

Information Summary

Notwithstanding the information summary provided below, staff advise 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 the Planning Act R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited:

- a) The protection of ecological systems, including natural areas, features and functions;
- h) The orderly development of safe and healthy communities;
- (i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- p) The appropriate location of growth and development; and,
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

Provincial Policy Statement (PPS):

The proposal will also 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:

Section 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;

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;

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;

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

Section 1.1.2 – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.

Section 1.1.3.1 – Settlement areas shall be the focus of growth and development.

Section 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;

d) Prepare for the impacts of a changing climate;

e) Support active transportation;

f) Are transit-supportive, where transit is planned, exists or may be developed; and

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

Section 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of use and densities that allow for 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;

1.6.6.1 Planning for sewage and water services shall:

a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:

1. municipal sewage services and municipal water services;

1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

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

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject lands are located within the 'Settlement Area' and within the 'Built-Up Area' within the Growth Plan. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it 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;

b) growth will be limited in settlement areas that:

- i. are rural settlements;
- ii. are not serviced by existing or planned municipal water and wastewater systems; or
- iii. are in the Greenbelt Area;

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 higher order transit where it exists or is planned; and
- iv. areas with existing or planned public services facilities;

d) development will be directed to settlement areas, except where the policies of this plan permit otherwise;

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;

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 the impacts of a changing climate, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and

g) integrate green infrastructure and appropriate low impact development.

2.2.2.3 All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:

a) identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;

b) identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;

c) encourage intensification generally throughout the delineated builtup area;

d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;

e) prioritize planning and investment in infrastructure and public service facilities that will support intensification.

3.2.8.1 Public Service Facilities

1. Planning for public service facilities, land use planning and investment in public service facilities will be coordinated to implement this Plan.

2. Public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness.
3. Priority should be given to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.
4. Existing public service facilities that are located in or near strategic growth areas and are easily accessible by active transportation and transit, where that service is available, should be the preferred location for community hubs.
5. Municipalities will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities.
6. New public service facilities, including hospitals and schools, should be located in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available

Regional Official Plan

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the “Urban System” areas as established in Schedule D of 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:

Section 5.3 – The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of the Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of the Plan, the Toronto-Lester B Pearson International Airport, urban growth centres and Regional Intensification Corridors.

Section 5.3.1.1 – To conserve the environmental and resource attributes of the Region.

Section 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 characteristics of existing communities.

Section 5.3.1.4 – Contributing to achieving intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, service, infrastructure and public finances while taking into account the characteristics of existing communities and services.

Section 5.3.1.5 – To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.

Section 5.3.1.6 – To promote crime prevention and improvement in the quality of life.

Section 5.3.1.7 – To recognize the integrity and physical characteristics of existing communities in Peel.

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

Section 5.3.2.2. – Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies of this Plan and the area municipal official plans.

Section 5.3.2.3 – Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms of urban development and redevelopment.

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

Section 5.9.2.5 – Optimizing the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form.

City of Brampton Official Plan:

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents. 140 Howden Boulevard is designated "Residential" in the Brampton Official Plan and 150 Howden Boulevard is designated "Open Space". The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

Section 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.

Section 4.7.1.2 – The Open Space designation on Schedule "A" indicates major open space features. These features include public and private open space, valleylands/watercourse corridors, wetlands and woodlands. Many of these environmental features have been recognized as having city-wide, regional or provincial significance, as described in Section 4.6 Natural Heritage and Environmental Management.

4.7.1.4 Development is generally prohibited within recreational open space areas identified on Schedule "E" with the exception of recreational and cultural facilities, conservation projects, cemeteries, public transit and essential public works and utilities.

4.7.1.5 The City has developed a Parks, Culture & Recreation Master Plan which will be updated periodically and will provide more detailed policies related to the provision of recreational facilities and service levels. The Parks, Culture & Recreation Master Plan will be formulated on the basis of the policies contained in this Plan and will be adopted by Council.

