

DETAILED PLANNING ANALYSIS

City File Number: OZS-2021-0004

Subdivision File: 21T-21001B

Planning Act

Development applications must meet the criteria as set out in the *Planning Act*. For this development application, it must meet the criteria as set out in Sections 2 51(24). The following provides a discussion to these sections.

Section 2:

In terms of the following matters, the application satisfies the requirement to have regard to the Matters of Provincial Interest set out in Section 2 of the *Planning Act*:

- (a) the protection of ecological systems, including natural areas, features and functions;
- (r) the promotion of built form that,
 - (i) is well-designed
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

As set out in more detail below, the application has appropriate regard to these matters.

Section 51(24) – Criteria for Approval of Subdivision Applications

Section 51.24 of the *Planning Act* provides criteria for the consideration of a draft plan of subdivision. The application has regard for the following matters:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) conformity to the official plan,
- (d) suitability for the land for the purpose for which it is being subdivided, and
- (h) conservation of natural resources and flood control.

As set out in more detail below, the application has appropriate regard to these matters and is in the public interest.

The allocation of lands within the Draft Plan of Subdivision provide lots and blocks for the residential portion, block for the open space portion and a block for an apartment. The Draft Plan of Subdivision creates the lots and blocks required for the road and the individual residential lots.

The proposed Draft Plan of Subdivision is suitable as the Zoning By-law will inform the uses permitted within the lots and blocks, and there is sufficient space to accommodate

the proposed uses. The Draft Plan of Subdivision has regard for the conservation of natural resources as there are lands that are being created that will be zoned open space and will be dedicated to the city as part of the processing of this application.

The application fulfills the requirements as identified within the *Planning Act*, specifically Section 2 and 51(24). The application is generally in conformity with the Official Plan and is suitable for the lands. It is also acknowledged that the proposed plan respects the conservation of natural resources and flood control.

Provincial Policy Statement (2020)

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

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

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - the proposed development provides a housing supply that has a demand in the community that is laid out in an efficient manner.
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - the proposed development complies with the relevant environmental regulations and respects the adjacent valleyland conditions.
- 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,
 - the subject lands are located in a Secondary Plan area that is within the Brampton settlement area.
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.
 - The layout of the development optimizes the future road pattern, servicing and infrastructure.

The proposed development is located within Block Plan Area 48-2, which is a planned area. In doing such, the applicant is optimizing the land resources within the city. The applicant has completed an environmental assessment of the subject lands and is providing buffers that meet the requirements of both the city and the conservation authority.

Section 1.1.3.2 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources; and,

- 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.

The proposed development road pattern and utilization of the land is an efficient use of the land. The proposed use of the land is appropriate for the subject lands and does not put undue stress on the local infrastructure. By developing this property, the applicant is following the vision for this community.

Section 1.1.3.4 states that appropriate development standards which facilitate re-development while avoiding or mitigating risks to public health and safety.

The development of these lands for low, medium and medium high density residential is appropriate and avoids risks to public health and safety in respecting the adjacent existing land uses.

2020 Growth Plan for the Greater Golden Horseshoe

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

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in Section 2.2.1 Managing Growth. According to Section 2.2.1, within settlement areas, growth is to be focused in:

- delineated built-up areas;
- areas with existing or planned public service facilities.

The proposal conforms to Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a mix of land uses and convenient access to local stores, services, and public service facilities.

The applicable Growth Plan minimum density target is identified as being 46 residents and jobs combined per hectare. The proposal does not meet the minimum density target. This figure is slightly lower than the requirement; this is due to the large park that is provide on site which accounts for 1/3 of the total land area.

Regional Official Plan

The property is located within the "Urban Systems" designation in the Regional Official Plan. The subject applications conform to the Region of Peel Official Plan, including the policies set out below.

Section 5.3.1.3 - “To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities”.

Staff is of the opinion that the development proposal will create opportunities for new residents. The plan respects the valleylands and includes a portion of a park.

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

Staff is of the opinion that the development proposal achieves a built form that is compatible with the existing and future residential areas as currently proposed. The proposed increase in density along Inspire Boulevard will contribute to the street frontage and accommodations for future residents.

Section 5.3.1.5 - “To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive”.

The proposed built form and density of the development will be supported by the existing and proposed public road network as well as the sidewalk network. The development is also directly across from a large park. The highest density will benefit as well as enhance the adjacent park to the south.

Official Plan

The property is designated as “Residential” and “Open Space” on Schedule A – General Land Use in the Official Plan. The “Residential” designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached dwellings to high-rise apartments as well as parks and other associated uses.

