

Date: 2021-07-02

Subject RECOMMENDATION REPORT

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

(To permit 28 residential lots, 4 residential reserve blocks, 2 valley/valley buffer blocks, and a road widening block)

HERITAGE CREDITVIEW INC.- GLEN SCHNARR & ASSOCIATES INC.

East side of Heritage Road, North of Embleton Road

Part lot 7 Con 5, WHS Chinguacousy Parts 1, 2, 3 and 4, Plan 43R-32142, City of Brampton

Ward: 6

File: OZS-2019-0003 & 21T-19022B

Contact: Nasir Mahmood, Development Planner, Planning, Building and Economic Development, nasir.mahmood@brampton.ca, 905-874-2094, and Cynthia Owusu-Gyimah, Acting Manager, Development Services, Cynthia.OwusuGyimah@brampton.ca, 905-874-2064

Report Number: Planning, Bld & Ec Dev-2021-764

Recommendations:

1. **THAT** the report titled: Recommendation Report, Application to Amend the Official Plan and Zoning By-law, Draft Plan of Subdivision **HERITAGE CREDITVIEW INC.- GLEN SCHNARR & ASSOCIATES Inc. Ward 6 (Report No: Planning, Bld & Ec Dev-2021-764 and File OZS-2019-0003 & 21T-19022B)** to the Planning and Development Committee of July 26, 2021 be received; and ,
2. **THAT** the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Glen Schnarr & Associates Inc. on behalf of Heritage Creditview Inc., Ward: 6, Files OZS-2019-0003 & 21T-19022B, 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 Official Plan including the BramWest Secondary Plan and the Riverview Heights Block Plan generally in accordance with the by-law attached as Appendix 10 of this report be adopted;
4. **THAT** the amendments to the Zoning By-law generally in accordance with by-law attached as Appendix 11 of this report be adopted;
5. **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 Official Plan and Zoning By-law, and proposed Draft Plan of Subdivision has been submitted to permit the development of the subject lands for 28 single detached dwellings, 4 residential reserves blocks, two valley/valley buffer blocks, and a road widening block.
- The Official Plan Amendment proposes to remove the subject lands from the Upscale Executive Housing Special Policy Areas designation on Schedule A1 to the Official Plan, and change the existing Executive Residential designation of the Bram West Secondary Plan (Area 40d) to Low/Medium Density Residential designation. An amendment to the approved Block Plan policies is also proposed.
- An amendment to the Zoning By-law is required to implement the proposed use in accordance with the proposed subdivision plan.
- The Draft Plan of Subdivision proposes a low density residential neighbourhood that is consistent with the current provincial planning policy framework.
- A Statutory Public Meeting for this application was held on December 02, 2019. No members of the public attended the Statutory Public Meeting to speak to the application. Details of the Statutory Public Meeting are included in Appendix 8 of this report.
- This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.
- The proposal is consistent with the “2019-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal, which complements the Great Gulf

<p>subdivision to the south, is consistent with the direction of building complete communities to accommodate growth for people and jobs.</p>
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Background:

This application was received on August 1, 2019 and was found to be complete in accordance with Section 34 (10.1) and (10.2), Section 22 (3) and (4) and Section 51 (17) and (18) of the *Planning Act*. On October 25, 2019, the City's Planning staff issued formal notice that the application was deemed to be a complete application.

Current Situation:

The proposed plan of subdivision will complement the Great Gulf subdivision (currently draft approved by City) that includes singles, semis, townhouses, live-work units, a mixed-use block, neighbourhood park, and a storm water management pond. The application proposes 28 single detached residential dwellings to be served by the road network, neighbourhood park and stormwater facilities forming part of the abutting Great Gulf subdivision.

Details of the proposal are as follows:

- Twenty-two (22) single detached residential dwellings each with a lot frontage of approximately 12.2 metres (40 feet);
- Three (3) single detached residential dwellings each with a lot frontage of 13.72 metres (45 feet);
- Three (3) singles detached residential dwellings each with a lot frontage of 15.24 metres (50 feet);
- Four (4) residential reserve blocks for future development in conjunction with reserve lots located within the adjacent/southerly Great Gulf draft approved plan of subdivision (City File: C05W06.007 & 21T-06026B), and will be subject to a future land exchange with the adjacent land owner;
- Extension of one (1) public road being Warm Springs Crescent;
- A valley block;
- A valley buffer block; and,
- A road (Heritage Road) widening block

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

The land has the following characteristics:

- is located approximately 600 metres north-east of the intersection of Heritage Road and Embleton Road;
is currently vacant as an open field with a large woodlot along the north and east boundaries; and,

- has a site area of approximately 12.64 ha (31.23 acres) which includes a developable area of approximately 1.71 ha (4.22 acres), a frontage of approximately 45 metres along Heritage Road, and is irregular in shape.

