

**DETAILED PLANNING ANALYSIS
CITY FILE NUMBERS: OZS-2021-0005**

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 Mount Pleasant Secondary Plan (Area 51) provide direction and policies that encourage the development of a transit-oriented community that promotes environmental sustainability, superior community design, and the protection of the natural heritage system. These documents support land use planning in a logical, well-designed manner that supports sustainable long term economic viability.

Planning Act

The application is in compliance with matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of the following:

- the protection of ecological systems, including natural areas, features and functions (Section 2 a);
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (section 2 f);
- the orderly development of safe and healthy communities (section 2 h);
- the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies (section 2 h.1);
- the adequate provision and distribution of educational, health, social, cultural and recreational facilities (section 2 i);
- the adequate provision of a full range of housing, including affordable housing (section 2 j);
- the protection of public health and safety (section 2 o);
- the appropriate location of growth and development (section 2 p);
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians (section 2 q); and,
- the promotion of built-form that is well-designed, encourages a sense of place and provides for high quality public spaces (section 2 r).

These sections of the Planning Act are guiding principles included in the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. These will be described in the relevant sections below.

Provincial Policy Statement (2020)

The Provincial Policy Statement sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with matters of Provincial Interest as identified in the Provincial Policy Statement:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (section 1.1.1 a);
- accommodating an appropriate affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-housing 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 (section 1.1.1 b);
- avoiding development and land use patterns which may cause environmental or public health and safety concerns (section 1.1.1.c);
- 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 (section 1.1.1. d);
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (section 1.1.1 e);
- improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society (section 1.1.1 f);
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (section 1.1.1 g);
- promoting development and land use patterns that conserve biodiversity (1.1.1.h); and
- preparing for the regional and local impacts of a changing climate (section 1.1.1 i);
- *Settlement areas* shall be the focus of growth (section 1.1.3.1);

- land use patterns within settlement areas shall be based on densities and a mix of land uses which (section 1.1.3.2 a, b, e and f):
 - efficiently use land and resources;
 - are appropriate for, and effectively use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - support active transportation;
 - are transit-supportive, where transit is planned, exists or may be developed;
- New Development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact built form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (section 1.1.3.6);
- 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 (section 1.4.1 a and b):
 - 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
 - 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.
- 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 (section 1.4.3 b, c, d,):
 - permitting and facilitating:
 - 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,
 - 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;

- 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;
- healthy, active communities should be promoted by (section 1.5.1 a, b):
 - planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
 - 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;
- Planning for sewage and water services shall (section 1.6.6.1 a):
 - accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing: municipal sewage services and municipal water services;
- Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support the 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 (section 1.6.6.2);
- Planning for stormwater management shall (section 1.6.6.7 a to f)):
 - be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
 - minimize, or where possible, prevent increases in contaminant loads;
 - minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
 - mitigate risks to human health, safety, property and the environment;
 - maximize the extent and function of vegetative and pervious surfaces; and
 - promote stormwater management best practices, including stormwater attenuation and re-use and, water conservation and efficiency, and low impact development.

- Natural features and areas shall be protected for the long term (section 2.1.1)
- 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 features and ground water features (section 2.1.2).

The subject land is located within a settlement area that is defined in provincial and municipal planning documents. The proposed residential development promotes efficient development and land use pattern that is compatible with the surrounding existing residential uses. The housing forms proposed including single detached dwellings and townhouses are compatible with the housing types in the adjacent subdivisions to the south and west. The subject land is within the built boundary and growth is being directed to this area, which are currently underutilized. In addition, the proposed development will be connected to existing municipal water and wastewater systems and the drainage channel is a stormwater feature as part of the development to ensure the natural heritage system is protected and maintained. Based on the foregoing, the proposed development satisfies sections 1.1.1 a), b), d), e), f), g), h), i), 1.1. of the Provincial Policy Statement.

There are no expected environmental or public health concerns associated with this proposal. The proposed development has been designed to ensure that there are no risks to public health and safety. This satisfies 1.1.1 c) of the Provincial Policy Statement.

The proposed development is within the settlement area where growth is focused and the proposal follows the phasing plan as set out in the approved Mount Pleasant Block plan 51-2, which is the continuation of the existing built-up area towards the south of the subject land and east across McLaughlin Road. There are proposed future bus stops and passenger amenities in proximity to the proposed development until the completion of Queen Mary Drive and the surrounding developments are completed. The proposed development establishes a compact built form that are compatible with the existing residential to the south and west. The proposed housing types include single detached dwellings and townhouses. The proposed unit mix contributes to the provision of a range of housing types to offer diverse housing options to future residents. As well, the proposed range of dwelling types can accommodate a range of household sizes, ages and incomes. This satisfies section 1.1.3.1, 1.1.3.2 a, b, e, f and 1.1.3.6 of the Provincial Policy Statement.

The proposed development provides the range and mix of housing types (single detached dwellings and townhouses), which adds the appropriate residential density within Block Plan 51-2 that help meets the needs of current and future residents. There are existing municipal services and infrastructure for this proposed development. The proposed residential built forms are reflective of the character of the surrounding land uses and there are future transit stops and amenities provided in proximity to the site. This satisfies section 1.4.1 a, b, 1.4.3 b, c and d of the Provincial Policy Statement.

Design of the subdivision follows the Block Plan with respect to the road network, walkable trails, open space and offers passive recreation on the Natural Heritage System lands. The single detached dwellings have access via local streets within the subdivision, while the medium density townhouse block have access off McLaughlin Road. A parkette of approximately 460 square metre is proposed within the medium density townhouse block that offer the outdoor amenity space for future residents. This satisfies section 1.5.1 a and b of the Provincial Policy Statement.

There are existing watermains, existing and planned sanitary sewer infrastructure that will service the subdivision. Drainage from the subject site is being captured by constructed ditches along the south property boundary. The proposal has been designed to make use of the services through the planned drainage channel to accommodate the subject lands and future surrounding subdivisions in this community. Storm drainage from the westerly part of the subdivision will be directed to the existing storm sewer on Queen Mary Drive. The proposed development is included in the drainahge area for existing Stormwater Management Pond No. F-10 at the northwest corner of the intersection of Wanless Drive and McLaughlin Road. This satisfies sections 1.6.6.1 a, 1.6.6.2 and 1.6.6.7 a to f of the Provincial Policy Statement.

