

Date: 2022-11-23

File: **OZS-2021-0004**

Subject: Recommendation Report
Application to Amend the Official Plan and Zoning By-law, and Draft Plan of Subdivision
(To permit a residential subdivision with 16 single detached dwellings, 8 townhouse units, 19 residential reserve blocks for single and townhouse units, a medium density block for 263 units, a park, valleyland with associated buffers and a road system)
Digram Developments – Glen Schnarr & Associates Inc.
Part of Lot 17, Concession 5 E.H.S.
East of Bramalea Road and South of Mayfield Road
Ward: 9

Contact: Stephen Dykstra, Development Planner
Planning, Building and Growth Management
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Report Number: Planning, Bld & Ec Dev-2021-1151

Recommendations:

1. **THAT** the report titled: **Recommendation Report, Draft Plan of Subdivision and Application to Amend the Official Plan and Zoning By-law, Digram Developments – Glen Schnarr & Associates Inc.**, Part of Lot 17, Concession 5 E.H.S., Ward 9 (OZS-2021-0004 and Planning, Building and Growth Management-2021-1151), dated November 23, 2022 to the Council Meeting of December 12, 2022 be received;
2. **THAT** the application for a draft plan of subdivision and Applications to Amend the Official Plan and Zoning By-law, as subject to this report, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, has regard to Section 51(24) of the Planning Act, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan for the reasons set out in this report;
3. **THAT** the amendments to the Official Plan, as generally in accordance with the information attached as Appendix 11 to this report be adopted;

4. **THAT** the amendments to the Zoning By-law, as generally in accordance with the information attached hereto as Appendix 10 be adopted; and,
5. **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, R.S.O. c.P. 13, as amended

Overview:

- **This report recommends approval of an amendment to the Official Plan and Zoning By-law and endorsement of the Draft Plan of Subdivision for this application.**
- **The proposal includes a residential development consisting of 16 single detached dwelling lots, 12 single detached dwelling blocks, 1 townhouse dwelling units, 8 townhouse dwelling block with 8 potential units, a medium density residential block (263 units), a park block, valleylands and associated buffers and a road system.**
- **The property is designated “Residential” and “Open Space” in the Official Plan. There are no changes required for the designation as part of this application.**
- **An amendment to the Secondary Plan (Area 48-2) is required to accommodate the proposed medium density block located north of Inspire Boulevard for the increase in density. The proposed development meets the general intent of the Block Plan and its associated policies.**
- **The property is zoned “Agricultural (A)” by By-Law 270-2004, as amended. An amendment to the Zoning By-law is proposed to allow residential development. A Holding (H) provision is being recommended as the property does not have direct access to a street or servicing, the Holding provision can be lifted once the development has capacity for servicing (water and stormwater management) and vehicular access.**
- **The development proposal represents good planning, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region and City’s Official Plans.**
- **The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

The subject lands are located southeast of Bramalea Road and Mayfield Road. The lands are designated “Residential” and “Open Space” on Schedule ‘A’ of the Official Plan. The lands are designated ‘Low Density Residential’, ‘Medium Density Residential’, ‘Medium/High Density Residential’ and ‘City Wide Park’ in the Countryside Village Secondary Plan Area 48-2.

This application has been reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application was provided to the applicant on March 19, 2021. A Public Meeting was held on June 7, 2021.

The application includes an Official Plan and Zoning By-law which creates four residential zones with Holding (H) provisions, a floodplain zone and an open space zone. The accompanying Draft Plan of Subdivision will create the roads, lots and blocks.

Current Situation:Proposal (Refer to Appendix 1 and Appendix 1a):

The applicant is proposing to amend the Official Plan and Zoning By-law to permit residential, and open space (park), and valleyland uses. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create the roads, lots and blocks. Further details of this are noted below:

- 16 lots and 12 blocks for single detached residential dwelling units;
- One (1) townhouse block with 8 units and one (1) townhouse block with 8 future residential units;
- One (1) medium density residential block to accommodate an apartment building along Inspire Boulevard. It is proposed to have a maximum of 12 storeys and reducing to 6 storeys at the rear. A total of 263 units permitted. The development of the medium density block will be facilitated through a future site plan.
- One (1) park block;
- Valley land and associated buffer; and
- Public roads and laneways.

Application to Amend the Zoning By-law:

The subject property is zoned “Agricultural (A)” by By-law 270-2004, as amended. This zoning designation does not permit the intended development. The proposed development requires several new zones to be created. A complete list of all of the zones and associated setback requirements can be found in the Draft Zoning By-law in Appendix 10 of this Recommendation Report.

The proposed zoning by-law amendment includes a Holding (H) provision to ensure that vehicular access and servicing are satisfied prior to the as of right land use permissions being applied. This property is located in the northwest sector of Block Plan Area 48-2, and as such, servicing and roads will not be available to accommodate the proposed development in the short term. The H provision will be removed at a future time once the services are available.

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

The lands have the following characteristics:

- has a total site area of approximately 3.97 hectares (9.81 acres),
- has frontage onto Mayfield Road and future Inspire Boulevard,
- is currently vacant.

The surrounding land uses are described as follows:

North: Mayfield Road, beyond is Caledon (vacant lands);

South: Valleylands, beyond is Sesquicentennial Park;

East: Vacant lands;

West: Vacant lands, beyond is commercial lands (Smart Centres).

Summary of Recommendations

This report recommends that Council enact the Zoning By-law and Official Plan Amendments attached hereto as Appendix 10 and 11 respectively.