The surrounding land uses are described as follows:

North: A valley system of the Credit River

South: Draft approved plan of subdivision (City File: C05W06.007 & 21T-06026B Great Gulf Corp) for low/medium density residential and mixed use development

East: A valley system of the Credit River

West: Heritage Road, beyond which are agricultural lands, a cemetery and a single detached dwelling

Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Zoning By-law amendment attached as Appendix 10 and Appendix 11, respectively, and approve the proposed Draft Plan of Subdivision, subject to conditions as generally set out in Appendix 12.

Planning Analysis Summary

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region of Peel Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 and the subdivision criteria prescribed in Section 51 (24) of the *Planning Act*.

The proposed Draft Plan of Subdivision will facilitate the development of the lands for a low density residential development and provide for the orderly extension of existing municipal services and public infrastructure. The proposed development, in complement with the adjacent Great Gulf subdivision to the south, contribute to the housing options made available in the area, and benefit from a grid road pattern that supports active transportation and walkability through the community, and a centrally located public park providing a community amenity space.

The lands subject to this application are located along Heritage Road which is a planned Secondary Transit Corridor in the Official Plan. Future residents will be provided in future with convenient access to the planned transit on Heritage Road. The proposed development will have no negative impacts on any of the environmental or natural heritage features or their functions.

The proposed development is consistent with the intent of the Region of Peel and City of Brampton Official Plans. It contributes to achieving the City of Brampton's minimum density target for the Designated Greenfield Areas in Brampton, which is 51 persons and jobs combined per hectare.

A detailed planning analysis can be found at Appendix 7.

Planning Act

Matters of Provincial Interest

This development proposal has regard to the following matters of Provincial interest as set out in Section 2 of the *Planning Act*:

- *the orderly development of safe and healthy communities;*
- *the protection of ecological systems, including natural areas, features and functions; and,*
- *the appropriate location of growth and development.*

The subject proposal conforms to matters of the Provincial interest in supporting appropriate growth, a logical road network to serve this and the adjacent Great Gulf subdivision, complementing the Great Gulf subdivision to provide a mix of housing types and commercial areas, preserving the natural features of the site, and providing access to a neighbourhood park.

Subdivision Criteria

The proposed development has regard to the following criteria set out in Section 51(24) of the *Planning Act*:

- Regard to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality;
- Effect on matters of provincial interest as referred to in section 2 of the *Planning Act*;
- Timeliness and protection of public interest;
- Conformity with the Official Plan and the adjacent plans of subdivision;
- Suitability of the land for the purposes for which it is to be subdivided;
- The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- The dimensions and shapes of the proposed lots;
- Conservation of natural resources and flood control;
- Adequacy of utilities and municipal services; and,
- Adequacy of school sites.

Provincial Policy Statement

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the *Act*. The application is consistent with the Provincial Policy Statement, including the following policies:

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over time;*
- *accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs;*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,*
- *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.*

Section 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure and public service facilities.

Section 1.5: Healthy, active communities should be promoted by:

- *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and,*
- *planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, and open spaces areas.*

Staff finds that the proposal, which in complement with the adjacent Great Gulf subdivision, contemplates a compact form, a balanced mix of residential, commercial, educational, and recreational uses, and an efficient transportation network, meets the intent of the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe

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 within the 'Designated Greenfield Area' as per the 2019 Growth Plan. As such, the proposal meets the following policies of the plan:

Section 2.2.7.1: New development taking place in Designated Greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities*
- b) supports active transportation; and,*
- c) encourages the integration and sustained viability of transit services.*

In conjunction with the adjacent Great Gulf subdivision which the current subdivision complements, the proposed development supports the achievement of a complete community by providing a mix of uses with a street network that supports active transportation. Section 2.2.7 also states that Designated Greenfield Areas in the Region of Peel will 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 Areas. The proposed development will help the City meet this target.

Region of Peel Official Plan

The subject lands are located within the 'Urban System' designation in the Region of Peel Official Plan.

Section 5.3.1.3 requires the establishment of healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

Within areas designated as Greenfield, the following objectives are applicable to the subject lands.

