

Date: 2020-09-18

Subject: **SUPPLEMENTARY RECOMMENDATION REPORT**
Application to Amend the Official Plan and Zoning By-law,
and Proposed Draft Plan of Subdivision (*to develop the*
subject lands for 537 dwelling units along with commercial uses,
public park, and a storm water management pond)
Malone Given Parsons Ltd. – Shayma Dick Holdings Inc.,
Kendalwood Land Development Inc. and 2570616 Ontario
Inc.
North and South sides of Embleton Road, East of Heritage Road
Part of Lot 5 and 6, Concession 5 W.H.S.
Ward: 6
Files: C05W06.007 & 21T-06026B

Contact: Nasir Mahmood, Development Planner, Development Services,
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Report Number: Planning, Building and Economic Development-2020-184

Recommendations:

1. **THAT** the report titled: **SUPPLEMENTARY RECOMMENDATION REPORT,** Application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, **Malone Given Parsons Ltd. - Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc.,** North and South sides of Embleton Road, East of Heritage Road, Part of Lot 5 and 6, Concession 5 W.H.S., Ward 6, Files: C05W06.007 & 21T-06026B, to the Planning and Development Committee Meeting of October 26, 2020, be received;
2. **THAT** the application to amend the Official Plan and Zoning By-law, and Proposed Draft Plan of Subdivision, submitted by Malone Given Parsons Ltd. on behalf of Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc., Ward: 6, Files C05W06.007 & 21T-06026B, be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the 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;

3. **THAT** the amendments to the Official Plan including the BramWest Secondary Plan and the Riverview Heights Block Plan, in general accordance with the by-law attached as Appendix 9 of this report, be adopted;
4. **THAT** the amendments to the Zoning By-law, in general accordance with by-law attached as Appendix 10 of this report, be adopted;
5. **THAT** the implementing Draft Plan of Subdivision Conditions, including a condition requiring prior to draft plan approval the approval of an updated Urban Design Brief in accordance with the updated draft plan, in general accordance with Appendix 11 of this report be approved;

Overview:

- **This Supplementary Recommendation Report is being submitted to provide staff's response to the Council's questions, relating to a number of issues (including valleyland protection, impact to existing residents, feasibility of relocating the park to preserve the existing walnut trees, and the potential need for road/intersection improvement), asked during its consideration of the Recommendation Report (Appendix 12) in the April 29 Council meeting.**
- **This application to amend the Official Plan and Zoning By-law, and a Draft Plan of Subdivision has been submitted to permit the development of the subject lands for 537 dwelling units with a mix of housing types, along with commercial uses, public park, storm water management pond, and access to valleylands.**
- **The Official Plan Amendment proposes changing the existing Executive Residential designation of the Bram West Secondary Plan (Area 40d) to Low/Medium Density Residential designation. Additional proposed amendments to the Secondary Plan involve re-designations from "Service Commercial" to "Low/Medium Density Residential" and "Medium Density Residential", and from "Parkette" to "Neighbourhood Park". An amendment to the approved Block Plan policies is also proposed.**
- **An amendment to the Zoning By-law is required to implement the proposed uses in accordance with the proposed subdivision plan.**
- **The Draft Plan of Subdivision proposes a well-connected, master planned neighbourhood that is consistent with the current provincial planning policy framework.**

- **A Statutory Public Meeting for this application was held on April 9, 2018. Three members of the public provided a delegation on this item at the meeting.**
- **Details of the Statutory Public Meeting, including concerns raised by the public in writing, are included in the Recommendation Report (Appendix 12) that was considered by Council on April 29, 2020.**
- **This application represents good planning, is consistent with the Provincial Policy Statement, and conforms to the Provincial Growth Plan, the Region of Peel Official Plan, and the City of Brampton Official Plan.**
- **The proposal is consistent with the “2019-2022 Term of Council Direction: A Compass for our Community” and supports the “A City of Opportunities” theme. The proposal is consistent with the direction of building complete communities to accommodate growth for people and jobs.**

Background:

An application was submitted by Malone Given Parsons Ltd. on behalf of Shayma Dick Holdings Inc., Kendalwood Land Development Inc. and 2570616 Ontario Inc., on December 15, 2006. This application was revised by the applicant in 2010 and 2012. The draft plan was revised again later, and a resubmission was made in September 2017.