The Natural Heritage System within the subject lands include a drainage channel that provides water flow in the Block Plan 51-2 area. The drainage channel will be zoned Floodplain to ensure land is not removed from this important feature as well future development will not negatively impact the channel. This satisfies sections 2.1.1 and 2.1.2 of the Provincial Policy Statement.

Based on the above, staff is satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

The Growth Plan for the Greater Golden Horseshoe provides a framework for building stronger, prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of housing, and prioritizing intensification. This application demonstrates conformity to the following sections of the Growth Plan:

- Forecasted growth to the horizon of this Plan will be allocated based on the following (section 2.2.1.2 a and c):
 - the vast majority of growth will be directed to *settlement areas* that: have a delineated built boundary, have existing or planned *municipal water and waste water systems*; and can support the achievement of *complete communities*;
 - within settlement areas, growth will be focused in: delineated built-up areas, locations with existing or planned transit, with a priority on higher

order transit where it exists or is planned; and areas with existing or planned public service facilities;

- Applying the policies of this Plan to support the achievement of *complete communities* that (section 2.2.1.4 a to e):
 - Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services and *public service facilities*;
 - Improve social equity and overall quality of life, including human health, for people of all ages, abilities, incomes;
 - 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;
 - Expand convenient access to: a range of transportation options, including options for the safe, comfortable and convenient use of *active transportation*; *Public service facilities*, co-located and integrated in community hubs; an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities;
 - provide for a more compact built form and a vibrant public realm, including public open spaces.
- All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will (section 2.2.2.3 a to f):
 - identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;
 - identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;
 - encourage intensification generally throughout the delineated built-up area;
 - ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;
 - be implemented through official plan policies and designations, updated zoning and other supporting documents.

- Upper and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will (section 2.2.6.1 a) i):
 - 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: 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;
- 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 (2.2.6.2 a to c):
 - planning to accommodate forecasted growth to the horizon of this Plan;
 - planning to achieve the minimum intensification and density targets in this Plan;
 - considering the range and mix of housing options and densities of the existing housing stock;
- To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes (section 2.2.6.3);
- New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that (section 2.2.7.1 a to c):
 - supports the achievement of complete communities;
 - supports active transportation; and
 - encourages the integration and sustained viability of transit services.
- The minimum density targets applicable to the designated greenfield area of each upper- and single-tier municipality is as follows (2.2.7.2 a):
 - The City of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

- The minimum density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following (2.2.7.3 a, b, c and d):
 - a) natural heritage features and areas, nature heritage systems and floodplains, provided development is prohibited in these areas;
 - b) right-of-way for:
 - i) electricity transmission lines
 - ii) energy transmission pipelines
 - iii) freeways, as defined by and mapped as part of the Ontario Road Network; and railways;
 - c) employment areas; and
 - d) cemeteries

- Within the Natural Heritage System for the Growth Plan (section 4.2.2.3):
 - a) new development or site alteration will demonstrate that:
 - i. there are no negative impacts on key natural heritage features or key hydrologic features or their functions;
 - ii. connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
 - iii. the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible;

This property is located within the delineated built boundary defined in provincial and municipal planning documents that has access to existing municipal services and infrastructure. There are proposed future bus stops and passenger amenities in proximity to the proposed development. This satisfies section 2.2.1.2 a and c of the Growth Plan.

The proposed development include residential land uses of single detached dwellings and townhouses along with a drainage channel. The location provide future residents access to public services, facilities, parks, and commercial retail uses. Furthermore, the

proposed development will add to the diverse mix of residential land uses by providing a range of single detached units and townhouse units in a compact built form in conjunction with landscaped areas and a parkette for the medium density townhouse block. These residential units will accommodate a diverse range of household sizes, ages, and incomes. This satisfies sections 2.2.1.4 a to e of the Growth Plan.

The proposed low and medium density development of an overall density of 25.53 units per hectare is within the delineated built up area and will contribute toward the intensification target as set out in section 2.2.2.3 of the Growth Plan. This will further contribute the Province's effort of increasing housing supply by supporting growth and intensification in the appropriate area. The built form is compatible to the existing residential units that are adjacent to the subject lands. There will be more opportunity for active transportation and vehicle connection to collector and arterial roads. This satisfies section 2.2.2.3 a to f, 2.2.6.1 a i), 2.2.6.2 a, b,c and 2.2.6.3 of the Growth Plan.

This property is located within the Designated Greenfield Area in the City, which supports the achievement of complete communities and active transportation by promoting residential growth in an underutilized area. The site is in close proximity to public services, facilities, parks and commercial retail services. In addition, the proposed development of 35 single detached units and 36 townhouse units contribute towards the minimum density target of 50 residents and jobs combined per hectare. This satisfies sections 2.2.7.1 a, b, c, 2.2.7.2 a and 2.2.7.3 a, b, c and d of the Growth Plan.

The Natural Heritage System within the subject lands include a drainage channel that provides water flow in the Block Plan 51-2 area. The drainage channel will be zoned Floodplain to ensure land is not removed from this important feature as well future development will not negatively impact the channel. This satisfies sections 4.2.2.3 a) i, ii and iii of the Growth Plan.

Based on the above, staff is satisfied that the proposed development conforms to the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan

The Regional 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 subject lands are designated "Urban System" and "North West Brampton Urban Development Area on Schedule D – Regional Structure in the Regional of Peel Official Plan, which consists of lands included within the 2031 Regional Urban Boundary. The subject lands are also "Designated Greenfield Area" on Schedule D4 as established in the Regional Official Plan. This application conforms to the following policies of the Region of Peel Official Plan:

Urban System Objectives (5.3.1.1, 5.3.1.2, 5.3.1.3, 5.3.1.4, 5.3.1.5, 5.3.1.6, 5.3.1.7 and 5.3.1.8):

- To conserve the environmental and resource attributes of the Region (section 5.3.1.1)
- To achieve sustainable development within the Urban System (section 5.3.1.2).
- 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 (section 5.3.1.3)
- 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 (section 5.3.1.4).
- To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive (section 5.3.1.5).
- To promote crime prevention and improvement in the quality of life (section 5.3.1.6).
- To recognize the integrity and physical characteristics of existing communities in Peel (5.3.1.7).
- To provide the needs to Peel's changing age structure and allow opportunities for residents to live in their own communities as they age (section 5.3.1.8).

