

Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement, conformity with the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act:

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the *Planning Act* R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- a) The protection of ecological systems, including natural areas, features and functions;
- h) The orderly development of safe and healthy communities;
- j) The adequate provision of a full range of housing, including affordable housing;
- p) The appropriate location of growth and development; and,
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

Provincial Policy Statement (PPS):

The proposal will also be reviewed for its consistency with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). The PPS policies that are applicable to this application include but are not limited to:

- Section 1.1.1 – Healthy, liveable and safe communities are sustained by:
 - a. Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - b. Accommodating an appropriate range and mix of residential, employment, institutional, 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;
 - e. Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - f. Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs
- Section 1.1.2 – Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years, informed by provincial guidelines. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a provincial plan, that time frame may be used for municipalities within the area. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas. Nothing in policy 1.1.2 limits the planning for infrastructure, public service facilities and employment areas beyond a 2-year time horizon
- Section 1.1.3.1 – Settlement areas shall be the focus of growth and development.
- Section 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 services and avoid unjustified and/or uneconomical expansion;
 - c) Minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - d) Prepare for the impacts of a changing climate;
 - e) Support active transportation;
 - f) Are transit-supportive, where transit is planned, exists or may be developed; and

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- Section 1.1.3.6 – New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact

form, mix of use and densities that allow for efficient use of land, infrastructure and public service facilities.

- Section 1.4.1 – To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
 - a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
 - b) Maintain at all times where new development is to occur, land with servicing 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.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply to residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

- Section 1.4.3 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
 - a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
 - b) Permitting and facilitating:
 - 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - 2. All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
 - c) 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;

- d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or where it is to be developed;
- e) Requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety,

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

The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The subject lands are located within the 'Designated Greenfield Areas' within the Growth Plan. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

- Section 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 delineated built boundary;
 - ii. Have existing or planned municipal water and wastewater systems; and
 - iii. Can support the achievement of complete communities
 - b) Growth will be limited in settlement areas that:
 - i. Are rural settlements;
 - ii. Are not serviced by existing or planned municipal water and waste water systems or
 - iii. Are in the Greenbelt Area;
 - 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;
 - d) Development will be directed to settlement areas, except where the policies of this Plan permit otherwise
- Section 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 unit 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) Providing for 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.
- Section 2.2.4.10 – Lands adjacent to or near existing and planned frequent transit should be planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.
- Section 2.2.6.2 –Municipalities will support the achievement of complete communities by:
 - a) Planning to accommodate forecasted growth to the horizon of this Plan;
 - b) Planning to achieve the minimum intensification and density targets in this Plan;
 - c) Considering the range and mix of housing options and densities of the existing housing stock; and
 - d) Planning to diversify their overall housing stock across the municipality
- Section 2.2.7.1 – New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that: supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services.

- Section 2.2.7.2 – 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.

Region Official Plan, 2016

The Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject application is within the 'Urban System', and is further located along an 'Other Potential Rapid Transit Corridor' as established in the Regional Official Plan. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

- Section 5.3 – The Urban System is composed of a variety of communities that contain diverse living, working and cultural opportunities. The Urban System in Peel consists of lands within the 2031 Regional Urban Boundary as shown on Schedule D of the Plan. It includes: lands identified and protected as part of the natural environment and resources in the preceding chapters of the Plan, the Toronto-Lester B Pearson International Airport, urban growth centres and Regional Intensification Corridors.
- Section 5.3.1.1 – To conserve the environmental and resource attributes of the Region.
- Section 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
- Section 5.3.1.4 – Contributing to achieving intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, service, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- Section 5.3.1.5 – To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.
- Section 5.3.1.6 – To promote crime prevention and improvement in the quality of life
- Section 5.3.1.7 – To recognize the integrity and physical characteristics of existing communities in Peel.

