

**Date:** 2021-05-13

**Subject:** **OZS-2021-0004**

**Secondary Title: Information Report**

Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision

(To permit a residential development consisting of 27 single detached residential lots/blocks, 16 townhouse residential lots/blocks, a medium density residential block for approximately 160 units, a park, a valleyland and associated buffers)

**Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc.**

South of Mayfield Road between Bramalea Road and Torbram Road

Ward: 9

**Contact:** Stephen Dykstra, Development Planner III, [stephen.dykstra@brampton.ca](mailto:stephen.dykstra@brampton.ca), 905-874-3841; and, Steve Ganesh, Manager of Development Services, [steve.ganesh@brampton.ca](mailto:steve.ganesh@brampton.ca), 905-874-2089

**Report Number:** Planning, Bld & Ec Dev-2021-455

**Recommendations:**

1. **That** the report titled: **Information Report: Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision, Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc., South of Mayfield Road between Bramalea Road and Torbram Road; Ward 9 (eScribe Number: Planning, Bld & Ec Dev-2021-455 and City File: OZS-2021-0004)** to the Planning and Development Committee Meeting of June 7, 2021 be received; and,
2. **That** Planning, Building and Economic Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- The applicant is proposing to develop the lands to permit a residential development consisting of 27 single detached residential lots/blocks, 16 townhouse residential lots/blocks, a medium density residential block for approximately 160 units, a park, a valleyland and associated buffers.
- The property is designated “Residential” and “Open Space” in the Official Plan and “City Wide Park”, “Low Density Residential”, “Medium Density Residential” and “Medium/High Density Residential” in the Countryside Villages Secondary Plan Area SP48(a). It is identified as “Low / Medium Density Residential”, “Medium/High Density Residential”, “Park” and “Valleyland / Channel” in the Countryside Villages Block Plan Area 48-2.
- There are changes required for the Secondary Plan designations related to the permitted densities, increase the maximum building height to 10 storeys, and the removal of the requirement for a mid-rise apartment only along the north side of Inspire Boulevard.
- 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 development.
- An application for Draft Plan of Subdivision has been received to create lots and blocks.
- The Information Report and the associated public meeting facilitate compliance with the Strategic Plan’s “Good Governance” priority, with respect to educating and engaging citizens in an open and accountable way.

**Background:**

The property is located south of Mayfield Road between Bramalea Road and Torbram Road. The property is vacant and is located within the Countryside Villages Secondary Plan Area 48-2.

This application has been reviewed for completeness and found to be complete in accordance with Section 22 (4), Section 51 (19.1), and Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was issued on March 19, 2021.

## **Current Situation:**

### Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Official Plan and Zoning By-law to permit residential, park, and valleyland uses. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create the proposed lots and blocks. The development of residential units on the medium density block will require a future site plan approval application, and potentially also a plan of condominium application.

Details of the proposal are as follows:

- 16 lots and 11 blocks for single detached residential dwelling lots;
- One (1) townhouse residential block, eight (8) units;
- One (1) townhouse residential reserve block, eight (8) units;
- One (1) medium density residential block (160 units);
- One (1) park block (1.33ha / 3.29ac);
- Valley land and associated buffer; and
- Public roads and laneways.

### Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total site area of approximately 3.97 hectares (9.81 acres);
- has frontage onto Mayfield Road and future Inspire Boulevard; and
- is currently vacant.

The surrounding land uses are described as follows:

North: Mayfield Road, beyond is Caledon (vacant lands);

South: Valleylands, beyond is Sesquicentennial Park;

East: Vacant lands;

West: Vacant lands, beyond is commercial lands (Smart Centres).

## Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in the future Recommendation Report to the Planning & Development Committee.

Further details on this application can be found in the Information Summary contained in Appendix 7. The future Recommendation Report will contain an evaluation of the various technical aspects, including matters addressed in the site specific studies submitted by the applicant.

## Current Issues

At this time, there are no outstanding issues that inhibit the processing of this application. It is noted this application is dependent on the surrounding lands for infrastructure purposes (stormwater management, road access, water etc.) which may require additional provisions depending on timing and completion of these services.

## Public Meeting Notification Area:

Notice of the Public Meeting was given by prepaid first class mail to all persons assessed in respect of land to which the proposal applies and within 240 metres (784 ft.) of the area to which the proposal applies as shown on the last revised assessment roll, and by public notification in the Brampton Guardian. Signage of the application is also posted on the subject property.

## 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. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

## Other Implications:

Other technical planning and development implications associated with this application will be undertaken and discussed within the Recommendation Report.

## **Strategic Plan:**

This Information Report and the associated public meeting facilitate compliance with the Strategic Plan's "Good Government" priority, with respect to educating and engaging citizens in an open and accountable way. This application will be reviewed to ensure that the development proposal meets or exceeds the direction and goals of the City's Strategic Plan, and will be discussed in the future Recommendation Report.

Living the Mosaic – 2040 Vision:

This Application to Amend the Official Plan and Zoning By-law is consistent with the Brampton 2040 Vision by facilitating the creation of a 'mosaic of characterful and complete neighbourhoods'.

**Conclusion:**

Appropriate information and background studies have been received by Planning, Building and Economic Development Services to proceed with a Public Meeting at this time. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning and Development Committee.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Official Plan and the Zoning By-law.

Authored by:

Reviewed and Recommended by:

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**Attachments:**

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 5: Zoning Designations
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Block Plan Designations
- Appendix 8: Information Summary