

Date: 2022-05-17

Subject: **Information Report**
Application to Amend the Zoning By-law
(A Zoning By-law Amendment is required to rezone the lands to R1A-1711, which is consistent with the zoning for adjacent Blocks 174 and 177, Plan 43M-1449, to permit 2 single detached dwellings)
Mattamy (Castlemore) Ltd. – Korsiak Urban Planning
10417 Airport Road - File OZS-2022-0006
Ward: 10

Contact: Emma De Melo, Development Planner, Development Services
Emma.Demelo@brampton.ca; (905) 874 – 3837
Steve Ganesh, Manager, Development Services
Steve.Ganesh@brampton.ca; (647) 624 – 8533

Report Number: Planning, Bld & Ec Dev-2022-522

Recommendations:

1. **THAT** the report titled: **Information Report**, Application to Amend the Zoning By-law, **Mattamy (Castlemore) Ltd. – Korsiak Urban Planning.**, 10417 Airport Road, Ward 10 (City File OZS-2022-0006 and Planning, Bld & Ec Dev 2022- 522), dated May 17, 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.

Overview:

- In September 2021, consent was granted by the Committee of Adjustment to sever two parcels of land with a total area of approximately 443 square metres from 10417 Airport Road.
- A Zoning By-law Amendment is required to rezone the lands to R1A-1711, which is consistent with the zoning for Blocks 174 and 177, to permit the future development of two (2) single detached dwellings.

- **The severed parcels to be added to Blocks 174 and 177 are designated “Residential” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Low Density 2” in the Vales of Castlemore Secondary Plan (Area 42).**
- **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, and by meeting the legislated requirements as outlined in the Planning Act.**

Background:

Prior to the submission of this application, the proposed development underwent a Pre-Application Consultation in 2021. Following the meeting a Pre Development Application Consultation Checklist was provided to the applicant outlining the reports and studies requested with the submission of this application. The Applicant submitted a Consent Application in August of 2021. The two parcels were granted consent to sever in September of 2021 under City Files B-2021-0018 and B-2021-0018.

This application was received on April 22nd, 2022 and was reviewed for completeness as per the Planning Act and found to be complete on May 4th. A formal Notice of Complete Application dated May 4th, 2022 was provided to the applicant.

Current Situation:

A proposal to amend the Zoning By-law has been filed with the City to develop two parcels with a combined size of 443 square metres. The westerly parcel was the subject of severance application B-2021-0018. It is proposed that the severed land be rezoned to R1A-1711, and merged with the adjacent block to the north (Block 174, Plan 43M-1449). The easterly parcel was the subject of severance application B-2021-0019. It is proposed that the severed land be rezoned to R1A-1711, and merged with the adjacent block to the north (Block 177, Plan 43M-1449).

Rezoning of the subject lands will facilitate completion of two residential lots fronting onto Sparta Drive for the development of two single detached homes.

Property Description and Surrounding Land Use (Refer to Appendix 6):

The westerly parcel has the following characteristics:

- Has a site area of approximately 356 square metres (0.36 hectares);
- Has a width of approximately 9.24 metres (30.31 feet);
- Has a depth of approximately 18.7 metres (61.35 feet);
- Block 177, to which the parcel will be added, is currently zoned ‘Residential Single Detached A – Section 1711 (R1A - 1711); and
- Future access to the property from Sparta Drive.

The easterly parcel has the following characteristics:

- Has a site area of approximately 90 square metres (0.009 hectares);
- Has a width of approximately 9.24 metres (30.31 feet);
- Has a depth of approximately 6.6 metres (21.65 feet).
- Block 177, to which the parcel will be added, is currently zoned 'Residential Single Detached A – Section 1711 (R1A - 1711); and
- Future access to the property from Sparta Drive.

The surrounding land uses are as follows:

North: Low-density residential uses beyond Sparta Drive, as well as a commercial development at the corner of Airport Road and Braydon Boulevard, and Treeline Public School.

East: Lands zoned "Floodplain", low-density residential uses, and beyond Goreway Drive there are rural estate residential properties.

South: Low-density residential uses, a commercial development at the corner of Airport Road and Humberwest Parkway, and Fairlawn Public School is located east of Airport Road.

West: Low-density residential uses, lands zoned "Floodplain", and Mountain Ash Public School is located south of Sandalwood Parkway East.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through the 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. A Sustainability Assessment was initially submitted with the application, however, it was brought to the attention of staff that the Sustainability Assessment is not required for the application, as the future development of the single detached dwellings on Blocks 174 and 177 would not require a Site Plan Application. A Sustainability Assessment is required for draft Plans of Subdivision of 10 units or more, "Full" Site Plans, and Zoning Bylaw Amendments to facilitate the aforementioned. The subject application does not meet this criteria.

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 3: In 2040, Brampton will be a mosaic of characterful and complete neighbourhoods.

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 in compliance with the requirements of the Planning Act. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application to amend the Zoning By-law.

Authored by:

Reviewed by:

Emma De Melo, Planner I
Development Planner Planning, Building
& Economic Development

Allan Parsons, MCIP, RPP Director,
Development Services Planning, Building &
Economic Development

Approved by:

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

Attachments:

Appendix 1: Concept Site Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designation
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land use
Appendix 7: Heritage Resources
Appendix 8: Information Summary