

Date: 2022-07-07

Subject: OZS-2021-0005

Secondary Title: RECOMMENDATION REPORT

Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision

(To permit the development of 35 single-detached dwellings, a future townhouse block consisting of approximately 36 units, blocks for residential reserve lots, a drainage channel and new streets)

Candevcon Limited. – Dbrand Investment Corporation

11772 McLaughlin Road North

Ward 6

Contact: Jenny Li, Planner I, Planning, Building and Economic Development, (905) 874-2141, Xinyue.li@brampton.ca; and, Cynthia Owusu-Gyimah, Acting Manager, Planning, Building and Economic Development, (905) 874-2064, Cynthia.OwusuGyimah@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-728

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law and permit the Draft Plan of Subdivision, **Candevcon Limited. – Dbrand Investment Corporation**, 11772 McLaughlin Road North, Ward 6 (OZS-2021-0005) dated to the Planning and Development Committee Meeting of, be received; and
2. **THAT** the **Zoning By-law Amendment and Draft Plan of Subdivision applications** submitted by Candevcon Limited. on behalf of Dbrand Investment Corporation, File: OZS-2021-0005, as revised, be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton's Official Plan, for the reasons set out in this Recommendation Report; and
3. **THAT** the amendments to the Zoning By-law, generally in accordance with Appendix 11 attached to this report be adopted; and

4. **THAT** no further notice or public meeting be required for the attached Zoning By-law amendment pursuant to Section 34(17) of the Planning Act.

Overview:

- **This report recommends approval of a Zoning By-law Amendment and Draft Plan of Subdivision application to develop the lands with 35 single-detached dwellings, a future townhouse block consisting of approximately 36 units, blocks for residential reserve lots, a drainage channel and new streets that will provide access to the adjacent subdivision.**
- **The property is designated “Residential” on Schedule A – General Land Use Designations in the Official Plan and “Low/Medium Density,” “Medium Density” and “Natural Heritage System Area” in the Mount Pleasant Secondary Plan (Area 51). In addition, the property is designated “Medium Density,” “Low/Medium Density” and “Natural Heritage System Area” in the Mount Pleasant Block Plan (Sub Area 51-2). An amendment to the Official Plan, including Secondary and Block Plan, is not required.**
- **The property is zoned “Agricultural (A)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed residential uses.**
- **A Statutory Public Meeting for this application was held on June 7, 2021. One member of the public was in attendance at the Statutory Public Meeting. Written submission from one member of the public was received. Results of the Statutory Public Meeting are included in Appendix 9 – Results of the Public Meeting**
- **The proposal is consistent with the Provincial Policy Statement, and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **The proposal is consistent with the “2019-2022 Term of Priorities: A Compass for Our Community” and supports the “City of Opportunities” theme. The proposal is consistent with the direction of building complete communities by efficiently using land and providing a development that will serve residents, provide job opportunities and protect natural heritage system on and adjacent to the site.**

Background:

This application was submitted by Candevcon Limited. On behalf of Dbrand Investment Corporation on April 1st, 2021. It has been reviewed for completeness and deemed to

be complete in accordance with the Planning Act. A formal Notice of Complete Application was provided on April 12th, 2021. A statutory Public Meeting for this application was held on June 7, 2021.

Current Situation:

Proposal (Refer to Appendix 1 for Concept Plan):

The application proposes to amend the Zoning By-law, and proposes a Draft Plan of Subdivision. Details of the proposal are as follows:

- 35 single-detached dwellings.
- A future townhouse block containing approximately 36 units fronting on McLaughlin Road.
- Blocks for residential reserves (0.18 hectares) have been proposed for the completion of the lots on the existing subdivision to the north, south and west of the site
- A drainage channel and new streets that provide access to McLaughlin Road, Queen Mary Drive and adjacent subdivisions.

