

**Date:** 2021-08-20

**File:** **OZS-2021-0024 & 21T-21011B**

**Subject:** **Information Report**  
Application to Amend the Zoning By-law and Draft Plan of Subdivision  
(To permit a residential development of 77 dwellings and a park)  
**Maplequest Investments Inc. – KLM Planning Partners Inc.**  
Part of Lot 16, Concession 6, East of Hurontario Street  
Ward: 10

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**Report Number:** Planning, Bld & Ec Dev-2021-791

**Recommendations:**

1. **THAT** the report titled: **Information Report**, Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc., Part of Lot 16, Concession 6, East of Hurontario Street, Ward 10 (OZS-2021-0024 and 21T-21011B), dated August 20, 2021 to the Planning and Development Committee Meeting of September 13, 2021 be received; and
2. **THAT** Planning, Building, and Economic Development 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 application will facilitate a residential development consisting of 77 dwelling units and a public park. Primary access will be from Torbram Road via a public roadway.
- The property is zoned Agricultural (A) by By-law 270-2004, as amended. An amendment to the existing zoning is required to permit the proposed uses.
- The property is designated as “Residential” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Residential Low Density” and “Residential Medium Density” on Schedule SP48(a) of the Countryside Villages Secondary Plan. The Official Plan and Secondary Plan permit the proposed development.
- 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:**

This application was received on June 28, 2021 and has been reviewed for completeness and found to be complete in accordance the Planning Act. On June 28, 2021 staff issued formal notice that the application was deemed to be a complete application.

**Current Situation:**Proposal:

An application to 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 permit 77 residential dwellings comprised of 9 townhouse dwellings and 68 single detached dwellings;
- One (1) park block;
- Public road, road widening, and buffer blocks; and

- Primary access will be from Torbram Road;

#### Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Located on the east side of Torbram Road between Mayfield Road and Countryside Drive;
- The majority of the site is vacant, except for a single detached dwelling in the southwest corner of the site fronting onto Torbram Road, which is proposed to be demolished; and
- Rectangular shaped parcel with an area of approximately 4.08 hectares (10.09 acres) with frontage of approximately 128 metres along Torbram Road.

The surrounding land uses are described as follows:

North: Vacant lands in agricultural use.

South: Vacant lands. The property at 11223 Torbram Road is a designated heritage resource.

East: Vacant lands in Agricultural use.

West: Across Torbram Road, two (2) single detached dwellings and vacant lands in agricultural use.

#### Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

Further details on this application can be found in the Information Summary contained in Appendix 8. 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.

#### Technical Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies; and property owners within 240 metres of the subject lands, and was advertised in the Brampton Guardian, circulation that exceeds the Planning Act's requirements. 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:

The adjacent property to the south, located at 11223 Torbram Road, is a designated heritage resource due to its association with the Hewson family and historical link to early settlement patterns in the former Township of Chinguacousy. The park block within this application, which is planned to continue south into 11223 Torbram Road, will be designed with the following heritage features: commemorative trees, in-situ ground markings of the original farmhouse, a heritage plaque, and park furniture containing salvaged barn materials.

Other technical planning and development implications associated with this application will be undertaken and discussed within the 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'. The proposal specifically meets the intent of Vision 2: In 2040, Brampton will be a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living.

### **Term of Council Priorities:**

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.

## **Conclusion:**

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting.

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 Draft Plan of Subdivision.

Authored by:

Reviewed by:

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David Barrick  
Chief Administrative Officer

## **Attachments:**

Appendix 1:	Draft Plan of Subdivision
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:	Heritage Resources
Appendix 8:	Information Summary