

Appendix 8 Information Summary

Notwithstanding the information summary provided below, staff advises that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act:

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

- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- p) The appropriate location of growth and development;
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and
- r) The promotion of built form that,
 - (i) is well designed,
 - (ii) encourages a sense of place; and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS):

The proposal will be reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

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 range and mix of residential (including second units, 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.

1.1.3.1 - Settlement areas shall be the focus of growth and development;

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

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

1.4.1 – To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitable zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.2 – 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

a) 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.

b) 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;

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020:

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that the proposal conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

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

- a) the vast majority of growth will be directed to settlement areas that:
 - i. have a delineated built boundary;
 - ii. have existing or planned municipal water and wastewater systems; and,
 - iii. can support the achievement of complete communities.
- c) within settlement areas, growth will be focused in:
 - i. delineated built-up areas;
 - ii. strategic growth areas;
 - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and,
 - iv. areas with existing or planned public service facilities.

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

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

Region Official Plan:

The subject application is within the '*Urban System*' in the Regional Official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include, but are not limited to:

- 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 characterizing of existing communities.
- 5.3.1.4 - To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- 5.3.1.5 - To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.
- 5.3.1.7 - To recognize the integrity and physical characteristics of existing communities in Peel.
- 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.
- 5.3.2.4 - Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services. .

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 subject lands are designated as '*Communities*' and '*Designated Greenfield Area*' in *Schedule 1 – City Concept* and '*Residential*' within *Schedule A – General Land Use Designation* of the Official Plan.

The '*Communities*' designations are the basic living units of the City that the residents can most relate to and take ownership of. Communities are made up of both existing development and new communities and must be planned using an ecosystem approach and the principles of sustainability.

The '*Residential*' designation predominately permits residential land uses including a full range of dwelling types, (please refer to Appendix 4). The Official Plan policies that are applicable to this application include but are not limited to:

- 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.

4.2.1.2 – The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below.

New Housing Mix and Density Categories

| DENSITY CATEGORY | MAXIMUM DENSITY | PERMITTED HOUSING TYPES |
|--|--|---|
| <ul style="list-style-type: none"> • Low Density | <ul style="list-style-type: none"> • 30 units/ net hectare • 12 Units / net acre | <ul style="list-style-type: none"> • Single detached homes |
| <ul style="list-style-type: none"> • Medium Density | <ul style="list-style-type: none"> • 50 units/ net hectare • 20 units/ net acre | <ul style="list-style-type: none"> • Single detached homes • Semi-detached homes • Townhouses |
| <ul style="list-style-type: none"> • High Density | <ul style="list-style-type: none"> • 200 units / net hectare • 80 units / net acre | <ul style="list-style-type: none"> • Townhouses • Duplexes • Maisonettes • Apartments |

4.2.1.3 – The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.

4.2.1.4 – The City shall, for new secondary plan areas or portions therefor as identified on “Schedule ‘G’”, specify the overall residential density and housing mix targets in the applicable Secondary Plan. These targets shall be based on a City-wide target of 35 units per net residential hectare (14.0 units per net residential acre).

An amendment to the Official Plan is not required.

Credit Valley Secondary Plan

The subject lands are designated as ‘*Low Density Residential 1*’, in the Credit Valley Secondary Plan (SPA 45). This designation primarily permits single detached structural units. Semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape.

The Secondary Plan policies that are applicable to the application include but are not limited to:

Low Density 1 Residential

5.2.4.1 - Lands within the Low Density 1 Residential designation on Schedule SP45(a) shall be developed primarily for a variety of large lot and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the Executive Residential Area and the conventional areas of the community.

5.2.4.2 - In areas designated Low Density 1 Residential on Schedule SP45 (a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;
- ii) limited development of the following complementary uses shall also be permitted without an amendment to this Plan:
 - o private education facilities;
 - o libraries;
 - o day care centres;
 - o health centres; and
 - o public recreation facilities.
- iii) a maximum density of 19.5 units per net residential hectare (8 units per net residential acre) shall be permitted; and,
- iv) Lots adjacent to areas designated Executive Residential shall have a minimum lot frontage of 12.2 metres (40 feet). In other areas within the Low Density 1 Residential designation lot frontage shall not be less than 11.6 metres (38 feet).

5.2.4.4 - On those lands within the Low Density 1 designation, which do not abut and are not directly adjacent to the Executive Residential designation, smaller lot frontages shall be permitted as long as the maximum density of 19.5 units per net hectare (8 units per net acre) is maintained.

5.2.4.5 - For lands designated Low Density 1 Residential within the boundaries of Sub-area 5, a maximum density of 24 units per net hectare (9.7 units per net acre) shall be permitted.

An amendment to the Secondary Plan is not required.

City of Brampton Zoning By-law:

The subject lands are zoned 'Agricultural (A)' as per Zoning By-Law 270-2004, as amended, (Please refer to Appendix 6). The 'Agricultural (A)' zone permits various agricultural and non-agricultural uses.

The Non-Agricultural uses include: a single detached dwelling, Supportive Housing Residence Type 1 or a Supportive Housing Residence Type 2, a cemetery, an animal hospital, a kennel, a home occupation, and accessory uses to the other permitted purposes.

An amendment to the Zoning By-law is required for the proposed residential development. The application proposes to rezone the subject lands from 'Agricultural (A)' to 'Residential Single Detached E -10.5 Special Section (R1E-10.5-XX)' for the proposed development.

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 application has a Sustainability Score of 29 points, which achieves the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report, (please refer to Appendix 8 for a snapshot of the Sustainability Score).

Documents Submitted in Support of this Application:

- Application Fees
- Application form (Draft Plan of Subdivision & Zoning By-Law)
- Cover Letter
- Concept Plan (Revised)
- Draft Plan of Subdivision
- Draft Zoning By-law Amendment
- Planning Justification Report
- Draft Public Notice Sign
- Survey Plan
- Arborist Report
- Architectural Drawings
- Site Servicing and Grading Plan
- Post Development Drainage Plan
- Functional Servicing and Storm-water Management Report
- Noise Feasibility Study
- Sustainability Score and Summary
- Transportation Impact Study
- Parcel Abstract
- Phase One Environmental Site Assessment Report
- Public Consultation Strategy
- Urban Design Brief (Revised)
- Tree Inventory and Preservation Plan
- Geotechnical Investigation
- Landscape Plan
- Solid Waste Plan
- Stage 1 & 2 Archeological Assessment
- Letter from the MHSTCI confirming entry into the Archaeological Record

- PAC Checklist

The City may request further technical information necessary for its review, based on agency circulation or public input.

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.