

Date: 2021-08-05

File: OZS-2021-0026

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law and for a Draft Plan of Subdivision
(To permit a residential development consisting of 103 single detached residential units, 44 townhouse residential lots, two medium density residential blocks for approximately 558 units, future residential reserve blocks, two school sites, a park, walkways, buffer blocks and a road network)
Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc.
South of Mayfield Road between Bramalea Road and Torbram Road (an 'L' shaped parcel)
Ward: 9

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Report Number: Planning, Bld & Ec Dev-2021-817

Recommendations:

1. **That** the report titled: **Information Report:** Application to Amend the Official Plan and Zoning By-law and for a Proposed Draft Plan of Subdivision, **Digram Developments Brampton Inc. – Glen Schnarr & Associates Inc.**, South of Mayfield Road between Bramalea Road and Torbram Road; Ward 9 (File: OZS-2021-0026) to the Planning and Development 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 103 single detached residential units, 44 townhouse residential lots, two medium density residential blocks including approximately 558 units, a number of future residential blocks, two school sites, a park, walkways, buffer blocks and a road network.
- The property is designated “Residential” in the Official Plan and “Low Density Residential”, “Medium Density Residential”, “Public Junior Elementary School” and “Mixed Use” in the Countryside Villages Secondary Plan Area SP48(a). It is identified as “Low / Medium Density Residential”, “Medium Density Residential”, “Mixed Use”, “Park” and “School” in the Countryside Villages Block Plan Area 48-2.
- There are changes required for the Secondary Plan designations related to the permitted densities, to increase the maximum building height to 15 storeys, and the removal of the requirement for a mid-rise apartment only along the north side of Inspire Boulevard.
- 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 the 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 south of Mayfield Road between Bramalea Road and Torbram Road. The property is vacant and is located within the Countryside Villages Secondary Plan Area 48-2. The property is characterized as being in the shape of an ‘L’.

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 18, 2021.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Official Plan and Zoning By-law to permit residential, park and institutional 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 can be facilitated through the part lot control application process for the residential blocks. 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:

- 103 lots and 55 blocks for single detached residential dwellings;
- 44 units (lots) and 28 blocks for townhouse residential dwellings;
- Two high/medium density residential blocks with building heights of up to 15 storeys with one block proposed to include 155 apartment units and the other block 403 units;
- One park block (0.79ha / 1.95ac);
- Two school sites;
- 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 12.18 hectares (29.85 acres);
- has frontage onto Inspire Boulevard,
- is currently vacant.

The surrounding land uses are described as follows:

North: Mayfield Road, beyond are vacant lands (Caledon);
South: Future park and future residential development;
East: Torbram Road and future residential development;
West: Future park (southern portion) and future residential development.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application.

At this time, there are currently no outstanding issues that are inhibiting the processing of this application. It is noted that this application is dependent on the surrounding lands for infrastructure purposes (stormwater management, road access, water etc.). Staff will continue to process this application and address the appropriateness of the land uses and densities as well as any technical concerns will be resolved prior to, or included within the Recommendation Report.

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.

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 directly associated with this report. Staff intends to report back to Council later this year with respect to any implications related to density bonusing and community benefit charges (Section 37 of the Planning Act). Staff will include any Community Benefit Contributions where applicable 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.

Strategic Plan:

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 Services 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 and Recommended by:

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Attachments:

- Appendix 1: Concept Plan
- Appendix 2: Location Map
- Appendix 3: Official Plan Designations
- Appendix 4: Secondary Plan Designations
- Appendix 4a: Block Plan (Area 48-2)

Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Information Summary