

## Planning Analysis

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, and other applicable City of Brampton studies, guidelines and priorities.

The *Planning Act*, Provincial Policy Statement (PPS), the Peel Regional Official Plan, and the Brampton Official Plan provide direction and policies that encourage efficient and sustainable development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form. These documents support land use planning in a logical, well-designed manner that supports sustainable long-term economic viability.

### **Planning Act R.S.O 1990**

The proposed development has been reviewed for its compliance to matters of provincial interest as identified in **Section 2 of the Planning Act R.S.O 1990** in terms of:

- 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;*
- o) The protection of public health and safety; and*
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*
- r) The promotion of built form that*
  - i) is well designed,*
  - ii) encourages a sense of place, and*
  - iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant.*

### **Analysis: Planning Act R.S.O 1990**

The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with S. 2 (h) and (j). The development represents the appropriate location of growth and development as the subject property is located in a designated greenfield area in accordance with S. 2 (p) of the Planning Act.

Staff are satisfied that the proposed development is consistent with matters of provincial interest in the Planning Act.

**Provincial Policy Statement (PPS) 2024:**

The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians. The PPS policies that are applicable to this application include:

- 2.1.6 Planning authorities should support the achievement of complete communities by:*
- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
  - b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
  - c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*
- 2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*
- b) permitting and facilitating:*
    - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
    - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
  - c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
  - d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

*2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas*

*2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) optimize existing and planned infrastructure and public service facilities;*
- c) support active transportation;*
- d) are transit-supportive, as appropriate; and*

*2.2.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities*

*2.9.1 Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*

- a) support the achievement of compact, transit-supportive, and complete communities;*
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
- c) support energy conservation and efficiency;*
- d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
- e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.*

*4.1.1 Natural features and areas shall be protected for the long term.*

*4.1.2 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.*

### **Analysis: Provincial Policy Statement**

The proposed development supports livable, healthy communities, and the policies in S. 2.1.6 of the Provincial Policy Statement by supporting residential land uses and a variety of dwelling types at appropriate densities to implement the policies of the Highway 427 Industrial Secondary Plan. The proposal is in proximity to a diverse range of land uses within the Block Plan 47-1 area, including recreational trails, park, and open space facilities, planned future commercial uses, services, and other uses to meet long-term needs in accordance with S. 2.2.1 of the PPS. The proposed development avoids environmental concern by placing a 10-meter buffer from the limits of the natural heritage system, and through careful consideration for mitigation measures through the previously

completed scoped Environmental Impact Study submitted on the subject lands in accordance with S. 4.1.1 (c).

The proposed development is located in a settlement area in accordance with S. 2.3.1.1 of the PPS, and the proposed development implements residential densities in accordance with planned targets outlined in the City of Brampton Official Plan and Highway 427 Industrial Secondary Plan, thus promoting efficient land use densities in accordance with S. 2.3.1.2.

The proposed development supports the long-term protection of the natural heritage system by placing the 10-metre valleyland buffer and valleyland feature in a “Floodplain – F” zone which precludes development, and through conveyance of the features to the City for long-term protection, in support of S. 4.1.2 of the Provincial Policy Statement.

Based on the above, staff is satisfied that the proposed Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement.

### **Region of Peel Official Plan (April 2022)**

The Region of Peel Official Plan facilitates decisions with regard to land use matters, and guides growth and development within the lower-tier municipalities in the Region of Peel. The subject lands are within the “Urban System” in Schedule E-1: Regional Structure, and the ‘Designated Greenfield Area’ in Schedule E-3 of the Region of Peel Official Plan. The proposal has been 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:

#### **5.4 Growth Management**

*5.4.10 Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and public service facilities.*

*5.4.11 Direct a significant portion of new growth to the Delineated Built-up Areas of the community through intensification.*

*5.4.12 Develop compact, transit-supportive communities in Designated Greenfield Areas.*

*5.4.16 Employ a comprehensive, integrated approach to land use planning, infrastructure planning and infrastructure investment to achieve the objectives of this Plan.*

#### **5.4.19 Greenfield Density**

*5.4.19.6 Plan to achieve a minimum greenfield density target of 70 residents and jobs combined per hectare by 2051, to be measured over Peel’s Designated Greenfield Area excluding the following:*

*a) natural heritage features and areas, natural heritage systems and flood plains, provided development is prohibited in these areas;*

