

Appendix J

AMENDMENT NUMBER _____

**To the Official Plan of the
City of Brampton Planning Area**

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1. PURPOSE

The purpose of this amendment is to establish a policy framework to guide future development and redevelopment within the Springbrook Settlement Area in accordance with the Springbrook Tertiary Plan prepared by WSP and dated August 5, 2020. This amendment sets out land use designations, a conceptual local road network and natural heritage system, and related policies to achieve a vision for the historic hamlet.

2. LOCATION

The lands subject to this amendment are approximately 29 hectares (73.4 acres) in size and are located at the intersection of Queen Street West and Creditview Road, extending westerly to Elbern Markell Drive and easterly towards Springbrook Creek.

3. AMENDMENT AND POLICIES THERETO

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

1. by adding to the list of amendments pertaining to Secondary Plan Area Number 45: Credit Valley as set out in Part Two: Secondary Plans thereof, Amendment Number OP 2006-_____.

3.2 The portions of the document known as the 1993 Official Plan of the City of Brampton Planning Area which remain in force, as they relate to the Credit Valley Secondary Plan, being Chapter 45 of Part Two: Secondary Plans, as amended, are hereby further amended:

1. By amending schedule SP45(a) to enlarge the boundaries of the Springbrook Settlement Area as shown on Schedule A to this amendment.
2. by adding as Schedule SP45(b), the “Springbrook Settlement Area Tertiary Plan” as shown on Schedule B to this amendment.
3. by deleting Section 5.2.7 in its entirety and replacing it with the following:

“Springbrook Settlement Area Tertiary Plan

The Springbrook Settlement Area is a historical crossroad hamlet located at the intersection of Queen Street West and Creditview Road. Properties within the

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settlement area consistent of mainly rural residential properties, with minor commercial uses.

5.2.7.1 Planning Vision

The vision for the settlement area is to maintain Springbrook as a distinct and recognizable community with a mixed-use core centered at the intersection of Queen Street West and Creditview Road.

The vision directs proposed redevelopment to be efficient and well-integrated with the low density community, in a manner that protects the area's natural heritage features and hamlet character. New development within the Springbrook Settlement Area shall be developed in a manner that is compatible with the scale and character of the historic hamlet.

5.2.7.2 Principles and Objectives

The *Springbrook Tertiary Plan: Background, Analysis and Recommendation Report* prepared by WSP Canada Group Ltd. and dated January 7, 2019, provides the general background and guidance for redevelopment within the Springbrook area, in accordance with the August 5, 2020 Springbrook Settlement Area Tertiary Plan on Schedule 45(b) of this plan.

The objective of the Springbrook Settlement Area Tertiary Plan is to develop 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.

To limit the number of accesses to both Queen Street West and Creditview Road, the Tertiary Plan contemplates the consolidation of accesses between neighbouring properties, and the creation of internal local roads that extend and connect to the existing road network in the area. A conceptual road network is identified in the Tertiary Plan, which will be further refined as part of the development approval process of applications within the Tertiary Plan area.

The Tertiary Plan is also intended to ensure the protection and conservation of existing natural heritage features in the area and support a robust natural heritage system. The Tertiary Plan identifies a conceptual trail network, which provides opportunities for pedestrian access and connectivity to natural heritage features, which will also be further refined as part of the development approval process of applications within the Tertiary Plan area.

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Enhancing existing vegetation is an element of maintaining the rural cultural heritage of the Springbrook community. Existing mature trees are a prominent, unified natural feature that create a strong street edge definition and canopy that should be preserved and enhanced to the extent practical. The enhancement of existing tree rows will accentuate the rural scenic qualities of Creditview Road.

