

Appendix F

Detailed Planning Analysis

The Planning Act, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe, The Regional Official Plan, City's Official Plan and the Credit Valley Secondary Plan Area 45 provide direction and policies that encourage efficient and sustainable development through intensification, use of existing infrastructure and providing an appropriate mix of housing types and land uses.

Matters of Provincial Interest

Planning Act, R.S.O, 1990

The Official Plan Amendment has been reviewed for consistency with matters of Provincial interest as identified in the *Planning Act, R.S.O 1990* in terms of:

- *the orderly development of safe and healthy communities* (Section 2.(h));
- *the protection of public health and safety* (Section 2.(o));
- *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians* (Section 2.(q)), and;
- *the promotion of built form that,*
 - (i) *is well-designed,*
 - (ii) *encourages a sense of place* (Section 2.(r)).

The Official Plan Amendment implementing the Springbrook Tertiary Plan promotes the redevelopment of the hamlet in a sustainable manner, encouraging a mix of uses that are pedestrian and transit oriented, and include urban design policies that promote well-design buildings.

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.

The PPS policies that are applicable include:

- *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term* (Section 1.1.1(a));
- *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 (Section 1.1.1(b));

- *avoiding development and land use patterns which may cause environmental or public health and safety concerns (Section 1.1.1(c));*
- *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 (Section 1.1.1(e)).*

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 housing options are envisioned, to meet the long-term needs of residents.

The long term vision for the Springbrook Settlement Area is to create a vibrant and pedestrian oriented mixed use area centered around the intersection of Queen Street West and Creditview Road through the redevelopment and intensification of existing rural hamlet lots, therefore promoting cost-effective development patterns that minimize land consumption and servicing costs.

The Tertiary Plan also ensures that appropriate infrastructure is in place, and promotes the protection of natural heritage features within the area.

- *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 (Section 1.4.3);*
- *Long-term economic prosperity should be supported by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce, and encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character (Section 1.7.1b) and e).*

The Tertiary Plan proposes three residential designations that provide different housing and density options to meet the long-term needs of residents and provide a necessary housing supply for the City and the Region.

The following policies in Section 1.5 *Public Spaces, Recreation, Parks, Trails and Open Space* are also applicable:

Healthy, active communities should be promoted 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 (Section 1.5.1.a)) , and;*

- *Planning and providing for a full range and equitable distribution of parkland, public spaces, open space areas, and trails and linkages (Section 1.5.1.b)).*

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.

The Tertiary Plan also identifies a conceptual trail network, which provides opportunities for pedestrian access and connectivity to existing natural heritage features in the area.

Section 2.0 *Wise Use and Management of Resources*, indicates that Ontario's long term prosperity, environmental health and well-being depend on conserving biodiversity, and protecting natural heritage. Natural features and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored, or where possible improved. The following policies are applicable:

- *Natural features and areas shall be protected for the long term (Section 2.1.1);*
- *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 features (Section 2.1.2).*

The Tertiary Plan designates a conceptual natural heritage system, intended to ensure the protection and conservation of existing natural features in the area and support a robust natural heritage system.

- *Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements (Section 2.1.6), and;*
- *Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements (Section 2.1.7).*

The Springbrook Creek and its tributaries, which traverse the Tertiary Plan, are regulated habitat for Redside Dace, a species at risk. Any proposed development in proximity to the watercourses will require consultation with the Province to determine appropriate development setbacks, and other mitigation measures.

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

A Place To Grow, The Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan) is a higher level plan intended to provide further direction on managing growth by building complete communities, curbing sprawl and protecting natural heritage. All decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter are required to conform to the 2019 Growth Plan.

The general policies of the Growth Plan promote intensification and transit oriented development, and define 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 Growth Plan sections that are applicable to this amendment include:

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime (Section 1.2.1);*
- *Support a range and mix of housing options (Section 1.2.1);*
- *Provide for different approaches to manage growth that recognize the diversity of communities in the GGH (Section 1.2.1).*

While the 2019 Growth Plan promotes the efficient use of land and infrastructure, and intensification within built-up areas, they also place constraints on growth and development in order to ensure the appropriate management and conservation of resources and the protection of public health and safety. 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 provides the opportunity to redevelop the Springbrook community with a variety of housing types to meet the different needs of residents.

- *Water resource systems will be identified to provide for the long-term protection of key hydrologic features, key hydrologic areas and their function (Section 4.2.1.2)*

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.