*5.4.19.7 Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:*

- City of Mississauga: 87 residents and jobs combined per hectare;*
- City of Brampton: 71 residents and jobs combined per hectare; and,*
- Town of Caledon: 67.5 residents and jobs combined per hectare.*

*5.4.19.10 Direct the local municipalities to incorporate official plan policies to plan for complete communities within Designated Greenfield Areas that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling and direct the development of high-quality public realm and compact built form.*

## *5.6 The Urban System*

*5.6.2 To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.*

*5.6.3 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.*

*5.6.6 To protect, restore and enhance the natural environment and conserve the resources of the Region, while recognizing the ecological integrity and physical characteristics of existing communities in Peel.*

*5.6.11 Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.*

## *5.6.20 Designated Greenfield Area*

*5.6.20.10 Direct the local municipalities to delineate a structure for the Designated Greenfield Area, including the identification of Employment Areas, and secondary planning boundaries to guide future development.*

*5.6.20.11 Where an approved secondary plan is not already in place, require as a part of Policy 5.5.6, that local municipalities develop staging and sequencing plans that provide for the orderly, fiscally responsible and efficient progression of development that is coordinated with the Region's Capital Plan, Peel Water and Wastewater Master Plan, and Transportation Master Plans.*

*5.6.20.13 Ensure that community block plans for new neighbourhoods and communities are developed in a manner that will address the principles of sustainability such as providing a mix of uses, a range and mix of housing options and densities, including affordable housing, walkable communities, transit-supportive densities and designs, financial sustainability, attention to detail in the design of the public realm, the provision and integration of public service facilities, planning for alternative and renewable energy systems, including low carbon district energy systems, and respecting natural and cultural heritage. Consistent with these principles of sustainability, community block plans must be developed in accordance with background studies and agreements to be required by the local municipality addressing these matters.*

### **Analysis: Region of Peel Official Plan (April 2022)**

The proposal will contribute to complete communities through the provision of housing options including apartment and townhouse structural types, in close proximity to park facilities, and other uses in the Block Plan area such as open space, retail, and service uses in accordance with S. 5.4.10. The proposal includes residential uses at appropriate densities as determined through the block planning process in close proximity to Clarkway Drive, which is identified as a Secondary Transit Corridor supporting medium frequency public transportation services in accordance with S. 5.4.12. The proposal directs development to the urban system in accordance with S. 5.6.11 of the Region of Peel Official Plan.

Based on the above, staff is satisfied that the proposed Zoning By-law amendment is consistent with the policies of the Region of Peel Official Plan.

### **City of Brampton Official Plan (2006):**

The City of Brampton Official Plan guides the physical growth and development of the City and guides land use decision-making to meet the needs of current and future residents to 2031. The plan incorporates policies from the Region of Peel Official Plan, PPS, and Growth Plan to address land use planning decisions.

The property is designated “Residential”, “Special Study Area”, and “Open Space” in Schedule A: General Land Use Designations of the Official Plan. The proposed amendment generally conforms to the intent of this plan. This includes:

#### **4.2 Residential**

*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 Uses designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. Quasi-institutional uses including social service agencies,*

*union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.*

*4.2.1.2 The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density 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 “Residential Areas and Density Categories” definitions contained in Section 5 of this Plan.*

*The following Residential Density Categories are referenced by the housing mix and density policies in the newer secondary plans or portions thereof as identified on Schedule “G” as being subject to the New Housing Mix and Density Categories:*

**New Housing Mix and Density Categories**

DENSITY CATEGORY	MAXIMUM DENSITY	PERMITTED HOUSING TYPES
<ul style="list-style-type: none"><li>• Low Density</li></ul>	<ul style="list-style-type: none"><li>• 30 units / net hectare</li><li>• 12 units / net acre</li></ul>	<ul style="list-style-type: none"><li>• Single detached homes</li></ul>
<ul style="list-style-type: none"><li>• Medium Density</li></ul>	<ul style="list-style-type: none"><li>• 50 units / net hectare</li><li>• 20 units / net acre</li></ul>	<ul style="list-style-type: none"><li>• Single detached homes</li><li>• Semi-detached homes</li><li>• Townhouses</li></ul>
<ul style="list-style-type: none"><li>• High Density</li></ul>	<ul style="list-style-type: none"><li>• 200 units / net hectare</li><li>• 80 units / net acre</li></ul>	<ul style="list-style-type: none"><li>• Townhouses</li><li>• Duplexes</li><li>• Maisonettes</li><li>• Apartments</li></ul>

