

Information Summary
City File No. OZS-2022-0017

Notwithstanding the information summary provided below, staff advises that prior to finalizing recommendations to Council, this application will be further evaluated for its consistency with the *Planning Act*, Provincial Policy Statement, conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, the City of Brampton Official Plan and the Bram West Secondary Plan Area 40(d).

Planning Act

The application will be evaluated against the *Planning Act* to ensure that the proposal is consistent with matters of provincial interest. A preliminary assessment of the *Planning Act* sections applicable to this application include but are not limited to:

Section 2(a) - the protection of ecological systems, including natural areas, features and functions;

Section 2 (f) - the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Section 2(h) – the orderly development of safe and healthy communities;

Section 2(j) – the adequate provision of a full range of housing, including affordable housing;

Section 2(p) – the appropriate location of growth and development; and,

Section 2(q) – the promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians.

Provincial Policy Statement (2020)

The application will be evaluated against the Provincial Policy Statement to ensure that the proposal is consistent with matters of provincial interest. A preliminary assessment of the Provincial Policy Statement sections applicable to this application include but are not limited to:

1.1.1: healthy, livable 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 range and mix of residential (including second units, 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;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas; and,*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

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;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed;*

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

1.5.1 Healthy, active communities should be promoted by:

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

1.6.7.4: A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.

2.1.1 Natural features and areas shall be protected for the long term.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal conforms to the Plan. A preliminary assessment of the Growth Plan 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:

- a) the vast majority of growth will be directed to settlement areas that:*
 - i. have a delineated built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and,*
 - iii. can support the achievement of complete communities.*
- c) within settlement areas, growth will be focused in:*
 - i. delineated built-up areas;*
 - ii. strategic growth 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;*
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:*
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. public service facilities, co-located and integrated in community hubs;*
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. healthy, local, and affordable food options, including through urban agriculture;*
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*
- f) mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and,*
- g) integrate green infrastructure and appropriate low impact development.*

2.2.7: Designated Greenfield Areas

- 1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:*
 - a) supports the achievement of complete communities;*
 - b) supports active transportation; and,*
 - c) encourages the integration and sustained viability of transit services.*
- 2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:*
 - a) The Cities 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;

4.2.2.3: Within the Natural Heritage System for the Growth Plan:

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;

Region of Peel Official Plan

The application will be evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. A preliminary assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

The Urban System Objectives

5.3.1.1: To conserve environmental and resource attributes of the Region;

5.3.1.2: To achieve sustainable development within the Urban System;

5.3.1.3: 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;

5.3.1.4: To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, infrastructure and public finances while taking into account the characteristics of existing communities and services;

5.3.1.5: To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive;

The proposed development will contribute towards achieving the Urban System's objectives by way of developing a compact form of development that respects the environmental areas and features, corresponds to the characteristics of the existing/planned communities, and provides a pedestrian friendly environment.

Greenfield Density

The subject lands are located within the Designated Greenfield Area in the Peel Region Official Plan, to which the following objectives are applicable:

5.5.4.1.1: To plan and designate greenfields to contribute to complete communities;

5.5.4.1.2: To achieve compact urban forms within the designated greenfield area that support walking, cycling and the early integration and sustained viability of transit services;

5.5.4.1.3 To achieve a compatible and diverse mix of land uses to support vibrant neighbourhoods;

5.5.4.1.4: To optimize the use of designated greenfield area;

5.5.4.1.5: To enhance the natural environment and resources;

5.5.4.2.1: 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;

5.5.4.2.2: Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:

City of Brampton: 51 residents and jobs combined per hectare.

City of Brampton Official Plan

The subject lands are designated 'Communities', 'Designated Greenfield Areas', and 'Open Space' in Schedule 1 City Concept of the Official Plan. They are designated 'Residential' and 'Open Space' in Schedule A General Land Use Designations, in the City of Brampton Official Plan. The 'Residential' designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached houses to high-rise apartments.

