

Date: 2021-08-20

File: OZS-2021-0019

Subject: Information Report

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

(To permit a residential development consisting of 94 single detached dwellings, 27 street townhouses, future residential blocks for single detached dwellings and townhouses, 1 park block (0.06ha / 0.15ac), valleyland and buffer blocks)

Cedar Developments (Clarkway) Inc. – Glen Schnarr & Associates Inc.

10308 Clarkway Drive - North of Castlemore Road, west of Clarkway and south of the proposed E/W arterial road.

Ward: 10

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

Report Number: Planning, Bld & Ec Dev-2021-830

Recommendations:

1. **That** the report titled: **Information Report:** Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, **Cedar Developments (Clarkway) Inc. – Glen Schnarr & Associates Inc.**, 10308 Clarkway Drive - North of Castlemore Road, west of Clarkway and south of the proposed E/W arterial road, Ward 10 (File: OZS-2021-0019) to the Planning and Development Services Committee Meeting of September 13, 2021 be received; and,
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 is proposing to develop the lands to permit a residential development consisting of 94 single detached dwellings, 27 street townhouses, future residential blocks for single detached dwellings and townhouses, one park block (0.06ha / 0.15ac), and valleyland and buffer blocks.
- The property is designated “Residential” and “Open Space” in the Official Plan. It is designated “Low/Medium Density Residential”, “Medium Density Residential”, “Valleyland” and “Special Policy Area 9” in the Secondary Plan Area SP47. It is identified as “Low / Medium Density Residential”, “Medium Density Residential”, “Valleyland” and “Park” in the Block Plan Area 47-1.
- The plan does not require changes to the Official Plan or the Secondary Plan.
- 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.
- 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 property is located north of Castlemore Road west of Clarkway Drive and south of the future East/West arterial road that is proposed as part of the Area 47 Secondary Plan. The property has one residential dwelling on Clarkway Drive.

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 June 14, 2021.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Zoning By-law to permit residential, park and open space uses. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create the proposed lots and blocks. The creation of the future single detached lots in the residential reserve blocks can be facilitated through the part lot control process. The future medium density block will be facilitated through a site plan and possibly a condominium application(s).

Details of the proposal are as follows:

- 94 lots and 22 blocks for single detached residential dwelling lots;
- 27 units (lots) and 10 blocks for townhouse residential dwellings;
- One park block (0.06ha / 0.15ac);
- Valleyland (3.17ha / 7.83ac);
- Walkways, Open Space and Buffer Blocks; 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 10.12 hectares (25.01 acres);
- has frontage onto Clarkway Drive,
- has a single detached dwelling on Clarkway Drive,
- is divided by the valleylands.

The surrounding land uses are described as follows:

North: Farmland (includes a single detached dwelling);

South: Farmland;

East: Clarkway Drive, beyond is farmland (includes a single detached dwelling);

West: Farmland (includes a single detached dwelling).

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 inhibiting 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.). The lands on the westerly portion are isolated from the rest of the site, however, it is anticipated that future development to the north, south and west will be submitted.

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 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. 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:

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. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities. Findings will be summarized in the future Recommendation Report.

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”.

Conclusion:

Appropriate information and background studies have been received by Planning, Building and Economic Development 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 by:

Stephen Dykstra MCIP, RPP
Development Planner III
Planning, Building and Economic
Development

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

Approved by:

Submitted by:

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

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 (Area 47-1)
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Information Summary