

**DETAILED PLANNING ANALYSIS
CITY FILE NUMBER: C07E16.010**

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 Castlemore North Secondary 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 proposed development protects ecological systems (including natural areas, features and functions) by providing a 10 metre buffer that will protect the existing valleyland north of the site and buffer it from the proposed development. This buffer and surrounding area are identified as Natural Heritage System. To protect the natural features. To protect the natural features, staff have requested that these lands be gratuitously conveyed to the City at the time of a formal site plan application.

Section 2(f) – the adequate provision and efficient use of communication, transportation, sewage and water and waste management systems;

The proposed development makes efficient use of existing transportation and sewage systems. The proposed dental/medical office is within walking distance of a bus stop that is served by the 30 Airport Road bus route. The proposed development will be serviced through creating connections to the existing watermain and sanitary sewer along Airport Road.

Section 2(h) – the orderly development of safe and healthy communities.

The proposed development supports healthy communities by providing pedestrian and cycling connections to the site through the existing multi-use trail along Countryside Drive and providing bike parking on site. It is also located within walking distance of a bus stop that is served by the 30 Airport Road bus route that residents can take to access this site.

From a traffic safety and operations perspective, vehicular access to the site will be implemented through a right-in/right-out access to the site off Countryside Drive. This single site access is deemed sufficient to service the site by the Traffic Impact Study prepared in support of the development.

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

The proposed development is an appropriate location of growth and development as the proposed use and built form is sensitive to the adjacent Natural Heritage System and consistent with the permitted uses in the Secondary Plan. A Functional Servicing Report has been prepared for the site and water, storm water and sanitary sewer connections are available.

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 is 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;*
- 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 site which is currently occupied by a detached residential dwelling. The proposal optimizes the use of existing infrastructure including available servicing as well as the existing multi-use path along Countryside Drive and the transit network to promote walkability of the site.

The application and proposed built form is compatible with the surrounding residential community.

The proposed residential development also meets long term needs of residents and avoids development patterns that may cause environmental concerns through the provision of a 10.0 metre buffer between the development and the adjacent Natural Heritage System to the north of the site.

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

This site is located within a settlement area and is appropriate for the proposed development.

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 a use that supports area residents as well as protection of the Natural Heritage System that is located on and adjacent to the site.

Section 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Appropriate development standards have been met including transportation, environment and engineering standards. No risks have been identified for this development with respect to public health and safety.

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.

Natural features and areas are protected for the long term by determining a limit of development for the proposed development as well as providing a 10 metre buffer for mitigation purposes.

Based on the above, staff is satisfied that the proposed Zoning By-law Amendment is 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 promotes the development of complete communities. The proposed application conforms to the applicable policies of the Growth Plan for the Greater Golden Horseshoe as follows:

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) *the vast majority of growth will be directed to settlement areas that:*
 - i. *have a delineated built boundary;*
 - ii. *have existing or planned municipal water and wastewater systems; and*

iii. can support the achievement of complete communities.

- b) Within settlement areas, growth will be focused in:*
- i. delineated built-up areas;*
 - ii. strategic growth areas;*
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and*
 - iv. areas with existing or planned public service facilities;*

The subject property is located within a Settlement Area and outside of the Built Boundary (Schedule 1 - City Concept of the City of Brampton Official Plan).

Existing municipal water and wastewater systems are available for the site and the proposal helps support the achievement of complete communities. Existing transit is also available along Airport Road.

2.2.1.2(4) Applying the policies of this Plan will support the achievement of complete communities that:

a): feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;

d) expand convenient access to: i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

The proposed development provides an appropriate land use on a site that is well served by existing transit and accessible for pedestrians and cyclists through the existing multi-use path along Countryside Drive.

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;*
- b) supports active transportation; and*
- c) encourages the integration and sustained viability of transit services.*

The proposed development is located in a Designated Greenfield Area. The proposal is consistent with the above policies by providing a range and mix of land uses in the area and supports active transportation by providing cycling and pedestrian connections to the site. A walkway is provided that leads directly to the proposed office and bicycle parking is provided for cyclists.

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.

4.2.2.3 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

4.2.2.6 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 Castlemore North Secondary Plan (SP49) which provides policies regarding the protection of these features.

In coordination with the Toronto and Region Conservation Authority, a 10.0 metre buffer is proposed on the site between the proposed development and the existing as well as adjacent Natural Heritage System. This will protect the environmental features located on and north of the site as well as 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:

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 development that has a buffer to protect the existing and adjacent Natural Heritage System features to the north.

