

**Date:** 2022-05-15

**Files:** C05W05.009 & 21T-17016B

**Subject:** **RECOMMENDATION REPORT**

Application to Amend the Zoning By-law, and Draft Plan of Subdivision (*To permit 19 residential lots, a Natural Heritage System/Open Space block, and a public road*)

**KLM PLANNING PARTNERS INC. - 2511362 ONTARIO INC.**

West side of Cliffside Drive, south of Embleton Road

Part of lot 5 Con 5, WHS Chinguacousy, City of Brampton

27 Cliffside Drive

Ward: 6

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**Contact:** Nasir Mahmood, Development Planner, Planning, Building and Economic Development, [nasir.mahmood@brampton.ca](mailto:nasir.mahmood@brampton.ca), 905-874-2094, and Cynthia Owusu-Gyimah, Acting Manager, Development Services, [Cynthia.OwusuGyimah@brampton.ca](mailto:Cynthia.OwusuGyimah@brampton.ca), 905-874-2064

**Report Number:** Planning, Bld & Ec Dev-2022-477

**Recommendations:**

1. **THAT** the report titled: **RECOMMENDATION REPORT**, Application to Amend the Zoning By-law, and Draft Plan of Subdivision (*To permit 19 residential lots, a Natural Heritage System/Open Space block, and a public road*) **KLM PLANNING PARTNERS INC. - 2511362 ONTARIO INC.**, west side of Cliffside Drive, south of Embleton Road; Part of lot 5 Con 5, WHS Chinguacousy; 27 Cliffside Drive, City of Brampton, Ward: 6, (Files: C05W05.009 & 21T-17016B) to the Planning and Development Committee Meeting of June 06, 2022 be received;
2. **THAT** the application to amend the Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by KLM Planning Partners Inc. on behalf of 2511362 Ontario Inc., Ward: 6, (Files: C05W05.009 & 21T-17016B), be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report; and,

3. **THAT** the amendments to the Zoning By-law in general accordance with by-law attached as Appendix 10 of this report be adopted.

**Overview:**

- This application to amend the Zoning By-law, and proposed Draft Plan of Subdivision has been submitted to permit the development of the subject lands for 19 single detached dwellings, a Natural Heritage System (NHS)/Open Space block, and a public road.
- The property is designated 'Residential' and 'Open Space' on Schedule 'A': General Land Use Designations, and 'Communities' in Schedule '1' City Concept, to the Official Plan, and situated within the City's Built Boundary Line. Schedule 'A1': Upscale Executive Housing Special Policy Areas designates the property as 'Area 1- Bram West Secondary Plan'. Schedule SP40 (A) of the Bram West Secondary Plan (Chapter 40 (d)) designates the property as 'Executive Residential'. The proposed development conforms to the Official Plan.
- The property is zoned 'Residential Hamlet One (RHm1)' in the Zoning By-law 270-2004. An amendment to the Zoning By-law is required to rezone the subject lands from the current 'Residential Hamlet One (RHm1)' zone to 'Residential Single Detached F-x (R1F-x)' and 'Open Space (OS)' zones to facilitate the proposed residential development in accordance with the proposed subdivision plan.
- The Draft Plan of Subdivision proposes a low density residential neighbourhood that is consistent with the current Provincial planning policy framework.
- A Statutory Public Meeting for this application was held on April 09, 2018. No members of the public attended the Statutory Public Meeting to speak to the application. Details of the Statutory Public Meeting are included in Appendix 8 of this report.
- This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.
- The proposal is consistent with the "2019-2022 Term of Council Direction: A Compass for our Community" and supports the "A City of Opportunities" theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.

## **Background:**

This application was submitted by KLM Planning Partners Inc. on behalf of 2511362 Ontario Inc. on November 14, 2017. It was reviewed for completeness, and was found to be complete in accordance with Section 34 (10.1) and (10.2), and Section 51 (17), (18) of the *Planning Act*. A formal Notice of Complete Application was provided on November 30, 2017.

## **Current Situation:**

### Proposal (Refer to Appendix 1)

The application proposes to amend the Zoning By-law, and proposes a Draft Plan of Subdivision. The proposed plan of subdivision that includes the development of single detached dwellings and Natural Heritage System/Open Space, will complement the draft approved Embleton Properties Corp. subdivision (C05W05.04) and Scottish Heather subdivision (C05W04.005) to the south, and the registered Ashley Family Homes subdivision (C05W05.007) to the west that includes the development of low/medium density residential development. The application proposes 19 single detached residential dwellings to be served by a public road network, and in conjunction with the adjacent subdivisions, a neighbourhood park, valleylands, commercial/institutional development, and stormwater facilities within the Riverview Heights Block Plan 40-3.

Details of the proposal are as follows:

- Two (2) single detached residential lots each with a minimum lot frontage of 15 metres (49.21 feet);
- Seven (7) single detached residential lots each with a minimum lot frontage of 16 metres (52.49 feet);
- One (1) single detached residential lot with a minimum lot frontage of 17 metres (55.77 feet);
- Two (2) single detached residential lots with a minimum lot frontage of 18 metres (59 feet);
- Six (6) single detached residential lots with a minimum lot frontage of 19 metres (62.34 feet);
- One (1) single detached residential lot with a minimum lot frontage of 20 metres (65.62 feet);
- Extension of Museum Circle as a public road (Street '1'); and,
- A Natural Heritage System (NHS)/Open Space block.