- plan and designate Greenfields to contribute to complete communities.*
- To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.*
- To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.*
- To optimize the use of designated greenfield area.*

The proposal is considered to conform to the related objectives and policies as follows:

- In conjunction with the adjacent Great Gulf subdivision, which the proposed subdivision complements, the proposed development will create a community with various opportunities for recreation, employment and a range of active*

transportation options. The two subdivisions will contribute a variety of residential dwellings to suit a range of affordability criteria as well as a range of commercial and recreational uses.

- An extension of the existing school and public open spaces, such as a public park, lookout places along the storm water pond and access to valleylands will be developed within the Great Gulf subdivision which the proposed development will benefit from.

The application conforms to the Regional Official Plan.

City of Brampton Official Plan

The Subject Lands are designated as 'Communities', 'Open Space', and 'Designated Greenfield Area' on Schedule 1 - City Concept to the Official Plan. These lands are designated 'Residential' and 'Open Space' on Schedule A – General Land Use Designations of the City of Brampton Official plan. The portion of the property adjacent to the Credit River Valleyland is designated Valleyland/Watercourse Corridor on Schedule D.

Schedule A1 of the Official Plan identifies that the southerly part of the lands are within an 'Upscale Executive Housing Special Policy Area' designation. Development within this special policy area is to be characterized by low density, high quality housing forms that are located on large lots generally in excess of 464.5 m²(5,000 square feet) in area.

The proposed Official Plan amendment proposes to remove the southerly developable part of the property from 'Upscale Executive Residential Special Policy Areas' designation to allow low/medium residential uses.

Staff is satisfied that subject to the proposed Official Plan amendment, the proposed development fulfills the general intent of the official plan, and is compatible with and complementary to the adjacent residential road and lotting pattern that has been draft approved for this area. The subject application implements the approved Block Plan and Secondary Plan for Riverview Heights with a few minor modifications as per the proposed amendments. As such the proposal conforms to the '*Residential*' as well as '*Open Space*' policies of the Official Plan.

Proposed Amendment:

The specific amendments proposed to the Official Plan are as below:

1. Amendment to Schedule A1, Upscale Executive Housing Special Policy Areas, of the Official Plan: to remove on Schedule A1, Upscale Executive Housing Special Policy Areas, the "Upscale Executive Housing Special Policy Area" designation from the southerly part of property as shown in Schedule A to the draft Official Plan Amendment attached as Appendix 10;

The plan proposes a total of 28 single detached dwelling units (and residential reserves) which translates to a density of 18 units per net residential hectare. This conforms to the maximum density prescribed by the Official Plan for low/medium density residential development. The proposed Official Plan amendment to remove the existing “Upscale Executive Housing Special Area” will contribute towards achieving the City of Brampton’s minimum density target for Designated Greenfield Areas in Brampton, which is 51 persons and jobs combined per hectare.

Staff is satisfied that the broader intent of the Official Plan is maintained by permitting a low/medium residential development, and density that would help the City achieve it’s minimum density target for the Designated Greenfield Area.

BramWest Secondary Plan Area 40(a)

The subject lands are designated ‘Executive Residential’, and ‘Valleyland’ in the BramWest Secondary Plan Chapter 40(d) - Schedule SP 40(a). According to the Secondary Plan, the lands designated ‘Executive Residential’ are to reflect the Upscale Executive Housing policies, principles and standards established in the Official Plan including a maximum density of 14.8 units per net residential hectare, a minimum lot frontage for detached units of 15 metres (50 feet), and a range of wider lot frontages from 15 metres (50 feet) to 26 metres (85 feet).

A large northerly part of the property is located adjacent to the Credit River Valley. This part of the subject lands is regulated by the Credit Valley Conservation (CVC). The proposed development will occur only on the proposed southerly ‘Low/Medium Density Residential’ designation, with no development proposed within the ‘Valleylands’ designation. In order to protect the valleyland and to respect the potential hazards, a 10 metre wide buffer (to be conveyed to the City) has been established along the fringe of the valleylands to the satisfaction of the City and the CVC. CVC is generally satisfied with the location of the proposed development on the subject lands adjacent to the valleyland. The valleyland and the valleyland buffer have been incorporated into the zoning by-law amendment for the proposed subdivision.

The purpose of the amendment to the BramWest Secondary Plan Area 40(a) is to change the land use designation of the subject lands from Executive Residential to Low/Medium Density Residential to permit low/medium density housing which will reflect the current Provincial policies while maintaining the City of Brampton’s objectives to provide upscale-style housing in the area.

Proposed Amendment:

The following amendment to the Secondary Plan is proposed:

1. Change on Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, the land use designation shown on Schedule B of the draft Official Plan amendment, from ‘Executive Residential’ to ‘Low/Medium Density Residential’ designation.

