

**Date:** 2020-10-28

**Subject:** **INFORMATION REPORT**  
**Proposed Draft Plan of Subdivision**  
*(To create a development block and two 0.30m reserves to permit a development of 71 townhouses and 1 detached dwelling)*  
**Madan Sharma – Kennedy Road Owners Group (KROG)**  
**0, 7646, 7660 & 7686 Kennedy Rd. S.**  
**Ward 3**  
**(OZS-2020-0020 and 21T-20007B)**

**Contact:** Jacqueline Lee, Planner I  
Planning, Building and Economic Development Services  
905-874-5178, jacqueline.lee@brampton.ca  
Cynthia Owusu-Gyimah, Acting Manager  
Planning, Building and Economic Development Services  
905-874-2064, cynthia.owusugyimah@brampton.ca

**Report Number:** Planning, Building and Economic Development-2020-263

**Recommendations:**

1. **That** the report titled: **INFORMATION REPORT**, Proposed Draft Plan of Subdivision, **Madan Sharma – Kennedy Road Owners Group (KROG), 0, 7646, 7660 & 7686 Kennedy Rd. S., Ward 3 (OZS-2020-0020 and 21T-20007B)**, dated October 28, 2020 to the Planning and Development Committee Meeting of November 26, 2020 be received; and,
2. **That** Planning, Building and Economic Development Services staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation, subsequent to the completion of the circulation of the application and a comprehensive evaluation of the proposal.

**Overview:**

- **This Draft Plan of Subdivision application will facilitate a specific type of condominium tenure that the applicant intends for the townhouse development. The lands are already zoned to permit the 71 townhouses and 1 single-detached unit (LPAT approved in 2019).**

- **The lands are designated ‘Residential’ and ‘Special Land Use Policy Area 21’ in the Official Plan. The Official Plan permits the proposed residential use. An amendment to the Official Plan is not required to permit the proposed development.**
- **The property is split zoned ‘Residential Townhouse C – Section 2970’ (R3C-2970) and ‘Residential Townhouse C – Section 2971’ (R3C-2971) as per Zoning By-law 270-2004, as amended. An amendment to the Zoning By-law is not required to permit the proposed development.**
- **This Information Report and the associated public meeting facilitate compliance with the Term of Council Priorities 2019-2022 “A Well-Run City (Good Government)” priority by encouraging public participation and engaging the community.**

### **Background:**

The subject Draft Plan of Subdivision application was submitted by Madan Sharma on behalf of the Kennedy Road Owners Group (KROG) on March 9, 2020.

City Staff have reviewed the application for completeness and deemed the application complete in accordance with the *Planning Act* on August 18, 2020. A formal Notice of Complete Application was issued to the applicant on August 19, 2020.

The site was the subject of a previous Official Plan and Zoning By-law Amendment application (File: T01E14.017) submitted to the City on May 28, 2013 to permit the development of the lands with 72 townhouse dwelling units. The application was approved by City Council December 2015 on condition. On November 24, 2017, a non-decision appeal was filed to seek approval by the owner to the Local Planning Appeal Tribunal (LPAT), formerly the Ontario Municipal Board (OMB). The Official Plan Amendment (1-2019) and Zoning By-law Amendment (4-2019) were approved by LPAT in 2019 (File: PL171426) to accommodate a townhouse and single detached dwelling development on the subject site.

This Plan of Subdivision application has been filed to facilitate the applicant’s intent to have common elements plan of condominium ownership for the residential units. The Plan of Subdivision application does not propose changes to the overall development proposal approved by LPAT.

## **Current Situation:**

### Proposal

The Draft Plan of Subdivision (Appendix 1) would create the development block which will facilitate the future development of a common elements condominium including 71 unit townhouses, one single detached dwelling, an amenity space tot lot of approximately 130.70 square metres, and a private road to service the condominium units, as well as visitors parking.

Details of the proposal are as follows:

- To create one (1) residential block.
- To create 2 (two) reserve blocks along Kennedy Road South.
- To permit seventy-one (71) townhouse dwelling units and one (1) detached dwelling.

### Property Description:

The lands have the following characteristics:

- Are municipally known as 0, 7646, 7660 & 7686 Kennedy Rd. S., which is located on the west side of Kennedy Rd. S. between Steeles Ave. W. and Highway 407;
- Have a site area of approximately 1.34 hectares (3.31 acres);
- Have a frontage along Kennedy Road South of approximately 241.69 metres (792.95 feet); and,
- Are currently occupied by three single detached dwellings and associated accessory structures, which will be demolished to accommodate the development proposal.

The surrounding land uses are described as follows:

North: Commercial recreational uses (Brampton Golf Club)

South: Institutional (Masumeen Islamic Centre)

East: Recreational uses (CAA Centre, Brampton Sports Park) east of Kennedy Road South

West: Commercial recreational uses (Brampton Golf Club)

### Technical Considerations:

Comments from staff and external commenting agencies are required in order to complete a comprehensive analysis for this application. Further details on this application can be found in the Information Summary contained in Appendix 8.

The future Recommendation Report will contain an evaluation of the various technical aspects of the application.

### Public Meeting Notification Area:

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands and advertised in the Brampton Guardian. This circulation exceeds the circulation requirements of the Planning Act. This report, along with the complete application requirements including studies, has also been posted to the City's website

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications identified at this time. Revenue collected through development application fees are accounted for in the approved operating budget. Any implications that arise through the continued processing of this application will be discussed within the future Recommendation Report.

#### Other Implications:

Any other technical planning and development implications associated with this application will be assessed and discussed within the Recommendation Report.

#### 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". It aligns with the vision that Brampton will be a mosaic of complete neighbourhoods to create sustainable urban places and provides opportunity for public engagement.

### **Term of Council Priorities:**

This Information Report and the associated public meeting facilitate compliance with the Term of Council 'A Well-Run City (Good Government)' priority with respect to encouraging public participation by actively engaging the community. The application will be reviewed to ensure that the development proposal meets or exceeds the Term of Council Priorities, and this will be discussed in the future Recommendation Report.

**Conclusion:**

Appropriate information and background studies have been received in order to hold a Statutory Public Meeting in compliance with the requirements of the Planning Act.

A future Recommendation Report will detail a complete technical analysis and assess the planning merits of this application for the proposed Drat Plan of Subdivision.

Authored by:

Reviewed by:

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Jacqueline Lee  
Planner I  
Planning & Development Services

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Allan Parsons, MCIP, RPP  
Director, Development Services  
Planning & Development Services

Approved by:

Submitted by:

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Richard Forward MBA, M.Sc., P.Eng  
Commissioner, Planning, Building and  
Planning, Building & Economic  
Development

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David Barrick  
Chief Administrative Officer

**Attachments:**

Appendix 1: Concept Plan  
Appendix 1A: Proposed Development Block Plan  
Appendix 2: Location Map  
Appendix 3: Official Plan Designations  
Appendix 4: Zoning Designations  
Appendix 5: Aerial and Existing Land Uses  
Appendix 6: Heritage Resources  
Appendix 7: Propane Facilities  
Appendix 8: Information Summary