



Report
Staff Report
The Corporation of the City of Brampton
2020-10-05

Date: 2020-08-24

Subject: **Credit Valley Secondary Plan Area 45, implementing the “Springbrook Settlement Area Tertiary Plan”**

Secondary Title: **Recommendation Report - City-Initiated Official Plan
Amendment to the Credit Valley Secondary Plan Area 45,
implementing the “Springbrook Settlement Area Tertiary
Plan”**

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Report Number: Planning, Building and Economic Development-2020-107

Recommendations:

1. **THAT** the report titled **“Recommendation Report - City-Initiated Official Plan
Amendment to the Credit Valley Secondary Plan Area 45, implementing the
“Springbrook Settlement Area Tertiary Plan”**, to the Planning and Development
Committee meeting of October 5, 2020, be received;
2. **THAT** the Official Plan Amendment be approved, on the basis that it represents
good planning, including that it is consistent with the Provincial Policy Statement,
conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the
Region of Peel Official Plan and the City's Official Plan for the reasons set out in
this Report, and;
3. **That** the amendment to the Official Plan, attached as Appendix J to this report,
be adopted.

Overview:

- This report presents for approval, a City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, which proposes to implement a Tertiary Plan for the Springbrook Settlement Area.
- The Springbrook Settlement Area is a historic hamlet located at the intersection of Queen Street West and Creditview Road.
- The objectives of the 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 public meeting to present the draft Official Plan Amendment was held on March 4, 2019.

Background:

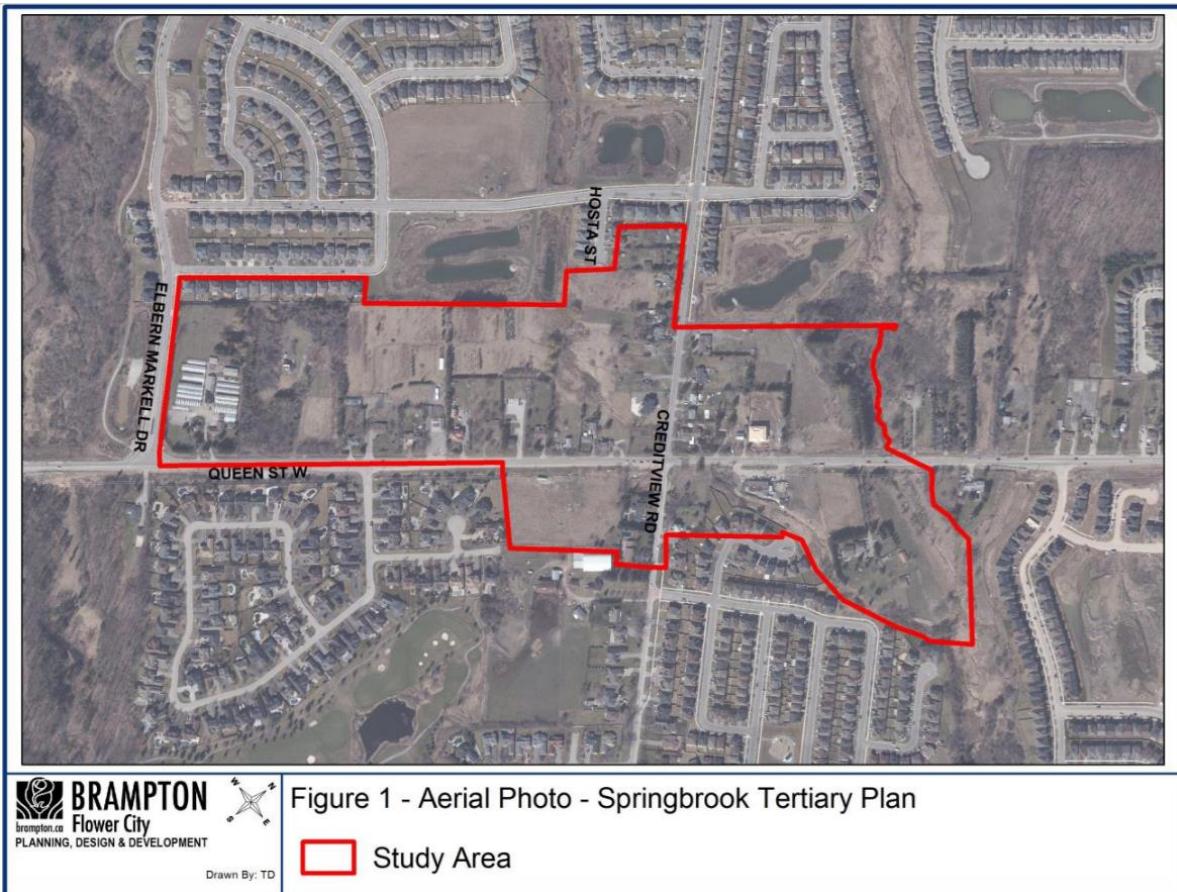
The Springbrook Settlement Area (“the Settlement Area”) is a historic hamlet located at the intersection of Queen Street West and Creditview Road, within the Credit Valley Secondary Plan Area 45.

