

DETAILED PLANNING ANALYSIS

City File Number: C03W14.008

Overview

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, and the City's Official Plan provide directions that support land use planning in a logical, well designed manner that supports sustainable long term economic viability. An analysis of the application was completed against these documents, which determined that the proposal meets the intent of the policy framework.

Planning Act

Section 2: Matters of Provincial Interest

This application is consistent with matters of provincial interest as identified in the *Planning Act* in terms of:

- *Section 2(j): the adequate provision of a full range of housing, including affordable housing; and*
- *Section 2(p): the appropriate location of growth and development.*

Section 2(j): the adequate provision of a full range of housing, including affordable housing

The subject application proposes the creation of four (4) semi-detached lots totaling eight (8) residential units. The subject application is consistent with the objectives of Section 2(j) in that the proposed units add to the residential inventory of the neighbourhood and the range of housing types, which currently consists of detached, semi-detached and townhouse lots.

Section 2(p): the appropriate location of growth and development

The location is deemed to be appropriate for residential growth and development as proposed. It will make efficient use of the existing land and align with the character of the surrounding neighbourhood.

The subject lands are currently designated as "Convenience Retail" in the Fletchers Meadow Secondary Plan Area (Area 44). A Market Study prepared by Tate Economic Research Inc. ("the Market Study") was submitted to provide a market analysis for the subject property and the adjacent property contained within the same designation

(10799 Creditview Road) as it relates to the residential proposal. The size of both properties total approximately 0.89 hectares (2.19 Acres).

According to the Market Study, the lands designated Convenience Retail are relatively small for a commercial development and can only be built to a maximum of approximately 10,000 square feet. This is significantly less than the maximum size permitted by the City of Brampton Official Plan which allows a maximum of 40,000 square feet, and envisions a different scale of development for this designation than what can be accommodated on site. The proposed re-designation to residential use is a more appropriate form of development given the characteristics of the site and surrounding area.

Section 51(24): Criteria for Draft Plan of Subdivision Approval

The application is consistent with the criteria for Draft Plan of Subdivision Approval as outlined in section 51(24) of the Planning Act in terms of:

- a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) Whether the proposed subdivision is premature or in the public interest;
- c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) The suitability of the land for the purposes for which is to be subdivided;
- f) The dimensions and shapes of the proposed lots;

Section 51(24)(a): the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2

The application is consistent with matters of provincial interest. The application aligns with *Section 2(j): the adequate provision of a full range of housing, including affordable housing; and Section 2(p): the appropriate location of growth and development* as described above.

Section 51(24)(b): whether the proposed subdivision is premature or in the public interest

The Draft Plan of Subdivision application is considered to be in the public interest. The application will create additional housing opportunities for households of different sizes, ages and income.

Section 51(24)(c): whether the plan conforms to the official plan and adjacent plans of subdivision, if any

The application conforms to both the Regional and Municipal Official Plan. Within the Regional Official Plan, the subject land is within the "Urban System" area. The

application conforms to Urban System policies outlined in Section 5.3 of the Region of Peel Official Plan. Within the City of Brampton Official Plan, the subject land are designated as “Residential”. The application conforms to the Residential objectives and policies outlined in Section 4.2 of the City of Brampton Official Plan. A more detailed analysis highlighting the specific policies of both the Region of Peel and City of Brampton Official Plan are provided in their respected section below.

The Draft Plan of Subdivision conforms to the characteristics of the adjacent plans of subdivision. The adjacent plan of subdivision is characterized by existing semi-detached dwellings. The Draft Plan of Subdivision offers additional semi-detached units which will provide consistency and be well integrated with the adjacent subdivision.

Section 51(24)(d): the suitability of the land for the purposes for which is to be subdivided

The Draft Plan of Subdivision application lands is suitable to be subdivided for residential uses. The subject application offers semi-detached housing units, similar to the adjacent housing types neighbouring the property along Cadillac Crescent.

Section 51(24)(f): the dimensions and shapes of the proposed lots

The dimension and shapes of the lots being created as part of the application offer safe access and convenience for present and future inhabitants of the municipality. The created lots will be accessed from Cadillac Crescent offering safe access from an existing residential street.

