

Date: 2022-12-01

Subject: RECOMMENDATION REPORT
Application to Amend the Zoning By-law and for a proposed Draft Plan of Subdivision
(*To permit the development of 23 single-detached dwellings*).
Glen Schnarr & Associates Inc. – 13172589 Canada Inc.
9224 & 9230 Creditview Road
North of Queen Street West and west of Creditview Road
Ward: 5

Contact: Nitika Jagtiani, Development Planner, Development Services,
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Report Number: Planning, Bld & Growth Mgt-2023-008

Recommendations:

1. **That** the report titled: **Recommendation Report**, Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, **Glen Schnarr & Associates Inc. – 13172589 Canada Inc.**, 9224 & 9230 Creditview Road, Ward 5 (File: OZS-2022-0013 and 21T-22002B), dated December 1, 2022 to the Planning and Development Committee Meeting of January 23, 2022, be received;
2. **THAT** the application for a **Zoning By-law Amendment and Draft Plan of Subdivision** submitted by **Glen Schnarr & Associates Inc.**, on behalf of 13172589 Canada Inc. (File: OZS-2022-0013 and 21T-22002B) be approved, on the basis that it 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, and for the reasons set out in this Recommendation Report;
3. **THAT** the amendment to the Zoning By-law generally in accordance with the attached Appendix 13 to this report be adopted; and

Overview:

- This report recommends approval of a Zoning By-law Amendment and Draft Plan of Subdivision to develop 10 single-detached dwellings fronting along Creditview Road and Innismoor Road, and 13 single-detached dwellings of condominium tenure to be developed along an internal private road.
- The subject property is designated as ‘Residential’ in the City of Brampton Official Plan. The ‘Residential’ designation permits a full range of residential dwelling types. An amendment to the Official Plan is not required.
- The subject lands are designated ‘Low Density Residential 1’ within the Credit Valley Secondary Plan (SPA 45). An amendment to the Secondary Plan is not required.
- The property is zoned ‘Agricultural (A)’ as per Zoning by By-law 270-2004, as amended. The ‘Agricultural (A)’ zone does not permit the proposed residential development. Therefore, an amendment to the Zoning By-law is required to facilitate the proposed residential subdivision.
- A Statutory Public Meeting for this application was held on June 20th, 2022. Two members of the public were present to speak on this item. Written submission from 42 members of the public were received.
- Key issues raised by residents include built form and traffic/visitor parking issues which have now been addressed in the final plan. Details of the Statutory Public Meeting are included in Appendix 12 of this report.
- The 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 Brampton Official Plan.
- The proposal is consistent with the “2022 - 2026 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.

Background:

Glen Schnarr & Associates Inc., on behalf of 13172589 Canada Inc., submitted this application for a proposed amendment to the Zoning By-law and for a Draft Plan of Subdivision on February 17th, 2022. The application was deemed complete in

accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on March 9th, 2022.

The applicant originally submitted an application for an amendment to the Zoning By-law and for a Draft Plan of Subdivision to permit 30 units of a mix of single and semi-detached dwellings on subject lands. On May 5, 2022, the applicant submitted a revised plan proposing 23 single detached dwellings. This development concept was presented at the June 20, 2022 Planning and Development Committee Meeting for its statutory Public Meeting.

Current Situation:

A proposal to amend the Zoning By-law Amendment and for a Draft Plan of Subdivision has been filed with the City to develop an approximately 1.18 hectare (2.92 acres) site located at 9224 and 9230 Creditview Road.

The property owner is proposing to redevelop the subject property by removing two existing residential dwellings and constructing 23 single-detached residential dwellings.

Proposal:

Details of the proposal are as follows (please refer to Appendix 1):

- 10 single-detached dwellings fronting Creditview Road and Innismoor Road;
- 13 single-detached dwellings of common condominium tenure are proposed within the west portion of the site fronting along a proposed private road;
- The lots will have frontages of 11.6 m, 12.8 m, 14.6 m and 15.24 m.
- A buffer block with an area of 0.01 ha; and,
- A road widening block within an area of 0.02ha.

Application to Amend the Zoning By-law:

The subject property is zoned 'Agricultural (A)' as per Zoning By-law 270-2004, as amended. This zoning designation does not permit the proposed residential use.

