

**Information Summary
OZS-2022-0002**

Notwithstanding the information summary provided below, staff advises 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 (2020), the Region of Peel Official Plan, the City of Brampton Official Plan, Bram West Secondary Plan (area 40 d), Riverview Heights Block Plan and City of Brampton Zoning By-law 270-2004.

Planning Act:

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the Planning Act R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- a) the protection of ecological systems, including natural areas, features and functions;
- c) the conservation and management of natural resources and the mineral resource base;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) the adequate provision of employment opportunities;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (2020)

The application will be evaluated against the Provincial Policy Statement to ensure that the proposal is consistent with matters of provincial interest. A preliminary assessment of the Provincial Policy Statement sections 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;
 - f. improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society
 - 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 20 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 2-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 services and avoid 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
- 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.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities
- 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. 1.4.3 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 of the regional market area by:

b. permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;

c. directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;

e. requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and

f. establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

- 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;
- 1.6.3 Before consideration is given to developing new infrastructure and public service facilities:
 - a) the use of existing infrastructure and public service facilities should be optimized; and
 - b) opportunities for adaptive re-use should be considered, wherever feasible
- 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.
- 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; and
 - 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
 - b) ensure that these systems are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;
 - 2. prepares for the impacts of a changing climate;
 - 3. is feasible and financially viable over their lifecycle; and
 - 4. protects human health and safety, and the natural environment;
 - c) promote water conservation and water use efficiency;
 - d) integrate servicing and land use considerations at all stages of the planning process; and
 - e) be in accordance with the servicing hierarchy outlined through policies 1.6.6.2,

1.6.6.3, 1.6.6.4 and 1.6.6.5. For clarity, where municipal sewage services and municipal water services are not available, planned or feasible, planning authorities have the ability to consider the use of the servicing options set out through policies 1.6.6.3, 1.6.6.4, and 1.6.6.5 provided that the specified conditions are met.

- 1.6.6.7 Planning for stormwater management shall:
 - a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
 - b) minimize, or, where possible, prevent increases in contaminant loads;
 - c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
 - d) mitigate risks to human health, safety, property and the environment;
 - e) maximize the extent and function of vegetative and pervious surfaces; and
 - f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.
- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.
- 1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs1.7.1 Long-term economic prosperity should be supported by:
 - b. encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
 - c. optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- 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

- 2.1.3 Natural heritage systems shall be identified in Ecoregions 6E & 7E¹, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.
- 2.1.4 Development and site alteration shall not be permitted in:
 - a) significant wetlands in Ecoregions 5E, 6E and 7E¹; and
 - b) significant coastal wetlands.
- 2.1.5 Development and site alteration shall not be permitted in:
 - a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E¹;
 - b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)¹;
 - d) significant wildlife habitat;
 - e) significant areas of natural and scientific interest; and
 - f) coastal wetlands in Ecoregions 5E, 6E and 7E¹ that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Growth Plan for the Greater Golden Horseshoe (2020)

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal 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:
 - 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) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) Provide a diverse range and mix of housing options, including second unit and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes 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) Providing for more compact built form and a vibrant public realm, including public open spaces;
- 2.2.6.1 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a. support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

- i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents
- 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - c. considering the range and mix of housing options and densities of the existing housing stock; and
 - d. planning to diversify their overall housing stock across the municipality.
- 2.2.6.3 To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes
- 2.2.7.1 New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:
 - a) supports the achievement of complete communities;
 - b) supports active transportation; and
 - c) encourages the integration and sustained viability of transit services.
- 2.2.7.2 The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:
 - a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;
- 2.2.7.3. The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following:
 - a) natural heritage features and areas, natural heritage systems and floodplains, provided development is prohibited in these areas;
- 3.2.7.2 2. Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent, that:
 - a) is informed by a subwatershed plan or equivalent;

b) incorporates an integrated treatment approach to minimize stormwater flows and reliance on stormwater ponds, which includes appropriate low impact development and green infrastructure;

c) establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and

d) aligns with the stormwater master plan or equivalent for the settlement area, where applicable.

- 4.2.2.3 Within the Natural Heritage System for the Growth Plan:

a) new development or site alteration will demonstrate that:

i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions;

ii. connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;

iii. the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;

iv. except for uses described in and governed by the policies in subsection 4.2.8, the disturbed area, including any buildings and structures, will not exceed 25 per cent of the total developable area, and the impervious surface will not exceed 10 per cent of the total developable area;

v. with respect to golf courses, the disturbed area will not exceed 40 per cent of the total developable area; and

vi. at least 30 per cent of the total developable area will remain or be returned to natural self-sustaining vegetation, except where specified in accordance with the policies in subsection 4.2.8; and

b) the full range of existing and new agricultural uses, agriculture related uses, on-farm diversified uses, and normal farm practices are permitted. However, new

buildings or structures for agricultural uses, agriculture-related uses, or on-farm diversified uses are not subject to policy 4.2.2.3 a), but are subject to the policies in subsections 4.2.3 and 4.2.4.