Urban System Policies:

- 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 (Section 5.3.2.2);
- 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 (section 5.3.2.4)

The North West Brampton Urban Development Area within the Urban System comprise approximately 2,194 hectares (5421 acres) bounded by Mayfield Road to the north, the Greenbelt to the south, Winston Churchill Boulevard to the West, and irregular portions of McLaughlin, Creditview and Mississauga Roads to the east Shown in Schedule D (section 5.3.4). The objectives of the North West Brampton Urban Development Area include (Section 5.3.4.1.1 to 5.3.4.1.3):

- To accommodate a significant portion of future growth of the designated greenfield areas of Peel Region

- To develop complete and transit supportive communities
- To recognize and protect environmental features of Provincial and Regional significance

Growth Management Policies:

- 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 (section 5.5.2.1)
- Develop compact, transit supportive communities in designated greenfield areas (section 5.5.2.2);
- Plan to achieve a minimum greenfield density target of 50 people and jobs combined per hectare by 2031, to be measured over Peel's designated greenfield area excluding major environmental features as defined by the Growth Plan (section 5.5.4.2.1);
- Development within the designated Greenfield Areas shall be designed to meet or exceed the following minimum densities (section 5.5.4.2.2):
 - City of Brampton: 51 residents and jobs combined per hectare;
- Direct the area municipalities to incorporate official plan policies to plan for complete communities within designated greenfield areas that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling (section 5.5.4.2.6);
- Municipalities will direct where development in designated greenfield areas will occur in order to achieve the goals, objectives and targets of this Plan (section 5.5.4.2.7);

Housing

- 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 project requirements and available land resources (section 5.8.2.1 a and b):
 - 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

- 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
- Encourage the area municipalities, while taking into account the characteristics of existing communities, to establish policies in their official plans which support (section 5.8.2.2 a and b):
 - Residential redevelopment in appropriate areas that have sufficient existing or planned infrastructure; and
 - Cost-effective development standards for new residential development, redevelopment, and intensification
- Collaborate with the area municipalities and other stakeholders such as the conservation authorities, the building and development industry, and landowners to encourage new residential development, redevelopment and intensification in support of Regional and area municipal official plan policies promoting compact forms of development and residential intensification (section 5.6.2.6)

The proposed development is located within the Regional Urban Boundary. The proposal protects the existing natural heritage system on and adjacent to the subject lands. The compact built form and diverse housing form establishes the healthy complete communities, which allow people to live, work and do leisure activities within the neighborhood. The proposed development is in close proximity to a planned mixed use/commercial area to the north of the site as well as it is close to existing commercial and retail services. New roads are being established as part of the development that would connect to collector and arterial streets to allow access to other essential services through different modes of transportation. This satisfies sections 5.3, 5.3.1.1, 5.3.1.2, 5.3.1.3, 5.3.1.4, 5.3.1.5, 5.3.1.6, 5.3.1.7 and 5.3.1.8 of the Regional Official Plan.

The Urban System Policies within the Regional Official Plan direct urban development to the Urban System within the 2031 Regional Boundary, which the subject lands are located. Through the Block Plan process the timing of the development was established and the proposed development is proceeding in accordance to the policies of the Block Plan as it related to the growth management and planned provision of necessary services. This satisfies sections 5.3.2.2 and 5.3.2.4 of the Regional Official Plan.

The proposed development is located within the North West Brampton Urban Development Area of the Region's Urban System. This area is to accommodate a significant portion of future growth of the designated greenfield areas of the Region. The design of the subdivision aligns with the approved Block Plan as well as the proposed development is an extension to the existing and proposed neighborhoods that are adjacent to the subject lands. Additional housing options are proposed that include

single detached units and townhouses, which will contribute towards the density requirements as it set out in the Growth Plan and Regional Official Plan. The site allow convenient access to various services, supports active transportation and the new roads introduced will be connected to the existing collector and arterial roads. This satisfies sections 5.3.4.1.1, 5.3.4.1.2 and 5.3.4.1.3 of the Regional Official Plan.

The proposed net density for the single detached units are 18 units per net hectare and 40 units per net hectare for the future townhouse block. The overall net density for the subdivision is 25 units per net hectare. Furthermore, the projected population density for the subdivision is approximately 95 people per hectare. Site design follows the approved Block Plan. The future medium density townhouse block will be subject to a site plan application and detailed design matters will be addressed at that stage. This satisfies section 5.5.2.1, 5.5.2.2, 5.5.4.2.1, 5.5.4.2.2, 5.5.4.2.6 and 5.5.4.2.7 of the Regional Official Plan.

The proposed development is within the designated greenfield area that have sufficient existing servicing and infrastructure as well the design has taken into consideration the proposed timing of the required external municipal infrastructure to ensure availability of adequate capacity to facilitate this development. The built form and type of residential units considers the existing residential communities to the south and west of the subject lands. This satisfies sections 5.8.2.1 a, b, 5.8.2.2.a, b and 5.6.2.6 of the Regional Official Plan.

Based on the above, staff is satisfied that the proposed development conforms to the Region of Peel Official Plan.

City of Brampton Official Plan:

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the plan is to guide development and infrastructure decisions and set the basis for addressing the challenges of growth in Brampton. The Plan incorporates upper level planning policies of the PPS, the Growth Plan and the Region of Peel Official Plan.

