

Date: 2023-01-20

File: **OZS-2021-0024 & 21T-21011B**

Subject: **Recommendation Report**
Application to amend the Zoning By-law and Draft Plan of Subdivision. (To permit two (2) townhouse blocks consisting of nine units and 68 detached dwellings).
KLM Planning Partners Inc. – Maplequest Ventures Inc.
11229 Torbram Road, Part of Lot 16, Concession 6, East of Hurontario Street.
Ward: 10

Contact: Alex Sepe, Development Planner, Planning, Building and Growth Management, 905-874-3557, Alex.Sepe@Brampton.ca; and Angelo Ambrico, Manager, Planning, Building and Growth Management, 905-874-2953, Angelo.Ambrico@Brampton.ca

Report Number: Planning, Bld & Growth Mgt-2023-071

Recommendations:

1. **That** the report titled: **Recommendation Report** Application to amend the Zoning By-law and Draft Plan of Subdivision. (To permit two (2) townhouse blocks consisting of nine units and 68 detached dwellings). **KLM Planning Partners Inc. – Maplequest Ventures Inc.** 11229 Torbram Road, Part of Lot 16, Concession 6, East of Hurontario Street. Ward: 10, dated January 20th, 2023, to the Planning and Development Committee meeting of February 13th, 2023 be received;
2. **That** the Zoning By-law Amendment and the Draft Plan of Subdivision application submitted by KLM Planning Partners Inc. on behalf of Maplequest Ventures Inc. Ward 10, File: OZS-2021-0024 be approved, on the basis that it represents good planning, is consistent with Section 34 and 51(24) of the Planning Act, is consistent with the Provincial Policy Statement, and conforms to A Place to Grow: 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 10 to this report be adopted.
4. **That** no further notice of public meeting be required for the attached Zoning By-law Amendment to Section 34(17).

Overview:

- **This report recommends approval of a Zoning By-law Amendment and Draft Plan of Subdivision application to develop the lands to permit two (2) townhouse blocks consisting of 9 units and 68 detached units.**
- **The property is zoned Agricultural (A) by By-law 270-2004, as amended. The draft Zoning By-law Amendment attached as Appendix 10 will implement the proposed residential and open space 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 Density” and “Residential Medium Density” on Schedule SP48(a) of the Countryside Villages Secondary Plan. The Official Plan and Secondary Plan permit the proposed development.**
- **The property is located within the Countryside Villages 48-2 Block Plan, an amendment to the Block Plan is not required to permit the proposed development.**
- **A Statutory Public meeting for this application was held on September 13, 2021. No written correspondence was received.**
- **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.**
- **The proposed Zoning By-law Amendment and 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 A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan and the City of Brampton Official Plan.**

Background:

The lands subject to the Zoning By-law Amendment and Draft Plan of Subdivision are located at 11229 Torbram Road. This application has been reviewed for completeness and found to be complete in accordance with Section 51 (19.1) and Section 34 (10.4), of the Planning Act. A formal Notice of Complete Application was issued on June 28th, 2021.

Current Situation:

- The applicant is proposing to amend the Zoning By-law and Draft Plan of Subdivision to permit residential uses, details of the proposal are as follows:
 - To permit 77 residential dwelling units - comprised of 9 townhouse dwellings and 68 single detached dwellings;
 - To create a 0.214 Ha. (0.529 Ac.) Park Block, shown as Block 82;
 - Creation and extension of four municipal roadways: “Street 1”, “Street 2”, “Street 3”, “Street 4” and “Street 5”;
 - Vehicular access to the subject development will also be provided an intersection at “Street 1” and Torbram Road;

Application to Amend the Zoning By-law and a Draft Plan of Subdivision:

The subject property is zoned Agricultural (A) by By-law 270-2004, as amended. The proposed Zoning By-law amendment seeks to delete and replace the Agricultural designation with three site-specific residential zones: Residential Single Detached F (H) 11.6 – 3684, Residential Single Detached F (H) 11.6 – 2987 and Residential Townhouse E (H) 4.5 – 3685 and an Open Space (OS) zone.

Holding provisions have been included with the residential zones to ensure the development does not proceed until confirmation is received that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy. The Zoning By-law amendment includes site-specific zone provisions including but not limited to; building setbacks, building height, lot coverage, garage door width and landscaping requirements. The detailed planning analysis (Appendix 8) includes a detailed overview of the Zoning By-law Amendment, the entire proposed By-law is included in Appendix 10 – Draft Zoning By-law Amendment.

Draft Plan of Subdivision

The proposed draft plan of subdivision (Appendix 11) consists of:

- A total of 77 dwelling units comprised of:
 - Two (2) townhouse blocks consisting of nine townhouse units, having a minimum lot width of 4.5 metres;
 - 68 detached units, 13 units have a minimum lot width of 12.49 metres, 55 units have a minimum lot width of 11.6 metres. (Part lots are counted as 0.5 units, unit count will be finalized following the completion of land exchanges with abutting developments).

