

DETAILED PLANNING ANALYSIS

City File Number: C04E11.008

Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

This application has regard to matters of provincial interest as identified in Section 2 of the Planning Act in terms of:

- 2(a) the protection of ecological systems, including natural areas, features and functions;
- 2(h) the orderly development of safe and healthy communities;
- 2(j) the adequate provision of a full range of housing, including affordable housing;
- 2(p) the appropriate location of growth and development; and,
- 2(j) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

These sections of the Planning Act are guiding principles included in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. These will be described in the relevant sections below.

Provincial Policy Statement (2020)

The Provincial Policy Statement sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with the following policies in the Provincial Policy Statement (PPS):

- “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;
 - (e) support active transportation;
 - (f) are transit-supportive, where transit is planned, exists or may be developed;

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.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a

significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

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
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 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.”

The applicant proposes to redevelop a site that is located within a mature residential community. Many neighbourhood amenities and public service are in close proximity, including schools, parks, a hospital and commercial establishments. In addition, there are three bus routes in a short walking distance from the site.

The proposed townhouse form will add to the housing mix of the area to contribute to a complete community. This is in alignment with Section 1.4.1.

The location of the site is considered appropriate for intensification and the proposed development will take advantage of the existing infrastructure capacity and public

service facilities including transit, which avoids unnecessary land consumption and servicing costs. This conforms to Section 1.1.3.2 (a) (b) and (f) and 1.1.3.3 of the PPS.

The proposal includes a 15 metre buffer from the dripline of the adjacent woodlot known as Springdale Forest. The environmental buffer will be enhanced with restoration planting and will be conveyed to the City as a publicly owned environmental protection area, which is in keeping with the Section 2.1.1 and 2.1.2 of the PPS.

Based on the above, staff is satisfied that the proposed development is consistent with policies in the Provincial Policy Statement.

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

The subject lands are within the “Built Up Area” as defined by the Growth Plan for the Greater Golden Horseshoe (Growth Plan). 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 proposal has been evaluated against the following policies in the Growth Plan:

“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;
- 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 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. 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;
 - c. provide for a more compact built form and a vibrant public realm, including public open spaces;
- 2.2.2.1 By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:
- a) A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the delineated built-up area;
- 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
- a. planning to accommodate forecasted growth to the horizon of this Plan;
 - b. planning to achieve the minimum intensification and density targets in this Plan;
- 4.2.2.6 Beyond the *Natural Heritage System for the Growth Plan*, including within *settlement areas*, the municipality:
- a. will continue to protect any other *natural heritage features and areas* in a manner that is consistent with the PPS; and
 - b. may continue to protect any other *natural heritage system* or identify new systems in a manner that is consistent with the PPS.”

This property is located within a settlement area that is defined in provincial and municipal planning documents. The development is taking place within a delineated built boundary that has access to existing municipal water and wastewater systems. The site is located within an established neighbourhood where neighbourhood amenities and public services (including schools, parks, retail stores, transit stops, a hospital etc.) are easily accessible. As such, Section 2.2.1.2 and 2.2.1.4 (a) of the Growth Plan are satisfied.

The intensification of the site will contribute to the Growth Plan target of achieving 50 percent of all development within the built-up area by re-developing a vacant site, which is consistent with policies 2.2.2.1 and 2.2.6.2 of the Growth Plan.

The development will consist of a protected environmental buffer which will be conveyed to the City prior to the adoption of the Official Plan and Zoning By-law Amendment. This will eventually form part of the Springdale Forest and provide habitat for local wildlife and enhance the ecological function of the woodland. It is consistent

with the Growth Plan's direction in the preservation of the Natural Heritage Feature in the Settlement Areas under Section 4.2.2.6.

Based on the above, staff is satisfied that the proposed development is consistent with policies in the Growth Plan.

Region of Peel Official Plan, 2016

The Region of Peel Official Plan provides a policy framework that facilitates decisions with respect to land use matters. It is intended to guide how the Region will grow and develop while protecting the environment, managing resources and provides a basis for efficiently managing growth.