The property is designated "Residential" on Schedule A of the Official Plan and "Designated Greenfield Area" on Schedule 1 of the Official Plan. The "Residential" designation permits a broad range of housing, ranging from single detached houses to high-rise apartments housing types. The "Designated Greenfield Area" is comprised of lands outside of the Built Boundary where new communities will provide a diverse range of land uses and create an urban form that supports walking, cycling and transit. The Official Plan policies that are applicable to this application include but are not limited to:

- Brampton's Designated Greenfield Area forms part of the Region of Peel's Designated Greenfield Area, which is planned to achieve a density of 50 residents and jobs combined per hectare by 2031. Brampton shall contribute to this target by planning to achieve a density of 51 persons and jobs per hectare

over its Designated Greenfield Area by 2031, in accordance with the Growth Plan policies for measuring density (section 3.2.2.2);

- Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height (section 3.2.8.3);
- Housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. Brampton's residential policy will focus on the following (section 4.2):
 - Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm (section 4.2 i).
 - Ensuring economic efficiency in providing housing on serviced or serviceable lands within a ten (10) year time frame to meet projected requirements of the regional market area in accordance with the Provincial Policy Statement, and following a growth management program which ensures that all the required services and infrastructure are available as residential areas develop (section 4.2 iii)
 - Safeguarding the environmental integrity of particular development areas by ensuring that the design and development of residential areas protect, enhance and restore the features, functions and linkages of the natural heritage system including rivers, streams, valleys, wetlands and woodlands. The natural heritage system is integral to the health of the City, its neighbourhoods and its residents, and should be protected, as identified in these policies, subwatershed studies and block plans (section 4.2 iv).
 - Promoting well planned, well designed and well-built residential areas that will enhance the sense of place for residents as well as visitors (section 4.2 vi).
 - Encouraging the development of an appropriate proportion of affordable housing as well as special needs and supportive housing, and ensuring adequate housing distribution and integration in the community (section 4.2 vii).
- The Residential designations shown on Schedule "A" 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 Uses designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses (section 4.2.1.1)

- 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. The following Residential Density Categories are referenced by the housing mix and density policies in the newer secondary plans or portions thereof as identified on Schedule “G” as being subject to the New Housing Mx and Density Categories: (section 4.2.1.2)

Density Category	Maximum Density	Permitted Housing types
Low Density	30 units/ net hectare 12 units/net acre	Single detached homes
Medium Density	50 units/ net hectare 20 units/ net acre	Single detached homes Semi-detached homes Townhouses

- The City of Brampton will strive to create communities that have a high quality of development by (section 4.2.7 i):
 - Developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway systems, and road patterns;
- Development proposals shall conform to the City of Brampton’s standard requirements for right-of-way design. Operational and maintenance implications and costs must be identified and mitigated as part of a comprehensive block plan process. The City may accept reduced right-of-way proposals that will be reviewed on a site-specific basis provided that it is demonstrated that the proposed design standards are desirable and in keeping with the City’s overall design objectives for the relevant community and mitigate any impact resulting from the reduced right-of-way. The City will be responsible for the development of standard road cross-sections that it will review, from time to time or as necessary, to ensure responsiveness to development trends (section 4.5.2.9);

- The City shall encourage the design of roads to incorporate elements such as tree planting, landscaping, buffers, hedgerows, pedestrian facilities, transit stops, bicycle paths, median strips and boulevards and sustainable management practices where appropriate and in accordance with Section 4.11 Urban Design and Section 4.6 Natural Heritage and Environmental Management of this Plan (section 4.5.2.26);
- The City shall ensure that all public road design and construction are consistent with the City of Brampton Accessibility Technical Standards (section 4.5.2.28);
- The City shall, in reviewing subdivision plans, ensure that pathways are designed in such a manner so as to promote active transportation by reducing the walking distance from dwelling units to transit, park, school and convenience commercial facilities; and between residential neighbourhoods, particularly when it is not feasible or appropriate to provide sufficient connections by means of local or collector roads (Section 4.5.6.15);
- Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas identified on Schedule “D” unless an Environmental Implementation Report and/or Environmental Impact Study has been prepared having regard for the concerns of the relevant conservation authority, as well as other agencies, to the satisfaction of the City and the report and/or study has demonstrated that there will be no negative impacts on the significant natural features or their ecological functions (Section 4.6.6.8);
- On lands subject to a development application where any natural feature or area designated on Schedule “D” is damaged, destroyed or removed, there will be no adjustment to the boundary or redesignation of these features or areas in the Official Plan. The applicant will be required, as a condition of development approval, to prepare a site restoration plan for the damaged or destroyed feature and undertake the restoration prescribed in the plan, to the satisfaction of the City (Section 4.6.6.13);
- To encourage the conservation of the natural heritage system, the City may consider such implementation procedures as a landowner cost share agreement, density bonusing or density transfers in accordance with Section 5.12 of the Official Plan (Section 4.6.6.25);
- The City will require developers of multiple residential developments (i.e. block townhouses and apartments) to provide on-site recreational facilities to supplement the public parkland system (section 4.7.2.5);
- Components of streetscape shall consist of street trees, lighting, street furniture, and signage, built form, landscape features, road infrastructure and sustainable management practices. The design of these streetscape elements shall be coordinate to achieve the following objectives (section 4.11.2.1.2):

- Communicate the image and character of the community;
 - Reinforce the street network and enhance special community roads (primary streets);
 - Promote an urban relationship between built form and public spaces;
 - Enhance the daily experience of the residents and visitors;
 - Achieve a pedestrian-scaled environment for the public domain that is safe and comfortable;
 - De-emphasize the importance of the car/garage on the streetscapes;
 - Promote sustainable management practices to address water quality, including minimizing impervious cover; using “at source controls”, and infrastructure that is environmentally friendly; and,
 - Establish a level of landscaping and paving appropriate to their role in the street network hierarchy and in line with the “Crime Prevention through Environmental Design” principles to reduce the incidence and fear of crime;
- Urban design objectives and principles shall form an integral part of the City’s land use planning and decision-making processes to ensure that the goal of achieving an attractive and sustainable physical environment is met. All forms of development shall be subject to the policies of this section (section 4.11.4.1);

The Official Plan requires the city’s Designated Greenfield Area to achieve a density of 51 residents and jobs combined per hectare by 2031. The proposed density for this development is 25.53 units per hectare, which contributes towards the required density target for this area. The proposed development is within the 4 storeys limit for residential development outside of the Central Area. This satisfies sections 3.2.2.2 and 3.2.8.3 of the Official Plan.