The following policies in Section 2.2.7 *Designated Greenfield Areas* are also applicable:

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 (Section 2.2.7.1.a);*
- *Supports active transportation (Section 2.2.7.1.b);*
- *Encourages the integration and sustained viability of transit services (Section 2.2.7.1.c).*

The Tertiary Plan supports the achievement of a complete community by proposing a mix of residential and service commercial uses through moderate intensification of existing rural residential lots. In accordance with Growth Plan policies, the vast majority of growth will be directed to the delineated built up or strategic growth areas, as opposed to the DGA.

- *The minimum density target applicable to designated greenfield areas of each upper tier municipality is not less than 50 residents and jobs combined per hectare for the Region of Peel (Section 2.2.7.2.a);*
- *The minimum density target will be measured over the entire designated greenfield area of each upper tier municipality... (Section 2.2.7.1.3)*

The minimum density target applicable to DGAs is 50 residents and jobs combined per hectare, over the entire regional DGA. Although a moderate level of intensification is envisioned for the Tertiary Plan area through the redevelopment of large rural lots, in keeping with the hamlet character of the Springbrook community, this is not an area where significant densities are being proposed. Preliminary calculations undertaken for the Tertiary Plan estimate approximately 1,200-1,250 residents and jobs for the entire area, which would translate into approximately 40-45 residents and jobs combined per hectare. It is important to note that the greenfield density target is measured for the Region's DGA as a whole and that lower density areas will be balanced with higher densities in other parts of the DGA.

Region of Peel Official Plan (Office Consolidation Dec. 2018)

The policies contained in the Official Plan Amendment 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 (Section 1.3.6.1);*
- *Recognize, preserve, respect, restore and enhance the importance of ecosystem features, functions and linkages (Section 1.3.6.2);*
- *Recognize the importance of a vital, competitive and diverse economy (Section 1.3.6.3), and;*
- *Support growth and development, which takes place in a sustainable manner (Section 1.3.6.4).*

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.

- *To achieve sustainable development within the Urban System (Section 5.2.1.2);*
- *To establish healthy complete communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities (Section 5.2.1.3);*
- *To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive (Section 5.2.1.4).*

The Official Plan Amendment encourages the protection of the existing natural environment and resources in the area, while promoting a pedestrian friendly built form that is compatible with the existing low density community.

- *To optimize the use of existing and planned infrastructure and services (Section 5.5.1.5);*
- *To support planning for complete communities in Peel 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 open space, and easy access to retail and services to meet daily needs (Section 5.5.1.6).*

The Tertiary Plan policies facilitate a well-designed complete community, which offers a variety of residential and retail uses, and open space to meet the daily needs of residents.

- *To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents in Peel (Section 5.8.1.1)*

The different designations in the Tertiary Plan will provide the opportunity to develop the area with a mix of housing types and densities to meet projected needs of future residents in the Region.

2006 City of Brampton Official Plan (Office Consolidation September 2015)

The current City of Brampton Official Plan was adopted by Council in 2006, and was brought into conformity with the 2006 Growth Plan in 2010. The Official Plan sets out the goals, objectives and policies that guide development within the City.

The City's sustainable planning framework provides a holistic approach to planning. Within this planning framework, the following policies in Section 3.1 are applicable:

- *Provide for a range of housing opportunities in terms of dwelling types, densities, tenure and cost to meet the diverse needs of people from various social, cultural and economic background including persons with disabilities;*
- *Conserve land resources by optimizing opportunities for infill, intensification, revitalization and mix of uses;*
- *Develop healthy, sustainable complete communities that are transit-oriented and pedestrian friendly with a mix of uses and a variety of housing choices, employment, and supporting services and facilities.*

The Tertiary Plan promotes the intensification of existing rural hamlet residential properties to create a pedestrian community centered on a mix used core at the intersection of Queen and Creditview.

- *Promote high physical design standards to create distinctive and attractive communities with a strong sense of place;*

- *Respect and enhance the existing built, social, and environmental context to instill a sense of pride and identity and contribute to the stability and vitality of the community.*

The urban design policies contained in the Official Plan promote the creation of a distinct community which enhances the existing identity of the Springbrook hamlet.

The Official Plan Amendment is also consistent with:

- *Brampton's Designated Greenfield Area (DGA) is comprised of lands outside of the Built Boundary. New communities within the DGA 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);*
- *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 (Section 3.2.8)*

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

A significant portion of the Tertiary Plan contemplates the development of residential uses. The following Residential policies with the Official Plan apply:

- *The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type through appropriate housing mix and 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 definitions contained in Section 5 of this Plan (Section 4.2.1.2);*
- *The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantial need and demand for the City, as appropriate (Section 4.2.1.3)*

The residential designations contained within the Tertiary Plan are in accordance with the density categories of the Credit Valley Secondary Plan, which provide an appropriate mix of housing.