*The density categories above shall not be construed as limiting the City’s housing mix and density flexibility or its ability to narrow or expand such categories or the associated densities or to use them in various combinations within a particular Secondary Plan.*

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

*(vii) That watercourse and valley corridors and an adequate buffer and/or setback shall be conveyed to the City or the Conservation Authority. These lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological and aesthetic quality of the natural features.*

**4.6.2 Environmental Implementation Reports**

*4.6.2.4 In some instances, the City in consultation with the area Conservation Authority may determine that a scoped Environmental Implementation Report (or Master Environmental Servicing Plan as appropriate) is appropriate.*

#### **4.6.6 Natural Heritage System**

*4.6.6.10 The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections.*

*4.6.6.28 The City will consider the following planning principles in the design of all development to assist in the protection, enhancement and restoration of significant natural heritage, surface water and ground water features:*

*vi) The City shall seek the gratuitous dedication of watercourse and valley corridors and an adequate buffer and/or setback to the City or the Conservation Authority to ensure that these lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological quality of the natural features;*

*4.6.6.30 Natural heritage features and areas including associated setbacks and conservation buffers shall be zoned as a separate classification in the implementing Zoning By-law as part of a specific development proposal. Existing uses will be recognized as legal non-conforming, where appropriate, despite the designation on Schedule "D".*

#### **4.6.7 Valleylands and Watercourse Corridors**

*4.6.7.4 Through the development approval process, valleylands and watercourse corridors, including associated environmental hazards and defined conservation buffers will be gratuitously conveyed to the City of Brampton. Municipal conveyance of these corridors and buffers will not be considered as contributing towards the parkland dedication requirements under the Planning Act.*

*4.6.7.5 All valleylands and watercourse corridors conveyed to the City of Brampton, including associated environmental hazards and defined conservation buffers, shall be in a condition satisfactory to the municipality. If any such lands are contaminated, the transferor will, prior to conveyance, restore the lands to a condition free from adverse effects and suitable for enhancement, submit a Record of Site Condition to the City, and satisfy any other requirements of the City regarding contaminated sites.*

#### **Analysis: City of Brampton Official Plan (2006):**

The proposal includes residential land uses in keeping with S. 4.2.1.1 of the Official Plan. The lands are designated "Medium Density Residential" in the Highway 427 Industrial Secondary Plan, and "Medium Density Residential" in Block Plan 47-1. The Secondary



Plan designation permits housing typologies such as apartments, back-to-back townhouses, and stacked townhouse structural units. The proposal includes townhouse and apartment structural units in accordance with the medium-density designation in the Secondary Plan. Although apartment housing types are not listed as a dwelling unit type permitted within the 'Medium Density' category, the Official Plan permits flexibility from the structural types and densities listed in 4.2.1.2.

The lands designated "Open Space" in the Official Plan are zoned "Open Space" to preclude development in the future. A 10-metre setback is applied from the lands designated "Open Space" in the Official Plan to mitigate impacts to the valleyland feature such as storage of materials, removal of vegetation, informal trails, and accumulation of debris in the valleyland in accordance with 4.2.1.15.

An Environmental Impact Study was submitted in support of the proposed development under the previous application (OZS-2021-0050), and reviewed by City Staff and the TRCA. The report was deemed satisfactory to support the proposed development, in accordance with S. 4.6.2.4 of the Official Plan. The EIS provides a list of key mitigation measures that are recommended to minimize impacts to the natural heritage features. The report recommends a 10-metre buffer to the edge of the valleyland associated with Rainbow Creek, thus aligning with S. 4.6.6.10 of the Official Plan. The Greenland channel and Greenland channel buffer will be conveyed to the City in accordance with S. 4.6.6.28, and S. 4.6.7.4 of the Official Plan, and will be zoned "Open Space – (OS)" to preclude development in accordance with S. 4.6.6.30.

Staff is satisfied that the proposed Zoning By-law amendment is consistent with the policies of the City of Brampton Official Plan.

### **Brampton Plan (2023)**

On November 1<sup>st</sup>, 2023, City Council adopted the City of Brampton's new Official Plan titled "Brampton Plan". Brampton Plan is currently with the Region of Peel for review and approval as they remain the approval authority for local Official Plan amendments.

