

Information Summary

Notwithstanding the information summary provided below, staff advise 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 R.S.O 1990 and Provincial Policy Statement, 2020

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of:

- The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- The orderly development of safe and healthy communities;
- The adequate provision of employment opportunities;
- The appropriate location of growth and development;
- The promotion of built form that,
 - Is well-designed,
 - Encourages a sense of place, and
 - Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- The mitigation of greenhouse gas emissions and adaptation to a changing climate.

The proposal will also be reviewed for its compliance to the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- 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;
 - h) promoting development and land use patterns that conserve biodiversity;
- 1.1.2 – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of

the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 2-year time horizon.

- 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;
 - 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
 - g) are freight-supportive.
- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.6 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.
- 1.4.3 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:
 - 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;
- 1.5.1 Healthy, active communities should be promoted by:
 - 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;
 - d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

- 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

- 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.

2020 Growth Plan for the Greater Golden Horseshoe

The subject lands are within the “Built-Up Area” as defined by the 2020 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 proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment 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;

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 on higher order transit where it exists or is planned; and
- iv. areas with existing or planned public service facilities;

d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;

e) development will be generally directed away from hazardous lands;

- 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 additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
 - d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
 - e) 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.
- 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:
 - c) encourage intensification generally throughout the delineated buildup area;
 - d) ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
 - 2.2.6.1 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a. support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents
 - 2.2.6.2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
 - a) planning to accommodate forecasted growth to the horizon of this Plan;
 - b) planning to achieve the minimum intensification and density targets in this Plan;
 - c) considering the range and mix of housing options and densities of the existing housing stock; and
 - d) planning to diversify their overall housing stock across the municipality.
 - 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.

Regional Official Plan

The subject application is within the “Urban System” area as established 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:

4.0 Population and Employment Forecasts:

- 4.2.1.2 To encourage population, household and employment growth based on the objectives and policies outlined in this Plan.
- 4.2.1.6 To plan for the accommodation of new growth in a manner which maximizes the amount of personal discretionary time and increases the overall quality of life for Peel's residents and workers.

5.3 The Urban System

5.3.1 General Objectives

- 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.
- 5.3.1.3 To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.
- 5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- 5.3.1.5 To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive.
- 5.3.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.
- 5.3.1.7 To recognize the integrity and physical characteristics of existing communities in Peel.
- 5.3.1.8 To provide for the needs of Peel's changing age structure and allow opportunities for residents to live in their own communities as they age.
- 5.3.1.9 Preserve and protect lands adjacent to highways, rail corridors, rail yards and major truck terminals for employment lands and infrastructure uses, where appropriate.

5.3.2 General Policies

- 5.3.2.1 Define the Urban System, as shown on Schedule D, to include: all lands within the 2031 Regional Urban Boundary including lands identified and protected as part of the natural environment and resources in the preceding chapters of this Plan, the Toronto - Lester B. Pearson International Airport, urban growth centres and the Hurontario Regional Intensification Corridor.

- 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.
- 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; and d) support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles.

5.8 Housing

5.8.1 General Objectives

- 5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.
- 5.8.1.2 To foster the availability of housing for all income groups, including those with special needs.
- 5.8.1.3 To foster efficient and environmentally sensitive use of land and buildings in the provision of housing.
- 5.8.1.4 To achieve annual minimum new housing unit targets for the Region by tenure, including affordable housing.

5.8.2 General Policies

- 5.8.2.1 Maintain jointly, with the area municipalities, a supply of designated land for new residential development, redevelopment and residential intensification in Peel Region in accordance with projected requirements and available land resources.
 - a) maintain at all times the ability to accommodate residential growth for a minimum of ten years through residential intensification and redevelopment and lands which are designated and available for residential development; and
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment and land in draft approved and registered plans.
- 5.8.2.2 Encourage the area municipalities, while taking into account the characteristics of existing communities, to establish policies in their official plans which support:

- a) residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and
- b) cost-effective development standards for new residential development, redevelopment, and intensification.