Provincial Policy Statement

Part IV of the Provincial Policy Statement (PPS) presents the Vision for Ontario’s Land Use Planning System. This vision statement outlines that the long term prosperity and social well-being of Ontario depends upon planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy. In order to achieve this vision, the document sets out a range of policies related to different aspects of land use planning. Through a detailed review, it has been determined that, overall, the proposal is consistent with the Provincial Policy Statement.

Section 1.4: Housing

This application is consistent with Housing policies as identified in the *Provincial Policy Statement* in terms of:

- *Section 1.4.3(b): 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 of the regional market area by:*

b) Permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

Policy 1.4.3(b): Permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

“Policy 1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

The proposed re-designation to a residential use conforms to housing policy 1.4.3(b) of the PPS. The residential use will add to the existing housing supply of the neighbourhood primarily made up of detached, semi-detached and townhouse dwellings. The intended semi-detached residential dwellings will be well integrated with the surrounding neighbourhood and offer a more appropriate use of the subject lands.

Based on the above analysis, the subject proposal is in compliance with the objectives of the Provincial Policy Statement.

2020 Growth Plan for the Greater Golden Horseshoe

The subject lands are within the “Designated Greenfield Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe (GGH). The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal is consistent with the policies and objectives of the Growth Plan.

Policy 1.2.1 identifies the “*Guiding Principles*” of the GGH, including for how land is developed and how resources are managed and protected. These include, but are not limited to:

- *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.*
- *Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.*

The Guiding Principles of the GGH provide support for the achievement of complete communities that aim to meet people’s needs for daily living and support a range and mix of housing options to serve all household sizes, incomes and ages.

Policy 2.2.7.1 states that “*new development in designated greenfield areas will be planned, designated, zoned and designed in a manner that support the achievement of complete communities*”. The subject application contributes positively to the goal of creating complete communities by adding to the supply of housing of a neighbourhood that already provides a range and mix of housing options. The proposed development of eight semi-detached units will create additional housing opportunities for households of different sizes, ages and income.

Based on the above analysis, the subject proposal is in compliance with the policies of the Growth Plan for the Greater Golden Horseshoe.

Regional Official Plan

The subject application is within the “Urban System” area as established in the Regional Official Plan (ROP). The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. Section 5.3.2.6 states that it is the policy of Regional Council to direct the area municipalities to include policies in their Official Plans that support the Urban System objectives and policies, and to support pedestrian friendly and transit supportive urban development, while taking into account the characteristics of existing communities and services.

The General Objectives for the Urban System are outlined in Section 5.3 of the ROP. Policy 5.3.1.3 aims to establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities. Policy 5.3.1.4 directs municipalities to achieve intensified and compact 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.

The proposed re-designation of the subject lands to a residential use will contribute to achieving the objectives listed above. The addition of semi-detached residential dwellings to the existing neighbourhood will increase the supply of this housing type in an existing community that contain living, working and recreational opportunities. The proposed housing development will match the characteristics of the existing neighbourhood while offering future residents access to nearby services and amenities. These services and amenities include parks, place of worship, transit, retail and schools.

A Market Study prepared by Tate Economic Research Inc. (“the Market Study”) was submitted to provide a market analysis for the subject property and the adjacent property contained within the same designation (10799 Creditview Road) as it relates to the residential proposal. The size of both properties total approximately 0.89 hectares (2.19 Acres). According to the Market Study, the lands designated Convenience Retail are relatively small for a commercial development and can only be built to a maximum of approximately 10,000 square feet. This is much smaller than what is permitted by the City of Brampton Official Plan which allows a maximum size of 40,000 square feet, and

envisioned a different scale of development for this designation than what can be accommodated on site. The proposed re-designation to residential use is a more appropriate form of development given the characteristics of the site and surrounding area.

The proposal conforms to the Policies of the Region of Peel Official Plan.

Through the review of the application, the Region of Peel has identified that there are no objectives/restrictions with regard to water and sanitary servicing capacity and that servicing of properties will be completed through the Subdivision process.

