

Detailed Planning Analysis
City File Number: OZS-2022-0013

The Planning Act, Provincial Policy Statement (PPS), The Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Regional Official Plan, the City's Official Plan and the Credit Valley Secondary Plan (Area 45) provide direction and policies that encourage the development of a transit-oriented community that promotes environmental sustainability, superior community design, and the protection of the natural heritage system. These documents support land use planning in a logical, well-designed manner that supports sustainable long term economic viability.

Planning Act:

The application is in compliance with matters of provincial interest as identified in Section 2 of the *Planning Act R.S.O 1990* in terms of the following:

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- 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;*
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and*
- r) The promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

The proposed development has regard for matters of provincial interest that are set out in the *Planning Act* and represents orderly development. The proposed development relies on the existing water, sanitary and storm and services and provides a land use that is compatible with the surrounding land uses.

Section 51(24)- In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:

- (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) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*
- (d) the suitability of the land for the purposes for which it is to be subdivided;*
- (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;*
- (f) the dimensions and shapes of the proposed lots;*
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;*
- (h) conservation of natural resources and flood control;*
- (i) the adequacy of utilities and municipal services; and,*
- (j) the adequacy of school sites.*

The proposed subdivision has regard for the health, safety, convenience, and welfare of the present and future inhabitants of the municipality. The proposed subdivision is deemed to be in public interest for its contribution to the City's housing stock, and conformity to the City of Brampton Official Plan and the adjacent plans of subdivision. The subject lands are suitable for the purposes of the proposed subdivision, and the proposed roads along with the surrounding road network are considered to be adequate for the objectives of the subdivision. The dimensions and shapes of the proposed lots are deemed to be appropriate. The existing/proposed utilities and municipal services are considered to be adequate for the proposed development.

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

Provincial Policy Statement (PPS), 2020:

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

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;*

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

The proposed development includes single detached dwellings that will add to the City's stock of housing supply and rely on the existing municipal infrastructure and public services. This development will contribute to a healthy, livable and safe community.

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.

This proposed development is located within an existing built up area within a settlement area that is defined in the provincial and municipal planning documents. The proposed development is consistent with the goals and intent of the policy as it proposes to efficiently use land and infrastructure through reliance on the existing municipal and public services.

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 suitable zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.*

1.4.2 – *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) *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.*

b) *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.*

The proposed development shall provide additional single detached housing stock to the City. The proposed development is also located in close proximity to existing public services and infrastructure such as the public transportation stops at the north-east corner of the block which has adequate servicing capability for the additional proposed units.

The proposed development is consistent with the Provincial Policy Statement 2020.

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

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 lands are within the *Designated Greenfield Area* as per the 2020 Growth Plan. As such, the proposal conforms to the following policies of the plan:

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.*

The proposed development is located within the *Designated Greenfield Area* within an urban settlement area (the City of Brampton) that has a delineated built boundary, and will be served

with existing municipal water and wastewater systems. With its location in proximity to area amenities, connectivity to road network and transit, the proposed development will have the necessary features to be a complete community.

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;*

The proposed development meets these criteria by being located within a *designated growth area* in the City's Official Plan. It also provides housing on a site that is well connected to the local road network, is situated close to a Transit Corridor (Queen Street), and takes advantage of the existing municipal infrastructure, and public services. The proposal also supports the achievement of complete communities by providing low density housing that is in close reach and proximity to a range of amenities.

The application conforms to the policies of the Growth Plan (2020).

Region Official Plan, 2022 (Office Consolidation):

The *Region of Peel Official Plan* provides a policy framework that facilitates decisions with respect to land use matters. It is intended to guide how the Region will grow and develop while protecting the environment, managing resources, and provides a basis for efficiently managing growth.

The subject lands are located within the *Urban System and Designated Greenfield Area* designation on Schedule E-1 – Regional Structure of the Region of Peel Official Plan. The *Urban System* is comprised of a variety of communities that contain diverse living, working and cultural opportunities. The following objectives are identified for the *Urban System*:

- 5.6.2 - To establish healthy complete urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characterizing of existing communities.*
- 5.6.3- To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.*
- 5.6.4 - To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.*
- 5.6.6. - To protect, restore, and enhance the natural environment and conserve the resources of the Region, while the ecological integrity and physical characteristics of existing communities in Peel.*

The proposed development will contribute towards achieving the Urban System's objectives by way of developing a built form that corresponds to the characteristics of the existing communities, and provides a pedestrian friendly and generally transit supportive environment. The proposed development also provides intensification of existing residential land as the existing lot provides two detached homes with the proposed development increasing the density to 23 detached homes.

The applications conform to the policies of the Region of Peel Official Plan.

