



Report
Planning & Development Committee
The Corporation of the City of Brampton
2021-11-01

Date: 2021-10-08

File: **OZS-2021-0036 & 21T-21013B**

Subject: **Information Report**
Application for a Draft Plan of Subdivision
(To permit a residential development of 51 dwellings)
Forestside Estates Inc. – KLM Planning Partners Inc.
Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner
of Literacy Drive and Academy Drive
Ward: 10

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Report Number: Planning, Bld & Ec Dev-2021-957

Recommendations:

1. **THAT** the report titled: **Information Report**, Application for a Draft Plan of Subdivision, Forestside Estates Inc. – KLM Planning Partners Inc., Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B), dated October 8, 2021 to the Planning and Development Committee Meeting of November 1, 2021 be received; and
2. **THAT** Planning, Building, and Economic Development 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 proposed Plan of Subdivision will facilitate the creation of 51 single-detached dwelling unit lots and a new local public road.
- The subject parcel of land was created through a prior subdivision application when the surrounding lands were approved for development. The subject parcel was intended at that time for either elementary school purposes, but was also dual zoned to allow single detached dwellings, in the event that the School Board did not ultimately require the site.
- The property is designated as “Residential” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Residential Low/Medium Density” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan and Secondary Plan permit the proposed residential lots and no amendment is required.
- The property is designated “School” on the Bram East Sub-Area 1 Block Plan. An amendment to the Block Plan is not required to permit the proposed development as residential development was anticipated should the local school boards pass on acquiring the site.
- The property is zoned “Institutional One – Section 1981 (I1-1981)” by By-law 270-2004, as amended. An amendment to the existing zoning is not required to permit the proposed uses.
- 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:

This application was received on August 13, 2021 and has been reviewed for completeness and found to be complete in accordance the Planning Act. On August 17, 2021 staff issued formal notice that the application was deemed to be a complete application.

Current Situation:

Proposal:

An application for a Draft Plan of Subdivision has been filed in support of the proposed development.

Details of the proposal are as follows:

- To permit 51 residential dwellings comprised of single detached dwellings;
- Public road; and
- Access will be from both Literacy Drive and Academy Drive.

Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Located at the corner of Literacy Drive and Academy Drive;
- The site is vacant with sparse growth; and
- Rectangular shaped parcel with an area of approximately 2.64 hectares (6.52 acres) with frontage of approximately 93 metres along Literacy Drive and 215 metres along Academy Drive.

The surrounding land uses are described as follows:

North: Academy Drive, beyond which are single detached dwellings and a park.

South: Residential community consisting of single detached dwellings.

East: Residential community consisting of single detached dwellings followed by a natural heritage feature.

West: Literacy Drive, beyond which are single detached dwellings and a Secondary School.

Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

Further details on this application can be found in the Information Summary contained in Appendix 8. 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.

Technical Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies; and property owners within 240 metres of the subject lands, and was advertised in the Brampton Guardian, circulation that exceeds the Planning Act's requirements. 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.

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'. The proposal specifically meets the intent of Vision 2: In 2040, Brampton will be a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 "A Well-run City (Good Government)" priority, with respect to encouraging public participation by actively engaging the community. This application will be reviewed to ensure that the development proposal meets the direction and goals of the Term of Council Priorities 2019-2022, and will be discussed in the future Recommendation Report.

Conclusion:

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application for a Draft Plan of Subdivision.

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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:	Aerial & Existing Land Use
Appendix 7:	Information Summary