The proposal generally conforms to the “Residential” designation of the Official Plan. The proposed density for the proposed development is estimated at 46 people and jobs per hectare (ppj/ha), which does not meet the Official Plan minimum required density. The Official Plan requires a minimum density target of 51 people and jobs per hectare (ppj/ha). Staff is satisfied that the objectives of the Official Plan have been achieved as the overall plan will achieve the required density. In addition the density for this subdivision is significantly squewed by the large park that is part of this development.

The proposal is consistent with the “Residential” land use designations. An amendment to the Official Plan “Residential” land use designation is not required.

The lands that are designated “Open Space” within the Official Plan are zoned as such. An amendment to the Official Plan “Open Space” land use designation is not required.

Secondary Plan – Countryside Villages Area 48

The proposed development is located within the Countryside Villages Secondary Plan Area 48. The applicant has demonstrated that the proposed development meets most of the policies within the Secondary Plan. For the policies that the proposal does not conform to, an Official Plan Amendment has been submitted to address this. Provided below are some of the highlighted policies that the development adheres to. The lands are designated “Residential Low Density”, “Residential Medium Density”, “Residential Medium / High Density”, “Neighbourhood Park” and “City Wide Park”. An additional designation “Residential High Density” is proposed to accommodate the apartment building along Inspire Boulevard.

Low Density Residential

The Secondary Plan designates a portion of the lands as Residential Low Density. Within the Low Density residential designation approximately 50% of the units are to be single detached dwellings. This application provides a balance of single detached dwellings and townhouses. At this time, there are no issues with the typologies provided. The townhouses are located closest to the proposed High Density Residential designation to provide a transition from single detached dwellings to an apartment.

The applicant is proposing to increase the density for the Low Density Residential designation from 30.1 units per net residential hectare (12 units per net acre) to 35 units per net hectare (14 units per net acre). This is a reasonable increase in density as the proposed uses and lotting reflects the intended land use pattern and density as identified on the Countryside Villages Block Plan.

Medium Density, Medium / High Density and High Density Residential

The areas that are designated for Medium Density and Medium Density are zoned to permit townhouses, stacked townhouses and apartments. The applicant is requesting to replace these two designations with a new ‘High Density Residential’ designation that would permit an increase to the permitted height and density.

The proposed additional height and density for this parcel represents good planning as there is ample transit (Inspire Boulevard), parkland in close proximity and will be compatible with the surrounding areas. In addition, this will assist with the Provincial initiatives to create additional housing to help improve housing affordability.

Valleylands / Open Space

The Zoning By-law and Plan of Subdivision allocate the areas as generally identified on the Secondary Plan. Staff are satisfied with the location and amount of lands located within these designations.

The applicant provided a Justification Report with the development application. Planning staff were satisfied with the justification that was provided within the report. City staff have reviewed the documents submitted by the applicants and are agreeable to the recommendations within their reports.

Block Plan – Countryside Villages Block Plan Area 48-2

The development application is similar to the details noted in the approved Block Plan. However, there is some modest deviation with respect to the lands located immediately north of Inspire Boulevard, the applicant is proposing a high density development. This altered the designation as well as the road pattern. The proposed changes will not require an amendment to the Block Plan as they are minor in nature. In addition, Block Plan policies do not require an amendment if the alteration is minor.

The applicant has demonstrated that this application meets the requirements of the Block Plan.

Zoning

The property is currently zoned “Agricultural (A)” by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to permit the proposed residential and open space uses. This Recommendation Report includes a copy of the proposed Zoning By-law Amendment required to be passed by Council in the event that the application is approved.

The proposed Zoning By-law Amendment includes four site specific residential zones. The proposed Zoning By-law Amendment includes a portion of lands to be zoned Open Space and Floodplain which will not be able to be developed in order to accommodate environmental lands to be protected.

Below are the proposed naming conventions that are being recommended and some of the highlights:

Residential Single Detached E-12.5 (H)

- Permits single detached dwellings
- Front yard width requirement of 12.5 metres
- Includes holding provisions related to vehicular access and servicing

Residential Single Detached F-11.6 (H)

- Permits single detached dwellings
- Front yard width requirement of 11.6 metres
- Includes holding provisions related to vehicular access and servicing

Residential Townhouse E-5.5 (H)

- Permits townhouses
- Front yard width requirement of 5.5 metres
- Includes holding provisions related to vehicular access and servicing

Residential Apartment A (H)

- Permits apartment building
- Maximum of 263 units

- Building to be pushed back as it gets higher to be less obtrusive
- Maximum of 12 storeys along the front and maximum of 6 storeys at the rear
- Maximum of 30 above ground parking spaces
- Includes holding provisions related to vehicular access and servicing

Land Use

The proposed residential designation is appropriate for the subject lands given that the Block Plan identified these lands for their specific uses. The applicant has adhered to the land uses as identified on the Block Plan. The only deviation is the block that faces Inspire Boulevard, where the density has been increased.

A portion of lands are proposed to be zoned Open Space. These lands are to be part of a Park that will be developed with the adjacent lands.

