

Information Summary

Notwithstanding the information summary provided below, staff advises that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2019), the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act:

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the *Planning Act R.S.O 1990*. A preliminary assessment identified that the sections applicable to this application included, but are not limited to:

- a) The protection of ecological systems, including natural areas, features and functions;*
- h) The orderly development of safe and healthy communities;*
- j) The adequate provision of a full range of housing, including affordable housing;*
- p) The appropriate location of growth and development;*
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and*
- r) The promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

Provincial Policy Statement (PPS):

The proposal will be reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- *Section 1.1.1(b)* - Healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs.
- *Section 1.1.1(h)* - Promoting development and land use patterns that conserve biodiversity.
- *Section 1.1.3.1* - Settlement areas shall be the focus of growth and development.
- *Section 1.1.3.6* - New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of

use and densities that allow for efficient use of land, infrastructure and public service facilities.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe:

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that the proposal conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

- *Section 2.2.7* – New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services.
- *Section 2.2.1.4* – Support the achievement of complete communities that feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores services and public facilities; expand convenient access to a range of transportation options; and, ensure the development of high quality compact built form, and attractive and vibrant public realm through site design and urban design standards.
- *Section 4.2.2* - There are no negative impacts on key natural heritage features or key hydrologic features or their functions.

Region Official Plan, 2016:

The subject application is within the '*Urban System*' and '*Designated Greenfield Area*' in the Regional Official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include, but are not limited to:

- *Section 5.3.1.1* - To conserve the environmental and resource attributes of the region.
- *Section 5.3.1.3* - To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characterizing of existing communities.
- *Section 5.3.1.4* - Contributing to achieving intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, service, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- *Section 5.3.1.5* - To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.
- *Section 5.3.1.7* - To recognize the integrity and physical characteristics of existing communities in Peel.

- *Section 5.5.4.1.1* – To plan and designate greenfields to contribute to complete communities.
- *Section 5.5.4.1.2* – To achieve compact urban forms within the designated greenfield area that support walking cycling and the early integration and sustained viability of transit services.
- *Section 5.5.4.1.3* – To achieve compatible and diverse mix of land uses to support vibrant neighborhoods.
- *Section 5.5.4.1.4* – To optimize the use of designated greenfield area.

City of Brampton Official Plan, 2006

The subject lands are designated as ‘*Communities*’ and ‘*Designated Greenfield Area*’ in *Schedule 1 – City Concept* and ‘*Residential*’ within *Schedule A – General Land Use Designation* of the Official Plan.

The ‘*Communities*’ designations are the basic living units of the City that the residents can most relate to and take ownership of. Communities are made up of both existing development and new communities and must be planned using an ecosystem approach and the principles of sustainability.

The ‘*Designated Greenfield Area*’ designation is comprised of lands outside of the Built Boundary. New communities within the Designated Greenfield Area will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit (Section 3.2.2). The Official Plan sections that are applicable to this application include, but are not limited to:

- *Section 3.2.2.1* - By 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26,500 residential units between 2006 and 2031 to the built-up area.
- *Section 3.2.2.2* - Brampton’s Designated Greenfield Area forms part of the Region of Peel’s Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.

The '*Residential*' designation predominately permits residential land uses including a full range of dwelling types. The Official Plan policies that are applicable to this application include but are not limited to:

- *Section 4.2.1.1* - The Residential designations shown on Schedule 'A' permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Use designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centres, neighbourhood retail, convenience retail or highway and service commercial uses.

An amendment to the Official Plan is not required.

