

**DETAILED PLANNING ANALYSIS
CITY FILE NUMBER: OZS-2019-0014**

The proposal has been reviewed and evaluated against the Planning Act, the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The proposal has also been reviewed and evaluated against the Region of Peel Official Plan, the City of Brampton's Official Plan, Vales of Humber Secondary Plan, Vales of Humber Block Plan and Zoning By-law 270-2004.

Planning Act

The development proposal has regard for the following matters of provincial interest as set out in Section 2 of the Planning Act:

- *Section 2(a) – The protection of ecological systems, including natural areas, features and functions;*
- *Section 2(f) - the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems*
- *Section 2(i) - the orderly development of safe and healthy communities*
- *Section 2(j) – the adequate provision of a full range of housing, including affordable housing;*
- *Section 2(p) - The appropriate location of growth and development.*
- *Section 2(r) - the promotion of built-form that is well-designed, encourages a sense of place and provides for high quality public spaces*

The rezoning and draft plan of subdivision application protect ecological systems (including natural areas, features and functions) by providing a Valleyland Buffer between the proposed residential development and Natural Heritage System located on both sides of the proposed Public Street.

Regard for the adequate provision and use of transportation, sewage and water services has been achieved. A Public Road is proposed on the site that provides access to Mayfield Road. A Transportation Impact Study has been prepared that confirms the functionality and safety of this access. A Functional Servicing Report was also prepared that confirmed the availability of stormwater, sanitary and water supply servicing.

The application facilitates the orderly development of safe and healthy communities as well as represent an appropriate location of growth and development. The proposed homes are comprised of different dwelling types and are sensitive to the Natural Heritage System features on the site.

The Draft Plan of Subdivision application has regard for the following matters as set out in Section 51(24) of the Planning Act:

Section 51 (24) - In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*
- (b) whether the proposed subdivision is premature or in the public interest;*
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*
- (f) the dimensions and shapes of the proposed lots;*
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) conservation of natural resources and flood control;*
- (i) the adequacy of utilities and municipal services;*
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

Staff is satisfied that the application is in compliance with the matters of provincial interests as set out in the Planning Act R.S.P 1990. The proposed development is in public interest and will contribute to the housing stock in the City of Brampton. The proposed subdivision is consistent with the Official Plan (see Appendix 14: Draft Official Plan Amendment) and adjacent plans of subdivision. The dimension and shapes of the lots are suitable for the purposes of the proposed subdivision. Natural resources are conserved through the establishment of Natural Heritage System and Buffer blocks which separate the Natural Heritage System from the proposed development. The existing/proposed utilities and municipal services are adequate for the proposed development.

Provincial Policy Statement (2020)

Section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Planning Act. The Zoning By-law Amendment application and Plan of Subdivision are consistent with the Provincial Policy Statement. Conformance with the policy is discussed below:

Section 1.1.1 Healthy, livable and safe communities are sustained by:

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

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

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

h) promoting development and land use patterns that conserve biodiversity;.

The proposed development represents an efficient use of the vacant site. The proposal is comprised of 107 units (including 8 detached homes, 15 townhouse units and 84 back to back townhouse units) as well as two Natural Heritage System blocks and two Natural Heritage System buffers that will be conveyed to the City. The variety of residential units provide a mix of residential types that will accommodate people at different stages of their life.

The proposed residential development also meets long term needs and avoids development patterns that may cause environmental concerns by adding a Valleyland Buffer between the development and the Natural Heritage System. The Valleyland Buffer also helps to facilitate the protection and preservation of the Natural Heritage System including its biodiversity.

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;

e) support active transportation;

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

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

The proposed development provides a range of housing options and provide appropriate intensification.

Section 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 well-being 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;

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;

The proposed building typology supports the intensification objections set out in the PPS. The development application proposes a mix of dwelling types and will add to the variety of housing stock. The development is also served by existing transit bus line #31 that provides connections along Mayfield Road.

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.

This proposal supports the protection of natural features by conveying the two Natural Heritage System and Buffer Blocks to the City. The Buffer Blocks provide long-term protection for the Natural Heritage Systems located on the site.

