

**Date:** 2022-11-25

**Subject:** **OZS-2021-0022**

**Secondary Title: Recommendation Report**

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

*(To permit a residential development consisting of 41 single detached dwellings, approximately 7 townhouses, future residential blocks for single detached dwellings and townhouses, an open space block, a walkway block and a road network)*

**Maplequest Investments Inc. – KLM Planning Partners Inc.**

West of Torbram Road, north of Countryside Drive and south of Inspire Boulevard.

Ward: 9

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**Report Number:** Planning, Bld & Growth Mgt-2022-958

**Recommendations:**

1. **THAT** the report titled: Recommendation Report, **Application to Amend the Zoning By-law and Draft Plan of Subdivision, Maplequest Investments Inc. – KLM Planning Partners Inc.**, West of Torbram Road, north of Countryside Drive and south of Inspire Boulevard, Ward 9 (File: OZS-2021-0022 and Planning, Planning, Bld & Growth Mgt-2022-958), to the Planning and Development Committee Meeting of December 12, 2022, be received;
2. **THAT the Zoning By-law Amendment application submitted by KLM Planning Partners Inc Incorporated on behalf of Maplequest Investments Inc., Ward: 9, File: (OZS-2021-0022 and Planning, Bld & Growth Mgt-2022-958), be approved**, on the basis that it does represent good planning, including that it is consistent with the Provincial Policy Statement, conform(s) to the Grown Plan for the Greater Golden Horseshoe, The Region of Peel Official Plan and the

City's Official Plan for the reasons set out in the Planning Recommendation Report, November 25, 2022;

3. **THAT** the amendments to the Zoning By-law, as generally attached as Appendix 9 to this report be adopted;
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, R.S.O. c.P. 13, as amended.

**Overview:**

- This report recommends approval of amendments to the Zoning By-law for this application.
- The applicant is proposing a residential subdivision with 41 single detached dwellings, approximately 7 townhouses, future residential blocks for single detached dwellings and townhouses, an open space block, a walkway block and a road network.
- The property is designated “Residential” and “Open Space” in the Official Plan. It is designated “Low Density Residential”, “Medium Density Residential”, “Neighbourhood Park” and “Public Middle School Site” in the Countryside Villages Secondary Plan Area SP48. It is identified as “Low / Medium Density Residential”, “Medium Density Residential” and “Park” in the Countryside Villages Block Plan Area 48-2.
- The plan does not require changes to the Official Plan or the Secondary Plan.
- 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 residential development. The proposed Zoning By-law Amendment includes a new site-specific single-detached zone on the lands, two pre-existing site-specific townhouse zones within the Zoning By-law, as well as an Open Space zone. ‘Holding (H)’ provisions are included with the residential zones as the lands currently do not have vehicular access or services available. Staff are satisfied that once these services are available, that the lands will be developed appropriately and the ‘H’ provision can be lifted.
- 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 property is located west of Torbram Road approximately halfway between Countryside Drive and the proposed Inspire Boulevard. The property is vacant.

This application has been reviewed for completeness and found to be complete in accordance with Section 22 (4), Section 51 (19.1), and Section 34 (10.4) of the *Planning Act*. A formal Notice of Complete Application was issued on July 8, 2021. On September 13, 2021 a public meeting was held for this application.

**Property Description and Surrounding Land Use:**

The subject property is currently vacant and has the following characteristics:

- has a total site area of approximately 4.167 hectares (10.297 acres);
- has frontage onto Torbram Road;
- is vacant.

The surrounding land uses are described as follows:

North: Vacant land;

South: Vacant land, lands have attained and approved Plan of Subdivision with residential uses as well as a school and stormwater management pond;

East: Torbram Road, beyond is vacant land;

West: Park and Valleylands.

**Current Situation:****Proposal:**

This application to amend the Zoning By-law proposes to permit a residential development. The proposal is requesting the lands be designated and zoned to permit a predominantly residential subdivision with single detached and townhouses as well as an open space block and a walkway block.

