



Report
Staff Report
The Corporation of the City of Brampton
12/9/2024

Date: 2024-11-06

File: **OZS-2021-0046**

Subject: **Recommendation Report** Application for a Draft Plan of Subdivision and to Amend the Zoning By-law
(To permit the development of 15 single-detached dwellings, a reserve park block, a Natural Heritage System (NHS), a noise buffer, and the extension of Lauderhill Road)
Opal Valley Developments c/o Candevcon Limited
11185 Airport Road
Ward: 10

Contact: Chinoye Sunny, Development Planner, Development Services, 905-874-2064, Chinoye.Sunny@brampton.ca

Angelo Ambrico, Manager, Development Services, 905-874-2953,
Angelo.Ambrico@Brampton.ca

Report number: Planning, Bld & Growth Mgt-2024-903

RECOMMENDATIONS:

1. That the report from Angelo Ambrico, Manager, Development Services to the Planning and Development Committee of December 9th, 2024, re: **Recommendation Report, Application for a Draft Plan of Subdivision and to Amend the Zoning By-law, Opal Valley Developments Inc. – Candevcon Limited, City File: OZS-2021-0046, 11185 Airport Road, Ward 10**, be received;
2. That the application for a Draft Plan of Subdivision and to Amend the Zoning By-law submitted by Candevcon Limited on behalf of Opal Valley Developments Inc. be approved on the basis that it is consistent with the Provincial Policy Statement, and the City's Official Plan, and for the reasons set out in this Recommendation Report;
3. That the amendments to the Zoning By-law generally in accordance with the attached Attachment 12 to this report be adopted;

OVERVIEW:

- **The report recommends approval of an amendment to the Zoning By-law and endorsement of the Draft Plan of Subdivision for this application.**
- **The proposal includes a residential development consisting of a total of 15 single-detached units, a reserve park block, a Natural Heritage System (NHS), a noise buffer, and the extension of Lauderhill Road.**
- **The property is designated 'Residential' and 'Open Space' in the Official Plan (2006), and 'Community Areas', 'Natural Heritage System', 'Neighbourhoods' and 'Natural Heritage System' in the Brampton Plan (2024). No amendments to either of those plans is required to permit the proposed development.**
- **The property is designated 'Low Density Residential 1' within the Vales of Castlemore North Secondary Plan (Area 49). No amendment to the Secondary Plan is required to facilitate the proposed development.**
- **The subject property is zoned 'Agricultural (A)' and an amendment to the Zoning By-law is required to facilitate the proposed development.**
- **The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on March 21, 2022. No members of the public and no written correspondence was received. Details of the Statutory Public Meeting are included in Attachment 8 of this report.**
- **The proposal is consistent with the City of Brampton Strategic Focus Area of Growing Urban Centres and Neighbourhoods by contributing to an economy that thrives with communities that are strong and connected.**
- **The development proposal represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with the City of Brampton Official Plan.**

BACKGROUND:

The land subject to the Zoning By-law Amendment is located at 11185 Airport Road which is north of Countryside Drive, east of Airport Road. Candevcon Limited submitted an application on behalf of Opal Valley Developments Inc. on November 29, 2021. This application was deemed complete on January 11, 2022, in accordance with Section 34 (10.4) and Section 51(19.1) of the Planning Act.

Since the time of receipt of the application and the public meeting, the applicant has submitted five (5) submission packages to be able to resolve various technical issues associated with the proposal.

The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on March 21, 2022. There were no members of the public spoke at the meeting and no written correspondence was received.

CURRENT SITUATION:

Proposal

An application to amend the Zoning By-law has been filed with the City to permit residential, open space, and a noise buffer. The applicant has also submitted an application for a Draft Plan of Subdivision to create the road extension on Lauderhill Road, the proposed residential lots, and required blocks.

Details of the Proposal:

The following items are proposed with this application:

- a total of 15 single-detached dwelling lots that are generally 15m wide or greater;
- 0.01 hectare Natural Heritage System Block;
- 4.5 metre Noise Buffer; and
- an extension to the existing public road (Lauderhill Road extension).

Property Description and Surrounding Land Use

The lands have the following characteristics:

- A total site area of approximately 1.09 hectares (2.69 acres);
- An approximate frontage of 106 metres along Airport Road and 33 metres along Lauderhill Road;
- The subject property is currently occupied by one (1) single-detached residential dwelling with accessory structures which includes a detached garage and shed.

The surrounding land uses are described as follows:

- North: An existing stormwater management pond and existing low density residential dwellings.

- South: Valleylands and a Watercourse corridor, beyond which is Countryside Drive.
- East: Existing low density residential dwellings on Lauderhill Road.
- West: Airport Road, beyond which are vacant lands.

Application to Amend the Zoning By-Law

The subject property is currently zoned 'Agricultural (A)', as per By-law 270-2004 as amended. The 'Agricultural (A)' zone permits land uses such as agricultural purposes, single-detached dwellings, supportive housing residence types, cemeteries, animal hospitals, kennels, a home occupation, and/or accessory uses.