The subject site is designated as Neighbourhoods and Natural Heritage System on Schedule 2 – Designations in Brampton Plan.

Under Section 2.2.9.30 Brampton Plan will provide clear direction and a unified framework for long-term protection, restoration, enhancement, and conservation of the Natural Heritage System and Water Resource System and the achievement of the goals and objectives of the City's Natural Heritage and Environmental Management Strategy. The proposal provides appropriate buffers and appropriate zoning designation for the lands west which are an existing Natural Heritage Feature (Rainbow Creek). Lands located within the Neighbourhoods designation include mainly residential communities with other locally-serving community services and amenities. Under Section 2.2.7.3 planning for Neighbourhoods within the built-up area and designated greenfield areas requires a comprehensive approach to plan urban land uses, streets, parks, infrastructure, community services and facilities to support development and build complete communities. The subject development provided a comprehensive approach

to development as it seeks to implement the approved Block Plan for the area. Interconnected streets and pedestrian routes are defined, transit is provided both in the current form and future planned routes, along with services and facilities (school and park blocks) to support residents.

Staff is satisfied that the proposal conforms to Brampton Plan

### **Highway 427 Industrial Secondary Plan (Area 47):**

Secondary Plans implement the Official Plan policies but provide a more detailed land use designation and vision for the specific area. The subject property is located within the Highway 427 Industrial Secondary Plan (Area 47). The lands are designated as 'Medium Density Residential', 'Special Policy Area 9', 'Special Policy Area 11', 'Service Commercial', 'Existing Wetland and Buffer', and 'Heritage Resource'. The proposal generally aligns with the policies of the Secondary Plan, including:

#### **4.1 PLANNING VISION**

*The planning vision sets out the framework for the new community in terms of the following major structuring elements:*

*i) A sustainable community that is planned based on balanced social, economic, environmental and cultural heritage responsibilities such as land use, transportation, natural and cultural heritage conservation, community design and enhanced neighbourhood connectivity;*

*ii) A Natural Heritage System that identifies, protects, restores and enhances the diversity and connectivity of natural features and areas, and their long term ecological functions, in recognition of the dynamic interrelationships of all elements of the natural environment and the need for long term management and related monitoring;*

*4.2.1 Identify, establish, protect, restore and enhance a sustainable natural heritage system that incorporates, integrates and connects natural features and functions to create a healthy, ecologically diverse Natural Heritage System.*

*4.2.6 Ensure new development will be efficient, environmentally responsible, diverse and well balanced, to support the natural environment.*

*4.2.9 Develop a comprehensive safe, diverse and integrated open space system that accommodates both passive and active recreational activities, while protecting and enhancing the existing Natural Heritage System;*

*5.1.1.4 Any proposals for residential development will have regard for the transition and physical integration with adjacent forms of development and effective separation and buffering from major roads and other noise sources.*

*5.1.6 Medium Density Residential*

*Notwithstanding the Medium Density category identified in Section 4.2 of the Official Plan, the lands designated Medium Density Residential in Schedule 47(a) shall permit the following:*

*i) Apartments, back-to-back townhouses, stacked townhouses and a seniors' residence shall be permitted uses with the Medium Density Residential designation in addition to the uses permitted in Section 4.2 of the Official Plan.*

*ii) A maximum density of 100 units per net residential hectare (40 units per net residential acre) shall be permitted.*

*iii) A maximum height of 6-storeys shall be permitted.*

## **6.9 SPECIAL POLICY AREA**

*6.9.1 Special Policy Area 9 applies to lands designated 'Medium Density Residential' where mixed uses are permitted to include retail, office, personal and service commercial, institutional, cultural and entertainment uses, residential and related community facilities*

## **6.11 SPECIAL POLICY AREA 11**

*6.11.1 Special Policy Area 11 applies to lands designated 'Medium Density Residential' which may permit a maximum density of 130 units per net residential hectares (51 units per net residential acre), and a maximum height of 12 storeys.*

### **Analysis: Highway 427 Industrial Secondary Plan (Area 47):**

The residential designations permit apartments, back-to-back townhouses, and stacked townhouses. Special Policy Area 11 applies to lands designated 'Medium Density Residential' which may permit a maximum density of 130 units per net residential hectares (51 units per net residential acre), and a maximum height of 12 stories.