Schedule A1 Upscale Executive Housing Special Policy Areas of the Official Plan identifies that the subject lands are within the 'Upscale Executive Housing Special Policy Areas' designation. Upscale Executive Housing is a low density form of housing characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities. The minimum lot frontage for single detached homes in these communities is 15 metres (50 feet) and minimum residential floor areas may be established, where appropriate. The maximum net density is to be 14.5 units/net hectare (6 units/net acre). An amendment to the Official Plan is required.

The application will be evaluated against the City of Brampton Official Plan to ensure that the proposal conforms to the Plan. A preliminary assessment of the Official Plan sections applicable to this application include but are not limited to:

Built Boundary and Designated Greenfield Area

Schedule 1 - City Concept to the Brampton Official Plan depicts the delineated built boundary for the City and places the subject site outside of the Built Boundary and within the Communities area. It also shows the subject lands as within the Designated Greenfield Area overlay.

3.2.2 *Brampton's Designated Greenfield Area is comprised of lands outside of the Built Boundary. New communities within the Designated Greenfield Area will contribute to the creation of complete communities by providing a diverse mix of land uses and creating an urban form that supports walking, cycling and transit.*

3.2.2.2 *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.*

Residential

4.2: *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:*

- (i) 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;*
- (iii) 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;*
- (iv) 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, sub-watershed studies and block plans.*

- (vi) *Promoting well planned, well designed and well built residential areas that will enhance the sense of place for residents as well as visitors.*
- (vii) *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.*

Open Space

4.6.7 Lands designated as Valleylands/Watercourses Corridors on Schedule "D" of the Official Plan are intended primarily for the preservation and conservation of the natural features, functions and linkages. Although development is generally prohibited within valleylands and watercourse corridors, there are some existing uses and some permitted uses that must be recognized.

4.6.7.1 Development and site alteration is generally not permitted within a valleyland or watercourse corridor unless it has been demonstrated that there will be no negative impact on the significant natural features and their functions in accordance with the required studies. When considering an application for development on lands within or adjacent to valleyland and watercourse corridors, the following shall be taken into account:

- (i) No new development shall occur within the identified slope stability, 100 year erosion limit and/or meander belt width hazard;*
- (ii) Existing development shall be reviewed in consideration of the identified slope stability, 100-year erosion limit and/or meander belt width hazard with regard to City policies and standards/policies of the relevant Conservation Authority;*
- (iii) Opportunities to mitigate, enhance or restore natural features, functions and linkages, including natural hazards, as defined in watershed, subwatershed or environmental studies;*
- (iv) The proposed measures to mitigate predicted impacts must be undertaken in an environmentally sound manner consistent with accepted engineering techniques and environmental management practices;*
- (v) The no negative impact test can consider overall environmental benefits across the local landscape scale by the replacement of natural features and associated functions while meeting City policies and Provincial standards;*
- (vi) The impact of the development proposal to the physical continuity of the natural heritage-open space system, including public access where appropriate and feasible;*
- (vii) The costs and benefits in ecological, monetary, social and biological terms of any engineering works or environmental*

- management practices needed to mitigate these impacts;*
(viii) *The risk of the loss of life or property damage; and,*
(ix) *The comment of the appropriate Conservation Authority and Provincial Ministry).*

Upscale Executive Housing Special Policy Area

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

BramWest Secondary Plan

The property is designated 'Executive Residential' in Bram West Secondary Plan (SPA 40d), which primarily permits single detached structural units. A restricted number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape. A maximum density of 14.8 units per net residential hectare (6 units per net residential acre) is allowed in the Executive Residential designation. An amendment the Official Plan is required to permit the proposed use/density.

The application will be evaluated against the Bram West Secondary Plan Area 40 (d) to ensure that the proposal satisfies the general vision, goals and objectives of the Plan. A preliminary assessment of the Secondary Plan sections applicable to this application include but are not limited to:

Executive Residential

3.4.19 The lands designated Executive Residential on Schedule SP40(a), , shall reflect the Upscale Executive Housing policies, principles and standards established in the Official Plan.

