

**Date:** 2019-10-23

**File:** C07E12.015 and 21T-180006B

**Subject:** **RECOMMENDTION REPORT**  
Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision  
(Proposal to develop approximately 20 single detached residential units and a parkette)  
**2047189 Ontario Inc. - Candevcon Limited**  
Part Lot 12, Concession 7 ND  
10230 Goreway Drive  
Located north of Castlemore Road and west of Goreway Drive  
Ward: 10

**Contact:** Kelly Henderson, Development Planner, Development Services, 905-874-2619, Kelly.Henderson@brampton.ca  
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**Report Number:** Planning, Building and Economic Development-2020-227

**Recommendations:**

1. **That** the report titled: **Recommendation Report**, Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision, **2047189 Ontario Inc. - Candevcon Limited**, 10230 Goreway Drive, Ward 10 (C07E12.015 and 21T-18006B), dated October 23<sup>rd</sup>, 2020 to the Planning and Development Committee Meeting of November 16<sup>th</sup> 2020, be received;
2. **THAT** the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by Candevcon Limited. on behalf of 2047189 Ontario Inc., File: C07E12.015 and 21T-18006B, be approved, on the basis that they represent good planning, including that they are consistent with the Provincial Policy Statement, conform 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 this Recommendation Report;

3. **THAT** the amendments to the Zoning By-law, generally in accordance with the attached Appendix 11 to this report be adopted;
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 application to amend the Zoning By-law and for a Proposed Draft Plan of Subdivision proposes a development with 20 single detached residential units and a parkette. This report recommends that Council approve the applications and enact the Zoning By-law amendment.
- The property is designated “Residential” and “Open Space” in the Official Plan. The property is also within an Upscale Executive Housing Special Policy Area on Schedule A1 of the Official Plan. An amendment to the Official Plan is not required to permit this development.
- The property is designated “Executive Residential” and “Valleyland” in the Vales of Castlemore Secondary Plan (Area 42). A “Parkette” designation also applies to a small portion of the lands. An amendment to the Secondary Plan is not required as the development meets the intent of the Upscale Executive Housing policies and conforms to the Executive Residential policies of the Secondary Plan.
- The property is split-zoned “Agricultural (A) – Section 1520” and “Floodplain Zone (F)” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the residential development.
- A Statutory Public Meeting for this application was held on January 14th, 2019. Three members of the public attended the Statutory Public Meeting to speak to the application. Details of the Statutory Public Meeting are included in Appendix 8 of this report.
- 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 and jobs.

## **Background:**

The subject applications propose to amend the Zoning By-law and propose a Draft Plan of Subdivision to develop 20 single detached residential units, a parkette, a valleyland block with associated buffer blocks, a noise buffer block, a road widening block and public streets.

The application was 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 August 28th, 2018. Public Notice of the Complete Application was posted in the Brampton Guardian on September 6th, 2018. The application was heard at a public meeting on January 14<sup>th</sup> 2019.

## **Current Situation:**

### Proposal:

The proposal will facilitate the development of 20 single detached dwellings.

Details of the proposal are as follows:

- 15 executive residential lots with a lot width of approximately 15.2 metres (49.9 feet) and a depth of approximately 30.7 metres (100.7 feet)
- 4 executive residential lots with a lot width of 17.4 metres (57.1 feet) and a lot depth of approximately 34.5 metres (113.2 feet)
- 1 executive residential lot with a lot frontage of 13.8 metres (45.3 feet)
- A parkette block of approximately 900 square metres (9687.5 square feet)
- A valleyland block with associated buffer blocks
- A noise buffer block
- A road widening block
- Public streets with the extension of Valleywest Road, which connects to Goreway Drive via Paper Birch

Please refer to Appendix 1 for the proposed Draft Plan of Subdivision.

Since the public meeting held January 14<sup>th</sup>, 2019 the proposal has slightly changed with an increase in parkette area from 800 square metres (8611.1 square feet) to 900 square metres (9687.5 square feet), and the reduction in size of 4 lots from 18.4 metres (60.36 feet) to 17.4 metres (57.09 feet). These changes are minor and in staff's view do not require additional public consultation.

### Application to Amend the Zoning By-law:

The subject property is zoned “Agricultural (A) and Floodplain (F) by By-law 270-2004, as amended. This zoning does not permit residential uses, or a park. The Zoning By-law Amendment recommended for approval implements the single detached residential uses on the proposed subdivision plan. In addition, the proposed Zoning By-law will zone the park, natural heritage systems, open space and floodplain areas into appropriate zoning categories.

