



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

Date: 2024-11-06

File: **OZS-2021-0065**

Subject: **Recommendation Report**
 Application for a Draft Plan of Subdivision and to Amend the Zoning By-law
 (To permit the residential development consisting of a total of 128 single detached units, 118 townhouse units, 2 partial school blocks, a partial park block, 3 walkway blocks, a Natural Heritage System (NHS), and associated public road right-of-ways)
Greenvale Homes Ltd. c/o KLM Planning Partners
 2648 Countryside Drive
 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-2024-909

RECOMMENDATIONS:

1. That the report from Chinoye Sunny, Development Planner, 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**, Greenvale Homes Ltd. – KLM Planning Partners, 2648 Countryside Drive, Ward 10, be received;
2. That the application for a Zoning By-law Amendment and Draft Plan of Subdivision submitted by KLM Planning Partners on behalf of Greenvale Homes Ltd. 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;

4. That no further notice of public meeting be required for the attached Zoning By-law Amendment as per Section 34(10.4) of the Planning Act, R.S.O. c.P. 13, as amended.

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 128 single detached units, 118 townhouse units, 2 partial school blocks, a partial park block, 3 walkway blocks, a Natural Heritage System (NHS), and associated public road right-of-ways.
- The Official Plan (2006) designates the subject property 'Residential' and 'Open Space'. No amendment to the is required to permit the proposed development.
- The Brampton Plan (2023) designates the subject property 'Community Areas', 'Neighbourhoods' and 'Natural Heritage System'. No amendment to the Official Plan is required to permit the proposed development.
- The Secondary Plan designates the subject property 'Low Density', 'Medium Density', 'Public Secondary School', 'Neighbourhood Park', and 'Valley Land'. No amendment to the Secondary Plan is required to facilitate the proposed development.
- The Countryside Villages Block Plan (Area 48-2) designates the subject property 'Low / Medium Density Residential', 'Medium Density Residential', 'Park', 'Valleyland/Channel' and 'School'. No amendment to the Block Plan is required to facilitate the proposed development.
- The Zoning By-law designates the subject property 'Agricultural (A)' and 'Floodplain (F)'. 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 April 25, 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 2648 Countryside Drive which is north of Countryside Drive, east of Torbram Road. KLM Planning Partners submitted an application on behalf of Greenvale Homes Ltd. on December 23, 2021. This application was deemed complete on February 3, 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 three (3) submission packages to refine the technical details associated with the proposal.

The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on April 25, 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, a park block, a buffer block, a walkway block, and two (2) elementary schools. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create the roads, lots, and blocks.

Details of the Proposal:

- The development application proposes a total of 234 residential units:
 - 128 single detached dwelling with lot frontages of 11.6 metres and 12.5 metres; and,
 - 118 townhouse units with lot frontages of 5.5 metres.
- Two (2) partial School Blocks with a total of 7.02 hectares;
- One (1) Park Block of 1.3 hectares;
- Three (3) Walkway Blocks totalling 0.082 hectares;

- 0.009 hectare Buffer Block;
- 0.279 hectare Natural Heritage System Block; and
- Internal public road networks.

Property Description and Surrounding Land Use

The lands have the following characteristics:

- A total site area of approximately 20.455 hectares (50.545 acres);
- An approximate frontage of 76 metres along Torbram Road and 349 metres along Countryside Drive;
- The subject property is currently vacant

The surrounding land uses are described as follows:

- North: Valleylands and vacant lands that are subject to a future residential subdivision application (City File No. OZS-2019-0013).
- South: Countryside Drive, beyond which are existing low density residential subdivisions.
- East: Vacant lands that are subject to a future residential subdivision application (City File No. OZS-2019-0013).
- West: Torbram Road and vacant lands that are subject to a future residential subdivision application (City File No. OZS-2021-0024, C06E16.007 & C06E16.003). There is also existing place of worship, commercial, and residential uses.

Application to Amend the Zoning By-Law

The subject property is currently zoned 'Agricultural (A)' and 'Floodplain (F)', 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. Within the 'Floodplain (F)' zone flood and erosion control, conservation areas, public parks, and golf courses are permitted. No building or structures are permitted for any purpose except that of flood and erosion control on Floodplain zoned lands.