The 2012 submission proposed a total of 489 units including large single detached lots consistent with the Executive Residential designation on the lands. The revisions made between the previous applications and the current application for 537 units were a result of changes in provincial policies and approval of the Bramwest Secondary Plan and the Riverview Heights Block Plan. The current proposal was presented at a public meeting on April 9, 2018.

Consideration in April 29, 2020 Council Meeting:

A Recommendation Report (Appendix 12) for this application was considered by Council in its meeting of April 29, 2020 when the Council referred it back to staff to look into the following issues and report back to Council. Staff have worked with the applicant to review these issues, and given below are the staff findings:

Protection of valley land, Impact to existing Residents

A concern was expressed regarding valley land protection, particularly aesthetic views of the development from the existing homeowners on the northeast side of the valley from the proposed development.

Response: In accordance with the Addendum to the Environmental Implementation Report for Riverview Heights Block 40-3 (revised December 2019) approved by the City and Credit Valley Conservation (CVC), setbacks of 15m to the Provincially Significant Wetland and a 10m buffer along valleyland/woodland edge are to be maintained. Trees along the valley are to be protected as delineated and approved by the City of Brampton and CVC for the development limits established for the site.

The proposed development is significantly separated from the Credit River, both horizontally and vertically. The development is situated on the top of the valley bank, behind a well-established and mature woodlot. The staked limit of existing vegetation is more than 115m from the edge of the Credit River, beyond which an additional 10m buffer is provided to the limit of development and rear lot line. The proposed houses will be situated an additional 7.5 m from the rear lot line. The various setbacks result in the proposed houses being situated more than approximately 130 m from the west edge of the Credit River and over 255 m from the property limits of the existing residents. Views from the existing homeowners to the east are not anticipated to be affected by the proposed housing units based on the surveyed development limits, 10 m buffer and existing trees and vegetation which occur along the top of valley slope. The facts contained here confirm that the valleyland will be protected and the existing homeowners will not be impacted as a result of the proposed development.

Retaining Existing Walnut Trees/Relocating Park:

The Council desired that the possibility of retaining the existing mature walnut trees on site (on the north side of Embleton Road), particularly those along Archway Drive, and possibly relocating the park closer to Embleton Road, to incorporate those trees, be examined.

Response: The applicant's ecologist/arborist along with the City's technical staff have reviewed this matter, inspected the walnut trees on site, and concluded as follows:

1. The existing walnut trees are mature and have extensive root protection zones. A tree's root protection zone often extends well beyond the limits of the treed canopy and most roots occur in the upper 30 – 60 cm of soil. These critical root zones are sensitive and cannot withstand soil compaction or fill. Any fill, especially in excess of 10 cm, will damage the roots by smothering them. Consequently, trees will become destabilised and physically damaged on a permanent basis.
2. The proposed development involves a grading requirement (excavation up to 1.5m and fill up to 2m) at different spots in the vicinity of the existing walnut trees to allow storm water runoff from the area to the proposed storm water pond on site. This will not allow for the preservation of the trees located along the northern and southern part of Archway Drive where most cutting or filling is required. However, trees in the middle portion, where less re-grading is required, can be saved. A site inspection by the applicant's Arborist and the City staff done to assess the health of the existing walnut trees also confirmed that many trees located along the

northern part of Archway Drive, and generally in the proximity of Embleton Road were not healthy, and were unworthy of preservation. Future construction of the Evening Sun Crescent and reconstruction of Embleton Road will also adversely impact the trees located close to these roads.