- 4.2.2.4 Provincial mapping of the Natural Heritage System for the Growth Plan does not apply until it has been implemented in the applicable upper- or single-tier official plan. Until that time, the policies in this Plan that refer to the Natural Heritage System for the Growth Plan will apply outside settlement areas to the natural heritage systems identified in official plans that were approved and in effect as of July 1, 2017.

Region of Peel Official Plan (Office Consolidation December 2018)

The application will be evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. The lands are located within the 'Urban System' (Schedule D), a 'Designated Greenfield Area' (Schedule D4), within Settlement Area Outside the Greenbelt (Schedule D3) and a portion of the lands are within the 'Core Area of the Greenlands System' (Schedule A).

A preliminary assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

Natural and Hydrological Features

- 2.2.9.3.8 Define key natural heritage features and hydrologically sensitive features in accordance with Policy 2.2.9.3.9 and Policy 2.2.9.3.10 of this Plan. Where key natural heritage features and hydrologically sensitive features coincide with components of the Greenlands System in Peel, the policies of Section 2.3 of this Plan shall also apply.

Greenlands System in Peel - Objective

- 2.3.1 To identify, protect and support the restoration and rehabilitation of the Greenlands System in Peel.

Greenlands System in Peel – Policies

It is the policy of Regional Council to:

- 2.3.2.1 Define the Greenlands System in Peel as being made up of:
 - a) Core Areas, which are shown generally on Schedule A, and which are protected in this Plan and in the area municipal official plans.
 - b) Natural Areas and Corridors, which will be interpreted, protected and shown, as appropriate, in the area municipal official plans; and

c) Potential Natural Areas and Corridors, which will be interpreted, protected and shown, as appropriate, in the area municipal official plans. Potential Natural Areas and Corridors will be analyzed to determine their functional role in supporting and enhancing the integrity of the Greenlands System in Peel.

- 2.3.2.2 Core Areas, Define the Core Areas of the Greenlands System in Peel as significant wetlands;

a) significant coastal wetlands;

b) Core woodlands meeting one or more of the criteria in Table 1;

c) Environmentally Sensitive or Significant Areas;

d) Provincial Life Science Areas of Natural and Scientific Interest; e) significant habitats of threatened and endangered species;

f) Escarpment Natural Areas of the Niagara Escarpment Plan; and

g) Core valley and stream corridors meeting one or more of the criteria in Table 2. The limit of Core valley and stream corridors shall be determined jointly with the area municipalities in consultation with relevant agencies and in accordance with the definition in the Glossary of this Plan and the criteria in Table 2 to recognize the unique urban and rural character of the region. Core valley and stream corridors include the main branches, major tributaries and other tributaries associated with the Credit River, the Etobicoke Creek, the Mimico Creek, the West Humber River and the Humber River and with the other identified watercourses draining directly to Lake Ontario, except for those portions in the Rural Service Centres and the rural settlements in the Rural System as designated in an area municipal official plan. These valley and stream corridors are continuous linkages connecting to other elements of the Greenlands System Core Areas.

2.3.2.6 2.3.2.6 Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel, except for:

a) forest, fish and wildlife management;

b) conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all reasonable alternatives have been considered;

- c) essential infrastructure exempted, pre-approved or authorized under an environmental assessment process;
- d) passive recreation;
- e) minor development and minor site alteration;
- f) existing uses, buildings or structures;
- g) expansions to existing buildings or structures;
- h) accessory uses, buildings or structures;
- i) a new single residential dwelling on an existing lot of record, provided that the dwelling would have been permitted by the applicable planning legislation or zoning by-law on the date the Regional Official Plan Amendment 21B came into effect. A new dwelling built after the Regional Official Plan Amendment 21B came into effect in accordance with this policy shall be deemed to be an existing building or structure for the purposes of the exceptions permitted in clauses g) and h) above.

The above exceptions may be permitted in accordance with the policies in an approved area municipal official plan or the Niagara Escarpment Plan where applicable, in consultation with the Region, the conservation authorities, the Niagara Escarpment Commission and other relevant agencies, provided that the policies which permit such uses and activities are in conformity with the objectives and policies of this Plan. The area municipalities are directed to adopt appropriate policies to allow the exceptions subject to it being demonstrated that there is no reasonable alternative location outside of the Core Area and the use, development or site alteration is directed away from the Core Area feature to the greatest extent possible; and the impact to the Core Area feature is minimized and any impact to the feature or its functions that cannot be avoided is mitigated through restoration or enhancement to the greatest extent possible. When developing policies to allow the exceptions, the area municipalities shall give consideration to appropriate implementation tools and mechanisms including the existing tools and mechanisms of other agencies.