4.7.1.6 The provision of recreational facilities within public parkland will be responsive to the needs as determined by the Parks, Culture & Recreation Master Plan.

4.9.1.1 The City shall interpret the large scale Institutional Uses designation as shown on Schedule "A" to include hospitals, correctional institutions and associated facilities, colleges, universities, and public, major places of worship and related uses, military and cultural buildings, community recreation facilities, libraries and fire and police stations. Smaller scale institutional and public uses such as service clubs, day care centres, residential care facilities for more than 10 persons, and long term care centres shall be permitted as complementary uses within all relevant designations provided that such uses are specifically designated in the appropriate Secondary Plan.

4.9.1.7 The City shall, in considering appropriate locations for Institutional and Public Uses during the preparation of Secondary and/or Block Plans and in reviewing development applications, have regard for the following principles:

- (i) Convenient access to at least one arterial or collector road;
- (ii) Access to public transit;
- (iii) Integration with the host neighbourhood;
- (iv) Access to municipal water and sewage disposal;
- (v) Impact on ecosystem function and natural environmental features;
- (vi) Central location within defined catchment or service area; and,
- (vii) Accessibility for persons with disabilities.

Secondary Plan:

The subject properties are located within the Bramalea Secondary Plan (SPA3). The lands subject to the policies contained in the Bramalea Secondary Plan are generally bounded by Torbram Road to the east, Bovaird Drive to the north, the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the south, and Highway 410 to the west, as shown on Schedule 3.

The property municipally known as 140 Howden Boulevard is sub-designated "Elementary School" and the property municipally known as 150 Howden Boulevard is sub-designated "Recreation Open Space".

5.1 Lands designated Recreational Open Space, including Cemeteries shall be developed in accordance with the Recreational Open Space policies of Section 4.7 of the Official Plan.

An amendment to the secondary plan sub-designations for 140 and 150 Howden Boulevard is proposed to accommodate the new property boundaries and land uses configurations. Information pertaining to the proposed secondary plan designations can be found in the submission documents.

Zoning By-law

The property municipally known as 140 Howden Boulevard is zoned “Institutional 1 (I1)”, the property municipally known as 150 Howden Boulevard is zoned “Open Space (OS)”.

The Institutional (I1) zoning designation shall be used for the following uses:

(a) Institutional:

1. a public or private school
2. a place of worship
3. a day nursery

(b) Non-Institutional

1. a park, playground or recreation facility operated by a public authority
2. a group home type 1 or a group home type 2

(c) Accessory

1. purposes accessory to the other permitted purposes

The Open Space (OS) zoning designation shall only be used for the following purposes:

(a) an indoor or outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority, including a conservation authority

(b) any conservation area or purposes.

(c) only in conjunction with a permitted indoor or outdoor recreation facility, a lounge or restaurant

(d) purposes accessory to the other permitted purposes

An amendment to the Zoning By-law for 140 and 150 Howden Boulevard is proposed to accommodate the new property boundaries and land uses configurations. Information pertaining to the proposed Zoning By-law designations can be found in the submission documents.

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 proposed application has a Sustainability Score of 41, which achieves the City’s Silver threshold. City staff will verify the sustainability score prior to the Recommendation Report.

Documents Submitted in Support of the Application

- Application Form
- Archaeological Assessment
- Concept Plan
- Cover Letter
- Draft Notice Signage for 140 and 150 Howden Blvd
- Hazardous Materials Removal and Handling Specification

- Official Plan and Zoning By-law Amendment Application Form
- Parcel Identification Number
- Phase 1 & 2 Environmental Site Assessment & Memo
- Plan of Survey
- Planning Justification Report
- Public Consultation Strategy
- Pre-Demolition Designated Substance and Hazardous Materials Survey
- Site Servicing & Grading Plan Soil and Groundwater Management Plan
- Soccer Field Relocation Engineering Drawings
- Sustainability Score and Summary

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.