

Date: 2022-11-09

File Number: **OZS-2022-0037**

Subject: **Information Report**
Application to Amend the Zoning By-law and for a Draft Plan of Subdivision
(To facilitate a development of 18 townhouse dwelling units, a buffer block, and the extension of Royal Vista Road).
Gagnon Walker Domes LTD / Mr. Haroon Raza and 2872374 Ontario Inc.
1206 Steeles Avenue West
North side of Queen Street and west side of James Potter Road
Ward: 4

Contact: Marco Gerolini, Development Planner I, Development Services, marco.gerolini@brampton.ca; and David VanderBerg, Manager, Development Services, david.vanderberg@brampton.ca

Report Number: Planning, Bld & Growth Mgt-2022-940

Recommendations:

1. **That** the report titled: **Information Report**, Application to Amend the Zoning By-law and for a Draft Plan of Subdivision, **Gagnon Walker Domes LTD/ Mr. Haroon Raza and 2872374**, 1206 Steeles Avenue West, Ward 4, dated November 9th, 2022, to the Planning and Development Committee meeting of November 28th, 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 staff recommendation, subsequent to the completion of circulation of the application and a comprehensive review of the proposal.

Overview:

- **The applicant has submitted an application to amend the Zoning By-law and for a Draft Plan of Subdivision to facilitate the development of 18 townhouse units, a buffer block, and the extension of Royal Vista Road.**

- The lands are designated ‘Residential’ on Schedule A of the Official Plan, which permits a range of residential uses. An Amendment to the Official Plan is not required.
- The subject property is designated as ‘Low-Medium Density’ within the Bram West Secondary Plan Area 40(c), which permits single-detached houses, semi-detached houses and townhouses. An Amendment to the Secondary Plan is not required.
- The subject site is zoned ‘Agricultural (A)’, “Residential Street Townhouse B – Section 1325 (R3B - 1325)”, and ‘Residential Street Townhouse B – Section 1384 (R3B - 1384)’. An Amendment to the Zoning By-Law is required to permit the proposal.
- This Information Report and associated public meeting facilitate compliance with the Strategic Plans’ “Good Government” priority, with respect to educating and engaging citizens in an open and accountable way.

Background:

Gagnon Walker Domes Ltd. submitted the subject applications on behalf of Mr. Haroon Raza and 2872374 Ontario Inc. on August 7th, 2022. The application has been reviewed for completeness and found to be complete in accordance with the Planning Act. A formal Notice of Complete Application dated August 30th, 2022, was provided to the applicant.

Current Situation:

Proposal:

The proposal to amend the Zoning By-law and Draft Plan of Subdivision has been filed with the City to develop the approximately 0.45 hectare (1.11 acres) site. The details of the proposal are as follows (refer to Appendix 1):

- A total of 18 street townhouse lots:
 - 9 street townhouse lots having a minimum width of 5.43 metres (17.81 feet)
 - 9 street townhouse lots having a minimum width of 6.0 metres (19.69 feet)
- A 3.3m wide landscape buffer block of 0.02 hectares (0.05 acres) in size, to provide screening between the residential subdivision and the public right-of-way.
- An extension of Royal Vista Road having a right-of-way width of 17.0 metres (55.8 feet)

Property Description and Surrounding Land Use (Refer to Appendix 2):

The lands having the following characteristics:

- Is located at 1206 Steeles Avenue West.
- The subject site is currently occupied by a single detached dwelling and an accessory structure, which is proposed to be demolished.
- The subject site is irregularly shaped and has a total site area of approximately 0.45 hectares (1.11 acres).

The surrounding land uses are described as follows:

North: Saint Eugene Street, Royal Vista Road and semi-detached housing

South: Steeles Avenue West, beyond which is a mix of residential housing (semi-detached and single detached)

East: Vacant land that is planned for future development

West: Royal Vista Road and existing townhouses

Technical Considerations

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. All comments received will be considered in a future Recommendation Report to the Planning and Development Committee.

In addition to the general evaluation of the appropriateness of the proposed land use, the following are preliminary issues that have been identified to date with respect to this application that will need to be addressed as part of the comprehensive analysis:

- How to best integrate the proposed development within the existing and proposed neighbourhood and ensure compatibility with the surrounding land uses.

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 exceeds the Planning Act circulation requirements. Signage has also been posted on the subject lands advising of the application. This report along with the complete application requirements, including studies, have also been posted on the City's website.

Corporate Implications:

Financial Implications:

There are no financial implications identified at this time. Revenue collected through development applications 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 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 these applications.

Authored by:

Reviewed by:

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Appendices:

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:	Information Summary
Appendix 8:	Sustainability Snapshot