- 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. (Provincial Modification in bold)

- 2.3.2.15, Recognize the environmental value of all valley and stream corridors as part of the Greenlands System in Peel and support their identification and protection through the land use planning process, as appropriate. Appropriate policies for valley and stream corridors through Rural Service Centres and rural settlement areas and/or Special Policy areas for Flood Plains will be contained in the area municipal official plans. These policies shall ensure that the integrity of the valley and stream corridors are maintained, including valley walls, landforms, habitats and steep slopes.
- 2.3.2.16 Direct the area municipalities, in consultation with the conservation authorities, to continue to refine the boundaries of valley and stream corridors; establish setbacks and buffers for watercourses, and valley and stream corridors; and define headwater areas through subwatershed or broad scale environmental studies. Alterations to valley and stream corridors identified as Natural Areas and Corridors may be considered subject to recommendations in a subwatershed or broad scale environmental study and on the basis of detailed site specific environmental, engineering or planning studies and field work where such alterations contribute to the overall enhancement of the Greenlands System.
- 2.3.2.18 Direct the area municipalities to define woodlands to include plantations in accordance with the definition in this Plan and to evaluate them in accordance with the criteria in Table 1 and policies in section 2.3.2 of this Plan. Plantations shall be identified as Core woodland if they are a naturalized plantation and they meet one or more criteria for Core woodland in Table 1. For the purpose of measuring woodland patch size when woodlands contain Core woodland and non-Core plantation communities, patch size shall be measured to include all contiguous woodland communities.
- 2.3.2.20 Direct the area municipalities to include or develop criteria and thresholds for woodlands identified as Natural Areas and Corridors and Potential Natural Areas and Corridors in accordance with Section 2.3.2.11 and the criteria in Table 1 and to consider criteria and thresholds based on environmental, physiographic, social and economic factors.
- 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.

Growth Management – General Objectives

- 5.5.1.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.
- 5.5.1.5 To optimize the use of the existing and planned infrastructure and services.
- 5.5.1.6 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.

Growth Management – General Policies

- 5.5.2.1 Direct the area municipalities to incorporate official plan policies to develop complete communities 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 public open space and easy access to retail and services.
- 5.5.2.2 Direct a significant portion of new growth to the built-up areas of the community through intensification.

Greenfield Density – General Objectives

- 5.5.4.1.1 To plan and designate greenfields to contribute to complete communities.
- 5.5.4.1.2 To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.

- 5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.
- 5.5.4.1.4 To optimize the use of designated greenfield area.
- 5.5.4.1.5 To enhance the natural environment and resources.
- 5.5.4.1.6 To manage greenfield growth to support Peel's economy

Greenfield Density – General Policies

- 5.5.4.2.1 Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan.
- 5.5.4.2.2 Development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities:
 - City of Brampton: 51 residents and jobs combined per hectare; and Town of Caledon: 42 residents and jobs combined per hectare.
- 5.5.4.2.3 Not support the expansion of the 2031 Urban Boundary or the Rural Service Centres or any other settlement area unless a municipal comprehensive review as set out in section 7.10.2.12 demonstrates the ability to meet the density and intensification targets established in this Plan.
- 5.5.4.2.4 Direct the area municipalities to include policies in their official plans regarding the identification of urban nodes and corridors of higher density development within the designated greenfield area.
- 5.5.4.2.5 Encourage the area municipalities to require development around major transit station areas within the designated greenfield area to achieve a minimum density of 100 residents and jobs combined per hectare.
- 5.5.4.2.6 Direct the area municipalities to incorporate official plan policies to plan for complete communities within designated greenfield areas that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling.

- 5.5.4.2.7 Municipalities will direct where development in designated greenfield areas will occur in order to achieve the goals, objectives and targets of this Plan.

Housing - General Objectives

- 5.8.1.1 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 of Peel.

Housing – General Policies

- 5.8.2.1 Maintain jointly, with the area municipalities, a supply of designated land for new residential development, redevelopment and residential intensification in Peel region in accordance with projected requirements and available land resources.
 - a. maintain at all times the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and lands which are designated and available for residential development.
- 5.8.2.2 Encourage the area municipalities, while taking into account the characteristics of existing communities, to establish policies in their official plans which support:
 - a. residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and
 - b. cost-effective development standards for new residential development, redevelopment, and intensification.

City of Brampton Official Plan

The site is designated 'Residential' and 'Open Space' (Schedule A, General Land Use Designations) and 'Communities', 'Designated Greenfield Area' and Open Space (Schedule 1, City Concept). The proposed Retirement Residence is permitted in Residential designations as well as Institutional and Public Uses and Commercial designations.

An amendment is required to the Official Plan to permit the proposed density and height contemplated for the Retirement Residence.