Credit Valley Secondary Plan:

The subject lands are within the '*Springbrook Settlement Area*' and are designated as '*Low Density Residential 1*', '*Secondary Valleyland*' and '*Terrestrial Feature*', in the Credit Valley Secondary Plan (SPA 45). The proposal will be evaluated against the Secondary Plan policies to ensure that it conforms to the Plan. The Secondary Plan policies that are applicable to the application include but are not limited to:

Springbrook Settlement Area

- *Section 5.2.7.1* - The Springbrook Settlement Area is a historical crossroad hamlet associated with the agricultural settlement of the area. The infilling of Springbrook shall be limited to the lands fronting onto the existing open road allowances within the defined limits of the settlement as shown on Schedule SP45(a). In accordance with Section 4.1.3 of the Official Plan, limited service commercial, village crafts and home workshops shall be permitted but in the form of a low intensity and low-density development that is in keeping with the scale and character of the historic hamlet.
- *Section 5.2.7.2* - New residential development adjacent to the Springbrook Settlement Area shall be developed in a manner that is compatible with the scale and character of the historic hamlet. Where the adjacent lands are to be developed, and in order to avoid incompatibility, appropriate buffering may be required, which may include measures such as setbacks, berming, fencing, landscaping and planting, and will be specifically determined prior to development approval.

Low Density Residential 1

- *Section 5.2.4.1* - Lands within the Low Density 1 Residential designation on Schedule SP45(a) shall be developed primarily for a variety of large lot and wide

frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the Executive Residential Area and the conventional areas of the community.

- *Section 5.2.4.2* - In areas designated Low Density 1 Residential on Schedule SP45(a), the following shall apply, subject to Section 5.2.1 of this Chapter:
 - i) primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;
 - ii) limited development of the following complementary uses shall also be permitted without an amendment to this Plan:
 - private education facilities;
 - libraries;
 - day care centres;
 - health centres; and
 - public recreation facilities.
 - iii) a maximum density of 19.5 units per net residential hectare (8 units per net residential acre) shall be permitted; and,
 - iv) Lots adjacent to areas designated Executive Residential shall have a minimum lot frontage of 12.2 metres (40 feet). In other areas within the Low Density 1 Residential designation lot frontage shall not be less than 11.6 metres (38 feet).
- *Section 5.2.4.4* - On those lands within the Low Density 1 designation, which do not abut and are not directly adjacent to the Executive Residential designation, smaller lot frontages shall be permitted as long as the maximum density of 19.5 units per net hectare (8 units per net acre) is maintained.
- *Section 5.2.4.5* - For lands designated Low Density 1 Residential within the boundaries of Sub-area 5, a maximum density of 24 units per net hectare (9.7 units per net acre) shall be permitted:-

Secondary Valleyland

- *Section 5.4.2.3* - Lands designated Secondary Valleyland on Schedule SP45(a) identify natural corridors that currently contribute to the ecological integrity of the subwatersheds. The final limit of Secondary Valleylands will be determined through an Environmental Implementation Report. Secondary Valleylands may be altered, or the feature may be replaced by an alternate system, provided it is demonstrated that the current ecological function and integrity of the subwatershed is protected and enhanced. Any residual lands shall revert to the adjacent land use designation without the necessity of further amendment to this Chapter.
- *Section 5.4.2.5* - Appropriate setbacks shall be imposed, if required, from the margin of valleylands so as to have regard for ecological functions and the extent

and severity of existing and potential hazards. Setbacks, if required, shall be determined through the preparation of an Environmental Implementation Report, prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.

Terrestrial Features

- *Section 5.4.8.1* - Lands designated Terrestrial Features have been identified as lands, such as wet meadows and woodlots that contribute currently to the ecological integrity of the subwatershed.
- *Section 5.4.8.2* - The extent of a Terrestrial Feature shall be confirmed through the preparation of an Environmental Implementation Report. Terrestrial Features may be altered or the feature may be replaced, provided it is demonstrated that the current ecological function and integrity of the subwatershed is protected.

The limits of the Terrestrial Feature have been determined through an Environmental Impact Study.

An amendment to the Secondary Plan is not required.

