

Detailed Planning Analysis
City File Number: OZS-2021-0036

Overview:

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, the Bram East Secondary Plan and other applicable City of Brampton guidelines and priorities.

The Planning Act:

The Planning Act is the provincial legislation which sets the rules for land use planning in Ontario. Part 1, Section 2 of the Act includes matters of Provincial Interest, which the Council of a municipality must have regard to. This proposal has regard for the following specific matters of provincial interest:

Criteria to be Considered	Analysis
<i>(h) – the orderly development of safe and healthy communities;</i>	This proposal represents orderly development as it will make efficient use of land.
<i>(j) – the adequate provision of a full range of housing, including affordable housing;</i>	This proposal will permit development of 51 units in the form of single detached dwellings. This will add to the variety of housing types.
<i>(p) – the appropriate location of growth and development;</i>	This proposal is within an appropriate location for growth and development as it is within a designated greenfield area.
<i>(q) – the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;</i>	This proposal will provide future residents with access to existing transit routes and it is designed to facilitate pedestrian movement.
<i>(r) – the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and</i>	This proposal will contain well-designed, high-quality, and vibrant built form that encourages a sense of place.

<i>(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;</i>	
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Part 6, Section 51(24) of the Act identifies criteria that the Council of a municipality will have regard to when considering a draft plan of subdivision. This proposal has regard for the following criteria:

Criteria to be Considered	Analysis
<i>(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;</i>	This proposal is consistent with matters of provincial interest. It represents orderly development in an appropriate location that increases the variety of housing types.
<i>(b) whether the proposed subdivision is premature or in the public interest;</i>	This proposal is appropriate as services currently exist in the area and it is in the public interest to expand the amount of housing and range of housing types.
<i>(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</i>	The proposal conforms to the Official Plan objectives and policies at this location and the adjacent land uses.
<i>(d) the suitability of the land for the purposes for which it is to be subdivided;</i>	This proposal is suitable for the lands as infrastructure, services, and amenities are planned for future residents.
<i>(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;</i>	This proposal will contain public roads designed to accommodate local traffic, which will connect with the existing roads.
<i>(f) the dimensions and shapes of the proposed lots;</i>	This proposal will create lots with appropriate dimensions and shapes for the proposed uses.
<i>(i) the adequacy of utilities and municipal services;</i>	This proposal will have adequate water, storm water, sanitary sewer, and utility connections.

<i>(j) the adequacy of school sites;</i>	The appropriate number and location of school site were determined during the Block Plan planning process. This site was identified as a potential school location, however, local school boards have decided not to developed facilities on this site.
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Provincial Policy Statement:

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.

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;

This proposal will promote efficient development and land use patterns by providing dwellings within a complete community with infrastructure, services, and amenities thereby promoting sustainability.

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

This proposal will provide dwellings units within a community with existing commercial and institutional uses along with parks, open space, and valleyland. This adds to the variety of housing options and will ensure that the long-term needs of communities are met.

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;

This proposal promotes the integration of land use planning and growth management to achieve cost-effective development patterns. This proposal provides housing within an existing neighbourhood which that make efficient use of the land while supporting transit.

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

This proposal provides housing within an existing community with the necessary infrastructure and public services facilities to meet projected needs of residents.

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;*
- 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;*

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.

This proposal provides housing within an existing community. Infrastructure and services exist to support this development. This proposal meets these requirements by promoting the efficient use of land and supporting the use of transit and active transportation.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

b) permitting and facilitating:

- 1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities;*
- 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 is to be developed;*

This proposal meets these requirements by introducing dwelling units into an area with existing infrastructure and services. This will be an efficient use of land and resources. It

will support transit and it will promote active transportation by providing connections to the surrounding community.

2020 Growth Plan for the Greater Golden Horseshoe:

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, more prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of housing types, and prioritizing intensification. The proposed development demonstrates conformity generally to this plan, including:

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;*

This proposal will direct growth toward an appropriate area. It is located within a settlement area with planned infrastructure and services. It will contribute to the creation of complete communities and support public transit.

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 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;*
- 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;

This proposal supports the creation of complete communities. It will provide dwelling units within an existing community which will contribute to the range of housing types within the community. It will expand access to public transit, open spaces, and trails. It will provide a compact built form that will contribute to environmental sustainability.

2.2.7.1 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.

This proposal supports the creation of complete communities, active transportation and transit services by adding dwelling units to the community and providing connections to existing active transportation and transit services.

Region of Peel Official Plan:

The Region of Peel Official Plan provides a policy framework to help manage Peel's growth and development over the long term. The subject property is located within the "Urban System" in the Region of Peel's Official Plan. This application conforms to several "Urban System" designation objectives, including:

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.

This proposal will establish healthy complete communities. It provides a living opportunity within an existing community that respects adjacent natural heritage features while making efficient use of land with planned services and infrastructure.

