

**Date:** 2020-09-11

**Subject:** **OPA, ZBA, DPS, Your Home Developments (Ebenezer) Inc – Candevcon East Ltd.**

**Secondary Title:** Information Report, Application to Amend the Official Plan, Amend the Zoning By-Law, and Proposed Draft Plan of Subdivision (To permit development of 78 stacked townhouse dwellings), Your Home Developments (Ebenezer) Inc. – Candevcon East Limited, 4316 Ebenezer Road, North side of Ebenezer Road between The Gore Road and McVean Drive, Ward 8, File OZS-2020-0012 and 21T-20004B

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**Report Number:** Planning, Building and Economic Development-2020-062

**Recommendations:**

1. **THAT** the report titled: **INFORMATION REPORT, Application to Amend the Official Plan, Amend the Zoning By-Law, and Proposed Draft Plan of Subdivision, Your Home Developments (Ebenezer) Inc. - Candevcon East Limited** , 4316 Ebenezer Road, Ward 8 (File: OZS-2020-0012 and 21T-20004B), to the Planning and Development Committee Meeting of October 5, 2020, 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 application will facilitate residential development of the lands. The proposal is comprised of 78 stacked townhouse dwelling units, 1 natural heritage block, and 1 open space block.
- The property is designated as “Residential” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Low/Medium Density Residential” and “Medium Density Residential” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan permits the proposed development. An amendment to the Secondary Plan is required to permit the proposed development.
- The property is zoned Highway Commercial One (HC1-1501) and Agricultural (A) by By-Law 270-2004, as amended. An amendment to the Zoning By-law is 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 May 19, 2020 and has been reviewed for completeness and found to be complete in accordance the Planning Act. On July 15, 2020 staff issued formal notice that the application was deemed to be a complete application.

**Current Situation:**Proposal (Refer to Appendix 1):

An application to amend the Official Plan, 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:

- To create one (1) residential block;
- To create one (1) natural heritage system block;
- To create one (1) open space block; and,
- To permit seventy-eight (78) stacked townhouse dwelling units.

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

The lands have the following characteristics:

- Located on the north side of Ebenezer Road between The Gore Road and McVean Drive;
- Currently occupied by two buildings. A single storey institutional/commercial building on the western half of the property and a single detached dwelling on the eastern half. The majority of the property is used as surface parking;
- Contains a tributary of the Humber River at the northern edge of the property; and,
- Roughly rectangular shaped parcel with an area of approximately 1.47 ha (3.63 ac) and with frontage of approximately 80 m along Ebenezer Road.

The surrounding land uses are described as follows:

North: Open space containing a tributary of the Humber River. A low density residential neighbourhood consisting of single detached dwellings, a school, park space, and a stormwater management pond.

South: Across Ebenezer Road there is a low density residential neighbourhood consisting single detached and semi-detached dwellings.

East: Single detached and semi-detached dwellings.

West: Single detached and semi-detached dwellings.

### 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.

### 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 2019-2022:**

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 to amend the Zoning By-law and Proposed Draft Plan of Subdivision.

Authored by:

Reviewed and Recommended by:

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Approved by:

Submitted by:

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**Appendices:**

Appendix 1:	Concept Site Plan
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 5:	Zoning Designations
Appendix 6:	Aerial & Existing Land Use
Appendix 7:	Heritage Resources
Appendix 8:	Information Summary
Appendix 9:	Draft Plan of Subdivision