3. Walnut trees produce a biochemical called Juglone, a protective response by the plant to assure its survival. While these trees may appear to be a good choice for incorporation into the park, planting beneath or very close to a black walnut tree can be problematic due to the tree's production of the biochemical that can inhibit the growth of certain plants. In addition, due to the fact that walnut fruits seasonally fall from the trees and decompose creates a less than desirable situation for a park. In addition, the currently proposed location of the park is centrally situated within the subdivision, allows for more convenient access from different parts of the subdivision, and would result in a more efficient use of the facility by residents.
4. In order to compensate for the walnut trees that would be lost due to the proposed development, specifically the areas along the northern and southern portions of Archway Drive, the applicant has agreed to revise their plan to provide a 20m wide walkway starting from Embleton Road leading up to Clive Road near the proposed park. The middle portion of the walkway, which will preserve the existing walnut trees, will also provide a 3 m wide limestone walkway to be placed on top of the existing farm laneway. On the northern part (from Evening Sun Cres. to Clive Road) and the southern part (from Embleton Road to Evening Sun Cres.), the 20m wide walkway will provide a 3m wide limestone screening pathway and deciduous trees. The new trees that would be provided in the walkway will provide a visually pleasing green corridor containing walnut and deciduous trees, stretching from Embleton Road to Clive Road. The likely impact on community connectivity resulting from the partial removal of Archway Drive (to preserve the existing walnut trees and provide for a green walkway containing additional trees) will be mitigated by extending Primula Road southward up to Evening Sun Cres. The draft plan of subdivision has been updated to reflect these features. Please see Appendix 1A for details. The Urban Design Brief for the development would need to be revised to the satisfaction of the City prior to draft plan approval to address the changes made to the draft plan.

Road/Intersection Improvement:

The Council desired that staff review the existing/proposed road network in the area and determine if the roads would have the capacity to efficiently serve the proposed development, or certain improvements to the Heritage Road/Embleton Road/intersections would be required.

Response: The Transportation Impact Assessment of 2017 and related analyses prepared by WSP Group Canada submitted in support of the subdivision analyzed three access points to the site (Rivermont Road at Heritage Road, Embleton Road at Heritage Road, and Embleton Road at Mississauga Road); and two main internal intersections (the

roundabout at Rivermont Road and Elice Point Crescent, and Heritage Road and Embleton Road). The analysis concluded that the additional density proposed through this development would not adversely impact traffic circulation in the area. These studies were reviewed by staff and found to be satisfactory.

However, since the 2017 report and subsequent letters, the City of Brampton's 10-year Roads Capital Plan has been revised, and the planned widening of Heritage Road has been delayed. This change to the Roads Capital Plan resulted in concerns being raised regarding the subdivision's access to the surrounding road network and whether this widening was required for the development's capacity needs. It has been determined that the proposed delay to Heritage Road widening would only have an impact on the existing Heritage Road/Embleton Road intersection, and the future Heritage Road/Rivermont Road Intersection. The other intersections are expected to operate better as there is a net reduction in the trips associated with reduction in the number of units and commercial space in the currently proposed subdivision compared to the version presented in the April 9, 2018 Public Meeting.

In June 2020, the applicant provided an addendum to the Traffic Impact Assessment that further analysed the traffic situation with regard to the proposed subdivision. The following are the highlights of the addendum's findings:

1. The existing traffic operation at the Heritage Road and Embleton Road intersection operates at an unacceptable Level of Service (LOS) with some critical movements exceeding the intersection capacity.
2. The future conditions introduce additional capacity at the intersection due to the planned widening of Embleton Road as part of the proposed subdivision, providing a westbound left turn lane, and the potential for a mirrored eastbound left turn.
3. Although the intersection still does not operate at an acceptable level of service, the actual number of site trips using the intersection is minimal, with the subject development contributing less than 1% (8 trips in the a.m. and 15 trips in the p.m.) of the inbound traffic for any time period and horizon.
4. The proposed subdivision is not reliant on the intersection of Heritage Road and Embleton Road due to the presence of Rivermont Road which was always planned to be the backbone of the proposed Riverview Heights block plan.
5. The small number of site trips that do proceed through the critical intersection of Heritage Road and Embleton Road could be re-assigned to the local road network.
6. Based on the preceding conclusions, the proposed draft plan of subdivision would be able to proceed independently from the operations at Heritage Road and Embleton Road.

Staff have reviewed the analysis contained in the addendum to Traffic Impact Assessment, and agree with its conclusion that the proposed subdivision would be able to proceed independently of the widening of Heritage Road and Embleton Road. However, in order to improve the operations at the intersection of Embleton Road and Heritage Road, the City's Traffic staff in consultation with the Region of Peel's Traffic staff have recommended the inclusion in the conditions of draft plan approval (to be included in the subdivision agreement) requiring intersection improvements at Heritage Road and Embleton Road.

