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Detailed Planning Analysis

The Planning Act, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe, The Regional Official Plan, City's Official Plan, and the Vales of Castlemore North Secondary Plan Area 49 provide direction and policies that encourage efficient and sustainable development through intensification, use of existing infrastructure and providing an appropriate mix of housing types and land uses.

Planning Act, R.S.O, 1990

The *Planning Act* sets out land use planning matters of Provincial interest that must be considered when making land use planning decisions. The Official Plan Amendment has been reviewed for consistency with matters of Provincial interest as identified in the *Planning Act, R.S.O 1990* in terms of:

- the orderly development of safe and healthy communities (Section 2.(h));
- the adequate provision of employment opportunities (Section 2.(k));
- the protection of public health and safety (Section 2.(o));
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians (Section 2.(q)), and;
- the promotion of built form that,
 - is well-designed,
 - encourages a sense of place (Section 2. (r)).

The Official Plan Amendment implementing the Airport and Mayfield Tertiary Plan promotes redevelopment in a sustainable manner, encouraging a mix of uses that are pedestrian and transit oriented, and include urban design policies that promote well-design buildings.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) requires municipalities to plan for efficient development patterns that make the best use of land and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices.

The applicable PPS policies include:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (Section 1.1.1(a));
- accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship,

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- cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs (Section 1.1.1(b));
- avoiding development and land use patterns which may cause environmental or public health and safety concerns (Section 1.1.1(c)); and,
- promoting the integration of land use planning, growth management, transit supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs (Section 1.1.1(e)).

The Tertiary Plan promotes the efficient use of land, as it clarifies the permissions within the different land use designations and guides the future redevelopment of properties within the secondary plan area.

The long term vision for the Airport and Mayfield Tertiary Plan Area is to be a Gateway into the Vales of Castlemore North. The Tertiary Plan Area is planned to undergo significant change in the future with the area transitioning from a mainly greenfield setting to an urban, mixed-use, vibrant, and transit-supported community while promoting cost-effective development patterns that minimize land consumption and servicing costs.

The Tertiary Plan also ensures that appropriate infrastructure is in place, and promotes the protection of natural heritage features within the area.

- Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents (Section 1.4.3); and,
- Long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce, and encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character (Section 1.7.1b) and e).

The Tertiary Plan proposes a new residential designation not contemplated previously within the current secondary plan that provide different housing and density options to meet the long term needs of residents and provide a necessary housing supply for the City and the Region.

The following policies in Section 1.5 *Public Spaces, Recreation, Parks, Trails and Open Space* are also applicable:

Healthy, active communities should be promoted by:

- Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity (Section 1.5.1.a)); and,
- Planning and providing for a full range and equitable distribution of parkland, public spaces, open space areas, and trails and linkages, and, where practical water based resources (Section 1.5.1.b)).

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The Tertiary Plan promotes the creation of an internal road network to provide connectivity to throughout the site and to adjacent areas. The mixed-use designation is intended to create street related and pedestrian oriented uses that frame the streetscape and contribute to a strong sense of place.

The Tertiary Plan also identifies a conceptual trail network, which provides opportunities for pedestrian access and connectivity to existing natural heritage features in the area.

Section 2.0 *Wise Use and Management of Resources*, indicates that Ontario's long term prosperity, environmental health and social well-being depend on conserving biodiversity, and protecting natural and cultural heritage. Natural features and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or where possible improved. The following policies are applicable:

- Natural features and areas shall be protected for the long term (Section 2.1.1); and,
- The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features (Section 2.1.2).

The Tertiary Plan designates conceptual boundaries of the Natural Heritage System (NHS), intended to ensure the protection and conservation of existing natural features in the area and support a robust NHS.

The following policies in Section 2.0 are also applicable:

- Significant built heritage resources and significant cultural heritage landscapes shall be conserved (Section 2.6.3);
- Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (Section 2.6.2); and,
- Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (Section 2.6.3).

The Tertiary Plan identifies the need to protect, conserve or commemorate significant cultural heritage resources within the area and incorporate them into development, where applicable.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

A Place To Grow, The Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) is the Province's plan intended to provide further direction on managing growth by building complete communities, curbing sprawl and protecting natural heritage.

