



**Report**  
**Staff Report**  
The Corporation of the City of Brampton  
**11/4/2024**

**Date:** 2024-09-26

**Subject:** **RECOMMENDATION REPORT**

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

*(To permit a residential development consisting of eighteen (18) townhouse units, a buffer block, and the extension of Royal Vista Road)*

**Gagnon Walker Domes LTD / Mr. Haroon Raza and 2872374 Ontario Inc.**

1206 Steeles Avenue West

Blocks 7, 8 Registered Plan 43M-1746 Part of Block 319

Registered Plan 43M-1707

Ward: 4

**Contact:** Ramsen Yousif, Planner, Development Services & Design

Mana Zavalat, Manager, Development Services & Design

**Report number:** Planning, Bld & Growth Mgt-2024-761

**RECOMMENDATIONS:**

1. That the report from Ramsen Yousif, Development Planner, Development Services to the Planning and Development Committee of Nov 4, 2024, re: **Recommendation Report**, Application to Amend the Zoning By-Law and for a Draft Plan of Subdivision, **Gagnon Walker Domes LTD / Mr. Haroon Raza and 2872374 Ontario Inc.**, 1206 Steeles Ave West, Ward 4, be received;
2. That the application for an Amendment to the **Zoning By-law and for a Draft Plan of Subdivision** submitted by **Gagnon Walker Domes LTD**, on behalf of **Mr. Haroon Raza and 2872374 Ontario Inc.**(File: **OZS-2022-0037**) be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Planning Statement and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. 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.

4. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to this report, be adopted

**OVERVIEW:**

- **The applicant submitted an amendment to the Zoning By-Law and for a Draft Plan of Subdivision to permit a development of eighteen (18) residential townhouse units, a buffer block, and the extension of Royal Vista Road.**
- **The subject property is designed as ‘Residential’ within the Brampton Official Plan and ‘Neighbourhoods’ in the new Brampton Plan. An Amendment to the Official Plan is not required.**
- **The subject property is designed as ‘Low-Medium Density’ within the Bram West Secondary Plan Area 40(c). An Amendment to the Secondary Plan is not required.**
- **The subject site is zoned ‘Agricultural (A)’, “Residential Street Townhouse B – Section 1325 (R3B - 1325)”, and ‘Residential Street Townhouse B – Section 1384 (R3B - 1384)’. An Amendment to the Zoning By-Law is required to permit the proposal. The draft Zoning By-Law is attached as Attachment 15.**
- **A Statutory Public Meeting for this application was held on November 28<sup>th</sup>, 2022. No members of the public were present to delegate. Additionally, no written submissions were received by members of the public. Details of the Statutory Public meeting is included in Attachment 12 of this report.**
- **The proposal represents good planning, is consistent with the Provincial Planning Statement and the 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:**

The original Pre-Consultation application for the subject property was submitted on July 16<sup>th</sup>, 2021, and a Pre-Consultation Meeting was held on August 18<sup>th</sup>, 2021 where staff identified the requirement of the submission and provided the applicant with a Pre-Development Application Checklist outlining the reports and studies requested with the submission.

Gagnon Walker Domes LTD., on behalf of Haroon Raza and 2872374 Ontario Inc. submitted an application to amend the Zoning By-law and for a Draft Plan of Subdivision on July 7<sup>th</sup>, 2022. The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on August 30<sup>th</sup>, 2022.

A Statutory Public Meeting for this application was held on Nov 28<sup>th</sup>, 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 is included in Attachment 12 of this report.

Since the application was deemed complete, the applicant has had to update several reports and consider different development concepts before finalizing the recommendation report. This process included resolving the land dedication to the Region along Steeles Ave West, finalizing appropriate lot widths and setbacks for the street townhouse blocks, and addressing traffic requirements. As a result, this report was only recently ready for approval.

## **CURRENT SITUATION:**

### ***Proposal (Attachment 1):***

The application proposes a Zoning By-law amendment and a subdivision application to accommodate the creation of 18 residential townhouse lots (two townhouse blocks with 9 units/lots associated with each block), along with a buffer block and an extension of Royal Vista Road, connecting to Saint Eugene Street. All residential lots will have frontage on Royal Vista Road.