Current Situation:

The application previously proposed a total of 538 unit residential development with a mix of housing types along with commercial uses, a neighborhood park, and a storm water management pond. In order to provide for a 20 m wide green walkway leading from Embleton Road to Clive Road to preserve a number of existing mature black walnut trees and to provide for new deciduous trees along the walkway, and extension of Primula Road to Evening Sun Cres, minor revisions to the draft plan have been made. As a result, the total number of units has decreased from 538 to 537 with the housing breakdown provided below.

Details of the revised proposal are as follows (Refer to Appendix 1A):

- A total of 537 residential units including:
 - 399 single detached dwellings with minimum lot widths ranging from 10.4 metres (34 feet) to 15.2 metres (50 feet);
 - 32 semi-detached dwellings with a minimum lot width of 7.3 metres (24 feet);
 - 37 live-work townhouses with a minimum lot width of 7.5 metres (25 feet);
 - 69 street townhouses with a minimum lot width of 6.1 metres (20 feet);
- A mixed use block of 1.8 hectares (4.4 acres); a future site plan application will facilitate the development of this block with 3 storey buildings (with apartments above retail uses) fronting onto Embleton Road, and condominium and street townhomes located behind these buildings in the block;
- A service commercial block of 0.1 hectares (0.3 acres);
- A block for the expansion of Huttonville Public School of 0.8 hectares (2.0 acres);
- A neighborhood public park of 1.9 hectares (4.7 acres);
- A stormwater management facility, including lookout areas, of 1.47 hectares (3.6 acres); and,
- Open space/ valley lands of 11.65 hectares (28.79 acres).

Property Description and Surrounding Land Use (Refer to Appendix 6):

The subject property has the following characteristics:

- Is located on the north and south sides of Embleton Road, east of Heritage Road;
- Has a site area of approximately 47.9 hectares (118.4 acres);
- The northern portion of the property has a frontage of approximately 523 metres (1716 feet) on Heritage Road and a frontage of approximately 427 metres (1400 feet) on Embleton Road, while the southern portion has a frontage of approximately 93 metres (305 feet) on Heritage Road and a frontage of approximately 183 metres (600 feet) on Embleton Road;
- Consists of vacant agricultural land and valleyland.

The surrounding land uses are described as follows:

North: agricultural lands, beyond which is open space;

East: open space (a portion of the Credit River valleylands);

West: Heritage Road, beyond which are agricultural lands and single-detached residential dwellings; and,

South: agricultural lands and single-detached residential dwellings.

Summary of Recommendations

This report recommends that Council enact the Official Plan Amendment and Zoning By-law amendment attached as Appendix 9 and Appendix 10, respectively, approve the proposed Draft Plan of Subdivision, subject to conditions as generally set out in Appendix 11.

Planning Analysis Summary:

The proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the Provincial Policy Statement and in conformity with the Growth Plan for the Greater Golden Horseshoe as well as the Region's Official Plan. The proposal is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 and the subdivision criteria prescribed in Section 51 (24) of the *Planning Act*.

The proposed Draft Plan of Subdivision will facilitate the development of the lands for a mix of uses and provides for the orderly extension of existing municipal services and public infrastructure. The proposed development will contribute a variety of housing options, a grid road pattern that supports active transportation and walkability throughout the community, and a centrally located public park providing a community amenity space.

The lands subject to this application are located along Heritage Road which is a planned Secondary Transit Corridor in the Official Plan. Future residents will be provided with convenient access to existing transit stops and higher order transit services. The proposed development will have no negative impacts on any of the environmental or natural heritage features or their functions.

The proposed development is consistent with the intent of the Region of Peel and City of Brampton Official Plans. It contributes to achieving and exceeding the City of Brampton's minimum density target for Designated Greenfield Areas in Brampton, which is 51 persons and jobs combined per hectare.

A detailed planning analysis can be found in the Recommendation Report attached as Appendix 12.