3.4.22 In areas designated Executive Residential on Schedule SP40(a), the following policies shall apply:

(i) primarily single detached structural units shall be permitted. A restricted number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;

(ii) limited development of the following complementary uses shall also be permitted:

- private education facilities;
- libraries;
- day care centres;
- health centres; and,
- public recreation facilities.

- (iii) a maximum density of 14.8 units per net residential hectare (6 units per net residential acre);
- (iv) a minimum lot frontage for detached units of 15 metres (50 feet);
- (v) a range of wider lot frontages from 15 metres (50 feet) to 26 metres (85 feet) and beyond shall be provided and identified through the block plan process in appropriate locations.

Valleylands

3.6.1 Lands designated Valleyland on Schedule SP40(a) have been identified by the Conservation Authority as having inherent environmental hazards including flood and erosion susceptibility, but which contribute to the ecological integrity of the Credit River Watershed. Designated Valleylands shall remain primarily in a natural state or be utilized for storm water management purposes and complementary uses in accordance with Part I, Section 4.4 and other relevant policies of the Official Plan and the recommendations of the Bram West Subwatershed Management Study (Gartner Lee Ltd.).

3.6.2 Building setbacks shall be imposed from the margin of Hazard Lands or Valleylands so as to have regard for the extent and severity of existing and potential hazards. Setbacks, if required, shall be determined by the City in consultation with the local conservation authority prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.

3.6.3 Valleyland designations are intended to conceptually reflect the extent of the existing top of bank, floodplain or watercourse/valley corridor. As a result of site specific determination of the limit of development, areas determined as unrelated or not required for valley corridor function, will revert to the relevant adjacent land use designation(s) without an amendment to this Plan. Additional lands may also be determined for valleyland designation.

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

This proposed plan of subdivision is within the approved Riverview Heights Block Plan area (Sub-area 40-3). The Block Plan determines the developable area of the site and the location and size of the infrastructure and community facilities required to support development. The Riverview Heights Block Plan contemplates low residential density development with executive residential lots. The application will be evaluated against the Riverview Heights Block Plan (Sub-Area 40-3) (2011) to ensure that the proposal conforms to the Plan.

Zoning By-law

The property is zoned 'Agricultural (A)' and 'Open Space-Special Section 2418 (OS-2418)' in the City of Brampton Zoning By-law (270-2004). The 'A' zone permits agricultural uses, a single detached dwelling, a group home type 1 or 2, a cemetery, an animal hospital, a kennel, and a home occupation. The 'OS-2418' zone permits uses permitted in an 'Open Space (OS)' zone and those purposes permitted in the 'Residential One-E-15.0-2431 (R1E-15.0-2431)' zone. The 'OS' zone permits an indoor or outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority, including a conservation authority, any conservation area or purposes; and only in conjunction with a permitted indoor or outdoor recreation facility, a lounge or restaurant; and purposes accessory to the other permitted purposes. The 'R1E-15.0-2431' zone permits a single detached dwelling, a group home type 1, and an auxiliary group home. An Amendment to the Zoning By-law is required to permit the proposed uses.

Sustainability Score and Summary

A full review of the Sustainability Score and Summary will be undertaken and discussed within the Recommendation Report, which will be brought forward to a future Planning and Development Committee meeting. The applicant has completed the sustainability Score, indicating an overall score of 49. This meets the City's Bronze threshold.

Documents Submitted in Support of the Application

- Official Plan and Zoning Amendment Applications
- Arborist Report
- Archaeologist Assessment
- Architectural Drawings
- Comments Response Table
- Public Notice Sign
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Functional Servicing Report
- Landscape Plan
- Noise Study
- Parcel Abstract
- Phase 1 Environmental Site Assessment
- Phase 2 Environmental Site Assessment
- Planning Justification Report
- Site Grading Plan
- Site Servicing Plan
- Storm Drainage Plan
- Submission Checklist
- Sustainability Score & Summary, and Snapshot

- Traffic Impact Study
- Tree Inventory Plan
- Urban Design Brief