City of Brampton Official Plan

The subject lands are designated as *Communities* and *Designated Greenfield Area* in *Schedule 1 – City Concept* and *Residential* and *Open Space* within *Schedule A – General Land Use Designation* of the Official Plan.

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 Official Plan sections that are applicable to this application include, but are not limited to:

3.2.2.1 - By 2015 and for each year to 2025, a minimum of 40% of all new residential development will occur within the built-up area of the Region of Peel. By 2026 and for each year thereafter, the Region of Peel Official Plan plans for a minimum of 50% of all new residential development within the built-up area of the Region of Peel. Brampton shall contribute at least 26,500 residential units between 2006 and 2031 to the built-up area.

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.

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.

4.2.1.2 – *The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below.*

New Housing Mix and Density Categories

DENSITY CATEGORY	MAXIMUM DENSITY	PERMITTED HOUSING TYPES
<ul style="list-style-type: none"> • Low Density 	<ul style="list-style-type: none"> • 30 units/ net hectare • 12 Units / net acre 	<ul style="list-style-type: none"> • Single detached homes
<ul style="list-style-type: none"> • Medium Density 	<ul style="list-style-type: none"> • 50 units/ net hectare • 20 units/ net acre 	<ul style="list-style-type: none"> • Single detached homes • Semi-detached homes • Townhouses
<ul style="list-style-type: none"> • High Density 	<ul style="list-style-type: none"> • 200 units / net hectare • 80 units / net acre 	<ul style="list-style-type: none"> • Townhouses • Duplexes • Maisonettes • Apartments

4.2.1.3 – *The City shall, in approving new residential developments, take into consideration an appropriate mixture of housing for a range of household incomes, according to substantiated need and demand for the City, as appropriate.*

4.2.1.4 – *The City shall, for new secondary plan areas or portions therefor as identified on “Schedule ‘G’”, specify the overall residential density and housing mix targets in the applicable Secondary Plan. These targets shall be based on a City-wide target of 35 units per net residential hectare (14.0 units per net residential acre).*

The proposed development adds an additional 21 units contributing to the built-up area requirement of 26,500 units. The Official Plan requires the city’s *Designated Greenfield Area* to achieve a density of 51 residents and jobs combined per hectare by 2031. The proposed density for this development is approximately 20 units per net residential hectare, which contributes towards the required density target for this area. This satisfies 3.2.2.1 and 3.2.2.2 of the Official Plan.

The design of the subdivision is consistent and complements the housing fronting Creditview Road as well as Innismoor Road. In terms of servicing, there are existing watermain, existing and planned sanitary sewer infrastructure that will service the subdivision.

The residential designation shown on “Schedule A” of the City’s Official Plan allow the proposed residential uses including single detached houses. The subject lands are subject to the New Housing Mix and Density Category. Under the low density category only single detached homes are permitted with a maximum density of 30 units per net hectare and the proposed net density for the low density single detached dwellings is approximately 20 units per hectare. Based on the above, the proposed residential housing types and density conforms to the low density category of the Official Plan.

The proposed residential development is designed according to the *Credit Valley Block Plan 45-2* and the proposed built forms of single detached dwellings are compatible with the existing adjacent community.

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

Credit Valley Secondary Plan

The subject lands are designated as '*Low Density Residential 1*', in the Credit Valley Secondary Plan (SPA 45). This designation primarily permits single detached dwellings. Semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape (Please refer to Appendix 5).

The Secondary Plan policies that are applicable to the application include but are not limited to:

Low Density 1 Residential

5.2.4.1 - Lands within the Low Density 1 Residential designation on Schedule SP45 (a) shall be developed primarily for a variety of large lot and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the Executive Residential Area and the conventional areas of the community.

5.2.4.2 - In areas designated Low Density 1 Residential on Schedule SP45 (a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) 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;*
- ii) limited development of the following complementary uses shall also be permitted without an amendment to this Plan:*
 - o private education facilities;*
 - o libraries;*
 - o day care centres;*
 - o health centres; and*
 - o public recreation facilities.*
- iii) a maximum density of 19.5 units per net residential hectare (8 units per net residential acre) shall be permitted; and,*
- iv) Lots adjacent to areas designated Executive Residential shall have a minimum lot frontage of 12.2 metres (40 feet). In other areas within the Low Density 1 Residential designation lot frontage shall not be less than 11.6 metres (38 feet).*

5.2.4.4 - On those lands within the Low Density 1 designation, which do not abut and are not directly adjacent to the Executive Residential designation, smaller lot frontages

shall be permitted as long as the maximum density of 19.5 units per net hectare (8 units per net acre) is maintained.