Staff is satisfied that the application, in conjunction with the complementing Great Gulf subdivision to the south, conforms to the intent of the Secondary Plan by creating a well-balanced residential community, accommodating an appropriate variety of housing types, retail/commercial uses and community facilities.

Staff is satisfied that the proposed development conforms to the 'Low/Medium Density Residential' and 'Valleyland' related policies of the Secondary Plan.

Riverview Heights Block Plan (Sub-Area 40-3) (2011)

This proposed plan of subdivision is within the approved Riverview Heights Block Plan area (Sub-area 40-3). The Block Plan determines the developable area of the site and the location and size of the infrastructure and community facilities required to support development. The Riverview Heights Block Plan contemplates low residential density development with executive residential lots.

Proposed Amendment:

The following amendment to the Block Plan are proposed:

1. By amending Schedule Riverview Heights Block Plan Stage 2 Area 40- 3 to revise the parcel fabric, lotting and internal street network of the development as shown on Schedule C of the Official Plan amendment.

Staff is satisfied that the application, including the proposed amendment to the Block Plan, conforms to the intent of the Riverview Heights Block Plan.

Zoning By-law 270-2004

The property is zoned "Agricultural (A)" in the Zoning By-law 270-2004 which does not permit the proposed residential development. An amendment to the Zoning By-law is required to rezone the subject lands from current 'A' zone to 'Residential Single Detached E-x (R1E-x)' and 'Floodplain (F)' zones, to facilitate the proposed single detached dwellings, and to protect the natural areas. Special zoning sections and zoning exceptions have been included to address the zoning requirements of single detached dwellings, and certain residential reserve lots which are to develop in conjunction with the residential reserve lots in the adjoining subdivisions.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent of the Official Plan amendment, particularly relating to low density residential development, as well as the vision of Urban Design Brief, and will facilitate the development of the subject property with single detached dwellings that fit into the approved low density residential community to the south.

Upscale Executive Housing Design Standards

While lands on Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan are to be re-designated from Executive Residential to Low/Medium Density Residential through the proposed Official Plan amendment, staff recommend that these lands incorporate the upscale executive housing design standards and features including unique architectural styles and an enhanced upscale design of the built form and public spaces, so that the proposed development is compatible with and complementary to the adjacent residential development. In order to achieve this design objective, an addendum to the Community Design Guidelines has been approved to the City's satisfaction.

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* requirement of 120 metres for such applications. A copy of all departmental/agency comments and conditions are attached as Appendix 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for an Official Plan Amendment, a Zoning By-law Amendment, and a Proposed Draft Plan of Subdivision has been submitted.

A Statutory Public Meeting for this application was held on December 02, 2019. No members of the public attended the Statutory Public Meeting to speak to the application.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is 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 proposal satisfies this by efficiently using land and resources and providing opportunity for efficient growth within a 'Designated Greenfield Area'. Several elements that are contributing fundamentals of a complete community, such as a balanced mix of residential, recreational and commercial uses, safety, pedestrian comfort, design, environmental preservation and community character, are contemplated in the planning

of the proposed development in conjunction with the complementing Great Gulf Subdivision.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’ The proposed development supports Brampton 2040 Vision 3 for a Complete Neighborhood as it maintains, in conjunction with the complementing Great Gulf subdivision, the principles of a complete neighborhood by accommodating a variety of housing types and commercial uses to cater to the needs of the community. A portion of the site is designated as valleyland and a number of recreational opportunities are planned in the combined development.

Conclusion:

Staff recommends approval of the Official Plan Amendment (as attached in Appendix 10), the Zoning By-law Amendment (as attached in Appendix 11) and the implementing Draft Plan of Subdivision Conditions (generally as attached in Appendix 12) as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application is in conformity with the principles and overall policy direction of the City of Brampton Official Plan; and,
- The proposed residential development will direct growth to the ‘Designated Greenfield Area’, efficiently utilize the lands for low/medium density residential purposes, and will facilitate the orderly extension of the existing municipal services and public infrastructure. In combination with the adjacent Great Gulf subdivision, the proposed development will create a mix of housing options and commercial uses that will support growth, density, housing supply and will advance the City’s vision of a complete community.

Respectfully submitted by:

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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
Appendix 5:	Zoning Designations
Appendix 6:	Aerial and Existing Land Use
Appendix 7:	Planning Analysis
Appendix 8:	Results of Public Meeting
Appendix 9:	Results of Circulation
Appendix 10:	Draft Official Plan Amendment
Appendix 11:	Draft Zoning By-law Amendment
Appendix 12:	Conditions of Draft Plan Approval