- Section 5.3.1.8 – To provide for the need of Peel’s changing age structure and allow opportunities for residents to live in their own communities as they age.
- Section 5.3.2.2. – Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies of this Plan and the area municipal official plans;
- Section 5.3.2.3 – Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms of urban development and redevelopment.
- Section 5.5.2.2 – Direct a significant portion of new growth to the built-up areas of the community through intensification
- Section 5.5.2.3 – Develop compact, transit-supportive communities in designated greenfield areas.
- Section 5.9.2.5 – Optimizing the use of existing and new Regional transportation infrastructure to support growth in an efficient, compact form.

Region of Peel Official Plan, 2022

As mentioned the Region of Peel Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The Region of Peel has recently adopted an updated Official Plan that is currently with the province for approval. Within this updated plan, the subject application is within the ‘Urban System’, and within a ‘Local Intensification Corridor’. The proposal will be evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

- Section 5.6.2 – To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.
- Section 5.6.3 To achieve intensified and compact built 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 5.6.4 – To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive

- Section - 5.6.6 To protect, restore and enhance the natural environment and conserve the resources of the Region, while recognizing the ecological integrity and physical characteristics of existing communities in Peel.
- Section - 5.6.7 To provide for the needs of Peel's changing age structure and allow opportunities for residents to live in their own communities as they age

City of Brampton Official Plan, 2006

The City of Brampton's Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton's Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents.

The subject lands are designated as 'Communities' and 'Designated Greenfield Area' in Schedule 1 – City Concept.

The 'Communities' designations are the basic living units of the City that the residents can most relate to and take ownership of. Communities are made up of both existing development and new communities and must be planned using an ecosystem approach and the principles of sustainability.

The 'Designated Greenfield Area' designation 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 (Section 3.2.2).

The property is designated as 'Residential' on Schedule A of the Official Plan and Schedule A1 identifies the properties as 'Upscale Executive Housing Special Policy Area'. The Official Plan policies that are applicable to this application include but are not limited to:

- Section 4.2.1.1 - 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 Use designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centres, neighbourhood retail, convenience retail or highway and service commercial uses.
- Section 4.2.1.2 – The policies 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:

- i. SPA 45 Credit Valley is a new secondary plan area subject to the new housing and density categories of the Official Plan
 - ii. Low Density Category, maximum density of 30 units/net hectare or 12 units/net acre
 - Permitted housing types are single detached homes
- Section 4.2.1.6 – Brampton shall contribute to the achievement of the Region's intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up areas.
- Section 4.2.2 – Upscale Executive Housing is 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. Upscale Executive Housing is planned to be located in various parts of the City in areas with attractive natural and man-made features.
- Section 4.2.7.1 – Residential development proposals and complementary uses, including schools, shall be evaluated in accordance with the Development Design Guidelines and Urban Design section of this Plan.

An Official Plan Amendment is required to facilitate the proposal as the highest density permitted within the New Density categories is 200 units per net hectare (80 units per net acre), whereas the applicant is proposing approximately 357 units per net hectare. Although, the Official Plan policies do note that the density categories shall not be construed as limiting the City's housing mix and density flexibility or its ability to narrow or expand such categories or the associated densities or to use them in various combinations within a particular Secondary Plan, an Official Plan Amendment will still be required given the proposed increase.

Secondary Plan:

The Credit Valley Secondary Plan (Area 45) was adopted by Council on September 30th, 2002, and approved with modifications by the Ontario Municipal Board on January 14th, 2004. The subject properties are designated 'Springbrook Tertiary Plan, and 'Executive Residential' within the Credit Valley Secondary Plan (SPA 45). The policies that are applicable to this application include but are not limited:

- Section 4.2.4 - Develop excellence in community living based on the application of the following principles:
 - i. a well-balanced community in terms of an appropriate mix and distribution of residential densities and complementary uses;