- *The City shall consider the following natural heritage planning principles in the design of residential development (Section 4.2.1.15):*
 - o *Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife;*
 - o *Maintenance, enhancement and restoration of the features and functions of watercourses and drainage features consistent with geomorphic, hydrologic and fish habitat processes;*
 - o *Protection, maintenance and restoration of remaining trees and woodlots.*

Any residential development within the Tertiary Plan shall have regards for the appropriate buffers to natural heritage features, including wetlands, woodlands and valleylands. Approval from the City and Credit Valley Conservation will be required for any development proposal with the Tertiary Plan.

The following policies within the Design policies in Section 4.2.7 will also apply to residential development:

- *Developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway system, and road patterns;*
- *Contributing to the existing natural features functions and linkages such as woodlands, valley lands, ponds, creeks and streams, as well as built structures with significant architecture, heritage features or important views and vistas.*

The Springbrook community has a distinct character, which is further strengthened through appropriate urban design policies in the Tertiary Plan. The Queen and Creditview intersections act as a gateway to the community, and entry features at these intersections shall reflect the historic character of this area.

The following objectives in Section 4.6 Natural Heritage and Environmental management are also applicable:

It is the objective of the Natural Heritage and Environmental management policies to:

- *Ensure that land use planning contributes to the protection, improvement and restoration of land and water resources, and that all new development, including intensification, shall have a minimum impact on the natural environment (Section 4.6.c))*
- *Pursue and implement sound stormwater management practices and sustainable management practices, which will ensure protection from flooding and erosion... (Section 4.6.d))*

The Official Plan identifies on “Schedule D”, natural heritage features, such as valleylands, woodlands and wetlands that have been further identified in the Tertiary Plan. The boundaries and appropriate setbacks to these natural heritage features will be further refined as part of the development approval process of applications within the

Tertiary Plan. The natural heritage policies contained in the Tertiary Plan will ensure the conservation of these natural features through the implementation of appropriate buffers, setbacks and linkages in accordance with Official Plan policies, and in consultation with the Credit Valley Conservation Authority and the Province.

As part of the Tertiary Plan, a Stormwater Management Report was prepared to ensure that stormwater is appropriately managed to protect ground water quality and quantity, the ecological health and diversity of the natural areas, and to identify the implementation of adequate storm water management techniques that reduce erosion of valleylands and watercourses, and avoid downstream flash flooding, which is a significant concern for some properties in the vicinity of Springbrook Creek.

Credit Valley Secondary Plan, Area 45

The area subject to the Tertiary Plan is located in the Credit Valley Secondary Plan and designated as the “Springbrook Settlement Area”. The following goals and objectives of the secondary plan are applicable:

- *Develop excellence in community living based on the application of the following principles (Section 4.2.4):*
 - o *A well-balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;*
 - o *Integration of new development with existing residences, settlement areas, and road patterns in an adjacent to the new community;*
 - o *An attractive an ordered built form of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatment.*

The Tertiary Plan appropriately distributes residential and commercial uses, and provides policies requiring appropriate height transitions and integration to existing residential uses.

- *To preserve, protect and restore the natural environment to the extent practical, most particularly the existing woodlots, valleys, floodplains and aquatic resources of the Credit River, Huttonville Creek and Springbrook Creek (Section 4.3.i));*
- *To create a well-balanced residential community, accommodating an appropriate variety of housing types, retail/commercial uses and community facilities (Section 4.3.v));*
- *To create an urban environment that provides for safe, functional and attractive residential neighbourhoods (Section 4.3.vi)).*

It is the intention of the secondary plan to facilitate the redevelopment of the Springbrook hamlet with a variety of housing types and retail uses, to create a well-balanced community that is safe, functional and attractive.

- *To ensure that new development occurs in an orderly and efficient manner with sensitivity to the existing settlement areas of Springbrook and Eldorado Mills (Section 4.3.vii));*

- *To establish urban design guidelines that encourage the development of attractive, safe, and where appropriate, pedestrian-scale built forms within the community (Section 4.3.xi)).*

The secondary plan provides very limited policies and direction regarding infill development for the Springbrook Settlement Area in Section 5.2.7. 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 that encourage a mix of residential and commercial uses, establishes urban design guidelines for each use, and a conceptual local road network and natural heritage system to achieve a vision for the historic hamlet.

- *Any proposal for residential development shall 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 5.2.1.3);*
- *Residential lots shall be oriented toward and have primary access to the minor collector and local road system, to the greatest extent possible (Section 5.2.1.4).*

The Tertiary Plan includes policies regarding appropriate transitions/buffers to existing low density residential uses. In addition, one of the main goals of the Tertiary Plan is to minimize access to Queen and Creditview through the consolidation of accesses and the creation of an internal road network.