Planning Act

Matters of Provincial Interest

This development proposal has regard for the following matters of Provincial interest as set out in Section 2 of the *Planning Act*:

- *the orderly development of safe and healthy communities;*
- *the protection of ecological systems, including natural areas, features and functions;*
- *the adequate provision and distribution of education, health, social, cultural and recreational facilities; and*
- *the appropriate location of growth and development.*

The subject proposal conforms to matters of the Provincial interest in supporting appropriate growth, a logical public road extension of Rivermont Road, providing a mix of housing types and commercial areas, preserving the natural features of the site, developing a public park and extension of the public school.

Subdivision Criteria

The proposed development has regard for the following criteria set out in Section 51(24) of the *Planning Act*:

- Regard to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality;
- Effect on matters of provincial interest as referred to in section 2 of the *Planning Act*;
- Timeliness and protection of public interest;
- Conformity with the Official Plan and the adjacent plans of subdivision;
- Suitability of the land for the purposes for which it is to be subdivided;

- 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;
- The dimensions and shapes of the proposed lots;
- Conservation of natural resources and flood control;
- Adequacy of utilities and municipal services;
- Adequacy of school sites;
- Area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes; and,
- Interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land.

Provincial Policy Statement

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the *Act*. The application is consistent with the Provincial Policy Statement, including the following policies:

Section 1.1.1 – healthy, livable and safe communities are sustained by:

- *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over time;*
- *accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long term needs;*
- *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- *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; and,*
- *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.*

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

Section 1.5: Healthy, active communities should be promoted by:

- *planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity; and,*

- *planning and providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation, including facilities, parklands, public spaces, and open spaces areas.*

Staff finds that the proposal contemplating a compact form, a balanced mix of residential, commercial and recreational uses and an efficient transportation network meets the intent of the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe includes policy and direction intended to accommodate and forecast growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes.

The subject lands are within the 'Designated Greenfield Area' as per the 2019 Growth Plan. As such, the proposal meets the following policies of the plan:

Section 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.*

The proposed development supports the achievement of a complete community by providing a mix of uses with a street network that supports active transportation.

Section 2.2.7 also states that Designated Greenfield Areas in the Region of Peel will be planned to achieve, within the horizon of the Growth Plan, a minimum density target that is not less than 50 residents and jobs combined per hectare. The combined people and jobs per hectare proposed by development will be approximately 56.4 persons and jobs per hectare, which exceeds the minimum density target established in the Growth Plan.

Region of Peel Official Plan

The subject lands are located within the 'Urban System' designation in the Region of Peel Official Plan. Section 5.3.1.3 requires the establishment of healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

Within areas designated as Greenfield, the following objectives are applicable to the subject lands.

- *To plan and designate greenfields to contribute to complete communities.*
- *To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services.*
- *To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods.*
- *To optimize the use of designated greenfield area.*

The proposal is considered to conform to the related objectives and policies as follows:

- The development proposal will create a community with various opportunities for recreation, employment and a range of active transportation options. The proposal will contribute a variety of residential dwellings to suit a range of affordability criteria as well as a range of commercial and recreational uses.
- An extension of the existing school and public open spaces, such as a public park, lookout places along the storm water pond and access to valleylands will be developed within the site.

The application conforms to the Regional Official Plan.

City of Brampton Official Plan

The Subject Lands are designated as *Residential* and *Open Space* on *Schedule A – General Land Use Designations* of the City of Brampton Official plan. The portion of the property adjacent to the Credit River Valleyland is designated *Valleyland / Watercourse Corridor, Woodland* and *Provincially Significant Wetland* on Schedule D.

Schedule A1 of the Official Plan identifies that the lands to the north of Embleton Road are within an *Upscale Executive Housing Special Policy Area*. Development within this special policy area is to be characterized by low density, high quality housing forms that are located on large lots generally in excess of 464.5 m² (5,000 square feet).

In consultation with the City staff, the applicant has revised the proposed Official Plan amendment in accordance with the City's intended approach to revising Official Plan policies relating to the Executive Upscale Housing Special Policy Area to allow low/medium density residential uses.

Staff is satisfied that subject to the proposed Official Plan amendment, the proposed development fulfills the general intent of the official plan, and is compatible with and complementary to the adjacent residential road and lotting pattern that has been approved for this area. The subject application implements the approved Block Plan and Secondary Plan for Riverview Heights with a few minor modifications as per the proposed amendments. As such the proposal conforms to the *'Residential'* as well as *'Open Space'* policies of the Official Plan.

