

Date: 2023-02-03

Subject: **RECOMMENDATION REPORT**
Application to Amend the Official Plan, Zoning By-law and
for a Draft Plan of Subdivision
(To permit the development of 60 single-detached dwellings)
Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.
8940 Creditview Road
South of Queen Street West and west of Creditview Road
Ward: 4

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-2023-175

Recommendations:

1. That the report titled: **Recommendation Report**, Application to amend the Official Plan, Zoning By-Law and for a proposed Draft Plan of Subdivision, **Glen Schnarr & Associates Inc. – Branthaven Creditview Inc.**, 8940 Creditview Road, Ward 4 (File: OZS-2022-0014 and 21T-22001B), dated February 3, 2023 to the Planning and Development Committee Meeting of March 20, 2023, be received;
2. That the application for an Amendment to the **Official Plan, Zoning By-law and for a Draft Plan of Subdivision** submitted by **Glen Schnarr & Associates Inc.**, on behalf of Branthaven Creditview Inc. (File: OZS-2022-0014 and 21T-22001B) 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 Official Plan generally in accordance with the attached Appendix 13 to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Appendix 14 to this report be adopted; and

5. That no further notice or public meeting be required for the attached Official Plan Amendment, Zoning By-law Amendment and for a proposed Draft Plan of Subdivision pursuant to Section 22 (6), 34 (10.4) and Section 51 (20) of the Planning Act, R.S.O., as amended.

Overview:

- **This report recommends approval of an Amendment to the Official Plan, Zoning By-law and for a Draft Plan of Subdivision to permit the development of the subject lands for 60 single-detached residential dwellings.**
- **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. The subject lands are designated 'Executive Residential' within the Credit Valley Secondary Plan (SPA 45). The proposed amendment to the Secondary Plan would re-designate the subject lands from 'Executive Residential' to 'Low Density 1' to facilitate the proposed development.**
- **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 April 25th, 2022. Nine members of the public were present to delegate on this item. Approximately 70 pieces of written submission from members of the public were received. Councilors and Planning Staff met with residents in a non-statutory public information meeting near the subject lands on May 10th, 2022.**
- **Key issues raised by residents include compatibility with the character of the surrounding neighbourhood, traffic safety, stormwater concerns, and loss of trees and biodiversity. Responses to these concerns are included in the report. Details of the Statutory Public meeting are included in Appendix 11 of this report.**
- **The application received a Sustainability Score of 29, and achieved the Bronze threshold.**
- **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 Branthaven Creditview Inc., submitted this application for a proposed amendment to the Official Plan, Zoning By-law and for a Draft Plan of Subdivision on March 1st, 2022. The applications proposed a residential subdivision of 60 single detached dwellings on the subject lands. 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 2nd, 2022.

Current Situation:

Proposal:

A proposal to amend the Official Plan, Zoning By-law and for a Draft Plan of Subdivision has been filed with the City to develop an approximately 3.54 hectare site located at 8940 Creditview Road. Three of the proposed lots will front onto Creditview Road. The remaining 57 lots are proposed along the internal road network, fronting along an extension of Classic Drive and a new proposed street.

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

- One single detached residential lot with a frontage of 17.7 metres fronting Creditview Road where the existing single-detached heritage dwelling (Edwin Trimble House) will be relocated;
- 2 single detached residential dwellings with lot frontages of 15.8 metres fronting Creditview Road;
- 24 single detached residential dwellings with frontages of 11.6 metres;
- 33 single detached residential dwellings with frontages of 12.8 metres; and
- an internal public road network with 17 metre right-of-way widths (ROWs).

Application to Amend the Official Plan:

The subject properties are designated ‘Executive Residential’ in the Credit Valley Secondary Plan (SP45). The lands designated ‘Executive Residential’ shall reflect Upscale Executive Housing policies, principles and standards established in the Official Plan.

The 'Executive Residential' designation requires that lot widths be in the range of 15 to 26 metres and sets a maximum density of 14.8 units per net hectare. An amendment to the Secondary Plan will be required to facilitate the proposed development. In order to permit the proposed dwelling types, the applicant proposed to re-designate the subject property from 'Executive Residential' to 'Low Density 2 Residential' to permit an increase in density and reduction in lot frontages.

Through the review of the application, staff concluded that it was preferable to designate the property as 'Low Density 1 Residential' with a special policy that permits the proposed lot sizes. The 'Low Density 1 Residential' designation includes a policy that developments reflect the Upscale Executive Housing policies in the Official Plan with the exception of allowing smaller lot widths and increased densities. In particular, these policies require that a high quality urban design, architectural treatment and streetscape be incorporated into the fabric of a community. Having the Upscale Executive Housing policies apply to the development will help ensure that it is well integrated with the surrounding residential community.