The proposed Zoning By-law Amendment will rezone the property to new single-detached residential zones. This will permit the proposed uses as well as provide associated performance standards including lot width, front and side yard depths, and lot area requirements

The proposed Zoning By-law Amendment is supportable as it permits the site to be developed in a similar manner to the surrounding land uses. This ensures the proposed development is compatible with the other dwellings in the immediate neighborhood in

terms of lot size, dwelling types, setbacks and other characteristics. It also ensures the development is integrated with the established character of the neighborhood.

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

The lands have the following characteristics:

- are municipally known as 9224 & 9230 Creditview Road;
- have a total site area of approximately 1.18 hectares;
- have a frontage of approximately 105 metres along Creditview Road and a direct frontage along the north side of Innismoor Road of approximately 111 metres ; and
- are currently occupied by two single-detached dwellings and associated accessory buildings that are proposed to be demolished.

The surrounding land uses are described as follows:

North: Single-detached residential dwellings;

South: Innismoor Road beyond which are single-detached residential dwellings; further south is a storm water management pond;

East: Creditview Road, beyond which are single-detached residential dwellings; and

West: Single-detached dwellings beyond which is Intrigue Trail.

Summary of Recommendations

This report recommends that Council approve the proposed residential development. It further recommends that Council adopt the amendment to the Zoning By-law generally in accordance with the attached appendices. This will accommodate the approval of the proposed Draft Plan of Subdivision. The proposal and implementing documents represent good planning, are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe and the Region of Peel Official Plan.

Planning Analysis Summary:

The proposed Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the Provincial Policy Statement and are in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plan. The application is also consistent with Section 2 of the Planning Act and the Draft Plan of Subdivision is consistent with Section 2 and 51 (24) of the Planning Act. In addition, the proposed development is consistent with the general vision and intent of the Official plan.

The various studies submitted by the applicant in support of the application have been reviewed by the City as well as the circulated public agencies, demonstrating the proposed development is appropriate from a technical perspective.

Additional information with respect to individual policies is provided in Appendix 9 (Detailed Planning Analysis).

Matters of Provincial Interest:

Planning Act, (2020):

This development proposal has regard for matters of provincial interest as set out in Section 2 of the Planning Act.

The proposed residential uses are appropriate given the surrounding land uses are predominately residential. The proposed development adequately provides and efficiently uses existing infrastructure for communication, transportation, sewage and water services as well as waste management. It also ensures the orderly development of safe and healthy communities by providing a low density development that is generally consistent with the planned land use function. This site provides an appropriate location for the proposed development as it is a continuation of the existing residential subdivisions to the north and south and follows the approved Block Plan. Staff is satisfied that the application is in compliance with the matters of provincial interests as set out in the Planning Act.

Provincial Policy Statement (PPS), (2020):

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 proposed development helps to achieve complete communities. The proposed residential development is compatible with surrounding lands, efficiently uses existing infrastructure available on the site.

Staff is satisfied that the proposed development is consistent with the applicable sections of the Provincial Policy Statement.

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

The Growth Plan for the Greater Golden Horseshoe provides a framework regarding growth and development that supports economic prosperity, protects the environment, and helps communities to achieve a high quality of life. The proposed residential development is located within an existing residential subdivision neighbourhood. In addition, the proposed development provides access to public services, facilities, natural

trails, and existing transit services. Staff is satisfied that the proposed development is consistent with the applicable sections of the Growth Plan.

Region of Peel Official Plan:

The Regional Official Plan provides a long-term policy framework that protects the environment, manages resources, and forecasts growth. The subject site is located within the “*Urban System*” designation in the Region of Peel Official Plan. The proposal conforms to the Regional Official Plan by directing redevelopment within the urban boundary to help optimize the supply of available land, supporting the achievement of healthy communities and protecting natural heritage features on and adjacent to the site.

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 general intent of the plan regarding the type of development (low density residential). Staff is satisfied that the objectives of the Official Plan have been met.

The subject lands are designated as “*Residential*” on Schedule A – General Land Use Designations of the Official Plan. Residential uses are permitted within the “*Residential*” designation as well as complementary uses, other than Places of Worship, subject to specific Secondary Plan policies or designations. An amendment to the Official Plan is not required.