The site is located within the "Urban Boundary" and is designated "Urban System" in Schedule D and identified as 'Built Up Area' in Schedule D4 and 'Core Areas of Greenlands System' in Schedule A of the Regional Official Plan. The proposed Official Plan Amendment and Zoning by-law Amendment to implement this proposal have been evaluated and analyzed against the following policies:

2.3.2.7 Ensure that the Core Areas of the Greenlands System in Peel, as described in Policy 2.3.2.2 and 2.3.2.3 and as further detailed in the area municipal official plans and related planning documents, are not damaged or destroyed. In the event that portions of the Core Areas are damaged or destroyed, there shall be no adjustment to the boundary or redesignation of these areas in the area municipal official plans and the Region will require replacement or rehabilitation of the ecological features, functions and/or landforms. Regional Council will support the area municipalities in applying this policy to other environmental features that are protected in an approved area official plan.

2.3.2.25 Direct the area municipalities to require environmental impact studies for development and site alteration within and on adjacent lands to the Greenlands System and to include policies in their official plans for the protection of the Greenlands System in accordance with the policies of this Plan and provincial policy. When developing official plan policies, the area municipalities may go beyond the minimum standards, or may be more restrictive than the Regional Official Plan or provincial policy, unless doing so would conflict with any policy of the Provincial Policy Statement (PPS) 2005 or applicable provincial plan.

This requirement for environmental impact studies may be reduced if detailed development criteria have been applied to a site through a subwatershed study, a comprehensive environmental impact study, or if an

appropriate scoping exercise has been completed by the area municipality in consultation with the relevant agencies.

2.5 Restoration of the Natural Environment

- 2.5.1 To seek opportunities to enhance the Greenlands System in Peel by restoring and enhancing degraded components of the ecosystem and by extending the network of natural areas where ecologically beneficial.
- 2.5.2.1 Promote a wide range of environmental enhancement and restoration opportunities.
- 2.5.2.3 Encourage and promote jointly with conservation authorities, the area municipalities and other agencies, habitat restoration and enhancement programmes through the planning approval process.
- 2.5.2.6 Support and encourage all efforts, including those of the area municipalities and conservation authorities, in restoring and enhancing components of the Greenlands System.

Urban System Objectives:

- 5.3.1.2 To achieve sustainable development within the Urban System.
- 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.
- 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.

Urban System Policies:

- 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.
- 5.3.2.6 Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:
 - a) support the Urban System objectives and policies in this Plan;
 - b) support pedestrian-friendly and transit-supportive urban development;

Growth Management Policies:

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

Intensification Objectives:

- 5.5.3.1.1 To achieve compact and efficient urban forms.
- 5.5.3.1.2 To optimize the use of existing infrastructure and services.
- 5.5.3.1.3 To revitalize and/or enhance developed areas.
- 5.5.3.1.4 To intensify development on underutilized lands.
- 5.5.3.1.5 To reduce dependence on the automobile through the development of mixed use, transit-supportive, pedestrian friendly urban environments.
- 5.5.3.1.6 To optimize all intensification opportunities across the Region.
- 5.5.3.1.8 To achieve a diverse and compatible mix of land uses including residential and employment uses to support vibrant neighbourhoods.

Intensification Policies:

- 5.5.3.2.2 Facilitate and promote intensification.
- 5.5.3.2.4 Require that by 2015 and for each year until 2025, a minimum of 40 per cent of the Region's residential development occurring annually to be located within the built-up area.
- 5.5.3.2.5 To 2031, the minimum amount of residential development allocated within the built-up area shall be as follows:
City of Brampton: 26,500 units;

Interpretation:

- 7.2.2.3 The exact lines and boundaries for the information contained in the generalized schedules will be defined in the area municipal official plans, where applicable. The boundaries of the Core Areas of the Greenlands System shown on Schedule A are intended to be general in nature. More detailed mapping of the Core Areas of the Greenlands System will be provided in the area municipal official plans and will be further determined on a site specific basis through studies, as may be required by the area municipalities through the local planning approval process, in consultation with the Region and relevant agencies. Due to the general nature of the Core Areas boundaries on Schedule A, an amendment to the Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System as determined through required studies or field investigations.

While identified as 'Core Areas of the Greenlands System' in the Regions Official Plan, the removal of trees and the resolution of the removal predated the approval of ROPA 21B that established the woodland as a Core Area of the Greenlands System. The Region of Peel has confirmed that in this instance, and given these circumstances, the Region does not object to the development subject to the submission of an environmental impact assessment to ensure that appropriate buffering and protection of the remaining adjacent woodland would be implemented.