A Holding (H) symbol has been placed on this parcel and the Holding can be lifted once the applicant has demonstrated that servicing and grading will be satisfactory. The lands are serviced from the southeast, so once those lands have services, then this parcel will be able to be developed and the holding provision can be lifted.

The applicant has provided a Planning Justification Report to support this development in terms of its density, overall conformity with applicable policies and the general design of the proposal. Staff are in agreement with the Report and the increase in density along Inspire Boulevard.

For the proposed high density residential block, it requires a Site Plan application where staff will review additional details of the proposal, including but not limited to architectural, landscape and traffic aspects of the proposal.

Urban Design

The Block Plan includes a Community Design Guideline document that the applicant is required to adhere to. The applicant was required to complete an Urban Design Brief for this application to provide some additional information on the high density block, and the landscaping for the proposal.

Urban Design staff are satisfied with the application.

Transportation/Traffic

The Traffic Impact Study (Cole Engineering Group) was submitted for this development and was approved by City staff. Transportation Engineering has provided a comments and conditions memo that includes conditions to ensure that the transportation needs within the community are fulfilled. The lands will be accessed from Inspire Boulevard to the south. Two roads go to the north to access future development.

The report demonstrates that the traffic counts are acceptable. The report also provides the measurements to ensure that fire truck movements can be accommodated.

Traffic staff support the need for the blanket holding provision as there are no roads at this time that can be constructed that have access onto an existing road. They are satisfied that the proposed road layout will work, once the roads to access the site are provided.

Noise

The Noise and Vibration Study (HCG; December 21, 2020) has been reviewed. City staff is satisfied with the conclusions of the study at this time.

Servicing

A Functional Servicing Report prepared by Urbantech has been submitted in support of this application. The Functional Servicing Report concluded that the proposed residential development can be fully serviced and connected.

The property is located in an area that does not have access to servicing at this time, but is part of a larger servicing strategy for Block Plan 48-2. Holding provisions have been included within the zoning by-law to ensure that the use permissions are not applied until the appropriate services are available for the proposed development.

Phase 1 Environmental Site Assessment (ESA)

A Phase 1 Environmental Site Assessment was submitted in support of the application. The City's Building Division has reviewed the study and found that it is completed at this time. The applicant will be required to complete an RSC prior to building permits being issued.

Vegetation Study Environmental Impact Study Tree Evaluation Report

The three reports as noted above are being grouped as one document as they provide an overall assessment on the environment that the development will have on these lands.

Significant work has been undertaken by the applicant to ensure that both City as well as Toronto and Regional Conservation Authority staff are satisfied with the outcome.

The Vegetation Assessment Report provides the current status of vegetation on the site and also provides some preliminary finding as to what could be best protected.

The Tree Evaluation Report provides an overall view of the tree material that currently exists (or did exist in certain circumstances). Provides an analysis on the wellbeing of the stock and then determines the best course of action to facilitate the development

and to obtain an overall net gain in tree material for the City. Where trees cannot be accommodated on site they will be provided within a compensation area located within the Countryside Villages Block Plan. The falling of trees will also be timed as to be least disruptive to the fauna community.

The Scoped Environmental Impact Study reviews the development as a whole and determines whether the impacts as a whole are being mediated. The results are generally that the retention of the valleylands and their associated buffers as well as the wetland compensation area and the off-site tree compensation area are sufficient to create a net balance ecologically.

Geotechnical / Soils Report

A Geotechnical Investigation prepared by Golder Associates dated June 22, 2016 was submitted in support of the application. Generally, the Geotechnical Investigation report provides an analysis of the soil substrate to determine construction requirements for infrastructure such as roads, sewer, and engineered fill requirements. This information is used in determining the viability of the soils and whether additional fill needs to be brought in or taken away. The soils on the property can be utilized, but the report cautions that additional soil analysis will have to be completed during construction.

City staff have reviewed the document and are satisfied with its conclusions.

Archaeological Assessment

Stage 1 and 2 Archaeological Assessments were completed for the lands. The Stage 1 assessment required the additional Stage 2 assessment as the lands are within a 300 metre distance of a water source. The assessment did not reveal any items that were of archaeological value and no additional assessment was determined to be required.

Sustainability Score and Summary

A sustainability performance metrics and sustainability summary were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieved the bronze thresholds of sustainability defined by the City.

The Draft Plan Conditions include a condition that will recognize a score that meets or exceeds the Bronze Threshold and requires that the applicant uphold this score through to the registration of the Plan of Subdivision. The proposed condition is provided below.

“Prior to Registration, the owner shall provide documentation to the satisfaction of the Commissioner of Development Services verifying that the sustainability score achieves the equivalent or higher than the threshold indicated prior to the approval of the Draft Plan.”