

Date: 2021-08-13

File: OZS-2021-0025

Subject: **Information Report**
Application to Amend the Official Plan and Zoning By-law
(To permit a residential development consisting of 15 townhouse units)
Habitat for Humanity Greater Toronto Area
1524 Countryside Drive – Northeast corner of Countryside Drive and Dixie Road
Ward: 9

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Report Number: Planning, Bld & Ec Dev-2021-853

Recommendations:

1. **That** the report titled: **Information Report:** Application to Amend the Official Plan and Zoning By-law, **Habitat for Humanity Greater Toronto Area**, 1524 Countryside Drive – Northeast corner of Countryside Drive and Dixie Road, Ward 9 (File: OZS-2021-0025) 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 15 townhouse units with 19 parking spaces.
- The property is designated “Residential” in the Official Plan. It is designated “Low Density Residential” in the Countryside Villages

Secondary Plan Area SP48. It is identified as “Low Density Residential”, in the Countryside Villages Block Plan Area 48-2.

- **The plan requires changes to the Secondary Plan in order to permit the increase in density.**
- **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 a Plan of Condominium is anticipated to be received in order to create the units.**
- **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 on the northeast corner of Countryside Drive and Dixie Road. The property is vacant. There are residential dwellings to the east and north of the site.

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 July 8, 2021.

Current Situation:

Proposal (Refer to Appendix 1):

The applicant is proposing to amend the Official Plan and Zoning By-law to permit a residential use. The creation of the future units can be facilitated through a plan of condominium application.

Details of the proposal are as follows:

- 15 back-to-back townhouse units;
- A building height of three storeys; and,
- 19 parking spaces (one is an accessible space).

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands have the following characteristics:

- has a total developable area of approximately 0.25 hectares (0.63 acres);
- has vehicular access to Zamek Street,
- has frontage on Countryside Drive and Dixie Road,
- has existing trees on the east side of the property.

The surrounding land uses are described as follows:

North: Zamek Street, beyond are townhouses;

South: Countryside Drive, beyond are vacant lands that are zoned for commercial uses;

East: Townhouses;

West: Dixie Road, beyond is a stormwater management pond.

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. In addition to the general evaluation of the appropriateness of the proposed land use and integration of the building with the surrounding neighbourhood, staff will be examining how best to commemorate the schoolhouse formerly located at the site. It is also noted that the applicant is working towards providing housing as a not for profit organization.

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 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 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 48-1)
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Information Summary