Based on the above, staff is satisfied that the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application are consistent with the policies of the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020)

The Growth Plan for the Greater Golden Horseshoe provides policy to plan for the accommodation and direction of growth in a manner that fosters the development of complete communities. The proposed application conforms to the applicable policies of the Growth Plan for the Greater Golden Horseshoe as follows:

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;*

The subject lands are within the “Designated Greenfield Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The subject lands are a Designated Greenfield Area and located outside the Built Boundary (Schedule 1 - City Concept of the City of Brampton Official Plan).

The proposal supports the achievement of complete communities by proposing a compact development (that is comprised of different housing types including detached and townhouses). The small development blocks facilitate the walkability of the site, which is served by local transit. The proposed development will assist in meeting this target within the Region of Peel and as set out in 2.2.7.2(a).

4.2.2.1 A Natural Heritage System for the Growth Plan has been mapped by the Province to support a comprehensive, integrated, and long-term approach to planning for the protection of the region's natural heritage and biodiversity. The Natural Heritage System for the Growth Plan excludes lands within settlement area boundaries that were approved and in effect as of July 1, 2017

Section 4.2.2.3 (a) - within the Natural Heritage System for the Growth Plan, the 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;*

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.

4.2.2.6 Beyond the Natural Heritage System for the Growth Plan, including within settlement areas, the municipality:

- a) will continue to protect any other natural heritage features and areas in a manner that is consistent with the PPS; and*
- b) may continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.*

Natural Heritage Features on the site are protected through the City of Brampton Official Plan and the Vales of Humber Secondary Plan which provides policies regarding the protection of these features. A Valleyland Buffer is proposed in between proposed development and Natural Heritage System on both sides of the proposed public road in the development application. This will assist in the reduction of impacts on the key natural heritage features.

Region of Peel Official Plan

The Region of Peel Official Plan provides a strategic policy framework to ensure planning occurs in a manner that protects the environments, manages resources, and directs growth efficiently. The site is located within the Urban System (Schedule D), Designated Greenfield Area (Schedule D4), and Settlement Area Outside the Greenbelt (Schedule D3) as established in the Regional Official Plan. Mayfield Road is identified as a Major Road in Schedule E, Major Road Network. The proposal is in conformity with the Regional Official Plan, including but not limited to the following policies:

5.2.1.1 To provide for an appropriate amount of land to accommodate urban growth to 2031.

5.2.1.2 To maintain a firm Regional Urban Boundary to provide long term certainty to the development industry, the agricultural industry and Peel residents.

Schedule D provides designations of lands within the 2031 Regional Urban Boundary as “the Urban System” and lands outside of it as “the Rural System”. The site is located within the Urban System and is part of lands identified by the Region to accommodate urban growth.

5.3.1.1 To conserve the environmental and resource attributes of the region.

5.3.1.2 To achieve sustainable development within the Urban System.

5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.

5.3.1.5 To achieve an urban structure, form and densities which are pedestrianfriendly and transit-supportive

5.3.2.2 - direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans

5.3.2.3 - plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment

The proposed application is located within the “Urban Systems” designation in the Region of Peel Official Plan. The application is consistent with sections 5.3.1.1 and 5.3.1.2 by proposing a residential development that is buffered from the two Key Natural Heritage System features also located on the site.

It is also consistent with section 5.3.1.2, 5.3.1.4, 5.3.1.5, 5.3.2.2 and 5.3.2.3. The application proposes a compact greenfield development that is comprised of a variety of housing types. Through this proposed design, it optimizes the use of the site to provide a walkable development.

5.3.2.6 - direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that

- a) support the Urban System objectives and policies in this Plan;*
- b) support pedestrian-friendly and transit-supportive urban development;*
- c) provide transit-supportive opportunities for redevelopment, intensification and mixed land use;*

The proposed application is consistent with the Urban System objectives and policies in this plan. It proposes a compact development with smaller residential blocks, provides walkways to encourage walkability and be pedestrian-friendly. Compact built form proposed also makes the proposal more transit-supportive.

5.5.4.1.1 - To plan and designate greenfields to contribute to complete communities.

S. 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;*

S. 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*

5.8.1.1 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.