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

This proposal will provide residential dwellings within an existing community which is pedestrian friendly and transit-supportive. Pedestrian linkages are provided to the surrounding community schools, parks, commercial areas, and transit.

5.5.1.6 To support planning for complete communities in Peel 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 open space, and easy access to retail and services to meet daily needs.

This proposal will support the development of complete communities by providing dwelling units within an existing community with a mix of housing, high quality open space, and access to retail and services.

5.5.4.1.1 To plan and designate greenfields to contribute to complete communities.

This proposal will support the development of complete communities by providing dwelling units within an existing community.

5.5.4.1.4 To optimize the use of designated greenfield area.

This proposal will make efficient use of land by providing dwelling units at appropriate densities.

5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.

This proposal will provide single detached dwellings within an existing community at appropriate densities and sizes to contribute towards the housing needs.

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, Growth Plan and Regional Official Plan.

The subject property is designated "Residential" in the Brampton Official Plan. The proposed amendment generally conforms to the intent of this plan. This includes:

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.

This proposal will provide single detached dwelling units in an appropriate location that will contribute to the achievement of the density targets for Region of Peel's Designated Greenfield Area.

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.

This proposal maintains the intent of this designation. The development will provide single detached dwelling units.

4.5.4.26 The City shall, in the subdivision plan and site plan control processes, ensure the provision of convenient access for all pedestrians including persons with disabilities and walking distance to transit facilities.

This proposal supports transit and pedestrians by providing appropriate connections to the surrounding community.

Bram East Secondary Plan (Area 41):

The site is designated “Low/Medium Density” in the Bram East Secondary Plan. The proposal generally conforms to the intent of this plan. This includes:

3.1.1 The various residential designations shown on Schedule SP41(a) are categories in which the predominant use of land is residential and collectively include the full range of dwelling types from detached units to high rise apartments.

This proposal includes 51 single detached dwelling units which is permitted within this designation.

3.1.13 In areas designated Low and Medium Density Residential on Schedule ‘SP41(a)’, residential uses within the Medium Density Residential category defined in Part I of the Official Plan are permitted at a maximum combined density of 29.6 units per net hectare (12 units per net acre), subject to policies 3.1.2 and 3.1.14. In addition, at least 60% of the development within the Low and Medium Density Residential designation shall be single detached structural units.

This proposal provides single detached dwellings which contributes to the planned mix of dwelling types within this designation.

3.1.14 Notwithstanding the foregoing housing mix and density policies, proposals for development within the “Low and Medium Density Residential” designation shall provide a broad range and mix of lot sizes for single detached structural units in accordance with relevant City guidelines.

This proposal contributes to the range of lot sizes for single detached dwellings.

3.1.15 The density range for the Low and Medium Density Residential designation within Secondary Plan Area 41 shall be 16 to 23.5 units per hectare (6.5 to 9.5 units per acre) of gross residential area.

This proposal meets the density requirements for this designation.

3.4.1 Lands designated Elementary School, Senior Public School and Secondary School are required in the general locations indicated on Schedule SP41(a), in accordance with the Community Services and Education Facilities policies of Part I, section 4.8 and other relevant policies of the Official Plan. If any school site or part thereof is not required by either the Peel Board of Education or the Dufferin Peel Roman Catholic Separate School Board, then it may be released for public open space or residential development which is compatible and suitable for integration with abutting development without further amendment to this plan.

This proposal is located on a site which was designated for school facilities. Both the Peel Board of Education and the Dufferin Peel Roman Catholic Separate School Board have advised that they do not intend to develop the site. The City of Brampton has decided not to utilize the site for open space. The site is therefore proposed for residential development, which is compatible and suitable with the abutting development.

3.4.6 Where considered acceptable by the City, school sites may be pre-zoned and/or pre-subdivided for alternative low density residential purposes compatible with and capable of integration with adjacent residential designations.

This proposal is located on a school site that was pre-zoned for alternative low density residential development compatible with adjacent residential uses.

Block Plan for Sub Area 48-2:

The property is designated “School” within the Block Plan for Sub-Area 1 of the Bram East Secondary Plan. An amendment to the Block Plan is not required to permit the proposed development as the Secondary Plan permits compatible residential development should it be determined that the site is not required for school facilities or open space.

Zoning By-law:

The site is zoned “Institutional One – Section 1981 (I1-1981) by By-law 270-2004, as amended. An amendment to the Zoning By-law is not required as this zone permits the development of single detached dwellings.

Land Use:

This application proposes a residential development consisting of 51 single detached dwelling. This proposal adequately reflects the Council approved Official Plan. Access to the proposed lots will be from a public road that will connect with the adjacent local roads. The uses described above that are proposed on the property are acceptable from a land-use perspective.

Servicing:

A Functional Servicing Report prepared by WSP dated November 2021 was submitted with this application. This report demonstrates how the proposed development can be serviced.

Sustainability:

A sustainability performance metrics and sustainability summary were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieves a score of 31 points which meets the Bronze threshold of sustainability defined by the City.