

Appendix 9 Information Summary

Notwithstanding the information summary provided below, staff advises 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 Region of Peel Official Plan (2018) and the City of Brampton Official Plan (2020).

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 included, 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;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- r) The promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS):

The proposal will 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:

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 range and mix of residential (including second units, 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;
- 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; and,

- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

- h) promoting development and land use patterns that conserve biodiversity.

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;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed;

1.1.3.6 - New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.5.1 - Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

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

2.1.8 - Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020:

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that the proposal conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application 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:

- 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.
- 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;
- 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 units 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) provide for a 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.

2.2.7: Designated Greenfield Areas

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.
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;

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

- a) new development or site alteration will demonstrate that:
 - i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions.

Region Official Plan:

The subject application is within the '*Urban System*' and '*Designated Greenfield Area*' 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:

- 5.3.1.1 - To conserve the environmental and resource attributes of the region.
- 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 characterizing of existing communities.
- 5.3.1.5 - To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.
- 5.3.1.7 - To recognize the integrity and physical characteristics of existing communities in Peel.
- 5.5.4.1.1 – To plan and designate greenfields to contribute to complete communities.
- 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 compatible and diverse mix of land uses to support vibrant neighborhoods.
- 5.5.4.1.4 – To optimize the use of designated greenfield area.

City of Brampton Official Plan

The subject lands are designated as '*Communities*' and '*Designated Greenfield Area*' in *Schedule 1 – City Concept* and '*Residential*' and '*Open Space*' within *Schedule A – General Land Use Designation* of the Official Plan.

The '*Communities*' designations are the basic living units of the City that the residents can most relate to and take ownership of. Communities are made up of both existing development and new communities and must be planned using an ecosystem approach and the principles of sustainability.

The '*Designated Greenfield Area*' designation is comprised of lands outside of the Built Boundary. New communities within the Designated Greenfield Area will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit (Section 3.2.2).

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

3.2.2.1 - By 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26,500 residential units between 2006 and 2031 to the built-up area.

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 '*Residential*' designation predominately permits residential land uses including a full range of dwelling types. The Official Plan policies that are applicable to this application include but are not limited to:

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.

In addition, the lands are designated '*Open Space*' within *Schedule A, General Land Use Designations* and '*Valleyland / Watercourse Corridor*' and '*Woodlots*' within *Schedule D, Natural Heritage Features and Areas*. The '*Open Space*' designation of the Official Plan identifies major open space features including public and private open space, valleylands / watercourse corridors, wetlands and woodlands. The Official Plan provides direction for the consideration of

development proposals adjacent to lands designated 'Valleyland / Watercourse Corridor'. As such, the following shall be taken into account:

- 4.6.7.1 - Development and site alteration is generally not permitted within a valleyland or watercourse corridor unless it has been demonstrated that there will be no negative impact on the significant natural features and their functions in accordance with the required studies.
- 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*.
- 4.6.7.7 - Where any land designated valleyland or watercourse is under private ownership, this Plan does not intend that these lands will remain under private ownership indefinitely, or that the municipality or any other public agency will purchase the land.
- 4.6.8.2 - Development will be in accordance with the City's Woodlot Development Guidelines and the Province's Natural Heritage Reference Manual as updated from time to time. Where a proposed development is within or adjacent to a woodland, the City will require the proponent to submit a Woodland Management Plan for approval prior to the issuance of a grading or building permit. The Management Plan must identify preservation and specific management measures, including conservation buffers that will be observed to protect the woodland and mitigate potential impacts. The Management Plan will also provide a detailed assessment of significant vegetation adjacent to the designated woodland and identify appropriate tree protection measures to be implemented prior to, during and after site construction or alteration.
- 4.6.8.11 - The City may consider and implement planting programs of desired and compatible species on public lands or private lands in conjunction with landowners.

An amendment to the Official Plan is not required.

Credit Valley Secondary Plan

The subject lands are within the '*Springbrook Tertiary Plan*'. In addition, a portion of the subject lands are designated as '*Low Density Residential 1*', '*Secondary Valleyland*' and '*Terrestrial Feature*', in the Credit Valley Secondary Plan (SPA 45). The proposal will be evaluated against the Secondary Plan policies to ensure that it conforms to the Plan. (Please refer to Appendix 5).

The Secondary Plan policies that are applicable to the application include but are not limited to:

Springbrook Tertiary Plan

- 5.2.7.3 - The Springbrook Tertiary Plan is located at the intersection of Queen Street West and Creditview Road. Properties within the tertiary plan area consist of mainly low density residential properties.

5.2.7.3 (a) Low Density Residential

- i) Low Density Residential uses shall be developed in accordance with the Low Density 1 Residential policies of this plan.
- ii) A high quality architectural treatment and streetscape is to be incorporated, in keeping with the built form and character of the adjacent Executive Residential area.

5.2.7.3 (c) Natural Heritage System

- i) Schedule 45(b) of this plan designates a conceptual natural heritage system, which identifies potential development constraints, and opportunities for natural heritage feature enhancements. Lands within the Natural Heritage System shall be developed in accordance with the Natural Heritage and Environmental Management policies of Section 4.6, and other relevant policies of the Official Plan.
- ii) The final delineation of the natural heritage system and associated features, required setbacks, and other mitigation measures will be undertaken through the approval of an Environmental Implementation Report (EIR)/Environmental Impact Study (EIS) to the satisfaction of the City and Credit Valley Conservation (CVC) prior to the approval of any development application within the Springbrook Tertiary Plan area.
- iii) The Springbrook Creek and its tributaries are regulated habitat for Redside Dace. The west tributary north of Queen Street is a contributing habitat for this species at risk. Consultation with the Province will be required as part of the development approval process to determine appropriate development setbacks, and other mitigation measures.