The subject lands are identified as a Designated Greenfield Area on Schedule D4 of the Region of Peel Official Plan. The proposal optimizes the use of designated greenfield area to provide much needed homes in the form of 84 back-to-back townhouse units, 15 townhouse units and 8 detached homes as well as a public street, two Natural Heritage System and buffer blocks on the site.

S. 5.8.2.3 - encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities

The proposal provides a range of residential densities which will be different affordable ranges to households.

City of Brampton Official Plan

The property is designated “Communities” and “Designated Greenfield Area” as well as outside the Built Boundary line in Schedule 1, City Concept. The site is designated “Residential” and “Open Space” in Schedule A, General Land Use Designations. The site is also identified as being located within an Upscale Executive Housing Special Policy Area. It is located within Special Policy Area 4A, Vales of Humber Secondary Plan. Mayfield Road is identified as an Urban Collector and Major Arterial (Regional) (Schedule B, City Road Hierarchy) and is identified as a Secondary Transit Corridor (Schedule C, Transit Network). The site is located within Community Block Plan Area 50-1.

An Official Plan Amendment (Appendix 14) is needed to permit a range of lot frontages and increased density within the Executive Residential and Executive Transition Residential designation. A ‘Special Policy Area 4B’ is proposed for this site in the Official Plan as well as a ‘Special Policy Area 2’ in the Vales of Humber Secondary Plan and Block Plan 50-1 and 50-2. These designations permit site specific density and dwelling types in the proposal. City staff have reviewed Planning Justification Report submitted by the applicant and are agreeable to the recommendations.

The Official Plan policies that are applicable to this application are provided below:

2.1.b. Conserve and protect the City’s natural heritage system and quality of life through sustainable development practices, sound natural hazard management, and a systems-based ecosystem approach to land-use planning and development.

2.4.3c) Conserve and protect the long term ecological function and biodiversity of the natural heritage system.

The subject lands includes two natural heritage features. The portions of the site that have natural heritage features will be conveyed to the City. A Valleyland Buffer has also been provided between the proposed residential development and the Natural Heritage System to reduce impacts.

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.

4.2 (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;

The subject lands are identified as a “Communities” and “Designated Greenfield Area” (Schedule 1 – City Concept) and located outside the Built Boundary. The proposed development contributes to the fulfillment of this target by proposing a compact

residential development that will protect impacts to the adjacent Natural Heritage Systems on the site by providing valleyland buffers. The proposed development achieves a density of 61 units per net hectare.

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.

The site is designated "Residential" and "Open Space" in Schedule A, General Land Use Designations. The proposed residential application is consistent with the envisioned land uses and provide a range of dwelling types. 107 total residential units are provided of which 8 are detached homes, 15 are townhouse units and 84 are back to back townhouse units.

4.2.1.15 The City shall consider the following natural heritage planning principles in the design of residential development

- *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 (e.g. 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;*

An adequate buffer has been identified by the TRCA and City Staff that will be conserved from development.

4.2.2.1 The Upscale Executive Housing Special Policy Areas designated on Schedule "A1" are areas considered to include appropriate characteristics to accommodate successful upscale executive housing areas in accordance with the related principles and standards specified in this section.

4.2.2.2 The following detailed principles and standards shall, as much as practicable, be incorporated into the secondary plan level and tertiary plan level designs of upscale executive housing areas:

- i. These communities will be planned abutting or close to natural heritage and*

man-made features such as valleys, woodlots, golf courses and areas of rolling or unique topography. The communities shall be designed to contribute to the features, functions and linkages of the open space system, and both the design and the open space system shall combine to define the special character of the community;

