

Date: 2021-08-20

File: **OZS-2019-0013 & 21T-19020B**

Subject: Recommendation Report
Application to Amend the Zoning By-law and Draft Plan of Subdivision
(To permit 1100 residential dwelling units, portions of two institutional blocks, one convenience retail block, four open space blocks, four wetland compensation areas, three stormwater management ponds, valley lands, and buffer blocks)
Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc.
East of Torbram Road between Mayfield Road and Countryside Drive, Part of Lots 15, 16, and 17, Part of R.A. Between Lots 15 and 16, Concession 6 and Block 227, Registered Plan 43M-1715
Ward: 10

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Report Number: Planning, Bld & Ec Dev-2021-793

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law and Draft Plan of Subdivision, **Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd. – KLM Planning Partners Inc.**, East of Torbram Road between Mayfield Road and Countryside Drive, Part of Lots 15, 16, and 17, Part of R.A. Between Lots 15 and 16, Concession 6 and Block 227, Registered Plan 43M-1715, (OZS-2019-0013, 21T-19020B), 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 Case-North Investments Inc., Sandringham Place Inc., Berkinfield Management Inc. & Wolverleigh Construction Ltd., Ward 10, Files: OZS-2019-0013 and 21T-19020B 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 8 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 1100 residential dwelling units within single-detached and townhouse dwellings, a medium density block and mixed-use and apartment buildings. The proposal also includes parts of two school blocks, one convenience retail block, valley lands and their associated buffer areas, three stormwater management ponds, four wetland compensation areas, and four public parks.
- 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”, “Convenience Retail”, 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 and Floodplain 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 11 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.
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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:

- 1100 residential dwelling units comprised of 473 single-detached dwellings, 215 townhouse dwellings, 52 medium density units, and 360 units within the mixed-use buildings;
- The creation of a portion of two (2) institutional blocks for elementary schools;
- Four (4) open space blocks;
- Four (4) wetland compensation area blocks;
- Three (3) stormwater management ponds;
- One (1) convenience retail block;
- Valley land and associated buffers; and
- Public roads and laneways.

Property Description and Surrounding Land Use:

The land has the following characteristics:

- Is located east of Torbram Road, south of Mayfield Road, north of Countryside Drive, and west of Airport Road;

- Is currently vacant with agricultural use;
- Contains a significant portion of valley land which runs through the subject area diagonally from northwest to southeast. These valley lands are tributaries of the West Humber River;
- 11825 Torbram Road once contained a house associated with the Raine family which was listed as a cultural heritage resource. The building was demolished but the property retains cultural value and should be commemorated;
- Is comprised of five properties to form an irregularly shaped site with an area of approximately 89.5 ha (221 ac) with a frontage onto Torbram Road, Mayfield Road, Countryside Drive, and Airport Road.

The surrounding land uses are described as follows:

North: Vacant lands currently in agricultural use across Mayfield Road within the Town of Caledon.

South: At the northeast Corner of Torbram Road and Countryside Drive there are existing institutional and commercial uses. Across Countryside Drive there is an existing residential development containing a mix of low density dwellings and a public school. At the southwest corner of Airport Road and Countryside Drive there is an existing commercial development.

East: A variety of commercial and institutional uses at the southwest corner of Mayfield Road and Airport Road. Vacant table lands. A single detached dwelling fronting onto Airport Road. Across Airport Road, a variety of existing commercial and industrial uses and a low density residential area.

West: Vacant lands currently in agricultural use across Torbram Road.

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 8.

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 10 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 12 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 from members of the public at the meeting and four (4) written submissions were received. Details of this meeting are included in Appendix 11 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:

Submitted by:

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David Barrick
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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:	Heritage Resources Plan
Appendix 8:	Draft Zoning By-law Amendment
Appendix 9:	Draft Conditions of Draft Plan Approval
Appendix 10:	Detailed Planning Analysis
Appendix 11:	Results of Public Meeting
Appendix 12:	Results of Application Circulation