect.

Under Section 2.2.9.30 Brampton Plan will provide clear direction and a unified framework for long-term protection, restoration, enhancement, and conservation of the Natural Heritage System and Water Resource System and the achievement of the goals and objectives of the City's Natural Heritage and Environmental Management Strategy. The proposal provides appropriate buffers and appropriate zoning designation for the lands west which are an existing Natural Heritage Feature (Rainbow Creek). Lands located within the Neighbourhoods designation include mainly residential communities with other locally-serving community services and amenities. Under Section 2.2.7.3 planning for Neighbourhoods within the built-up area and designated greenfield areas requires a comprehensive approach to plan urban land uses, streets, parks, infrastructure, community services and facilities to support development and build complete communities. The subject development provided a comprehensive approach to development as it seeks to implement the approved Block Plan for the area. Interconnected streets and pedestrian routes are defined, transit is provided both in the current form and future planned routes, along with services and facilities (school, stormwater management pond and park blocks) to support residents.

Staff is satisfied that the proposal conforms to Brampton Plan.

Highway 427 Industrial Secondary Plan (Area 47):

The lands are designated as 'Medium Density', 'Low/Medium Density Residential', 'Neighbourhood Park', 'SWM Facility', 'Special Policy Area 9', and 'Valleyland' within the Secondary Plan.

The proposal will provide an appropriate residential development concept that accommodates a mix of housing types and a variety of built form in Secondary Plan 47. A Collector Road (as identified within the Secondary Plan) is also accurately shown within the Draft Plan of Subdivision submitted (shown as Collector Road 'C'). Through the review of the subject application, the proposal has demonstrated that it protects and restores the existing natural heritage system, provides streets that support active transportation, incorporates a variety of uses to support complete communities and is of a distinct and attractive built form which satisfies the planning vision set out in Section 4.1 of the Secondary Plan for SP 47.

Staff is satisfied that the proposed development conforms to the Secondary Plan.

Block Plan 47-1:

The property is designated as 'Medium Density Residential', 'Low/Medium Density Residential', 'Elementary School', 'Valleyland', 'Park F', 'Walkway' and "SWMP R1" in the Highway 427 Industrial 47-1, 47-2 Block Plan.

The proposed development is generally in accordance with the Block Plan, an amendment to the Block Plan is not required. Staff is satisfied that the proposed development conforms to the Block Plan.

City of Brampton Zoning By-law:

The property is zoned "Agricultural (A)" by By-law 270-2004, as amended. This zone allows the development of agricultural uses.

An amendment to the Zoning By-law is required to rezone the lands to facilitate the proposed subdivision. The proposed Zoning By-law includes development standards including permitted uses, building setbacks, minimum lot widths, maximum building heights, minimum garage dimensions, among other items.

The detailed planning analysis (Attachment 8) includes a detailed overview of the Zoning By-law Amendment. The development standards are included in the proposed Zoning By-law Amendment as shown in Attachment 10 – Draft Zoning By-law Amendment.

Staff is satisfied with the proposed Zoning provisions for the development of the lands.

Community Engagement:

The application was circulated to City departments, governmental commenting agencies, and property owners within 240 metres of the subject lands in January 2022, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department / agency comments are attached as Attachment 9 to this report. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City.

A Statutory Public Meeting for this application was held on April 11th, 2022. There was one member of the public in attendance to speak to this item at the statutory public meeting. No letters of written correspondence were received from members of the public.

Details of the Statutory Public Meeting are included in Attachment 9 of this report.

CORPORATE IMPLICATIONS:**Financial Implications:**

There is no financial impact resulting from the adoption of the recommendations in this report. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with the applications.

STRATEGIC FOCUS AREA:

The application is consistent with the Strategic Focus Area - Growing Urban Centres & Neighbourhoods. This development proposal will facilitate the development of underutilized lands and will assist in growing of Brampton's economy by helping to create complete communities that are strong and connected.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic'.

CONCLUSION:

Staff is satisfied that the proposed Zoning By-law amendment represent good planning, because it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and is in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 10 respectively as the following criteria have been met:

- the proposed development takes advantage of an underutilized site to provide a development that is aligned with the applicable policies;
- the proposed development precludes development on lands within the City's open space network;
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands and represent good planning.

Authored by:

Reviewed by:

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Approved by:

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Attachments:

- Attachment 1 – Draft Plan of Subdivision
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 4A – Block Plan Designations
- Attachment 4B – Active Applications in Block Plan 47-1 and 47-2
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Heritage Resources

- Attachment 8 – Detailed Planning Analysis
- Attachment 9 – Results of Public Meeting
- Attachment 10 – Results of Application Circulation
- Attachment 11 – Draft Zoning By-law Amendment
- Attachment 12 – Draft Conditions of Draft Plan Approval
- Attachment 13 – Sustainability Score and Summary
- Attachment 14 – Concept Streetscapes and ARU