- ii. These communities will be near logical transportation systems that are well connected to the Greater Toronto Area;*
- iii. The minimum lot frontage for single detached homes in these communities is 15 metres (50 feet) and minimum residential floor areas may be established, where appropriate;*
- iv. The maximum net density (defined as residential lots only and excludes roads, parks, schools, etc. but includes the land occupied by certain upscale streetscape features and/or non-credited open space vistas, provided that it is in accordance with an urban design study) is 14.5 units/net hectare*
- v. A sufficient area will be planned for upscale executive communities to accommodate a minimum of 250 upscale executive lots except in the Snelgrove Secondary Plan Area;*
- vi. A variety of lot sizes up to and beyond 26 metre lot widths with many sufficient sized lots to accommodate three-car garages shall be provided in these communities;*
- vii. Distinct and high quality housing forms with lots greater than 21 metres frontage be established as anchors to each upscale executive community;*
- viii. Despite the above prescribed minimum lot frontage and maximum density requirements, a buffer of appropriately sized lots shall be planned within upscale executive community areas to provide a desirable interface with any abutting lower density portions of the community such as existing estate residential developments, and it is recognized that the average net density may have to be reduced to accomplish this while achieving the desired upscale executive housing characteristics;*
- ix. A transition area around the upscale executive community (with similar urban design and architectural standards as the upscale executive community) with a minimum lot frontage for single detached homes of 12 metres and an approximate net density of 19.5 units/net hectare, together with minimum residential floor areas if considered appropriate, will be provided as required to achieve a desirable land use interface between the upscale executive area and higher density portions of the community;*

- x. *An appropriate opportunity for wide-shallow single detached homes with similar rear yard setback as conventional depth lots and a maximum lot frontage of 16.5 metres may be provided within the transition area around the upscale executive community and at key locations within the core area of such a community;*
- xi. *An appropriate opportunity for high-end executive townhouses with a minimum lot frontage of 9 metres may be provided in the transition area or at key locations within the upscale executive community;*
- xii. *A strong community identity and neighbourhood character will be established through design and placement of commercial buildings and main entry features;*
- xiii. *A high quality urban design, architectural treatment and streetscape will be incorporated into the fabric of the community, expressed by means of enhanced architectural character of individual dwellings and structures and by features such as landscaped medians and boulevards, entrance features, historic buildings and settlements, shopping amenities, civic squares, open space, natural features, public walkways and other public realms, to ensure an enhanced overall community appearance, an upscale image, and a strong sense of place;*
- xiv. *A strong, identifiable and appropriate edge treatment to the community will be provided through urban design and architectural treatments along the connecting road network; and*
- xv. *A strong, identifiable and appropriate edge treatment to the community will be provided through urban design and architectural treatments along the connecting road network;*

The site is located within Special Policy Area 4A, Vales of Humber Secondary Plan (Schedule A1). “Upscale Executive Housing” is described in Section 4.2.2 as a low density form of housing that is characterized by features including high value and high quality houses on large lots.

The proposal is consistent with most of the detailed principles and standards that shall be incorporated into the secondary plan and tertiary plan level designs but does not meet specific lot frontage and density standards.

The minimum lot frontage for proposed detached homes in the proposal is approximately 12 metres. This is slightly smaller than the lot frontage contemplated as a principle and standard in section 4.2.2.2 (iii).

The proposed net density for this development (as defined by Section 4.2.2.2(iv)) is 61 units per net hectare. This varies from the maximum density of 14.5 units per net hectare in S. 4.2.2.2(iv).

4.2.2.6 The city shall endeavour to ensure that the eight Upscale Executive Housing Special Policy Areas designated on Schedule “A1” collectively yield a minimum of 5,100 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres. The allocation of this total upscale executive housing requirement to the eight areas is as follows:

- *Area 4A Vales of Humber Secondary Plan – 1000 units;*

4.2.2.7 - The eight Upscale Executive Housing Special Policy Areas are of a sufficient size to readily accommodate the allocated number of upscale executive housing units, and in some cases, these areas are significantly larger than the allocated unit count would require. In the latter circumstance, the City recognizes and expects that the size and configuration of the final Secondary Plan level Upscale Executive Housing area may be reduced through the detailed study process and that these studies will determine how much and which portion of each area is appropriate for executive housing, and conversely, which areas should be excluded from the final executive housing area, provided that the achievable upscale executive housing yield for the particular area continues to match or exceed the specified allocation requirement

The proposed development is in keeping with provincial policy direction that encourage the optimization of land. The intent of the Official Plan policies regarding ‘Executive Residential’ and ‘Executive Transition Residential’ designation is also met by providing high quality urban design.

Further to Policy 4.2.2.6, policy staff have confirmed that the targeted number of units for the Vales of Humber Secondary Plan has been achieved. The proposal will not impact the Executive Housing unit target for the Vales of Humber Secondary Plan. As of 2019, the total number of Executive Housing units was noted to be 1576. This exceeds the target of 1000 units for the Vales of Humber Secondary Plan. The proposed lots will contribute to the unit count in the local area and provide a diversity of dwelling types.

