

Date: 2021-05-28

File: **OZS-2020-0012 & 21T-20004B**

Subject **Recommendation Report**
Application to Amend the Official Plan, Amend the Zoning By-law,
and Proposed Draft Plan of Subdivision
(To permit development of 78 stacked townhouse dwellings)
**Your Home Developments (Ebenezer) Inc. – Candevcon East
Limited**
4316 Ebenezer Road
Ward: 8

Contact: Mark Michniak, Development Planner
Planning, Building and Economic Development
905-874-3882, mark.michniak@brampton.ca
Steve Ganesh, Manager, Development Services
Planning, Building and Economic Development
905-874-2089, steve.ganesh@brampton.ca

Report Number: Planning, Bld & Ec Dev-2021-335

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Official Plan, Amend the Zoning By-law, and Proposed Draft Plan of Subdivision, **Your Home Developments (Ebenezer) Inc. – Candevcon East Limited**, 4316 Ebenezer Road, Ward 8 (OZS-2020-0012, 21T-20004B, and Planning, Building and Economic Development-2021-335), dated May 28, 2021 to the Planning and Development Committee Meeting of June 21, 2021 be received;
2. **THAT** the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon East Limited on behalf of Your Home Developments (Ebenezer) Inc., Ward 8, Files: OZS-2020-0012 and 21T-20004B be approved, on the basis that it represents good planning, including that 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, and for the reasons set out in this Recommendation Report;
3. **THAT** the amendments to the Official Plan and Bram East Secondary Plan, 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:

- **This application proposes a Draft Plan of Subdivision along with amendments to the Official Plan, Bram East Secondary Plan, and Zoning By-law to permit the development of 78 stacked townhouses. The proposed Draft Plan of Subdivision will create a residential block for a future condominium, a natural heritage system block, and a buffer block.**
- **The property is designated as “Residential” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Low/Medium Density Residential” and “Medium Density Residential” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan permits the proposed development, but an amendment is proposed to designate the valleyland. An amendment to the Secondary Plan is required to permit the proposed development.**
- **The property is zoned Highway Commercial One (HC1-1501) and Agricultural (A) by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential uses.**
- **A Statutory Public Meeting for this application was held on October 5, 2020. Members of the public provided written comments on the application prior to the Public Meeting. Details of the Statutory Public Meeting are included in Appendix 11 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**
- **The proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision represent good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.**

Background:

This application was received on May 19, 2020 and has been reviewed for completeness and found to be complete in accordance the Planning Act. On July 15, 2020 staff issued formal notice that the application was deemed to be a complete application.

Current Situation:

Proposal (Refer to Appendix 1):

An application to amend the Official Plan, amend the Zoning By-law, and Draft Plan of Subdivision has been filed in support of the proposed development.

Details of the proposal are as follows:

- To create one (1) residential block;
- To create one (1) natural heritage system block;
- To create one (1) buffer block; and,
- To permit seventy-eight (78) stacked townhouse dwelling units.

Property Description and Surrounding Land Use (Refer to Appendix 6):

The lands have the following characteristics:

- Located on the north side of Ebenezer Road between The Gore Road and McVean Drive;
- Currently occupied by two buildings. A single storey institutional/commercial building on the western half of the property and a single detached dwelling on the eastern half. The majority of the property is used as surface parking;
- Contains a tributary of the Humber River at the northern edge of the property; and,
- Roughly rectangular shaped parcel with an area of approximately 1.47 ha (3.63 ac) and with frontage of approximately 80 m along Ebenezer Road.

The surrounding land uses are described as follows:

North: Open space containing a tributary of the Humber River. A low density residential neighbourhood consisting of single detached dwellings, a school, park space, and a stormwater management pond.

South: Across Ebenezer Road there is a low density residential neighbourhood consisting single detached and semi-detached dwellings.

East: Single detached and semi-detached dwellings.

West: Single detached and semi-detached dwellings.

Summary of Recommendations:

This report recommends the approval of 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.

Planning Analysis Summary:

Staff has reviewed the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment and found that this application represents good planning, including that they are 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. Staff has reviewed this application relative to the provisions prescribed within Section 2 and Section 51(24) of the Planning Act and advises that the proposed development satisfies these criteria. A detailed analysis of these policies can be found in Appendix 10 of this report.

Community Engagement:

The proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment were 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 department/agency comments are included in Appendix 12 of this report. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on October 5, 2020. There were no delegations at the meeting and five (5) written submissions were received. Details of this meeting are included in Appendix 11 of this report.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities:

This 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 redevelopment of lands makes efficient use of land and resources and takes advantage of existing infrastructure and will provide a transit supportive, pedestrian friendly development.

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:

Staff have undertaken a thorough review of this application to ensure that all technical and financial matters have been satisfactorily addresses. Staff is satisfied that the Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment application represents good planning. This application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan. Staff therefore recommend that the proposed Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment be approved.

Authored by:

Mark Michniak, MCIP, RPP
Development Planner III
Planning, Building & Economic
Development

Approved by:

Richard Forward, MBA, M.Sc., P.Eng.
Commissioner
Planning, Building & Economic
Development

Reviewed by:

Allan Parsons, MCIP, RPP
Director, Development Services
Planning, Building & Economic Development

Submitted by:

David Barrick
Chief Administrative Officer

Attachments:

Appendix 1:	Concept Plan
Appendix 1A:	Draft Plan of Subdivision
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Existing Land Use Plan
Appendix 7:	Draft Official Plan Amendment
Appendix 8:	Draft Zoning By-law Amendment
Appendix 9:	Draft Conditions of Draft Plan Approval
Appendix 10:	Detailed Planning Analysis
Appendix 11:	Results of Public Meeting
Appendix 12:	Results of Application Circulation