5.3.1.3 To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities;

5.3.1.4 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;

5.3.1.5 To achieve an urban structure, form and densities which are pedestrianfriendly and transit-supportive;

In accordance with policies S. 5.3.1.3 to 5.3.1.5, the proposed development provides a dentist/medical office use that contributes to the mix of land uses and optimizes existing infrastructure, land, and services in the area. Pedestrian and cyclist connections are provided along and to the site through the existing multi-use path along Countryside Drive as well as located within a walkable distance from a bus stop along Airport Road.

5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans; and 5.3.2.3 Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms or urban development and redevelopment.

The proposed development is located within the Regional Urban Boundary and efficiently uses Regional services and infrastructure.

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 a dentist/medical office on the site within the limit of development established in coordination with local conservation authorities.

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. Complementary uses are also permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial, Institutional and Public Uses designations.

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This includes designations such as health centres which is consistent with the proposed dentist/medical office use. 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 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.

The subject site includes natural heritage features and are also located adjacent to a Natural Heritage System. The portion of the site that includes natural heritage features will be conveyed to the City. A 10 metre buffer has been provided between the proposed residential development and the Natural Heritage System to reduce impacts.

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.

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;

The subject site is 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 built form that will reduce impacts to the existing and adjacent Natural Heritage System on the site.

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.

Places of Worship shall be permitted on lands designated Residential on Schedule A, with the exception of those lands designated “Estate Residential” on Schedule A1 of this Plan. Places of Worship may be permitted on lands designated “Upscale Executive Housing Special Policy Areas” subject to site-specific amendments to the Zoning Bylaw and applicable Secondary Plan Area, in accordance with Section 4.2.2.4 of this Plan. Places of Worship shall generally be located on arterial and collector roads, and not on local residential roads. A Place of Worship shall be located on a site of sufficient size to accommodate the required performance standards such as parking, landscaping, pedestrian connections and setbacks that will result in land use compatibility with the host area. Mineral extraction operations shall be permitted as an interim use on lands designated “Residential” on Schedule “A” which are located in the Credit Valley Secondary Plan around the general vicinity of Highway 7, Creditview Road and Mississauga Road, and have been subject to a resource planning assessment undertaken by MHBC Planning/ESG International for the City in July 2002.

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 provided as per Toronto and Region Conservation Authority Staff's request which will be conserved from development and conveyed to the City.

Vales of Castlemore North Secondary Plan (Area 49)

The subject land is designated “Low Density Residential 2” in the the Vales of Castlemore Secondary Plan (Area 49). The proposed development adheres to the policies of the Vales of Castlemore North Secondary Plan.

4.1.1 The various residential designations shown on Schedule SP49 (a) are categories in which the predominant use of land is low density residential. Proposals for residential development shall be considered in light of any relevant policies of the Official Plan and this Secondary Plan. Complementary uses as set out in Part I of the Official Plan are also permitted in the various residential designations, or may be specifically identified by other designations or policies in this Secondary Plan. Minor utility installations such as transformer sub-stations and telephone switching centres are also permitted in the

residential designations provided that they are integrated in an appropriate manner with adjacent residential uses.

Further to Section 4.2.1.1 of the Official Plan and Section 4.1.1 of the Secondary Plan above, complementary land uses are permitted which includes the proposed development use.

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

The property is currently zoned “Residential Rural Estate 2 (RE2)” by By-law 270-2004, as amended. The RE2 zone does not permit office related uses. As such, a Zoning By-law Amendment is required.

An amendment is required to permit the proposed dental/medical office use as well as associated development standards including lot width, front yard depth, side yard width, gross floor area, minimum landscaped open space and parking. The proposed Zoning By-law Amendment (Appendix 12) includes a ‘Holding’ provision applied to the lands zoned Service Commercial as well as a portion of the site that comprises part of the natural heritage system (NHS) are zoned Open Space (OS) and Floodplain (F).

This proposed amendment will implement the built form objectives of the contemplated development while aiding in the long term protection and preservation of the lands with natural heritage significance. The Holding provision is intended to help ensure that the lands zoned Open Space (OS) and Floodplain (F) are conveyed to the City at the Site Plan Approval stage to allow for access and maintenance of the space by the municipality. It is noted that the authority provided to the City through the Planning Act with respect to site planning (Section 41) is not sufficient unto itself to require the gratuitous conveyance of NHS lands.

