

Date: 2021-06-18

File: **OZS-2021-0013**

Subject: **Recommendation Report**
Application to Amend the Zoning By-law
(To remove a Holding (H) provision to allow for the development of
73 townhouse dwelling units)
**Brampton Bramalea Christian Fellowship Inc. – Corbett Land
Strategies Inc.**
11613 Bramalea Road
East of Bramalea Road and South of Inspire Boulevard
Ward 9

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-2021-775

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law, **Brampton Bramalea Christian Fellowship Inc. – Corbett Land Strategies Inc**, 11613 Bramalea Road, Ward 9 (OZS-2021-0013 and Planning, Building and Economic Development-2021-775), dated June 18, 2021 to the Council Meeting of July 7, 2021 be received; and
2. **THAT** a By-law attached hereto as Appendix 3 be passed to amend the Comprehensive Zoning By-law 270-2004, as amended.

Overview:

- **This report forwards an amending Zoning By-law to Council to remove a “Holding” symbol from lands zoned R3A (H) Section – 3002 for the development of 73 townhouse dwelling units.**

- **Council passed a Zoning By-law Amendment (file: C05E17.006) on August 5, 2020 to permit residential development of lands located east of Bramalea Road and south of Inspire Boulevard and zoned R3A (H) Section – 3002. The overall development contains 153 townhouse dwelling units, a medium density block along Inspire Boulevard, 450 m² of amenity area, and environmental buffer areas. The application was approved with a Holding Symbol in order to ensure that servicing concerns were addressed prior to development. The approval only permitted agricultural uses until the Holding Symbol is removed.**
- **The proposal is consistent with the “2019-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

This application to amend the Zoning By-law was received on April 15, 2021 and was deemed to be Complete on April 15, 2021.

A Holding symbol “H” is a mechanism that can be included in a Zoning By-law to allow development to proceed in an area only when specific provision(s), such as a completion of a study, have been met to the satisfaction of Council. The Holding symbol is removed through an application to amend the Zoning By-law. After the Holding symbol is removed, the lands can be developed for the full extent of the permissions included in the zoning for the property.

A Zoning By-law Amendment approved on August 5, 2020 (C05E17.006) rezoned the subject lands to R3A (H) Section – 3002, which permitted various forms of townhouse dwellings. However, a Holding provision was included that limited the site to agricultural uses until the Holding symbol was removed. The Holding Symbol was not to be removed until a Functional Servicing Report was approved to the satisfaction of the Director of Engineering Services and the Region of Peel and clearance has been provided from the Toronto and Region Conservation Authority and the Region of Peel.

The applicant has submitted a Functional Servicing Report to the Planning, Building and Economic Development Department.

Current Situation:

Proposal:

The applicant has applied to amend the Zoning By-law to remove a Holding symbol to allow lands zoned R3A (H) Section – 3002 to be developed for the following purposes, which were approved through the previous Zoning By-law Amendment:

- 73 townhouse dwelling units;
- 225 m² amenity area; and
- A private road system with access from Inspire Boulevard and the adjacent property to the west.

Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Located on the east of Bramalea Road and south of Inspire Boulevard;
- Roughly rectangular shaped parcel with an area of approximately 1.45 ha (3.58 ac) with frontage along Inspire Boulevard; and
- Currently vacant.

The surrounding land uses are described as follows:

North: Inspire Boulevard with a commercial area beyond.

South: Valleylands.

East: Temporary stormwater management pond with vacant lands beyond.

West: Place of worship

Summary of Recommendations:

This report recommends that Council amend the Zoning By-law to remove the Holding symbol to allow for the residential development of 73 residential units on lands zoned R3A (H) Section – 3002, whereas with the Holding symbol in place only agricultural uses are permitted.

