

**Detailed Planning Analysis  
City File Number: OZS-2021-0031**

**Overview**

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Brampton Official Plan, the Bramalea Secondary Plan, Zoning By-law and other applicable City of Brampton guidelines and priorities.

**Planning Act:**

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. Section 2 of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard to. This proposal has regard for the following specific matters of provincial interest:

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

Regard for these sections is reflected in the proposed Official Plan, Secondary Plan and Zoning By-law Amendment, the development proposal incorporates the following qualities:

- The proposal represents the orderly development as it will make efficient use of the land.
- The proposed recreation centre and soccer field will provide the surrounding neighborhood indoor and outdoor recreational facilities.

- The proposal is within an appropriate location for growth and development given the existing adjacent residential neighbourhood.
- The northern frontage of 150 Howden Blvd directly abuts a Brampton Transit bus stop (Stop Id: 3037) providing staff and users with an integrated link to local transit.
- The proposed Recreation Centre will have a high quality architectural design with a vibrant built form that encourages a sense of place for the community.

### **Provincial Policy Statement (PPS):**

The proposal was reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). This development application has regard for the following PPS policies:

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;

The subject parcels are located within the settlement boundary and contribute to the efficient development and land use patterns of the existing neighbourhood, it will provide recreational (active and passive) uses and a park area through the redevelopment of the Howden Recreation Centre and Lester B. Pearson soccer field.

- e. Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

The proposed development location of 150 Howden Boulevard is transit supportive as the northern frontage of the site directly abuts a Brampton Transit bus stop (Stop Id: 3037). As Brampton's population continues to grow, the proposed development will play a pivotal role in ensuring public servicing facilities are available to meet current and projected needs.

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

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

Section 1.1.3.2 – Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
- c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;
- e) Support active transportation;
- f) Are transit-supportive, where transit is planned, exists or may be developed; and

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

The subject development makes efficient use of existing infrastructure and services while providing recreational uses to service the surrounding residential area. The development will have direct access to public transit and enhanced pedestrian connectivity (walkways & trails), mitigating negative impacts to air quality by reducing

auto dependence for site visits. At the Site Plan stage the applicant will be encouraged to incorporate a site design that promotes and supports active transportation.

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

Section 1.5.1 - Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;

The proposed redevelopment of the Howden Recreation Centre will provide a publicly accessible recreation facility for Brampton residents that incorporates public space, open space and integrates the development into the existing Howden Park pedestrian trail/walkway.

Section 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;

Section 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.

The previous Howden Recreation Centre was serviced with existing municipal services (water and wastewater), the Functional Servicing Report will be submitted as a Site Plan submission requirement which will confirm servicing availability for the proposal.

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

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject lands are located within the 'Settlement Area' and 'Built-Up Area' of the Growth Plan. The

proposal was evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan, the following policies are applicable:

2.2.1.2 – Forecasted growth to the horizon of this plan will be allocated based on the following:

- a) the vast majority of growth will be directed to settlement areas that:
  - i. have a delineated built boundary;
  - ii. have existing or planned municipal water and wastewater systems; and
  - iii. can support the achievement of complete communities;
- b) growth will be limited in settlement areas that:
  - i. are rural settlements;
  - ii. are not serviced by existing or planned municipal water and wastewater systems; or
  - iii. are in the Greenbelt Area;
- c) within settlement areas, growth will be focused in:
  - i. delineated built-up areas;
  - ii. strategic growth areas;
  - iii. Locations with existing or planned transit, with a priority higher order transit where it exists or is planned; and
  - iv. areas with existing or planned public services facilities;
- d) development will be directed to settlement areas, except where the policies of this plan permit otherwise;

As required by the Growth Plan, the subject parcels are located within the Provincially delineated Settlement Area and Built-Up Area, that is serviced by municipal water and wastewater. The new recreation centre will provide a variety of active and passive recreation programs and activities for the surrounding community, moreover, 150 Howden Boulevard directly fronts Brampton Transit Bus Stop (Stop ID: 3037) allowing the site to make efficient use of existing public transit.

