

Date: 2022-09-12

File: **OZS-2022-0031**

Subject: **Information Report**

Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, File: OZS-2022-0031.

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Report Number: Planning, Bld & Ec Dev-2022-755

Recommendations:

1. **THAT the Information Report** “Application to Amend the Zoning By-law and Draft Plan of Subdivision (To permit twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached residential dwellings). Blackthorn Development Corp – Seven Developments Inc., 10378 Torbram Road, Ward 9, File: OZS-2022-0031, to the Planning and Development Committee Meeting of September 12th, 2022, be received.
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 completion of circulating the application and a comprehensive evaluation of the proposal.

Overview:

- **The purpose of this application is to facilitate a Zoning By-law Amendment and Draft Plan of Subdivision on the subject property. The development proposal contemplates twenty-six (26) freehold residential dwellings – comprising of two (2) single-detached and twenty-four (24) semi-detached dwellings. Each residential unit will have an individual driveway, fronting onto ‘Private Street A’.**

- **The subject property is designated “Residential” in Schedule A of the City of Brampton Official Plan, an amendment to the Official Plan is not required.**
- **The subject property is located within the Springdale Secondary Plan (SPA2) and is sub-designated “Low Density Residential”, an amendment to the Secondary Plan is not required.**
- **The subject 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 development.**
- **This Information Report and the associated public meeting facilitate compliance with the Term of Council “A Well-Run City (Good Government)” priorities with respect to encouraging public participation by actively engaging the community.**

Background:

Blackthorn Development Corp submitted the Zoning By-law Amendment and Draft Plan of Subdivision application on behalf of Seven Developments Inc. The application has been reviewed for completeness and found to be complete in accordance with Section 34 (10.4) and Section 51 (19.1) of the Planning Act. A formal Notice of Complete Application was provided to the applicant on July 5th, 2022.

Current Situation:

- The applicant is proposing to amend the Zoning By-law and Draft Plan of Subdivision to permit a residential development consisting of twenty-six (26) freehold residential dwellings, details are as follows:
 - The Draft Plan of Subdivision will create fourteen (14) residential lots consisting of, two (2) single-detached dwellings and twenty-four (24) semi-detached dwellings;
 - An Amenity block is proposed, with an area of 285 square metres which includes privacy and noise fencing, walls, seating and landscape planting;
 - External works to the Silktop Trail cul-de-sac will be completed to create a permanent cul-de-sac for vehicular access to the site;
 - A pedestrian sidewalk will be extended from Silktop Trail along Private Street A;

- A portion of the Silktop Trail cul-de-sac and 'Private Street A' are located within the existing Trans Canada Pipeline Easement;
- A concurrent Site Plan application (SPA-2022-0100) has been submitted and is being reviewed. The site plan will create 'Private Street A' and 'Private Street B'; and
- A future Draft Plan of Condominium application will also be submitted to create a single common element condominium corporation.

Property Description and Surrounding Land Use (Refer to Appendix 3)

The lands have the following characteristics:

- Has a total site area of approximately of 0.76 Ha (1.87 Acres) ;
- Has a frontage of approximately 94 metres (308 feet) along Torbram road;
- Currently contains a single detached dwelling with two accessory structures and access to Torbram Road.

The surrounding land uses are described as follows:

- North: Single detached homes, Stephen Llewellyn Trail, Sandalwood Heights Secondary School and Torbram Sandalwood Cricket Ground, and a commercial plaza and institutional uses north of Sandalwood Parkway East;
- East: Single detached residential homes, Stephen Llewellyn trail and Robert J. Lee Public School and Carabram park;
- South: Commercial plaza south of Steeplebush Ave that includes a grocery store, convenience store, pharmacy and dentist office, and single detached residential homes;
- West: Single detached residential homes.

Technical Considerations

TransCanada Pipelines Limited (TCPL) has a high pressure natural gas pipeline contained within an easement abutting the subject lands, located south of the subject parcel fronting Steeplebush Avenue and Torbram Road. TCPL's pipelines are regulated under the jurisdiction of the Canada Energy Regulator (CER) and any activities within the TCPL's lands must comply with the Canada Energy Regulator Act and the National Energy Board Damage Prevention Regulations. The proposed Silktop Trail cul-de-sac reconstruction is located within the TCPL easement, the TCPL informed the City and applicant that the proposed works will require a full assessment by the TCPL and that

any mitigations to the pipeline are the responsibility of the developer. The TCPL provided draft conditions of approval and comments for the Draft Plan of Subdivision, Zoning By-law Amendment and Site Plan application. The City, applicant/owner will continue to work with the TCPL to ensure all requirements are satisfied prior to approval.

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. A complete review of technical planning and development implications will be undertaken and discussed within the Recommendation Report.

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The proposed application has a Sustainability Score of 35, which meets the bronze threshold for approval. City staff will verify the sustainability score prior to the Recommendation Report.

Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands as per Planning Act requirements. This report, along with the complete application requirements, including studies, have 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 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 and Development Services Department. In compliance with the requirements of the Planning Act, it is appropriate to present this application at a statutory public meeting and Planning and Development Services Committee. A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application.

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Attachments:

Appendix 1: Concept Site Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Heritage Resources
Appendix 8: Propane Facilities
Appendix 9: Information Summary
Appendix 10: Sustainability Summary Snapshot