

Detailed Planning Analysis
City File Number: OZS-2024-0028

The proposal has been reviewed and evaluated against The Planning Act, Provincial Planning Statement (PPS), the Region of Peel Official Plan, the City's Official Plan, the Fletcher's Creek South Secondary Plan (Area 24) and other applicable City of Brampton guidelines and priorities. The following provide direction and policies that encourage the efficient and sustainable development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form to foster a balanced community structure, including the proper allocation of employment and residential uses. 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 (Consolidation 2024)

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. *Part 1, Section 2* of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard for.

This proposal is consistent and conforms with the following specific matters of provincial interest:

Section 2:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- (e) The supply, efficient use and conservation of energy and water;
- (f) The adequate provision and efficient use of communication, transportation, sewage and water services, and waste management systems;
- (h) The orderly development of safe and healthy communities;
- (j) The adequate provision of a full range of housing, including affordable housing
- (o) The protection of public health and safety;
- (p) The appropriate location of growth and development;
- (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 (Consolidation 2024):

The proposed development aligns with the objectives of the Planning Act R.S.O 1990 by supporting the orderly development of safe, healthy communities, and fostering economic growth through the proposed Zoning Bylaw amendment. The proposed development will address an underutilized, vacant land in an area which is built out and is municipally serviced. As such, adequate services exist to support the proposed development in accordance with Section 2. (e), (f), (h) and (p) of the Planning Act. The City of Brampton and Region of Peel have provided notice that the proposed development can be adequately serviced with existing municipal services. A condition of approval for a Site Plan application to be submitted has been noted to address any necessary site improvements and remediations, as needed, prior to Zoning bylaw amendment being approved. The development proposal envisions a total of 116 units comprised of 4 single detached dwellings, 22 regular towns and 90 back-to-back towns contributing to a full range of housing types to the City of Brampton in accordance with Sections 2 (j) and (r). The Planning Act further encourages compact, efficient development that makes use of existing municipal water and sewage infrastructure. This proposal represents orderly development by making efficient use of the underutilized land in a designated growth area with access to municipal services, in accordance with Section 2(p). The proposed development considers 4 detached dwellings fronting onto Rollingwood Drive, intended to be similar in size and height as existing detached dwellings along Rollingwood Drive. This approach preserves the character and sense of place of the surrounding neighbourhood, in accordance with Section 2(r) of the Planning Act.

Based on the above, Staff are satisfied that the proposed development has regard for matters of Provincial interest in the Planning Act.

Provincial Planning Statement 2024, (PPS)

The proposal will be reviewed for its compliance with matters of provincial interest as identified in the Provincial Planning Statement (PPS). Through staff review it was determined that the proposed development is consistent and confirms with the following pertinent PPS policies that are applicable to this application:

Section 2.1 – Planning for People and Homes:

2.1.4 - To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and

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, long-term 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.

Section 2.2 — Housing:

2.2.1.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;

2.2.1.c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

2.2.1.d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

2.3. — Settlement Areas and Settlement Area Boundary Expansions:

2.3.1 - 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;

2.3.1.3 - 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.

2.3.1.4 – Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

2.3.1.6 - Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.

2.4 — General Policies for Settlement Areas and Settlement Area Boundary Expansions:

2.4.1.1 - Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.

2.4.1.2 - To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal areas for education, commercial, recreational, and cultural uses;
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
- d) to support affordable, accessible, and equitable housing.

2.4.1.3 - Planning authorities should:

- a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;
- b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;
- c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;
- d) consider a student housing strategy when planning for strategic growth areas;

2.4.3.1. Planning authorities shall plan for intensification on lands that are adjacent to existing and planned frequent transit corridors, where appropriate.