Technical Requirements

Planning Justification Report

The Planning Justification Report prepared by Glen Schnarr & Associates Inc. dated February 2018 was submitted to the City in support of the application. The document provides an evaluation of the proposal in regard to the applicable policy framework.

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 Castlemore North Secondary Plan and Zoning By-law 270-2004. Staff has reviewed the report and is satisfied with the justification provided by the applicant.

Urban Design Brief

An Urban Design Brief was prepared by John G. Williams Limited and Strybos Barron King Limited. This was submitted to the City on February 26, 2018 and most recently revised July 16, 2020.

The Urban Design Brief provides the overall design direction for development of the proposed dental/medical office as well as an analysis of how the application conforms to the principles identified in the City's Development Design Guidelines. The principles assessed included the public and private realm, built form and sustainability principles.

Urban Design Staff have reviewed the report and have no further comments.

Noise Report

A Detailed Noise Control Study was prepared by SS Wilson Associates on December 6, 2017.

The document was prepared to define the minimum noise attenuation requirements for the control of outdoor and indoor environmental sound levels as it applied to the proposed development.

The report recommends mitigation measures for controlling indoor noise including providing a warning clause that sound levels from road traffic may be heard and requirements regarding the materials used for the proposed building.

Engineering staff have reviewed the report and satisfied with the recommendation.

Functional Servicing Report

A Functional Servicing Report was prepared by Crozier Consulting Engineers on February 26, 2018 and revised June 30, 2020 to demonstrate that the proposed site can be developed from a functional servicing and preliminary stormwater management perspective.

The report's findings were that the proposed development may be serviced by the existing 300 mm watermain along Airport Road using a new 150mm diameter fire line and 100 mm domestic service.

Similarly, the existing 750 mm diameter sanitary sewer along Airport Road may be used to service the proposed development, using the existing 125 mm diameter sanitary lead.

The report also confirmed that the stormwater quantity control to the 450 mm diameter storm sewer on Countryside Drive can be met using a 75 mm diameter orifice tube.

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

Traffic Impact Study

A Traffic Impact Study was prepared by C.F Crozier & Associates Inc. on February 2018. The report assessed the impacts of the proposed application on the boundary road network and recommend any mitigation measures.

The study found that the the proposed application can be supported from a traffic safety and operations perspective. Findings of the report included that:

- The intersection of Countryside Drive and Airport Road is anticipated to operate at unchanged levels of service and minimally impact the boundary road network. The proposed dental/medical office building is anticipated to generate a small number of trips (a maximum of 13 total trips during the P.M peak period).
- Sight distance at the existing site access on Countryside Drive indicated that there is sufficient sight distance for vehicles accessing the site.
- Additionally, parking requirements of 1 space per 12 square metres for a dentist office (as per the zoning by-law) were conformed with by the proposal.

Traffic Services Staff have reviewed the report and have no further comments.

Environmental Impact Study

An Environmental Impact Study was prepared by Dillon Consulting on October 2020.

An Environment Impact Study was prepared due to the presence of natural heritage features within and adjacent the property. Findings of the report were that removal of landscaped vegetation and street trees will be required for the proposed development as well as grading activities within the existing residential property. Impacts of development may include loss of potential wildlife habitat, sedimentation of the significant woodland and valleyland, diversion of surface water flows and vegetation removal.

Mitigation measures proposed included establishment and enhancement of a 10 metre buffer area to the significant woodland and valleyland, compensation plantings and buffer enhancement activities and development of an Environmental Monitoring Plan.

Environmental Planning Staff have reviewed the Environmental Impact Study. Staff have requested minor revisions to the study including relocation of chain link fencing proposed to be at the limit of development, provision of mitigation measures required for impacts to trees and their roots during construction phase as well as an updated Executive Summary that includes results of the Sustainability Score. Planning staff is satisfied that the crucial aspects related to the protection of the natural heritage features have been addressed and the remaining revisions are attainable. The remaining

changes will be addressed prior to the submission of site plan approval of the development.

Stage 1 and 2 Archaeological Assessment

A Stage 1 & 2 Archaeological Assessment was prepared by The Archaeologists Inc. on December 2, 2019.

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. The study found that the property exhibits potential for recovery of archaeological resources of cultural heritage value and that a Stage 2 assessment was needed.

The Stage 2 property assessment which consisted of a systematic test pit survey did not result in the identification of any archaeological resources. The report recommended that no further archaeological assessment of the property 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 March 23, 2020.

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 35 points that satisfies the City's Bronze threshold. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of this development at the time of a formal site plan application.