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 (R1F-11.6-3692 and R1F-11.6-3693). 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

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

The lands have the following characteristics:

- are municipally known as 8940 Creditview Road;
- have a total site area of approximately 3.54 hectares;
- have a frontage of approximately 49.79 metres along Creditview Road;
- are currently occupied by eight structures: a residential dwelling (historical Edwin Trimble House), a small timber frame barn, a large timber frame barn with cement silo, a concrete block milk house, a modern fabric quonset hut, two horse stables and a modular home; and,
- have listed heritage status.

The surrounding land uses are described as follows:

- North: Currently vacant lands. A pre-consultation application (File#: PRE-2021-0236) has been filed for a residential mixed-use development at the site.
- South: Existing single-detached residential dwellings.
- East: Existing single-detached residential dwellings, beyond which is Creditview Road. Further east are additional single-detached residential dwellings with varying lot sizes.
- West: Existing single-detached residential dwellings. Southwest of the subject property are lands occupied by the Lionhead Golf Club and Conference Centre.

Summary of Recommendations

This report recommends that Council approve the proposed residential development. It further recommends that Council adopt the amendment to the Official Plan and 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 Official Plan Amendment, 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.

The subject lands are within a neighborhood that is identified as an executive residential area in the City's planning framework. The application proposes reduced frontages and an increase in density on the subject lands as compared to the requirements for executive residential housing. However, as detailed in the submitted Urban Design Brief, the development will incorporate an upscale architectural design that is considered to be reflective of the surrounding community. In addition, the proposed lot size will better meet the intent within all levels of the planning policy framework to increase housing supply and to create complete communities with a variety of different types of housing.

The proposed development is in the public interest. The dimension and shapes of the lots are suitable for the purposes of the proposed subdivision. The existing/proposed utilities and municipal services are adequate for the proposed development. 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 10 (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. 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 and 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.

As per Growth Plan policy, the Designated Greenfield Area is to be planned to achieve, within the horizon of the Growth Plan, a minimum density target that is not less than 50 residents and jobs combined per hectare for the entire Designated Greenfield Area in Brampton. The proposed amendment to allow for smaller lot sizes within this development will help to achieve this density target.

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 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 subject to specific Secondary Plan policies or designations.

The subject lands are also within the Upscale Executive Housing area on Schedule A1 of the Official Plan. Upscale Executive Housing is a low density form of housing characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities. The policies for Upscale Executive Housing include, among other matters, a minimum lot frontage of 15 metres, a maximum density of 14.5 units / net hectare, and requirements for an upscale, high quality architectural treatment for new development.

The proposed Official Plan Amendment would remove the subject site from the Upscale Executive Housing Area on Schedule A1. However, the proposed Secondary Plan designation of “Low Density 1 Residential” would still require that the Upscale Executive Housing policies generally apply to the development with the exception of the lot size and density requirements. This will help ensure that a high quality design is provided for the development that integrates it well with the surrounding community.

For the reasons noted in the next section analyzing the amendments to the Secondary Plan, staff supports the removal of the site from the Upscale Executive Housing area on Schedule A1. It is further noted that Policy 4.2.2.6 requires that a minimum of 5,100 upscale executive housing units be achieved city-wide. As this target has already been met, the removal of this site will not affect the City’s ability to achieve it.

Credit Valley Secondary Plan:

The subject property is designated as “Executive Residential” in the Credit Valley Secondary Plan (SPA 45). The amendment proposes to re-designate the subject property from “Executive Residential” to “Low Density 1 Residential” with a special policy to permit

the proposed lot sizes and density. The new designation would require that the upscale executive housing policies, other than those for minimum lot width and maximum density, continue to apply to the site.

The “Executive Residential” designation allows for a maximum density of 14.8 units per net residential hectare and sets a minimum lot width of 15 metres. The application proposes an increase to 23.5 units per net residential hectare with minimum lot widths for 11.6 metres, which contributes towards the required density target for this area as per the City of Brampton’s Official Plan

The replacement of the “Executive Residential” designation from the subject lands is supportable from a land use planning perspective, given that:

- The proposed new plan better aligns with the provincial policies related to creating communities and efficient use of resources;
- Unique environmental features / amenities are not negatively impacted by this development proposal; and,
- The existing and planned road, servicing, parks, and institutional facilities can accommodate the additional density increase.

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 12 to this report. Notice signs were placed on the subject lands to advise members of the public that the application had been filed with the City.