Official Plan

The subject lands are designated as “Residential” in Schedule A – General Land Use Designations of the City of Brampton Official Plan. The land is also designated “Convenience Retail” within Schedule A2 – Retail Structure of this plan. An amendment to the Official Plan is required to remove the property designation of ‘Convenience Retail’ on Schedule A2 - Retail Structure.

The purpose of the Convenience Retail designation is outlined in section 4.3.5 of the Official Plan. This section identifies that Convenience Retail sites are usually located in residential areas in order to serve the shopping needs of the community. Section 4.3.5.5 defines the use as one or more retail or service establishments planned and developed as a unit not exceeding 3,700 square metres (40,000 square feet). The subject application proposing to amend this use to remove this Convenience Retail designation to permit residential use. Section 4.3.2.6 (c) of this plan states that applications for the re-designation of obsolete or under-utilized retail sites for residential uses may require appropriate market impact and planned function studies to be submitted to the City to demonstrate that the existing commercial designation is no longer viable.

In support of the proposed re-designation from “Convenience Retail” to Residential, a Market Study was prepared by Tate Economic Research Inc. and submitted with the application. This study analyzed the subject property and the adjacent, property not subject to the application (10799 Creditview Road), which together comprise the entire “Convenience Retail” block. The size of both properties total approximately 0.89 hectares (2.19 Acres). According to this report, the “Convenience Retail” designated lands are relatively small and can only be built to a maximum of approximately 10,000 square feet. This is significantly less than the maximum size permitted by the Official Plan, as shown above which allows a maximum of 40,000 square feet. A retail development at this location would be relatively small. The site would be underutilized for retail purposes and the proposed re-designation to residential use would be a more appropriate form of development, given the size and characteristics of the lands.

Section 4.2 of the Official Plan outline objectives of residential policies to this plan. Within this section, it states a variety in housing types is essential for meeting the needs of a diverse population and ensuring growth in economic activities. Importance is placed

on providing a variety of housing types to meet the needs of the population. Specific objectives outlined in section 4.2 include:

- a) *Establish policies that provide opportunities for the development of a broad mix of housing in terms of dwelling types, densities, tenure and cost to meet the need of Brampton's diverse community including persons with disabilities;*
- b) *Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes.*
- c) *Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods.*

The proposed development aligns with the objectives listed above from the City of Brampton Official Plan. The proposal accommodates residential growth while blending with the characteristics of the existing neighbourhood. The proposed development will make more efficient use of the land and contribute to the existing housing stock of the neighbourhood.

General policies of Residential designated lands are outlined in section 4.2.1 of the Official Plan. Section 4.2.1.1 states that the Residential designation permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. The proposed creation of semi-detached houses is included in this permitted designation which supports a range of housing types.

Policy section 4.2.1.2 states that policies of this plan prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. The New Housing Mix and Density Categories chart identify within this section identifies Medium density as 50 units/net hectare with housing type permissions of single detached, semi-detached and townhouse housing types. The subject application meets the intent of the policies of the Official Plan. The development proposal offers a density of 48 units per net hectare, whereas the maximum identified in this plan permits 50 units per net hectare. Additionally, the proposal offers the permitted housing type of semi-detached homes. The proposed development meets the intent of the Official Plan policies surrounding residential development.

Secondary Plan

The subject lands are designated as "Convenience Retail" in the Fletchers Meadow Secondary Plan (Area 44). An amendment to the Secondary Plan is required to permit the proposed residential use and increase in density. It is suggested that a Special Site Area be created for the subject lands that would facilitate the proposed development. Specifically, the amendment proposes to permit a land use designation change from Convenience Retail to Low/Medium Density Residential, up to a maximum density of 48 units per net residential hectare (20 units per net residential acre). The requested

increase in density is proposed to accommodate the proposal of eight (8) semi-detached residential units on the subject site.

The proposed amendment is appropriate as it will make more efficient use of the existing land. As highlighted in the Market Study completed by Tate Economic Research Inc. the parcel would be considered small for Convenience Retail use and would leave the site underutilized. There is greater potential for the parcel to be integrated within the existing secondary plan as well as the existing and future communities through residential development.

