

Information Summary

CITY FILE NUMBERS: C04E05.032

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Regional of Peel Official Plan and the City of Brampton Official Plan.

Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

The application will be evaluated against the Provincial Policy Statement to ensure that the proposal is consistent with matters of provincial interest. A preliminary assessment of the Provincial Policy Statement sections applicant to this application include but are not limited to:

1.1.1 Healthy, liveable 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 that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- (e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- (h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

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

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;
- c. minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d. prepare for the *impacts of a changing climate*;
- e. support active transportation;
- f. are transit-supportive, where transit is planned, exists or may be developed; and
- g. are freight-supportive.

- 1.1.3.3 Land use patterns within settlement areas shall be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.
- 1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:
- (b) the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
- 1.1.3.8 In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.
- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- (a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
 - (b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - (c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities.
- 1.3.2.3 Within employment areas planned for industrial or manufacturing use, planning authorities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas.

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

Growth Plan for the Greater Golden Horseshoe (2020)

The subject lands are within the “Built-Up Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. 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 will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

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

- c) 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;

2.2.1.4 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;

2.2.5.3 Retail and office uses will be directed to locations that support active transportation and have existing or planned transit.

2.2.5.15 The retail sector will be supported by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.

2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;
- b) planning to achieve the minimum intensification and density targets in this Plan;
- c) considering the range and mix of housing options and densities of the existing housing stock; and
- d) planning to diversify their overall housing stock across the municipality.

Region of Peel Official Plan

The subject application is within the “Urban System” area as established in the Regional Official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

5.3.1.2 To achieve sustainable development within the Urban System.

5.3.1.3 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.

- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary consistent with the policies in this Plan and the area municipal official plans.
- 5.3.2.3 Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.
- 5.5.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, 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.
- 5.5.4.1.2 To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.
- 5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.
- 5.5.4.1.4 To optimize the use of designated greenfield area.
- 5.5.4.1.5 To enhance the natural environment and resources.
- 5.5.4.2.2 Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities: City of Brampton: 51 residents and jobs combined per hectare;
- 5.6.2.6 Protect and support employment areas for employment uses, as defined and designated in area municipal official plans.

For the purposes of this policy, employment areas are those that contain lands designated:

- In Brampton: Office, Industrial

City of Brampton Official Plan Amendment

The property is designated “Central Area” in the Official Plan. The vision for lands included in within this designation is to continue reinforcing the role as a focal area for investment, institutional and region-wide public services, as well as commercial, recreation, cultural and entertainment uses. The lands designated “Central Area” are a major preferred location for investment and intensification permitting a full range of office, retail, commercial and service activities as well as a variety of residential and institutional uses. The City’s Sustainable Planning Framework directs a significant amount of new growth to the City’s existing built up area, with a focus on higher

intensity in the Central area. The intent of this intensification is to provide complete communities that are compact, transit oriented and pedestrian-friendly with a mix of uses and a variety of housing choices, employment and supporting services and facilities.

Secondary Plan:

The property is designated “Service Commercial” in the Queen Street Corridor Secondary Plan (Area 36). In general, commercial designations in the Secondary Plan recognize existing commercial centres. The “Service Commercial” designation is intended to accommodate small-scale retail, service and office uses that are moderately space intensive and moderate generators of vehicular traffic. Uses such as personal service shops, convenience retail, medical and specific services catering to a City-wide area are anticipated within the “Service Commercial” designation.

An amendment to the Secondary Plan is required to facilitate the proposed residential and additional commercial uses on the property.

Zoning By-law Amendment

The subject property is currently zoned “Recreation Commercial Section 399 (RC-399)” under the provisions of By-law 270-2004. This zoning permits a number of commercial uses including a recreational facility, a restaurant and a convenience store. A Zoning By-law amendment is required to allow residential uses on the property as well as the additional commercial uses proposed on the property.

It is noted that there are two proposed zones for this application. These are intended to be applied to the separate properties that will be created through a future consent application. Each zone is intended to provide permissions for residential and commercial / retail uses as well as minimum requirements for amenity areas and set parking rates as well.

Sustainability Score and Summary

The City of Brampton’s Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has currently identified a Sustainability Score of 48, which is a Bronze designation for Site Plan applications. City staff will verify the sustainability score prior to the Recommendation Report.

Technical Requirements

The following is a list of the documents that were provided in support of this application.

- Concept Plan

- Master Plan
- Planning Justification Report
- Draft Zoning By-law
- Draft Official Plan Amendment
- Functional Servicing and Preliminary Stormwater Management Report
- Shadow Study
- Noise Attenuation Statement
- Parking Justification Study (An additional Parking Justification Letter for the revised plan)
- Urban Design Brief
- Transportation Impact Study (An additional Transportation Update for the revised plan)
- Updated Sustainability Score and Summary
- Tree Inventory Preservation Plan / Landscape Master Plan
- Arborist Report
- Architectural Drawings
- Phase 1 Environmental Site Assessment