

**Date:** 2021-05-13

**Subject:** **INFORMATION REPORT**

Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision

*(To permit the development of 35 single-detached dwellings, a future townhouse block consisting of approximately 37 units, blocks for residential reserve lots, and a drainage channel)*

**Dbrand Investments Corporation. – Candevcon Limited.**

11772 McLaughlin Road

Ward: 6

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Cynthia Owusu-Gyimah, Acting Manager, Planning and Development Services, [Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca)

**Report Number:** Planning, Bld & Ec Dev-2021-487

**Recommendations:**

1. **THAT** the report titled: **Information Report: Application to Amend the Zoning By-Law and Proposed Draft Plan of Subdivision – Dbrand Investments Coporation. – Candevcon Limited. – 11772 McLaughlin Road – Ward 6 (Report Number: Planning, Building & Ec Dev-2021-487 and City file: OZS-2021-0005)**, to the Planning and Development Committee Meeting of June 7, 2021, be received;
2. **THAT** Planning and 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 proposes to develop land with a 35 single-detached dwellings, a future townhouse block consisting of approximately 37 units, blocks for residential reserve lots, and a drainage channel.
- The property is designated “Residential” in the Official Plan; and “Low/Medium Density,” “Medium Density” and “Natural Heritage System Area” in the Mount Pleasant Secondary Plan (Area 51) as well designated “Medium Density,” “Low/Medium Density and “Natural Heritage System Area” in the Mount Pleasant Block Plan (Sub Area 51-2). An amendment to the Official Plan, including Secondary and Block Plans, is not required.
- 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.
- This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-run City (Good Government)” priority with respect to encouraging public participation by actively engaging the community.

**Background:**

The land subject to this application is located at 11772 McLaughlin Road North. This application was received on April 1<sup>st</sup>, 2021. It has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) and Section 51 (19.1) of the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on April 12<sup>th</sup>, 2021.

**Current Situation:**Proposal (Refer to Appendix 1):

The application is proposing to amend the Zoning By-law to permit residential uses and create a drainage channel. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create the proposed lots and blocks. The proposed future townhouse block will be subject to a future site plan application and draft plan of common element condominium application. Details of the proposal are as follows:

- Proposed 35 single-detached dwellings;

- Proposed future townhouse block containing approximately 37 units fronting on McLaughlin Road;
- Blocks for residential reserves (0.18 hectares) have been proposed for the completion of the lots on the existing subdivision to the north, south and west of the site;
- A drainage channel and new streets that provide access to McLaughlin Road, Queen Mary Drive and adjacent subdivisions.

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

The lands have the following characteristics:

- has a total site area of approximately 4.06 hectares (10.03 acres);
- Generally rectangle-shaped parcel with frontage onto McLaughlin Road and Queen Mary Drive; and,
- The site is currently vacant.

The surrounding land uses are described as follows:

- North: Currently vacant with a proposed plan of subdivision and commercial retail block continuing and connecting with the subject proposal;
- South: An existing residential subdivision consisting of single detached homes;
- East: Across McLaughlin Road is the Floodplain lands and an existing residential community;
- West: Approved subdivision that is being developed characterized by single detached dwellings and a natural heritage block.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

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.

### Public Meeting Notification Area:

The application was circulated to City Departments and commenting agencies on April 13, 2021 and to the property owners within 240 metres of the subject lands on May 7, 2021 as per Planning Act requirements. A notice of public meeting was also posted in Brampton Guardian Newspaper. This report, along with the complete application requirements including studies, has been posted to the City's website.

### **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. 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.

### **Term of Council Priorities 2019-2022:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

#### 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:**

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the *Planning Act*.

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

Authored by:

Reviewed and Recommended by:

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Approved by:

Submitted by:

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Richard Forward  
Commissioner of Planning and  
Development Services

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David Barrick  
Chief Administrative Officer

**Attachments:**

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