4.2.7.2 - Residential development proposals and complementary uses, including schools, shall be evaluated in accordance with the Development Design Guidelines and Urban Design section of this Plan

The proposed residential development has been evaluated in accordance with the Development Design Guidelines and Urban Design section of the Plan.

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

An Environmental Impact Study was submitted and clearance from Toronto and Region Conservation Authority was also provided for this development. A summary of key findings of this study are summarized further below in the document.

An Official Plan Amendment is needed to permit a wider range of lot frontages and increased density within the Executive Residential and Executive Transition Residential designation. The Official Plan Amendment proposes the creation of a 'Special Policy Area B' and site specific policies regarding the lot size and density.

Vales of Humber Secondary Plan (Area 50)

The property is designated "Executive Transition Residential", "Executive Residential" and "Natural Heritage System" in Schedule SP50(a) of the Vales of Humber Secondary Plan.

An amendment to the Secondary Plan is required to permit the proposed housing types and density. A site specific 'Special Policy Area 2' is proposed that would include provisions for additional density, the minimum lot frontage for detached dwellings and permit the dwelling types contemplated in the development that is not permitted by the Secondary Plan such as townhouses and semi-detached homes. The amendment still maintains the intent of design policy objectives for the Vales of Humber Secondary Plan. Staff is satisfied that the proposed Secondary Plan Amendment maintains the intent of the Official Plan and Secondary Plan while permitting density and dwelling types that are encouraged by provincial policy.

Natural Heritage

4.2.1 Identify, establish and protect a sustainable natural heritage system that incorporates integrates and connects natural features and functions to create a healthy, ecologically diverse Natural Heritage System.

4.2.5 Ensure new development will be efficient, environmentally responsible, diverse and well balanced, to support the natural environment.

Two Natural Heritage Systems have been identified, established and protected on the subject lands through the provision of two Valleyland Buffer that separate each Natural Heritage System from the proposed residential development.

Residential

5.1.1 Within the various residential designations shown on Schedule SP50(a), only single detached dwellings shall be permitted.

The proposed application is comprised of both detached dwellings as well as a variety of townhouse designs including conventional and back to back.

5.1.1.3 A maximum overall residential density of 19.7 units per net hectare (8 units per net acre) is permitted across the entire Vales of Humber secondary plan.

The proposed density of the application is 61 units per net hectare.

5.1.1.4 A minimum of 1,000 upscale executive detached dwellings on lots with minimum frontages of 15.2 metres (50 feet) and minimum lot areas of at least 464.5 square metres (5,000 square feet) in accordance with the Official Plan policies for executive housing to be provided within the lands designated for residential purposes by this plan.

Although, the proposed development is not comprised of only detached dwellings, the mix of housing types proposed and the design supports the upscale executive character. Details of the development including architecture and materials that support the upscale executive community will be addressed through a future Site Plan Approval application.

5.1.1.8 Residential lots adjacent to the Natural Heritage System shown on Schedule SP50(a) shall be shaped, oriented, and developed in a manner that is compatible with and complementary to the Natural Heritage System.

Staff in coordination with the TRCA are satisfied that the proposed residential development will be done in a responsible manner that protects the adjacent Natural Heritage System also located on the site.

5.1.2 Executive Residential

5.1.2.1 Lands within the “Executive Residential” designation shall be developed with a variety of wide frontage (50-80 foot) single detached lots. In addition, the secondary plan has been designed to accommodate anchor lots, defined as measuring 21 metres (70 feet) or greater in frontage, in appropriate locations. The criteria for the location and distribution of anchor lots will be set out in the approved Community Design Guidelines

5.1.2.2 As shown on Schedule SP50(a), “Executive Residential” areas shall be located along valleylands and other natural heritage features, community edges (other than Mayfield Road), and adjacent to the Hamlet of Wildfield.