In 2007, City Council adopted a resolution to initiate a study for the Settlement Area before final approval of Block Plan 45-2 (Springbrook Executive Community). Three Land Use Scenarios were prepared in 2007, however, work on the settlement area study was paused due to a number of factors including the proposed widening of Queen Street West to 6 lanes, and the potential presence of Redside Dace, an endangered species, in Springbrook Creek.

In 2013, staff presented a Status Report addressing the resolution of the Queen Street widening concerns, and presented a Preferred Land Use Option that addressed some of the comments received during the 2008 consultation, but the study was put on hold again.

In light of recent increased development interest in the settlement area, the City re-initiated the study, which now includes a Tertiary Plan to guide future land use and development proposals within the Springbrook Settlement Area.

See Figure 1 for boundaries of the Study Area for the Tertiary Plan.



Current Situation:

The Official Plan Amendment implements the recommendations of the *Springbrook Tertiary Plan Report* prepared by WSP Canada Inc, dated January 7, 2019, (attached as Appendix A) and will introduce a policy framework that will ensure the comprehensive development of the settlement area in a manner that is compatible with the existing pattern of the hamlet. The proposed Official Plan Amendment will include the Tertiary Plan (attached as Appendix B) as a new schedule to the Credit Valley Secondary Plan and create new land use designations and policy provisions that will apply to the Springbrook Settlement Area as follows:

Hamlet Mixed Use Area

The Hamlet Mixed Use area represents the core of the community, at the historic crossroads at Queen Street West and Creditview Road. The emphasis for this designation is on creating a mix of at-grade commercial and upper level residential uses that frame the streetscape and contribute to a community centre.

The designation of Queen Street West as a “BRT Corridor” provide general support for a mix of uses at the intersection of Queen and Creditview, in a manner that supports transit oriented development.

However, it is noted that this segment of Queen Street West is not identified as an intensification corridor in the Official Plan, and therefore, although some form of intensification is envisioned over time, it is expected that redevelopment within the Springbrook Settlement Area be sympathetic and compatible with the existing rural uses within the hamlet.

Hamlet Residential

It is recommended that buildings within the Hamlet Residential designation front or flank onto Queen Street to address the streetscape. The Hamlet area should be developed with a variety of unit types, and a variety of architectural styles, lot sizes and setbacks, in accordance with the requirements of the Low Density 2 designation of the Credit Valley Secondary Plan.

In addition to residential uses, commercial uses may be appropriate within the Hamlet Residential designation, provided they are small-scale in nature, oriented to face Queen Street West and compatible with the surrounding low-density residential area.

Low Density Residential

Low Density Residential uses are to be developed in accordance with the Low Density 1 designation, to ensure a transition in density and compatibility with the existing Credit Valley community.

Low-Medium Density Residential

Low-Medium Density Residential uses should be developed with a mix of detached, semi-detached and townhouse units, in accordance with the provisions of the Medium Density designation of the secondary plan.

Natural Heritage System, Stormwater Management and Servicing

A conceptual natural heritage system has been identified as part of the Tertiary Plan, and it is intended to serve as a guide to illustrate potential development constraints of the area and opportunities for natural heritage feature enhancement.

The final delineation of natural features and required setbacks will be undertaken through the approval of an Environmental Implementation Report (EIR) to the satisfaction of the City and Credit Valley Conservation prior to the approval of any development application within the Springbrook Tertiary Plan area.

The Springbrook Creek and its tributaries are regulated habitat for Redside Dace. The west tributary, north of Queen Street West 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.

The conceptual stormwater management ponds are being proposed as a reference only. The need for any of these ponds, and their actual location and size will be determined as part of the development approval process for each specific application and will be required to take into consideration the recommendations of the *Springbrook Stormwater Management Report*, dated September 15, 2020 and prepared by WSP Canada Inc., attached as Appendix C.

