

**DETAILED PLANNING ANALYSIS  
CITY FILE NUMBER: C08E17.012 & 21T-19009B**

The proposal has been reviewed and evaluated against the Planning Act, the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The proposal has also been reviewed and evaluated against the Region of Peel Official Plan, the City of Brampton's Official Plan, Vales of Humber Secondary Plan, Vales of Humber Block Plan and Zoning By-law 270-2004.

**Planning Act**

The development proposal has regard for the following matters of provincial interest as set out in Section 2 of the Planning Act:

*Section 2(a) – The protection of ecological systems, including natural areas, features and functions;*

The rezoning and draft plan of subdivision application protects ecological systems (including natural areas, features and functions) by providing a Valleyland Buffer between the proposed residential development and Natural Heritage System on the site.

*Section 2(j) – the adequate provision of a full range of housing;*

The proposal increases the supply of upscale executive housing in the City to attract business executives to live and work in Brampton. The proposal includes single detached dwellings with a minimum lot width of 15 metres that is consistent with the adjacent lots.

*Section 2(p) - The appropriate location of growth and development.*

The applications also represent an appropriate location of growth and development as the proposed low density use is sensitive to the adjacent Natural Heritage System and consistent with the permitted uses in the Secondary Plan.

The Draft Plan of Subdivision application has regard for the following matters as set out in Section 51(24) of the Planning Act:

*Section 51 (24) - In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,*

*(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

## Appendix 10

The proposed detached houses will contribute to a mix of residential types in addition to providing open space on the site that is compatible with other residential uses located near the site. The zoning by-law amendment and proposed plan of subdivision application does not conflict with matters of provincial interest.

*(b) whether the proposed subdivision is premature or in the public interest;*

The proposed subdivision application is in the public interest because it will provide housing within the City.

*(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The subject lands are designated “Residential” and “Open Space” in the Official Plan. The lands are also located in Area 4A, Vales of Humber Secondary Plan on Schedule A1, Upscale Executive Housing Special Policy Areas in the City of Brampton’s Official Plan. The proposed application generally conforms to the intent of these designations and applicable policies. An Official Plan Amendment is not required.

The application also conforms to adjacent plans of subdivisions as the proposed homes are compatible with houses located in the existing residential neighbourhood. The proposed lot pattern and lot sizes are also similar to other existing residential subdivisions located near the site.

*(d) the suitability of the land for the purposes for which it is to be subdivided;*

The proposed application is suitable for the purposes for which it is to be subdivided as stormwater management, water and sanitary servicing has been assessed and determined through the preparation of a Functional Servicing Report.

The existing watermain and sanitary sewer will be extended along Gold Bottom Crescent and storm drainage will be coordinated through an existing storm sewer located near the site.

*(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

Access to the proposed residential development will be provided from Gold Bottom Crescent. Traffic Services Staff have confirmed that the applicable design requirements have been demonstrated and provided draft plan approval.

*(f) the dimensions and shapes of the proposed lots;*

The lot dimensions and shapes contemplated in the proposed application are appropriate and similar to surrounding residential subdivisions.

*(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*

A draft Zoning By-law Amendment (Appendix 14) has been submitted that identifies restrictions on the land proposed to be subdivided and structures proposed to be erected on it.

Appropriate restrictions will also be included as a condition of the subdivision application.

*(h) conservation of natural resources and flood control;*

There is a Natural Heritage System (Block 10) on the subject lands that makes up a portion of the site. A 10 metre Valleyland Buffer has been provided between the proposed residential development and the Natural Heritage System to reduce impacts.

*(i) the adequacy of utilities and municipal services;*

A Functional Servicing Report has been prepared in support of the Zoning By-law Amendment and proposed plan of subdivision application that identified available servicing for the site. Staff are satisfied with the findings of this report.

*(j) the adequacy of school sites;*

The proposed application was circulated with the Dufferin Peel Catholic District School Board and Peel District School Board. No concerns were noted with the adequacy of school sites.

*(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and*

The Natural Heritage System on the subject lands will be conveyed to the City.

Staff is satisfied that the application for approval of a draft plan of subdivision is in compliance with the matters of provincial interests as set out in the Planning Act.

### **Provincial Policy Statement**

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Planning Act. The Zoning By-law Amendment application and Plan of Subdivision are consistent with the Provincial Policy Statement. Conformance with the policy is discussed below:

*Section 1.1.1 Healthy, livable and safe communities are sustained by:*

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns; and*
- h) promoting development and land use patterns that conserve biodiversity.*

The proposed development represents an efficient use of the vacant site. The proposal is comprised of seventeen detached homes, four future residential lots as well as Valleyland and Natural Heritage System that will be conveyed to the City.