Proposed Amendments:

The specific amendments proposed to the Official Plan are as below:

1. Amendment to Schedule A1, Upscale Executive Housing Special Policy Areas, of the Official Plan: to remove on Schedule A1, Upscale Executive Housing Special Policy Areas, the “Upscale Executive Housing Special Policy Area” designation at the northeast corner of Embleton Road and Heritage Road as shown in Schedule B to the draft Official Plan Amendment attached as Appendix 9;

The plan proposes a total of 537 dwelling units which translates to 28.27 units per net residential hectare. This conforms to the maximum density prescribed by the Official Plan for low/medium density residential development. The proposed Official Plan amendment to remove the existing “Upscale Executive Housing Special Area” will contribute towards achieving and exceeding the City of Brampton’s minimum density target for Designated Greenfield Areas in Brampton, which is 51 persons and jobs combined per hectare.

Staff is satisfied that the broader intent of the Official Plan is maintained by permitting a range of housing types, and density that would help the City achieve/exceed its minimum density target for Designated Greenfield Area.

BramWest Secondary Plan

The subject lands are designated *Executive Residential, Mixed Use, Low / Medium Density Residential, Service Commercial, Senior Elementary School, Stormwater Management Facilities, Valleyland, and Parkette* in the BramWest Secondary Plan. The Plan shows a collector road (Rivermont Road) passing through the site in a north-south direction, before turning west to connect to Heritage Road.

The Secondary Plan also designates portions of the property as Special Policy Area 15 and 17 pertaining to Executive Residential and Embleton Road Study Area policies, respectively. These designations coincide with the applicable designations contained on the Riverview Heights Block Plan (Sub-Area 40-3 Block Plan).

- Special Policy Area 15 pertains to lands bounded by Heritage Road, Embleton Road and Rivermont Road, and is intended to provide for executive housing but with a potential for a slightly higher density limit than would be otherwise permitted for executive housing, subject to suitable justification being provided.
- Special Policy Area 17 relates to lands at the southwest quadrant of Embleton Road and Rivermont Road. The policies seek to establish a ‘village character’ along Embleton Road as an extension of the existing village. The policies also set out a range of permitted uses including, mixed-use development, live-work, retail, office and retirement home.

Proposed Amendments:

The following amendments to the Secondary Plan are proposed:

1. Change on Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan, the land use designations shown on Schedule C of the draft Official Plan amendment, from Executive Residential to Low/Medium Density Residential, and from Service Commercial to Low/Medium Density Residential and Medium Density Residential designations;
2. Re-designate the Parkette identified in Schedule C as a Neighbourhood Park due to its increased size and function;
3. Delete on Schedule SP 40(b) of Chapter 40(d) of Part II: Secondary Plan, Special Policy Area 15, shown on Schedule D to the draft Official Plan amendment;
4. Delete Section 3.8.5, Special Policy Area 15 (Executive Residential), in its entirety; and,
5. Limit the number of lots with direct frontage on the north-south Collector (Rivermont) Road.

Staff is satisfied that the application conforms to the intent of the Secondary Plan by creating a well-balanced residential community, accommodating an appropriate variety of housing types, retail/commercial uses and community facilities.

Riverview Heights Block Plan (Sub-Area 40-3) (2011)

This proposed plan of subdivision is within the approved Riverview Heights Block Plan area (Sub-area 40-3). The Block Plan determines the developable area of the site and the location and size of the infrastructure and community facilities required to support development. The Riverview Heights Block Plan contemplates low residential density development with approximately 16% of the units being executive residential lots.

Proposed Amendments:

The following amendments to the Block Plan are proposed:

1. Revise the parcel fabric, lotting and internal street network of the development as shown on Schedule E of the draft Official Plan Amendment (Appendix 9).

Staff is satisfied that the application, including the proposed amendments to the Block Plan, conforms to the intent of the Riverview Heights Block Plan.

Zoning By-law 270-2004

The Subject Lands are zoned 'Agricultural (A)' and 'Agricultural – Section 483 (A-483)' by By-law 270-2004, as amended. The applicant has submitted a draft zoning by-law (Appendix 10) to implement the various lots, blocks and uses on the proposed subdivision plan.

