

**Date:** 2020-12-16

**Files:** C03W14.008 and 21T-19008B

**Subject:** **RECOMMENDATION REPORT**  
Application to Amend the Official Plan and Zoning By-Law, and Proposed Draft Plan of Subdivision  
*(To permit for infill redevelopment of the existing property into eight (8) semi-detached dwelling units.)*  
**2639509 Ontario Ltd. – Candevcon Limited**  
10783 Creditview Road  
East side of Creditview Road, South of Buick Boulevard  
Ward: 6

**Contact:** Andrew Ramsammy, Assistant Development Planner, Planning, Building and Economic Development, 905-847-3473;  
Steve Ganesh, Manager, Planning, Building and Economic Development, 905-874-2089.

**Report Number:** Planning, Building and Economic Development-2021-028

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, **2639509 Ontario Ltd. - Candevcon Limited**, 10783 Creditview Road, Ward 6 (2021-028 and File C03W14.008), to the Planning and Development Committee Meeting of January 18, 2021, be received;
2. **THAT Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited on behalf of 2639509 Ontario Ltd., Ward: 6, Files: C03W14.008 and 2021-028, be approved**, on the basis that it represents good planning, 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 for the reasons set out in the Planning Recommendation Report, dated December 16, 2020;
3. **THAT** the amendments to the Fletchers Meadow Secondary Plan (Area 44), generally in accordance with Appendix 7 to this report be adopted; and

4. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 8 to this report be adopted.

**Overview:**

- The application is proposing to amend the Official Plan and Zoning By-law to develop the lands to permit the development of four (4) semi-detached dwelling lots, which will create eight (8) semi-detached dwelling units through a Proposed Draft Plan of Subdivision.
- The property is designated “Residential” in the Official Plan and “Convenience Retail” in the Fletchers Meadow Secondary Plan (Area 44). An amendment to the Official Plan is required to remove the property from “Convenience Retail” on Schedule A2 of this plan. An amendment to the Fletchers Meadow Secondary Plan is required to permit the proposed residential uses and increased density.
- The property is zoned “Agricultural (A)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential uses.
- Staff recommend the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment be approved. The proposal is in conformity with the Provincial Policy Statement, the Provincial Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.

**Background:**

This application was submitted by Candevcon Limited on December 20, 2018. This submission was reviewed for completeness and found to be incomplete in accordance with the Planning Act. A formal Notice of Incomplete Application was provided to the applicant on December 21, 2018. Following this notice, two other incomplete submissions were made with a Notice of Incomplete Application provided to the applicant on January 30, 2019 and March 27, 2019. The application was deemed to be complete on January 7, 2020 after receiving an updated Market Study.

**Current Situation:**

Property Description and Surrounding Land Use:

The subject property has the following characteristics:

- is municipally known as 10783 Creditview Road, which is on the East side of Creditview Road, South of Buick Boulevard;
- has a total site area of 0.178 hectares (0.44 acres);
- has a frontage of approximately 30.47 metres (100 feet) along Creditview Road; and
- Currently contains one single detached dwelling.

The surrounding land uses are described as follows:

North:	A residential property municipally known as 10799 Creditview Road containing a single detached dwelling;
South:	Cadillac Crescent, beyond which are existing semi-detached dwellings;
East:	Existing semi-detached dwellings; and
West:	Creditview Road, beyond which are residential uses including townhouses, semi-detached dwellings, and single-detached dwellings.

#### Proposal:

The applicant is proposing to amend the Official Plan and Zoning By-law to permit four (4) semi-detached dwelling lots, for the creation of eight (8) semi-detached dwelling units through a Proposed Draft Plan of Subdivision.

This Draft Plan of Subdivision and application to Amend the Official Plan and Zoning By-law proposes to:

- Permit residential (semi-detached units) on the lands;
- Provide access from Cadillac Crescent;
- Create four (4) semi-detached dwellings for the creation of eight (8) semi-detached dwelling units; and
- Develop the lands with a net residential density of approximately 44 units per net hectare.

