

Date: 2021-05-17

File: OZS-2021-0001 and 21T-01014B

Subject: **RECOMMENDATION REPORT**
Application to Amend the Zoning By-law
(To remove a Holding (H) provision to facilitate the development of one single detached dwelling)
Korsiak Urban Planning – Mattamy (Creditvalley) Limited
64 Degrassi Cove Circle
Lot 200, 43M-1717, Concession 3, W.H.S.
Ward 5

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Report Number: Planning, Bld & Ec Dev-2021-383

Recommendations:

1. **THAT** the report titled: **RECOMMENDATION REPORT**, Application to Amend the Zoning By-law, **Korsiak Urban Planning – Mattamy (Creditvalley) Limited**, 64 Degrassi Cove Circle, Ward 5 (OZS-2021-0001 and Report No. Planning, Bld & Ec Dev-2021-383), dated May 17, 2021 to the Council meeting of June 2, 2021 be received.
2. **THAT** a by-law, attached hereto as Appendix 2, be passed to amend Comprehensive Zoning By-law 270-2004 as amended.

Overview:

- This report forwards a Zoning By-law to Council to lift a Holding symbol to permit a single detached dwelling on the lot located at 64 Degrassi Cove Circle.
- The subject lands are zoned as “Floodplain (Holding) Section 1299 (F (H) – 1299)”. That by-law includes requirements that the “Holding (H)” symbol

shall not be removed until confirmation of the final size of the storm water management pond has been received to the satisfaction of the Commissioner of Planning, Building and Economic Development and the Credit Valley Conservation. It also requires that the Region of Peel confirm the availability of sanitary sewage capacity.

- **The applicant has provided information to confirm that the storm water management pond is properly sized to the satisfaction of City staff and the Credit Valley Conservation Authority. The Region has confirmed the availability of sanitary sewage capacity. As such, staff is recommending approval of this zoning by-law amendment application to lift the Holding symbol.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

The applicant, Korsiak Urban Planning, on behalf of Mattamy (Creditvalley) Limited, submitted an application on January 8, 2021 to remove a Holding (H) symbol for the property at 64 Degrassi Cove Circle.

A Holding provision is a mechanism that can be included in a zoning by-law to allow development to proceed in an area only when specific conditions, such as the completion of a study, have been met to the satisfaction of Council. The Holding provision is removed through an application to amend the Zoning By-law. After the Holding is removed, the lands can be developed for the full extent of the permissions included in the zoning for the property.

Current Situation:

The purpose of the application is to amend the Zoning By-law to lift a Holding (H) provision. The lifting of the H would amend the zoning for the property to permit a single detached dwelling. It is noted that there are transportation matters that would need to be addressed before a house could be built on this lot. Fulfilling these matters is not included in the Holding provision and do not affect this application. There are other provisions established through the subdivision approvals to ensure that they are addressed before a house is built.

Property Description and Surrounding Land Use

The lands subject to the application are municipally known as 64 Degrassi Cove Circle, which is located south of James Potter Road and east of Williams Parkway (please refer to Appendix 1).

The property has a total site area of approximately 0.03 hectares (0.08 acres) and has a frontage of approximately 12.50 meters (41 feet) along Degrassi Cove Circle.

The surrounding land uses are described as follows:

North: Storm water management pond, beyond which is James Potter Road.

East: Vacant land, beyond which is James Potter Road.

South: Single detached residential dwellings; and,

West: Storm water management pond, beyond which is Williams Parkway.

Holding Provision

The subject lands are part of the plan of subdivision (21T-01014B) approved on August 18, 2006. A Holding symbol was included in the zoning for the lands.

The Holding symbol is intended to protect the lands until City Staff, Region and Conservation Authority have confirmed that the storm water management pond serving the development is sufficiently sized and that sanitary sewage capacity is available. Specifically, the Holding symbol, set out in Section F (H)-1299 of the Zoning By-law 270-2004 prohibits the development of the lands until the following is satisfied:

1. The Council of the City of Brampton has received the following confirmation of the final size of the stormwater management pond to the satisfaction of the Commissioner of Planning, Design and Development and the Credit Valley Conservation. Reducing the regional storm control pond to the 100 year storm control pond will not be determined until sign-off has been received from all of the downstream landowners for the post-development Regional Storm floodplain and in the event that sign-off does not occur the sign of the pond will remain as a regional storm control pond;
2. The Council of the City of Brampton has received confirmation of the availability of sanitary sewage capacity from the Region of Peel.

Rationale for Lifting the Holding Provision

The Region of Peel and Credit Valley Conservation Authority have indicated that they have no objection to lift the Holding provision (H). As per the conditions outlined in Zoning

By-law F (H) Section - 1299, the Region and CVCA have provided their written confirmation that the storm water management pond and sanitary service requirements have been met.

The storm water pond has been assumed by the City of Brampton as a regional control pond because confirmation from all downstream landowners was not received to reduce the pond to a 100 year storm control pond. As there has been no reduction in the storm water pond, the conditions of the Holding provision have been met. Therefore, staff recommend approval of this application to amend the Zoning By-law to lift a Holding provision.

Notification and Stakeholder Circulation

Pursuant to the requirements in the *Planning Act*, no statutory public meeting is required in association with an application to remove a “Holding” symbol. Notice informing the public of Council’s intent to lift the “Holding” symbol was provided in a newspaper advertisement in the Brampton Guardian.

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 identified at this time to the Corporation of the City of Brampton.

2018-2022 Term of Council Direction: A Compass for our Community:

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by providing opportunity for efficient growth and quality jobs.

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 requirements for the lifting of the Holding provision have been met. Staff recommends that a by-law be adopted to lift the “Holding” (H) symbol over the subject lands.

Authored by:

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Attachments:

Appendix 1: Context Plan
Appendix 2: Draft Zoning By-law Amendment
Appendix 3: Correspondence received