The application will be evaluated against the City of Brampton Official Plan to ensure that the proposal conforms to the Plan. A preliminary assessment of the Official Plan sections applicable to this application include but are not limited to:

- 3.1 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.
 - Develop, healthy, sustainable 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.
- 3.1 Natural Heritage and Environmental Management
 - Identify, protect, and restore or where possible, enhance natural ecosystem features, functions and linkages;
 - Work closely with the Conservation Authorities, the Region of Peel and adjacent municipalities, where required, on planning matters at all levels including watershed and subwatershed plans and strategies to provide a comprehensive, systems approach to natural heritage system planning and environmental management;
 - Protect and enhance environmental and public health and improve the overall quality of life for residents by protecting and enhancing the natural heritage system through the ecosystem approach to land use planning and identifying climate change adaption and mitigation strategies and measures;

Promote public and private stewardship and partnerships directed to securing, restoring, linking and enhancing the natural heritage system and the adjacent lands;3.2.1.1

Development of greatest mass and highest densities must be located within the Urban Growth Centre and Central Area, along intensification corridors and within Mobility Hubs and Major Transit Station Areas. These areas shall:

- (i) Accommodate a significant portion of population and employment growth;
- (ii) Provide a diverse and compatible mix of land uses, including residential and employment uses;
- (iii) Provide high quality public open spaces;
- (iv) Support transit, walking and cycling for everyday activities;

- (v) Develop in a compact form that will efficiently use land and resources,
 - (vi) Optimize the use of existing and new infrastructure and services;
 - (vii) Contribute to minimizing potential impacts on air quality and promoting energy efficiency; and,
 - (viii) Achieve an appropriate transition of built form to adjacent areas.
- 3.2.1.3 To mandate the principles of the City Structure and to ensure that stable residential neighbourhoods are maintained, development proposals deemed by Brampton City Council to be incompatible with the City Structure upon thorough examination of City-wide land uses, infrastructure, and environmental, municipal and financial considerations, shall not be approved, notwithstanding any site specific mitigation that may be proposed with respect to localized impacts.
 - 3.2.2.1 By 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26,500 residential units between 2006 and 2031 to the built-up area.
 - 3.2.2.2 Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density.
 - 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.
 - 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.
 - 3.2.8.3 Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare.

Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height.

- 3.2.8.4 It is acknowledged that some Secondary Plans in force prior to the approval of Official Plan Amendment 2006-043 allow densities or heights in excess of the provisions set out in policy 3.2.8.3. Until such time as all Secondary Plans are reviewed for conformity with the Growth Plan, existing provisions in Secondary Plan which permit greater densities or heights than those set out in policy 3.2.8.3 continue to apply.
- 3.2.8.5 Where the City has deemed that the City Structure would not be compromised, as required by Section 3.2.4, development outside of the Central Area, including the Urban Growth Centres; Mobility Hubs; Major Transit Station Areas or intensification corridors which is seeking to exceed the limits established in Section 3.2.8.3 and 3.2.8.4 may only be considered subject to the submission of an amendment to this Plan. This amendment is required to demonstrate the following:
 - (i) The development is consistent with the general intent and vision of the applicable Secondary Plan;
 - (ii) The development contributes to the City's desired housing mix; (iii) There is a need for the development to meet the population and employment forecasts set out in Section 2 of this Plan;
 - (iv) The development forms part of an existing or planned Complete Community with convenient access to uses which serve the day to-day needs of residents such as commercial, recreational and institutional uses;
 - (v) There is sufficient existing or planned infrastructure to accommodate the development;
 - (vi) The development has vehicular access to an Arterial, Minor Arterial, or Collector Road;
 - (vii) The development is in close proximity to existing or planned higher order transit and maintains or improves pedestrian, bicycle and vehicular access;
 - (viii) The form of development is compatible and integrates with adjacent land use and planned land use, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking;

- (ix) The development meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and sustainable management measures are applied, if necessary, in order to ensure the identification, protections, restoration and enhancement of the natural heritage system;
- (x) The development site affords opportunities for enjoyment of natural open space by the site's adjacency to significant environmental or topographic features (e.g. river valleys, rehabilitated gravel pits, woodlots) subject to the policies of the Natural Heritage and Environmental Management section of this Plan and the City's Development Design Guidelines;
- (xi) The development maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space;
- (xii) Where possible, the development incorporates sustainable technologies and concepts of low impact development, including measures to mitigate the impacts of the development. This should include the submission of a storm water management plan acceptable to the City and Conservation Authority, which identifies the required storm drainage system and potential impacts on downstream watercourses.

- 3.2.11 Open Space System

...In addition to their function as green space, the open space system represents the green links of the City that permeates and knits the various structural components of the community together. With integrated planning and superior design, the comprehensive network supports opportunities for transit, walking and cycling.