The subject site is approximately 0.45 hectare (1.11 acres) in size.

The details of the proposal are as follows (refer to Appendix 1):

- A total of 18 street townhouse lots are proposed, divided into:
  - Block 1 - 9 street townhouse lots having a minimum width of 5.40 metres (17.71 feet)
  - Block 2 - 9 street townhouse lots having a minimum width of 5.50 metres (18.04 feet)
- A 3.3m wide landscape buffer block, approximately 0.02 hectares (0.05 acres) in size, to provide screening between the residential subdivision and the public right-of-way.
- Density: 59.80 units/net residential hectare (24.22 units/net residential acre).
- The removal an existing road and the extension of Royal Vista Road, with a right-of-way width of 17.0 metres (55.8 feet).
- Closing off the existing site access at Steeles Ave W.

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

The lands have the following characteristics:

- is irregularly shaped and has a total site area of approximately 0.45 hectares (1.11 acres)
- is currently occupied by a single detached dwelling and an accessory structure.
- has a road frontage of approximately 60 metres along the future Royal Vista Road.
- is comprised of three (3) reserve blocks (Blocks 7, 8, and Part of Block 319) which are currently used as a temporary access to Saint Eugene Street.

The surrounding land uses are described as follows:

North:	Saint Eugene Street, Royal Vista Road, and semi-detached housing;
East:	Vacant land that is planned for high density development (no current applications for the lands)
South:	Steeles Avenue West, beyond which is a mix of residential housing (semi-detached and single detached)
West:	Royal Vista Road and townhouses

**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 15.

The proposed development represents good planning and is consistent with the Provincial Planning Statement and the City of Brampton Official Plan – see associated details in Attachment 13 – Detailed Planning Analysis.

**Application to Amend the Zoning By-law:**

The subject property is zoned ‘Agricultural’ (A) and Residential Street Townhouse B (R3B-1325 & R3B-1384) 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 Street Townhouse B (R3B-3798 & R3B-3799) with special sections and Open Space (OS). The special sections will include performance standards to regulate building height, building setbacks, garage widths, encroachments, and other items as attached in Attachment 15 to this report.

**Planning Analysis Summary:**

The proposed Zoning By-law amendment and Draft Plan of Subdivision is consistent with the Provincial Planning Statement and the City'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' zone to site-specific residential street townhouse zones, and 'Open Space' zones. The proposed Zoning By-law amendment meets the intent of both municipal and provincial planning policies. The proposed zoning by-Law amendment 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 13 (Detailed Planning Analysis).

### **Matters of Provincial Interest:**

#### ***Planning Act, (2024):***

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 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 is consistent with matters of provincial interest as set out in Section 2 of the Planning Act.

#### ***Provincial Planning Statement (PPS), (2024):***

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act.

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The application is consistent with *Section 2.1, 2.2, 2.3, and 2.4* of the PPS - by promoting efficient, long-term development through residential intensification that connects to municipal infrastructure-and services. The proposal supports future transit and active transportation within an area of Brampton that is predominantly occupied by single-detached dwellings and is in close proximity to planned transit corridors along Steeles Ave West, in accordance with *Sections 2.4.3.1 of the PPS*.

Staff are satisfied that the proposed development is consistent with the applicable sections of the Provincial Planning Statement.

***City of Brampton Official Plan (2006):***

The City of Brampton Official Plan (2006) remains applicable in the analysis of planning matters in the City due to the new Brampton Plan (2024), as has been approved by City and Regional Councils, being appeal to the Ontario Land Tribunal (OLT). The Official Plan provides guidance and policies for the future of the City. The lands are designated 'Residential' on Schedule A – General Land Use Designations of the City of Brampton Official Plan.

The 'Residential' designation permits a variety of residential uses from single detached dwellings to high-rise apartments, as well as parks, schools and other associated uses. The proposal, which includes townhouse units, conforms to the 'Residential' designation by accommodating a mix of housing types.

Staff are satisfied that the proposed development is consistent with the City of Brampton Official Plan.