In accordance with Policy 7.2.2.3 of the Regional Official Plan, the boundaries of the Core Areas of the Greenlands System shown on Schedule A are intended to be general in nature. Due to the general nature of the Core Area boundaries on Schedule A, an amendment to the Regional Official Plan is not required for minor boundary adjustments to the Core Areas of the Greenlands System. Subject to demonstration that an environmental impact assessment has been submitted to the Region and City's satisfaction and establishment of an appropriate buffer from the remaining woodland boundary, an amendment to reflect the revised Core Areas of the Greenlands System boundary on Schedule A is not required.

Region of Peel staff is satisfied that the proposed development conforms to 2.3.2.7, 2.3.2.25 and 7.2.2.3 of the Regional Official Plan.

This proposal will restore and enhance existing natural heritage features and facilitate their long term protection by providing an environmental buffer and undertaking restoration planting within the buffer. This conforms to Regional Official Plan Policies 2.5.1, 2.5.2.1, 2.5.2.3 and 2.5.2.6.

The development is located within the "Urban System" in an established neighbourhood which is developed with a number of amenities including: schools, parks, retail stores, transit stops, and health care facilities. The development will contribute to the building of a complete community that offers housing, employment, recreational and cultural activities as well as supporting multi-modal transportation. Therefore, Section 5.3.1.3, 5.3.1.4, 5.3.1.5, 5.3.2.2, 5.3.2.6.(b) are satisfied. In addition, by redeveloping a vacant site into eight townhouse units which is compatible with the residential uses surrounding the site, the proposal contributes to the Region's intensification target as set out in Section 5.5.3.2.4 and 5.5.3.2.5 of the Regional Official Plan.

The proposal contemplates a compact townhouse built form and achieves a density of 44 units per net hectare. This is consistent with Policy 5.3.1.4 and 5.3.2.6 of the Regional Official Plan

Based on the above, staff is satisfied that the proposal conforms to the Region of Peel Official Plan.

City of Brampton Official Plan, 2006

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the plan is to guide development and

infrastructure decisions and set the basis for addressing the challenges of growth in Brampton.

The subject lands are designated “Open Space” in Schedule A and are identified as “Open Space System” in Schedule 1 of the Official Plan. The proposed Official Plan Amendment seeks to amend the Official Plan by re-designate the site to “Residential” and “Communities” in Schedule A and Schedule 1 respectively.

The following Official Plan policies have been reviewed in evaluating the proposed development:

“3.1 SUSTAINABLE PLANNING FRAMEWORK

The City’s sustainable planning framework provides a holistic approach to planning that integrates economic, social, environmental and cultural elements and is built on:

- The City’s long standing ecosystem approach to land use planning that recognizes the dynamic interrelationship of all elements of the biophysical community that are necessary to achieve a sustainable, healthy natural heritage system;
- A culture of conservation that is expressed through the coordinated implementation of the City’s land use development, natural heritage and environmental management, and recreational and cultural heritage policies;
- The conservation, restoration and enhancement of the integrity of Brampton’s air, water and land resources;
- Complete communities that are compact, transit-oriented and pedestrian-friendly with a mix of uses and a variety of housing choices, employment and supporting services and facilities;
- An integrated land use and multi-modal transportation plan that provides a balanced transportation system giving priority to public transit and pedestrians;

Residential

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

Natural Heritage and Environmental Management

- Identify, protect, and restore or where possible, enhance natural ecosystem features, functions and linkages;
- 3.2.8 New communities and new development within existing communities shall be planned to be Complete Communities. Complete Communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for residents. Convenient access to public transportation and option for safe, non-motorized travel is also provided.
- 3.2.8.1 The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans.
- 4.2 Housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. Brampton's residential policy will focus on the following:
- (i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm.
 - (iii) Ensuring economic efficiency in providing housing on serviced or serviceable lands within a ten (10) year time frame to meet projected requirements of the regional market area in accordance with the Provincial Policy Statement, and following a growth management program which ensures that all the required services and infrastructure are available as residential areas develop.
 - (iv) Safeguarding the environmental integrity of particular development areas by ensuring that the design and development of residential areas protect, enhance and restore the features, functions and linkages of the natural heritage system including rivers, streams, valleys, wetlands and woodlands. The natural heritage system is integral to the health of the City, its neighbourhoods and its residents, and should be protected, as identified in these policies, subwatershed studies and block plans.
 - (v) Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;