...The City will examine opportunities to provide open space and pathways in combination with green infrastructure; protecting, restoring and linking parkland to natural and cultural heritage features; and providing passive and active recreational uses. The City may identify urban open spaces that involve features such as rooftop gardens and communal courtyards.

- 3.4.1 Sustainability Score and Sustainability Summary The Sustainability Score and Sustainability Summary are intended to implement the qualitative Sustainability Community Development Guidelines with specific quantitative metrics. The Sustainability Assessment Tool offers the applicant and the City a means to evaluate the sustainability performance of development applications. In addition, it helps the City to:

- Inform, track, and rank the sustainability performance of a development proposal;
 - Identify opportunities to improve the sustainability performance of a development proposal;
 - Acknowledge developments that achieve a high sustainability score; and,
 - Qualify an acceptable minimum sustainability performance.
- 4.2 (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.
- 4.2, Residential
 - (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.
 - (vi) Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitor
- 4.2, Objectives
 - a) Establish policies that provide opportunities for the development of a broad mix of housing in terms of dwelling types, densities, tenure and cost to meet the needs of Brampton's diverse community including persons with disabilities;
 - 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;
 - Improve Brampton's residential assessment base by promoting a balanced mix of housing;
 - f) Reduce the cost of providing municipal services in residential areas by promoting efficient land use and layout design; and
 - h) Encourage the use of the City of Brampton Accessibility Technical Standards to promote universal design in residential development.
- 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 Uses designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. Quasi institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.
 - 4.2.1.2 The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density 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 "Residential Areas and Density Categories" definitions contained in Section 5 of this Plan.
 - 4.2.1.3 The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.
 - 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.
 - 4.2.1.14 In accordance with the Development Design Guidelines, the City recognizes that the key elements of design for residential areas are:

- (i) Variety of housing types and architectural styles;
 - (ii) Siting and building setbacks;
 - (iii) Garage placement and driveway design including attached garages, lot widths related to attached garages, rear yard garage locations and driveways;
 - (iv) Street façade development and allowable projections, including the street address, entrance architecture, grade relationship, windows, projecting elements and roof forms;
 - (v) Upgraded elevations at focal locations including corner lots, housing abutting open space & pedestrian links, housing at “T” intersections, and housing at parkettes;
 - (vi) Incorporation of multiple unit dwellings and apartments; and,
 - (vii) Landscaping and fencing on private property.
- 4.2.1.15 The City shall consider the following natural heritage planning principles in the design of residential development:
- 4.2.1.15 The City shall consider the following natural heritage planning principles in the design of residential development:
 - (i) Maintenance of the landforms and physical features of the site in their natural state to the greatest extent practicable, ensuring that the natural rather than man-made character of the site predominates;
 - (ii) Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife;
 - (iii) Maintenance, enhancement and restoration of the features and functions of watercourses and drainage features consistent with natural geomorphic, hydrologic and fish habitat processes;
 - (iv) Protection of the quantity and quality of groundwater and surface waters and their quality from contamination by domestic effluent and by activities associated with the residential development;
 - (v) Protection, maintenance and restoration of remaining trees and woodlots;

- 4.2.1.7 The City shall establish guidelines for the implementation of housing mix policies and density provisions in the Secondary Plans. Such implementation guidelines shall specify:
 - (i) Appropriate interpretation of the housing mix policies and density provisions;
 - (ii) Details respecting the application of the housing mix and density policies to draft plans of subdivision;
- vi) The need for careful siting of dwellings and additional landscaping pursuant to the provisions of zoning by-laws and development agreements;
- (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.
- 4.2.6.15 The City shall permit Retirement Housing in Residential, Commercial and Institutional and Public Uses designations in the Official Plan, subject to the following provisions:
 - (i) Retirement home shall comply with all zoning requirements set out in the City's By-law;
 - (ii) In determining the suitability of a site for use as retirement housing, due regard shall be given to:
 - a) The accessibility of the site to public transportation, shopping facilities, Places of Worship, libraries, public parks and other community service facilities;
 - b) Adequate vehicular ingress/egress and on-site parking;
 - c) Adequate on-site landscaped open space suitable for passive recreational use by the residents of the home;
 - d) Siting and landscaping to minimize any adverse impact on adjacent uses;

- e) Impact of the development on the ecosystem and natural environmental features;
- f) Appropriate integration of the proposed use with adjacent uses and the host neighbourhood;
- g) Access to municipal water and sanitary waste;
- h) Locating away from hazardous lands or hazardous sites; and,
- i) Accessibility for persons with disabilities.

