

Date: 2021-05-13

Subject: **Recommendation Report**
Application to Amend the Zoning By-Law, and
Proposed Draft Plan of Subdivision
(To permit the development of 8 single detached dwellings, a
Natural Heritage System buffer block, 5 residential reserve blocks,
a temporary access block, and the extension of Maybeck Drive)
**Gagnon Walker Domes Professional Planners - RG Consulting
Inc. & Creditview 11 Holdings Inc.**
9401 Creditview Road (East side of Creditview Road, south of
Williams Parkway
Part 3, Plan 43R-28228, Part of Lot 8, Concession 3, W.H.S.
Ward: 5

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Report Number: Planning, Bld & Ec Dev-2021-584

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-Law, and Proposed Draft Plan of Subdivision, **Gagnon Walker Domes Professional Planners - RG Consulting Inc. & Creditview 11 Holdings Inc.**, 9401 Creditview Road (East side of Creditview Road, south of Williams Parkway), Part 3, Plan 43R-28228, Part of Lot 8, Concession 3, W.H.S. Ward: 5 (File: OZS-2020-0007 & 21T-20002B) to the Planning and Development Committee Meeting of June 07, 2021 be received;
2. **THAT** the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Gagnon Walker Domes Professional Planners on behalf of RG Consulting Inc. & Creditview 11 Holdings Inc., Ward: 5, Files OZS-2020-

0007 and 21T-20002B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and 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 this report;

3. **THAT** the amendments to the Zoning By-law, generally in accordance with the by-law attached as Appendix 10 of this report be adopted;
4. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the *Planning Act*, R.S.O. c.P. 13, as amended.

Overview:

- **This application to amend the Zoning By-law, and a draft plan of subdivision, proposes the development of the subject lands with 8 single detached dwellings, a Natural Heritage System buffer block, 5 residential reserve blocks, a temporary access block, and the extension of Maybeck Drive.**
- **This report recommends that this application to amend the Zoning By-law, and the proposed draft plan of subdivision be approved.**
- **The property is currently designated “Residential” and “Open Space” in the Official Plan, and ‘Low Density 1 Residential’ and ‘Open space - Secondary Valleyland’ in the Credit Valley Secondary Plan (SPA45). An amendment to the Official Plan and the Secondary Plan is not required to permit the proposed development.**
- **The property is located within the approved Springbrook Community Block Plan for Sub Area 45-2. The proposed development conforms to the Block Plan.**

- The property is currently zoned “Agricultural (A)” which does not permit the proposed residential development. The proposed Zoning By-law amendment (Appendix 10) seeks to rezone the subject lands to ‘Residential Single Detached E-x (R1E-x)’ and ‘Floodplain (F)’ zones to facilitate the proposed residential development.
- The proposed Zoning By-law amendment and plan of subdivision represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the general intent of the City of Brampton Official Plan.
- A statutory Public Meeting for this application was held on July 06, 2020. No members of the public attended the Statutory Public Meeting to speak to the application. Details of the Public Meeting are included in Appendix 8 of this report.
- The proposal is consistent with the “2018-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete sustainable communities to accommodate growth for people and jobs.

Background:

This application was submitted on April 02, 2020 by Gagnon Walker Domes, Professional Planners on behalf of RG Consulting Inc. & Creditview 11 Holdings Inc. It was reviewed for completeness and found to be complete in accordance with the *Planning Act* as of April 16, 2020. A formal Notice of Complete Application dated April 16, 2020 was provided to the applicant.

Current Situation:

Proposal

The applications to amend the Zoning By-law, and a proposed draft plan of subdivision propose to develop a 0.79 hectares (1.94 acres) site with single detached dwellings. Details of the proposal are as follows:

- 8 single detached residential units with lots ranging in width from 12.20m (40ft) to 15.5m (50.85ft);
- 5 residential reserve blocks;

- A Natural Heritage System (NHS) buffer block;
- A temporary road access block; and,
- The extension of Maybeck Drive to the north

Property Description and Surrounding Land Use

The subject property has the following characteristics:

- is located on the east side of Creditview Road, approximately 400m south of Williams Parkway , and is known municipally as 9401 Creditview Road;
- has a site area of approximately 0.79 hectares (1.94 acres); and,
- has frontage of 63 metres (206 feet) along Creditview Road.