- Other Features Include:
 - New municipal right of way's currently depicted on the draft plan as: "Street 1", "Street 2", "Street 3", "Street 4" and "Street 5";
 - Access to Torbram Road will be facilitated through an intersection located at "Street 1";
 - Block 82 is to be developed as a Park Space 0.214 ha. (0.529 ac.);
 - Block 83 is to be developed as a Buffer Block 0.017 ha. (0.042 ac.); and
 - Block 84 will be a dedicated 0.3 metre reserve 0.009 ha. (0.022 ac);

Property Description and Surrounding Land Use (Appendix 6)

The lands have the following characteristics:

- Located on the east side of Torbram Road south of Mayfield Road and north of Countryside Drive;
- The majority of the site is vacant, except for a single vacant detached dwelling in the southwest corner of the site fronting onto Torbram Road, which is proposed to be demolished; and
- Rectangular shaped parcel with an area of approximately 4.08 hectares (10.09 acres) with frontage of approximately 128 metres along Torbram Road.

The surrounding land uses are described as follows:

- North: Vacant greenfield area. The lands directly abutting the subject property to the north and east are subject to a Draft Plan of Subdivision and Zoning By-law Amendment application (OZS-2021-0065 – 21T-21028B), which is currently under review.
- South: Vacant lands that previously had a designated Heritage Home (11223 Torbram Road). The subject lands directly abutting the site to the south are subject to a Draft Plan of Subdivision and Zoning By-law Amendment application

(C06E16.007-21T17009B). There is a commercial plaza and place of worship further south fronting Countryside Drive.

- East: Vacant greenfield area which is subject to a Draft Plan of Subdivision and Zoning By-law Amendment application (OZS-2021-0065 – 21T-21028B).
- West: On the west side of Torbram Road contains two (2) single detached dwellings and vacant greenfield area.

Summary of Recommendations

This report recommends the approval of the Zoning By-law Amendment and Draft Plan of Subdivision application. The proposed Zoning By-law is attached hereto as Appendix 10. The Draft Plan of Subdivision is attached hereto as Appendix 11 and the Conditions of Draft Approval are attached as Appendix 12.

Planning Analysis

The proposed Zoning By-law Amendment and Draft Plan of Subdivision 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 8 "Detailed Planning Analysis" for additional details and comprehensive analysis.

Holding (H) provisions have been included as the development of the subject property requires the development of the lands to the east and south for servicing (storm and sanitary). The Holding provision requires that confirmation is received that all infrastructure and services have been provided to the satisfaction of the Commissioner of Public Works in accordance with the Growth Management Staging and Sequencing Strategy.

Matters of Provincial Interest

Planning Act

This development proposal has regard for the following policies as set out in Section 2 of the Planning Act, subject to the recommended Holding provisions,:

- b) The adequate provision and efficient use of communication, transportation, sewage/water services and waste management systems
- c) The orderly development of safe and healthy communities; and,
- e) 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 proposed development is planned in accordance with the approved Countryside Villages 48-2 Block Plan.

Provincial Policy Statement

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 development. As per section 1.1.3.2 of the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- A) efficiently use land and resources;
- B) 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 Holding provisions included within the proposed zoning By-law amendment ensure that the proposed development efficiently integrates with public infrastructure and facilities.

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 purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated "Residential" in the City of Brampton Official Plan, the proposed development conforms to the intent of this plan. The residential designation permits a range of dwelling typologies, including single detached dwellings, townhouses and apartments. 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.

Secondary Plan

The property is designated "Residential Low Density" and "Residential Medium Density" in the Countryside Villages Secondary Plan (Area 48b), which permit a range of residential uses including single detached, semi-detached, and townhouse building types. The proposed development is located within the Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan. Through staff review of the proposal, it has been determined that the proposed development meets the policy requirements of the "Residential Low Density" and "Residential Medium Density" designations of the Countryside Villages Secondary Plan (48b) and Block Plan.

Community Engagement

The proposed Zoning By-law amendment and 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. 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 September 13th, 2021. There were zero (0) delegations from members of the public at the meeting and zero (0) written submissions were received (Appendix 14).

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:

The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal (Appendix 13). The proposal achieves an overall sustainability score of 40 points that satisfies the City's silver threshold. Planning staff have evaluated the sustainability score and summary and have found it satisfactory.

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. 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:

Staff have reviewed the proposed Zoning By-law amendment and Draft Plan of Subdivision and found that this application represents good planning and satisfactorily addresses all technical and financial matters of the City. Staff is satisfied that the Zoning By-law amendment and Draft Plan of Subdivision application represents good planning. This application is consistent with the Provincial Policy Statement and conforms to A Place to Grow: The Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and City of Brampton Official Plan. Staff have reviewed this application relative to the provisions prescribed within Section 2, Section 34 and Section 51 of the Planning Act and advise that the proposed development satisfies these criteria. Staff therefore recommend that the proposed Zoning By-law Amendment be approved.

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Attachments:

Appendix 1: Concept Plan
Appendix 2: Location Map
Appendix 3: Official Plan Designations
Appendix 4: Secondary Plan Designations
Appendix 4a: Block Plan Designation
Appendix 5: Zoning Designations
Appendix 6: Aerial & Existing Land Use
Appendix 7: Heritage Resources
Appendix 8: Detailed Planning Analysis
Appendix 9: Results of the Application Circulation
Appendix 10: Zoning By-law Amendment
Appendix 11: Draft Plan of Subdivision
Appendix 12: Conditions of Draft Approval
Appendix 13: Sustainability Assessment Snapshot
Appendix 14: Results of The Public Meeting