Two types of housing forms are proposed that include single detached dwellings and townhouses to accommodate families of different ages, income, sizes and needs. The design of the subdivision separates the two types of residential uses to protect the existing natural heritage system and the drainage channel on the subject lands. The future medium density townhouse block also include a small parkette, which provides the additional outdoor amenity space for future residents. The compact built form and the overall site design protect and enhance the existing natural heritage system at the same time enhance the sense of place for residents and visitors. In terms of servicing, there are existing watermains, existing and planned sanitary sewer infrastructure that will service the subdivision. Drainage from the subject site is being captured by

constructed ditches along the south property boundary. The intention is that the medium density block will drain to the proposed drainage channel in accordance to the approved Functional Servicing Report for Block Plan 51-2. This satisfies sections 4.2 I, iii, iv, vi, and vii of the Official Plan.

The residential designation shown on “Schedule A” of the City’s Official Plan allow the proposed residential uses including single detached houses and townhouses. The subject lands are subject to the New Housing Mix and Density Category. Under the low density category only single detached homes are permitted with a maximum density of 30 units per net hectare and the proposed density for the low density single detached dwellings are 18 units per net hectare. Under the medium density category permitted housing types include single detached, semi-detached and townhouses with a maximum density of 50 units per net hectare. The proposed density for the medium density block is 40 units per net hectare. Based on the above, the proposed residential housing types and density conforms to the low density and medium density category of the Official Plan. The proposed development protect the natural heritage system and drainage channel on the subject lands. This satisfies sections 4.2.1.1, 4.2.1.2 and 4.2.7 i of the Official Plan.

The proposed development is designed in accordance to the Community Design Guideline for Mount Pleasant Block Plan 51-2 (Allora Green Community). The road design also follows the standards as set out in the Community Design Guideline with regards to the aesthetics elements and will be consistent with the Accessibility Technical Standards. This satisfies sections 4.5.2.9, 4.5.2.26 and 4.5.2.28 of the Official Plan.

The pathways within the proposed development allows future residents access to various services and amenities including transit stops, parks and commercial facilities. Queen Mary Drive is planned as part of the Block Plan process as a collector route to accommodate active transportation, transit and connection to nearby arterial road and services. The drainage channel that separates the single detached dwellings and townhouses are not accessible to the public and does not contain pathways. The natural heritage feature on the subject lands are regulated by the Credit Valley Conservation Area and no development are allowed within the drainage channel. Migration methods have been established as part of the proposed development through its design to ensure there are no negative impacts on this important feature. In addition, a landowner cost share agreement has been signed and executed for this subject lands. This satisfies sections 4.5.6.15, 4.6.6.8, 4.6.6.13 and 4.6.6.25 of the Official Plan.

As part of the medium density townhouse block, a parkette is included in the proposal. The concept plan for the townhouse block submitted to the city also include private backyard and front yard for recreational purposes. In terms of streetscapes, the design of the proposed development follow the standards set out in the Community Design Guidelines for Mount Pleasant Block Plan 51-2 (Allora Green Community). The sustainability measures include using energy conservation mechanisms, reinforcing community roads to improve connectivity and implementing traffic calming measures to

support a pedestrian friendly environment. The proposed development achieved a score of 41, which is the silver threshold in the sustainability metrics. This satisfies sections 4.7.2.5, 4.11.2.1.2 and 4.11.4.1 of the Official Plan.

Based on the above, staff is satisfied that the proposed development conforms to the general intent and vision of the City of Brampton Official Plan.

Mount Pleasant Secondary Plan (Area 51)

The property is designated 'Low Density Residential', 'Medium Density' and 'Natural Heritage System Area' in the Mount Pleasant Flowertown Secondary Plan (Area 51).

The following Secondary Plan policies are applicable to this application:

- Any proposals for residential development will have regard for the transition and physical integration with adjacent forms of development and effective separation and buffering from major roads and other noise sources. (Section 5.1.1.3);
- Residential designations adjacent to the Natural Heritage System shown on Schedule SP 51(a) shall be shaped, oriented, and developed in a manner that is compatible, complementary to the Natural Heritage System (Section 5.1.1.5);
- In areas designated Low and Medium Density Residential on Schedule SP51 (a), the following shall apply, subject to Section 5.1.1 of this Chapter (Section 5.1.2.1 i to iii):
 - (i) Permitted uses shall include single-detached, semi-detached, townhouses and lane-based townhouse structural types, stormwater management facilities and other infrastructure, places of worship, schools and parks;
 - (ii) A maximum density of 36 units per net residential hectare (15 units per net residential acre) shall be permitted;
 - (iii) Minimum lot widths and the percentage of single detached structural units shall be determined at the Block Plan Any proposal for townhouse development within the Low Density 2 Residential designation shall have regard for the achievement of acceptable transition and physical integration with lower density forms of development, and separation and buffering from major roads, other noise sources or adjacent commercial uses (section 5.2.5.2);
- In areas designated Medium Density Residential on Schedule SP51 (a), the following shall apply, subject to Section 5.1.1 of this Chapter (Section 5.1.3.1i to vi):