The general policies of the Growth Plan promote intensification and transit oriented development, and define intensification as the development of a property at a higher density than currently exists through redevelopment, development of vacant or underutilized properties, infill development and the expansion or conversion of existing buildings. The Growth Plan sections that are applicable include:

- Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime (Section 1.2.1);
- Support a range and mix of housing options (Section 1.2.1); and,
- Provide for different approaches to manage growth that recognize the diversity of communities in the GGH (Section 1.2.1).

The Tertiary Plan promotes intensification of the Vales of Castlemore North Secondary Plan Area through the redevelopment of existing properties and increasing existing densities in accordance with Provincial legislation, and promoting the development of transit-oriented mixed-use development that is also sensitive to the existing context. The Tertiary Plan provides the opportunity to redevelop the area with a variety of housing types to meet the different needs of residents.

- New development or site alteration will demonstrate that:
 - There are no negative impacts on key natural heritage features or key hydrologic features or their functions (Section 4.2.2.3).

The Tertiary Plan also recognizes the importance of natural heritage features in the area while promoting their conservation and connectivity.

The following policies in Section 2.2.7 *Designated Greenfield Areas* are also applicable:

- 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 (Section 2.2.7.1.a);
 - Supports active transportation (Section 2.2.7.1.b); and,
 - Encourages the integration and sustained viability of transit services (Section 2.2.7.1.c).

The Tertiary Plan supports the achievement of a complete community by proposing a mix of residential and employment uses through moderate intensification of existing residential lots.

Region of Peel Official Plan (RPOP)

The RPOP was approved by the Province in November 2022. One of the main goals of the RPOP is to ensure that growth is accommodated in a compact and sustainable manner that supports the development of compact complete communities that are transit supportive and provide a range of choice in mobility options, while ensuring the protection of the natural heritage system.

The policies contained in the Official Plan Amendment are consistent with the Region of Peel Official Plan general goals contained in Section 1.7, in particular to:

- To create healthy, resilient, equitable and sustainable regional communities for those living and working in Peel which is characterized by physical, mental, economic and social wellbeing; crime prevention, minimizing hunger and homelessness; a recognition and preservation of the Region's natural and cultural heritage; and an emphasis on the importance of Peel's future as a caring community (Section 1.7.1);
- To recognize, respect, preserve, restore and enhance the importance of ecosystem features, functions and linkages, and enhance the environmental well-being of air, water, land resources and living organisms. (Section 1.7.2);
- To recognize the importance of a vital, competitive and diverse economy and a sound tax base, and manage and stage growth and development in accordance with the financial goals and overall fiscal sustainability of the Region. (Section 1.7.4); and,
- To support growth and development which takes place in a sustainable manner, and which integrates the environmental, social, economic and cultural responsibilities of the Region and the Province. (Section 1.7.5).

The Tertiary Plan establishes a policy framework to guide future redevelopment within the subject area, contributing to the creation of healthy and sustainable communities, while ensuring the protection of existing natural and cultural heritage features in the area.

- To achieve sustainable development within the Urban System, reduce greenhouse gas emissions, and adapt the region to a changing climate. (Section 5.6.1);
- To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. (Section 5.6.2);
- To achieve intensified and compact built form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services. (Section 5.6.3);
- To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive. (Section 5.6.4); and,

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- To promote crime prevention and improvement in the quality of life. (Section 5.6.5).

The Official Plan Amendment encourages the protection of the existing natural and cultural heritage resources in the area, while promoting a pedestrian friendly built form that is compatible with the vision for the area.

- To support planning for complete communities in Peel that are compact, well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs. (Section 5.4.8).

The different designations in the Tertiary Plan will provide the opportunity to develop the area with a mix of housing types and densities to meet projected needs of future residents in the Region.

2006 City of Brampton Official Plan (Office Consolidation September 2015)

The City's current Official Plan provides a holistic approach to planning that sets out the goals, objectives and policies that guide development within the City. The following policies in Section 3.1 are applicable:

- Provide for a range of housing opportunities in terms of dwelling types, densities, tenure and cost to meet the diverse needs of people from various social, cultural and economic background including persons with disabilities;
- Conserve land resources by optimizing opportunities for infill, intensification, revitalization and mix of uses; and,
- Develop healthy, sustainable complete communities that are transit-oriented and pedestrian friendly with a mix of uses and a variety of housing choices, employment, and supporting services and facilities.