The proposed detached houses will contribute to a mix of residential types in addition to providing open space on the site that will be conveyed to the City.

The proposed residential development also meets long term needs and avoids development patterns that may cause environmental concerns by adding a 10.0 metre Valleyland Buffer between the development and the Natural Heritage System.

The Valleyland Buffer also helps to facilitate the protection and preservation of the Natural Heritage System including its biodiversity.

*Section 1.1.3.1 Settlement areas shall be the focus of growth and development.*

This property is located within a settlement area that is identified in provincial and municipal planning documents.

*Section 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion*

The proposed development efficiently uses land and resources to provide residential uses as well as protection of the Natural Heritage System that is also located on the site.

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

*2.1.2 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.*

The proposed development protects natural features and areas by providing a Valleyland Buffer (Block 7) as well as Compensation (Block 9 and 9A) between the development and the Natural Heritage System.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications are consistent with the policies of the Provincial Policy Statement.

### **Growth Plan for the Greater Golden Horseshoe (2019)**

The Growth Plan for the Greater Golden Horseshoe provides policy to plan for the accommodation and direction of growth in a manner that fosters the development of complete communities. The proposed application conforms to the applicable policies of the Growth Plan for the Greater Golden Horseshoe as follows:

*2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*

*a) supports the achievement of complete communities;*

The subject lands are a Designated Greenfield Area and located outside the Built Boundary (Schedule 1 - City Concept of the City of Brampton Official Plan). The site is also identified as an Executive Housing Special Policy Area and located within the Vales of Humber Secondary Plan.

The Vales of Humber Secondary Plan provides policies regarding land use patterns, transportation network, a Natural Heritage System and other items that promote sustainable development and complete communities. The proposal conforms to the Official Plan policies for the subject lands.

*2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper-and single-tier municipality is as follows:*

a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve

within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

The proposed development will assist in meeting this target set by the Region of Peel.

*4.2.2.1 A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017*

*4.2.2.3 Within the Natural Heritage System for the Growth Plan:*

*a) new development or site alteration will demonstrate that:*

*i. there is no negative impacts on key natural heritage features or key hydrologic features or their functions*

*4.2.2.4 Provincial mapping of the Natural Heritage System for the Growth Plan does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, the policies in this Plan that refer to the Natural Heritage System for the Growth Plan will apply outside settlement areas to the natural heritage systems identified in official plans that were approved and in effect as of July 1, 2017.*

*4.2.2.6 Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:*

*a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and*

*b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.*

Natural Heritage Features on the site are protected through the City of Brampton Official Plan and the Vales of Humber Secondary Plan which provides policies regarding the protection of these features.

A 10.0 metre Valleyland Buffer is proposed on the site between the proposed development and the adjacent Natural Heritage System. This will assist in the reduction of impacts on the key natural heritage features.

## **Region of Peel Official Plan**

The Region of Peel Official Plan provides a strategic policy framework to ensure planning occurs in a manner that protects the environments, manages resources, and directs growth efficiently. The subject application is within the Urban System as

established in the Regional Official Plan. The proposal is in conformity with the Regional Official Plan, including but not limited to the following policies:

*2.5.2.1 Promote a wide range of environmental enhancement and restoration opportunities.*

*2.5.2.6 Support and encourage all efforts, including those of the area municipalities and conservation authorities, in restoring and enhancing components of the Greenlands Systems.*

The proposal will maintain and enhance the existing natural heritage features on the site through the provision of a buffer and enhancement and restoration areas as shown on draft plan.

*5.3.1.1 To conserve the environmental and resource attributes of the region.*

*5.3.1.2 To achieve sustainable development within the Urban System.*

The proposed application is located within the “Urban Systems” designation in the Region of Peel Official Plan. The application is consistent with sections 5.3.1.1 and 5.3.1.2 by proposing a residential development that is buffered from the adjacent Key Natural Heritage System feature also located on the site.

*5.5.4.1.1 To optimize the use of designated greenfield area.*

The subject lands are identified as a Designated Greenfield Area on Schedule D4 of the Region of Peel Official Plan. The proposal optimizes the use of designated greenfield area to provide seventeen detached lots as well as protecting the adjacent Natural Heritage System on the site.

*5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.*

The proposed residential development will create seventeen detached houses that will contribute to the range and mix of housing types, densities, sizes and tenure in the Region of Peel.

### **City of Brampton Official Plan**

The property is designated “Residential” and “Open Space” in the City of Brampton Official Plan. Lands within the “Residential” designation may be used for predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. A variety of complementary uses are also permitted. Lands within the “Open Space” designation are part of the City’s open space

system and consist of both natural and cultural heritage as well as recreational open space features.