Under the *Low Density 1 Residential* category in the Secondary Plan, single-detached dwellings are permitted. The proposed net density for the development is 20 units per hectare, which exceeds the maximum density of 19.5 units per net residential hectare. As described in Section 1.4 of the Official Plan, matters such as identified maximum densities are not to be considered rigid, absolute standard but to represent the desired intent of the municipality. There is sufficient flexibility to permit minor variation, such as the minimal increase proposed in this application, without the necessity of a formal amendment to the Plan.

The built form and layout follows the approved Block Plan. The proposed development provides lot frontages of 11.6m, 12.8m, 14.6m, and 15.24m but does not abut or is adjacent to any lands designated "Executive Residential" thus is permitted. This satisfies section 5.2.4.1, 5.2.4.2, and 5.2.4.4 of the Secondary Plan.

Block Plan:

The subject lands are part of *Block Plan 45-2* also referred to as the Credit Valley Block Plan, (please refer to Appendix 7). 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.

Based on the above, staff is satisfied that the proposed development is consistent with the general intent and vision of the Credit Valley Block Plan 45-2.

City of Brampton Zoning By-law:

The subject lands are zoned '*Agricultural (A)*' as per Zoning By-Law 270-2004, as amended, (Please refer to Appendix 6). The '*Agricultural (A)*' zone permits various agricultural and non-agricultural uses.

The non-agricultural uses include: a single detached dwelling, Supportive Housing Residence Type 1 or a Supportive Housing Residence Type 2, a cemetery, an animal hospital, a kennel, a home occupation, and accessory uses to the other permitted purposes.

An amendment to the Zoning By-law is required for the proposed residential development. The application proposes to rezone the subject lands from '*Agricultural (A)*' to '*Residential Single Detached E - Special Section (R1E)*' for the proposed development.

Technical Requirements

The following technical requirements have been satisfied.

Arborist Report

The Arborist Report dated January 5, 2022 is prepared by Kuntz Forestry Consulting Inc. which identifies an inventory of 145 trees and one tree polygon on and within six metres of the subject properties. The removal of 138 trees and one tree polygon is required to accommodate the proposed development. The remaining seven trees can be saved provided appropriate tree protection measures are installed prior to the development. Subsequently, pursuant to the City of Brampton's Tree Preservation Bylaw (317-2012), the client will submit a permit application to remove trees on site. The report provided recommendations and tree protection measures for all other trees to be preserved prior to construction. At the subdivision detailed design stage, Staff will determine to take cash-in-lieu compensation for tree removals or agree to additional planting. Open Space staff have evaluated the Arborist Report and Tree Inventory and Tree Preservation Plans and have found it satisfactory.

Archaeological Assessment (Stage 1 & 2)

Staff has reviewed the Stage 1 and 2 Archaeological Assessment prepared by Amick Consultants Limited., dated August 27, 2021 submitted in support of the application. The report contains a copy of the Ministry of Environment, Conservation and Parks acceptance letter for the Stage 1 & 2 Archaeological Assessment for the subject lands (dated August 30, 2021). The report identifies that a Stage 1 background study of the subject property was conducted and was indicated that there was an elevated potential for the recovery of archeological resources within the limits of the study area given its proximity to known historical features, thereby necessitating a Stage 2 field investigation. The Stage 2 assessment consisted of a standard test pit survey at five metre intervals and resulted in the identification and documentation of no archaeological resources. Therefore, no further archaeological assessment of the Project Location was recommended. Staff confirm that the Archaeological Assessment requirement for the property has been satisfied.

Noise Feasibility Study (Acoustical Report)

The Noise Feasibility Study (Acoustical Report) was prepared by HGC Engineering, dated January 26, 2022 to determine noise impacts on the proposed development. The predictions indicate that the traffic sound levels outside the facades of the dwellings adjacent to Creditview Road will exceed the Ministry of the Environment, Conservation and Parks (MECP) guidelines. Forced air ventilation with ducts sized for the future installation of air conditioning by the occupant is required for all dwellings adjacent to Creditview Road. The remaining results of the study indicate the predicted sound levels arising from the proposed development are acceptable to the City of Brampton and Ministry of Environment, Conservation and Parks will be achieved using commonly practiced abatement measures.

Engineering staff are satisfied with the results of this study and find it capable of supporting the requested Zoning By-law amendment for the proposed plan of subdivision.

Phase One Environmental Site Assessment

A Phase One Environmental Site Assessment dated October 12, 2021 prepared by Terraprobe Inc. was completed for the proposed residential development. Based on the records reviewed and site inspection, no Potentially Contaminating Activity (PCA) was identified within the Phase One Property and the Phase One Study area. No Areas of Potential Environmental Concern were identified on the Phase One Property. Based on the findings of the Phase One ESA, a Record of

Site Condition (RSC) can be filed for the Property based on the Phase One ESA alone. Staff have reviewed the Environmental Site Assessment and find the attached satisfactory.