- (i) Permitted uses shall include single-detached, semi-detached, apartments, duplexes, maisonettes, triplexes, and townhouse structural types, as well as live/work units, seniors' residences, retail/office/restaurant commercial, stormwater management facilities and other infrastructure, places of worship, schools and parks.
 - (ii) Permitted building heights shall range between 2 to 6 storeys. The ultimate height of all buildings and the provision of taller buildings greater than 6 storeys will be subject to suitable justification being provided at the Block Plan Stage through the required Community Design Guidelines, without the need for an amendment to the Secondary Plan.
 - (iii) A maximum density of 60 units per net residential hectare (24 units per net residential acre) shall be permitted.
 - (iv) Minimum lot widths and the percentage of single detached structural units shall be determined at the Block Plan Stage.
 - (v) The boundary of the Medium Density Residential designations shall be interpreted as being approximate and shall be further refined at the Block Plan Stage.
 - (vi) The physical integration of the Medium Density Residential designations with the Mixed-Use designations shall be further refined at the Block Plan Stage, including, but not limited to, determining the range of uses, density and built form.
- The Natural Heritage System Area designation shown on Schedule SP 51(a) is comprised of Valleylands and Watercourse Corridors, Woodlands, 22 Wetlands, and Environmental Buffers, as well as restoration areas and connecting corridors (Section 5.5.2);
 - The final Natural Heritage System shall be zoned in a restrictive zoning designation to protect it from development and remain primarily in a natural state, or where possible, be restored and enhanced, in accordance with the recommendations of the Mount Pleasant Subwatershed Study and consistent with the principles outlined in Appendix F of this Chapter and attached schedules (Section 5.5.3);
 - Permitted uses and activities within the Natural Heritage System shall be limited to fish, wildlife and conservation management; limited infrastructure including road and municipal services crossings, stormwater management facilities and Low Impact Development measures; natural heritage feature or area restoration and enhancement works; channel relocation and lowering; wetland and/or woodland restoration and enhancement works; passive recreational facilities and uses such as trails, interpretative displays and signage; and site alteration to accommodate the above uses (Section 5.5.4);

- Lands located outside of the limits of the final Natural Heritage System shall be considered to be available for development as illustrated on Schedule SP51(a) (section 5.5.5);
- The Recreational Open Space System and the Natural Heritage System, are given a high profile within the community as visible and accessible public amenities, and are inter-connected to the greatest extent practicable where it has been demonstrated not to adversely impact the functions of the Natural Heritage System (Section 5.5.6);
- Pedestrian and cyclist linkages between the Natural Heritage System , Recreational Open Space facilities and school sites shall be provided where practical and it has been demonstrated not to adversely impact the functions of the Natural Heritage System . Such linkages shall be identified during the Block Plan Process and further refined during the processing of Subdivision Plans (Section 5.5.7)
- The Natural Heritage System Area designation located at the north side of Wanless Drive within Part of Lot 16, Concession 3, W.H.S. shall comprise an open drainage channel unless Credit Valley Conservation and the City of Brampton modify this feature through the Block Plan Process (Section 5.5.11)

The proposed residential development is designed according to the Mount Pleasant Block Plan 51-2 and the proposed built forms of single detached dwellings and townhouses are compatible with the existing adjacent community. Effective separation and acoustic barriers are provided for lots and blocks that abuts a Collector Road. The residential units proposed are shaped, oriented and developed in a manner that is compatible with the existing NHS drainage channel. The channel is proposed to be zoned Floodplain to protect this feature. This satisfies section 5.1.1.3 and 5.1.1.5 of the Secondary Plan.

Under the Low and Medium Density Residential category in the Secondary Plan, single-detached and townhouses are permitted. The proposed density for the single detached units are 19 units per hectare, which is within the maximum density of 36 units per net residential hectare. Built form and layout follows the approved Block Plan. This satisfies section 5.1.2.1 i, ii and iii of the Secondary Plan.

Under the Medium Density Residential category in the Secondary Plan, townhouses are permitted and the permitted height is between 2 to 6 storeys. The proposed density for the townhouses are 40 units per hectare, which is within the maximum density of 60 units per net residential hectare. The Medium density block is conceptual and will be subject to a future site plan application. This satisfies section 5.1.3.1 I, ii, iii, iv, v and vi of the Secondary Plan.

Natural Heritage System is designated on part of the subject property and adjacent to the site that comprises the drainage channel. The proposed zoning for the drainage channel on the subject property is zoned Floodplain to protect it from development and

will be preserved while the drainage infrastructure will accommodate upstream storm runoff. Public will not have access to the channel. Within the natural heritage system designation, drainage channel is a permitted uses. This satisfies section 5.5.2, 5.5.3, 5.5.5, 5.5.6, 5.5.7 and 5.5.11 of the Secondary Plan.

Based on the above, staff is satisfied that the proposed development is consistent with the general intent and vision of the Mount Pleasant Secondary Plan.

Sub-Area 51-2 Block Plan of the Mount Pleasant Secondary Plan

The property is designated 'Low Medium Density Residential,' 'Medium Density Residential' and Natural Heritage System Channels/Buffers' in the Mount Pleasant Block Plan 51-2 (Alloa Green Community). Mount Pleasant Community Block Plan 51-2 is a proposed community development located in North West Brampton and is the second of two block plan areas.

The following Block Plan policies are applicable to this application:

Section 3.1.1 Natural Heritage System/Channel Alignment

- The proposed Natural Heritage System (NHS) will be designed to meet environmental objectives to create an ecologically diverse, healthy and sustainable NHS in an urbanized setting. It shall be based on appropriate science to remediate, restore and enhance the existing natural environment to achieve multiple objectives and targets related to fish and wildlife habitat, connected natural areas and features, community diversity, water management, etc., that will be balanced and implementable;
- The proposed land use fabric, including streets, residential blocks, parks, schools, etc., has in part evolved from the prominent NHS layout and will provide vital amenity features within walking distance of each neighbourhood. A responsibly conceived land use fabric that is derived from a robust NHS and Transit-Oriented Development (TOD) emphasis, as reflected in the adopted Block Plan, will further enhance the livability of the community by contributing to more efficient pedestrian, cycling and transit patterns, reducing automobile usage, and providing areas for passive recreation and nature appreciation;

Section 3.4 Built Form Guidelines

- A variety of housing forms and lotting patterns should be utilized within the community as appropriate to the location and designated density. All ground related residential developments are subject to the architectural control compliance review process in accordance to the general design criteria (Section 3.4.3);

- A mix of lot sizes and housing types within each neighbourhood should be provided.
- Allow for a variety of architectural expressions and elevation treatment to provide visual diversity within the streetscape. Repetition of architectural design should be permitted in key areas (such as surrounding parks or within nodes) where it helps to strengthen neighbourhood character.
- Offer a variety of housing choices to help create a diverse community for residents of different incomes, households and lifestyles.
- All elevations of the building visible within the public realm should be well articulated and detailed. Design emphasis for buildings at focal locations will be required.
- Building elevations exposed to public view will be evaluated through an architectural control process to ensure attractive, harmonious streetscapes are realized.
- The scale, height and massing of new housing should relate to the adjacent street while retaining a comfortable pedestrian scale.
- The visual impact of street-facing garages should be minimized through regulations to their width and projection beyond the front facade of the dwelling. Key areas of the community will require garages to be located away from street view.
- Provide ample fenestration and usable front porches to promote casual surveillance of public spaces from within the dwelling, contribute to public safety and assist in fostering a pedestrian-friendly community.