***Brampton Plan (2024):***

The Official Plan (referred to herein as "Brampton Plan") sets out a strategic and comprehensive approach to guiding growth and development in a manner that reflects the unique context of Brampton. Part of the Brampton Plan is under appeal at the OLT at the time of writing this report.

The subject site is designated as 'Neighbourhoods' on Schedule 2 – Designations and as 'Community Areas' on Schedule 1A – City Structure of the Brampton Plan. Additionally, the site fronts onto Steeles Ave West, which is classified as a 'Secondary Urban Boulevard' on Schedule 1 and is designated for 'Higher Order Transit' (BRT or LRT) on Schedule 3B. Furthermore, the lands are categorized as 'Designated Greenfield Area' within Schedule 5 – Provincial Plans & Policy Areas of the Brampton Plan

The development represents a compact urban form that supports active transportation and transit, contributing to creating a complete community that easily connects residents to jobs, shopping and recreational spaces.

Staff are satisfied that the proposal is consistent with the Brampton Plan.

***Bram West Secondary Plan Area 40 (c):***

The lands are designated as 'Low/Medium Density Residential' within the Secondary Plan.

The proposal will provide an appropriate residential development concept that will integrate within the surrounding housing form. The Draft Plan of Subdivision proposes a local road extension of Royal Vista Road to the west and north to connect with Saint Eugene Street. 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 are satisfied that the proposed development is consistent with the Brampton West Secondary Plan.

### ***City of Brampton Zoning By-law 270-2004***

The property is zoned "Agricultural (A)", "Residential Street Townhouse B – Section 1325 (R3B – 1325)" and "Townhouse B – Section 1384 (R3B-1384)" in the Zoning By-law 270-2004.

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 proposed unit widths are deemed appropriate and will help promoting a diverse housing mix that integrates well with the surrounding area. The housing units will also feature front to rear access through the non-living space of each dwelling.

The detailed planning analysis is provided in attachment 13, and the development standards are detailed in Attachment 15 – Draft Zoning By-law Amendment.

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

### ***Community Engagement***

The application was circulated to City Departments, commenting agencies, and property owners within 240 metres of the subject lands in November 2022, 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 Attachment 11 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 November 28<sup>th</sup>, 2022. There were no members 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 12 of this report.

## **CORPORATE IMPLICATIONS:**

### **Financial Implications:**

There are 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 are satisfied that the proposed Zoning By-law amendment and Draft Plan of Subdivision represents good planning. The proposal provides an opportunity to develop underutilized parcel of land within an area designated for growth. The proposed development, in its compact form, will add to the available housing mix in the City, enhancing the diversity of housing options for residents.

This application is consistent and conforms with the 2024 Provincial Planning Statement, which promotes efficient land use and development patterns that support strong, sustainable and resilient communities.

Overall, the application is appropriate for the orderly development of the lands and represent good planning principals, aligning with the City growth objectives while addressing the housing needs of the community.

Authored by:

Reviewed by:

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Ramsen Yousif,  
Development Planner,  
Development Services & Design

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Allan Parsons, MCIP, RPP  
Director,  
Development Services & Design

Approved by:

Approved by:

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Steve Ganesh MCIP RPP  
Commissioner  
Planning, Building and Growth  
Management Services Department

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Marlon Kallideen  
Chief Administrative Officer  
City of Brampton

**Attachments:**

- Attachment 1 – Concept Plan
- Attachment 2 – Location Map
- Attachment 3 – Official Plan Designations
- Attachment 4 – Secondary Plan Designations
- Attachment 5 – Zoning By-law Designations
- Attachment 6 – Aerial & Existing Land Use
- Attachment 7 – Heritage Properties
- Attachment 8 – Propane Facilities
- Attachment 9 – Airport Zoning Regulations
- Attachment 10 – Draft Plan of Subdivision
- Attachment 11 – Results of Application Circulation
- Attachment 12 – Results of Public Meeting
- Attachment 13 – Detailed Planning Analysis
- Attachment 14 – Draft Conditions of Draft Approval
- Attachment 15 – Draft Zoning By-law Amendment
- Attachment 16 – Sustainability Score and Summary