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

The subject land has the following characteristics:

- is located on the west side of Cliffside Drive, south of Embleton Road;

- currently contains a single detached dwelling and storage sheds (to be removed); and,
- has a site area of approximately 2.042 ha (5.046 acres), a frontage of approximately 54.25 metres along Cliffside Drive, and is irregular in shape.

The surrounding land uses are described as follows:

North: Low density residential, beyond is Embleton Road

South: Draft approved plan of subdivisions (City Files: C05W05.004 & C05W04.005) for low density residential development

East: Cliffside Drive, beyond is low density residential

West: Open space/storm water management pond forming part of the registered plan of subdivision 43M-2108

The property is located adjacent to a tributary of the Credit River and is partially regulated by CVC due to the associated Credit River valley, floodplain and meander belt allowance.

#### Zoning By-law Amendment

The proposed Zoning By-law amendment will change the zoning on the property from current 'Residential Hamlet One (RHm1)' zone to 'Residential Single Detached F-x (R1F-x)' and 'Open Space (OS)' zones to facilitate redevelopment of the property for low density residential use and ensure the protection of the Natural Heritage System. The zoning amendment will also set certain site specific height and yard setback requirements, and allow certain yard encroachments commensurate with the proposed plan of subdivision.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent and vision of the Official Plan policy and will facilitate the development of the subject property with a low density development that is well served by the City's network of Collector and Arterial roads.

#### Summary of Recommendations

This report recommends that Council enact the Zoning By-law amendment attached as Appendix 10, and approve the proposed Draft Plan of Subdivision, subject to conditions as generally set out in Appendix 11.

#### Planning Analysis Summary

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe

as well as the Region of Peel Official Plan. The proposal is also consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 and the subdivision criteria prescribed in Section 51 (24) of the *Planning Act*.

The proposed Draft Plan of Subdivision will facilitate the development of the lands for a low density residential development and provide for the orderly extension of the existing municipal services and public infrastructure. The proposed development, in complement with the adjacent subdivisions, will contribute to the housing options made available in the area, and benefit from a grid road pattern that supports active transportation and walkability through the community, and centrally located parks providing a community amenity space.

The lands subject to this application are located close to Embleton Road which is a Major Arterial Road and a Secondary Transit Corridor in the Official Plan. Future residents could benefit from convenient access to the future transit service on Embleton Road (not yet planned). The proposed development will have no negative impacts on any of the environmental or natural heritage features or their functions.

The proposed development is consistent with the intent of the Region of Peel and City of Brampton Official Plans. It contributes to achieving the City of Brampton's target of locating, by 2026 and thereafter, a minimum of 50% of all new residential development within the built up area of the Region of Peel.

A detailed planning analysis can be found at Appendix 7.

### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all departmental/agency comments and conditions is attached as Appendix 9 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for a Zoning By-law Amendment, and a Proposed Draft Plan of Subdivision has been submitted.

A Statutory Public Meeting for this application was held on April 09, 2018. No members of the public attended the Statutory Public Meeting to speak to the application.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees is 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. The proposal satisfies this by efficiently using land and infrastructure resources and providing opportunity for efficient growth within the City’s ‘Built Boundary Line’. Several elements that are contributing fundamentals of a complete community, such as a balanced mix of residential, recreational and commercial uses, safety, pedestrian comfort, design, environmental preservation and community character, are contemplated in the planning of the proposed development in conjunction with the complementing subdivisions in the Block Plan.

### Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. It has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’ The proposed development supports Brampton 2040 Vision 3 for a Complete Neighborhood as it maintains, in conjunction with the adjacent subdivisions in the Block Plan, the principles of a complete neighborhood by accommodating a variety of housing types and retail uses to cater to the needs of the community. A portion of the site is designated as Natural Heritage System/Open Space, and a number of recreational opportunities are planned in the combined development.

### **Conclusion:**

Staff recommends approval of the Zoning By-law Amendment (as attached in Appendix 10) and the implementing Draft Plan of Subdivision Conditions (generally as attached in Appendix 11) as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application conform to the principles and overall policy direction of the City of Brampton Official Plan; and,
- The proposed residential development will direct growth to the area within the ‘Built Boundary Line’, efficiently utilize the subject lands for low density residential purposes, and will facilitate the orderly extension of the existing municipal services and public infrastructure. In combination with the adjacent subdivisions in the Block Plan, the proposed development will create a mix of housing options and retail uses that will support growth, density, housing supply and will advance the City’s vision of a complete community.

Authored by:

Reviewed by:

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Nasir Mahmood MCIP, RPP  
Development Planner  
Development Services Division

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Allan Parsons MCIP, RPP  
Director, Development Services  
Planning, Building, and Economic  
Development Department

Approved by:

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Jason Schmidt-Shoukri MPA, OAA, RPP,  
MCIP  
Commissioner  
Planning, Building & Economic Development  
Department

**Appendices:**

Appendix 1:	Draft Plan of Subdivision
Appendix 2:	Location Map
Appendix 3:	Official Plan Designations
Appendix 4:	Secondary Plan Designations
Appendix 4A:	Block Plan
Appendix 5:	Zoning Designations
Appendix 6:	Aerial and Existing Land Use
Appendix 7:	Planning Analysis
Appendix 8:	Results of Public Meeting
Appendix 9:	Results of Circulation
Appendix 10:	Draft Zoning By-law Amendment
Appendix 11:	Conditions of Draft Plan Approval
Appendix 12:	Sustainability Snapshot