It is the objective of the Residential Policies to:

- b) Encourage the development of built forms that enhance the characteristics of the neighbourhood, protect and enhance the natural heritage, promote public safety, encourage intensification and create attractive streetscapes;
 - c) Accommodate residential growth by promoting and facilitating intensification throughout the built-up area and ensuring compact, complete greenfield neighbourhoods;
- 4.2.1.6 Brampton shall contribute to the achievement of the Region's intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area.
- 4.2.1.15 The City shall consider the following natural heritage planning principles in the design of residential development:
- (ii) Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife;
 - (vii) That watercourse and valley corridors and an adequate buffer and/or setback shall be conveyed to the City or the Conservation Authority. These lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological and aesthetic quality of the natural features.

4.2.7 Design

The City of Brampton will strive to create communities that have a high quality of development by:

- (i) 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 systems, and road patterns;
- (ii) 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;
- (iii) Enhancing the visual experience of residents, motorists and pedestrians. This may be achieved through the strategic alignment of road right-of-way. The layout of circulation and open space systems and the siting of major features, public uses and built form;

- (iv) Implementing sustainable management practices relating to waste reduction, and water, soil, air and energy conservation and to support a framework for environmentally sustainable development;

For ground-related residential developments, the following objectives shall be encouraged:

- to vary densities by introducing a variety of lot widths and housing types to promote diversity;
- to avoid the placement of large garages on narrow lots;
- to proportion garages within the house frontage to ensure high quality streetscapes and habitable room widths with front windows; and,
- to use single car garages for townhouses, semi-detached and small detached units.

4.6.6 Natural Heritage System

The features and areas that make up the natural heritage system within the City of Brampton are:

- Valleylands and Watercourse Corridors
- Woodlands
- Wetlands (Provincially Significant and Other Wetlands)
- Environmentally Sensitive/Significant Areas
- Areas of Natural and Scientific Interest (ANSI)
- Fish and Wildlife Habitat
- Greenbelt Plan Natural System

Some of these features and areas are mapped on Schedule “D” as appropriate Identification and refinement of these natural heritage features and areas will be made as and when watershed plans, subwatershed studies, natural heritage system studies and other environmental studies are prepared. As well, the City is committed to ensuring the conservation of these natural features, functions and linkages through the application of environmental buffers, setbacks and linkages, the securement of natural heritage areas, and the management of non-native invasive species.

- 4.6.6.1 The precise boundaries and alignments of natural heritage features and areas as indicated on Schedule “D” will be determined site specifically on

the basis of the policies of this Plan and in consultation with the appropriate Conservation Authority.

- 4.6.6.5 For development applications, including redevelopment and intensification, with the Built Boundary, the City will seek opportunities to manage, restore, connect and where possible, enhance existing open space and natural areas, as feasible.
- 4.6.6.8 Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas identified on Schedule “D” unless an Environmental Implementation Report and/or Environmental Impact Study has been prepared having regard for the concerns of the relevant conservation authority, as well as other agencies, to the satisfaction of the City and the report and/or study has demonstrated that there will be no negative impacts on the significant natural features or their ecological functions.
- 4.6.6.9 For the purposes of this policy, adjacent lands are those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands shall be determined in consultation with the Conservation Authorities having regard for the Province’s Natural Heritage Reference Manual.
- 4.6.6.10 The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections.
- 4.6.6.13 On lands subject to a development application where any natural feature or area designated on Schedule “D” is damaged, destroyed or removed, there will be no adjustment to the boundary or redesignation of these features or areas in the Official Plan. The applicant will be required, as a condition of development approval, to prepare a site restoration plan for the damaged or destroyed feature and undertake the restoration prescribed in the plan, to the satisfaction of the City.
- 4.11.3.2 Community Revitalization

In the City’s established neighbourhoods and built up areas, continual maintenance and improvement are required to conserve the fabric and to ensure their vitality and efficient functioning. Community revitalisation may take various forms including infill, intensification, replacement or redevelopment.

These development activities are encouraged because they help make better use of the existing infrastructure and resources and meet the City's objectives for managing growth.