Rationale for Lifting the Holding Provision:

A Functional Servicing and Stormwater Management Report prepared by Rand Engineering Corporation dated June 22, 2021 was submitted with this application. It recommended that “the site can be adequately serviced by the existing and proposed drainage, sanitary and water servicing systems.” Until the future 525 mm diameter sanitary sewer is constructed along Inspire Boulevard, the report proposes “a private pumping station and forecmain . . . to temporarily address the site’s sanitary servicing needs.” The report proposes water servicing “via two connections to the existing 400mm diameter watermain along Inspire Boulevard.

The study and associated drawings were circulated to the Region of Peel and the City of Brampton’s Public Works & Engineering department for review, and both are satisfied with the study and its recommendations.

Therefore, staff recommends approval of this application to remove the Holding symbol. The removal of the “H” symbol from the existing zoning would allow the applicant to proceed with the proposed residential development on lands zoned R3A (H) Section – 3002.

Community Engagement:

Pursuant to the requirements in the Planning Act, no statutory public meeting is required in association with an application to remove a Holding symbol.

Prior to amending the Zoning By-law, notice informing the public of Council’s intent to lift the “Holding” symbol will be provided in a newspaper advertisement in the Brampton Guardian.

Corporate Implications:

Financial Implications:

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

Other Implications:

There are no other corporate implications associated with the 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 development of lands makes efficient use of land and resources 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 is satisfied that the requirements for the removing of the Holding symbol have been met. Staff recommends that the by-law be adopted to remove the Holding (H) Symbol on lands zoned R3A (H) Section – 3002.

Authored by:

Reviewed by:

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

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

Approved by:

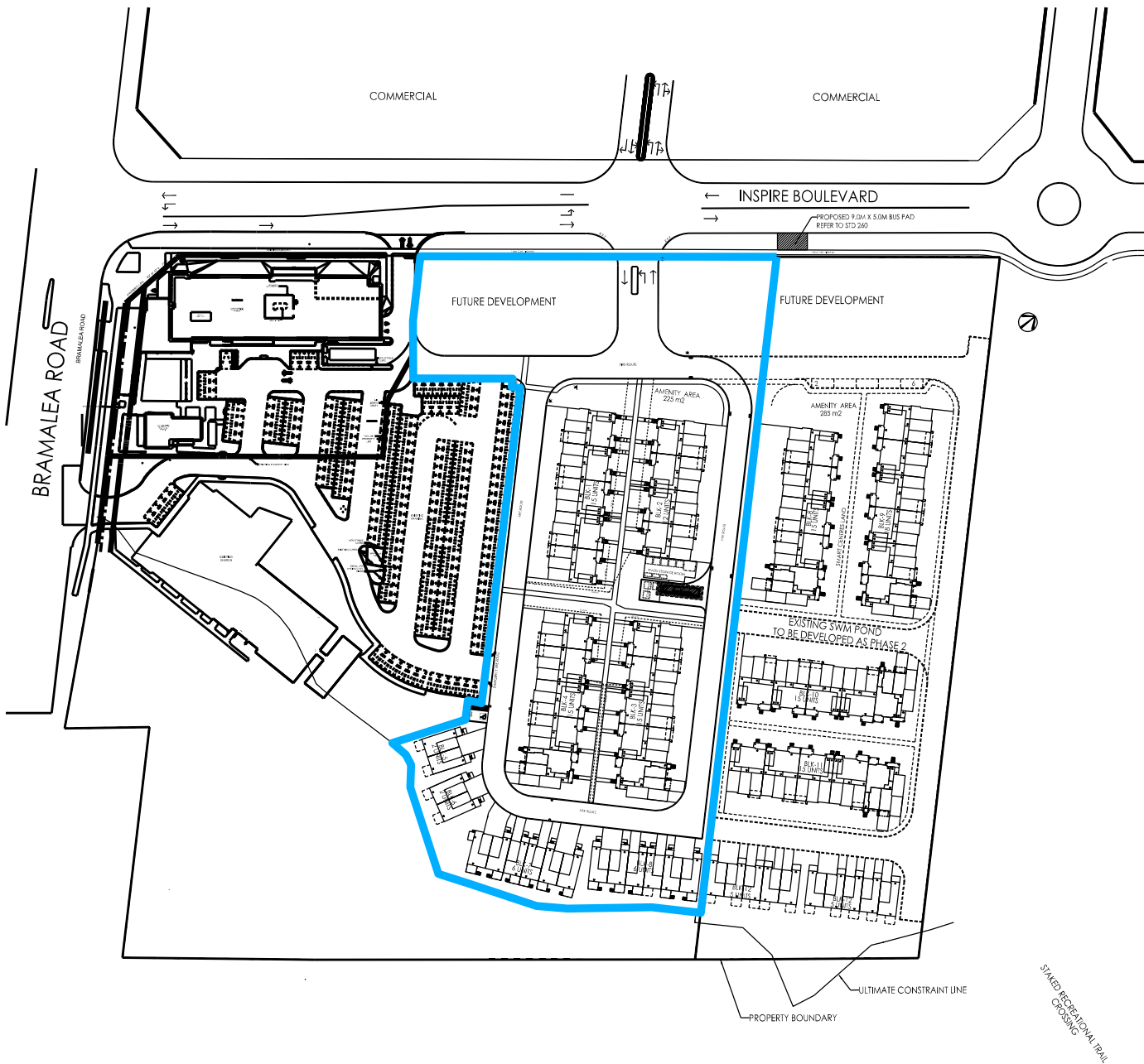
Submitted by:

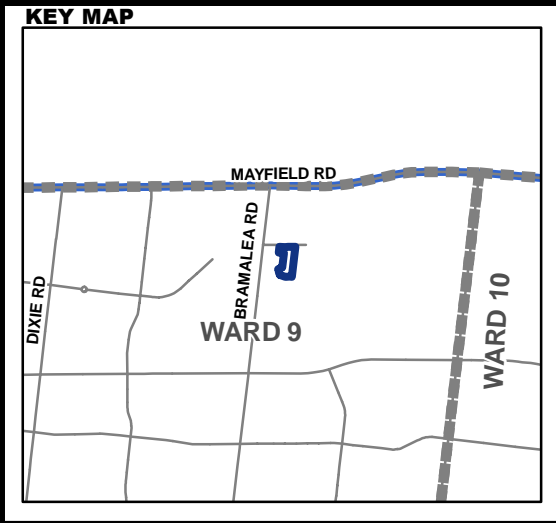
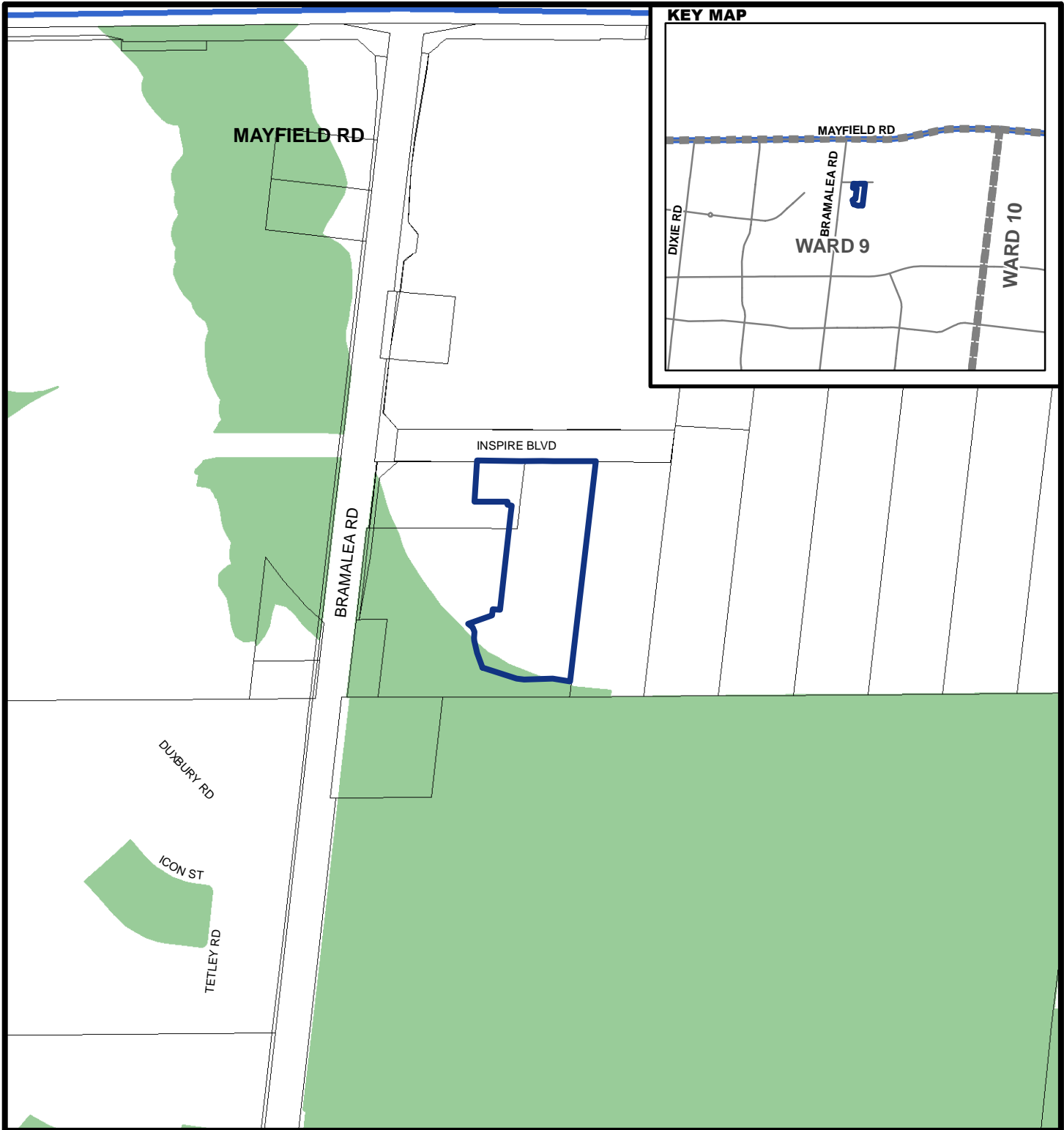
Richard Forward, MBA, M.Sc., P.Eng.
Commissioner
Planning, Building & Economic
Development