The surrounding land uses are described as follows:

North: Single detached dwellings on large lots;

South: Future development blocks for single detached dwellings within Registered Plan 43M-1819, beyond are single detached dwellings;

East: Valleyland, beyond is a stormwater management facility and single detached dwellings; and,

West: Creditview Road, beyond are 2 vacant lots surrounded by single detached dwellings, and a stormwater management facility.

Summary of Recommendations

This report recommends that Council enact the Zoning By-law amendment attached as per Appendices 10 and approve the proposed Draft Plan of Subdivision.

Planning Analysis Summary

The proposed Zoning By-law amendment 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.

The proposed draft plan of subdivision supports complete communities by providing housing options consistent with the existing housing stock in the area, with access to

recreational, and open space opportunities. The proposed development would rely on the existing water and sanitary/storm services in the area, and would be pedestrian friendly.

The subject lands are located along Creditview Road and are situated in proximity to Williams Parkway, a Secondary Transit Corridor. Future residents will have access to existing transit stops and transit services on Williams Parkway. The proposed development will have no negative impacts on any of the environmental or natural heritage features or their functions.

The proposed Zoning By-law Amendment would conform to the Official Plan and maintain the general principles of the “Low Density 1 Residential” designation by providing single detached dwellings that will fit well in the surround low density neighbourhood. The scale and massing would not impact the surrounding area.

See Appendix 7 for a Detailed Planning Analysis.

Matters of Provincial Interest

Planning Act

The proposed development has regard for the matters of Provincial interest as set out in Section 2, and Section 51(24) of the *Planning Act*. It specifically has regard for the provincial interests as it proposes an orderly development of safe and healthy community that is compatible with the existing development in the area, adds to the City’s stock of housing, is pedestrian/transit friendly, and protects the natural environment. It also has regard for the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality. The proposed subdivision, which is deemed to be in public interest for its valuable contribution to the City’s housing stock, conforms to the City of Brampton Official Plan and the adjacent plans of subdivision. The subject lands are suitable for the purposes of the proposed subdivision, and the proposed roads along with the surrounding road network are considered to be adequate for the objectives of the subdivision. The dimensions and shapes of the proposed lots are deemed to be appropriate. The existing/proposed utilities and municipal services are considered to be adequate for the proposed development. The natural areas/features and resources would be protected in the proposed subdivision.

Provincial Policy Statement (2020)

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with the policy statements issued under the *Act*. The proposed development is consistent with the Provincial Policy Statement as it proposes a healthy, livable and safe community that accommodates low density residential uses, and respects the environment, public health and safety. It proposes a compact form of development located within a settlement area, and is based on a density and mix of land uses that efficiently uses land and the existing municipal infrastructure/public service facilities, supports active transportation, and is transit-friendly.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The subject lands are located within the 'Designated Greenfield Area' as per the 2019 Growth Plan. In accordance with the Growth Plan policies for this area, the proposed development has been planned, designated, and designed in a manner so as to achieve complete communities, support active transportation, and support transit services. The proposed development supports the achievement of a complete community by providing a street network that supports active transportation.

As per Growth Plan policy, the 'Designated Greenfield Area' in the Region of Peel is to be planned to achieve, within the horizon of the Growth Plan, a minimum density target that is not less than 50 residents and jobs combined per hectare for the entire 'Designated Greenfield Area' in Brampton. The proposed development will help Brampton meet the Growth Plan's combined people and jobs per hectare target for the City's 'Designated Greenfield Area'.