## **Summary of Recommendations**

This report recommends that Council approve the Draft Plan of Subdivision application and enact the Official Plan amendment attached hereto as Appendix 7, and the Zoning By-law amendment attached hereto as Appendix 8.

### Analysis

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning Amendment were evaluated with regard to the Planning Act, the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, and the Region of Peel Official Plan. The proposal is also consistent with the Residential policies outlined in Section 4.2 of the City's Official Plan, and appropriately considers matters of provincial interest as set out in section 2 and 51(24) of the Planning Act. The detailed analysis of these documents can be found in Appendix 9.

### Market Study

The applicant submitted a Market Study completed by Tate Economic Research Inc. dated October 3, 2019. This report provided a market analysis for the subject property (10783 Creditview Road) and the adjacent property (not subject to the application) (10799 Creditview Road). These two properties total approximately 0.89 ha (2.19 acres). The report identifies the site can only be built to a maximum of approximately 10,000 ft<sup>2</sup> (929 m<sup>2</sup>) of commercial floor area. As per the Official Plan, Convenience Retail sites can be built to a maximum of 40,000 ft<sup>2</sup> (3716 m<sup>2</sup>). This site can only accommodate a Convenience Retail use approximately 25% of the size permitted by the Official Plan. With this in mind, the conversion from a 'Convenience Retail' to a 'Residential' use will not have a significant impact on the need for retail space as originally intended.

Existing retail centres are located within 800 metres of the subject property. One of these centres is located at Creditview and Sandalwood. This retail centre is significantly larger (approximately 28000 ft<sup>2</sup> (2601 m<sup>2</sup>)) than what can be offered at the subject site. Based on the close proximity of this centre to the subject property, staff concur with the study conclusion that conversion from 'Convenience Retail' to 'Residential' will not diminish retail service levels offered to the community.

### Summary

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning Amendment are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan and City's Official Plan.

## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with these amendments to the Official Plan and Zoning By-law, and Draft Plan of Subdivision. All financial requirements (i.e. securities, Development Charges and Cash in Lieu of Parkland Requirements) will be provided for in the Conditions of Draft Approval for the Registration of the Draft Plan of Subdivision.

### Other Implications:

Public feedback was received noting that there were concerns regarding increased traffic congestion as a result of the proposed residential units, among other concerns which are outlined in Appendix 10. Traffic Planning has provided comments which indicate traffic generated from this project will still result in an acceptable level of service. In addition, the resident made a suggestion to have the land dedicated as greenspace. Existing parks are located in close proximity to the site which serve the needs of current and future residents. The location of these parks are shown as Open Space in Appendix 5: Zoning Designations.

### **Term of Council Priorities:**

This application is consistent with the 2019-2022 Term of Council, in particular “A Well-run City (Good Government)” priority. The previous Information Report and the associated public meeting contribute to compliance of this priority with respect to encouraging public participation by engaging the community.

### 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’.

### **Conclusion:**

The Development Services Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment application represents good planning. These amendments are consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Furthermore, the application is consistent with the principles and overall policy direction of the City’s Official Plan. Staff therefore recommend that the Draft Plan of Subdivision, Official Plan Amendment and the Zoning By-law Amendment be approved.

Authored by:

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Approved by:

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Submitted by:

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**Appendices:**

Appendix 1 - Concept Plan

Appendix 1a - Draft Plan of Subdivision

Appendix 2 - Location Map

Appendix 3 - Official Plan Designation

Appendix 3a- Official Plan Schedule A2 Designation

Appendix 4 - Secondary Plan Designations

Appendix 5 - Zoning Designations

Appendix 6 – Existing Land Uses

Appendix 7 – Draft Official Plan Amendment

Appendix 8 - Zoning By-law Amendment

Appendix 9 - Detailed Planning Analysis

Appendix 10 - Public Meeting

Appendix 11 - Correspondence Received

Appendix 12 - Draft Conditions of Draft Plan Approval

Appendix 13 - Results of Application Circulation