David Barrick
Chief Administrative Officer

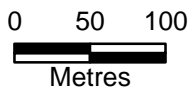
Attachments:

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Draft Zoning By-law
- Appendix 4: Results of the Application Circulation





- SUBJECT LAND
- GREENSPACE
- PROPERTY LINE
- CITY LIMIT





THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number _____ - 2021

To amend Comprehensive Zoning By-law 270-2004, as amended

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. By-law 270-2004, as amended, is hereby further amended:

(1) By changing the zoning designation of the lands as shown outlined on Schedule A to this by-law:

From:	To:
Residential Townhouse A (H) – Section 3002 (R3A(H)-3002)	Residential Townhouse A – Section 3002 (R3A-3002)

(2) By amending Section 3002 by:

- a. Deleting the Holding “(H)” symbol from “R3A(H)-3002” in the opening sentence;
- b. Deleting the “(H)” symbol from “R3A(H)-3002” in Section 3002.2 (7);
- c. Deleting the “(H)” symbol from “R3A(H)-3002” in Section 3002.2 (22);
- d. Deleting the “(H)” symbol from “R3A(H)-3002” in Section 3002.5; and
- e. Deleting Section 3002.6 in its entirety.

ENACTED and PASSED this [enter date] day of [enter month], 2021.

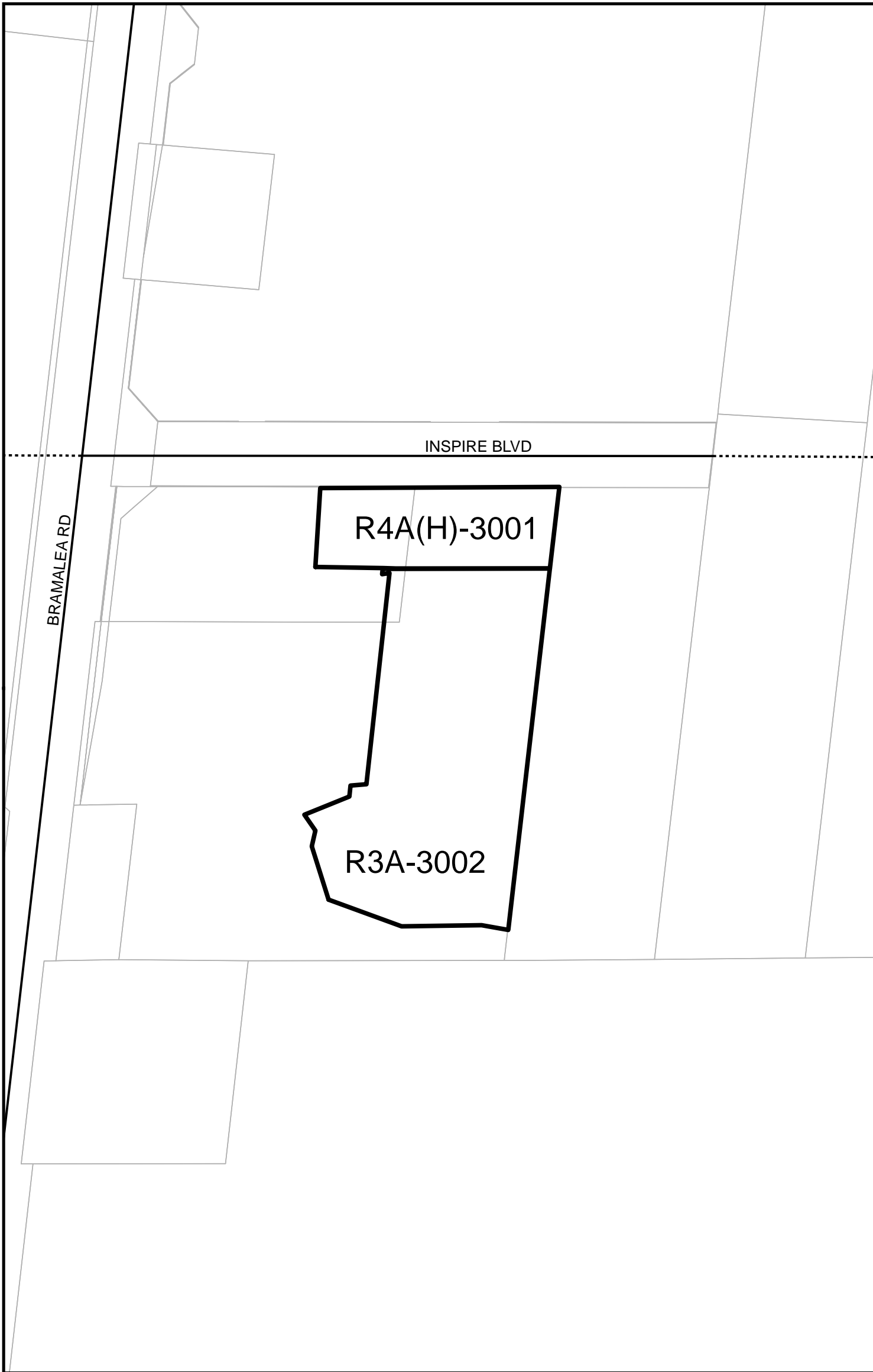
Approved as to
form.
20 __/month/day
[insert name]

