

Date: 2022-08-03

Subject: **OZS-2022-0025, 10201 Clarkway Drive, south of Old Castlemore**

Secondary Title: INFORMATION REPORT

Application for Zoning By-law Amendment and Proposed Draft Plan of Subdivision

(To permit the development of the currently vacant property for fifty-six (56) single detached dwellings and two (2) townhouse blocks containing approximately thirty-two (32) units. The proposal includes blocks for a school, residential reserves, a walkway, Rainbow Creek industrial lands east of the Rainbow Creek natural heritage system and new streets to access Clarkway Drive and adjacent subdivisions)

Candevcon Ltd. – Castleclark Developments Inc.

10201 Clarkway Drive

Ward: 10

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Report Number: Planning, Bld & Ec Dev-2022-767

Recommendations:

1. **THAT** the report titled: **Information Report: Application for Zoning By-law Amendment and Draft Plan of Subdivision – Candevcon Ltd. – Castleclark Developments Inc. – 10201 Clarkway (east side of Clarkway Drive south of Old Castlemore Drive) – Ward 10 (Planning Building and Economic Development-2022-767 and City File OZS-2022-0025)**, to the Planning and Development Committee Meeting of August 22, 2022, 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 applicant proposes to develop the lands as a subdivision with fifty-six (56) single detached dwellings and two (2) townhouse blocks containing approximately thirty-two (32) units. The proposal includes blocks for a school, residential reserves, a walkway, Rainbow Creek industrial lands east of the Rainbow Creek natural heritage system and new streets to access Clarkway Drive and adjacent subdivisions.
- The property is designated Residential, Open Space, and Industrial in the Official Plan and Medium Density Residential, Valleyland, and Logistics Warehouse in the Highway 427 Industrial Secondary Plan (Area 47). Amendment of the Official Plan is not required to implement the proposal.
- The property is currently zoned 'Agricultural (A)' and 'Floodplain (F)' under By-law 270-2004, as amended. An amendment to the Zoning By-law is required to implement the proposal
- This Information Report and the associated statutory public meeting facilitate compliance with the "Well-run City (Good Government)" Term of Council Priority by encouraging public participation by actively engaging the community, and by meeting the legislated requirement as outlined in the *Planning Act*.

Background:

The lands subject to this application are located at 10201 Clarkway Drive, on the east side of Clarkway and south of Old Castlemore. This application was received on April 28, 2022. It has been reviewed for completeness and found to be complete on May 16, 2022. Notice of Complete Application was issued to the applicant on May 16, 2022.

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

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

- Residential dwellings to include 56 single detached dwellings and two townhouse blocks containing approximately 32 units;

- One (1) school block;
- Residential reserves;
- Rainbow Creek natural heritage system;
- Rainbow Creek industrial lands; and
- A walkway and new streets to access Clarkway Drive and adjacent subdivisions.

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

- Is municipally known as 10201 Clarkway Drive and is generally located on the east side of Clarkway Drive south of Old Castlemore Road;
- Is generally rectangular in shape with a site area of approximately 9.56 hectares (23.63 acres);
- Has frontage of approximately 114.68 metres (376.25 feet) along Clarkway Drive; and
- Is currently vacant land.

The surrounding land uses are described as follows:

North: Currently agricultural, with residential subdivision under review;

East: Agricultural, and beyond that industrial lands fronting onto Highway 50;

South: Agricultural and rural residential and beyond that proposed residential subdivisions; and

West: Agricultural with proposed residential subdivisions under review.

Technical Considerations

Comments from staff and external agencies are required in order to complete a comprehensive analysis. Considerations to be addressed as part of the comprehensive analysis in addition to assessment of the appropriateness of the proposed land uses and its impact on the surrounding area include the following:

- Configuration of the lots currently fronting onto Clarkway Drive, due to the need to satisfy engineering standards associated with the servicing of those lots;

- Ensuring the development maximizes use of pedestrian connections, including to accommodate all modes of transportation to various nearby services and amenities, including but not limited to key public spaces such as the Gore Meadows Community Centre;
- Ensuring the parent zones for the townhouse dwellings are appropriate to accommodate the intended tenure of the development (e.g. street townhouses fronting onto a public street, standard condominium townhouses, or common element townhouses); and
- Ensuring the staging and sequencing strategy continues to guide the development of planned servicing and transportation infrastructure.

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 and commenting agencies on July 14, 2022 and on July 21, 2022, to property owners within 240 metres of the subject lands as per Planning Act requirements. Signage has been posted on the property advising of the application, and a notice of the public meeting was also posted in the Brampton Guardian Newspaper. This report, along with the complete application submission, including studies, has been posted to the City's website.

Corporate Implications:

Section 37 Bonusing

In accordance with Section 37 of the *Planning Act*, and policies contained in the City's Official Plan (Section 5.12), the City can secure community benefits such as affordable housing units, public art, daycares, etc. when increases in permitted height and/or density are requested through a rezoning development application. This application in its current format qualifies for density bonusing. As per Brampton's Council endorsed Implementation Plan, the lands in this application that are proposed to be rezoned to medium density (townhomes) will be subject to density bonusing.

Brampton will require a benefit contribution between 20-60% of the uplift value after rezoning. An Appraisal Report will be submitted by the applicant as per the Terms and Conditions on the City's website and this report will be reviewed and approved by the City's Realty team in order to determine the uplift value. Cash-in-lieu contributions instead of the preferred in-kind contribution benefits are also permissible.

A pre-requisite to Brampton's density bonusing approach is that the application must be deemed to be good planning through the development review process. Should this application be deemed to represent good planning, staff will include any negotiated community benefit provisions within the Recommendation Report and the draft Zoning By-law.

Financial Implications:

There are no financial implications directly associated with this report. Staff will include any cash contributions identified as a result of Section 37 Bonusing as cited above within the future Recommendation Report and the draft Zoning By-law.

Other Implications:

Any additional 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.

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 include a complete technical analysis and assess the planning merits of this application for Zoning By-law Amendment and Draft Plan of Subdivision.

Authored by:

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Attachments:

- Appendix 1: 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 and Existing Land Uses
- Appendix 7: Heritage Resources
- Appendix 8: Propane Facilities
- Appendix 9: Information Summary
- Appendix 10: Sustainability Snapshot