- ii. the promotion of excellence in civic design in both the public and private realm;
 - iii. an interconnected system of open space and recreational areas;
 - iv. a range of recreational and community facilities that facilitate shared uses where practical;
 - v. integration of new development with existing residences, settlement areas and road patterns in and adjacent to the new community;
 - vi. preservation of the area's built and cultural heritage resources, particularly the existing heritage buildings and the bow-string bridge across the Credit River;
 - vii. an attractive and orderly built form of appropriate building heights, massing, setbacks, streetscapes, gateways and architectural treatments; and,
 - viii. efficient transportation links.
- Section 5.2.1.1 – The various residential designations shown on Schedule SP54(a) are categories in which the predominate use of land is low density forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter.
- Section 5.2.1.3 - Any proposal 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, other noise sources or adjacent commercial uses.
- Section 5.2.4.3 - Lots abutting or directly adjacent to the Executive Residential designation or fronting on the collector roads shall be encouraged to have a more generous frontage or by other means to have a superior visual standard because of the visual importance of the entrances to the executive housing community.
- Section 5.2.6.1 – the lands designated Executive Residential and Low Density 1 shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan. These areas are to be developed in accordance with a design vision that includes the following principles:
 - i. Development of a Community Block Plan that integrates the natural environment and features, including maintaining visual and physical access to the valleylands;
 - ii. Establishment of community gateways through the use of design features such as medians, gateway structures and special corner lots;
 - iii. Creation of special streets of distinctive character, emphasizing view corridors to the valleylands, through the use of design measures including medians, valley edge streets and vista blocks; and,

- iv. Provisions of a variety of high-quality housing choices expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves.
- Section 5.2.6.2 – The ‘Design Workbook for Brampton’s Upscale Executive Special Policy Areas’ should be consulted for the extensive and detailed guidelines, which expand on the above principles that the design attributes of the Credit Valley Upscale Executive Housing Areas are thoroughly compatible with their Upscale Executive Housing role and function.
- Section 5.2.6.3 – The areas designated Executive Residential on Schedule SP45(a) are considered to have appropriate characteristics to accommodate a successful executive housing community. These areas shall be developed in accordance with the policies, principles and standards set out in Part I, Section 4.1 of the Official Plan and Section 5.2.1 of this Chapter.
- Section 5.2.6.4 - In areas designated Executive Residential on Schedule SP45(a), the following policies shall apply:
 - Primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;
 - Limited development of the following complementary uses shall also be permitted:
 - Private education facilities;
 - Libraries;
 - Day care centres;
 - Health centres; and
 - Public recreation facilities
 - A maximum density of 14.8 units per net residential hectare (6 units per net residential acre)
 - A minimum lot frontage of 15 metres (50 feet)
 - A range of wider lot frontages from 15 metres (50 feet) to 26 metres (85 feet) and beyond
 - Anchor areas within the designation, which give the Executive Residential community its distinct exclusive character, shall be provided with lot frontages of 21 metres (70 feet) and greater; and
 - The essential design features prescribed in the ‘Design Workbook for Brampton’s Upscale Executive Special Policy Areas’ shall be incorporated into the community.
- Section 5.2.6.5 – In evaluating for Executive Residential development the City shall consider in conjunction with the City of Brampton Development Design Guidelines, among other aspects:

- Residential density
 - Lot width and lot frontages
 - Garage widths and projections
 - Setbacks
 - Architectural design
 - Building massing and streetscape and,
 - Treatment of gateways and edges
- Section 5.2.6.6 – In accordance with Section 4.1.2.6 of the Official Plan, the City shall endeavor to ensure that the areas designated Executive Residential on Schedule 45(a), yield a minimum of 1,000 executive housing units, having lot sizes exceeding 464.5 square metres (5,000 square feet).

An Amendment to the Secondary Plan is required to facilitate the proposal.

