

Date: 2020-10-08

Subject: **Supplementary Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the “Springbrook Settlement Area Tertiary Plan”**

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Report Number: Planning, Building and Economic Development-2020-270

Recommendations:

1. **THAT** the report titled **“Supplementary Report - City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the “Springbrook Settlement Area Tertiary Plan”**, to the Planning and Development Committee meeting of October 26, 2020, be received;
2. **THAT** the Official Plan Amendment be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City’s Official Plan for the reasons set out in this Report, and;
3. **THAT** the amendment to the Official Plan, attached as Appendix A to this report, be adopted.
4. **THAT**, if further changes to the Official Plan Amendment are requested by Council, staff be directed to initiate a separate planning process for the Springbrook Area and hold a statutory public meeting.

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.**
- **The Official Plan Amendment has been revised to require a minimum height of 3 storeys for the Mixed Use designation, which is centered at the core of the Springbrook community.**
- **This report presents for approval, a City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, which proposes to implement a Tertiary Plan for the Springbrook Settlement Area.**

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.

In 2007, City Council adopted a resolution to initiate a study for the Settlement Area before final approval of Block Plan 45-2 (Springbrook Executive Community). The study has been paused twice due to a number of factors including the proposed widening of Queen Street West to 6 lanes, and the potential presence of Redside Dace, an endangered species, in Springbrook Creek. The Springbrook Settlement Area is identified as a “special study area” in Block Plan 45-2, and the secondary plan contains very limited policies to guide development in this area.

In light of increased development interest in the settlement area, the City completed a study in 2019, which includes a Tertiary Plan to guide future land use and development proposals that are compatible with the rural character of the historic hamlet.

The Tertiary Plan implements the recommendations of the *Springbrook Tertiary Plan Report* prepared by WSP Canada Inc, dated January 7, 2019, and will introduce a policy framework to guide development in the Springbrook Settlement Area.

A staff report entitled “Recommendation Report - 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.

The Official Plan Amendment proposed to introduce policies within the Credit Valley Secondary Plan Area 45 to guide future redevelopment within the Springbrook area.

Current Situation:

The Recommendation Report was referred back to staff to identify how additional densities along the Queen Street Corridor could be achieved.

The Springbrook community has an opportunity for incremental intensification and change of use over time. However, it is noted that this segment of Queen Street West is not identified as an intensification corridor in the Official Plan. Although some form of intensification is envisioned over time, the study recommended that redevelopment within the Springbrook Settlement Area be sympathetic and compatible with the existing rural uses within the hamlet and the adjacent executive residential area.

It is recognized that lands within the Mixed Use designation, which represent the core of Springbrook, provide an opportunity to transition over time and be developed as a mix of commercial and residential uses at higher densities, taking advantage of their proximity to the BRT stop, promoting transit and active transportation.

In order to encourage greater densities, the Mixed Use designation has been revised to require a minimum height of three storeys, with no height limitations, with buildings sited close to the public streets to create a consistent street edge that promote an attractive built form, high quality design, and pedestrian scale activity.

To provide an appropriate transition and minimize impacts on existing adjacent low density residential uses, the implementing zoning by-law will establish appropriate site-specific design features and buffering elements.

The Special Site Area for the property located at 1453 Queen Street West has been removed, as the same policies for the Mixed Use designation can now be applied to this property.

As concerns have been raised with storm water capacity, higher densities are not recommended for the remainder of the Tertiary Plan area.

Corporate Implications:

Financial Implications:

There are no financial implications associated with the proposed Official Plan Amendment.

Other Implications:

No other implications have been identified at this time.

Term of Council Priorities (2019-2022)

The Official Plan Amendment aligns with the Strategic Direction – Brampton is City of Opportunities, in particular the Creating Complete Communities initiative. The proposed amendment will guide the orderly redevelopment of a significant historic area of the City, as a mixed use area that is pedestrian friendly and transit oriented, but also recognizes the character and uniqueness of the rural hamlet.

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 Status Report responds to Planning Committee referral of the Recommendation Report dated August 24, 2020 and presented to Planning Committee on October 5, 2020.

The report presents for approval, an Official Plan Amendment that will introduce a Tertiary Plan for the Springbrook Settlement Area.

The Official Plan Amendment is consistent with the 2020 Provincial Policy Statement and in conformity with the 2019 Growth Plan, the Regional Official Plan, and the City's 2006 Official Plan. All submissions related to these amendments have been taken into consideration, and approval of the proposed Amendment is in the public interest. Therefore it is recommended that Council adopt the Official Plan Amendment attached hereto as Appendix A.

It is noted that a new review to the Springbrook Settlement Area will need to be initiated if further revisions are requested to the Official Plan Amendment, which will include a new statutory public meeting to present additional changes.

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Approved by:

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Attachments:

- Appendix A: Official Plan Amendment
- Appendix B: Recommendation Report entitled "City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, implementing the "Springbrook Settlement Area Tertiary Plan" dated August 24, 2020
- Appendix C: Correspondence received at the October 5, 2020, Planning and Development Committee Meeting