

APPENDIX 8: Detailed Planning Analysis

The *Planning Act*, Provincial Policy Statement (PPS), The Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan and the Goreway Drive Corridor Secondary Plan (Area 39) provide direction and policies that encourage compact, efficient and sustainable development through intensification, and use of existing infrastructure to provide an appropriate mix of housing types and land uses. The proposed development at 9664 Goreway Drive conforms with the general intent of these plans, as well as specific policies and objectives

Planning Act

The proposal has been reviewed for its compliance with matters of provincial interest as identified in Section 2 of the Planning Act. An assessment identified that the sections applicable to this application include, but are not limited to:

- (a) The protection of ecological systems, including natural areas, features and functions;
- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (k) the adequate provision of employment opportunities;
- (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.

The proposal is consistent with the goals identified above, including the provision of much needed senior housing; provisions of essential commercial and medical uses to serve the residents; and protection of the natural systems and features of the site.

Provincial Policy Statement

The proposal has been evaluated and found to be consistent with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). An assessment of the PPS sections applicable to this application include the following:

- 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;
 - (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;
 - (f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- 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;
 - (c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
 - (a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - (b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - (d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4;

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 available through lands suitably zoned

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:

- (b) 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;
- (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.

The proposed development will provide an appropriate range of housing addressing demographic changes of an aging population. This proposal involves redevelopment and intensification of the area.

Through the use of zoning controls and urban design guidelines, the built form of the proposed development will both integrate into the existing and planned neighbourhood, and enhance the character and design of the site itself.

In regards to section 2.1.1, the natural heritage system feature was reviewed through an Environmental Impact Study and it was determined that no adverse impacts are anticipated provided the natural heritage system is zoned accordingly with the approved buffer.

The proposed development is consistent with the PPS (2020).

Growth Plan for the Greater Golden Horseshoe

The application has been evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal conforms to the Plan. The 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:
 - c) within settlement areas, growth will be focused in:
 - i. delineated built-up 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;
- 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 second units and affordable housing to meet projected needs of current and future residents.

The proposed development represents intensification of lands already partially serviced which will introduce new residential, medical and service commercial uses to the area. The provision of adequate landscape areas and appropriate building setbacks along the street frontage of Goreway Drive will respect the public realm.

The site is adjacent to the Credit River, the associated valleylands and a portion is also regulated by the Toronto and Region Conservation Authority (TRCA). The proposed buildings have been strategically located and mitigation measures have been taken into consideration to ensure that the natural heritage is not adversely impacted.

Approving the proposed development will help achieve the minimum intensification targets as set out in the City's Official Plan. The proposed development will accommodate growth through intensification and contribute to the diversification of Brampton's senior housing stock. Therefore, staff is satisfied that the proposed application conforms to the policies of the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The application has been evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. An assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

- 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.
- 5.3.1.8 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.
- 5.3.2.2 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.
- 5.3.2.4 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.
- 5.5.1.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.
- 5.5.2.1 Direct the area municipalities to incorporate official plan policies to develop complete communities 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 public open space and easy access to retail and services.
- 5.5.2.2 Direct a significant portion of new growth to the built-up areas of the community through intensification.
- 5.8.6.2.9 Develop, in collaboration with the area municipalities, measures to provide opportunities to meet the housing needs of diverse populations.
- 6.3.1.1 To recognize the diversity of Peel's aging population in terms of age, ability, gender, ethnicity, support needs, and income.

6.3.1.2 To provide for the needs of Peel's aging population and allow opportunities for seniors to age within their community including the integration of community facilities and services with residential land uses.

6.3.1.3 To promote the use of universal accessibility design in Peel region's built environment to enhance safety, mobility, and independence of seniors.

6.3.1.4 To promote active aging for older adults by establishing healthy, complete, and accessible communities that are in close proximity to amenities, support services, and transit.

The proposed development is located within the Regional Urban Boundary, and is accessible to the transit system. The development proposes a new residential use to serve older adults with high quality design and associated service commercial and medical uses to support the creation of complete communities.