Analysis Provincial Planning Statement 2024, (PPS):

The proposed one-block development contemplates an appropriate range and mix of housing options including single detached, back-to-back and regular townhouses. This proposal aims to intensify underutilized lands and redevelop within established areas all the while paying homage to the existing neighbourhood character and context. The Provincial Planning Statement focuses on growth and development within urban and rural areas and recognizes the wise management of land use change given to the full range of current and future needs. Sections 2.3.1, 2.3.1.2, 2.3.1.3 and 2.3.1.6 generally support intensification and redevelopment to support the achievement of complete

communities within built-up areas, prioritizing planning for a range and mix of housing options. The proposal echoes these sentiments by introducing compact housing form that compliments and integrates with the existing subdivision, enhancing the neighbourhood through a mix of available densities and built form.

The proposed development is consistent with the goals and intent of the provincial planning policy as it proposes to efficiently use land and infrastructure by means of connecting with existing municipal infrastructure, public services and amenities, in accordance with Section 2.1.4, 2.1.6 (a), (b), (c) and 2.3.1.3. The proposed development and intensification of currently vacant lands is an efficient use of the land and does not put undue stress on the existing municipal infrastructure as demonstrated through prepared and peer reviewed technical studies. A condition of approval for a Site Plan application to be submitted has been noted to address any deficiencies identified in prepared technical studies to the satisfaction of City and Regional staff prior to Zoning bylaw amendment approval.

The proposed Zoning By-law amendment will effectively intensify the underutilized lands and will support the city's housing targets. The proposal considers a total of 116 units comprised of 4 single-detached dwellings, 22 regular towns and 90 back-to-back towns. The range of residential housing types provides opportunity for the existing neighbourhood to expand its resident's portfolio to include individuals and families of different life stages and income brackets. The proposed development promotes efficient development and land use patterns over the long term given its proximity to numerous community services, garnering a vision of a healthy, livable and safe community (Attachment 1).

The proposed development is consistent and conforms with the Provincial Planning Statement.

Region of Peel Official Plan

The Region of Peel Official Plan facilitates decisions with regards 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' as per Schedule E-1: Regional Structure, of the Region of Peel Official Plan. The proposal has been evaluated against the Region of Peel Official Plan to ensure conformity to the Plan. The applicable sections of the Region of Peel Official Plan are as follows but not limited to:

5.4 Growth Management

Section 5.4.1 – To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the Delineated Built-up Areas through intensification, particularly Strategic Growth Areas such as the Urban Growth Centres, intensification corridors and Major Transit Station Areas.

Section 5.4.4 – To achieve intensification targets while providing for sufficient greenfield growth to satisfy the land need to accommodate the population and employment forecasts in this Plan.

Section 5.4.6 – To optimize the use of the existing and planned infrastructure and services.

Section 5.4.8 – 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 5.4.18 – Intensification

Section 5.4.18.1 – To achieve efficient and compact built forms

Section 5.4.18.2 – To optimize the use of existing infrastructure and services

Section 5.4.18.3 – To revitalize and/or enhance developed areas

Section 5.4.18.4 – To intensify development on underutilized lands.

Section 5.4.18.8 – To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

Section 5.4.18.10 – Facilitate and promote intensification.

Section 5.6 – Urban System

Section 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.

Analysis: Region of Peel Official Plan

The subject lands are within the 'Urban System' as designated on Schedule E-1 of the Region of Peel Official Plan. The proposed development will continue to be serviced by existing municipal services whilst supporting a compact urban form. The size and scale of the proposal is compatible with the surrounding residential neighbourhood by means of proposing single-detached dwellings fronting on Rollingwood Drive, keeping in character with existing dwellings along Rollingwood Drive. Furthermore, the proposal introduces a complementary mix of housing type, enhancing the diversity of the community while aiming to preserve its character.

The proposed development directs Residential growth within the Urban System, through means of intensification of the subject site. The introduction of diversity in housing types are seen as complimentary to abutting land uses that include but not limited to, residential, institutional and commercial uses (Attachment 6). As such, this proposed development looks to foster a stronger sense of a complete and healthy community in accordance with sections 5.4.1, 5.4.6, 5.4.8 and 5.4.18 of the Region of Peel Official Plan. The proposal looks to maintain the character of the existing neighbourhood by proposing 4 single-detached dwellings along Rollingwood, serving as a 'gateway' into the compact development behind. This ensures the development aligns with Sections 5.4.18 and 5.6.3, supporting compact and efficient built forms while promoting sustainable development, facilitating intensification and further enhancing a developed area.