Section 5.0 Sub-Area 51-2 Block Plan Policies:

- Prior to the Draft Approval of the first Draft Plan of Subdivision in Block Plan Area 51-2, a Developer Cost Sharing Agreement shall be executed by all participating landowners in accordance with the principles agreed to by the City prior to the final Block Plan Approval. The Cost Sharing Agreement shall provide for the timely delivery of community use lands and infrastructure (including but not necessarily limited to, parks, arterial, and collector roads, schools, woodlots, and stormwater management ponds) (Section 5.3);
- All development applications submitted within the boundaries of Block Plan Area 51-2 shall conform to the approved recommendations of the Environmental Site Assessment Report (Section 5.5);
- All development applications submitted within the boundaries of Block Plan Area 51-2 shall be implemented and staged in accordance with the approved Growth Management Staging and Sequencing Strategy for Block Plan 51-2, which shall establish the detailed timing and staging of development relative to the sequential delivery of required infrastructure such as roads, parks, and engineering services. The Growth Management Staging and Sequencing Strategy shall specifically address the delivery of the infrastructure and services

required to create a complete community that connects seamlessly with adjacent neighbourhoods (Section 5.6);

- In order to ensure conformity with the Provincial Growth Plan for the Greater Golden Horseshoe, the City's Growth Management objectives, and the density requirements of the Mount Pleasant Secondary Plan, Block Plan Area 51-2 shall be planned to achieve population in the order of 17,500 persons and employment in the order of 1,300 employees. The resulting density in this Block Plan Area will be approximately 64 people and jobs combined per net hectare. Implementing zoning and plans of subdivision shall contain provisions to implement these targets in a manner consistent with the approved Block Plan (Section 5.7).

The natural heritage system specifically the drainage channel comprise of approximately 1.28 hectare of the subject land that separates the low density single detached dwellings proposed and the medium density townhouse units. The storm drainage feature carry flows from north of Mayfield Road to a culver under McLaughlin Road and to Fletcher's Creek. This natural heritage feature is protected with a restrictive Floodplain zoning designation and this important feature maintains the diversity and connectivity of the natural features in this area. In addition, the natural heritage system on the subject land enhance the livability of the community and demonstrate nature appreciation. This satisfies sections 3.1.1 of the Sub-Area 51-2 Block Plan.

The proposed housing form for the development include single detached dwellings with street facing garages and townhouses. The two types of housing form offers more housing options that help create a diverse community for future residents of different incomes, households and lifestyles that is pedestrian friendly. The residential development will be subject to the architectural control compliance review. In addition, the medium density townhouse block will be subject to a future site plan application, which the architectural expressions, elevation treatment and streetscape will be reviewed in detail. The proposed parkette within the medium density townhouse block provide the necessary outdoor amenity space for residents. There will be future bus stops and pedestrian amenity infrastructure in the area. This satisfies section 3.4 and 3.4.3 of the Sub-Area 51-2 Block Plan.

In accordance to the Block Plan policies, the owner has signed the added party agreement to the Block 51-2 Landowners Group Mount Pleasant Community Cost Sharing Agreement. Under the Growth Management Staging and Sequencing Strategy, the subject lands are identified as Sub-Area E3 under Area 2C, which prior to constructions and registration of the first plan conditions related to roads and stormwater management ponds need to be met. The extension of Queen Mary Drive to Mayfield Road has been constructed in the Mayfield Brampton Inc. Subdivision that is west of the subject lands. Arrangements were made to convey the portion of Queen Mary Drive to Mayfield Brampton Inc. for construction of the road. In addition, the stormwater management pond F-10 is in place. The overall proposed density for this development is 25.53 units per net residential hectare, which will contribute towards the 64 people and jobs combined per net hectare in accordance to the Mount Pleasant

Secondary Plan, Block Plan Area 51-2. This satisfies section 5.3, 5.5, 5.6 and 5.7 of the Block Plan.

Based on the above, staff is satisfied that the proposed development is consistent with the general intent and vision of the Sub Area 51-2 Block Plan of the Mount Pleasant Secondary Plan.

Zoning By-law Amendment

The subject property is zoned “Agricultural (A) – Section 46.1” by By-law 270-2004 as amended. This zoning designation does not permit the proposed residential uses.

The following is an overview and rationale for the key requirements and restrictions contained in the Zoning By-law amendment recommended for approval in Appendix 11 of this report that is required to implement the proposed residential uses.

Residential Zoning Permissions

This Zoning By-law amendment proposes to rezone the property to “Residential Single Detached (R1F-9-2452)”, “Residential Single Detached F 11.6 – Section 3648 (R1F-11.6-2648)”, “Residential Single Detached F 12.2 – Section 3649 (R1F-12.2 – 3649)”, Residential Townhouse A – Section 3650 (R3A-3650)”, “Residential Townhouse A – Section 3651 (R3A-3651)” and “Floodplain (F)” Zone. The Zoning By-law Amendment includes site-specific zoning provisions, including but not limited to, lot area, lot width, yard depths and setbacks, building height and landscape open space for the proposed stacked single detached units and townhouse units. Other development standards are also included in the proposed by-law amendment as shown in Appendix 11 – Draft Zoning By-law Amendment.

Technical Requirements

The following technical requirements have been satisfied.