Credit Valley Secondary Plan:

The subject land is designated as “*Low Density Residential 1*” in the Credit Valley Secondary Plan (SPA 45). As noted in the Official Plan, residential uses including single-detached dwellings are permitted uses for this designation and conform to the Secondary Plan.

The *Low Density Residential 1* designation in the Secondary Plan, permits a maximum density of 19.5 units per net residential hectare. The proposed development provides a net density of 20 units per net residential hectare, which exceeds the permitted maximum density by 0.5 net units per hectare. As described in Section 1.4 of the Official Plan, matters such as identified maximum densities are not to be considered rigid, absolute standard but to represent the desired intent of the municipality. There is sufficient flexibility to permit minor variation, such as the minimal increase proposed in this application, without the necessity of a formal amendment to the Plan.

An amendment to the Secondary Plan is not required.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in April 2022, in accordance with and exceeding the Planning Act requirement of 120 metres for such applications. A copy of all department / agency comments are attached as Appendix 11 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for a Proposed Draft Plan of Subdivision had been filed with the City.

A Statutory Public Meeting for this application was held on June 20th, 2022. There were two members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from 42 members of the public were received. Details of the Statutory Public Meeting are included in Appendix 12 of this report. A high level overview of the comments received and revisions to the final plan is outlined below.

Issue Raised At Public Meeting	Revised Plan
<ul style="list-style-type: none">• The proposal of semi-detached homes within the area.	<ul style="list-style-type: none">• The applicant revised their proposal to 23 single-detached homes to better fit with the existing character of the neighborhood.
<ul style="list-style-type: none">• Impact on the natural heritage features and mature trees as well as the wildlife in the area.	<ul style="list-style-type: none">• An Arborist Report provides recommendations and tree protection measures for all trees to be preserved prior to construction. Staff will determine whether to take cash-in-lieu compensation for tree removals or agree to additional planting during the detailed design review stage for the development.
<ul style="list-style-type: none">• Traffic congestion	<ul style="list-style-type: none">• The Transportation Impact Study has been revised for the new proposal of 23 detached units, concluding the proposal will have a minor impact.
<ul style="list-style-type: none">• Visitor parking	<ul style="list-style-type: none">• The units along Innismoor road are proposed to have access to shared visitor parking area comprising of 6 spaces. These visitor parking spaces will reduce the need for visitors to park on the street.

Corporate Implications:

Financial Implications:

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

Other Implications:

There are no other corporate implications associated with the applications.

Term of Council Priorities:

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.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’. The proposed development supports Brampton 2040 Vision 3 for a Complete Neighborhood as it maintains the principles of a complete neighborhood by accommodating a variety of housing types to the needs of the community.

Conclusion:

Staff is satisfied that the proposed Draft Plan of Subdivision and Zoning By-law Amendment represent good planning, because they are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan, and are in keeping with the general principles of the Brampton Official Plan.

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 13, as the following criteria have been met:

- the proposed development represents the efficient and orderly re-development of the lands for residential purposes;
- the proposed development implements a residential urban and community design that complements the existing neighborhood;
- the application is consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region’s Official Plans; and,
- as confirmed through the circulation of the applications, all financial and technical requirements have been addressed.

In summary, the applications are appropriate for the orderly development of the lands, and represent good planning.

Authored by:

Reviewed by:

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Approved by:

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Commissioner
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Attachments:

- Appendix 1 – Draft Plan of Subdivision
- Appendix 2 – Location Map
- Appendix 3 – Aerial & Existing Land Use
- Appendix 4 – Official Plan Designations
- Appendix 5 – Secondary Plan Designations
- Appendix 6 – Zoning By-law Designations
- Appendix 7 – Block Plan Designations
- Appendix 8 – Sustainability Score Summary
- Appendix 9 – Detailed Planning Analysis
- Appendix 10 - Proposed Conditions of Draft Approval
- Appendix 11 – Results of Application Circulation
- Appendix 12 – Results of Public Meeting
- Appendix 13 – Draft Zoning By-law Amendment
- Appendix 13a – Draft Zoning By-law Amendment Schedule 'A'