

Date: 2021-08-20

File: OZS-2021-0022

Subject: Information Report

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

(To permit a residential development consisting of 41 single detached dwellings, 7 townhouses, future residential blocks for single detached dwellings and townhouses, an open space block, a walkway block and a road network)

Maplequest Investments Inc. – KLM Planning Partners Inc.

West side of Torbram Road, north of Countryside Drive and south of Inspire Boulevard.

Ward: 9

Contact: Stephen Dykstra, Development Planner III,
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Report Number: Planning, Bld & Ec Dev-2021-848

Recommendations:

1. **That** the report titled: **Information Report:** Applications to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, **Maplequest Investments Inc. – KLM Planning Partners Inc.**, West side of Torbram Road, north of Countryside Drive and south of Inspire Boulevard, Ward 9 (File: OZS-2021-0022) 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 41 single detached dwellings, 7 townhouses, future residential blocks for single detached dwellings and townhouses, an open space block, a walkway block and a road network.
- The property is designated “Residential” and “Open Space” in the Official Plan. It is designated “Low Density Residential”, “Medium Density Residential”, “Neighbourhood Park” and “Public Middle School Site” in the Countryside Villages Secondary Plan Area SP48. It is identified as “Low / Medium Density Residential”, “Medium Density Residential” and “Park” in the Countryside Villages Block Plan Area 48-2.
- 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 on the west side of Torbram Road approximately halfway between Countryside Drive and the proposed Inspire Boulevard. The property is vacant.

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 Zoning By-law to permit residential 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 and townhouse lots are to be developed in conjunction with the lands to the north and south, this can be facilitated through the part lot control application process. Details of the proposal are as follows:

- 41 lots and 68 future blocks for single detached residential dwellings;
- 7 units (lots) and 13 future blocks for townhouse residential dwellings;
- A walkway to access Torbram Road; 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 4.2 hectares (10.3 acres);
- has frontage onto Torbram Road,
- is vacant.

The surrounding land uses are described as follows:

North: Vacant land;

South: Vacant land;

East: Torbram Road, beyond is vacant land;

West: Park and Valleylands.

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.

At this time, there are currently 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.).

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 (784 ft.) 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, have 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:

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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