Planning Justification Report

The Planning Justification Report revised on May 30, 2022 and prepared by Steven Giankoulas and Maria Jones, MCIP, RPP at Candevcon Limited was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report and its addendums conclude that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan, the Mount Pleasant Secondary Plan (Area 51) and the Sub Area 51-2 Mount Pleasant Block Plan are satisfied and the development represents good planning. Planning staff have evaluated this study and have found it satisfactory.

Transportation Impact Study

A Traffic Impact Study dated December 6, 2021 and prepared by Brian Wong, P. Eng and David Lee, P. Eng at Candevcon Limited was submitted to assess the transportation related aspects of the proposed development. The study includes a review and assessment of the existing and future road network, traffic volumes and conditions.

The assessment and with the implementation of the recommendations in the study found that all of the turning movements at the concerned intersections will operate at acceptable levels of service. In addition, the key intersections will operate at acceptable levels of service during the weekday A.M and P.M. Peak hours under the 2024 and 2029 horizon years. The proposed minimum of 0.25 visitor parking stalls per unit for the medium density townhouse block is supported by Traffic Staffs. Traffic staff have reviewed the studies and have found it satisfactory.

Functional Servicing Report

The Functional Servicing Report revised on June 21, 2022 and prepared by Candevcon Limited is provided in support of this application. The Functional Servicing Report provides background information regarding the subject property, summarizes the existing site conditions, provides information regarding the proposed development conditions, outlines the existing and preliminary proposed grading and outlines the existing and preliminary proposed servicing.

The Functional Servicing Report conclude that the proposed development can be serviced utilizing the existing and proposed infrastructure and that the subject property can be adequately serviced with water, sanitary drainage, stormwater drainage, and stormwater management.

Watermain

Water supply servicing of the subject land is proposed via the Region's water supply system. 300mm diameter watermains are currently located on Queen Mary Drive and McLaughlin Road. The medium density townhouse block will be connected to the existing 300mm diameter watermain along McLaughlin Road via a separate water connection as part of a future Site Plan Application.

Sanitary Servicing

The sanitary drainage from the proposed development will be directed to the existing sanitary sewer located on Queen Mary Drive (west part) and the future sanitary sewer on McLaughlin Road (Medium Density Block).

Storm Drainage and Storm Water Management

Storm drainage from the westerly part of the subdivision will be directed to the existing storm sewers located on Queen Mary Drive. The proposed site is included in the drainage area for existing Stormwater Management Pond No. F-10 located at the northwest corner of the intersection of Wanelss Drive and McLaughlin Road. Quality and Quantity control for the proposed development are provided by the existing SWM facility, Pond F-10. A separate Functional Servicing Report will be required for the future medium density block at the site plan stage.

Engineering staff have reviewed the Functional Servicing Report and are satisfied the site can achieve the grading, storm servicing, and stormwater management proposed in the report. Region of Peel have reviewed the Functional Servicing Report and find it to be satisfactory.

Phase 1 Environmental Site Assessment

The Phase 1 Environmental Site Assessment dated May 21, 2020 prepared by Soil-Mat Engineers and Consultants LTD indicate no past industrial or commercial operations having occurred on the site and the property is consisted of a vacant undeveloped parcel of land primarily covered with overgrown grass and low-lying weeds. The findings of the Phase 1 Assessment found the potential of site contamination to be considered low and further investigations are not required. A record of site condition has been filed with the Environmental Site Registry to support the proposed residential development. As such, engineering staff have evaluated the study and have no further concerns with respect to the Environmental Site Assessment.

Noise Impact Study

The Noise Impact Study dated January 22, 2021 prepared by Candevcon Limited to investigate the potential noise impacts on the proposed residential subdivision and to provide preliminary recommendations in regards to noise control measures to satisfy the noise requirements of the Region of Peel, City of Brampton and the Ontario Ministry of the Environment, Conservation and Parks. This report recommends noise mitigation measures including acoustic barriers, warning clauses and forced air heating with provision for A/C specifically for Blocks 3, Lot 17 and Lot 18. Acoustics staff has review the noise impact study, which does not include Block 5 (medium density townhouse block) and do not have objection to the application to proceed with Zoning By-law Amendment and Draft Plan of Subdivision.

Archaeological Assessment Stage 1 and 2

Stage 1 and 2 Archaeological Assessment dated June 9, 2015 prepared by Archeoworks Inc. was completed to evaluate the site's archaeological potential and identify if the site contains archaeological resources of significant cultural heritage value

or interest. Stage 1 identified elevated potential for the recovery of archaeologically significant materials within the study area. For Stage 2, no archaeological resources were encountered. The assessment concluded that no further archaeological investigation is required for the study area and no construction activities shall take place within the study area prior to the MTCS confirming in writing that all archaeological licensing and technical review requirements have been satisfied. Heritage staff have reviewed the assessments and have no further concerns.

Tree Evaluation Report and Preservation Plan

The Tree Inventory and Tree Preservation Plan dated January 26, 2021 prepared by Kuntz Forestry Consulting Inc. which contains an inventory of 16 trees, which 4 are on the subject property and 12 of which are within the City right-of-way. The study found that 4 trees from the total of 16 trees are proposed to be removed in order to accommodate the construction of the proposed drainage channel. One tree located in the City right-of-way is recommended for removal due to poor condition. The report provided recommendations and tree protection measures for all other trees to be preserved prior to construction. The 10 compensation replacement trees will have to be identified at detailed design or as a cash-in-lieu payment of \$5000 as a condition of approval.

Open Space staff have evaluated the Tree Inventory and Tree Preservation Plans and have found it satisfactory.

Waste Collection Strategy

The region will provide curbside waste collection provided that future submissions satisfy the requirements outlined in sections 2 and 3 of the Waste Collection Design Standards Manual. In addition, waste collection for the medium density block will be confirmed through a future site plan application.

Sustainability Score and Summary

The applicant has completed a Sustainability Assessment and Summary for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 41 points that satisfies the City's silver Threshold. Planning staff have evaluated the score and summary sheets, and have found it satisfactory.