5.2.7.3 Development Policies

a. *Hamlet Mixed Use*

- i. The emphasis for this designation is on creating street related and pedestrian oriented uses that frame the streetscape and contribute to a strong sense of place.
- ii. Uses identified as Hamlet Mixed Use at the intersection of Queen Street East and Creditview Road are to be developed as small-scale commercial uses at grade, including retail, restaurants, service uses, private schools and offices, with residential uses above or behind commercial buildings, with a height of two to three storeys. In particular, three storey buildings are appropriate to be located at the immediate corners of Queen Street West and Creditview Road, where they will help define this intersection.
- iii. Design of commercial areas are to be based on design principles intended to generate active, street-focused activity of traditional main streets. Buildings shall be sited close to the public streets to create a consistent street edge, with parking and loading located at the rear or side of buildings.
- iv. To minimize the impact on the adjacent low density residential uses, such as shadowing, privacy, lighting, and noise, proposed redevelopment within the Hamlet Mixed Use designation shall incorporate adequate siting, massing and orientation, and buffering elements such as appropriate height transition, setbacks, and landscaping.
- vi. Built form and materials shall reflect the historic character of the Springbrook Hamlet. Highly detailed buildings are encouraged, with elements such as cornices, key stones, eaves and dormers to provide visual interest. Flat roofs are discouraged. Roof styles should utilize a gabled character, consistent with the established hamlet character.

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- vii. Outdoor patios and seating areas are encouraged where appropriate to further activate streetscapes.
- viii. The intersection of Queen Street West and Creditview Road will function as the gateway to the Springbrook Settlement Area, and shall integrate entry features as a component of the mixed use development. The entry features are intended to create a sense of arrival, serve as placemaking and wayfinding elements and enhance the visual quality of the streetscape. Entry features will reinforce the heritage character of the Settlement Area as a unique component of the Springbrook community.

b. *Hamlet Residential*

For the transition of properties fronting on Queen Street West, there is an opportunity for incremental intensification and change of use overtime. The northwest corner of Queen and Creditview presents a unique and challenging situation for future redevelopment, given that the properties are bisected by the Springbrook Creek West Tributary. These properties will probably redevelop when sufficient land assembly is achieved, and as such, consolidation of properties is encouraged. Over the short term, it is expected that those properties will remain as rural residential.

- i. Buildings within the Hamlet Residential designation are encouraged to front or flank onto Queen Street West, with a variation of setbacks that will contribute to the hamlet quality of the area.
- ii. Proposed development within the Hamlet residential designation shall be in accordance with the Low Density 2 policies of this plan.
- iii. In addition to uses permitted in the Low Density 2 designation, commercial uses such as offices and personal service shops may be appropriate within the Hamlet Residential designation, provided they are small-scale in nature, oriented to face Queen Street and compatible with the surrounding residential area. Commercial uses may be permitted as live-work units, or stand-alone buildings with a maximum gross floor area of 500 sq. m. and up to two storeys in height. Where a commercial use is proposed abutting low density residential uses, site and building design shall incorporate buffering elements, including appropriate height transition, setbacks, and landscaping, to ensure there are no significant negative impacts on adjacent properties such as shadowing, privacy, lighting, and noise.

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- iv. A variety of architectural styles, lot widths and unit types are encouraged. Architectural treatment and materials within areas designated as Hamlet Residential shall contribute to the rural quality of the Springbrook Settlement Area. Treatments should aim to be visually distinct from other residential uses to maintain the area's unique rural character and identity.
 - v. The lands located within the Hamlet Residential designation on the south side of Queen Street West may be developed with a similar configuration of single detached dwellings as built on the adjacent Champion Court, provided that the lot sizes and density conform to the Executive Residential designation of this plan.
- c. *Low Density Residential*
- i. Low Density Residential uses will provide a transition from the stable low density residential uses and the Hamlet Residential area, and 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.
- d. *Low-Medium Density Residential*
- i. Lands within the Medium Density designation may be developed for a range of detached, semi-detached and townhouse units, in accordance with the Medium Density Residential policies of this plan.
- e. *Special Site Area 1*

For the property located at 1453 Queen Street West and designated Hamlet Mixed Use, the following policies shall also apply:

- i. In recognition of its size and environmental constraints, a building height greater than three storeys may be considered without an amendment to this plan, if it has been demonstrated through supporting technical studies that a greater height will not create adverse negative impacts on the surrounding area.
- ii. The development of the site shall promote attractive built form, high quality design, pedestrian scale activity, and design features that

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are compatible with the character and scale of the Springbrook area.