The subject lands are located in Area 4A, Vales of Humber Secondary Plan on Schedule A1, Upscale Executive Housing Special Policy Areas in the City of Brampton's Official Plan. "Upscale Executive Housing" is a low density form of housing characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities.

The proposal generally conforms to the "Residential" and "Open Space" designation of the Official Plan and an amendment is not required.

The Official Plan policies that are applicable to this application are provided below:

*2.1.b. Conserve and protect the City's natural heritage system and quality of life through sustainable development practices, sound natural hazard management, and a systems-based ecosystem approach to land-use planning and development.*

*2.4.3c) Conserve and protect the long term ecological function and biodiversity of the natural heritage system.*

A portion of the subject lands is a Natural Heritage System. The portion of the site that includes natural heritage features will be conveyed to the City. A 10 metre Valleyland Buffer has been provided between the proposed residential development and the Natural Heritage System to reduce impacts.

Private uses will not be permitted on the Natural Heritage System adjacent to the proposed site and there will be no access from the proposed development to these lands.

*3.2.2.2 Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.*

The subject lands are identified as a Designated Greenfield Area (Schedule 1 – City Concept) and located outside the Built Boundary. The proposed development contributes to the fulfillment of this target by proposing a low-density development that will reduce impacts to the adjacent Natural Heritage System on the site.

*4.2 (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;*

*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.*

The proposed single detached homes are consistent with the dwelling types permitted in the Residential designation. The proposed homes are compatible with houses located in adjacent existing residential neighbourhood.

The proposed lot pattern and lot sizes are similar to that of the existing residential developments nearby.

*4.2.1.15 (ii) Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife;*

*4.2.1.15 (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.*

An adequate buffer has been identified by the TRCA and City Staff that will be conserved from development including private uses.

*4.2.2.1 The Upscale Executive Housing Special Policy Areas designated on Schedule "A1" are areas considered to include appropriate characteristics to accommodate successful upscale executive housing areas in accordance with the related principles and standards specified in this section.*

*4.2.2.2 The following detailed principles and standards shall, as much as practicable, be incorporated into the secondary plan level and tertiary plan level designs of upscale executive housing areas:*

*(i) These communities will be planned abutting or close to natural heritage and man-made features such as valleys, woodlots, golf courses and areas of rolling or unique topography. The communities shall be designed to contribute to the features, functions and linkages of the open space system, and both the design and the open space system shall combine to define the special character of the community;*

*(iii) The minimum lot frontage for single detached homes in these communities is 15 metres (50 feet) and minimum residential floor areas may be established, where appropriate;*

The proposal is consistent with the development standards envisioned for Upscale Executive Housing area. The proposed seventeen detached dwellings have frontages of 15.2 metres and 19.8 metres which meet the minimum lot frontage requirement stated in Section 4.2.2.2.

### **Vales of Humber Secondary Plan (Area 50)**

The subject land is designated “Executive Residential”, “Restoration/Enhancement Area” and “Natural Heritage System” in the Vales of Humber Secondary Plan (Area 50) and the Vales of Humber Block Plan (BP50). The proposed development adheres to the policies of the Vales of Humber Secondary Plan.

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

*4.2.2 Establish Restoration Areas as part of the Natural Heritage System as compensation/mitigation for the loss of natural features that would have been part of the Natural Heritage System.*

*4.2.3 Restore, enhance, manage and monitor the diversity and connectivity of natural features and their long-term ecological functions to ensure a healthy Natural Heritage System, as part of creating complete and compact community in accordance with the policies of the Provincial Growth Plan.*

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

A Natural Heritage System has been identified, established and protected on the subject lands through the provision of a 10 metre Valleyland Buffer that separates the residential development from this feature.

*4.2.10 Create land use patterns that complement and integrate enduring built-form elements, enhance and integrate the Area’s natural heritage system, and contribute to achieving superior, upscale executive neighbourhoods.*

The proposed development will help to complete the neighbourhood fabric by continuing a similar lotting pattern as the residential developments located to the south and east of the site. This application also enhances and integrates the Natural Heritage System on the subject lands by providing a Valleyland Buffer to reduce impacts from the proposed residential development. Pursuant to the Conditions identified by Parks Planning Staff, the Natural Heritage System block will include multi-use trails and associated active transportation infrastructure.

*5.1.1.8 Residential lots adjacent to the Natural Heritage System shown on Schedule SP50(a) shall be shaped, oriented, and developed in a manner that is compatible with and complementary to the Natural Heritage System.*

Staff in coordination with the TRCA are satisfied that the proposed residential development will be done in a responsible manner that protects the adjacent Natural Heritage System also located on the site.

