

**Date:** 2022-04-04

**Subject:** **Information Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45**

**Contact:** Neil Chadda, Policy Planner II, Planning, Building and Economic Development Department, [neil.chadda@brampton.ca](mailto:neil.chadda@brampton.ca)

Jeffrey Humble, Manager, Policy & Strategic Initiatives, Planning, Building and Economic Development Department,  
[jeffrey.humble@brampton.ca](mailto:jeffrey.humble@brampton.ca), 905-874-5179

**Report Number:** Planning, Bld & Ec Dev-2022-237

**Recommendations:**

1. **THAT** the report titled “**Information Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45**” to the Planning and Development Committee meeting of June 06, 2022, be received, and;
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Services Committee with the results of the Public Meeting and a staff recommendation.

**Overview:**

- **A Recommendation Report entitled “City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the “Springbrook Settlement Area Tertiary Plan, and dated August 24, 2020, was presented to Planning Committee on October 5, 2020.**
- **Planning Committee referred the report back to staff to identify how additional densities along the Queen Street Corridor could be required.**

- **On October 26, 2020, Council Resolution PDC123-2020, directed staff to increase the densities for properties located along Queen Street; as a result, a modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West.**
- **In accordance with Council's direction, the purpose of this report is to present amendments to the Springbrook Tertiary Plan, which propose to increase height permissions for properties with frontage along Queen Street West.**

### **Background:**

The Springbrook Settlement Area ("the Settlement Area") is a historic hamlet located at the intersection of Queen Street West and Creditview Road, within the Credit Valley Secondary Plan Area 45. **See Appendix A: Site Context Map**

On October 5, 2020, staff presented a Recommendation Report entitled "City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, to Planning Committee, implementing the "Springbrook Settlement Area Tertiary Plan".

The purpose of the tertiary plan was to develop a comprehensive land use plan that will ensure new developments are compatible with existing uses, and to identify guidance for the provision of infrastructure to support proposed development, such as road connections, access, and stormwater management, while recognizing the existing settlement pattern and environmental constraints

On October 26, 2020, Council Resolution No. PDC 123-2020 directed staff to initiate a separate planning process for lands fronting Queen Street West, where higher densities are envisioned, and hold a statutory public meeting to present the proposed changes. A modified Tertiary Plan was adopted by Council, excluding lands with frontage along Queen Street West. The proposed amendments will help meet Council's vision for higher densities along Queen Street West.

As such, the lands subject to this amendment are currently located outside of the approved Tertiary Plan boundary, which are located at the intersection of Elbern Markell Drive along Queen Street West to the intersection at Creditview Road. **See Appendix B: Springbrook Settlement Area Tertiary Plan**

## **Current Situation:**

The purpose of this public meeting is to present a draft City Initiated Official Plan Amendment to the Credit Valley Secondary Plan (Area 45), which proposes to include lands along the Queen Street frontage within the Springbrook Tertiary Plan. As directed by Council, lands fronting on Queen Street West were removed from the Springbrook Tertiary Plan to increase density permissions for these properties. The amendment proposes to increase the building height permissions for lands along Queen Street West. **See Appendix C: Urban Design Concept**

In order to create a sustainable city structure, it would be appropriate to increase densities along Queen Street West, since it is an intensification corridor, supported by Brampton Rapid Transit (BRT). Higher density uses are appropriate along intensification corridors to encourage transit use, promote active transportation and reduce travelling distances. The proposed changes will help to provide a diverse and compatible mix of land uses, including residential and commercial uses, which will also help to create a complete community. Complete Communities help to meet people's needs for daily living throughout an entire lifetime, by providing convenient access to a full range of housing and well-located access to public transportation.

The Official Plan Amendment, attached as **Appendix D: Official Plan Amendment**, is proposing the following:

- To remove the Springbrook Settlement Area policies from the text and schedules and include the lands within the Springbrook Tertiary Plan;
- To remove the special study area from the Block Plan 45 sub area 2;
- To remove the special study area from the Block Plan 45 sub area 5;
- To add Commercial Mixed Use Medium-High Density Residential designation, which will increase height permissions ranging from 10 to 12 storeys at the northeast intersections of Queen Street West and Creditview and Queen Street West and Elbern Markell Drive;
- To add Commercial Mixed Use Medium Density Residential designation, which will increase height permissions that range between 8 to 10 storeys along properties fronting onto Queen Street West;
- To add a Commercial Mixed Use Low Density Residential designation, which will permit commercial mixed use building ranging from three (3) to five (5) storeys; however, when adjacent to existing low density residential developments the height cannot exceed three (3) storeys along the interior parcels; and,
- A high quality architectural standard is to be incorporated into the design.

## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with this report.

### Other Implications:

The Region of Peel has expressed concerns related to the servicing capacity within the Springbrook Area, as increased densities were not contemplated at the time the Credit Valley Secondary Plan was adopted. Staff will work with the Region and include any policies within the secondary plan to address these concerns if necessary.

### Term of Council Priorities (2019-2022):

This report is consistent with the “A City of Opportunities” theme as it supports the creation of complete communities.

### Living the Mosaic – Brampton 2040 Vision

This report generally aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs and a rich range of activities for its residents.

## **Conclusion:**

This public meeting is being held as result of City Council’s desire to initiate further revisions to the Springbrook Tertiary Plan. Staff has initiated a draft Official Plan Amendment that proposes changes to increase height permissions along Queen Street West and at the intersections of Creditview Road and Elbern Markell Drive.

Authored by:

Reviewed by:

---

Neil Chadda, Policy Planner  
Planning, Building & Economic  
Development Department

---

Bob Bjerke, Director, City Planning &  
Design Planning, Building & Economic  
Development Department

## **Appendices:**

Appendix A: Site Context Map

Appendix B: Springbrook Settlement Area Tertiary Plan

Appendix C: Urban Design Concept

Appendix D: Official Plan Amendment