The Tertiary Plan promotes the intensification of existing residential properties to create a pedestrian community centered on a mix used core at the intersection of Airport Road and Mayfield Road.

The Official Plan Amendment is also consistent with:

- Brampton's Designated Greenfield Area (DGA) is comprised of lands outside of the Built Boundary. New communities within the DGA 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); and,
- Planning for new communities in the DGA will be based on an ecosystem approach that integrates social, cultural, environmental and economic considerations, ensures comprehensive natural heritage system planning and

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the principles of sustainability through an appropriate mix of local services and a full range of housing (Section 3.2.8).

Land uses within the Tertiary Plan are intended to provide a mix of housing and employment to meet the daily needs of residents, and ensure the protection of existing natural and cultural heritage.

A significant portion of the Tertiary Plan contemplates the development of residential uses. The following Residential policies with the Official Plan apply:

- The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type through appropriate housing mix and policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the definitions contained in Section 5 of this Plan (Section 4.2.1.2); and,
- The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantial need and demand for the City, as appropriate (Section 4.2.1.3).

The Official Plan Amendment introduces new residential designations contained within the Tertiary Plan, which provide additional densities and an appropriate mix of housing for the entire Vales of Castlemore Secondary Plan Area.

The City shall consider the following natural heritage planning principles in the design of residential development (Section 4.2.1.15):

- Protection, enhancement and restoration of any stream, pond, marsh, valleylands and woodland habitat for both fish and wildlife;
- Maintenance, enhancement and restoration of the features and functions of watercourses and drainage features consistent with geomorphic, hydrologic and fish habitat processes; and,
- Protection, maintenance and restoration of remaining trees and woodlots.

Any residential development within the Tertiary Plan shall have regards for the appropriate buffers to natural heritage features, including wetlands, woodlands and valleylands. Approval from the City and Toronto Region Conservation Authority will be required for any development proposal with the Tertiary Plan.

The following policies within the Design policies in Section 4.2.7 will also apply to development:

- Developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway system, and road patterns; and,

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- Contributing to the existing natural features functions and linkages such as woodlands, valley lands, ponds, creeks and streams, as well as built structures with significant architecture, heritage features or important views and vistas.

The following Gateway policies will also apply to development:

- Gateway intersections shall be designed as an integral component of primary streets. At these locations, the sense of entrance, arrival and movement shall be reinforced and achieved through the surrounding built form and site planning (Section 4.11.2.3.4);
- Community image and identity shall be conveyed through the detailed design of the built form and entrance features. These shall include orienting the primary building to face the intersection/corner, and the use of special architectural elements and landscape features (Section 4.11.2.3.5); and,
- Gateway design shall be coordinated with the City's Gateway Beautification Program to promote the Flower City image (Section 4.11.2.3.6).

The urban design and gateway policies contained in the Official Plan promote the creation of a distinct community, which create a sense of entrance reinforced through design while enhancing the existing identity of the area.

Council Adopted – Brampton Plan

The City is currently undertaking a review of its Official Plan. The new Official Plan adopted by Council in November 2023 (Brampton Plan) provides the path forward to implement the aspirations of the Brampton 2040 Vision and achieve a sustainable, urban, and vibrant future for the City.

The Tertiary Plan is located within the 'Community Areas' and 'Employment Areas' on Schedule 1A – City Structure and 'Neighbourhoods' and 'Mixed-Use Employment' areas on Schedule 2 – Designations within Brampton Plan. The general intent of the 'Neighbourhoods' designation is to comprise a mix of uses and mid-lower scale built form. The 'Mixed-Use Employment' designation is characterized by a mix of employment uses that support predominantly major office employment uses, as well as population-serving uses.

The Official Plan Amendment introduces new residential and employment designations which provide additional densities, an appropriate mix of housing typologies and employment types for the secondary plan area. The amendment is also reflective of the designations and permissions introduced through Brampton Plan. Land uses within the Tertiary Plan are intended to facilitate healthy and sustainable communities with a mix of housing and employment opportunities to meet the daily needs of residents, while ensure the protection of existing natural and cultural heritage.

