

**Date:** 2020-10-23

**File:** C03W15.008 / 21T-18001B

**Subject:** **Recommendation Report**  
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
Proposal to permit a residential community with 43 townhouses and 10 semi-detached dwellings on a private road.  
**2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED**  
Addresses: 1265, 1279, 1303, 1323 Wanless Drive  
South of Wanless Drive between Creditview Road and Chinguacousy Road  
Ward: 6

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**Report Number:** Planning, Building and Economic Development-2020-236

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report: Application to Amend the Zoning By-law, 2128743 ONTARIO INC. - WESTON CONSULTING GROUP INCORPORATED.**, 1265, 1279, 1303, 1323 Wanless Drive, Ward: 6 (File: C03W15.008 & 21T-18001), to the Planning and Development Committee Meeting of November 16, 2020, be received;
2. **THAT** the Zoning By-law Amendment be approved, on the basis that it represents good planning, including that it is generally 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 for the reasons set out in the Planning Recommendation Report subject to the recommended holding provisions, dated October 23, 2020; and,
3. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to this report be adopted.

**Overview:**

- **This report recommends approval of an amendment to the Zoning By-law and Draft Plan of Subdivision for this application.**
- **The proposal includes a residential development consisting of 43 townhouse dwelling units and 10 semi-detached units, an amenity area, and a private road system.**
- **The property is designated “Residential” in the Official Plan. There are no changes required for the designation as part of this application.**
- **The proposed residential development meets the intent of the requirements of the Secondary Plan Area 44. An amendment to the Secondary Plan is not required.**
- **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 uses.**
- **Adjacent lands located to the south are protected woodlot and wetland known as Peddle Woodlot.**
- **The proposed Zoning By-law amendment 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 south of Wanless Drive between Creditview Road and Chinguacousy Road. The subject property is designated “Residential” on Schedule ‘A’ of the Official Plan. It is located adjacent to a woodlot that is designated ‘Open Space’ in the Official Plan. The property is designated ‘Low Density Residential’ in the Fletchers Meadow Secondary Plan (Area 44). The subject property is comprised of five (5) separate parcels of land – the residential lots (1265, 1279, 1303, 1323 Wanless Drive) and a westerly private road connection lot.

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 February 6, 2018. A Public Meeting was held on June 21, 2018. The ownership for the lands changed in late 2019 and a second Public Meeting was held on June 22, 2020 to inform the community of revisions to the plan. There were minor revisions to the layout including changing the setbacks for the dwellings to the environmental buffer and a slight realignment of the road and changing it from a cul-de-sac to a hammerhead.

The application includes a Zoning By-law which will create two zones (Townhouse and Semi-detached), and the Draft Plan of Subdivision will both

also create blocks to allocate lands that are intended to be further divided through a condominium application. The Zoning By-law will allocate

### **Current Situation:**

#### Proposal (Refer to Appendix 1 and Appendix 1a):

The applicant is proposing to amend the Zoning By-law to permit two types of residential uses. It is the intent of the applicants to submit Plans of Condominium applications in the future. Details of the proposal include the following:

- 43 townhouse dwelling units;
- 10 semi-detached dwelling units;
- an amenity area being approximately 369 square metres (3,972 ft<sup>2</sup>);
- environmental buffer areas; and,
- a private road system.

#### *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 two zones R3C - 3005, which is for townhouses, and R2A - 3006, which is for the semi-detached dwellings.

The site specific R3C and R2A zones have some tailored provisions to ensure that the development as proposed, will be able to proceed. The zones cap the development on the density to 43 townhouses, and since there is limited space for the semi-detached units, a maximum of 10 semi-detached dwellings could be provided, for a total of 53 units. The townhouse zone requires a minimum unit width of 6.0 metres, which is

considered to be an appropriate width for a townhouse unit. The townhouse zone also provides a specialized set of setback requirements for the lot adjacent to the amenity area to ensure adequate yard for that property. Additional setbacks are provided for all of the other provisions that are not covered off in the parent by-law and the general provisions. Staff have ensured that there is adequate space between the proposed dwellings and the existing dwellings, Wanless Drive and the woodlot. A complete list of all of the setback requirements can be found in the Draft Zoning By-law in Appendix 11 of this Recommendation Report.

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

The lands have the following characteristics:

- have a total site area of approximately 4.25 acres (1.72 hectares);
- have a total frontage of approximately 231 metres (758 feet) along Wanless Drive; and,
- are vacant - all previous residential dwellings that were previously on the site have been removed.

The surrounding land uses are described as follows:

North: Wanless Drive, beyond are existing single detached dwellings and a stormwater management pond;

South: A woodlot known as Peddle Woodlot;

East: Single detached dwellings; and,

West: Single detached dwellings.

#### Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 11.

#### **Analysis**

The proposed 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 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.

## *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 existing infrastructure and appropriately infills an area. The subject lands were planned to be infilled as part of the Secondary Plan. The development of these lands is an example of good intensification in an existing community.

### 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 utilize existing infrastructure and effectively use the lands. The environmental integrity of the lands are upheld. By including townhouses in this area, it helps to alleviate sprawl in other locations. 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 an infill project. It provide additional housing needs within the urban fabric without causing additional stress on the local infrastructure. The planned access from Treegrove Crescent is being utilized. By using this infrastructure, additional points of conflict are not inserted into the local road system.

Section 1.1.3.4 states that appropriate development standards which facilitate re-development while avoiding or mitigating risks to public health and safety.

#### 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 throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, 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' on Schedule A of the Official Plan. The residential designation permits a range of dwelling typologies, including townhouses and semi-detached dwellings. It is noted that the lands to the south are designated

“Open space” and have been accommodated accordingly. 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. The Urban Design Brief provides a comprehensive review of the design of the proposal and how it confirms with the design guidelines and also the OP.

### 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 are attached as Appendix 10 to this report. Notice signs were placed on the subject lands to advise members of the public that an application to amend the Zoning By-law had been filed with the City. Statutory Public Meetings for this application were held on June 21, 2018 and June 22, 2020. Members of the public attended the Statutory Public Meeting to speak to the application. Written submissions have also been submitted. Comments are addressed in Appendix 9. The application has been amended since the Public Meeting, but these changes are minor and in staff's view do not require additional public consultation.

### **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.

### **2019-2022 Term of Council Direction: 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 Department 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 amendment application and Draft Plan of Subdivision, subject to the Conditions in Appendix 12. 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 Amendment attached hereto as Appendix 11. 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 zoning amendment and Plan of Subdivision is appropriate considering the following:

- that the proposed development is an efficient use of land resources and that the density is appropriate for this area;
- that the proposed development respects the environmental lands to the south;
- 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, with the inclusion of the recommended holding provisions; 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.



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***Appendices:***

- Appendix 1: Proposed Draft Plan of Subdivision
- Appendix 1a: Concept Site Plan
- 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: Detailed Planning Analysis
- Appendix 7a: Thornbush Development – Preliminary Community Information Map
- Appendix 8: Public Correspondence Received
- Appendix 9: Response to Public Comments
- Appendix 10: Results of the Application Circulation
- Appendix 11: Draft Zoning By-law Amendment
- Appendix 12: Draft Plan of Subdivision Conditions