

Date: 2022-06-01

Subject: INFORMATION REPORT
Application to Amend the Zoning By-law and for a Draft Plan of Subdivision
(To permit a subdivision of 23 single-detached residential dwelling lots)
Glen Schnarr & Associates Inc. – 13172589 Canada Inc.
9224 & 9230 Creditview Road
Ward: 5
File: OZS-2022-0013

Contact: Nitika Jagtiani, Development Planner, Development Services, 905-874-3847, Nitika.Jagtiani@Brampton.ca; and, David VanderBerg, Manager, Development Services, 905- 874-2325, David.Vanderberg@Brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-281

Recommendations:

1. **That** the report titled: **INFORMATION REPORT**, Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, **Glen Schnarr & Associates Inc. – 13172589 Canada Inc.**, 9224 & 9230 Creditview Road, Ward: 5, (File: OZS-2022-0013 and Planning, Bld & Ec Dev-2022-0281), dated June 1, 2022 to the Planning and Development Committee Meeting of June 20, 2022, be received; and,
2. **That** 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.

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Overview:

- **This report provides information for the public meeting for an application to amend the Zoning By-law and for a Draft Plan of Subdivision to facilitate 23 single-detached residential lots.**

- **The subject property is 1.17 hectares (2.89 acres) in size and is municipally known as 9224 & 9230 Creditview Road.**
- **The subject property is designated as ‘Residential’ in the City of Brampton Official Plan. The ‘Residential’ designation permits a full range of residential dwelling types. An amendment to the Official Plan is not required.**
- **The subject property is designated ‘Low Density Residential 1’, in the Credit Valley Secondary Plan (SPA45). An amendment to the Secondary Plan is not required.**
- **The subject property is zoned ‘Agricultural (A)’ as per Zoning by By-law 270-2004, as amended. The ‘Agricultural (A)’ zone does not permit the proposed residential development. Therefore, an amendment to the Zoning By-law is required to facilitate the proposed residential subdivision.**
- **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 activity engaging the community.**

Background:

Glen Schnarr & Associates Inc. on behalf of 13172589 Canada Inc. submitted the subject applications for a proposed amendment to the Zoning By-law and for a Draft Plan of Subdivision on March 3, 2022. The application has been deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application has been issued.

The applicant originally submitted an application for an amendment to the Zoning By-law and for a Draft Plan of Subdivision to permit 30 dwelling units with a mix of single and semi-detached dwellings on subject lands. A public meeting was scheduled for the April 25th, 2022 Planning and Development Committee Meeting. However, upon review, it was determined that an Official Plan Amendment was required for that proposed development concept as it exceeded the maximum density set for the site in the Secondary Plan. As such, a cancellation notice was published in the Brampton Guardian and a letter with the notice of cancellation was sent to everyone who had received the initial public meeting notice.

On May 5, 2022, the applicant submitted a revised concept plan proposing 23 single detached dwellings on the subject lands. The reduction in the number of units brought the application in line with the maximum density in the Secondary Plan.

Current Situation:

A proposal to amend the Zoning By-law and for a draft Plan of Subdivision has been filed with the City to develop an approximately 1.18 hectare site located at 9224 and 9230 Creditview Road.

The property owner is proposing to redevelop the subject property by removing two existing residential dwellings and constructing 23 new residential dwellings.

Details of the proposal are as follows (please refer to Appendix 1):

- 10 single detached dwellings which will front Creditview Road and Innismoor Road;
- 13 single-detached common element condominium dwellings are proposed within the west portion of the site which that would front along a proposed condominium road;
- The lots will have frontages of 11.6m, 12.8m, 14.6m and 15.24m.
- A buffer block with an area of approximately 100 m²; and,
- A road widening block.

Property Description and Surrounding Land Use (Please refer to Appendix 3):

The lands have the following characteristics:

- are municipally known as 9224 and 9230 Creditview Road;
- have a total site area of approximately 1.18 hectares;
- have frontage of approximately 105 metres along Creditview Road and a direct frontage along the north side of Innismoor Road of approximately 111 metres; and
- are currently occupied by two single-detached dwellings and associated accessory buildings that are proposed to be demolished.

The surrounding land uses are described as follows:

North: Single-detached residential dwellings;

South: Innismoor Road beyond which are single-detached residential dwellings. Further south is a storm water management pond;

East: Creditview Road, beyond which are single-detached residential dwellings; and

West: Single-detached residential dwellings beyond which is Intrigue Trail.

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. At this time, staff has noted the following specific considerations that will need to be addressed as part of the comprehensive analysis in addition to the general assessment of the appropriateness of the proposed land use and its impact on the surrounding area:

- The proposed access for some of the lots through a private condominium road from Innismoor Road.

In addition to the above reference considerations, staff will evaluate the general appropriateness of the proposed land use and its impact on the surrounding area.

Further details on this application can be found in the Information Summary contained in Appendix 9. 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, property owners within 240 metres of the subject lands, and advertised in the Brampton Guardian, which exceed the Planning Act circulation requirements. This report along with the complete application requirements, including studies, has also 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 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.

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 the Planning, Building and Economic Development Department. In compliance with the requirements of the *Planning Act*, it is appropriate to present this application at a statutory public meeting and Planning & Development Services Committee.

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 Draft Plan of Subdivision.

Authored by:

Reviewed by:

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Attachments:

- Appendix 1: Draft Plan of Subdivision
- Appendix 2: Location Map
- Appendix 3: Aerial & Existing Land Use
- Appendix 4: Official Plan Designations
- Appendix 5: Secondary Plan Designations
- Appendix 6: Zoning Designations
- Appendix 7: Sustainability Snapshot Summary
- Appendix 8: Information Summary