The detailed design and installation of municipal services within the Tertiary Plan shall be undertaken in an ecologically responsible manner with regard for the recommendations of the *Region of Peel, Water and Wastewater Springbrook Settlement Area Study* dated July 20, 2018, and the *Functional Servicing Report*, dated September 2020 and prepared by WSP Canada Inc., attached respectively as Appendix D and E.

Transportation

A significant role of the Tertiary Plan is to ensure that a coordinated road network and approach to access is provided, prioritizing opportunities to extend and connect to the existing road network.

The Tertiary Plan road accesses and network are conceptual, and represent an illustration of a feasible network that best support the policies and principles of the Tertiary Plan. The final road alignments and accesses to Queen Street West and Creditview Road will be determined as part of the development approval process of applications within the Springbrook Settlement Area.

Planning Analysis

The proposed Official Plan Amendment is consistent with the Provincial Policy Statement, 2020 and is in conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as well as the Region's Official Plan. The proposed Official Plan Amendment is also generally consistent with Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*.

A detailed planning analysis can be found in Appendix F.

Matters of Provincial Interest

Planning Act

The Tertiary Plan has regard for Provincial Interest as set out in Section 2 of the *Planning Act*. The Official Plan Amendment is consistent with the following policies:

- The orderly development of safe and healthy communities, and;
- The appropriate location of growth and development.

Provincial Policy Statement, 2020

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS aims to guide appropriate development while ensuring that resources, safety, public health and the natural environment are protected. Section 3 of the *Planning Act* requires that decisions affecting planning matters “*shall be consistent with*” policy statements issued under the PPS.

Section 1.0 *Building Strong Healthy Communities*, of the PPS outlines policies associated with future development, encourages a variety of land use patterns within communities, and promotes initiatives that make efficient use of infrastructure.

The Tertiary Plan promotes the efficient use of land, as it clarifies the permissions within the different land use designations and guides the future redevelopment of properties within the Springbrook Settlement Area. Within the Tertiary Plan area, a mix of uses and residential unit types are envisioned, to meet the long-term needs of residents.

Section 1.5 *Public Spaces, Recreation, Parks, Trails and Open Space*, promotes healthy, active communities by:

Planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity, and;

Planning and providing for a full range and equitable distribution of parkland, public spaces, open space areas, and trails and linkages.

The Tertiary Plan promotes the creation of an internal road network to ensure that every lot has the potential to front onto a public road and provide connectivity to future residents. The mixed use designation is intended to create street related and pedestrian oriented uses that frame the streetscape and contribute to a strong sense of place.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

The general policies of the Growth Plan promote intensification and transit oriented development, and defines intensification as the development of a property at a higher density than currently exists through redevelopment, development of vacant or underutilized properties, infill development and the expansion or conversion of existing buildings.

The Tertiary Plan promotes intensification of the Springbrook Settlement Area through the redevelopment of large rural residential properties, increasing existing densities in accordance with Provincial legislation, and promoting the development of transit-oriented mixed use development that is also sensitive to the existing context. The

Tertiary Plan also recognizes the importance of natural heritage features in the area, while promoting their conservation and ensuring public health and safety associated with floodplain risks from the adjacent watercourses.

Section 2.2.7 *Designated Greenfield Areas* requires new development within Designated Greenfield Areas (DGA) to be planned and designated in a manner that supports the achievement of complete communities, supports active transportation and encourages the integration and sustained viability of transit services.

The Springbrook Settlement Area Tertiary Plan is envisioned as a pedestrian oriented mixed use community, centered at the intersection of Queen Street West and Creditview Road, which offers the opportunity to be redeveloped with a variety of housing types to meet the different needs of residents.

Region of Peel Official Plan

The policies contained in the Tertiary Plan are consistent with the Region of Peel Official Plan general goals contained in Section 1.3.6, in particular to:

- *Create healthy and sustainable regional communities for those living and working in Peel;*
- *Recognize, preserve, respect, restore and enhance the importance of ecosystem features, functions and linkages;*
- *Recognize the importance of a vital, competitive and diverse economy, and;*
- *Support growth and development, which takes place in a sustainable manner.*

The Tertiary Plan establishes a policy framework to guide future redevelopment within the Springbrook Settlement Area, contributing to the creation of healthy and sustainable communities, while ensuring the protection of existing natural features in the area

2006 City of Brampton Official Plan

The general policies of the Official Plan direct significant population and employment growth to the Urban Growth Centre, Intensification Corridors, Mobility Hubs and Major Transit Station Areas. Brampton's Designated Greenfield Area (DGA), where the Springbrook Settlement Area is located, 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. Planning for new communities in the DGA will be based on an ecosystem approach that integrates social, cultural, environmental and economic considerations, ensures comprehensive natural heritage system planning and the principles of sustainability through an appropriate mix of local services and a full range of housing.