The proposal is consistent with the Region of Peel Official Plan's objectives for orderly, timely development within the Urban Boundary, and supports the City of Brampton in meeting its population growth targets.

Based on the above, staff is satisfied that the proposed Zoning Bylaw amendment conforms to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan, 2006

The City of Brampton Official Plan charts the course for land use decision-making within the municipality. The purpose of the plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton.

The property is designated "Communities" in Schedule 1: City Concept and "Residential" in Schedule A: General Land Use Designations of the Official Plan.

The following Official Plan policies have been reviewed in evaluating the proposed development:

Section 2.4.2 – Managing Growth in Brampton:

- a) Maintain an effective development approval process that optimizes the public and economic benefits of growth, while working to provide the necessary services and infrastructure to serve residents and businesses today and in the future;
- c) Direct a portion of new residential development annually to within the built-up area;
- f) Promote the efficient use of existing City and Regional services and infrastructure.

Section 3.2.8 – Communities

Section 3.2.8.1 - The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans.

Section 4.2 - Residential

Section 4.2 (i) - Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm

Section 4.2 (vi) - Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors.

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.

Section 4.2.1.2 – The policies of this Plan shall prescribe a range of housing accommodation in term 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:

Old Housing Mix and Density Categories

| DENSITY CATEGORY | DENSITY RANGE | TYPICAL (BUT NOT RESTRICTIVE) HOUSING TYPES |
|---|--|--|
| <ul style="list-style-type: none"> Single Detached Density or Single Family Density | <ul style="list-style-type: none"> 0-25 units/ net hectare 0-10 units/ net acre | <ul style="list-style-type: none"> Single detached homes |
| <ul style="list-style-type: none"> Semi-Detached Density | <ul style="list-style-type: none"> 26-35 units/ net hectare 11-14 units/ net acre | <ul style="list-style-type: none"> Semi-detached homes Link townhouses Small-lot single detached homes |
| <ul style="list-style-type: none"> Low Density | <ul style="list-style-type: none"> 0-35 units/ net hectare 0-14 units/ net acre | <ul style="list-style-type: none"> Single detached homes Semi-detached homes Link townhouses Small-lot single detached homes |
| <ul style="list-style-type: none"> Townhouse or Medium Density | <ul style="list-style-type: none"> 36-50 units/ net hectare 15-20 units/ net acre | <ul style="list-style-type: none"> Block townhouses Street townhouses |
| <ul style="list-style-type: none"> Cluster Housing Density or Medium-High Density | <ul style="list-style-type: none"> 51-75 units/ net hectare 21-30 units/ net acre | <ul style="list-style-type: none"> Maisonettes Stacked townhouses Garden court/ walk-up apartments Cluster housing types |
| <ul style="list-style-type: none"> Apartment or High Density | <ul style="list-style-type: none"> 76-198 units/ net hectare 31-80 units/ net acre | <ul style="list-style-type: none"> Elevator apartments |

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.

Section 4.2.1.3 – The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.

Section 4.2.7 – Design

- i) 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 systems and road patterns;
- iv) Implementing sustainable management practices relating to waste reduction, and water, soil, air and energy conservation and to support a framework for environmentally sustainable development;

Analysis: City of Brampton Official Plan, 2006:

The property is designated 'Communities' in Schedule 1: City Concept and 'Residential' in Schedule A: General Land Use Designations of the Official Plan. Section 4.2.1.1 states: 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. The proposed development maintains the intent of the Residential Designation by providing a range of dwelling types; single-detached, back-to-back towns and regular townhouses. The proposed density for this development is 73.97 units per hectare, which is within the range of density permitted for lands designated as Medium-High Density (51-75 units per hectare) as per Schedule 24(a) of the Fletchers Creek South Secondary Plan.