2.2.1.4. Applying the policies of this Plan will support the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- d) expand convenient access to:
  - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;

- ii. public service facilities, co-located and integrated in community hubs;
- iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
- iv. healthy, local, and affordable food options, including through urban agriculture;

e) provide for a more compact built form and a vibrant public realm, including public open spaces;

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

g) integrate green infrastructure and appropriate low impact development.

The proposed Recreation Centre will provide a mix of public amenities and recreation programs to service the surrounding residential area, such services will aid in bettering human health for people of all ages, abilities and incomes. The recreation centre will contribute to the development of a complete community by integrating recreational uses within the existing residential neighbourhood, while also providing connectivity to Brampton Bus Transit, pedestrian trails to Howden Park, internal pedestrian connectivity throughout the site, public open space and active transportation integration. The applicant submitted a City of Brampton Sustainability Assessment, the site scored within the silver threshold, contributing to Brampton's overall sustainability goal (Appendix 12). Further refinements to the sustainability assessment will occur at the Site Plan stage.

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

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

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

c) encourage intensification generally throughout the delineated builtup area;

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

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

The proposed Official Plan, Secondary Plan and Zoning By-law amendment are required to facilitate the relocation and redevelopment of the Howden Recreation Centre and Lester B. Pearson Soccer field. The development of such recreation facilities will

contribute to the development of a complete community, while also providing residents with additional public service facilities.

#### 3.2.8.1 Public Service Facilities

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

The City of Brampton implemented the City's Parks and Recreation Master Plan (PRMP) which seeks to redevelop and renew the City's older recreation facilities. The recently demolished Howden Recreation Centre was over 40 years old and required capital improvements to maintain its function, it was not feasible to maintain and adapt the previous public facility. The parcel municipally known as 150 Howden Boulevard meets the criteria of policy 3.2.8.1 as it is located within a settlement area, directly abuts residential homes and serviced by public transit, proving it to be a prime location for a Recreation Centre.

#### **Regional Official Plan**

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the "Urban System" areas as established in Schedule D of the Regional official Plan. The proposal was evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include:

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

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

Section 5.3.1.3 – To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

The subject parcels are located within the Urban System as delineated in Schedule D of the Region of Peel Official Plan. The proposed development will contribute to the development a complete community by providing residents with recreational amenities in the form of a new Recreation Centre and soccer field, which are accessibly by public transit and pedestrian connectivity.

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

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

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

The subject parcel abuts primarily single-detached residential homes to the North, East and West with high-rise apartment buildings to the south. The proposed development recognizes the characteristics of the predominantly low-density surrounding neighbourhood and proposes a built form that is appropriate given the surrounding built form. Site design will be finalized through the forthcoming Site Plan application however, the current proposal provides pedestrian connectivity to the existing area through walkways and trails and serviced by existing Brampton public transit.

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

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



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

The previous Howden Recreation Centre and existing Lester B. Pearson Catholic Elementary School were serviced with Region of Peel water and wastewater services. The Functional Servicing Report (FSR) will be a submission requirement of the forthcoming Site Plan application where servicing availability will be confirmed.

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

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

Section 5.9.1.4 - To promote and encourage the increased use of public transit and other sustainable modes of transportation.

The location of the proposed Howden Recreation Centre (150 Howden Boulevard) directly fronts Brampton Transit Bus Stop (Stop ID: 3037) providing an opportunity to integrate existing public transit services with the proposed development.

Section 2.2.10.4.30 – Encourage the area municipalities to develop strategies to guide the adequate provision of publicly accessible recreation facilities, parkland, open space areas and trails that are in keeping with environmental plans and strategies.