5.1.2.3 In areas designated “Executive Residential” on Schedule SP50(a), the following policies will apply:

- a maximum density of 14.5 units per net residential hectare (6 units per net acre) for the lands designated “Executive Residential”;*
- a minimum lot width of 15.2 metres (50 feet);*

- *the secondary plan will generally be designed for a minimum lot depth of 35 metres (115 feet), however, the City will permit lot depths less than 35 metres (115 feet) where there are lotting constraints;*
- *a limited number of wide shallow lots may be provided within the designation provided the overall lot size meets or exceeds 464.5 square metres (5,000 square feet);*
- *a range of lot frontages from 15.2 metres (50 feet) up to and beyond 24 metres (75 feet) shall be provided, with lots at the higher end of the range situated at prominent locations, adjacent to Countryside Drive and The Gore Road and the Natural Heritage System. Lots at the lower end of the range will be located adjacent to the “Executive Transition” and “Low Density Residential” designations; and,*
- *vi) in the order of 690 lots shall be provided in the “Executive Residential” designation of this plan, which shall contribute towards the Official Plan requirement for a minimum of 1,000 upscale executive housing units within the secondary plan area. If the 690 minimum number of lots cannot be achieved within the “Executive Residential” designation, additional executive lots will be provided within the “Executive Transition” designation without an amendment to this Plan, provided the lots meet the executive size criteria set out in 5.1.2.3 i), ii), iii) and iv) and the total number of executive lots meets or exceeds the 1,000 unit target.*

5.1.2.4 Executive Residential lots along Collector Road A shall, where possible, be orientated with the frontage facing the Collector Road. If this is not possible, it is preferred that the flankage elevation facing Collector Road A contain the main entrance to the dwelling and be the subject of a high degree of architectural detailing in order to foster an upscale community image.

5.1.3 Executive Transition

5.1.3.1 Lands within the “Executive Transition” designation shall be developed for a variety of mid-sized single-detached lots that act as a transition between the “Executive Residential” and “Low Density Residential” areas of the community.

5.1.3.2 Notwithstanding Section 4.1.2.2(iii) of the Official Plan, in areas designated “Executive Transition” on Schedule SP50(a), the following policies will apply:

- *a maximum density of 19.5 units per net residential hectare (8 units per net acre) for the lands designated “Executive Transition”;*
- *a minimum lot width of 13.7m metres (45 feet); iii) a range of lot frontages from 13.7 metres (45 feet) up to and beyond 18 metres (59 feet);and,*

- *a minimum of 310 lots with frontages of 15.2 metres (50 feet) and greater and with a minimum lot area of at least 464.5 square metres (5,000 square feet) shall be provided in the “Executive Transition” designation of this plan. Fewer than 310 lots may be provided without an amendment to this plan if additional executive lots beyond the minimum in 5.1.2.3*
- *are provided in the “Executive Residential” designation and provided the additional lots meet the executive size criteria set out in 5.1.2.3 i), ii), iii and iv) and the total number of executive lots meets or exceeds the 1,000 unit target.*

5.1.3.3 Given the planned function of the “Executive Transition” designation to serve as a transition area between the “Executive Residential” designation and the “Low Density Residential” designation, lots with frontages greater than 15.2 metres within “Executive Transition” designation shall generally be located adjacent to the “Executive Residential” designation, with smaller lot frontages within the “Executive Transition Residential” designation generally located along collector roads and adjacent to the “Low Density Residential” designation.

The proposed amendment will add a ‘Special Policy Area 2’ designation that will maintain the Executive Residential and Executive Transition Residential policies but permit proposed density of the development, different dwelling types and minimum lot frontage that is less than what is identified in the Secondary Plan. Staff is satisfied that the application conforms to the intent of the Secondary Plan by providing a range of housing types that incorporate executive housing elements.

Block Plan – The Vales of Humber (Area 50-1 and 50-2) and Community Design Guidelines

The property is located within the Vales of Humber Block Plan (Areas 50-1 and 50-2) and is designated “Executive Transition Residential”, “Executive Residential”, “Natural Heritage System” and “Buffer”. A street and walkway is also proposed for the site.

An amendment to the approved Block Plan will be required to revise the designation as ‘Special Policy Area 2’.

The Block Plan policies are intended to support the implementation of the Official Plan and Secondary Plan and provide direction for the Block Plan 50-1 and 50-2 Community Design Guidelines. The Community Design Guidelines provide direction regarding built form objectives and elements on the site including a “Community Gateway” at the intersection of Mayfield Road and McVean Drive.

