

Date: 2022-01-12

File: **OZS-2021-0036 & 21T-21013B**

Subject: **Recommendation Report**
Application for Draft Plan of Subdivision
(To permit a residential development of 51 dwellings)
Forestside Estates Inc. – KLM Planning Partners Inc.
Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner
of Literacy Drive and Academy Drive
Ward: 10

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Report Number: Planning, Bld & Ec Dev-2022-039

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application for a Draft Plan of Subdivision, **Forestside Estates Inc. – KLM Planning Partners Inc.**, Block 373 of Plan 43M-1799 & Block 94 of Plan 43M-1803, Corner of Literacy Drive and Academy Drive, Ward 10 (OZS-2021-0036 and 21T-21013B), dated January 12, 2022 to the Planning and Development Committee Meeting of January 31, 2022 be received;
2. **THAT** the Draft Plan of Subdivision application submitted by KLM Planning Partners Inc. on behalf of Forestside Estates Inc., Ward 10, File: OZS-2021-0036 be approved, on the basis that it represents good planning, including that it has regard to Section 51(24) of the Planning Act, is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, and for the reasons set out in this Recommendation Report.

Overview:

- The application will facilitate a residential development consisting of 51 dwelling units. Access will be from both Literacy Drive and Academy Drive via a public roadway.
- The property is zoned Institutional One – Section 1981 (I1-1981) by By-law 270-2004, as amended. An amendment to the existing zoning is not required to permit the proposed uses.
- The property is designated as “Residential” on Schedule A – General Land Use Designations of the Official Plan. The property is designated as “Residential Low/Medium Density” on Schedule SP41(a) of the Bram East Secondary Plan. The Official Plan and Secondary Plan permit the proposed development.
- The property is designated “School” on the Bram East Sub-Area 1 Block Plan. An amendment to the Block Plan is not required to permit the proposed development as residential development was anticipated should the local school boards pass on acquiring the site.
- A Statutory Public Meeting for this application was held on November 1, 2021. Details of the Statutory Public Meeting are included in Appendix 9 of this report.
- The proposal is consistent with the “2018-2022 Term of Council Priorities” by supporting “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.
- The proposed Draft Plan of Subdivision represents good planning, has regard for the Planning Act, is consistent with the Provincial Policy Statement and is in conformity with the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the City of Brampton Official Plan.

Background:

This application was received on August 13, 2021 and has been reviewed for completeness and found to be complete in accordance the Planning Act. On August 17, 2021 staff issued formal notice that the application was deemed to be a complete application.

The lands were previously intended to accommodate an elementary school block, but it was determined by both school boards that the site was not required for their purposes. When the block was previously created through a plan of subdivision, the block was also zoned to permit a school, as well residential purposes, in case it was determined that a school at this site was not required. No zoning by-law amendment is therefore associated with this plan of subdivision application to create residential lots and a public road.

Current Situation:

Proposal:

An application for a Draft Plan of Subdivision has been filed in support of the proposed development.

Details of the proposal are as follows:

- To permit 51 residential dwellings comprised of single detached dwellings;
- Public road; and
- Access will be from both Literacy Drive and Academy Drive.

Property Description and Surrounding Land Use:

The lands have the following characteristics:

- Located at the corner of Literacy Drive and Academy Drive;
- The site is vacant with sparse growth; and
- Rectangular shaped parcel with an area of approximately 2.64 hectares (6.52 acres) with frontage of approximately 93 metres along Literacy Drive and 215 metres along Academy Drive.

The surrounding land uses are described as follows:

North: Across Academy Drive, single detached dwellings and a park.

South: Residential community consisting of single detached dwellings.

East: Residential community consisting of single detached dwellings followed by a natural heritage feature.

West: Across Literacy Drive, single detached dwellings and a Secondary School.

Summary of Recommendations:

This report recommends the approval of the Draft Plan of Subdivision application. The proposed Draft Plan of Subdivision is attached hereto as Appendix 1 and the Conditions of Draft Approval are attached as Appendix 7.

Planning Analysis Summary:

Staff has reviewed the proposed Draft Plan of Subdivision and found that this application represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan. Staff has reviewed this application relative to the provisions prescribed within Section 2 and Section 51(24) of the Planning Act and advises that the proposed development satisfies these criteria. A detailed analysis of these policies can be found in Appendix 8 of this report.

Community Engagement:

The proposed Draft Plan of Subdivision was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the Planning Act requirements. A copy of all department/agency comments are included in Appendix 10 of this report. Notice signs were also placed on the subject lands to advise members of the public that an application had been filed with the City. This report along with the complete application requirements, including studies, have been posted to the City's website.

A Statutory Public Meeting for this application was held on November 1, 2021. There were zero (0) delegations from members of the public at the meeting and zero (0) written submissions were received. Details of this meeting are included in Appendix 9 of this report.

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.

Term of Council Priorities:

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs.

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”. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

Conclusion:

Staff have undertaken a thorough review of this application to ensure that all technical and financial matters have been satisfactorily addresses. Staff is satisfied that the Draft Plan of Subdivision application represents good planning. This application has regard for the Planning Act, is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Peel Region Official Plan, and the City’s Official Plan. Staff therefore recommend that the proposed Draft Plan of Subdivision be approved.

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Chief Administrative Officer

Attachments:

Appendix 1:	Draft Plan of Subdivision
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 & Existing Land Use Plan
Appendix 7:	Draft Conditions of Draft Plan Approval
Appendix 8:	Detailed Planning Analysis
Appendix 9:	Results of Public Meeting
Appendix 10:	Results of Application Circulation