Springbrook Tertiary Plan:

The subject lands were formerly located within the Springbrook Settlement Area; which is a historic hamlet located at the intersection of Queen Street West and Creditview Road. On October 28, 2020, Council adopted an amended City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45. At Council's request, this revised OPA implements a 'Springbrook Tertiary Plan' only for lands not located within the Queen Street West frontage. Properties within the Queen Street frontage remain designed Springbrook Settlement Area, until the City undertakes a study to determine the potential for these properties to develop at higher densities.

The objectives of the Springbrook Tertiary Plan are to develop a comprehensive land use plan that will ensure new development is compatible with existing uses in the hamlet, and to identify guidance for the provision of infrastructure to support proposed development, such as road connections, access, and stormwater management, while recognizing the existing settlement pattern and environmental constraints.

The subject lands are designated as '*Low Density Residential*' within the Tertiary Plan for the Springbrook Area. Low Density Residential uses are to be developed in accordance with the Low Density 1 designation of the City of Brampton Official Plan, to ensure a transition in density and compatibility with the existing Credit Valley community.

The Tertiary Plan shows access to the subject site through the future extension of Hosta Street as part of the redevelopment of the adjacent properties to the north (9084 and 9074 Creditview Road).

Block Plan:

The subject lands are part of Block Plan 45-2 also referred to as the Credit Valley Block Plan. The lands are within the Springbrook Special Study Area. The area is bounded by Williams Parkway and residential lands to the north, Mississauga Road and existing agricultural lands to the west, Queen Street West and residential lands to the south, and the Springbrook Creek and existing residential lands to the east. Creditview Road bisects the eastern portion of the area and the Huttonville Ravine passes north-south through the western portion of the district.

The Block Plan implements the policies of the City Official Plan and Secondary Plan based on the findings of a number of background studies completed to address environmental, servicing transportation, urban design and growth management considerations. The Block Plan ensures that the development of the new community addresses principles of sustainability and incorporates the principles of the City's Development Guidelines.

The policies related to subject lands and adjacent properties in the Credit Valley Block Plan 45-2 have been replaced by the recently approved Tertiary Plan. The policies in the Block Plan for the Springbrook Area contribute to the Tertiary Plan.

City of Brampton Zoning By-law:

The subject lands are zoned 'Residential Hamlet (RHM1)' as per Zoning By-Law 270-2004, as amended. The 'Residential Hamlet (RHM1)' zone permits various residential and non-residential uses.

The residential uses include: a single detached dwelling, a group home (Type 1), and an auxiliary group home. The non-residential uses include: purposes accessory to other permitted purposes include a park, playground, recreational area and community centre established and operated by a public authority or its agent; a place of worship; a public or private school; a cemetery; a nursing home; and a greenhouse or nursery.

An amendment to the Zoning By-law is required for the proposed residential development. The application proposes to rezone the subject lands from 'Residential Hamlet (RHM1)' to 'Residential Single Detached E1 (R1E)' for residential lots 1 to 5 and 'Floodplain (F)' to accommodate the wetland and proposed buffer.

Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 31 points, which achieves the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

Documents Submitted in Support of this Application:

- Application Form(s)
- Application Fees
- Cover Letter
- Pre-Application Consultation Checklist and Comment Response Matrix
- Parcel Register
- Survey (Topographic and Boundary)
- Draft Plan of Subdivision
- Draft Zoning By-law
- Interim and Ultimate Condition Development Concept Plans
- Tertiary Plan
- Planning Justification Report
- Public Consultation Strategy
- Functional Servicing and Stormwater Management Report
- Environmental Impact Report
- Tree Inventory and Preservation Plan and Report
- Geotechnical Engineering Investigation
- Phase 1 Environmental Site Assessment
- Letter of Acknowledgement and Record of Site Condition
- Sustainability Score and Summary
- Addendum to the Springbrook Estates Community Design Guidelines
- Environmental Noise Assessment
- Archaeological Assessment (Stage 1-2)
- Draft Notice Sign

The City may request further technical information necessary for its review, based on agency circulation or public input.

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.