

APPENDIX 8: 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 (2019), 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. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (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:
 - (i) is well designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement

The proposal will be evaluated as to whether it is consistent with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). A preliminary assessment of the PPS sections applicable 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;

- (b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation park and open space, and other uses to meet long-term needs;
- (c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- (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) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

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;
- (c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- (f) are transit-supportive, where transit is planned, exists or may be developed;

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.

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- (a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- (d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4;

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

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

(b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

(d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

Growth Plan for the Greater Golden Horseshoe

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe 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:

c) within settlement areas, growth will be focused in:

- i. delineated built-up 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;

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.

2.2.6.1 Upper- and single-tier municipalities, in consultation with lower tier municipalities, the Province, and other appropriate stakeholders, will:

- a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents;

Region of Peel Official Plan

The application will be evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. A preliminary assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

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 pedestrian-friendly and transit-supportive.

5.3.1.8 To provide for the needs of Peel's changing age structure and allow opportunities for residents to live in their own communities as they age.

5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.

5.3.2.4 Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services.

5.5.1.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.

5.5.2.1 Direct the area municipalities to incorporate official plan policies to develop complete communities 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 public open space and easy access to retail and services.

5.5.2.2 Direct a significant portion of new growth to the built-up areas of the community through intensification.

5.5.3.2.3 Accommodate intensification within urban growth centres, intensification corridors, nodes and major transit station area and any other appropriate areas within the built-up area.

5.8.6.2.9 Develop, in collaboration with the area municipalities, measures to provide opportunities to meet the housing needs of diverse populations.

6.3.1.1 To recognize the diversity of Peel's aging population in terms of age, ability, gender, ethnicity, support needs, and income.

6.3.1.2 To provide for the needs of Peel's aging population and allow opportunities for seniors to age within their community including the integration of community facilities and services with residential land uses.

6.3.1.3 To promote the use of universal accessibility design in Peel region's built environment to enhance safety, mobility, and independence of seniors.

6.3.1.4 To promote active aging for older adults by establishing healthy, complete, and accessible communities that are in close proximity to amenities, support services, and transit.

City of Brampton Official Plan

The subject property is designated as Residential in the Official Plan. This designation is intended to promote vibrant residential communities; promote and facilitate intensification; and encourage a variety of dwelling types and densities ranging from single detached houses to high-rise apartments. While the Official Plan prescribes a general maximum density of 200 units per net hectare for High Density Residential development, the density categories are not intended to limit flexibility in density within a Secondary Plan. An amendment to the Official Plan is not required to permit the proposed mixed-use development.

Goreway Drive Secondary Plan (SPA 39)

The subject property is designated as Intermediate Office in the Goreway Drive Secondary Plan (SPA 39). This designation is intended to accommodate business professional or administrative offices, hotels, and motels. Associated convenience, personal service, retail, restaurant and other business supportive uses are also

permitted within this designation, provided that these supportive uses do not exceed 15% of the total area of the principal permitted uses.

The current policies do not permit residential development on the subject lands. An amendment of the Secondary Plan is required to permit the proposed residential uses. The proposed amendment of the Secondary Plan is to redesignate the lands from Intermediate Office to Medium-High and High Density Residential and Open Space. Additionally, a proposed Special Policy Area will prescribe that the lands be developed for a range of residential and retail uses and with a maximum permitted height of 18 storeys and a maximum permitted density of 516 units per hectare.

City of Brampton Zoning By-law

The subject property is zoned Residential Estate Holding (REH) under By-law 270-2004, as amended. The zoning by-law amendment proposes to rezone the lands to a high density residential zone (Residential Apartment A-XXXX (R4A-XXXX) and Open Space (OS).

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 29 points, which does not meet the City's minimum bronze threshold. City staff will work with the applicant to raise the Sustainability Score during the application process as more detailed plans will be developed.

Documents Submitted in Support of the Application

The applicant has submitted the following documents and studies in support of the application:

- Official Plan Amendment
- Zoning By-law Amendment
- Concept Plan
- Property Survey
- Parcel Abstract
- Planning Opinion Report
- Architectural Drawings
- Urban Design Brief and Shadow Study
- Landscape Concept
- Sustainability Score and Summary
- Functional Servicing and Stormwater Management Report
- Phase 1 and 2 Environmental Site Assessment Reports
- Stage 1 and 2 Archaeological Assessment Reports

- Transportation Impact and Parking Justification Study
- Scoped Environmental Impact Study
- Geotechnical Investigation
- Hydrogeological Investigation Report