The current zoning designation does not permit the intended development and an amendment to the Zoning By-law is required. The proposed amendment is to rezone the property to three new site-specific single-detached residential zones that accommodate the proposed lot widths, and open space (OS) zone for the small portion that is to be protected as natural heritage system.

Summary of Recommendations

This report recommends that Council approve the proposed Zoning By-law Amendment and endorse the Draft Plan of Subdivision. This report further recommends that Council approve the Zoning By-law Amendment generally in accordance with Appendix 12 to accommodate the approval of the Draft Plan of Subdivision. The proposal and implementing documents represent good planning, is consistent with the Provincial Policy Statement, and conforms to the City of Brampton Official Plan – see associated details in Attachment 10.

MATTERS OF PROVINCIAL INTEREST

Planning Act:

This development proposal has regard for the matters of Provincial interest as set out in Section 2 of the Planning Act. The proposal contemplates low-rise residential uses, open space and institutional uses, thus contributing to the City's Housing Pledge goals and providing a complete community within the Countryside Villages Block Plan area. The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with S. 2 (h) and (j). The development represents the appropriate location of growth and development as the subject property is located in a designated greenfield area in accordance with S. 2 (p) of the Planning Act.

Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Provincial Policy Statement, 2024 (PPS):

The Government of Ontario released the updated Provincial Policy Statement (2024 PPS) on August 20, 2024, which is a streamlined province-wide land use planning framework that replaces both the 2020 PPS, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The 2024 PPS provides a policy framework to support the provision of homes by enabling municipalities to plan for and increase housing supply; align development with infrastructure; build a strong and competitive economy; foster the long-term viability of rural areas; and protect agricultural lands, the environment and public health and safety. The 2024 PPS came into effect on October 20, 2024.

The proposed development includes the development of 15 single detached units and a Natural Heritage System, which aims to intensify underutilized lands and redevelop within established areas while respecting the existing neighborhood character and context. The Provincial Planning Statement focuses growth and development within urban and rural areas, and recognizes the wise management of land use change given to the full range of current and future needs. The proposal introduces additional single detached units housing typologies that contributes to growing housing demands and aligns with the planned targets outlined in the City of Brampton Official Plan and Vales of Castlemore North Secondary Plan, thus promoting efficient land use densities.

The subject site is occupied by one (1) single-detached residential dwelling with accessory structures which includes a detached garage and shed. The existing dwelling is officially listed in Brampton's Heritage Registrar as a built heritage resource that possesses cultural heritage values. In accordance with S. 4.6.4 of the PPS, the Heritage Building is proposed to be retained as a residential use within the future development.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the policies of the Provincial Policy Statement.

MUNICIPAL PLANNING DOCUMENTS***City of Brampton Official Plan (2006):***

The property is designated 'Residential' and 'Open Space' on Schedule A 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 and other associated uses. 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 Draft Plan of Subdivision includes the development of 15 single detached units and a Natural Heritage System which contributes to the City's housing stock. The proposal is representative of appropriate infill development that is consistent and complements

the surrounding neighbourhood. The site is served by municipal water and sewer systems and is conveniently located near several public facilities, including schools, parks, recreational trails, and planned future transit stops. The proposed development will make optimal use of the existing infrastructure and municipal services, aligning with Section 3.2.8.1 of the Official Plan.

The subject site is occupied by one (1) single-detached residential dwelling with accessory structures which includes a detached garage and shed. The existing dwelling is officially listed in Brampton's Heritage Registrar as a built heritage resource that possesses cultural heritage values. In accordance with the City's Official Plan, adaptive reuse measures will be utilized to properly integrate the heritage building within new subdivision. The proposed development promotes healthy and active communities. The subject property is located within an established urban area in proximity to existing parks, connected recreational trails, institutional uses including schools, financial institutions, grocery stores, restaurants, recreational uses, and adjacent commercial and retail uses. The proposed development is considered to support complete communities..

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision conforms to the policies of the City of Brampton Official Plan.

Brampton Plan, 2023:

The subject property is designated 'Community Areas' and 'Natural Heritage System' as per Schedule 1A: City Structure of Brampton Plan. The subject property is further designated 'Neighbourhoods' and 'Natural Heritage System' as per Schedule 2: Designations of Brampton Plan. These designations are intended to support an appropriate range and mix of housing types and tenures for residents of all ages, life stages, incomes, and abilities in a compact, intensified urban form that optimizes and efficiently uses land and existing infrastructure including transit.

The proposed development serves to meet growth forecasts and housing targets of Brampton Plan. As per Section 2.2.1.15 of the Brampton Plan, the Region of Peel is expected to grow by 985,000 people, 355,000 employment, and 290,000 households by the year 2051. The proposed development will introduce 15 new residential units in varying housing typologies (single detached unit and townhouses) which supports the achievement of housing targets to meet population growth, as well as the provision of an appropriate range and mix of housing for residents of all ages, life stages, incomes, and abilities.