*5.1.2.1 Lands within the “Executive Residential” designation shall be developed with a variety of wide frontage (50-80 foot) single detached lots. In addition, the secondary plan has been designed to accommodate anchor lots, defined as measuring 21 metres (70 feet) or greater in frontage, in appropriate locations. The criteria for the location and distribution of anchor lots will be set out in the approved Community Design Guidelines.*

The Zoning By-law Amendment and Plan of Subdivision application contemplate the development of seventeen detached units on lots, which range in width from 15.2 metres (50 feet) and 19.8 metres (65 feet). This is consistent with the policy regarding minimum frontage of single detached lots.

*5.1.2.3 In areas designated “Executive Residential” on Schedule SP50 (a), the following policies will apply:*

*i) a maximum density of 14.5 units per net residential hectare (6 units per net acre) for the lands designated “Executive Residential”;*

*ii) a minimum lot width of 15.2 metres (50 feet); and*

*iii) the secondary plan will generally be designed for a minimum lot depth of 35 metres (115 feet), however, the City will permit lot depths less than 35 metres (115 feet) where there are lotting constraints.*

The proposal conforms with the maximum density target identified in Section 5.1.2.3 (i).

Consistent with Section 5.1.2.3 (ii) and 5.1.2.3 (iii), the detached lots proposed for this application meet the minimum lot width of 15.2 metres and generally have lot depths of 35 metres.

*5.3.2.1 The “Natural Heritage System” designation shown on Schedule SP50(a) is comprised of Valleylands, Watercourse Corridors, Wetlands, and Woodlands and associated buffers, setbacks and linkages, and Restoration Areas that collectively contribute to the ecological integrity of the West Humber River watershed, as identified in the MESP. The NHS, including buffers, setbacks and linkages, shall be conveyed to the City in a condition satisfactory to the municipality.*

As outlined further in Appendix 15 (Conditions of Draft Approval), the Natural Heritage System will be conveyed to the municipality.

*5.4.1.1 It is the intent of this secondary plan to establish an open space network which is inter-connected and forms a fundamental element of the Vales of Humber community. It is intended that the green space corridors, comprising elements of the parks and open space system will form part of the community structure.*

Parks Planning staff have requested that the applicant, prior to registration of the draft plan of subdivision, submit an Urban Design Brief that includes a Linkage, Connections and Circulation Plan (Appendix 15, Park Planning & Development Condition 6). A Linkage, Connections and Circulation Plan is requested to identify all active transportation components proposed including multi-use trails within the proposed Natural Heritage System block. The Brief will also assess the feasibility of the conceptual alignment of the multi-use path shown within the 'Vale of Humber' Block Plan 50.

### **Block Plan – The Vales of Humber**

The lands are located within the Vales of the Humber Block Plan. A Block Plan provides further details to a Secondary Plan. Within the Block Plan, the lands are identified as being "Executive Residential", "Natural Heritage System", "Buffer", and "Restoration Area".

The proposed development includes the land uses as identified within the Block Plan.

The land uses within the Block Plan provide additional design criteria that will be evaluated through the detailed design. The applicant is required to adhere to the architectural and landscape details within the approved Community Design Guidelines.

### **City of Brampton Zoning By-law 270-2004, as Amended**

The property is currently zoned "Residential – Rural Estate Holding (REH)" by By-law 270-2004, as amended. Residential – Rural Estate Holdings (REH) permits single detached dwellings and requires a minimum lot width of 45 metres.

The proposed Zoning By-law Amendment (Appendix 14) includes two site-specific residential zones. Residential Single Detached (R1E-15.2-3533), Residential Single Detached (R1E-19.8-3534) as well as Open Space (OS) and Floodplain (F) to implement the built form objectives of the contemplated development while protecting applicable lands for flood and erosion control

The site-specific zoning sets standards for the proposed development including lot widths of 15.2 metres (R1E-15.2-3533) and 19.8 metres (R1E-19.8-3534), a maximum height of 13 metres as well as other development standards relating to permitted

projections of select type of windows, porches, balconies, decks and landings associated with a balcony or deck,

The Zoning By-law Amendment also includes provisions permitting eaves and cornices to encroach into the minimum building or structure setback to a daylighting triangle/rounding and providing a calculation to determine the lot width of a corner lot.

### **Technical Requirements**

#### **Planning Justification Report**

The Planning Justification Report prepared by Candevcon Limited dated November 30, 2018 and revised on September 9, 2020, was submitted to the City in support of the application. The document provides the rationale for the development, and outlines how the proposal aligns with provincial and municipal policy.