Patrick Brown, Mayor

Approved as to
content.
20 __/month/day
[insert name]

Peter Fay, City Clerk

(OZS-2021-0013)





 SUBJECT LANDS



APPENDIX 4

OZS-2021-0013 – RESULTS OF APPLICATION CIRCULATION

Public Works

10 Peel Centre Dr.
Suite A
Brampton, ON
L6T 4B9
tel: 905-791-7800

peelregion.ca

July 6, 2021

Mark Michniak
Planner III
City of Brampton
2 Wellington Street West
Brampton ON, L6Y 4R2
Mark.Michniak@brampton.ca

**RE: Region of Peel Comments
Lifting of the H Application
11613 Bramalea Road
Brampton Bramalea Christian Fellowship Inc.
OZS-2021-0013
Regional File: HOZ-21-002B**

Dear Mr. Michniak,

Region of Peel staff have reviewed the first and second formal submissions for the above noted lifting of the H application. The original application circulated by the City noted the proposal was to lift the H designation on lands zoned R4A(H)-3001, R3A(H)-3002, and R3A(H)-3003. However, the Region understands the proposal has now been revised to remove the holding symbol on lands specific to the R3A(H)-3002 zone which pertains to the proposed Phase 1 lands. As such, I am pleased to offer Regional clearance for the lands specific to the R3A(H)-3002 zone based on the following:

- The Region is in receipt of the MTE Memo (dated June 2021) as an addendum to the latest FSR (dated June 2021) prepared by RAND Engineering Corporation. The addendum states there are no capacity concerns impacting the feasibility of this development. Additionally as part of the previous rezoning application (Regional file no. RZ-19-5E17-06B), the Region approved a functional servicing report (dated June 2019) prepared by MTE which confirmed there are no capacity constraints in the downstream gravity sewer on Bramalea Road that the phase 1 lands will ultimately drain to.
- It is our understanding that sanitary sewer servicing is dependent on private side shared sanitary sewer services. The Region of Peel does not have jurisdiction on private property with respect to Ontario Building Code requirements. As part of the ongoing site plan application, and prior to Regional clearance for the Phase 1 lands, the Region will require confirmation from the City of Brampton Building Department that a private shared connection for sanitary servicing is permitted (as per the Ontario Building Code).
- The revised FSR must demonstrate interim and ultimate service connections for both water and wastewater as per the approved FSR for the Countryside Villages Secondary Plan (Block 48-2). Any costs associated with the interim servicing scenario will be solely at the developer's expense.

- Regional clearance of the associated site plan application will not be issued until the applicant has demonstrated satisfactory interim and ultimate servicing proposals that meet both Region of Peel and City of Brampton standards.

If you have any questions or concerns, please contact me (Alex.Martino@peelregion.ca 905.791.7800 x4645) at your earliest convenience.

Yours truly,



Alex Martino
Planner, Development Services
Region of Peel

Public Works

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Tel: 905-791-7800 www.peelregion.ca

Michniak, Mark

From: Adam Miller <Adam.Miller@trca.ca>
Sent: 2021/06/22 11:46 AM
To: Michniak, Mark
Subject: [EXTERNAL]RE: [OZS-2021-0013] Notice of Application and Request for Comments: DUE JUN 10/2021 (REGION/TRCA)

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Hi Mark,

We are currently reviewing the FSR dated May 2021 as part of the site plan application. We already signed off on the holding provision. Also, we can't expedite the review and receive updated plans half way through our review. Please confirm what has changed and what precipitated the revised report.

Thanks

Adam Miller, BES, MCIP, RPP

Senior Manager

Development Planning and Permits | Development and Engineering Services

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