Section 3.5.1.1 - To support passive recreational opportunities through Regional cooperation and partnerships with agencies having the prime responsibility for recreation facilities; namely, the area municipalities, conservation authorities, provincial park agencies including the Niagara Escarpment Commission and the Bruce Trail Association.

The City of Brampton Parks and Recreation Master Plan (PRMP) identified the need to renew the City's older recreation facilities, the City developed a Recreation Revitalized Strategic Renewal Plan and identified the previous Howden Recreation Centre as a redevelopment priority. The proposed redevelopment of the Howden Recreation Centre will provide a publically accessible recreation centre containing passive and active recreation uses and open space and pedestrian trails.

**City of Brampton Official Plan:**

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents.

The property municipally known as 140 Howden Boulevard is designated "Residential" in Schedule A and "Communities" in Schedule B of the Brampton Official Plan. An Official Plan amendment is required to re-designate a 1.1 ha area to "Open Space" in Schedule A, to "Open Space" in Schedule B and add a "Community Park" designation in Schedule E.

The property municipally known as 150 Howden Boulevard is designated "Open Space" in Schedule A, "Open Space" in Schedule B and "Community Park" in Schedule C of the Brampton Official Plan. An amendment to the Official Plan is required to re-designate a 1.1 ha area to "Residential" in Schedule A, to "Communities" in Schedule B and remove a portion of the "Community Park" designation in Schedule E.

The proposed Official Plan amendment was evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include:

Section 4.2.1.1 - The Residential designations shown on Schedule "A" permit predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments. Complementary uses, other than Places of Worship, shall be permitted subject to specific Secondary Plan policies or designations, and may include uses permitted in the Commercial and Institutional and Public Use designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centres, neighbourhood retail, convenience retail or highway and service commercial uses.

Section 4.7.1.1 - Recreational open space includes City, and Community Parks, conservation areas, Cemeteries and Private Commercial Recreation facilities. These uses are generally depicted on Schedule "E" Major Recreational Open Space of this Plan. Natural heritage features and areas are shown for context purposes.

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

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

Through the 1:1 land exchange, a 1.1 ha portion of 150 Howden Boulevard will be re-designated from “Open Space” to “Residential” (Schedule 7), this land will be assumed by the School Board to permit the re-location of the soccer field associated with Lester B. Pearson Catholic Elementary School. As per City of Brampton Official Plan policy 4.2.1.1, schools are permitted as of right within the “Residential” general land use designation. The land exchange will also result in a 1.1 ha portion of 140 Howden Boulevard being re-designated from its current “Residential” Schedule A designation to “Open Space” (Appendix 7). The Open Space land use designation will permit the proposed relocation of the Howden Recreation Centre.

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

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

The City of Brampton’s Parks and Recreation Master Plan (PRMP) identified the need to renew the City’s older recreation facilities, resulting in the City developing the Recreation Revitalized Strategic Renewal plan which recognized Howden Recreation Centre as a recreation centre that requires redevelopment. The existing Howden Recreation Centre was recently demolished, as it was over 40 years old and required substantial capital improvements.

Section 4.7.1.11 - The design of the recreational open space system will be enhanced through interconnections of the City’s pathways and multi-purpose trail systems as detailed in the Pathways Master Plan.

Section 4.7.1.12 - All parks and recreation facilities will be designed and developed to accommodate a wide range of passive and active activities in accordance with assessed need.

Section 4.9.7.1 - The City shall provide indoor and outdoor recreational facilities and programs to meet the needs of all residents to ensure physical, creative, social and intellectual opportunities in accordance with the Parks, Culture and Recreation Master Plan.

The proposed Howden Recreation Centre provides pedestrian connections to Howden Park through the existing trail system. Moreover, the new recreation centre will be designed to accommodate a range of passive and active recreation programs to service the surrounding neighbourhood residents.