6.4 Water and Wastewater Services

- 6.4.2.1 Require and provide full municipal sewage and water services to accommodate growth in the Urban System to the year 2031, and the three Rural Service Centres to the year 2021. The provision of full municipal sewage and water services in the Urban System and the three Rural Service Centres will be subject to the Regional financial and physical capabilities.

Official Plan:

The property is designated “Residential” in *Schedule A: General Land Use Designations* of the Official Plan. The “Residential” designation in the Official Plan The ‘Residential’ designation permits a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. The Official Plan policies that are applicable to this application include but are not limited to:

4.2 Residential

- 4.2.1.2 The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the “Residential Areas and Density Categories” definitions contained in Section 5 of this Plan.
- 4.2.1.3 The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.
- 4.2.1.4 The City shall, for new secondary plan areas or portions thereof 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). New secondary plan areas within the Designated Greenfield Area as shown on Schedule “1” shall also have regard for the targets set out in Section 3.2.1.2. Minor variation to the housing density and mix targets in the applicable secondary plan, which do not alter the intent of this Plan, shall be considered without an Official Plan Amendment.
- 4.2.1.6 Brampton shall contribute to the achievement of the Region’s intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area.
- 4.2.1.7 The City shall establish guidelines for the implementation of housing mix policies and density provisions in the Secondary Plans. Such implementation guidelines shall specify:
 - (i) Appropriate interpretation of the housing mix policies and density provisions;
 - (ii) Details respecting the application of the housing mix and density policies to draft plans of subdivision;

- (iii) General criteria for considering flexibility to the housing mix policies and density provisions; and
- (iv) Related information requirements as part of the draft plan of subdivision application submissions.

• 4.2.1.14 In accordance with the Development Design Guidelines, the City recognizes that the key elements of design for residential areas are:

- (i) Variety of housing types and architectural styles;
- (ii) Siting and building setbacks;
- (iii) Garage placement and driveway design including attached garages, lot widths related to attached garages, rear yard garage locations and driveways;
- (iv) Street façade development and allowable projections, including the street address, entrance architecture, grade relationship, windows, projecting elements and roof forms;
- (v) Upgraded elevations at focal locations including corner lots, housing abutting open space & pedestrian links, housing at “T” intersections, and housing at parkettes;
- (vi) Incorporation of multiple unit dwellings and apartments; and,
- (vii) Landscaping and fencing on private property. These elements will be further refined through the preparation of Block Plans, and area specific Design Guidelines, draft plans of subdivision, rezoning applications and Design Briefs as appropriate.

5.17 Consent Policy

- 5.17.8 The size of any parcel created by a consent should be appropriate to the use proposed.
- 5.17.9 Where a parcel of land resulting from a consent is to be used for residential purposes, the frontage shall be equal to approximately onehalf the depth.
- 5.17.10 A parcel created by consent should have similar lot depth and shape as adjoining lots, where appropriate.
- 5.17.11 The permitted structure should be subject to an appropriate setback from the boundary of a public road, to minimize the impact of traffic upon the privacy areas.
- 5.17.12 The comments of the City of Brampton, the Region of Peel, or the Ministry of Transportation, where applicable, should be obtained as to the adequacy of site lines in the vicinity of the application and as to whether or not road widening are required.
- 5.17.13 Each new lot created is to front on an existing public highway or street, except where the consent is acquired by a Conservation Authority for conservation purposes, or the consent is for the purpose of a public or private utility installation.
- 5.17.14 The creation of new lots located totally in flood susceptible areas will not be permitted.
- 5.17.15 Despite Sections 5.17.4, 5.17.8 and 5.17.10 of this plan, consent-to-sever applications shall be discouraged within the Central Area Mixed -Use and Medium and Medium-High/High Density designations of the Downtown Brampton and Queen Street Corridor Secondary Plans except to facilitate land assembly.