- 4.2.6.16 The City shall encourage the use of the City of Brampton Accessibility Technical Standards in the design and improvement of Retirement Housing.4.6, Natural Heritage and Environmental Management

... The City of Brampton identifies Natural Heritage Features and Areas on Schedule "D". They are designated as follows:

- Valleylands/Watercourse Corridors
- Woodlands
- Wetlands (Provincially Significant Wetlands and Other Wetlands)
- Environmentally Sensitive/Significant Areas
- Areas of Natural and Scientific Interest
- Provincial Greenbelt

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

- c) 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;
- e) Maintain and, where possible, improve and restore surface and ground water resources in sufficient quality and quantity to meet existing and future uses and ecological requirements on a sustainable basis;

- i) Recognize the environmental/ecosystem benefits, habitat function, microclimates, urban design and general aesthetics that the City's woodland and urban forest provides and in this regard maximize the protection, retention, restoration, enhancement and linkages between existing woodlands, trees, hedgerows to other natural heritage and other vegetative features such as valleys, watercourses, wetlands etc. within the City;
- j) Identify, protect, and restore or where possible, enhance fish and wildlife populations, habitat and corridors within the City with a goal towards ensuring no net loss and achieving a net gain;
- k) Ensure that all new development including infill is protected from unacceptable levels of environmental pollution and nuisance;
- l) Protect the community from potential natural and man-made hazards and reduce the risk of the loss of human life and property damage;
- o) Work with the Province, Conservation Authorities and adjacent municipalities to address long term health and biodiversity of the natural heritage system within the subwatersheds that traverse Brampton;
- p) Promote and encourage both private and public partnerships to undertake stewardship efforts of both the natural heritage and recreational open space systems; and,
- q) Work in partnership with the Region of Peel and conservation authorities to secure natural heritage features and areas in public ownership.
- 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.
- 4.6.6.3 The extent of the City’s natural heritage system will be evaluated and identified through a watershed plan, subwatershed studies (see Section 4.6.1) Environmental Implementation Reports /Studies (see Section 4.6.2) and natural heritage system studies prepared through the City’s development approval process and in consultation with the relevant agencies. A review of the adjacent land should also be undertaken as part of these studies. Natural hazards must be adequately addressed in accordance with Provincial natural hazards standards and Regulatory requirements. The results of these studies may refine the extent of natural heritage features designated on Schedule “D”. If a particular area is not subject to a broad level planning exercise (for example a Secondary Plan), refinement of boundaries of natural features and concerns for the adjacent lands may be determined on a site by site basis through an Environmental Impact Study subject to the approval of the City in consultation with the relevant Conservation Authority. Any such refinements to the boundaries of features or their buffers will not require an amendment to Schedule D.
- 4.6.6.4 Further to policy 4.6.6.3, the required comprehensive environmental study will assess the potential impacts of a development proposal within and/or adjacent to the natural heritage system, to define requirements to eliminate, minimize and mitigate impacts and to assess opportunities for restoration and linkages or where possible, enhancement.
- 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.

- 4.6.6.6 In cases where further approved studies, conducted in accordance with the Conservation Authorities, the Region of Peel, and relevant agencies, have evaluated a natural heritage feature or area identified on Schedule “D” to be not significant, the natural heritage feature may be reverted to the relevant adjacent land use designation without the need for an amendment to this Plan except in the case of a feature that is within the Core Areas of the Regional Greenlands System.
- 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.
- 4.6.7.4 Through the development approval process, valleylands and watercourse corridors, including associated environmental hazards and defined conservation buffers will be gratuitously conveyed to the City of Brampton. Municipal conveyance of these corridors and buffers will not be considered as contributing towards the parkland dedication requirements under the Planning Act.
- 4.6.7.5 All valleylands and watercourse corridors conveyed to the City of Brampton, including associated environmental hazards and defined conservation buffers, shall be in a condition satisfactory to the municipality. If any such lands are contaminated, the transferor will, prior to conveyance, restore the lands to a condition free from adverse effects and suitable for enhancement, submit a Record of Site Condition to the City, and satisfy any other requirements of the City regarding contaminated sites.
- 4.6.7.7 Where any land designated valleyland or watercourse is under private ownership, this Plan does not intend that these lands will remain under private

ownership indefinitely, or that the municipality or any other public agency will purchase the land.