City of Brampton Zoning By-law 270-2004, as Amended

The property is zoned “Residential Rural Estate Holding (REH)” by By-law 270-2004 as amended. This designation permits a single detached dwelling, supportive housing residence type I as well as non-residential purposes accessory to other permitted purposes. The current zoning does not permit the proposed dwelling types of the

application and other associated standards to implement the built form objectives of the contemplated development. Site specific amendment to the zoning by-law is needed.

This zone permits three site-specific residential zoning designations for the three dwelling types contemplated for the application. Open Space and Floodplain zoning designation is also proposed for the Natural Heritage Systems on the site.

The proposed zoning by-law schedule includes part lots that are located on the adjacent site and not currently owned by the owner. The owner of the site has provided a written letter confirming their intent to purchase this property. These part lots are needed to implement the proposed zoning for the lands as shown on the draft by-law schedule (Appendix 15). As such, prior to council adoption of the by-law, staff will work with the applicant to finalize the draft by-law as it relates to the adjacent properties not currently owned by the owner.

Technical Requirements

Planning Justification Report

The Planning Justification Report prepared by Glen Schnarr and Associates (GSAI) for the applicant, dated November 2019 and revised on November 2021, was submitted to the City in support of the application. The document provides the rationale for the development, and outlines how the proposal aligns with provincial and municipal policy.

The report concludes that the application complies with the Provincial Policy Statement, the Growth Plan and the Region of Peel Official Plan. An amendment to the Official Plan, Humber of Vales Secondary Plan and Zoning By-law Amendment is required to permit the proposed land use, density and housing type.

A draft plan of subdivision is also required to facilitate the establishment of residential blocks, Natural Heritage System blocks and the proposed street.

Staff has reviewed the report and is satisfied with the justification provided by the applicant.

Urban Design Brief and Addendum to the Vales of the Humber Block Plan Areas 50-1 & 50-1 Community Design Guidelines

Urban Design Brief

An Urban Design Brief was prepared by John G. Williams Limited and MEP Design Inc., dated September 26, 2019 (first submission) and revised April 12, 2022 (5th submission).

As the proposal modifies the approved Block Plan and Community Design Guidelines, this document and an Addendum to the Community Design Guidelines was required to the City.

The document studies opportunities and constraints on the site, design details for the public / private realm and built form of each proposed unit type and sustainability principles.

Addendum to the Vales of the Humber Block Plan Areas 50-1 & 50-1 Community Design Guidelines

The Addendum provides an excerpt of how the lands on the Block Plan are to be redesignated to Special Policy Area 2 and what diagrams in the Community Design Guidelines will be impacted.

The Urban Design Brief and Addendum have been circulated with open space, parks planning, development planning, transportation as well as reviewed by urban design staff. This has been found to be satisfactory.

Transportation Impact Study

A Transportation Impact Study was prepared by C G H Transportation, dated September 2019 and revised June 2021.

The study confirmed that the proposed development will have a minor transportation impact on the Study Area road network. It studied existing and future background traffic volumes as well as reviewed the access location from a sightline and intersection spacing perspective.

Stage 1 – 2 Archaeological Assessment

An archaeological assessment was prepared by Amick Consultants Limited, dated February 7, 2018.

The assessment confirmed that no archaeological resources were encountered and that provincial interest in archaeological resources had been addressed and that no further archaeological assessment is needed. Heritage staff reviewed this report and found it satisfactory.

Noise Report

A Noise Report was prepared by Actinium Engineering and dated September 24, 2019.

The Noise Control Feasibility Study was prepared to investigate the potential noise impacts on the proposed residential subdivision and to provide recommendations on noise control measures.

The report determines acoustical requirements for the proposed development for indoors, outdoor living areas, stationary sources within the development and outside the

development as well as warning clauses. The warning clauses will be placed in development agreements and in all offers of purchase or sale and lease agreements.

Some recommended measures include requiring windows for certain areas that have high STC ratings including the townhouses. Additionally, dwellings based on their distance to the centreline of Mayfield Road required mandatory central air conditioning. No sound barriers are predicted for the development.