Low Density 1 Residential

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.

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).

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.

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.

Secondary Valleyland

5.4.2.3 - Lands designated Secondary Valleyland on Schedule SP45 (a) identify natural corridors that currently contribute to the ecological integrity of the sub watersheds. The final limit of Secondary Valleylands will be determined through an Environmental Implementation Report. Secondary Valleylands may be altered, or the feature may be replaced by an alternate system, provided it is demonstrated that the current ecological function and integrity of the sub watershed is protected and enhanced. Any residual lands shall revert to the adjacent land use designation without the necessity of further amendment to this Chapter.

5.4.2.5 - Appropriate setbacks shall be imposed, if required, from the margin of valleylands so as to have regard for ecological functions and the extent and severity of existing and potential hazards. Setbacks, if required, shall be determined through the preparation of an Environmental Implementation Report, prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.

Terrestrial Features

5.4.8.1 - Lands designated Terrestrial Features have been identified as lands, such as wet meadows and woodlots that contribute currently to the ecological integrity of the sub-watershed.

5.4.8.2 - The extent of a Terrestrial Feature shall be confirmed through the preparation of an Environmental Implementation Report. Terrestrial Features may be altered or the feature may be replaced, provided it is demonstrated that the current ecological function and integrity of the sub-watershed is protected.

The limits of the Terrestrial Feature have been determined through an Environmental Impact Study.

An amendment to the Secondary Plan is not required.

Springbrook Tertiary Plan:

The objectives of the Springbrook Tertiary Plan are to develop a comprehensive land use plan that will ensure new development is compatible with existing uses in the hamlet, and to identify guidance for the provision of infrastructure to support proposed development, such as road connections, access, and stormwater management, while recognizing the existing settlement pattern and environmental constraints.

The subject lands are designated as '*Low Density Residential*' within the Tertiary Plan for the Springbrook Area. Low Density Residential uses are to be developed in accordance with the Low Density 1 designation of the City of Brampton Official Plan, to ensure a transition in density and compatibility with the existing Credit Valley community.

The Tertiary Plan shows access to the subject site through the future extension of Hosta Street as part of the redevelopment of the adjacent properties to the north (9084 and 9074 Creditview Road). The extension of Hosta Street was recently approved at the Local Planning Appeal Tribunal (LPAT) on April 1, 2021. The proposed development is in conformity to the vision of the Springbrook Tertiary Plan.

Block Plan:

The subject lands are part of Block Plan 45-2 also referred to as the Credit Valley Block Plan, (please refer to Appendix 6). The lands are within the Springbrook Special Study Area. The Block Plan is bounded by Williams Parkway and residential lands to the north, Mississauga Road and existing agricultural lands to the west, Queen Street West and residential lands to the south, and the Springbrook Creek and existing residential lands to the east. Creditview Road bisects the eastern portion of the area and the Huttonville Ravine passes north-south through the western portion of the district.

The Block Plan implements the policies of the City Official Plan and Secondary Plan based on the findings of a number of background studies completed to address environmental, servicing transportation, urban design and growth management considerations. The Block Plan ensures that the development of the new community addresses principles of sustainability and incorporates the principles of the City's Development Guidelines.

The policies related to the subject lands and adjacent properties in the Credit Valley Block Plan 45-2 have been replaced by the recently approved Tertiary Plan. The policies in the Tertiary Plan contribute to the Credit Valley Block Plan.

Any development on subject lands must address principles of sustainability and incorporates the principles of the City's Development Design Guidelines.

City of Brampton Zoning By-law:

The subject lands are zoned 'Residential Hamlet (RHM1)' as per Zoning By-Law 270-2004, as amended, (Please refer to Appendix 8). The 'Residential Hamlet (RHM1)' zone permits various residential and non-residential uses.

The residential uses include: a single detached dwelling, a group home (Type 1), and an auxiliary group home. The non-residential uses include: purposes accessory to other permitted purposes include a park, playground, recreational area and community centre established and operated by a public authority or its agent; a place of worship; a public or private school; a cemetery; a nursing home; and a greenhouse or nursery.

An amendment to the Zoning By-law is required for the proposed residential development. The application proposes to rezone the subject lands from 'Residential Hamlet (RHM1) to 'Residential Single Detached (R1F) for the proposed development and (R1B (2))' and 'Floodplain (F)' to accommodate the wetland and proposed buffer.

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 a Sustainability Score of 34 points, 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 Application:

- Parcel Register
- Survey (Topographic and Boundary)
- Concept Plan
- Draft Plan of Subdivision
- Draft Zoning By-law Amendment
- Addendum to the Springbrook Tertiary Plan Design Guidelines
- Arborist Report and Tree Preservation Plan
- Archaeological Assessment (Stage 1 & 2)
- Environmental Impact Study
- Flood Plain Mapping Study
- Functional Servicing Report and Storm Water Management Report
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Planning Justification Report
- Public Notice Sign (Draft)
- Springbrook Settlement Area Tertiary Plan Public Notice
- Sustainability Map
- Sustainability Score and Summary
- Tree Inventory Report

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.