- 4.6.8.1 Prior to development, Watershed Plans, Subwatershed Studies, Environmental Implementation Reports, natural heritage system studies or vegetative assessments will be required to evaluate and make recommendations for the protection of woodlands and how they can be maintained, restored and/or enhanced through sensitive subdivision and site design. The proponent is required to ensure that the protection measures that are identified and deemed appropriate by the City are implemented.
- 4.6.13.1 The City shall endeavour to identify potential land use conflicts caused by new development, and require proponents to submit a comprehensive study containing a statement and assessment of land use compatibility before and after setback techniques have been employed.
- 4.6.13.4 The City will require that watershed, subwatershed and/or environmental studies including vegetation assessments and Tree Protection Plans recommend buffers for development including infrastructure to protect natural heritage features, functions and linkages.
- 4.6.13.5 The City shall require that buffers be naturalized from the edge of natural features commensurate with the hazardous nature, ecological function or sensitivity of such features. Such buffers may be imposed in Secondary Plan documents (Official Plan Amendments), plan of subdivision approvals, zoning by-law amendments, consent approvals, or site plan approvals.
- 4.6.13.6 The City shall encourage the retention, development or where possible enhancement of natural and man-made linkages between elements of the natural heritage system. This objective may be achieved through a combination of the following: natural, restored and/or enhanced valley and watercourse corridors; woodlands, hedgerows, recreational open space; including pedestrian and cyclist trail systems; utility corridors; stormwater management facilities and other tableland linkages. In addition, the fragmentation of ownership of natural heritage features and systems shall be discouraged.
- 4.6.13.7 A minimum 10 metre buffer to define the limit of development will be required from all natural features to be protected as follows:
 - (i) From the predicted crest of slope (combination of the 100 year erosion and/or meander belt width hazard and stable slope) of valley and watercourse corridors. If the valley slope is stable, from the top of valley bank. If the valley slope is not stable, from the predicted long term stable slope (projected from the existing

stable toe of slope, or from the predicted location of the toe of slope as shifted as a result of stream erosion over a 100-year period);

(ii) From the predicted meander belt of the watercourse, expanded as required to convey the major system flows and/or to maintain riparian stream functions;

(iii) From the drip line of woodlands, urban forest features or other significant vegetation; (iv) From a wetland;

(v) From an Environmentally Sensitive/Significant Area or Area of Natural and Scientific Area; and,

(vi) From the Regulatory Floodplain, in combination with ensuring an appropriate vertical buffer/freeboard between the Regional Storm floodplain elevation and the elevation of the future lot/block property line as determined in consultation with the area Conservation Authorities.

4.6.13.11 Any buffer areas, setbacks or linkages required to ensure the protection of an environmental feature will not be considered as contributing towards the parkland dedication requirements under the Planning Act. Dedication of buffers to the City is required through the development approvals process.

4.6.13.8 A buffer of up to and/or in excess of 10 metres may be refined from the buffer required in policy 4.6.13.7 as warranted, based on the results of environmental studies that are prepared which take into account the policies of all levels of government and the Credit Valley and Toronto and Region Conservation Authority, including the Greenbelt Plan.

Bram West Secondary Plan (Area 40)(d)

The site is designated 'Low/Medium Density Residential', 'Valleylands' and 'Woodlot' in the Bram West Secondary Plan. An amendment to the Secondary Plan is required to permit the contemplated Retirement Residence.

The application will be evaluated against the Secondary Plan to ensure that the proposal conforms to the Plan. A preliminary assessment of the Secondary Plan sections applicable to this application include but are not limited to:

Low and Medium Density Residential

- 3.4.15 In areas designated Low and Medium Density Residential on Schedule SP40(a), residential uses within the Medium Density Residential category defined in Part I of the Official Plan are permitted at a maximum combined density of 30.1 units per net residential hectare (12.2 units per net residential acre), subject to policies 3.4.2 and 3.4.18. In addition, at least 60% of the overall development within the Low and Medium Density Residential designation shall be single detached structural units.

- 3.4.16 Notwithstanding the foregoing housing mix and density policies, proposals for development within the Low and Medium Density Residential designation shall provide a broad range and mix of lot sizes for single-detached units in accordance with relevant City guidelines.
- 3.4.17 Any proposal for Medium Density Residential development will have regard for the achievement of acceptable transition and physical integration with lower density forms of development, and separation and buffering from major roads, other noise sources or adjacent Commercial uses.
- 3.4.18 Residential lots shall be oriented toward and have primary access to the minor collector and local road system, to the greatest extent practicable. Lots which must front onto and gain direct access to collector roads shall generally maintain a minimum width of 12 metres where the density category permits. A greater lot width than 12 metres may be required in the vicinity of major intersections

Valleylands

- 3.6.1 Lands designated Valleyland on Schedule SP40(a) have been identified by the Conservation Authority as having inherent environmental hazards including flood and erosion susceptibility, but which contribute to the ecological integrity of the Credit River Watershed. Designated Valleylands shall remain primarily in a natural state or be utilized for storm water management purposes and complementary uses in accordance with Part I, Section 4.4 and other relevant policies of the Official Plan and the recommendations of the Bram West Subwatershed Management Study (Gartner Lee Ltd.).
- 3.6.2 Building setbacks shall be imposed from the margin of Hazard Lands or Valleylands so as to have regard for the extent and severity of existing and potential hazards. Setbacks, if required, shall be determined by the City in consultation with the local conservation authority prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.
- 3.6.3 Valleyland designations are intended to conceptually reflect the extent of the existing top of bank, floodplain or watercourse/valley corridor. As a result of site specific determination of the limit of development, areas determined as unrelated or not required for valley corridor function, will revert to the relevant adjacent land use designation(s) without an amendment to this Plan. Additional lands may also be determined for valleyland designation.