Engineering Staff reviewed the report and found it to be capable of supporting the development application and draft plan of subdivision.

Functional Servicing Report

A Functional Servicing Report was prepared by Urbanworks Engineering Corporation. It was last revised on February 2022 and provided information regarding the stormwater management, sanitary and water servicing for the subject site.

The report confirms that stormwater, sanitary and water supply servicing is available for the proposed development.

Depending on whether it is the portion of the site west of Street A, northern portion of Street A or southern and eastern portion of Street A, storm drainage will be conveyed to either Tributary B, Mayfield Road, Tributary B2 or SWM Pond 2.

Sanitary Servicing will be provided through connection to the planned sanitary sewer system at the southern end of Street A. The detached units at the eastern portion of the site will be serviced through the planned sanitary sewer beneath the future road of the adjacent subdivision.

Water supply servicing will be provided through a connection to a planned 600mm diameter watermain along Mayfield Road. A second connection will also be proposed to the future 300mm diameter watermain at the south end of Street A.

Public Works and Engineering Staff have reviewed the reports and found it satisfactory to support the proposed development.

Scoped Environmental Impact Study

A Scoped Environmental Impact Study was prepared by Savanta Inc. – A GEI Company, dated October 2019 and revised July 2021.

The study reviewed the impacts of the proposed development on the natural heritage features located on the site. The study identified six natural heritage features on the site: Significant Woodland, Significant Valleyland, Seasonal direct warmwater fisheries habitat within headwater drainage feature H1s1, Terrestrial Crayfish Significant Wildlife

Habitat and Habitat for endangered and threatened species (Barn Swallow foraging habitat, Eastern Small-footed Myotis and Little Brown Myotis).

The report also recommends mitigation measures to protect the natural heritage features and functions post development. This includes providing a 10 m vegetated buffer from staked top of bank and dripline or long-term stable top of bank, whichever one of the two that is greatest. The study also provides monitoring recommendations to track items such as that tree protection and vegetative buffer measures are installed correctly and to confirm species presence/absence and habitat availability of the fish community. The monitoring plans will be finalized at the detailed design stage.

Environmental Planning Staff in coordination with the Toronto Region Conservation Authority have reviewed the Environmental Impact Study and are satisfied with this report.

Tree Evaluation Report

A Tree Evaluation Report was prepared by Savanta Inc. – A GEI Company, revised January 2021. The report provided a tree inventory on the site, opportunities for protection of trees, where applicable and compensation for tree removals.

Existing conditions of the vegetation cover on the site were noted to be severely disturbed due to the demolition of existing buildings on the site. A total of 139 trees were mapped and reviewed through the tree inventory count. Of these, 103 trees were in fair-to-good condition and 36 trees were in poor condition. All of these trees are recommended for removal due to anticipated construction impacts.

A total of 216 replacement trees are to be planted to compensate for the loss of the above noted trees.

The Tree Evaluation Report was reviewed by parks planning staff and found to be satisfactory.

Phase 1 ESA and Phase 2 ESA

Phase 1 Environmental Site Assessment (dated August 29, 2019) and Phase 2 Environmental Site Assessment (dated September 16, 2019) was prepared by DS.

The findings of Phase Two ESA noted that a remediation plan is to be prepared to show how the site could be remediated to meet the residential site condition standards. The applicant then provided a letter to the Chief Building Official and confirmed that they will remediate the site to meet applicable site condition/standards and undertake a Ministry of the Environment, Conservation and Parks (MECP) approved Risk Assessment.

Environmental Engineering staff have reviewed this and provided clearance for the study subject to specific conditions including that copies of the final reports are provided to the City and that a Record of Site Condition is to be filed with Ministry.

Sustainability Score and Summary

The applicant has completed a Sustainability Assessment and Summary for the measures the sustainability of the proposed development. The results are summarized in Appendix 9, Sustainability Snapshot score.

The proposal achieves an overall sustainability score of 34 points that satisfies the City's Bronze threshold. All application must achieve a Bronze score and for Draft Plan of Subdivisions, a minimum score of 29 points is needed for Bronze score. Staff will continue to work with the applicant to identify opportunities to further improve the sustainability score of this development during the detail design stage.