

**Date:** 2023-05-17

**Subject:** C05E17.004

**Secondary Title: Recommendation Report**

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

(To permit a residential subdivision with 190 single detached dwellings, 164 townhouse units, 22 single detached residential reserve blocks, 10 townhouse reserve blocks, two park blocks, a parkette, two walkways, valleyland with associated buffers and a road system)

**Goldberg Group – Cedar City Greenvale Maytor Inc.**

Southwest corner of Mayfield Road and Torbram Road

Ward: 9

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**Report Number:** Planning, Bld & Ec Dev-2022-533

**Recommendations:**

1. **THAT** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law, **Goldberg Group – Cedar City Greenvale Maytor Inc.**, Southwest corner of Mayfield Road and Torbram Road, Ward 9 (C05E17.004 and Planning, Building and Growth Management), dated May 17, 2023 to the Planning and Development Services Meeting of June 5, 2023 be received;
2. **THAT** Application to Amend the Zoning By-law submitted by Goldberg Group on behalf of Cedar City Greenvale Maytor Inc., be endorsed, on the basis that it represents good planning, including that it is consistent with the Planning Act, and for the reasons set out in the Planning Recommendation Report dated May 17, 2023.

3. **THAT** a By-law attached hereto as Appendix 9 be passed to amend the Comprehensive Zoning By-law 270-2004, as amended; and,
4. **THAT** no further notice or public meeting be required for the attached Zoning By-law Amendment pursuant to Section 34(17) of the Planning Act, R.S.O. c.P. 13, as amended.

**Overview:**

- **This report recommends approval of an amendment to the Zoning By-law and endorsement of the Draft Plan of Subdivision for this application.**
- **The proposal includes a residential development consisting of 190 single detached dwellings, 164 townhouse units, 22 single detached residential reserve blocks, 10 townhouse reserve blocks, two park blocks, a parkette, two walkways, valleyland with associated buffers and a road system.**
- **The property is designated “Residential” and “Open Space” in the Official Plan. There are no changes required for the designation as part of this application.**
- **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 development.**
- **A Statutory Public Meeting for this application was held on April 9, 2018. No members of the public attended the Statutory Public Meeting to speak to the application, and no written correspondence was received prior to the public meeting. Details of the Statutory Public Meeting are summarized in Appendix 8 of this report.**
- **The development 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 City’s Official Plans.**

**Background:**

The subject lands are located southeast of Torbram Road and Mayfield Road. The lands are designated “Residential” and Open Space” on Schedule ‘A’ of the Official Plan. The proposed is designated ‘Low Density Residential’, ‘Medium Density Residential’, ‘Public Elementary School’, ‘Separate Elementary School’, ‘Neighbourhood

Park', 'Collector Road', and 'Potential Intersection' in the Countryside Village Secondary Plan Area 48-2.

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 December 8, 2017. A Statutory Public Meeting was held on April 9, 2018. No members of the public attended the Public Meeting to speak to the application and no written correspondence was received.

The application proposes to zone the subject lands with five residential zones, a floodplain zone and an open space zone. The accompanying Draft Plan of Subdivision will create the proposed residential lots and development blocks.

### **Current Situation:**

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

The applicant is proposing to amend the Zoning By-law to permit residential, open space (park), and valleyland uses. In addition, the applicant has submitted an application for a Draft Plan of Subdivision to create 190 single detached dwellings, 164 townhouse units, 22 single-detached residential reserve blocks, 10 townhouse reserve blocks, two park blocks, a parkette, two walkways, valleyland with associated buffers and a road system on a proposed plan of subdivision. Further details of the proposed development are as follows:

- 8 single detached dwelling lots with a minimum frontage of 13.7 metres;
- 112 single detached dwelling lots with a minimum frontage of 11.6 metres;
- 70 single detached dwelling lots with a minimum frontage of 9.3 metres;
- 22 single detached residential reserve blocks;
- 78 street townhouses with a minimum frontage of 6.1 metres;
- 86 dual frontage townhouses with a minimum frontage of 6.0 metres;
- 10 townhouse reserve blocks
- A park block that is 1.03 hectares (2.54 acres), and another park block that is 0.02 hectares (0.05 acres);
- A parkette that is 0.1 hectares (0.24 acres);
- Two walkways that are 6.0 metres wide;
- Valley land and associated buffer; and
- Public roads and laneways.

#### *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 several new zones to be created. A complete list of all of the zones and associated setback requirements can be found in the Draft Zoning By-law in Appendix 10 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 18.41 hectares (45.5 acres);
- have a frontage of approximately 651 metres (2,136 feet) along Mayfield Road and 207 metres (679 feet) along Torbram Road; and
- are currently vacant.

The surrounding land uses are described as follows:

North:	Mayfield Road, beyond is Caledon (vacant lands);
South:	Vacant lands, future residential development subject to City File: OZS-2019-0012;
East:	Torbram Road, beyond are vacant lands for future residential development, subject to City File: OZS-2019-0013;
West:	Vacant lands, future residential development, subject to City File: OZS-2021-0026.

## Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 10.

## **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 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.

## *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.

Staff is satisfied that the proposed development is consistent with matters of provincial interest as set out in the Planning Act, as the proposed development is located in an area intended for growth and capitalizes on proposed and existing infrastructure within the area.

### 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 will use future infrastructure and effectively use the lands. The environmental integrity of the lands are upheld. 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 with the Countryside Villages Block Plan. It reflects the land uses that were proposed as part of the overall Block Plan.

## 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 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' and 'Open Space' on Schedule A of the Official Plan. The residential designation permits a range of dwelling typologies, including single detached dwellings, townhouses and apartments. The Open Space designation permits very limited uses. 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.

## 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 and conditions are attached as Appendix 11 to this report. Notice signs were placed on the subject lands in February, 2018 to

advise members of the public that an application to amend the Zoning By-law had been filed with the City. A statutory Public Meeting for this application was held on April 9, 2018. No members of the public attended the Statutory Public Meeting to speak to the application and no written submissions were made.

## **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.

### 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 & Design Division 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 11. 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 10. 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:

- the proposed development is an efficient use of land resources and the density is appropriate for this area;
- The application for a draft plan of subdivision is necessary to facilitate future land division into individual detached dwellings, and is appropriate for the orderly development of the lands;

- the proposed development respects the environmental lands;
- 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;
- the proposed development is consistent with the principles of the Official Plan including the criteria of the Residential and Open Space designations; 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. Staff recommend approval of the Zoning By-law Amendment and endorsement of the Draft Plan of Subdivision as the proposal represents good planning and is in the public interest.

Authored by:

Reviewed by:

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***Appendices:***

- Appendix 1: Proposed Draft Plan of Subdivision
- 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: Block Plan Designations
- Appendix 8: Detailed Planning Analysis
- Appendix 9: Results of Public Meeting
- Appendix 10: Draft Zoning By-law Amendment
- Appendix 11: Draft Plan of Subdivision Conditions
- Appendix 12: Sustainability Assessment