Application to Amend the Zoning By-law:

The subject property is zoned “Agricultural (A)” by By-law 270-2004, as amended. Uses permitted in this zone include: Agricultural and Non-Agricultural (a single detached dwelling, supportive Housing Residence type 1 or a Supportive Housing Residence Type 2, a cemetery, an animal hospital, a kennel and a home occupation) and purposes accessory to the other permitted uses. This zoning designation does not permit the proposed residential use.

The proposed Zoning By-law amendment will rezone the property to Residential Single Detached (R1F-9-2452), Residential Single Detached (R1F-11.6 – 3648), Residential Single Detached (R1F-12.2-3649), Residential Townhouse A (R3A-3650), Residential Townhouse A (R3A-3651) and a Floodplain (F) zone. This will permit the proposed uses as well as associated performance standards including lot width, front and side yard depths, lot area, and parking. The Floodplain zone will protect the natural heritage features of these lands. The detailed planning analysis (Appendix 8) includes a detailed overview of the Zoning By-law Amendment. Other development standards are also included in the proposed by-law amendment as shown in Appendix 11 – Draft Zoning By-law Amendment.

Property Description and Surrounding Land Uses (Refer to Appendix 6)

The lands have the following characteristics:

- has a total site area of approximately 4.06 hectares (10.03 acres);

- generally rectangle-shaped parcel with frontage onto McLaughlin Road and Queen Mary Drive;
- the site is currently vacant

The surrounding land uses are described as follows:

North: Currently vacant with a proposed plan of subdivision and commercial retail block continuing and connecting with the subject proposal

South: An existing residential subdivision consists of single detached homes

East: Across McLaughlin is the floodplain lands and an existing residential community

West: Approved subdivision that is being developed characterized by single detached dwellings and a natural heritage block

Summary of Recommendations:

This report recommends that Council approve the proposed residential development. It further recommends that Council adopt the amendment to the Zoning By-law attached to this report generally in accordance with Appendices. This will accommodate the approval of the proposed Draft Plan of Subdivision. The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement, and conform to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan.

Planning Analysis Summary (Refer to Appendix 8 for Detailed Planning Analysis)

The proposed Zoning By-law Amendment and Draft Plan of Subdivision is consistent with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan. The application is also consistent with Section 2 of the *Planning Act* and the Draft Plan of Subdivision is consistent with Section 2 and 51 (24) of the *Planning Act*. In addition, the proposed development is consistent with the general vision and intent of the Official Plan.

The various studies submitted by the applicant in support of the application have been reviewed by the City as well as the circulated public agencies, demonstrating that the proposed development is appropriate from a technical perspective.

For more information with respect to the planning analysis for this proposal, please refer to Appendix 8 – Detailed Planning Analysis.

Matters of Provincial Interest:

Planning Act:

This development proposal has regard for matters of provincial interest as set out in Section 2 of the Planning Act.

The proposed residential uses are appropriate given the surrounding land uses are predominately residential. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services as well as waste management system. It also ensures the orderly development of safe and healthy communities by providing a low and medium density development that is generally consistent with the planned land use function while also encouraging density according to relevant provincial and regional policies. The development offers single detached dwellings and townhouses that will serve a diverse range of income and age groups. This site provides an ideal location for the proposed development as it is a continuation of the existing residential subdivisions to the south and west and follows the approved Block Plan. Staff is satisfied that the application is in compliance with the matters of provincial interests as set out in the Planning Act.

Provincial Policy Statement (PPS) (2020):

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The proposed development helps to achieve complete communities. The proposed residential development is compatible with surrounding lands, efficiently uses existing infrastructure available on the site and provides a range of housing options for future residents. Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement (PPS).