Secondary Plan:

The property is designated “Low Density 2” in the Vales of Castlemore Secondary Plan (Area 4). The Secondary Plan sections that are applicable to this application include:

3.1 Residential

• 3.1.1 The various residential designations shown on Schedule SP42(a) are categories in which the predominant use of land is residential and collectively include a wide range of dwelling types from single detached units to townhouse units. Complementary uses as set out in Part I, Section 4.1 of the Official Plan such as schools, places of worship, libraries, parks, community centres, health centres, day care centres, convenience retail and fire stations are also permitted in the various residential designations without further amendment to this Plan subject to Section 6.2.8, Chapter 42 or may be specifically identified by other designations or policies in this Secondary Plan. Minor utility installations such as transformer sub-stations and telephone switching centres are also permitted in the residential designations provided that they are integrated in an appropriate manner with adjacent residential uses.

Housing Mix, Density and Plan Integration

• 3.1.3 The density range for Secondary Plan Area 42 shall be 17 to 23 units per hectare (6.9 to 9.3 units per acre) of gross residential area.

• 3.1.5 Proposals for residential development shall be considered in light of any relevant policies of the Official Plan and this Secondary Plan, including section 5.0, Chapter 42.

Low Density 2 Residential

• 3.1.24 In areas designated Low Density 2 Residential on Schedule SP42(a), residential uses within the single family density range defined in Part I, section 5.0 of the Official Plan are permitted, subject to the policies of 3.1.2, 3.1.3, 3.1.7, 3.1.8, 3.1.26 and 3.1.27.

• 3.1.25 The density of the Low Density 2 Residential designation on Schedule SP42(a) shall not exceed 15 units per hectare (6.1 units per acre) of gross residential area. Minimum lot width in the Low Density 2 designation shall be 13.7 metres (45 feet).

• 3.1.26 Residential lots shall primarily be oriented toward and have access to the collector and local road system, to the greatest extent practicable.

3.3 Open Space

Valleylands

• 3.3.1 Lands designated Valleyland on Schedule SP42(a) have been identified by the Conservation Authority as having inherent environmental hazards including flood and erosion susceptibility, while contributing to the ecological integrity of the West Humber Watershed. Designated Valleylands shall remain in primarily a natural state or be utilized for storm water management purposes and complementary uses in accordance with Part I, section 4.4 and other relevant policies of the Official Plan and the recommendations of the West Humber River Subwatershed Management Study (Aquafor Beech Limited), as approved by relevant agencies.

- 3.3.2 Building setbacks shall be imposed from the margin of Hazard Lands or Valleylands so as to have regard for the extent and severity of existing and potential hazards. Setbacks shall be determined by the Conservation Authority and the City prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.
- 3.3.3 Some of the Valleyland designations on Schedule SP42(a) reflect the Metropolitan Toronto and Region Conservation Authority (MTRCA) fill line extension program. If such lands are determined to not form part of the valley or stream corridor, then the relevant adjacent land use designations(s) will apply to the affected area, without amendment to this Plan.
- 3.3.4 Notwithstanding policies 3.3.1, 3.3.2 and 3.3.3, and subject to the approval of MTRCA, encroachment of residential lots into the

Zoning By-law:

The property is zoned “Agricultural - A” by By-law 270-2004 as amended. An amendment to the Zoning By-law is required to rezone the lands to facilitate future residential development on the subject lands.

Documents Submitted in Support of the Application

1. Concept Plan
2. Zoning By-law Amendment Application Form and Registered Owners Authorization
3. Cover Letter
4. Land Survey
5. Planning Justification Addendum Letter
6. Public Engagement Strategy
7. Reference Plan
8. Draft Reference Plan
9. ‘Draft’ Public Notice Sign
10. Noise Feasibility Study
11. Tree Inventory and Preservation Report
12. Tree Inventory and Preservation Plan
13. Environmental Site Assessment
14. Archaeological Assessment
15. Parcel Abstracts
16. Draft Zoning By-law Amendment