Section 4.7.1.16 - Recognizing that school sites contribute to the overall provision of recreational open space in a neighbourhood, the City of Brampton shall:

- (i) Cooperate with the school boards in determining the locations, acquisitions, development, maintenance and activity programming of sites;
- (ii) Continue to arrange with the school boards for the shared use of buildings, sports fields and parking facilities where feasible; and,

The City of Brampton, in collaboration with the Dufferin Peel Catholic District School Board executed a Memorandum of Understanding, detailing the 1:1 land exchange amongst the City and Schoolboard. Both entities agreed on the land exchange to determine the best possible site configuration of the new Recreation Centre and soccer field for Lester B. Pearson Catholic Elementary School, the land exchange and proposed site layout allows for the optimization and sharing of facilities for students and residents.

Section 4.7.3.2 - Community parks shall be located throughout the City, to provide active, indoor and outdoor recreational-oriented parkland and facilities.

Section 4.7.3.2.1 – Community Parks, where feasible shall:

- (i) Be planned as focal points for the community, generally located at the intersection of arterial roads or major thoroughfares, the street pattern shall ensure significant frontage of the park on adjacent streets to promote views and reinforce their focal nature and parking shall be accommodated on-site with minimum exposure to the street.
- (ii) Be in locations serviced by transit.
- (iii) Provide a range of opportunities for outdoor active and passive recreation which may include but is not limited to the following: a large playground, shade structure, multi-purpose court, splash pad, multiple sports fields and associated flood lighting, seating areas, walkways, lighting, open active area, landscaping, floral displays, and buffer areas.

Section 4.7.3.2.2 - The size of a community park in a specific location will depend on the shape and constraints of the property, the specific program for the park based on recreational needs and other criteria outlined in the Parks, Culture & Recreation Master Plan and more detailed evaluations undertaken in an Open Space Study.

Section 4.7.3.2.3 - Where practical, Community Parks should be located adjacent to senior elementary or secondary school sites to allow for the shared use of buildings, sports fields and parking facilities.

The proposed Howden Recreation Centre will be relocated from its previous southern siting to a new location near the street frontage of Howden Boulevard, with parking located behind the building, away from the street view. The site is directly abutting Lester B. Pearson Catholic Elementary School to the east, allowing for shared use of buildings and sports fields. Moreover, there is an existing Brampton Transit bus stop (Stop Id: 3037) located on Howden Boulevard abutting the north side of the recreation centre. The conceptual plan for the proposed recreation centre indicates outdoor play

areas, pedestrian walkways, indoor amenities, open space with supplementary sports fields associated with Lester B. Pearson Catholic Elementary.

Section 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. Priority will be given to compact development which creates a pedestrian-friendly environment where uses that meet the basic daily needs of the residents will be located within walking distance or easy reach of transit facilities. Safety and security are important considerations in neighbourhood design as are accessibility and interesting built form.

The proposed development will provide convenient access to additional local recreational services, schools and open space for residents. The subject parcel benefits from convenient access to existing the Brampton Transit Bus stop (Stop ID: 3037) on Howden Boulevard, while the site layout emphasizes a pedestrian-friendly environment through walkways and trails.

### **Secondary Plan:**

The subject properties are located within the Bramalea Secondary Plan (SPA3). The lands subject to the policies contained in the Bramalea Secondary Plan are generally bounded by Torbram Road to the east, Bovaird Drive to the north, the Don Doan Recreational Trail and the open space south of Dearbourne Boulevard to the south, and Highway 410 to the west, as shown on Schedule 3. The property municipally known as 140 Howden Boulevard is sub-designated "Elementary School" and the property municipally known as 150 Howden Boulevard is sub-designated "Recreation Open Space". An amendment to the secondary plan is required to permit the proposed use, the proposal was evaluated against the Bramalea Secondary Plan to ensure that it conforms to the Secondary Plan, the policies that are applicable to this application include:

The 1:1 land exchange amongst the City and School Board will result in approximately 1.1 ha of 140 Howden Boulevard lands currently designated "Elementary School" being re-designated to "Recreation Open Space" to permit the proposed Howden Recreation Centre. The 1.1 ha of 150 Howden Boulevard lands currently designated "Recreation Open Space" will be re-designated to "Elementary School" to permit the relocation of the soccer field for Lester B. Pearson Catholic Elementary School.