The report concludes that the application complies with the Provincial Policy Statement, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, the Vales of Humber Secondary Plan and Vales of Humber Block Plan (BP50). Staff has reviewed the report and is satisfied with the justification provided by the applicant.

#### **Noise Report**

A Noise Report was prepared by Candevcon Limited and dated November 30, 2018.

The Noise Control Feasibility Study was prepared to investigate the potential noise impacts on the proposed residential subdivision and to provide recommendations on noise control measures.

The report recommends measures including a 2 metre acoustic fence and forced air heating with provision for central air conditioning for Blocks 1, 2 and 4 to mitigate traffic noise from Gordon Randle Drive. Warning clauses were also recommended for inclusion in the Purchase and Sales Agreements. Lots 1 to 17 as well as Blocks 5 and 6 did not require any noise mitigation measures. Engineering staff has reviewed the report and are satisfied with the recommendation.

#### **Functional Servicing Report**

A Functional Servicing Report was prepared by Candevcon Limited and dated November 30, 2018 and updated December 20, 2019 to provide preliminary servicing and stormwater management facility designs

The reports concludes that to provide water and sanitary servicing for the proposed development, the existing watermain and sanitary sewer will be extended along the Gold Bottom Crescent.

Storm drainage will be facilitated through existing storm sewers on Gold Bottom Crescent to a stormwater management pond that was previously built as part of another Plan of Subdivision located south of the site at Gordon Randle Drive and Countryside Drive. Rear yard swales will also be connected to rear lot catch basins to enable drainage from the lots as well so that the rear of the lots drain directly into the adjacent valleyland.

Public Works and Engineering Staff have reviewed the reports and found it satisfactory to support the proposed development.

### **Stage 1 and 2 Archaeological Assessment**

A Stage 1 & 2 Archaeological Assessment was prepared by The Archaeologists Inc. on July 20, 2017.

A Stage 1 background study was done to gather information on the site's history, previous archaeological fieldwork and existing conditions to evaluate the property's archaeological potential.

A Stage 2 property assessment was done to document all archaeological resources and assess if any archaeological resources needed further evaluation. Stage 2 property assessment did not result in any archaeological resources being identified. As such, no further archaeological assessment is required.

Heritage Staff have reviewed the archaeology assessment as well as the Ministry of Tourism, Culture and Sport letter and provided their clearance on February 25, 2019.

### **Scoped Environmental Impact Study**

A Scoped Environmental Impact Study was prepared by the Palmer Environmental Consulting Company on November 12, 2019.

The proposed development calls for the removal of three tree groupings belonging to the Coniferous Plantation (CUP3) vegetation community. The removal of these tree groupings will be mitigated through the provision of planting an equivalent area along boundary of the Natural Heritage System and associated 10 meter buffer. This approach aligns with the recommendations of the Vales of Humber Phase 2 Master Environmental Servicing Plan (MESP). Additional enhancement planting will be undertaken within the valley. These mitigation measures will provide for the long-term ecological enhancement of the Natural Heritage System. The report found that with the implementation of the mitigation measures and agency consultation, the proposed development will have no negative impacts to the natural environment.

Environmental Planning Staff have reviewed the Environmental Impact Study and are satisfied with this report.

## **Geotechnical Investigation**

A Geotechnical Investigation was prepared by WSP in September 2017 in support of the application. This document describes the soil conditions and design recommendations for the proposed residential subdivision.

### **Phase 1 ESA and Phase 2 ESA**

A Phase 1 and 2 Environmental Assessments were prepared by WSP on February 2018. The findings concluded that the site is suited for residential development.

The findings of the Phase 1 Environmental Site Assessment were that there are current and historical potential contaminating activities (PCA) which could affect the environmental condition of the site and a Phase Two ESA is required.

The Phase 2 Environmental Site Assessment confirmed that all soils and groundwater investigated had met the applicable standards and no further investigation is needed. The report also recommended that as Record of Site Condition may be filed and that all monitoring wells should be decommissioned in accordance with the applicable regulations when no longer required.

Both Environmental Site Assessments in addition to the Feasibility Noise Report and Functional Servicing Report were to be addressed prior to draft plan approval. Engineering Staff have reviewed these documents and provided draft plan approval for the application (Appendix 15).

### **Sustainability Score and Summary**

The applicant has completed a Sustainability Assessment and Summary for the measures the sustainability of the proposed development. The proposal achieves an overall sustainability score of 29 points that satisfies the City's Bronze threshold. A score of 29 points is the minimum score required for a Plan of Subdivision application. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of this development during the detail design stage.