- 3.6.4 Notwithstanding the Section 3.6.1 and 3.6.2 of this Chapter requiring valleylands to remain in a primarily natural state, proposals to alter valleylands or a watercourse which maintain or enhance the natural functions of the valleyland or watercourse in accordance with Section 4.4.5 of the Official Plan, and which satisfy applicable regulatory requirements, will not require an amendment to this plan

Woodlot

- 3.6.16 Lands designated Woodlot on Schedule SP40(a) are tableland woodlots identified for their ecological significance relative to the natural heritage system and water management function. Development proposals within or abutting woodlots shall be subject to Part I, Section 4.4.7 and other relevant policies of the Official Plan. Studies relating to the preservation or treatment of woodlots as identified within the Environmental Implementation Report, shall be submitted as part of any Environmental Implementation Report and shall be in accordance with the City's Woodlot Development Guidelines
- 3.6.17 Lands designated as Woodlot on Schedule SP40(a) are encouraged for retention in acknowledgement of the value of their features and functions to the watershed as outlined in the Bram West Subwatershed Management Study (Gartner Lee Ltd.). The City, in processing a development proposal that would privately retain all or part of any woodlot as identified within the Environmental Implementation Report, may enact a zoning by-law authorizing increases in height and density of proposed development in accordance with Part I, Section 5.12 and other relevant policies of the Official Plan, or implement another suitable mechanism to retain the woodlot and/ or its function.
- 3.6.18 Should it be demonstrated that an identified woodlot cannot practicably be retained through the development process, such lands shall be considered to have an alternate land use designation consistent with that of the surrounding designations without the necessity of further amendment to this Plan. A proponent of development on a woodlot site shall be required to demonstrate how the woodlot site can be developed for suitable alternate land uses, and meet the objectives of Section 4.4.7 of the Official Plan.

Riverview Heights Block Plan, Area 40-3

The site is designated 'Low/Medium Density Residential' and 'Open Space/Woodlots' in the Riverview Heights Block Plan, Area 40-3. An amendment to the Block Plan is required to permit the proposed lotting.

The application will be evaluated against the Block Plan and Block Plan 40-3 Riverview Heights community design guidelines (CDG) to ensure that the proposal conforms to

the Plan. A preliminary assessment of the Block Plan and community design guidelines applicable to this application include but are not limited to:

4.1, Building Form Character + Distribution

- The predominant form of residential buildings will be single detached, semi-detached dwellings, and townhouses (medium density);
- Low density residential buildings will be found throughout the majority of the neighbourhoods;
- Medium density residential buildings and mid-rise apartments will be located along the main spine roads and in key areas where they support retail and community functions;

4.4 Non-Residential Building Typologies

- There are two major employment areas in the Riverview Heights community located along Steeles Avenue West and Mississauga Road with smaller commercial sites spread throughout community. Institutional sites are mostly located near parks or open spaces to mark their importance in the community. Where these uses occur, the Design Development Guidelines will provide the basis for siting and design, and built form guidelines of this document will address specific design issues. The following architectural control guidelines are general guidelines for siting of both employment and institutional uses. Where sites require special conditions due to location and surrounding uses, these will be addressed individually in later sections of this document

City of Brampton Zoning By-law:

The subject site is zoned 'Agricultural' (A) – Special Section 429 as per By-law 270-2004, as amended. A zoning by-law amendment is required to permit the proposed retirement residence with site specific permissions to implement the proposed built form.

The site specific 'Agricultural' designation permits a single detached dwelling, mobile home occupied by farm workers, permanent farm workers living quarters, agricultural purposes, and purposes accessory to other permitted uses.

Sustainability Score and Summary:

The proposed application has a Sustainability Score of 37, which achieves the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

Documents Submitted in Support of the Application:

- Planning Justification Report

- Survey
- Parcel Abstract
- Public Consultation Strategy
- Urban Design Brief
- Sun Shadow Study
- Sustainability Score and Summary
- Noise Impact Study
- Functional Servicing Report
- Geotechnical Report
- Hydrogeological Report
- Tree Evaluation Report
- Delineation of Physical and Stable Top of Bank, Areas controlled by conservation authority, and/or limits of natural heritage systems, wetlands and/or natural hazards
- Environmental Impact Report/Study
- Environmental Site Assessment (ESA) Phase 1
- Traffic Impact Study
- Draft Zoning By-law Amendment
- Draft Official Plan Amendment
- Architectural Drawings including Site Plan
- Archaeological Assessment
- Arborist Report
- Landscape Plan
- Pre-consultation Checklist