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

Official Plan Section 4.7.1.1 - Recreational open space includes City, and Community Parks, conservation areas, Cemeteries and Private Commercial Recreation facilities. These uses are generally depicted on Schedule "E" Major Recreational Open Space of this Plan. Natural heritage features and areas are shown for context purposes.

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

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

Section 4.7.1.11 - The design of the recreational open space system will be enhanced through interconnections of the City's pathways and multi-purpose trail systems as detailed in the Pathways Master Plan.

Section 4.7.1.12 - All parks and recreation facilities will be designed and developed to accommodate a wide range of passive and active activities in accordance with assessed need.

Section 4.9.7.1 - The City shall provide indoor and outdoor recreational facilities and programs to meet the needs of all residents to ensure physical, creative, social and intellectual opportunities in accordance with the Parks, Culture and Recreation Master Plan.

Section 4.7.1.16 - Recognizing that school sites contribute to the overall provision of recreational open space in a neighbourhood, the City of Brampton shall:

- (i) Cooperate with the school boards in determining the locations, acquisitions, development, maintenance and activity programming of sites;
- (ii) Continue to arrange with the school boards for the shared use of buildings, sports fields and parking facilities where feasible; and,

The City of Brampton collaborated closely with the Dufferin Peel Catholic District Schoolboard to facilitate the 1:1 land exchange required for the community Centre relocation. The proposed Howden Recreation Centre satisfies the applicable Secondary Plan and Official Plan policies, providing indoor and outdoor recreation facilities for neighboring residents, incorporating pedestrian connections and walkways to surrounding uses and serviced by existing City of Brampton public transit.

Section 7.1 - Lands designated Institutional (including Schools, and Fire Stations) on Schedule 3 shall include the range of uses and be developed in accordance with the Institutional and Public Uses policies of Section 4.9 and other relevant policies of the Official Plan.

Official Plan Section 4.9.1 - The City shall interpret the large scale Institutional Uses designation as shown on Schedule "A" to include hospitals, correctional institutions and associated facilities, colleges, universities, and public, major places of worship and related uses, military and cultural buildings, community recreation facilities, libraries and fire and police stations. Smaller scale institutional and public uses such as service clubs, day care centres, residential care facilities for more than 10 persons, and long term care centres shall be permitted as complementary uses within all relevant designations provided that such uses are specifically designated in the appropriate Secondary Plan.

Section 4.9.1.2 - The City may permit secondary uses in areas designated for Institutional and Public Uses so long as they do not detract from the development of the area for the main permitted use. These may include residential and convenience commercial uses which directly serve or are complementary to the primary institutional and public use.

Section 4.9.1.3 - The City shall, through Secondary and Block Planning, identify the specific type of Institutional and Public Uses designated on Schedule "A" of this Plan, and shall also identify those specific Institutional and Public Uses to be permitted within other designations of the Secondary Plan, such as libraries, day care centres and schools, together with certain use restrictions related thereto.

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

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

The proposed development application has regard for the applicable Secondary Plan and Official Plan policies identified herein, the current "Elementary School" is a permitted use as of right at 140 Howden Boulevard. The re-designation from "Open Space" to "Elementary School" will ensure that the relocated soccer field is permitted within the new property boundaries, while also providing the School Board land use permissions for future site works associated with Lester B. Pearson Catholic Elementary school.