The key consideration for new development/redevelopment in existing built-up areas is compatibility. Compatibility does not mean uniformity or even consistency, but should relate to the context of the site and surrounding neighbourhood. The physical context includes site conditions, the existing land use and neighbourhood, landscape and townscape. As such, it may sometimes be appropriate to have the same form and scale as the neighbouring, or a completely different form and design if the intention is to create a landmark. Each case must be considered on its own merits.

- 4.11.3.2.3 Unless otherwise specified, the overriding design consideration shall be to ensure harmonious integration with the surrounding area. This refers to compatibility in use, scale, form and character. Due consideration shall be given to a number of aspects including height, massing, disposition, setback from the street, distance between buildings, architectural form, colour, materials and cultural heritage conservation.
- 4.11.3.2.5 There should be sufficient capacity in the existing transportation network, municipal infrastructure and community services to cope with the proposed development.
- 4.11.3.2.7 The proposed development should not cause adverse effects on the adjacent areas especially in respect of grading, drainage, access and circulation, privacy, views, enjoyment of outdoor amenities, and microclimatic conditions (such that there would be minimum shadows and uncomfortable wind conditions).

Below is a brief description of how the general principles of the Official Plan is being satisfied:

Land Use

The location of the site is considered appropriate for a residential development. The site is located in the interior of a mature residential neighbourhood. The site is serviced by existing municipal water and sewer and is in proximity to a number of public service facilities including schools, public parks, recreational trails, transit stops and health care facilities. The proposed development will maximize the benefit of the existing infrastructure and municipal services already in place, which is consistent with Section 3.2.8.1 of the Official Plan. In addition, the site is well serviced by public transit with two bus stops on Bramalea Road in front of the development. As such, the proposed residential development will contribute to creating a complete community that meets

residents' daily needs by providing convenient access to a mix of jobs, local services and housing. This is consistent with Section 3.2.8 of the Official Plan.

The townhouse built form diversifies the housing stock in the area which is predominantly single detached and provides a range of housing opportunities in terms of dwelling types, densities and cost to meet the diverse need of residents from various background. It represents a compact urban form that will efficiently use land and resources including supporting the existing transit networks in the area. As such, the development contributes to achieving the goals set out in Policy 3.1 Sustainability Planning Framework.

Intensification

Similar to the Provincial and Regional planning documents discussed so far in this report, an important theme in the Official Plan is intensification. Intensification as part of a growth strategy enables efficient use of existing infrastructure including transit, parks, municipal services and water and waste water infrastructure. The proposal will re-develop a vacant site with an eight unit townhouse condominium. It promotes and facilitates intensification at an appropriate location by taking advantage of the existing infrastructure capacity, neighbourhood amenities and public service facilities. It will accommodate residential growth within the built up area and contribute to achieving the intensification targets within the City. This conforms to Section 3.2.8.1, 4.2.5, and 4.2.1.6 of the Official Plan.

The development also gives consideration to the compatibility with the surrounding area, especially the low density neighbourhood to the north and to the south. The townhouse development represents moderate intensification by adding eight dwelling units to the area, with a density of approximately 45 units per net hectare. The townhouse built form and a height of three storeys are compatible with the surrounding low density neighbourhood. Further, the site design strives to minimize any adverse effects on the adjacent low density housing stock by incorporating a 15 metre environmental buffer to the south and to the west of the site. It also provides a 2 metre landscape buffer and a six feet tall privacy fence along the northerly property line intending to protect the privacy of the adjacent homes. Further, a Traffic Impact Study was submitted and approved. It concluded that the proposal would generate minimal traffic volumes and have minimal traffic impacts on the surrounding network. Other technical studies such as a Functional Servicing Report will ensure that the development will not cause adverse effects on the adjacent areas in respect of grading and drainage. As such, staff is satisfied that Policy 4.11.3.2, 4.11.3.2.3 and 4.11.3.2.7 are met.

Urban Design

Section 4.2.7 of the Official Plan sets out the design objectives for housing development within the City. Staff is satisfied that the proposal and the submitted Concept Plan achieves these objectives by:

- Developing a strong community character and enhancing visual experience of residents by articulated architectural design and enhanced streetscape design;
- Contributing to existing natural features by providing a 15 metres environmental buffer
- Implementing sustainable management practices as set out in the Sustainability Score and Summary
- introducing 5.0 metre wide townhouse units to promote diversity of local housing stock;
- proportioning garages within the house frontage and avoiding the placement of large garages on narrow lots by limiting the size of garage doors
- using single car garages for townhouses

These Urban Design standards will be implemented through the adoption of the Site Specific Zoning By-law Amendment.

