

Date: 2023-02-06

File Number: **OZS-2020-0018**

Subject: **Recommendation Report**
Application to Amend the Zoning By-law and for a proposed Draft Plan of Subdivision
(To permit the development of 5 single detached residential dwellings and an extension of Hosta Street).
Gagnon Walker Domes Ltd. – Gurpreet Gill
9058 Creditview Road
North of Queen Street W. and West of Creditview Road
Ward: 5

Contact: Nitika Jagtiani, Development Planner, Development Services, 905-874-3847, Nitika.Jagtiani@Brampton.ca; and, David VanderBerg, Manager, Development Services, 905-874-2325, David.Vanderberg@Brampton.ca

Report Number: Planning, Bld & Growth Mgt-2022-939

Recommendations:

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-Law and for a proposed Draft Plan of Subdivision, **Gagnon Walker Domes Ltd.- Gurpreet Gill**, 9058 Creditview Road, Ward 5 (File: OZS-2020-0018 and 21T-20006), dated February 6, 2023 to the Planning and Development Committee Meeting of March 20, 2022, be received;
2. **THAT** the application for a **Zoning By-law Amendment and Draft Plan of Subdivision** submitted by Gagnon Walker domes Ltd., on behalf of Gurpreet Gill, (File: OZS-2020-0018 and 21T-20006) 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, being generally in accordance with the attached Appendix 13 to this report, be adopted subsequent to the approval of the Functional Servicing Report; and,
4. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment and for a proposed Draft Plan of Subdivision pursuant to Section 34 (10.4) and Section 51 (20) of the Planning Act, R.S.O., as amended.

Overview:

- **This report recommends approval of a Zoning By-law Amendment and Draft Plan of Subdivision to develop five single detached dwellings, a Natural Heritage System block, and an extension of Hosta Street.**
- **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’, ‘Secondary Valleyland’ and ‘Terrestrial Features’ in the Credit Valley Secondary Plan (SPA45). An amendment to the Secondary Plan is not required.**
- **The subject property is designated as ‘Low Density Residential’ and ‘Wetlands’ in the Springbrook Tertiary Plan. This designation permits single detached and semi-detached dwellings. An amendment is not required.**
- **The property is zoned ‘Residential Hamlet (RHM1)’ as per Zoning By-law 270-2004, as amended. The ‘Residential Hamlet (RHM1)’ 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 December 7th, 2020. Written submission from eight members of the public were received. Details of the Statutory Public Meeting are included in Appendix 11 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 Terms of Priorities: A Compass for Our Community” and supports the “City of Opportunities”**

theme. The proposal is consistent with the direction of building complete communities.

Background:

Gagnon Walker Domes Inc., on behalf of Gurpreet Gill, submitted this application for a proposed amendment to the Zoning By-law and for a Draft Plan of Subdivision on July 28, 2020. The application was deemed complete in accordance with the requirements of the *Planning Act* and a formal Notice of Complete Application was issued on August 19, 2020. Since that time the applicant has been addressing technical issues including working with the landowners to the north regarding the extension of Hosta Street.

Current Situation:

Proposal:

The application proposes to develop 9058 Creditview Road for single detached residential uses. Details of the proposal are as follows (please refer to Appendix 1):

- Five residential lots for single detached dwellings with lot widths ranging from 11.4 to 22.9 metres (37.3 to 75.0 feet) and lot depths ranging from 20.3 and 32.3 metres (66.6 to 104.9 feet);
- A Natural Heritage System Buffer (Block 6) on the westerly portion of the subject lands; and
- An extension of Hosta Street.

The proposed development is dependent on the southerly extension of Hosta Street which will terminate and intersect with Fallowfield Rd to the north. The properties to the north (City File: C04W06.010 and 21T-17004B), are municipally known as 9074 and 9084 Creditview Road and are proposed to be developed for 15 single detached residential lots and two residential reserve blocks through the extension of Hosta Street.

The extension of Hosta Street allows the subject property and the property immediately to the south (9052 Creditview Road) to be developed. There is an ongoing application to develop 9052 Creditview Road (City File: OZS-2021-0029 and 21T-21010B) for four single detached residential lots.

Application to Amend the Zoning By-law:

The subject property is zoned “Residential Hamlet (RHM1)” as per Zoning By-law 270-2004, as amended. The permitted uses in this zone include: Residential Uses (a single detached dwelling or Supportive Housing Residence Type 1) and Non-Residential Uses (park, playground, recreational area and community centre, place of worship, public or

private school, cemetery, nursing home, greenhouse or nursery). This zoning designation does not permit the proposed development.