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020):

The Growth Plan for the Greater Golden Horseshoe provides a framework regarding growth and development that supports economic prosperity, protects the environment, and helps communities to achieve a high quality of life. The proposed residential development is located within a Designated Greenfield Area and will add to the diverse mix of residential dwelling types of single detached and townhouses. In addition, the proposed development provide access to public services, facilities, parks, commercial retail uses and existing transit services. The proposal is consistent with Growth Plan for the Greater Golden Horseshoe policies and protects the Natural Heritage System located on the subject site by rezoning them to Floodplain Zones. Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan (Office Consolidation, December 2018):

The Region of Peel Official Plan provides a long-term policy framework that protects the environment, manages resources, and forecasts growth. The subject site is located within the “Urban System,” “North West Brampton Urban Development Area,” and “Designated Greenfield Area” in the Region of Peel Official Plan. The proposal conforms to the Regional Official Plan by directing redevelopment to within the urban boundary to help optimize the supply of available land, supporting the achievement of healthy communities and protecting natural heritage features on and adjacent to the site.

City of Brampton Official Plan (September 2020, Office Consolidation):

The City of Brampton Official Plan provides guidance and policies for the future of the City. The proposal is consistent with the Official Plan as it meets the general intent of the plan regarding the residential development and has regard to the existing and adjacent Natural Heritage System on the site. Staff are satisfied that the objectives of the Official Plan have been met.

The subject lands are designated as “Residential” on Schedule A – General Land Use Designations of the Official Plan. Furthermore, the subject lands are within the “Designated Greenfield Area” on Schedule 1 – City Concept of the Official Plan. Residential uses are permitted within the “Residential” designation as well as complementary uses, other than Places of Worship, subject to specific Secondary Plan policies or designations.

Mount Pleasant Secondary Plan (Area 51):

The subject land is designated as “Low/Medium Density,” “Medium Density” and “Natural Heritage System Area” in the Mount Pleasant Secondary Plan (Area 51). As noted in the Official Plan, residential uses including single-detached dwellings and townhouses are permitted uses for this designation and conforms to the Secondary Plan. The drainage channel on the subject lands designated as Natural heritage System Area are protected through the proposed Floodplain zone and there will be no public access onto the lands.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in April, 2021 exceeding the Planning Act requirements of 120 metres for such applications. A copy of all department/agency comments are attached as Appendix 10 – Results of Application Circulation to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law and Draft Plan of Subdivision has been filed with the City.

A statutory public meeting for this application was held on June 7, 2021. There was one member of the public in attendance to speak to this item at the statutory public meeting, however due to technical difficulties this member of the public was unable to speak and provided written correspondence after the meeting. Written correspondence from five landowners were received. Please refer to Appendix 10 – Results of Public Meeting for details of the statutory public meeting.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue that is collected through the development application fees are accounted for in the approved operating budget.

Economic Development Implications:

There are no Economic Development Implications with this residential development application.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities:

The application is consistent with the “A City of Opportunities” theme. The proposal will result in the development of an underutilized plot of land, and will add to the diversity of housing options that are offered in Brampton. It will be consistent with the planned function as defined in the Official Plan, provide access to a transit supportive development, and is an example of efficient use of land and resources within the built up area.

Conclusion:

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendices 11 and the approval of implementing Draft Plan of Subdivision Conditions (Appendix 12), as the following matters have been satisfied:

- The proposed development represents the efficient and orderly development of the lands for residential purposes within the greenfield area, resulting in a compact built form, access to transit, green spaces and utilizes existing servicing infrastructure;
- The proposed development will contribute towards the creation of complete communities by providing additional housing options including

single detached homes and townhouses in a low/medium density residential development;

- The application 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 of Brampton Official Plan; and,
- As confirmed through the circulation of the application, all financial and technical requirements have been addressed.

In summary, the application is appropriate for the orderly development of the lands and represents good planning.

Authored by:

Reviewed by:

Xinyue (Jenny) Li
Planner I, Development Services
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 &
Economic Development

Attachments:

Appendix 1: Draft Plan of Subdivision
Appendix 1A: Concept Plan
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: Sustainability Snapshot
Appendix 8: Detailed Planning Analysis
Appendix 9: Results of the Public Meeting
Appendix 10: Results of Application Circulation
Appendix 11: Draft Zoning By-law Amendment
Appendix 12: Proposed Conditions of Draft Approval