The proposal is consistent with the objectives of the Low/Medium Density Residential Policies as outlined in Section 3.1 of the Fletchers Meadow Secondary Plan. Section 3.1.14 states that any proposal for Medium Density Residential development (such as the subject proposal) will have regard for achievement of acceptable transition and physical integration with lower density forms of development, and separation and buffering from major roads, other noise sources or adjacent commercial uses. As shown on the concept plan associated with this application, a 4.5 metre noise buffer has been provided on the west side of the parcel which faces Creditview Road.

Policy 3.1.15 states that residential lots shall be oriented toward and have primary access to the minor collector and local road system, to the greatest extent practicable. The lots proposed in the subject application will have primary access from the local road system, being Cadillac Crescent. The proposed development meets the intent of the policies of the Fletchers Meadow Secondary Plan.

Zoning

The subject lands are zoned "Agricultural" by Zoning By-law 270-2004, as amended. A Zoning By-law Amendment is required to permit the proposed residential land use. The Zoning By-law amendment proposes a change from the existing Agricultural zone to a Site Specific Residential Semi-Detached zone (R2A-3543). Specific provisions of this proposed zoning designation are listed below:

- (1) Minimum Lot Area: 405 square metres and 202.5 square metres per dwelling unit;
- (2) Minimum Lot Width: 13.4 metres and 6.7 meters per dwelling unit;
- (3) Minimum Lot Depth: 30 metres;
- (4) Minimum Front Yard Depth: 6.0 metres to the front of the garage and 4.5 metres to the front wall of the dwelling;
- (5) Minimum Rear Yard Depth: 7.5 metres, which may be reduced to a minimum of 6.0 metres provided that the area of the rear yard is at least 20% of the minimum required lot area.
- (6) Minimum Interior Side Yard Width: 1.2 metres.

As shown above, the site specific zoning is primarily for lot configuration in terms of minimum setbacks and minimum lot size. These site specific standards will allow the development of a residential built form consistent with those units already existing on the street.

Urban Design

An Urban Design Brief completed by NAK Design Strategies, dated December 18, 2018 was submitted with the subject application. The proposed development conforms to the Development Design Guidelines Part 7 – Architectural Control Guidelines for Ground Related Residential Development and City of Brampton Transit-Supportive Townhouse Design Guidelines.

Minor comments were provided to update figures and plans within the report. A revised Urban Design Brief dated November 29, 2020 was received. The revised UDB has addressed the comments provided and will move forward for approval.

Market Study

The applicant submitted a Market Study prepared by Tate Economic Research Inc. dated October 3, 2019. The Market Study was submitted to provide a market analysis for the subject property and the adjacent property contained within the same designation (10799 Creditview Road) as it relates to the residential proposal. The size of both properties total approximately 0.89 hectares (2.19 Acres). In support of the application, the report states that due to the small size of land, the re-designation for residential purposes will not significantly impact retail space supply for the area. Additionally, the report identifies that the site is in close proximity to existing retail centres which serve the needs of the surrounding neighbourhood.

The study states that the lands are relatively small and can only be built to a maximum of approximately 10,000 square feet (929 square metres). As per the Official Plan, Convenience Retail sites can be built to a maximum of 40,000 square feet (3716 square metres). Compared to the maximum permission, the approximate size that can be built is relatively small. This site can accommodate a Convenience Retail use approximately 25% of the size permitted by the Official Plan. With that being said, the re-designation of the land designated 'Convenience Retail' to a 'Residential' use will not have a significant impact on the need for retail space.

Existing retail centres are located within 800 metres of the subject property. The re-designation of the subject property will not impact the walkability to retail centres. One of these existing retail centres is located at Creditview Road and Sandalwood Parkway. The size of this nearby retail centre is approximately 28000 ft² (2601 m²).

Tate Economic Research Inc. concludes that the re-designation of the property for residential uses would not impact the retail commercial service levels of residents in the surrounding neighbourhood. Staff concur with the conclusion that the proposed Official

Plan Amendment re-designating the subject property for residential uses would not create a gap in commercial service levels.

Sustainability Score and Summary

A sustainability performance metrics and sustainability summary were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieves a score of 33 points which meets bronze thresholds of sustainability defined by the City.