From an intensification perspective, the proposal is representative of appropriate infill development that complements the surrounding neighbourhood by introducing an appropriate mixture of housing for a range of household incomes. This principle conforms to Sections 4.2.1.1 and 4.2.1.3 of the Official Plan.

The site is serviced by municipal water and sewer and is conveniently located in close proximity to several public facilities including public schools, public parks, existing and proposed transit stops and recreational centre. The proposed development will maximize the benefit of the existing infrastructure and municipal services, aligning with Section 3.2.8.1 of the Official Plan. A condition of approval for a Site Plan application to be submitted has been noted to address Environmental Engineering staff comments relating to runoff coefficients and revised grading and site servicing plan to ensure no adverse impact on abutting natural feature; Lennon Pond and existing Public School.

Communities:

The subject site is designated 'Communities' in Schedule 1: City Concept.

The 'Communities' designation 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.

Section 3.2.8 of the Official Plan outlines those new communities or new developments within an existing community, as is the case in this development proposal, shall be planned to be 'Complete Communities'. Complete communities are intended to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for residents. Given the proposed development looks to introduce an appropriate mixture of housing types to the fabric of an existing neighbourhood, it is anticipated to serve the needs of current and future residents for years to come. The introduction of diversity in built-form, in an otherwise predominately single-detached dwelling neighbourhood, builds on Section 4.2.1.3 of the Official Plan by introducing an appropriate consideration of housing types and household incomes.

Residential:

The subject site is designated 'Residential' in Schedule A: General Land Use Designations of the Official Plan. Brampton is experiencing continued high growth in population as individuals continue to be drawn to the city given its location, economic, social, cultural, natural and various other positive attributes. For such reasons, housing needs of the existing and future residents are to be satisfied by providing a variety of housing in terms of dwelling types, densities, tenure and cost. The proposed development looks to build on such principles by introducing an appropriate mixture of housing type, cost and tenure to an existing neighbourhood satisfying Section 4.2 (i) of the Official Plan. Furthermore, the proposed development represents well-planned and well-designed residential area as North to South vistas from Rollingwood to Mavis Road are maintained, lined with planters adorned with vegetation, fostering a stronger sense of place for residents and visitors alike. A private amenity space, accessible to all resident's abutting Mavis Road has been proposed to create an overall high quality public realm, satisfying Section 4.2 (vi), 4.2.7 (i) and (iv) of the Official Plan.

Based on the above, staff is satisfied that the proposed development to amend the Zoning Bylaw conforms to the City of Brampton Official Plan.

Brampton Plan (2023)

On May 16, 2024, the Region of Peel formally issued a notice of approval with modifications for the City of Brampton's new Official Plan, known as the 'Brampton Plan.' The Plan took effect on June 6th, 2024, however, to date, it is not in full effect due to a number of appeals.

The subject site is designated as 'Neighbourhoods' on Schedule 2 – Designations and as 'Community Areas' on Schedule 1A – City Structure of the Brampton Plan.

The Official Plan policies that are applicable to this application include but are not limited to:

Section 2.2.7 – Neighbourhoods

The subject lands are located within the “Neighbourhoods” Designation of Schedule 2 of the Brampton Plan. The “Neighbourhoods” designation makes up the vast majority of Brampton’s land area where most residents live and are comprised of a mix of uses and lower scale built form.

Section 2.2.7.1(a) – Support 15-minute neighbourhoods. Guide the evolution of all Neighbourhoods towards 15-minute neighbourhoods through appropriate permitted uses, built form, and intensity of policies, which ensure that most day-to-day needs are met within an area that can be accessed in a 15-minute walk or bike ride from home.

Section 2.2.7.3 – Planning for Neighbourhoods within the built-up area and designated greenfield areas.