The proposed Zoning By-law Amendment will rezone the property to “Residential Single Detached E (R1E)” with a site-specific special section for the five lots dependent on the Hosta Street extension, and “Floodplain (F)” to accommodate the wetland and proposed buffer. This zoning will permit the proposed uses as well as provide associated performance standards including lot width, front and side yard depths, lot area, and parking requirements. The Floodplain zone will protect the natural heritage features of these lands. The detailed planning analysis (Appendix 9) includes a detailed overview of the Zoning By-law Amendment.

While the staff review found the Functional Servicing Report submitted in support of the application to be generally satisfactory, there is some finalization of it that is required. It is recommended that the finalization be satisfactorily completed before the implementing Zoning By-law is forwarded to Council for approval.

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 9058 Creditview Road;
- have a total site area of approximately 0.34 hectares (0.85 acres);
- have a frontage of approximately 22.86 metres (75 feet) along Creditview Road; and
- are currently occupied by a single-detached dwelling and a detached garage, which are proposed to be demolished.

The surrounding land uses are described as follows:

North: Two rural residential lots subject to an application for a residential development consisting of single detached residential dwellings; beyond which are single detached dwellings and Fallowfield Rd;

South: Rural residential lots;

East: Creditview Road, beyond which is a stormwater management pond and single detached dwellings; and,

West: A channel block and stormwater management pond.

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 attached to this report generally in accordance with Appendix 13. This will accommodate the approval of the proposed Draft Plan of Subdivision.

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).

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 system. 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 ideal 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 and provides a range of housing options for future residents.

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 in close proximity to a residential subdivision. The proposed development to the north and south of the subject lands will complement the proposed residential development. In addition, the proposed development provides access to public services, facilities, natural trails, and existing transit services. The proposal is consistent with Growth Plan for the Greater Golden Horseshoe policies and protects the Natural Heritage System located on the subject site by rezoning them to Floodplain zones. 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), and has regard to the existing and adjacent Natural Heritage System on the site. 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. Furthermore, the subject lands are within the “*Designated Greenfield Area*” on Schedule 1 – City Concept 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*”, “*Secondary Valleyland*” and “*Terrestrial Features*” 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. 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 November 2020, 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 12 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 December 7th, 2020. There were no members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence was received from eight members of the public. Details of the Statutory Public Meeting are included in Appendix 11 of this report.

Issue Raised At Public Meeting	Revised Plan
<ul style="list-style-type: none"> Built form compatibility 	<ul style="list-style-type: none"> Staff have reviewed the application and note that the proposed development meets the Springbrook Community Design Guidelines. The proposed development is consistent with the proposed subdivisions to the north and south of the site.
<ul style="list-style-type: none"> Impact on the natural heritage features / wildlife 	<ul style="list-style-type: none"> An Environmental Impact Study was completed for this application and is satisfactory to Staff and the Conservation Authority. There are no adverse impacts anticipated to the natural heritage features and/or with the endangered species. The Natural Heritage System block and buffer block is being conveyed to the City and is being zoned appropriately.

<ul style="list-style-type: none"> • Traffic congestion 	<ul style="list-style-type: none"> • The City's Transportation Planning and Region of Peel staff have reviewed the access and are satisfied that the surrounding road network and key intersections can accommodate the traffic generated by the proposed development in conjunction with parcels connected to Hosta Street.
<ul style="list-style-type: none"> • Grading 	<ul style="list-style-type: none"> • City Staff and CVCA have reviewed the reports submitted and find it satisfactory. The ultimate flows are below the maximum allowable release rate identified by CVCA. The additional discharge will be diverted to the existing stormwater pond in close proximity to site.

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 by adding additional housing in a neighbourhood that is consistent with the existing character.

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, conforms to the Growth Plan for the Greater Golden Horseshoe and

the Peel Region Official Plan, and is 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 respectively as the following criteria have been met:

- the proposed Draft Plan of Subdivision represents the efficient and orderly re-development of the lands for residential purposes;
- the proposed development contributes to the protection of the natural environment;
- the proposed development implements a residential urban and community design that complements the existing neighborhood;
- 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.

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Attachments:

- Appendix 1 – Draft Plan of Subdivision
- Appendix 2 – Location Map
- Appendix 3 – Official Plan Designations
- Appendix 4 – Secondary Plan Designations
- Appendix 5 – Zoning By-law Designations
- Appendix 6 – Aerial & Existing Land Use
- Appendix 7 – Block Plan Designations

- Appendix 8 – Tertiary Plan Designations
- Appendix 9 – Detailed Planning Analysis
- Appendix 10 - Proposed Conditions of Draft Approval
- Appendix 11 – Results of Public Meeting
- Appendix 12 – Results of Application Circulation
- Appendix 13 – Draft Zoning By-law Amendment
- Appendix 13a – Schedule “A”