As the Springbrook Settlement Area is located outside of strategic growth areas, redevelopment within this area is intended to provide gradual moderate intensification through redevelopment of existing large rural lots.

Land uses within the Tertiary Plan are intended to provide a diverse mix of housing and local services to meet the daily needs of residents, and ensure the protection of the natural heritage system. Buildings are intended to be located close to the street, supporting the creation of a transit-oriented community

Credit Valley Secondary Plan, Area 45

The Credit Valley Secondary Plan designates the area subject to the Tertiary Plan as the “Springbrook Settlement Area”, which provides very limited policies and direction regarding infill development in the area. The Secondary Plan does recognize the potential for the Springbrook area to develop with limited and low-intensity service commercial uses in keeping with the scale and character of the historic hamlet. The Tertiary Plan expands on the secondary plan policies, and provides a policy framework to guide future redevelopment within the Springbrook Settlement Area, setting out land use designations, a conceptual local road network and natural heritage system, and related policies to achieve a vision for the historic hamlet.

Community Engagement

The public meeting to present WSP *Springbrook Report* and Tertiary Plan, and the proposed Official Plan Amendment for public review and comments was held on March 4, 2019. Please refer to Appendix G for the minutes of the meeting.

Five members of the public were in attendance and spoke at the public meeting. A summary of public comments and staff responses are included in Appendix G.

In addition, seven pieces of correspondence were received from members of the public. Copies of the correspondence and staff responses are provided in Appendix H.

As residents have raised concerns through the public consultation process, staff clarifies that approval of the Tertiary Plan does not affect any land use permissions obtained through previous Committee of Adjustment applications or existing zoning permissions. The Tertiary Plan is intended to provide guidance for future redevelopment of properties within the Springbrook Settlement Area.

The boundary of the Tertiary Plan presented at the March 2019 public meeting has been amended to remove properties south of Haywood Drive, given that future redevelopment is not anticipated within these properties. It is staff's opinion that further public notice is not required, as the amendments are minor.

The draft Official Plan Amendment was circulated to City departments and commenting agencies as per *Planning Act* requirements. The correspondence received is attached as Appendix I.

Corporate Implications:**Financial Implications:**

There are no financial implications associated with the proposed Official Plan Amendment.

Other Implications:

No other implications have been identified at this time.

Term of Council Priorities (2019-2022)

The Official Plan Amendment aligns with the Strategic Direction – Brampton is City of Opportunities, in particular the Creating Complete Communities initiative. The proposed amendment will guide the orderly redevelopment of a significant historic area of the City, as a mixed use area that is pedestrian friendly and transit oriented, but also recognizes the character and uniqueness of the rural hamlet.

Living the Mosaic – Brampton 2040 Vision

This report generally aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs and a rich range of activities for its residents.

Conclusion:

This report presents for approval, a City-initiated amendment to the Credit Valley Secondary Plan that will introduce a Tertiary Plan for the Springbrook Settlement Area, which develops a comprehensive land use plan that ensures that proposed redevelopment within the Springbrook area is of a scale and built form compatible with existing low density residential and commercial uses in the hamlet.

The Official Plan Amendment is consistent with the 2020 Provincial Policy Statement and in conformity with the 2019 Growth Plan, the Regional Official Plan, and the City's 2006 Official Plan. All submissions related to these amendments have been taken into consideration, and approval of the proposed Amendment is in the public interest. Therefore it is recommended that Council adopt the Official Plan Amendment attached hereto as Appendix J.

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Appendices:

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| Appendix A: | Springbrook Report, WSP Canada |
| Appendix B: | Springbrook Tertiary Plan |
| Appendix C: | Stormwater Management Report, WSP Canada |
| Appendix D: | Region of Peel, Water and Wastewater Study |
| Appendix E: | Functional Servicing Report, WSP Canada |
| Appendix F: | Detailed Planning Analysis |
| Appendix G: | Minutes of March 4, 2019 PDC Meeting and Response to Public Comments |
| Appendix H: | Correspondence Received and Staff Response |
| Appendix I: | Internal/Agency Comments |
| Appendix J: | Official Plan Amendment |