## **Zoning By-law**

The property municipally known as 140 Howden Boulevard is zoned “Institutional 1 (I1)”, the property municipally known as 150 Howden Boulevard is zoned “Open Space (OS)”. Through the 1:1 land exchange, approximately 1.1 ha of 140 Howden Boulevard that is currently zoned “Institutional 1 (I1)”, will be re-designated as “Open Space (OS)” to permit the relocation of the Howden Recreation Centre. A 1.1 ha portion of 150 Howden Boulevard that is currently zoned “Open Space (OS)” will be amended to “Institutional 1(I1)” to permit the new soccer field for Lester B. Pearson Catholic Elementary School.

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

(a) Institutional:

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

(b) Non-Institutional

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

(c) Accessory

1. purposes accessory to the other permitted purposes

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

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

(b) any conservation area or purposes

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

(d) purposes accessory to the other permitted purposes

Staff acknowledge that the proposed Recreation Centre use is permitted as-of-right through the Institutional 1 (I1) zoning designation as well as City of Brampton general zoning provision 6.33.1. Despite the as-of-right zoning permissions, City staff recommended the applicant to amend the current zoning to allow for the zoning by-law to reflect the new property boundaries following the land exchange. Furthermore, re-designating a portion of the current “Open Space (OS)” lands at 150 Howden Boulevard to Institutional (I1), will permit the proposed soccer field associated with Lester B. Pearson Catholic Elementary School. It will also provide the Dufferin Peel Catholic



District School Board with land use permissions should they chose to expand their Lester B. Pearson Catholic Elementary or construct additional associated uses.

### **Technical Studies**

The following technical study requirements have been satisfied:

#### **Planning Justification Report**

The Planning Justification Report 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 and its addendums conclude that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan and the Bramalea Secondary Plan Area 3 (SPA3), and Zoning By-law are satisfied and the development represents good planning. Planning staff have evaluated this study and have found it satisfactory.

#### **Traffic Impact Study**

The requirement for the Traffic Impact Study has been deferred as a requirement of forth coming Site Plan submission and approval. City of Brampton Traffic Staff have confirmed they are agreeable with deferring this requirement to the Site Plan stage.

#### **Functional Servicing Report**

The requirement for the Functional Servicing Report has been deferred as a requirement of forth coming Site Plan submission and approval. City of Brampton Engineering Staff and the Region of Peel have confirmed they are agreeable with deferring this requirement to the Site Plan stage.

#### **Phase One and Two Environmental Site Assessment**

A Phase One Environmental Site Assessment (ESA) for 140 Howden Boulevard was prepared by Wood Canada Limited (Dated September 25, 2020) and a subsequent Phase 2 (ESA) was also prepared by Wood Canada Limited (Dated November 11<sup>th</sup>, 2020). City of Brampton Environment & Development Engineering staff provided approval on August 17<sup>th</sup>, 2021 for the Environmental Site Assessment.

A Phase One Environmental Site Assessment (ESA) for 150 Howden Boulevard was prepared by Wood Canada Limited (Dated September 25, 2020) and a subsequent Phase 2 (ESA) was also prepared by Wood Canada Limited (Dated October 21<sup>st</sup>, 2020). City of Brampton Environment & Development Engineering staff provided approval on August 17<sup>th</sup>, 2021 for the Environmental Site Assessment.

## **Stage One Archaeological Assessment**

A Stage One Archaeological Assessment was submitted for 140 and 150 Howden Boulevard, the report was prepared by Thomas G. Arnold & Associates on August 24<sup>th</sup>, 2021. On November 23, 2021 the Ministry of Heritage, Sport, Tourism and Culture Industries provided Thomas G. Arnold & Associates confirmation that the Stage One Archaeological Assessment for the subject parcels was entered into the Ontario Public Register of Archaeological Reports.

## **Sustainability Score and Summary**

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The proposed application has a Sustainability Score of 41, which achieves the City's Silver threshold (Appendix 12). Planning staff have reviewed the score and summary and acknowledge that the applicant will submit a refined Sustainability Score and Assessment with the forthcoming Site Plan submission for the Howden Recreation Centre