

**Information Summary**

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 (2014), conformity with the Growth Plan for the Greater Golden Horseshoe (2017), the Region of Peel Official Plan and the City of Brampton Official Plan.

**Planning Act:**

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the *Planning Act* R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- a) The protection of ecological systems, including natural areas, features and functions;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- p) The appropriate location of growth and development; and,
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

**Provincial Policy Statement (PPS):**

The proposal will also be reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- Section 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;
  - b. Accommodating an appropriate range and mix of residential, employment, institutional, 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;

- d. 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 the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
  - f. Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs
- Section 1.1.3.1 – Settlement areas shall be the focus of growth and 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 services and avoid 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
  - Section 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of use and densities that allow for efficient use of land, infrastructure and public service facilities.
  - Section 1.4.1 – To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
    - a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
    - b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of

residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

- Section 2.1.1 - Natural features and areas shall be protected for the long term
- Section 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 resources,

### **A Place to Grow: 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 subject lands are located within the 'Settlement Area' and within the 'Built-Up Area' within the Growth Plan.

The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

- Section 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 delineated built boundary;
    - ii. Have existing or planned municipal water and wastewater systems; and
    - iii. Can support the achievement of complete communities
  - b) Growth will be limited in settlement areas that:
    - i. Are rural settlements;
    - ii. Are not serviced by existing or planned municipal water and waste water systems or
    - iii. Are in the Greenbelt Area;
  - 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;

- d) Development will be directed to settlement areas, except where the policies of this Plan permit otherwise
- Section 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;
  - b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
  - c) Provide a diverse range and mix of housing options, including second unit and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
  - d) Expand convenient access to:
    - i. A range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
    - ii. Public service facilities, co-located and integrated in community hubs;
    - iii. An appropriate supply of safe, publicly accessible open spaces, parks, trails and other recreational facilities; and
    - iv. Healthy, local, and affordable food options, including through urban agriculture
  - e) Providing for more compact built form and a vibrant public realm, including public open spaces;
  - f) Mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
  - g) Integrate green infrastructure and appropriate low impact development.
- Section 2.2.4.10 – Lands adjacent to or near existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.
- Section 2.2.6.2 –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

- Section 2.2.7 – New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services.

### **Region Official Plan, 2016**

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the 'Urban System', within the 'Built-Up Area' and contains a portion of the 'Core Area of the Greenlands Boundary' and is further located along an 'Other Potential Rapid Transit Corridor' 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:

- Section 5.3 – The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of the Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of the Plan, the Toronto-Lester B Pearson International Airport, urban growth centres and Regional Intensification Corridors.
- Section 5.3.1.1 – To conserve the environmental and resource attributes of the Region.
- Section 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
- Section 5.3.1.4 – Contributing to achieving intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, service, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- Section 5.3.1.5 – To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.
- Section 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 of this Plan and the area municipal official plans;

- Section 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 of urban development and redevelopment.
- Section 5.5.2.2 – Direct a significant portion of new growth to the built-up areas of the community through intensification
- Section 5.5.2.3 – Develop compact, transit-supportive communities in designated greenfield areas.
- Section 5.9.2.5 – Optimizing the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form.

### **City of Brampton Official Plan, 2006**

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. The property is designated as 'Residential' and 'Open Space' on Schedule A of the Official Plan. Schedule D of the Official Plan identifies the properties as 'Valleylands and 'Watercourse Corridors' and 'Areas of Natural and Scientific Interest – Life Science' and Schedule A1 identifies the properties as 'Upscale Executive Housing Special Policy Area'.

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

- Section 4.2.1.1 - The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. 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 Use designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centres, neighbourhood retail, convenience retail or highway and service commercial uses.
- Section 4.2.1.2 – The policies shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the 'Residential Areas and Density Categories' definitions contained in Section 5 of this Plan:
  - i. SPA 45 Credit Valley is a new secondary plan area subject to the new housing and density categories of the Official Plan

- ii. Low Density Category, maximum density of 30 units/net hectare or 12 units/net acre
    - Permitted housing types are single detached homes
- Section 4.2.1.6 – Brampton shall contribute to the achievement of the Region’s intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up areas.
- Section 4.2.2 – Upscale Executive Housing is 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. Upscale Executive Housing is planned to be located in various parts of the City in areas with attractive natural and man-made features.
- Section 4.2.7.1 – Residential development proposals and complementary uses, including schools, shall be evaluated in accordance with the Development Design Guidelines and Urban Design section of this Plan.
- Section 4.6.7.4 – Through the development approval process, valleylands and watercourse corridors including associated environmental hazards and defined conservation buffers will be gratuitously conveyed to the City of Brampton. Municipal conveyance of these corridors and buffers will not be considered as contributing towards the parkland dedication requirements under the Planning Act.
- Section 4.6.11.1 – Development and site alteration is not permitted within Provincially Significant ANSIs unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- Section 4.6.11.12 – Based on the recommendations of the Watershed Plan, Subwatershed Studies, environmental studies and natural heritage system studies, the City will require that those ANSIs that are recommended for protection be maintained, restored and/or enhanced through sensitive subdivision and site design, including appropriate stormwater management and sustainable management practices. In the case of Provincially significant ANSIs, protection, restoration and enhancement shall be undertaken in accordance with the provincial standards and policies.
- Section 4.7.1.2 – The Open Space designation on Schedule “A” indicates major open space features. These features include public and private open space, valleylands/watercourse corridors, wetlands and woodlands. Many of these environmental features have been recognized as having city-wide, regional or provincial significance, as described in Section 4.6 Natural Heritage and Environmental Management.