Vales of Castlemore North Secondary Plan, Area 49

The area subject to the Tertiary Plan is located in the Vales of Castlemore North Secondary Plan. The following goals and objectives of the secondary plan are applicable:

Development Principles, Section 3.0

- The lands located at the intersection of Airport Road and Mayfield Road and extending south along the Airport Road Corridor are proposed to be developed for an appropriate mix of commercial, employment, limited residential and institutional uses to serve the area residents and businesses in addition to serving passing vehicular traffic.

The Tertiary Plan appropriately integrates residential and commercial uses, and provides policies requiring appropriate height transitions and integration of existing natural and cultural heritage features.

Airport Road/Mayfield Road Gateway

- The intersection of Mayfield Road and Airport Road is a major entry point into the City and is identified as a Gateway on Schedule 2 of the Official Plan. This Gateway shall develop in accordance with the policies of Section 4.11.2 of the Official Plan and shall respect the following:
 - Superior urban form is required to achieve the intended vision for the Gateway, especially at major entry points in accordance with the Official Plan;
 - The sense of entrance, arrival and movement shall be reinforced by the surrounding built form and site planning;
 - Development in the vicinity of the Gateway shall create a sense of entry into the community and act as an important identifier that provides an opportunity to communicate the community image and identity;
 - The Gateway shall be subject to a minimum height requirement of two storeys as well as upgraded streetscape design, lighting, planting, signage and other urban design and landscaping amenities. These performance standards will be specified in the implementing Zoning By-Law;
 - The Gateway intersection shall be coordinated with the City's Gateway Beautification Program;
 - Buildings at Gateway locations shall be sited and orientated to address the intersection and contribute to the establishment of a well structured focal point;
 - All intersection and access points within the vicinity of the Gateway shall be defined with distinctive landscaping, lighting, and streetscape features that reflect the gateway character; and,
 - New auto-orientated development, including drive-through restaurants, shall not be permitted within the immediate vicinity of the Gateway location at Mayfield Road and Airport Road. Drive-throughs shall not be permitted to abut a public street.

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The Airport and Mayfield Road intersection acts as a gateway to the community, and entry features at these intersections shall reflect the cultural character of this area.

Tertiary Plan

- Notwithstanding Section 7.0 of the Vales of Castlemore North Secondary Plan, a Tertiary Plan and related background studies (including a design brief), shall be prepared to the satisfaction of the City, prior to development approval in order to ensure comprehensive and integrated development of the following areas:
 - the Institutional-Special Policy Area at the southwest corner of Mayfield Road and Goreway Drive; and,
 - the lands fronting both sides of Airport Road extending south from Mayfield Road, from the valley on the west side of Airport Road to the edge of the existing residential community, but excluding the Neighbourhood Retail site on the northeast corner of LaCoste Boulevard and Airport Road. The Tertiary Plan shall demonstrate how the designated area can be comprehensively developed and shall have regard for the overall principles of the Sustainable City Concept set out in Section 3.1 of the Official Plan, as well as including location of access points. The Tertiary Plan for the Airport Road lands will address the relationship of the full moves access and how it relates to development on either side of Airport Road. The Tertiary Plan for lands on the west side of Airport Road shall examine the opportunity for a trail located within the valleyland buffer area along the east edge of the valley.
- St. Mary's Anglican (Tullamore) Cemetery is a heritage cemetery with heritage designation pending under Part IV of the Ontario Heritage Act. The heritage character of the cemetery shall be given careful consideration during adjacent redevelopment. A permanent "no disturbance" buffer zone (to be determined by the City) between the outside edge of any proposed development and the known boundaries of the Cemetery is required. Additional preservation and mitigation measures shall also include permanent vegetation screening using appropriate native trees, shrubs and other plantings along the outside edge of the buffer zone, and appropriate permanent fencing to further protect and screen the Cemetery.

It is the intention of the secondary plan to facilitate development within the lands on the west side of Airport Road and south of Mayfield Road in the form of a tertiary to create a well-balanced community that is safe, functional and attractive.

The Secondary Plan does not currently recognize the potential for the Vales of Castlemore North to develop with mid-high residential uses and additional office uses. The Official Plan Amendment and Tertiary Plan introduce higher densities in the form of mid-rise residential and mixed uses and provides a policy framework to guide future development. The Tertiary Plan land use designations encourage a mix of residential and employment uses, establishes urban design guidelines for each use, and a conceptual local road network and natural heritage system to achieve a vision for the area.