The proposal will result in a compact, well-designed development that provides a new type of housing option to the area. Accordingly the subject applications conform to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan

The subject property is designated as Estate Residential and Open Space in the Official Plan. An amendment to the Official Plan is proposed to facilitate development of the site for housing for seniors as well as ancillary commercial uses not contemplated under the Estate Residential designation.

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 property is designated as 'Residential' and 'Open Space' on Schedule A of the Official Plan.

The application conforms to Section 3.2.8.5 of the Official Plan as the proposal adds to the housing mix within the City, will help in achieving a complete community with proximity to existing and planned infrastructure and land uses. The proposed uses are compatible with surrounding land uses while also ensuring the protection of the natural heritage system.

The proposed development conforms to Section 4 of the Official Plan's policies when designated as 'Residential' and 'Open Space' on Schedule A of the Plan. Section 4.2.1.1 describes the Residential designation as intended to 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. The proposed redevelopment of the lands makes efficient use of land and resources and will provide on-site ancillary service commercial and medical office uses to support the future residents of the development.

The Open Space designation on Schedule A is used to indicate major open space features, including public and private open space; valleyland and watercourse corridors; wetlands and woodlands. As described in Section 4.7.1.2, many of these features have city-wide, regional or provincial significance and are to be protected with any development proposal.

This proposal maintains and protects the natural heritage features, as the required natural heritage buffer is provided in order to ensure any adverse effects are mitigated. An Environmental Impact Study was submitted in support of the application and has been reviewed and accepted by both the City and the Conservation Authority.

The proposed amendment to facilitate the development is consistent with the policies and provisions of the Official Plan. The intent of the Official Plan is met.

The Goreway Drive Corridor Secondary Plan (SPA 39)

The subject property is designated as Estate Residential in the Goreway Drive Secondary Plan (SPA 39). The Estate Residential policies of the Secondary Plan permit the same low density form of residential development that are permitted in the Estate Residential policies of the City of Brampton Official Plan. An amendment to the Secondary Plan has therefore been proposed in order to facilitate the proposed development to permit the appropriate residential institutional and ancillary commercial uses.

The Secondary Plan amendment will change the land use designation of the lands from Estate Residential to Medium-High Density Residential – Special Policy Area 5 to accommodate apartment buildings, a retirement home, and ancillary medical office and service commercial uses and to ensure that landscaped open space areas are suitable for passive recreation by residents of the development.

Noting Policy 3.1.6, which identifies a maximum building height of three storeys within the Estate Residential designation, the Special Policy Area will also specify a permitted maximum building height of five (5) stories for this senior housing development. The development will conform to the proposed amendment to the Goreway Drive Corridor Secondary Plan.

City of Brampton Zoning By-law

The subject property is zoned Agricultural (A) under By-law 270-2004, as amended. This zone does not permit the development of the subject property for higher density residential uses nor the associated commercial uses proposed in the submitted application. An amendment to the Zoning By-law has been submitted in order to allow the requested residential, institutional, and ancillary commercial uses.

The proposal seeks to rezone the subject lands to a new site-specific residential apartment zone (R4A-3012) to permit the proposed development. Permitted uses include apartments and retirement home and (only in conjunction with the apartments and/or retirement home) a retail establishment; medical office; pharmacy; take-out restaurant; and personal service shop.

The recommended Zoning By-law amendment permits 156 senior housing units and prescribes minimum setbacks, landscaped open space, amenity area, and parking (144 spaces). The site-specific zoning by-law conforms to 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 46 points, which meets the City's Bronze threshold. Opportunities to increase the score will be taken up as part of the site plan approval process (SPA-2021-0103).

Documents Submitted in Support of the Application

The applicant has submitted and received approval for the following studies in support of the application:

- Planning Rationale and Justification Report
- Functional Servicing Report
- Noise Impact Study
- Phase 1 Environmental Site Assessment
- Geotechnical Report
- Urban Design Brief
- Sustainability Score and Summary
- Traffic Impact Study
- Environmental Impact Study and Arborist Report
- Archeological Assessment
- Record of Site Condition
- Tertiary Plan