Staff is satisfied that the proposed amendment to the Zoning By-law captures the intent of the policy amendments as well as the vision of the approved Block Plan and will facilitate the development of the subject property with a balanced mix of housing types and land uses.

Upscale Executive Housing Design Standards

While lands on Schedule SP 40(a) of Chapter 40(d) of Part II: Secondary Plan are to be re-designated from Executive Residential to Low/Medium Density Residential through the proposed Official Plan amendment, staff suggest that these lands incorporate the upscale executive housing design standards and features including unique architectural styles and an enhanced upscale design of the built form and public spaces, so that the proposed development is compatible with and complementary to the adjacent residential development. In order to achieve this design objective, an updated Urban Design Brief will need to be approved to the City's satisfaction prior to draft plan approval.

Community Engagement

The application was circulated to City Departments, commenting agencies and property owners within 240 metres of the subject lands in accordance with and exceeding the *Planning Act* requirement of 120 metres for such applications. A copy of all department/agency comments and conditions are attached as Appendix 11 to this report. Notice signs were placed on the subject lands to advise members of the public that an application for an Official Plan Amendment, a Zoning By-law Amendment, and a Proposed Draft Plan of Subdivision has been submitted.

A Statutory Public Meeting for this application was held on April 9, 2018. There were three members of the public that provided a delegation on this item at the public meeting.

Notices were also provided to the residents that had provided comments on this application to make them aware of the fact that the prior Recommendation Report, and this Supplementary Recommendation Report were proceeding to the Planning Committee, in order facilitate the possibility of the residents making arrangement to delegate to the Committee on this matter.

Corporate Implications:

There are no financial implications associated with this application. Revenue that was collected through the development application fees are accounted for in the approved operating budget.

Other Implications:

There are no other corporate implications associated with this application.

Term of Council Priorities (2019-2022):

This application is consistent with the “A City of Opportunities” theme. It supports the building of complete communities to accommodate growth for people and jobs. The proposal satisfies this by efficiently using land and resources and providing opportunity for efficient growth within a ‘Designated Greenfield Area’. Several elements that are contributing fundamentals of a complete community, such as a balanced mix of residential, recreational and commercial uses, safety, pedestrian comfort, design, environmental preservation and community character, are contemplated in the planning of the proposed development.

Living the Mosaic – 2040 Vision

This report directly aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres. This report has been prepared in full consideration of the overall vision that the people of Brampton will ‘Live the Mosaic.’ The proposed development supports Brampton 2040 Vision 3 for a Complete Neighborhood as it maintains the principles of a complete neighborhood by accommodating a variety of housing types and commercial uses to cater to the needs of the community. A portion of the site is designated as valleyland and a number of recreational opportunities are planned throughout the development.

Conclusion:

Staff recommends approval of the Official Plan Amendment (as attached in Appendix 9), the Zoning By-law Amendment (as attached in Appendix 10) and the implementing Draft Plan of Subdivision Conditions (generally as attached in Appendix 11) as the following criteria have been satisfied:

- The subject application represents good planning, including that it is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe and the Peel Region Official Plan. Further, the application is in conformity with the principles and overall policy direction of the City of Brampton Official Plan; and,
- The proposed residential development will direct growth to the *Designated Greenfield Area*, efficiently utilize the lands for low/medium density residential purposes, and will facilitate the orderly extension of existing municipal services and public infrastructure. The proposed development will create a mix of housing options and commercial uses that will support growth, density, housing supply and will advance the City’s vision of a complete community.

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Appendices:

- Appendix 1: Previous Draft Plan of Subdivision (from April 29, 2020 Council meeting)
- Appendix 1A: Revised Draft Plan of Subdivision
- Appendix 2: Location Map
- Appendix 3: Official Plan Designation
- Appendix 4: Secondary Plan Designation
- Appendix 5: Zoning By-Law Designation
- Appendix 6: Aerial & Existing Land Use
- Appendix 7: Heritage Resources
- Appendix 8: Block Plan
- Appendix 9: Draft Official Plan Amendment
- Appendix 10: Draft Zoning By-law Amendment
- Appendix 11: Conditions of Draft Approval of Plan of Subdivision
- Appendix 12: April 29, 2020 Recommendation Report