Please refer to Appendix 1 for the proposed Plan.

**Details associated with the proposal are provided below:**

Single detached dwellings:

- 20 lots with a minimum width of 12.5 metres (41 feet)
- 27 future residential blocks with a minimum width of 12.5 metres (41 feet)
- 21 lots with a minimum width of 11.6 metres (38 feet)
- 41 future residential blocks with a minimum width of 11.6 metres (38 feet)

Townhouse dwellings:

- 9 blocks with access through a rear lane within a minimum lot width of 4.5 metres
- 9 blocks with access through a rear lane within a minimum lot width of 6.0 metres

Open Space Block – 0.004 hectares (0.01 acres)

Walkway – 0.09 hectares (0.1 acres)

### Summary of Recommendations

This report recommends that Council enact the Zoning By-law amendment attached hereto as Appendix 10 and 9 respectively.

### **Analysis**

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and are 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.

Holding (H) provisions have been included within the proposed Zoning By-law because the lands currently do not have vehicular access or immediately available services. The lands are interconnected with a group of related developments, all of which have been fully analyzed in terms of capacity. Staff are confident that this development can go forward with preliminary development (topsoil stripping, underground services) and that once the development to the south is at a stage where services are available, that the H provision can be lifted.

### *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 a logical continuation of residential development in Secondary Plan Area 48-2. The

density is complimentary with the surrounding land uses and creates additional local housing opportunities.

### 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 Section 1.1.1 (b) of the PPS, which speaks to accommodating an appropriate affordable and market-based range and mix of residential types. In addition, Section 1.1.3.1 of the PPS 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.

### 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 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. An analysis of all department/agency comments are included as part of Appendix 7 to this report. Notice signs were placed on the subject lands on August 5, 2021 to advise members of the public that an application to amend the Official Plan and Zoning By-law had been filed with the City. A statutory Public Meeting for this application was held on September 13, 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 these amendments to the Zoning By-law. All financial requirements (i.e. securities, Development Charges and Cash in Lieu of Parkland Requirements) will be addressed as part of the Site Plan application.

#### Other Implications:

There are no other corporate implications associated with this application.

### **Term of Council Priorities (2019-2022):**

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 Department undertook a circulation of the application to ensure that all technical and financial matters have been satisfactorily addressed. Staff recommends approval of the Zoning By-law Amendments.

Staff is satisfied that the proposed Zoning by-law Amendment application and Plan of Subdivision represent good planning, including that they are 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 applications are consistent with the principles and overall policy direction of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 9. The Zoning Amendment and Plan of Subdivision appropriate considering the following:

- the proposed development is an efficient use of land resources and the density is appropriate for this area;
- the proposed development is compatible with the surrounding uses;
- the proposed holding provisions will ensure that timely development of these 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; and,
- the proposed residential uses and density are appropriate for these lands and will provide much needed housing opportunities.

Staff recommend approval of the Zoning By-law Amendment as the proposal represents good planning and is in the public interest.

Authored by:

Reviewed and Recommended by:

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Planning & Development Services

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Allan Parsons, MCIP, RPP  
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Planning and Development Services

Approved by:

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Steve Ganesh, MCIP, RPP  
Commissioner (Acting),  
Planning, Building and Growth Management

**Appendices:**

- Appendix 1 – Proposed Plan of Subdivision
- Appendix 2 - Location Map
- Appendix 3 - Official Plan (Schedule 'A' General Land Use Designations) Extract
- Appendix 4 - Secondary Plan Land Use Map
- Appendix 5 - Existing Zoning Plan Extract
- Appendix 6 - Existing Land Use Map
- Appendix 7 - Detailed Planning Analysis
- Appendix 8 - Public Meeting Summary and Analysis
- Appendix 9 - Zoning By-law Amendment
- Appendix 10 – Sustainability Snapshot
- Appendix 11 – Draft Plan and Conditions