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

The land has the following characteristics:

- Is municipally known as 10230 Goreway Drive;
- Has a site area of approximately 4.05 hectares (10.02 acres);
- Has a frontage of approximately 93 metres (305.12 feet) along Goreway Drive;
- Backs onto a valleyland corridor
- The site contains the remnants of the previous single detached dwelling that was destroyed by a fire in 2015.

The surrounding land uses are described as follows:

North: Existing executive residential subdivision.

South: Existing executive residential subdivision with four vacant remnant blocks,

East: Goreway Drive, beyond which are estate residential lots,

West: Valleyland.

### Summary of Recommendations

This report recommends that Council enact the Zoning By-law Amendment attached hereto as Appendix 11 and approve the draft plan of subdivision application.

### **Analysis:**

#### Planning Analysis Summary

The proposed development supports a compatible residential development at an appropriate residential density for the subject area. In addition, the proposed

development enhances public access for residents of the existing subdivision with respect to the new proposed parkland.

With respect to the natural heritage system, the existing valleyland is maintained and protected.

With respect to urban and community design, the proposed development implements an upscale executive residential design and includes the appropriate siting of the proposed dwellings, and open space features.

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 Plans. The proposal appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act (Please see Appendix 8 for a detailed analysis).

The various studies submitted by the applicant in support of the application have been approved, demonstrating that the proposed development is appropriate from a technical perspective.

Additional information with respect to individual policies is provided in Appendix 8 (Planning Analysis).

### *Matters of Provincial Interest*

#### Planning Act

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the Planning Act:

- the orderly development of safe and healthy communities(Section 2.(h));
- the appropriate location of growth and development (Section 2.(p));
- the adequate provision of a full range of housing (Section 2. (j)); and
- the protection of ecological systems, including natural areas, features and functions(Section 2.(a)).

The proposal has regard for matters of provincial interest that are set out in the Planning Act and represents orderly development in a location that is suitable for growth and development with adequate consideration for the protection of the ecological system.

The draft plan of subdivision application has regard for the following matters as set out in Section 51(24) of the Planning Act:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act

### 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 applications are consistent with the PPS with respect to the land designations, the environment and housing opportunities. The proposed development optimizes the use of land and takes advantage of existing infrastructure within the settlement area, while contributing to the supply residential units within the City and mitigates any negative impacts on the natural heritage features.

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

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 applications conform to the 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 Region of Peel Official Plan and the application conforms to the related policies with respect to healthy communities, efficient use of resources, and protecting natural features.

#### 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), meeting the environmental policies, that the design of the development is consistent with the applicable policies, and that all of the technical matters have been resolved.

Staff is satisfied that the objectives of the Official Plan have been met.

#### City of Brampton Zoning By-law 270-2004

The subject property is zoned "Agricultural (A) and Floodplain (F) by By-law 270-2004, as amended. The existing zoning does not permit residential uses or a park. The Zoning By-law Amendment recommended for approval rezones the site to "Residential Single Detached – Section 1837 (R1A-1837)", "Residential Single Detached – Section 3538 (R1A-3538)", "Residential Single Detached – Section 3539 (R1A-3539)". "Floodplain (F)" and "Open Space (OS)".

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 other dwellings in the immediate neighbourhood in terms of lot size, dwelling types, setbacks and other characteristics. It also ensures the development is integrated with the established character of the neighbourhood.

#### Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in September 2018, 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 9 to this report. Notice signs were placed on the subject lands to advise members of the public that applications to amend the Zoning By-law and a Proposed Draft Plan of Subdivision had been filed with the City.

A Statutory Public Meeting for this application was held on January 14th, 2019. Interested members of the public attended the Statutory Public Meeting to speak to the application. Details of the Statutory Public Meeting are included in Appendix 9 of this report.

### **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. The proposal satisfies this by:

- efficiently using land and resources;
- directing development to an existing built up area that is within close proximity of existing community services, parks, and schools;
- protecting, restoring and enhancing natural heritage features; and,
- providing opportunity for efficient growth within an existing community.

#### Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic’. This report aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

### **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 11 respectively, approve the draft plan of subdivision application, subject to the conditions set out in Appendix 12, 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 balances the protection of the natural environment;
- the proposed development implements an upscale executive residential urban and community design;
- the applications are consistent with the Provincial Policy Statement and conform to the Growth Plan for the Greater Golden Horseshoe as well as the City and Region's Official Plans; and,
- 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:

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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 Designations  
Appendix 6: Aerial & Existing Land Use  
Appendix 7: Heritage Resources  
Appendix 8: Detailed Planning Analysis  
Appendix 9: Results of the Public Meeting  
Appendix 10: Results of the Application Circulation  
Appendix 11: Zoning By-law Amendment  
Appendix 12: Conditions of Draft Approval