In accordance with Section 3.6.3 of the Brampton Plan, cultural and natural heritage resources play a fundamental role in shaping the identity, character, vitality, and sustainability of the community. Cultural heritage encompasses a wide range of tangible and intangible assets, including buildings, monuments, natural environments, traditions, and artifacts, each contributing to the historical, architectural, archaeological, and cultural significance of the City. The existing dwelling on the site is officially listed in Brampton's Heritage Registrar as a built heritage resource that possesses cultural

heritage values. In accordance with the City's Official Plan, adaptive reuse measures will be utilized to properly integrate the heritage building within new subdivision.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision conforms to the policies of the City of Brampton Official Plan.

Vales of Castlemore North Secondary Plan (Area 49):

The subject lands are designated 'Low Density Residential 1' within the Vales of Castlemore North Secondary Plan. The low density designation is intended to be developed for single-detached dwellings with large lots, wide frontages and a minimum frontage of 12.2 metres. The proposed Draft Plan of Subdivision exclusively proposes single-detached dwellings at a low density which is consistent with the surrounding area subdivisions. The 12.2m minimum frontages that are noted by Secondary Plan policy are met for all lots in the subdivision as frontages of 13.2m (with widening toward the rear lot line), 15.0m and greater are proposed. The lots and street are integrated well with the adjacent existing residential lots to the east. With fifteen dwellings proposed, the overall built form and density are appropriate as they are reflective of the existing adjacent subdivision. As such, staff is satisfied that the proposed Zoning By-law Amendment is consistent with the applicable policies of the Vales of Castlemore Secondary Plan.

City of Brampton Zoning By-law:

The subject property is currently zoned 'Agricultural (A)', as per By-law 270-2004 as amended. The proposed development requires several new zones to be created. The proposed Zoning By-law Amendment will rezone the property to new single detached residential zones (R1E-14.5-AAAA, R1E-13.0-BBBB, R1E-18.0-CCCC) and open space (OS). Provisions of these proposed zoning designations are listed in Attachment 12 – Draft Zoning By-law Amendment. The requirements set out in these zones will permit development that is appropriate for each of the land use designations on which they are located.

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. Public Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on March 21, 2022. No members of the public made delegations at the meeting and no pieces of written

correspondence were received. Details of the Statutory Public Meeting are included in Attachment 8 of this report.

A Supplementary Public Meeting for the application is being held at the Planning and Development Committee Meeting on December 9, 2024 in order to reinform community members of the development application since the initial Public Meeting date.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

STRATEGIC FOCUS AREA:

This application to amend the Zoning By-law is consistent with the “Growing Urban Centres & Neighbourhoods” strategic focus area. The proposal will result in the intensification of currently vacant and underutilized parcels of land to implement the policies of the Vales of Castlemore North Secondary Plan and Block Plan. The proposal will add to the diversity of housing options that are offered in Brampton and is an example of the efficient use of land and resources within the City’s greenfield area.

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 is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision represent good planning. The proposal has regard for matters of provincial interest in Section 2.0 of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to the principles and policy direction of the City of Brampton Official Plan, and the Vales of Castlemore North Secondary Plan (Area 49).

The report recommends that Council enact the Zoning By-law Amendment attached hereto as Attachment 12. The Zoning By-law Amendment and Draft Plan of Subdivision application are appropriate for the orderly development of the lands considering the following:

- The proposal conforms to provincial plans such as the Provincial Policy Statement;
- The development proposed residential typologies and densities which conform to the City of Brampton Official Plan and Vales of Castlemore North Secondary Plan (Area 49); and,
- The application has been circulated to the appropriate internal reviewers and external agencies to ensure technical matters have been adequately addressed.

The application is appropriate for the orderly development of the lands and represents good planning. Staff recommends approval of the Zoning By-law Amendment and endorsement of the Draft Plan of Subdivision as the proposal is in the public interest.

Authored by:

Reviewed by:

Chinoye Sunny
Development Planner
Planning, Building and Growth
Management

Allan Parsons, MCIP, RPP
Director, Development Services & Design
Planning, Building and Growth
Management

Approved by:

Approved by:

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

Marlon Kallideen
Chief Administrative Officer

Attachments:

Attachment 1: Concept Plan
Attachment 2: Location Map
Attachment 3: Official Plan Designations
Attachment 4: Secondary Plan Designations
Attachment 5: Zoning Designations
Attachment 6: Aerial & Existing Land Use
Attachment 7: Heritage Resources Map
Attachment 8: Results of Public Meeting

Attachment 9: Results of External Circulation
Attachment 10: Detailed Planning Analysis
Attachment 11: Sustainability Assessment Snapshot
Attachment 12: Draft Zoning By-law Amendment