Analysis

The proposed Official Plan and Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*. Refer to Appendix 7 "Detailed Planning Analysis" for additional details.

Staff are recommending that a Holding (H) provision be included within the Zoning By-law, which will be able to be lifted in the future when servicing and vehicular traffic is available to the development. Staff, including Traffic and Engineering are satisfied that the proposed development can function well, however, since the lands to the east and west have not developed, these services are not available at this time. Applying the Holding provision permits the development to advance while surrounding parcels are developed in a comprehensive manner aligning land use with infrastructure servicing.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the following matters of Provincial interest subject to the recommended holding provisions as set out in Section 2 of the *Planning Act*:

- The orderly development of safe and healthy communities; and,
- The appropriate location of growth and development.

The location of the development capitalizes on the proposed infrastructure and provides additional density along Inspire Boulevard. The additional density is proposed to be located on a transit route, and will create a more vibrant streetscape along an important road, and is directly across from a significant park.

Provincial Policy Statement (PPS)

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 application is consistent with the PPS, including with respect to the land designations, the environment and employment opportunities subject to the recommended holding provisions.

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

- b) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- c) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,
- d) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.

The subject lands will use future infrastructure and effectively use the lands. The environmental integrity of the lands are upheld. By providing the proposed built form typologies, the City and community are able to take advantage of the services in the area.

Section 1.1.3.1 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- efficiently use land and resources; and,
- are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

The proposed development is with the Countryside Villages Block Plan. It reflects the land uses that were proposed as part of the overall Block Plan. While the increase in density along Inspire Blvd. slightly differentiates from the Block Plan, the policies within the Block Plan, Secondary Plan and Official Plan support density in these locations.

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

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living by providing convenient access to local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. The subject application conforms to the applicable policies as outlined in the Growth Plan for the Greater Golden Horseshoe with respect to the allocation of growth and preservation of the Natural Heritage System.

Region of Peel Official Plan

The Regional Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the "Urban System" designation in the Regional Official Plan and conform to the related policies with respect to healthy communities, achieving an intensified and a mix of land uses in appropriate areas that efficiently use resources.

City of Brampton Official Plan

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 intent of the plan regarding the type of development (residential use) and that the environmental policies are met, that the design of the development is consistent with the policies, and that all of the technical matters have been resolved.

The lands are designated 'Residential' and 'Open Space' on Schedule A of the Official Plan. The residential designation permits a range of dwelling typologies, including single detached dwellings, townhouses and apartments. The Open Space designation permits very limited uses. The Official Plan includes policies related to mix of dwelling types, provision of on-site amenities and ensuring that the proposed developments provide typologies and densities that fit into the surrounding community. The applicant has demonstrated that the proposal meets the requirements of the Residential designation. Additional policies regarding urban design and transportation have been fully researched and determined to be adequately addressed as part of this application and supporting documentation.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres (787 feet) of the subject lands in accordance with and exceeding the Planning Act requirement of 120 metres (394 feet) for such applications. A copy of all department/agency comments and conditions are attached as Appendix 10 to this report. Notice signs were placed on the subject lands on May 4, 2021 to advise members of the public that an application to amend the Zoning By-law had been filed with the City. A statutory Public Meeting for this application was held on June 7, 2021. No members of the public attended the Statutory Public Meeting to speak to the application and no written submissions were made.

Corporate Implications:

Financial Implications

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

Other Implications

There are no other corporate implications associated with this application.

2018-2022 Term of Council Priority: A Compass for our Community:

The application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by:

- efficiently using land and resources;
- directing development to an existing settlement area that is within proximity of existing commercial areas and institutional uses; and,
- providing opportunity for efficient growth within an existing community.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’.

Conclusion:

The Development Services Division undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff is satisfied that the proposed Zoning By-law and Official Plan amendment application and Draft Plan of Subdivision, is appropriate subject to the Conditions in Appendix 10 and 11 respectively.

The proposal represents good planning, including that it is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2020) and the Peel Region Official Plan. Further, the application is consistent with the principles and overall policy direction of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law and Official Plan Amendments attached hereto as Appendix 10 and 11 respectively. The application for a Draft Plan of Subdivision approval facilitates future land division into individual detached dwellings, and is appropriate for the orderly development of the lands. The Official Plan and Zoning Amendment and Plan of Subdivision is appropriate considering the following:

- the proposed development is an efficient use of land resources and the density is appropriate for this area;
- that the Holding provision recommended for the Zoning By-law will accommodate the timely development of the lands once the services are available for the subject property;

- the application for a draft plan of subdivision is necessary to facilitate future land division into individual detached dwellings, and is appropriate for the orderly development of the lands;
- the proposed development respects the environmental lands;
- the application is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans;
- the proposed development is consistent with the principles of the Official Plan including the criteria of the Residential and Open Space designations; and,
- as confirmed through the circulation of the applications, financial and technical requirements have the opportunity to be addressed with the inclusion of the holding provisions.

In summary, the application is appropriate for the orderly development of the lands, and represent good planning. Staff recommend approval of the Official Plan Amendment, Zoning By-law Amendment and endorsement of the Draft Plan of Subdivision as the proposal represents good planning and is in the public interest.

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Appendices:

- Appendix 1: Proposed Draft Plan of Subdivision
- 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: Block Plan
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Results of Public Meeting
- Appendix 10: Draft Zoning By-law Amendment
- Appendix 11: Draft Official Plan Amendment
- Appendix 12: Sustainability Snapshot
- Appendix 13: Draft Plan of Subdivision and associated Conditions