This zoning designation does not permit the intended development. The proposed development requires several new zones to be created. The proposed Zoning By-law Amendment will rezone the property to new site-specific single detached residential

zones, townhouse zones, as well as an institutional zone, open space (OS), and floodplain (F) zones.

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 Attachment 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 single detached units, townhouse blocks, school blocks, park blocks, and a Natural Heritage System, which aims to intensify underutilized lands. 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 housing typologies that contributes to growing housing demands and aligns with the planned targets outlined in the City of Brampton Official Plan and Countryside Villages Secondary Plan, thus promoting efficient land use densities.

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 single detached homes and townhouse blocks which adds to the diversity of the City's housing stock. The proposed development is located within the Countryside Villages Block Plan Area, the majority of this area is currently vacant and is planned to be developed as sustainable, complete community with varying housing typologies, pedestrian connections, and located close to existing and future planned transit infrastructure which will aide residents in reaching community amenities, services, and destinations within and around the City. The proposed development's location in an area undergoing planned transition and development allows the proposed development to cohesively integrate with the surrounding planned and existing neighbourhoods in a manner which aligns with the vision for the City of Brampton.

The proposal conforms to the 'Open Space' designation of the Official Plan. The proposed draft Zoning By-law Amendment identifies that the 'Open Space' area will be placed in a protective zone which will limit development on that specific portion of the land. The Draft Plan of Subdivision also identifies the 'Open Space' area as a Natural Heritage Feature which will be gratuitously conveyed to the City for protection and conservation.

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 is located on underutilized, vacant Greenfield lands within the Countryside Villages Block Plan Area. 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 234 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.

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.

Countryside Villages Secondary Plan:

The subject lands are designated 'Low Density', 'Medium Density', 'Public Secondary School', 'Neighbourhood Park', and 'Valley Land' within the Countryside Villages Secondary Plan. The low and medium density designations are intended to be developed for single detached, semi-detached, and townhouse dwelling forms. The 'Low Density' designation permits a range of housing types with a density in the range of 19.5 and 30.1 units per net residential hectare (8 to 12 units per net acre). The proposed development contemplates single detached dwellings within this designation with a density of 27.2 units per net residential hectare (11.0 units per net acre) and therefore conforms with the Secondary Plan. The 'Medium Density' designation permits a range of housing types with a density in the range of 30.0 and 50.0 units per net residential hectare (12 to 20 units per net acre). The proposed development contemplates townhouse dwellings within this designation with a density of 56.0 units per net residential hectare (22.7 units per net acre). Although, the proposed density is slightly above the maximum permitted density of this designation, Section 5.1.3 of the Official Plan states that numbers and quantities shown in the Plan shall be considered to be approximate only and not absolute, and that minor changes may be permitted without amendments to this Plan, provided that they do not affect the intent of this Plan. As such, the proposed development conforms to the Secondary Plan.

Countryside Villages Area Block Plan 48-2

The proposed development is located within the Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan. The property is identified as 'Low / Medium Density Residential', 'Medium Density Residential', 'Park', 'Valleyland/Channel' and 'School' in the Countryside Villages Block Plan (Area 48-2). The proposal provides for a

range of housing types including single detached and townhouse dwelling types, and adequately protects environmental features to preclude valleylands from future development. The applicant has provided confirmation that the Owner has signed the Countryside Villages Cost Sharing Agreement. As such, the proposed development conforms to the Block Plan.

City of Brampton Zoning By-law:

The subject property is currently zoned ‘Agricultural (A)’ and ‘Floodplain (F)’, 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, residential townhouse zones, as well as an institutional zone, open space (OS), and floodplain (F). 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 April 25, 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.

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 Countryside Villages 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, subject to the Draft Conditions of Approval, 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 Countryside Villages Secondary Plan (Area 48b).

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 Countryside Villages Secondary Plan (Area 48b); 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.

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Attachments:

Attachment 1: Concept Plan
Attachment 2: Location Map
Attachment 3: Official Plan Designations
Attachment 4: Secondary Plan Designations
Attachment 4A: Block 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