

Date: 2021-08-20

File: **OZS-2019-0012 & 21T-19019B**

Subject **Recommendation Report**
Application to Amend the Zoning By-law and Draft Plan of
Subdivision
(To permit 601 residential dwelling units, portion of two institutional
blocks, valley lands, and a portion of an open space block)
Berkinfield Management Inc. – KLM Planning Partners Inc.
West of Torbram Road between Mayfield Road and Countryside
Drive, Part of Lot 17, Concession 5
Ward: 9

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Report Number: Planning, Bld & Ec Dev-2021-792

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law and Draft Plan of Subdivision, **Berkinfield Management Inc. – KLM Planning Partners Inc.**, West of Torbram Road between Mayfield Road and Countryside Drive, Part of Lot 17, Concession 5, (OZS-2019-0012, 21T-19019B), dated August 20, 2021 to the Planning and Development Committee Meeting of September 13, 2021 be received;
2. **THAT** the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by KLM Planning Partners Inc. on behalf of Berkinfield Management Inc., Ward 9, Files: OZS-2019-0012 and 21T-19019B be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report;

3. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 7 to this report, be adopted.

Overview:

- **This application proposes a Draft Plan of Subdivision along with amendments to the Zoning By-law to permit the development of 601 residential dwelling units within single-detached and townhouse dwellings, live/work units, and mixed-use buildings. The proposal also includes parts of two school blocks, valley lands and their associated buffer areas, and a part of a public park.**
- **The property is designated as “Residential” and “Open Space” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Residential Low Density”, “Residential Medium Density”, “Mixed Use”, and “Institutional” on Schedule SP48(a) of the Countryside Villages Secondary Plan. The Official Plan and Secondary Plan permit the proposed development.**
- **The site is zoned Agricultural by By-law 270-2004, as amended. An amendment to the existing zoning is required to permit the proposed uses.**
- **A Statutory Public Meeting for this application was held on July 6, 2020. Details of the Statutory Public Meeting are included in Appendix 10 of this report.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**
- **The proposed Zoning By-law Amendment and Draft Plan of Subdivision represent good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.**

Background:

This application was received on September 26, 2019 and has been reviewed for completeness and found to be complete in accordance the Planning Act. On September 17, 2020 staff issued formal notice that the application was deemed to be a complete application.

Current Situation:

Proposal:

A proposal 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:

- 601 residential dwelling units comprised of 108 single-detached dwellings, 158 townhouse dwellings, 16 live/work units, and 319 units within the mixed-use buildings;
- The creation of a portion of two (2) institutional blocks for elementary schools;
- A portion of two (2) open space blocks;
- Valley land and associated buffer; and
- Public roads and laneways including a portion of Inspire Boulevard.

Property Description and Surrounding Land Use:

The land has the following characteristics:

- Is located west of Torbram Road between Mayfield Road and Countryside Drive;
- Is currently vacant with agricultural uses;
- Has valley land in the north east corner of the property which is a tributary of the West Humber River;
- Rectangular shaped site with an area of approximately 20.3 ha (50.2 ac);
- Frontage of approximately 300 m along Torbram Road.

The surrounding land uses are described as follows:

North: Vacant lands currently in agricultural use.

South: Vacant lands currently in agricultural use.

East: Vacant lands currently in agricultural use. 11825 Torbram Road once contained a house associated with the Raine family which was listed as a cultural heritage resource.

West: Vacant lands currently in agricultural use.

Summary of Recommendations:

This report recommends the approval of the Draft Plan of Subdivision application and enactment of the Zoning By-law Amendment attached hereto as Appendix 7.

Planning Analysis Summary:

Staff has reviewed the proposed Draft Plan of Subdivision and Zoning By-law Amendment and found that this applications represents good planning, including that they are consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan. Staff has reviewed this application relative to the provisions prescribed within Section 2 and Section 51(24) of the Planning Act and advises that the proposed development satisfies these criteria. A detailed analysis of these policies can be found in Appendix 9 of this report.

Community Engagement:

The proposed Draft Plan of Subdivision and Zoning By-law Amendment were circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. A copy of all department/agency comments are included in Appendix 11 of this report. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on July 6, 2020. There were zero (0) delegations at the meeting and zero (0) written submissions were received. Details of this meeting are included in Appendix 10 of this report.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this application. Revenue that is collected through the development application fees are 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.

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 have undertaken a thorough review of this application to ensure that all technical and financial matters have been satisfactorily addresses. Staff is satisfied that the Draft Plan of Subdivision and Zoning By-law Amendment application represents good planning. This application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan. Staff therefore recommend that the proposed Draft Plan of Subdivision and Zoning By-law Amendment be approved.

Authored by:

Reviewed by:

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Approved by:

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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:	Existing Land Use Plan
Appendix 7:	Draft Zoning By-law Amendment
Appendix 8:	Draft Conditions of Draft Plan Approval
Appendix 9:	Detailed Planning Analysis
Appendix 10:	Results of Public Meeting
Appendix 11:	Results of Application Circulation