Region of Peel Official Plan

The subject lands are located within the "Urban System" designation in the Region of Peel Official Plan. In accordance with the Region of Peel Official Plan policies relating to the 'Urban System' and the 'Designated Greenfield Area', the proposed development envisages the achievement of a compact form of land use that supports walking, is transit friendly, and efficiently uses the resources of land, services, infrastructure and public transit. The application conforms to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan

The subject lands are designated 'Residential' and 'Open Space' on Schedule A – General Land Use Designations of the Official Plan, and 'Communities' and 'Designated Greenfield Area' on Schedule 1 City Concept of the Official Plan. The 'Residential' designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. The proposed development conforms to the 'Residential' designation of the Official Plan.

Credit Valley Secondary Plan (SPA45)

The subject lands are designated "Low Density 1 Residential" and "Open Space - Secondary Valleyland" in the Credit Valley Secondary Plan (SPA45). In accordance with the Secondary

Plan policy, the proposed development will comprise single detached dwellings that takes advantage of the locational and natural attributes of the area, and comply with the density and lot frontage requirements of the policy. The land designated “Open Space – Secondary Valleyland” will be protected through appropriate setbacks from the limit of development, and kept in a natural state. The proposed use conforms to the ‘Low Density 1 Residential’ policies of the Secondary Plan.

Springbrook Community Block Plan 45-2:

The property is located within the approved Springbrook Community Block Plan for Sub Area 45-2. The Block Plan shows residential development to take place on the subject lands and along a window road along Creditview Road to the north. The proposed development conforms to the Block Plan.

Zoning By-law 270-2004

The property is currently zoned ‘Agricultural (A)’ in the Zoning By-law 270-2004 which does not permit the proposed residential development. The proposed Zoning By-law amendment (Appendix 10) seeks to rezone the subject lands to ‘Residential Single Detached (R1E-x)’ and ‘Floodplain (F)’ zones to facilitate the proposed single detached dwellings, and protect the natural areas. Special zoning sections and zoning exceptions have been included to address the zoning requirements of this development.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent and vision of the Official Plan policy and will facilitate the development of the subject property with low density, transit supportive, and pedestrian friendly land uses.

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* requirements. A copy of all departmental/agency comments is attached as Appendix 9 to this report. Notice signs were placed on the subject lands advising the members of the public of the designation/zone changes requested in the application. This report along with the complete application requirements, including studies have been posted to the City’s website.

The statutory public meeting for this application was held on July 06, 2020. No members of the public who were in attendance raised any questions with regard to the proposed development. Please see the Results of the Public Meeting at Appendix 8.

Corporate Implications:

Financial Implications:

There are no financial implications associated with these Applications to Amend the Zoning By-law and proposed Draft Plan of Subdivision. Revenues collected through development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other implications associated with this Application to Amend the Zoning By-law, and proposed Draft Plan of Subdivision.

Term of Council Priorities:

The proposed development 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 these priorities by:

- Directing growth to an area that is within proximity to existing amenities and transportation infrastructure;
- Providing opportunity for efficient growth; and,
- Protecting and revitalizing the natural 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:

The proposal provides an opportunity to develop the subject land with single detached dwellings integrated into the surrounding neighbourhood. It represents an appropriate use of the land by providing low density form of housing that fits with the context. The proposed built form is compatible with adjacent developments and nearby land uses and the scale and massing would not impact the established physical character of the area. The proposed development is consistent with the Provincial Policy Statement (2020), conforms with the Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan, and the City’s Official Plan. Staff are satisfied that the application represents good planning, and recommend approval of the application.

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Appendices:

- Appendix 1: Draft Plan of Subdivision
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4A: Block Plan 45-2
- Appendix 4B: Tertiary Plan
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Detailed Planning Analysis
- Appendix 8: Results of Public Meeting
- Appendix 9: Results of Circulation
- Appendix 10: Draft Zoning By-law Amendment
- Appendix 11: Draft Plan Conditions