- iii. To ensure land use compatibility with the surrounding residential areas, building height restrictions, massing controls, and site-specific design features shall be established in the implementing zoning by-law, and through the site plan approval process.
- iv. Appropriate transitioning and buffering shall be required to minimize impact and address satisfactory interface with adjacent properties.

f. *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

g. *Transportation*

- i. A key objective of the Tertiary Plan is to ensure that a coordinated road network and approach to access is provided to meet the City's and Region's standards, and to ensure optimization of development opportunity. A conceptual road network, which includes potential accesses to Queen Street West and Creditview Road, is shown on Schedule SP45(b).

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- ii. It is the intent of the Tertiary Plan to minimize site access to/from both Queen Street and Creditview Road, and to consolidate accesses between neighbouring properties to the extent possible. The proposed conceptual local roads within the Tertiary Plan area will connect with the existing Springbrook road network, in particular through the extension of Hosta Street, Haywood Drive and Classic Drive. 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 Tertiary Plan.
- iii. As a condition of development approval, if required, applicants shall convey the necessary property, construct and/or provide financial contributions to the City's satisfaction, towards the development of new roads that facilitate the development of the local road network as shown conceptually on Schedule SP45(b).
- iv. To ensure that future development within the Tertiary Plan area has an opportunity to front onto a public road, and accesses between neighbouring properties are consolidated, as part of the development approval process, applicants shall be responsible for providing the necessary easements and making other arrangements as may be necessary, to the satisfaction of the City and the Region.
- v. 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. However, the City will consider alternative local road options and accesses, provided the objectives of the Tertiary Plan are maintained, including the completion of the existing road network, minimizing accesses to Queen Street West and Creditview Road, where feasible, and ensuring optimal use of land and development opportunity. Landowners within the Tertiary Plan are encouraged to coordinate with adjacent properties, to create consolidated accesses and an efficient road network.
- vi. Pedestrian connectivity should be provided through trail connections and pedestrian walkways. The Tertiary Plan identifies a conceptual trail network that promotes better pedestrian connectivity within the settlement area, and provides opportunities for public access to the natural heritage features.
- vii. Buildings with frontage on Queen Street West and Creditview Road shall continue to have direct access to the existing road network, until

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access from an alternative road becomes available, or the property is redeveloped.

h. Servicing

- i. 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 *Springbrook Tertiary Plan Functional Servicing Report, prepared by WSP Canada Inc.*, dated September 2020.
- ii. Adequacy of water and wastewater servicing capacity shall be confirmed prior to development approval.
- iii. Where water and wastewater servicing improvements are required, cost responsibility and construction requirements will be secured through servicing agreements to the satisfaction of the Region of Peel.

i. Stormwater Management

- i. Stormwater management ponds shown on Schedule SP45(b) are conceptual, in accordance with the recommendations of the *Springbrook Tertiary Plan Area Stormwater Management Report*, prepared by WSP Canada Inc., dated September 15, 2020. Their size and location will be refined as part of the development approval process for applications within the Springbrook Tertiary Plan.
- ii. Stormwater management ponds will be located outside of the natural heritage system. Where associated infrastructure, such as outlets, must be located within the natural heritage system, appropriate compensation will be provided to the satisfaction of the City and the CVC.

j. Parkette

The conceptual parkette shown north of Queen Street West shall be developed in accordance with the Parkettes policies in Section 5.4.6 of this plan. Its size and location will be defined as part of the development approval process.