Natural Heritage

The Official Plan has an emphasis on the significance of conserving and protecting natural heritage features, functions and linkages. It requires that the City seek opportunities through development approval to protect and buffer adjacent natural heritage features. City staff are generally satisfied that the development proposal mitigates the impacts caused by tree removal on the subject lands, with the proposed 15 meter buffer from the current dripline and completion of restoration planting in this buffer. The buffer area will be dedicated to the City as a publicly owned environmental protection area for the purpose of restoring and enhancing ecological functions of the existing natural heritage feature. The owner is required to submit a Site Restoration Plan prior to the adoption of the Official Plan and Zoning By-law amendment, which will prescribe native species of trees and shrubs, as well as a seed mix of native grasses and forbs throughout the buffer in order to reinstate the forest that was previously impacted and complement the existing vegetation. The owner is required to complete the restoration planting in accordance to the Site Restoration Plan at the future development stages.

Toronto and Region Conservation Authority reviewed this application and is satisfied with the proposed development limit and environmental protection approaches.

By incorporating a 15 metre environmental buffer and completing the restoration planting, staff is satisfied that Section 3.1, 4.2.1.15(vii), 4.2.7 (i), 4.2.7 (ii), 4.6.6, 4.6.6.1, 4.6.6.5, 4.6.6.10 and 4.6.6.13 of the Official Plan are met.

Based on the above, staff is satisfied that the proposed application to amend the Official Plan and Zoning By-law conform to general principles of the City of Brampton Official Plan.

Springdale Secondary Plan (Area 2)

The Springdale Secondary Plan (Area 2) designates the site “Natural Heritage System”. The Secondary Plan Amendment seeks to re-designate a portion of the site to “Medium Density Residential”. The following Secondary Plan policies have been reviewed:

3.1 Lands designated Natural Heritage System shall be developed in accordance with Section 4.6 and other relevant policies of the Official Plan.

3.2 The Natural Heritage System shall include:

- i.) Valleylands/Watercourse corridors;
- ii.) Woodlands;
- iii.) Wetlands;
- iv.) Storm Water Management Ponds;
- v.) Environmentally Sensitive/Significant areas;
- vi.) Areas of Natural and Scientific Interest (ANSI);
- vii.) Fish and Wildlife Habitat, and;
- viii.) Greenbelt Plan Natural System.

1.2 Medium Density Residential

1.2.1 Lands designated Medium Density Residential on Schedule 2 shall be developed in accordance with the New Housing Mix and Density Categories in Section 4.2.1.2 of the Official Plan.

As previously discussed, while currently designated “Natural Heritage System”, City staff supports the proposed townhouse development subject to the provision of a 15 meter buffer from the current dripline and the approval of outstanding technical studies. These requirements will be fulfilled prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

The proposed townhouse has a density of approximately 45 units per net hectare. In accordance with Section 4.2.1.2 of the Official Plan, Medium Density Residential is the appropriate category of land use designation. As previous discussed, the proposed development represents moderate intensification of a vacant site at an appropriate location within the Secondary Plan Area and gives consideration to urban design, neighbourhood compatibility and natural heritage and environmental management, As such, the proposed Secondary Plan Amendment is supportable.

City of Brampton Zoning By-law

The subject property is zoned “Agricultural (A)” by By-law 270-2004, as amended. The Zoning By-law amendment seeks to rezone the subject site to the “Residential

Townhouse A (R3A)” Zone with site specific provisions and the “Open Space” zone to permit the proposed residential townhouse development.

The proposed Zoning By-law amendment will facilitate the development of eight condominium townhouse units. Site specific provisions will be included to make sure the site design will meet the objectives set out in the City of Brampton Official Plan. In particular, the Site Specific provisions will stipulate:

- The dwelling type and numbers that is consistent with the permitted uses and density as set out in the proposed Secondary Plan
- An adequate size of landscape strip along the north property line in order to provide landscape buffer and privacy fence.
- Sufficient driveway width and length to provide sufficient room for vehicle parking and garbage and recycling receptacles storage on garbage days
- A sufficient unit width to ensure a functional room layout and sufficient amenity space in the front yard
- Restricted garage door width, which will avoid domination of garage doors at the front façade of the building.