Functional Servicing Report and Storm Water Management Report

A Functional Servicing Report dated January, 2022 prepared by Crozier Consulting Engineers was completed in support of this development application. The purpose of this report is to provide information regarding the stormwater management, sanitary and water servicing proposed to accommodate the proposed development of the subject lands and to ensure compatibility with existing services.

Based on the assessment provided above, the existing adjacent infrastructure and proposed servicing scheme can support the proposed draft plan of subdivision and meet the engineering requirements of the City of Brampton. The applicant is currently working with Staff at the City of Brampton and the Region of Peel to ensure that they are satisfied that the site can achieve the grading, site servicing, and storm servicing and storm water management requirements for the site based on the finding of this report. This can be appropriately addressed prior to the issuance of draft plan approval.

Geotechnical Report

Geotechnical Report dated November 10, 2021 was prepared by Terraprobe Inc. in support of the proposed Planning Act applications. The purpose of the Geotechnical Report is to determine the subsurface soil and ground water conditions, and provide design recommendations. The anticipated construction conditions pertaining to excavation, foundation, basement drainage, earth pressure design, and floor slab were reviewed and Staff is satisfied with the recommendations.

Planning Justification Report

The Planning Justification Report prepared by Glen Schnarr & Associates (September 2022) was submitted to the City to provide the rationale for the development, and to outline how the proposal aligns with provincial and municipal policy. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, and the general intent and vision of the City of Brampton Official Plan, the Credit Valley Secondary Plan (Area 45) and the Sub Area 45-2 Credit Valley Block Plan are satisfied and the development represents good planning. Planning staff have evaluated this study and have found it satisfactory.

Transportation Impact Study

A Transportation Impact Study (TIS) prepared by CGH Transportation dated January, 2022 was submitted to provide an assessment of the traffic related aspects of the proposed development including impacts on the existing road network. The study examines the trip generation, access requirements, and Study Area road network impact of the proposed development at 9224 and 9230 Creditview Road. The subject development proposes 6 visitor parking spaces. Each detached unit will have two driveway parking spaces and two garage parking spaces. The parking justification section of this report has been prepared to support the proposed vehicular parking provision rates.

Access to the 17 units will be accommodated via one full movement access at Innismoor Road through a private condominium road and 6 units will be accommodated via Creditview Road respectively. The TIS has been reviewed by Traffic Staff and found to be satisfactory.

Urban Design Brief

An addendum to the “Springbrook Community - Block 2 Credit Valley Secondary Plan Area 45 Community Design Guidelines” (“CDG”) and accompanying Urban Design Brief prepared by John G. Williams Limited Architect and SBK Landscape Architecture dated September 19, 2022 have been provided to address the proposed built form / architectural character, landscape features, priority lot dwellings and to identify the proposed developments integration with the existing Springbrook Community.

The site is subject to Springbrook Community Design Guidelines 2008 (authored by NAK Design Group and John G. Williams) applicable to Block Plan 45-2. Based on the natural topography and features of the area, the Springbrook Community includes three distinct neighbourhoods namely the West Huttonville Ravine Neighbourhood, the East Huttonville Ravine Neighbourhood, and the Springbrook Creek Neighbourhood. The subject lands are situated within The Springbrook Creek Neighbourhood. This neighbourhood is located on the eastern portion of the Springbrook Community, between the Springbrook Channel on the west and the Springbrook Creek on the east. The neighbourhood is envisioned to have an ultimate build-out of approximately 580 units, which are comprised exclusively of Low Density 1 units. The neighbourhood is envisioned as an area that maintains and enhances the natural function of the Springbrook Creek and the Creditview Road Heritage Corridor and its associated Maple Hedgerows and Heritage Buildings. The structural elements draw on, maintain, and in some cases enhance the natural and cultural function of Springbrook Creek, the Maple Hedgerows, and the Heritage Buildings.

The proposed development will include 23 detached dwelling units. The proposed lot frontages of the units varies with proposed widths at 11.6m, 12.8m, 14.6m, and 15.24m. The proposed development utilizes executive architectural characteristics based on traditional-inspired design precedents.

Staff has reviewed the proposal in conjunction with the intent of the Springbrook Community Design Guidelines prepared by NAK Design Group and John G. Williams, and found it to be satisfactory.

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. Sustainability Score and Summary In support of the development application, the applicant has submitted the mandatory Sustainability Score and Summary Report. The development application received a sustainability score of 38 points, which achieves the City's Bronze threshold. (please refer to Appendix 8 for a snapshot of the Sustainability Score).