This proposal creates a sustainable community that provides a mix of housing types while protecting natural features in accordance with the natural heritage and open space policies of the Secondary Plan. The proposed development contains residential development adjacent to a natural heritage system and has been designed in a manner that complements and supports the features of the system in accordance with S. 4.2.6 of the Secondary Plan.

The proposal appropriately places the valleyland and watercourse areas in the 'Floodplain' (F) zone to preclude development. A 10-metre buffer was applied to the outer limits of the natural heritage system, and discussed in the Environmental Impact Study prepared by Dillon Consulting, in accordance with the natural heritage policies of the Secondary Plan.

Staff is satisfied that the proposed Zoning By-law amendment is consistent with the policies of the City of Brampton Official Plan.

### **Block Plan for Sub Area 47-1:**

The proposed development is located within the Block Plan for Sub-Area 47-1 of the Highway 427 Industrial Secondary Plan. The site is designated “Medium Density Residential”, “SWM Ponds”, and “Cultural Heritage Resources” in the Block Plan for Sub-Area 47-1. The Block Plan does not have policies associated with each area.

In accordance with Section 4.1.1, minor adjustments and relocations of land uses are permitted. The proposed development is generally in accordance with the Block Plan and an amendment to the Block Plan is not required.

### **Zoning By-law:**

The property is zoned:

- Residential Townhouse E - 5.5 - Section 3712 (R3E-5.5 -3712);
- Residential Townhouse C - Section 3713 (R3C-3713);
- Residential Apartment A - Section 3714 (R4A-3714);
- Residential Apartment A (H) - Section 3753 (R4A(H)-3753);
- Residential Townhouse C (H) - Section 3752 (R3C(H)-3752);
- Residential Townhouse E (H) - 5.5 - Section 3754 (R3E-5.5(H)-3754);
- Open Space (OS);
- Floodplain (F)

by By-law 270-2004, as amended. This zone allows the development of a variety of residential dwelling types including townhouses and apartments.

An amendment to the Zoning By-law is required to rezone the lands to facilitate changes in the built form. The proposed Zoning By-law includes development standards including permitted uses, building setbacks, minimum lot widths, maximum building heights, minimum garage dimensions, among other items.

The proposed Zoning By-law Amendment will rezone the subject lands from Residential Townhouse E – 5.5 – Section 3712 (R3E-5.5-3712), Residential Townhouse C – Section 3713 (R3C-3714), and Residential Apartment A – Section 3714 to Residential Street Townhouse B and Residential Apartment A with new Special Sections. The special sections will include performance standards to regulate building height, building setbacks, garage widths, encroachments, and other items as attached in Attachment 10 to this report.

### **Technical Requirements:**

The following paragraphs summarize the technical studies and reports that were provided in support of the development application.

### Planning Justification Report

The planning justification report prepared by Glen Schnarr & Associates Ltd was submitted to provide the policy context and planning rationale to support the proposed development. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, the Highway 427 Industrial Secondary Plan, and the Block Plan are satisfied and that the proposed development represents good planning. Planning staff have reviewed the PJR and found it satisfactory.

### Functional Servicing and Stormwater Management Report

A Functional Servicing Report was prepared by Valdor Engineering Inc. to assess how the site may be serviced regarding site grading, stormwater management, water supply, and sanitary sewage. The report concludes that the proposed development can be adequately serviced with full municipal services (watermain, sanitary and storm) in accordance with the standards of the City of Brampton, Region of Peel and Toronto and Region Conservation Authority. Engineering staff are satisfied that the site can achieve the grading, storm servicing, and stormwater management requirements for the site based on the findings of this report.

### Traffic Impact and Road Design Brief

A Traffic Impact Study and Road Design Brief prepared by Candevcon Inc. summarizes the traffic impacts of the proposed Residential Subdivision. The Addendum Letter furthers the work from the Traffic Impact and Road Design Brief dated September 29th 2021, the Addendum Letter dated July 29th, 2022 and the 2nd Addendum Letter dated December 16th, 2022 for the proposed Castlemore Country Properties & 47-1 Country Properties Limited (Country Homes) residential subdivision. The report determined that the Street 'A'/Proposed District Retail Block Access at Clarkway Drive, North Condominium Block Access (Southwest) at Street 'A' and the North Condominium Block Access (Northwest) at future Collector Road 'K' intersections will operate at acceptable Levels of Service during the A.M. and P.M. Peak Hours for the 2029 horizon year with the recommendations given. Traffic staff have reviewed the study and found it capable of supporting the Re-Zoning application.