A Statutory Public Meeting for this application was held on April 25th, 2022. There were nine members of the public in attendance to speak to this item at the statutory public meeting. Written correspondence from eleven members of the public were received and presented at the Planning and Development Committee Meeting and Planning Staff received over 60 emails throughout the review process.

Further to the April 25th Planning and Development Committee Meeting, Councilor Medeiros and Councilor Bowman along with Staff arranged an additional information meeting outside the a resident property on Pride Court. The meeting was attended by over 80 residents of the Pride Court and Links Lane Lionhead Estates Community.

Additionally, a petition was filed by the area residents with over 100 signatures. The petition cites concerns with rezoning of agricultural lands, compatibility with the existing neighborhood, stormwater management, and lack of open space for children.

Details of the Statutory Public Meeting are included in Appendix 11 of this report. A high level overview of the comments received and staff responses are outlined below:

| Issue Raised At Public Meeting | Response |
|---|--|
| <i>Built form and compatibility with the surrounding executive residential community.</i> | <ul style="list-style-type: none"> The development proposes single detached residential dwellings, which is consistent with the built form in the surrounding area. While the lot sizes are smaller than those in the area, the development proposed will include upscale architectural treatments, as demonstrated through the submitted Urban Design Brief that will complement the existing neighbourhood. The proposed lot sizes results in a plan that better aligns with provincial policies relating to creating complete communities and increasing housing supply. |
| <i>Traffic congestion</i> | <ul style="list-style-type: none"> The City's Transportation Planning and Region of Peel have reviewed the access and is satisfied that the traffic generated from the proposed subdivision will not have a major impact on the surrounding community. |
| <i>Safety concerns</i> | <ul style="list-style-type: none"> Classic Drive is proposed to have a 1.5m concrete sidewalk for pedestrian circulation that will connect to Queen Street and Creditview Road in the future, which will reduce safety concerns. |
| <i>Noise Concerns</i> | <ul style="list-style-type: none"> A Noise Feasibility Study prepared by HGC Engineering confirmed that the traffic from the proposed development will be small relative to the existing traffic volumes. |
| <i>Stormwater and drainage concerns</i> | <ul style="list-style-type: none"> A Functional Servicing Report was submitted to Staff with supporting documentation and calculations depicting adequate capacity for the additional flows without adversely affecting connected properties. |
| <i>Loss of trees and biodiversity</i> | <ul style="list-style-type: none"> Staff have reviewed the submitted Tree Evaluation and Preservation Report which outlines the trees to be protected and the measures used for all trees to be preserved prior to construction. There are 165 trees on site of which 141 trees were identified to be in poor condition and to be removed. 24 trees would be preserved. Staff will require additional tree plantings or require cash-in-lieu compensation for |

| | |
|----------------------------------|--|
| | <p>tree removals during the detailed design review stage for the development.</p> <ul style="list-style-type: none"> • With respect to the loss of biodiversity, Environmental Planning has no comment because the subject lands do not contain/about a natural heritage feature. |
| <i>Property values</i> | <ul style="list-style-type: none"> • Planning staff cannot comment on the future potential valuation of land. This application is reviewed on the merits of criteria set out in the “Planning Act” and City, Regional and Provincial policies regarding land use planning. |
| <i>Community park</i> | <ul style="list-style-type: none"> • This site has not been designated for a community park. Eldorado Park is located in close proximity to the subject site. However, cash in lieu of parkland dedication will be required. |
| <i>Location of sales office</i> | <ul style="list-style-type: none"> • A minor variance application to permit a temporary sales office (A-2022-0022) is pending review and will be taken to a future Committee of Adjustment meeting. Matters related to the location of the sales office will be addressed through that application. |
| <i>Location of heritage home</i> | <ul style="list-style-type: none"> • The heritage consultant and City staff have finalized the location of the heritage home on Lot 60 fronting Creditview Road. (Appendix 1) |

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 it is 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 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.

Authored by:

Reviewed by:

Nitika Jagtiani, MES (Pl.), LEED AP ND
Development Planner III,
Development Services

Allan Parsons, MCIP, RPP
Director, Development Services

Approved by:

Steve Ganesh MCIP RPP
Commissioner
Planning, Building and Growth
Management Services Department

Marlon Kallideen
Chief Administrative Officer
City of Brampton

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 Official Plan Amendment
- Appendix 13a – Draft Official Plan Amendment to Schedule “A”
- Appendix 13b – Draft Official Plan Amendment to Schedule “B”
- Appendix 14 – Draft Zoning By-law Amendment
- Appendix 14a – Draft Zoning Plan Amendment to Schedule “A”