Springbrook Tertiary Plan:

The Springbrook Tertiary Plan is located at the intersection of Queen Street West and Creditview Road. Properties within the tertiary plan area consist of mainly low density residential properties. This plan is undergoing a review, however the current plan shows the subject property as Low Density and Low-Medium Density Residential and also identifies a Stormwater Management Pond on the property. The policies in place are as follows:

- Low Density Residential:
 - Low Density Residential uses shall be developed in accordance with the Low Density 1 Residential policies of this plan.
 - A high quality architectural treatment and streetscape is to be incorporated, in keeping with the built form and character of the adjacent Executive Residential area.
- Low-Medium Density Residential
 - Lands within the Low-Medium Density designation may be developed for a range of detached, semi-detached and townhouse units, in accordance with the Medium Density Residential policies of this plan.
- Natural Heritage System
 - Schedule 45(b) of this plan designates a conceptual natural heritage system, which identifies potential development constraints, and opportunities for natural heritage feature enhancements. Lands within the Natural Heritage System shall be developed in accordance with the Natural Heritage and Environmental Management policies of Section 4.6, and other relevant policies of the Official Plan.
 - The final delineation of the natural heritage system and associated features, required setbacks, and other mitigation measures will be undertaken through the approval of an Environmental Implementation Report (EIR)/Environmental Impact Study (EIS) to the satisfaction of the

City and Credit Valley Conservation (CVC) prior to the approval of any development application within the Springbrook Tertiary Plan area.

- The Springbrook Creek and its tributaries are regulated habitat for Redside Dace. The west tributary north of Queen Street is a contributing habitat for this species at risk. Consultation with the Province will be required as part of the development approval process to determine appropriate development setbacks, and other mitigation measures.

The Tertiary Plan is required to be revised in order to permit the proposed height and density of the proposed apartment building.

Block Plan:

The subject lands are part of Block Plan 45-2 also referred to as the Credit Valley Block Plan. The lands are within the Springbrook Special Study Area. The Block Plan is bounded by Williams Parkway and residential lands to the north, Mississauga Road and existing agricultural lands to the west, Queen Street West and residential lands to the south, and the Springbrook Creek and existing residential lands to the east. Creditview Road bisects the eastern portion of the area and the Huttonville Ravine passes north-south through the western portion of the district.

The Block Plan implements the policies of the City Official Plan and Secondary Plan based on the findings of a number of background studies completed to address environmental, servicing transportation, urban design and growth management considerations. The Block Plan ensures that the development of the new community addresses principles of sustainability and incorporates the principles of the City's Development Guidelines.

The policies related to subject lands and adjacent properties in the Credit Valley Block Plan 45-2 have been replaced by the recently approved Tertiary Plan. The policies in the Tertiary Plan contribute to the Credit Valley Block Plan.

Any development on subject lands must address principles of sustainability and incorporate the principles of the City's Development Design Guidelines.

City of Brampton Zoning By-law:

The property is zoned 'Residential Hamlet One (RHm1)' by By-law 270-2004, as amended. This zone permits single detached dwellings, supportive housing residence type 1, purposes accessory to other permitted purposes, a park, a place of worship, a public or private school, a cemetery, a nursing home and a greenhouse/nursery. A Zoning By-law Amendment is required to permit the proposed development.

Sustainability Score and Summary:

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications.

To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The proposed application has a Sustainability Score of 38, which does not achieve the City's Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report, and work with the applicant to achieve the minimum Bronze threshold.

Documents Submitted in Support of this Amended Application:

- Parcel Abstract
- Application Form
- Public Consultation Strategy
- Draft Public Notice Sign
- Planning Justification Report
- Sustainability Score and Metrics
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Urban Design Brief
- Architectural Concept Plans
- Functional Servicing Report and Stormwater Management Report with Civil Drawings
- Landscape Concept Plan
- Arborist Report
- Environmental Impact Study
- Archaeological Assessment Stage 1 and 2
- Noise and Vibration Report
- Transportation Impact Study
- Survey
- Geotechnical Report
- Phase 1 Environmental Site Assessment

The City may request further technical information necessary for its review, based on agency circulation or public input.

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future Recommendation Report.