Technical Requirements

The following are brief synopses of the documents that were provided in support of the development application

Planning Justification Report

The Planning Justification Report (PJR) dated July 2018 prepared by Gagnon Walker Domes Professional Planners was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, and the Secondary Plan are satisfied and the development represents good planning. Staff reviewed the Report and finds it satisfactory to support the proposed development.

Traffic Impact Study

A Traffic Impact Study dated February 2021 was prepared by Transplan Transportation Consulting. The Study findings indicate that the proposal would generate minimal traffic volumes and have minimal traffic impacts on the surrounding network. The study area intersections and proposed driveway are expected to operate well under future traffic conditions. No roadway improvements or signal timing adjustments are necessary. The

site access is expected to operate well with the proposed design. A warrant analysis concluded that a dedicated northbound left turn lane is not required for the site access. An on-site site circulation review demonstrated that all vehicles (cars, loading/delivery, waste collection, fire truck) can navigate the site without any problems. The Study has been approved by the City's Traffic Planning Staff.

Noise Study

A Noise Study prepared by J. E. Coulter Associates Ltd. dated March 8, 2021 was submitted and approved. The Noise Report analyzed the impact of noise from the surrounding environment on the proposed development and provided noise attenuation measures. The Report recommended that all units at Building A incorporate a 2.2 metre high acoustic fence. As part of the engineering submission at the detailed design stage, the owner is required to prepare and submit a Noise Attenuation Statement.

Phase 1 and Phase 2 Environmental Site Assessment (ESA)

Phase 1 and Phase 2 ESA reports prepared by Terraprobe dated November 23, 2017 and December 20, 2018 were submitted in support of the application and have been approved by the City's Environmental Engineering Section. A Record of Site Condition has been filed with the Ministry of the Environment.

Functional Servicing Report

A Functional Servicing Report dated January 28, 2021 prepared by WSP Canada Inc. was submitted. The purpose of the Functional Servicing Report is to determine how the subject property and adjacent properties can be serviced while also addressing an overall stormwater management strategy. The report requires some minor revisions and is not approved yet. Staff recommends a revised Functional Servicing Report be submitted and approved prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

Urban Design Brief

An Urban Design Brief prepared by Sunarts Design, Mataf Architects Inc. and GWD Professional Planners dated March 29, 2021 was submitted in support of the application. The Urban Design Brief sets out guidelines for the development including development vision, built form principles and sustainability measures. The Urban Design Brief has not been approved and should be revised to reflect the updated concept plan. Staff recommends a revised Urban Design Brief be submitted and approved prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

Environmental Impact Study

A Scoped Environmental Impact Study prepared by Burnside dated March 2021 was submitted. The Study outlines potential environmental impacts on both vegetation and

wildlife and recommended mitigation measures. It recommends several mitigation measures including conveying a 15 metre environmental buffer to the City, installing native plants throughout the buffer and compensating for the proposed tree removals. Some revisions are required to the Study and staff recommends that prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment, a revised Environmental Impact Study is submitted and approved.

Site Restoration Plan

A Restoration Planting Plan was prepared by Sunarts Design dated March 26, 2021, as part of the Landscape Plan. The Plan includes planting arrangement and a plant list to be installed within the environmental buffer area. City staff supports the plant list but requires some revisions to the size of trees to be planted. Staff recommends a revised Site Restoration Plan be submitted and approved prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.

Sustainability Score and Summary

A sustainability performance metrics and sustainability summary prepared by GWD Professional Planners Ltd. dated March 2021 were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieves an overall score of 36 which meets bronze thresholds of sustainability defined by the City. The Sustainability Score and Summary should be revised to reflect the updated concept plan and staff comments prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment, a revised Sustainability Score and Summary be submitted and approved.

Arborist Report

An Arborist Report prepared by R J Burnside and Associates Limited dated March 2021 was submitted. The Report provides detailed information about vegetation on lands that are affected by a development application. Staff reviewed the arborist report and requested some revisions in accordance with the City's Tableland Tree Guidelines. It is recommended an updated Arborist Report be submitted and approved prior to the adoption of the Official Plan Amendment and Zoning By-law Amendment.