- (a) Neighbourhood supportive uses located within a Neighbourhood Centre, or in accordance with Table 6;
- (f) Uses and building scales and designs that are compatible with surrounding development and provide an appropriate transition to existing Neighbourhoods in accordance with the Urban Design policies and Table 4 of this plan;
- (g) Development that promotes a compact built form and opportunities for intensification; and
- (h) A housing mix that contributes to the full range of housing options along the housing continuum for all age groups, life stages, incomes and abilities.

Section 2.2.7.5 – The range of permitted uses in Neighbourhoods is determined based on the street classification explained on Table 6 in alignment with Schedule 3C that show the functional street classification referenced.

It is the goal of the plan to develop “Neighbourhoods” into a 15-minute neighbourhood where most daily needs are met with an area that can be accessed in 15-minute walking radii from one’s home. As it relates to this development proposal, the subject site is located along a “Potential Future Rapid Transit corridor (BRT/LRT)” as per Schedule 3B: Transit Network and a ‘Planned Corridor’ on Schedule 1A of the Brampton Plan. This promotes active transportation and access to public transit for the existing and future residents. The notion of 15-minute neighbourhood can further be accomplished by providing for everyone’s daily needs within a 15-minute walk or bike ride from home with emphasis on three key elements: Proximity, Diversity, and Ubiquity. Diversity refers to the mix of services and amenities being provided to meet needs locally, diversity of housing options and diversity of culture and socioeconomic backgrounds to truly foster a sense of ‘Neighbourhoods’. Section 2.2.7.5 (Table 6) further elaborates on permitted uses in Neighbourhoods determined based on street classifications in which Major and Minor Arterial Roads (City and Region) permit Residential Uses and Additional Residential Units (ARUs) as an accessory use. The proposed development not only introduces a mix of housing types but also dwellings with a potential to seek and apply for additional residential units satisfying Section 2.2.7.5 of the Official Plan. The proposed development

represents a compact built form and opportunity for intensification as highlighted in Section 2.2.7.3 (g) and (h).

As such, staff is satisfied that proposed Zoning Bylaw amendment conforms to the policies of the City of Brampton Official Plan.

The Fletchers Creek South Secondary Plan (SP 24)

Section 3.1.4 – IN areas designated “Medium-High Density Residential” on schedule SP24(a), permitted uses include those residential uses within the Cluster Housing Density ranges defined in Part II of this Plan, subject to policy 3.1.1.

Section 13.4.2 – Approval of site plan and execution of site plan agreements will be required prior to issuance of building permits for development or redevelopment.

The subject property is located within the Fletchers Creek South (SP 24). The property is designated ‘Medium-High Density Residential’ in the Fletchers Creek South Secondary Plan Area, schedule 24(a). Section 3 of the Fletchers Creek South Secondary Plan Area defines Medium-High Density or ‘Cluster Housing’ as a density of 51 to 75 dwelling units per net residential hectare (21-30 units per net acres) which is typically associated with maisonette, stacked townhouse, garden court or walk-up apartments and cluster housing types. The proposed development has a density of 73.97 units per hectare.

The proposal generally conforms and is consistent to the policies and objectives of the Fletchers Creek South Secondary Plan. An Amendment to the Secondary Plan is therefore not required.

Zoning By-Law

The subject property is currently zoned Agricultural (A) as per By-law 270-2004 as amended.

The ‘Agricultural (A)’ zone permits land uses such as agricultural purposes, single detached dwellings, supportive housing residence types, cemeteries, animal hospitals, kennels, a home occupation, and/or accessory uses.

A Zoning By-law Amendment is required to facilitate the proposed development. The Zoning Bylaw amendment proposed to rezone the property to ‘Residential Townhouse A – Special Section 3827 (R3A – 3827) with site specific provisions. The site-specific zoning is included to address, but not limited to, permitted uses, setbacks, prescribing building heights, minimum landscaped open space and amenity space requirements.

The zoning changes and performance standards will implement the policies of the Zoning Bylaw to ensure that the site is properly integrated into the surrounding area. City staff worked with the applicant to provide necessary buffers to promote proper design and the efficient use of the subject site.