## **Credit Valley Secondary Plan:**

The Credit Valley Secondary Plan (Area 45) was adopted by Council on September 30<sup>th</sup>, 2002, and approved with modifications by the Ontario Municipal Board on January 14<sup>th</sup>, 2004. The subject properties are designated 'Special Policy Area 2, 'Low Density Residential 1' and 'Primary Valleyland' within the Credit Valley Secondary Plan (SPA 45).

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

- Section 4.2.4 - Develop excellence in community living based on the application of the following principles:
  - i. a well-balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;
  - ii. the promotion of excellence in civic design in both the public and private realm;
  - iii. an interconnected system of open space and recreational areas;
  - iv. a range of recreational and community facilities that facilitate shared uses where practical;
  - v. integration of new development with existing residences, settlement areas and road patterns in and adjacent to the new community;
  - vi. preservation of the area's built and cultural heritage resources, particularly the existing heritage buildings and the bow-string bridge across the Credit River;
  - vii. an attractive and ordered built form of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments; and,
  - viii. efficient transportation links.
  
- Section 5.2.1.1 – The various residential designations shown on Schedule SP54(a) are categories in which the predominate use of land is low density forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter.
  
- Section 5.2.1.3 - Any proposal for residential development will have regard for the transition and physical integration with adjacent forms of development and effective separation and buffering from major roads, other noise sources or adjacent commercial uses.
  
- Section 5.2.4.1 – Lands within the Low Density 1 Residential designation on Schedule SP45(a) shall be developed primarily for a variety of large lot and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the Executive Residential Area and the conventional areas of the community. Low Density 1 Residential areas together with the Executive Residential areas shall reflect the

Upscale Executive Housing Policies, Principles and Standards established in the Official Plan in accordance with Section 5.2.5 of this Chapter.

- Section 5.2.4.2 – In areas designated Low Density 1 Residential on Schedule SP45(a), the following shall apply, subject to Section 5.2.1 of this Chapter:
  - i) Primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;
  - ii) Limited development of the following complementary uses shall also be permitted without an amendment to this Plan:
    - private education facilities;
    - libraries;
    - day care centres;
    - health centres; and
    - public recreation facilities.
  - iii) A maximum density of 19.5 units per net residential hectare (8 units per net residential acre) shall be permitted; and,
  - iv) Lots adjacent to areas designated Executive Residential shall have a minimum lot frontage of 12.2 metres (40 feet). In other areas within the Low Density 1 Residential designation lot frontage shall not be less than 11.6 metres (38 feet).
- Section 5.2.4.3 - Lots abutting or directly adjacent to the Executive Residential designation or fronting on the collector roads shall be encouraged to have a more generous frontage or by other means to have a superior visual standard because of the visual importance of the entrances to the executive housing community
- Section 5.2.4.4 - On those lands within the Low Density 1 designation, which do not abut and are not directly adjacent to the Executive Residential designation, smaller lot frontages shall be permitted as long as the maximum density of 19.5 units per net hectare (8 units per net acre) is maintained.
- Section 5.2.4.5 - For lands designated Low Density 1 Residential within the boundaries of Sub-area 5, a maximum density of 24 units per net hectare (9.7 units per net acre) shall be permitted.
- Section 5.2.6 – the lands designated Executive Residential and Low Density 1 shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan. These areas are to be developed in accordance with a design vision that includes the following principles:

- i. Development of a Community Block Plan that integrates the natural environment and features, including maintaining visual and physical access to the valleylands;
  - ii. Establishment of community gateways through the use of design features such as medians, gateway structures and special corner lots;
  - iii. Creation of special streets of distinctive character, emphasizing view corridors to the valleylands, through the use of design measures including medians, valley edge streets and vista blocks; and,
  - iv. Provisions of a variety of high-quality housing choices expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves.
- Section 5.2.4.3 – Lots abutting or directly adjacent to the Executive Residential designation or fronting on the collector roads shall be encouraged to have a more generous frontage or by other means to have a superior visual standard because of the visual importance of the entrances to the executive housing community.
  - Section 5.2.4.4 – on those lands within the Low Density 1 designation, which do not abut and are not directly adjacent to the Executive Residential designation, smaller lot frontages shall be permitted as long as the maximum density of 19.5 units per net hectare (8 units per net acre) is maintained
  - Section 5.2.4.5 - For lands designated Low Density 1 Residential within the boundaries of Sub-area 5, a maximum density of 24 units per net hectare (9.7 units per net acre) shall be permitted.
  - Section 5.4.2.1 - Lands designated Valleyland on Schedule SP45(a) have been identified as having inherent environmental hazards including flood and erosion susceptibility and contributing either in form and function as a Primary Valleyland, or in function as a Secondary Valleyland to the ecological integrity of the Credit River, Huttonville Creek, Springbrook Creek and 8b Subwatersheds.
  - Section 5.4.2.2 - Lands designated Primary Valleyland on Schedule SP45(a) shall be protected from development and remain primarily in a natural state, or be utilized for complementary uses in accordance with Part I, Section 4.4 and other relevant policies of the Official Plan and generally in accordance with the recommendations of the approved Credit Valley Subwatershed Study (Totten Sims Hubicki Associates) and the 8B Subwatershed Study (Cosburn Patterson Mather Ltd., December 1998). These natural corridors include the Huttonville Ravine Environmentally Sensitive Area identified on Schedule D of the Official Plan. The extent of the Primary Valleyland and any permitted complementary

uses shall be confirmed through the preparation of an Environmental Implementation Report.

- Section 6.2.1 - Land designated as Special Policy Area 2 on Schedule SP45(a) include the Rotary Club of Brampton Banquet Hall known municipally as 1857 Queen Street West and a commercial greenhouse operation known municipally as 1879 Queen Street West. These uses shall continue to be recognized for the life of the Secondary Plan.
- Section 6.2.2 - Special Policy Area 2 recognizes the long term development potential of these lands for urban uses in accordance with the Low Density 1 Residential designation of this Chapter. Due to various access and land use constraints, Special Policy Area 2 shall be developed as an integrated entity. No portion of Special Policy Area 2 shall be developed until an integrated tertiary plan for the entire area has been approved by Council and it has been determined, through the preparation of an Environmental Implementation Report, that the ecological function and natural heritage features are not adversely impacted.
- Section 6.2.4 - Development proposals for lands within and adjacent to Special Policy Area 2 shall have regard for the potential effects of outside lighting on the commercial greenhouse operation at 1879 Queen Street West. Conditions of development approval may be required to minimize the impact of spill over lighting on the commercial greenhouse operation.

An Amendment to the Secondary Plan is required to facilitate the proposal.

### **Tertiary Plan:**

The City of Brampton recently endorsed the Queen Street West Tertiary Plan in October 2019. The intent of the Tertiary Plan is to establish a development pattern for the entirety of the block. Tertiary Plans are evaluated based on good planning principles and are endorsed for inclusion as a non-statutory appendix to the Secondary Plan. The Tertiary Plan designates the lands as;

- 'Low Density Residential', which permits a maximum of 19 single detached and semi-detached residential units to a maximum height of 3 storeys;
- 'Medium Density Residential 1', which permits a maximum of 208 townhouse residential units, including street towns, condo towns, dual frontage towns and back-to-back towns to a maximum height of 3 storeys;
- 'Medium Density Residential 3', which permits a maximum of 117 apartment residential units to a maximum height of 6 storeys; and,
- 'Parks' and 'Stormwater Management Pond'.

The Tertiary Plan is required to be revised in order to permit the proposed height and density of the proposed apartment building.

### **City of Brampton Zoning By-law:**

The subject land is zoned 'Agriculture' (A) and 'Recreation Commercial Section 560' (RC-560) by By-law 270-2004, as amended. The Agricultural zone permits agricultural uses, in addition to a single detached dwelling, a group home, a cemetery, animal hospital/kennel, a home occupation and purposes accessory to the other permitted uses. The Recreation Commercial Special Section 560 permits a golf course and accessory recreation uses. A Zoning By-law Amendment is required to permit the proposed development.

### **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 proposed application has a Sustainability Score of 29, which achieves the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

### **Documents Submitted in Support of this Amended Application:**

- Conceptual Site Plan and Architectural Drawings
- Survey
- Parcel Abstract
- Public Consultation Strategy
- Planning Justification Report
- Community Design Guidelines
- Sustainability Score and Summary
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Draft Plan of Subdivision
- Noise Feasibility Study
- Functional Servicing Report
- Arborist Report
- Slope Stability Assessment
- Environmental Impact Assessment
- Environmental Site Assessment Phase 1
- Transportation Impact Study
- Revised Tertiary Plan

The City may request further technical information necessary for its review, based on agency circulation or public input.

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.