Technical Studies

The following technical requirements, reports and studies have been submitted and reviewed:

Planning Justification Report

The Planning justification report prepared by The Biglieri Group dated March 2024 was submitted to provide the planning policy context and rationale to support the proposal. The report and appendices concludes that the objectives of the PPS, City of Brampton Official Plan, Brampton Plan (2023) and the Fletchers Creek South Secondary Plan are satisfied. The proposal represents good planning in the public interest. Planning staff have evaluated this report and have found it satisfactory.

Functional Servicing Report

A Functional Servicing Report dated March 27th, 2024 prepared by WPE Engineering Ltd has been submitted in support of this development application. The purpose of this report is to provide information regarding the existing site conditions, and the proposed sanitary, storm and water systems, as well as the stormwater management infrastructure to accommodate the proposed development of the Subject Lands and to ensure compatibility with existing services.

The submission of a Functional Servicing Report to the satisfaction of the City remains outstanding. Alternatively, a Holding (H) Symbol may be used in conjunction with the zoning by-law amendment to ensure the noted supporting documents are completed.

Phase I Environmental Site Assessment

A Phase One Environmental Site Assessment has been prepared by GeoPro Consulting Ltd dated September 1st, 2023 with the intent of discovering Potentially Contaminating Activities (PCAs). Environmental Engineering staff have reviewed Phase I ESA and have made the determination that a Phase II ESA is required as contaminants have been identified on such report.

Prior to forwarding the enactment of Zoning By-Law amendment to Council for adoption, a Phase Two Environmental Site Assessment (ESA) be submitted and approved at the direction of the Commissioner of Planning, Building and Growth Management.

Noise Study

A noise impact study has been prepared by J.E. Coulter Associates Ltd dated August 8th, 2023. The purpose of the study is to prepare recommendations to address noise issues in connection with the subject property's zoning by-law amendment application and prepare recommendations needed to meet the applicational MECP, Region of Peel and City of Brampton noise guidelines. Noise Review staff have reviewed noise impact study and have found it satisfactory of supporting a Zoning By-law amendment.

Arborist Report & Tree Protection Plan

A tree protection plan and arborist report have been prepared by Landscape Planning dated June 30, 2023. The report findings suggest ten regulated trees have been inventoried as part of this project one of which is located within the municipal road allowance. One tree located on the subject site is in conflict with proposed construction and is to be removed. Cost estimate and compensation in the form of cash-in-lieu will be required at site plan stage.

Open space have reviewed the prepared report and find it satisfactory.

Waste Management Report

GHD Limited was retained by 10000469464 Ontario Inc to complete Waste Management Plan (WMP) as it relates to 0 Rollingwood Drive development proposal. WMP has been prepared to address the Region of Peel's waste collection application requirements. WMP prepared by GHD Limited dated June 11, 2024 was reviewed and cleared by Region of Peel and detailed waste management requirements will be addressed at site plan stage.

Urban Design Brief (UDB)

An Urban Design Brief dated September 13, 2024 was prepared by The Biglieri Group. This document develops a vision for the site that will be used as a guideline during the detailed design stage to create a visually attractive, transit-supportive and pedestrian friendly development with a well-designed public realm. Urban design staff have reviewed and requested further revisions to UDB. It is Staff's position that the zoning by-law will not be brought forward to council for enactment until such time that the revisions are submitted and found satisfactory as per direction of the Commissioner of Planning, Building and Growth Management.

Traffic Impact Study

A Traffic Impact Study (TIS) prepared by GHD Limited dated August 03, 2023 was submitted to provide an assessment of the traffic related aspects of the proposed development including impacts on the existing road network. The report establishes the existing road network and subsequent traffic-related impacts on the adjacent future road network during the weekday am a.m. and p.m. peak hours. A revised traffic letter was prepared by GHD Limited dated July 12, 2024 following public meeting delegations, addressing concerns regarding increased traffic and alternative access solutions. Traffic staff have reviewed the reports and have found them to be generally satisfactory to support the proposed development.