

Information Summary

Notwithstanding the information summary provided below, staff advises that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Region of Peel Official Plan and the City of Brampton Official Plan.

Planning Act R.S.O 1990

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

- 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
- r) The promotion of built form that:
 - o (i) is well-designed
 - o (ii) encourages a sense of place, and
 - o (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant

Provincial Policy Statement, 2020

The proposal will be reviewed for its compliance with matters of provincial interest as identified in the Provincial Policy Statement (PPS). A preliminary assessment of the PPS sections applicable to this application include, but are not limited to:

- Policy 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 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;

- 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) Improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
 - g) Ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
 - h) Promoting development and land use patterns that conserve biodiversity; and
 - i) Preparing for the regional and local impacts of a changing climate
- Policy 1.1.3.3 - Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs
 - Policy 1.1.3.4 - Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety
 - Policy 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

- Policy 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:
 - i) 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
 - ii) 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 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

Growth Plan for the Greater Golden Horseshoe (2020)

The subject lands are located within a "Designated Greenfield Area" as defined by the Growth Plan for the Greater Golden Horseshoe.

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, prosperous communities by managing growth over

the long term. Guiding principles include supporting complete communities, providing a mix of housing, and prioritizing intensification.

The Growth Plan sections applicable to this application include, but are not limited to:

- Policy 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
- Policy 2.2.1.4 - Applying the polices of this Plan will support the achievement of complete communities that:
 - a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
 - b) Improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
 - c) Provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

- d) Expand convenient access to:
 - A range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - Public service facilities, co-located and integrated in community hubs;
 - An appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - Healthy, local, and affordable food options, including through urban agriculture;
 - e) Provide for a more compact built form and a vibrant public realm, including public open spaces;
 - f) Mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability; and
 - g) Integrate green infrastructure and appropriate low impact development
- Policy 2.2.6.1 - Upper and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
 - a) Support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
 - i. Identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents; and
 - ii. Establishing targets for affordable ownership housing and rental housing.

Region of Peel Official Plan

The subject application is within the "Urban System Designation" as established in the Regional Official Plan Schedule D.

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:

- Policy 5.3.1.2 - To achieve sustainable development within the Urban System
- Policy 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.

- Policy 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
- Policy 5.3.1.5 - To achieve an urban structure, form and densities which are pedestrian friendly and transit-supportive
- Policy 5.3.2.6 - Direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that:
 - a) Support the Urban System objectives and policies in this Plan;
 - b) Support pedestrian-friendly and transit-supportive urban development;
 - c) Provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and
 - d) Support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles

City of Brampton Official Plan (2006)

The subject site is designated "Residential" in the Official Plan. The residential designation looks to incorporate a variety of housing types that are essential for meeting the needs of a diverse population and ensuring growth in economic activities.

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

- Policy 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 and also set out in the "Residential Areas and Density Categories" definitions contained in Section 5 of this Plan

New Housing Mix and Density Categories

DENSITY CATEGORY	MAXIMUM DENSITY	PERMITTED HOUSING TYPES
▪ 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
▪ 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
▪ 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

- Policy 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
- Policy 4.2.7 - Diversity in residential housing is to be achieved in conjunction with a variety of planned residential communities to reflect a high standard of environmental, design and functional qualities. The Development Design Guidelines adopted by City Council provides directions for dealing with design issues to ensure that new communities fit and are integrated with neighbourhoods. The Development Design Guidelines for residential areas are premised on the notion that variety and diversity are the key components of visually appealing and vibrant residential communities.

An amendment to the Official Plan is not required.

The Bram West Secondary Plan (Secondary Plan Area 40a Chapter 40c) - 2014

The subject property is designated “Low/Medium Density” in the Bram West Secondary Plan, which permits single-detached houses, semi-detached houses and townhouses.

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

- Policy 3.4.16 - In areas designated Low and Medium Density Residential on Schedule SP40(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 30.1 units per net residential hectare (12.2 units per net residential acre), subject to policies 3.4.2. In addition, at least 60% of the overall development within the Low and Medium Density Residential designation shall be single detached structural units.

In reference to the “60% of the overall development within the low and medium density residential designation shall be detached structural units”, this percentage

is applied to the total overall neighbourhood. It can be demonstrated that single detached structural units surpass the majority of housing forms in the neighbourhood and that this proposal conforms to the policy 3.4.16.

- Policy 3.4.2 - Notwithstanding housing policies for the various residential designations on Schedule SP40(c), consideration will be given for proposals that vary from these housing mix and density requirements without an official plan amendment if a satisfactory planning justification is provided to demonstrate that the City's underlying housing mix and related objectives are thereby equally well achieved in accordance with relevant City guidelines.
- Policy 3.4.17 - 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 units in accordance with relevant City guidelines
- Policy 3.4.18 - In areas designated Low and Medium Density Residential adjacent to the Orangeville Development Corporation right-of-way, medium density residential forms are encouraged in order to satisfactorily address noise attenuation requirements.
- Policy 3.4.19 - Any proposal for Medium Density Residential development will have regard for the achievement of acceptable transition and physical integration with lower density forms of development, and separation and buffering from major roads, other noise sources or adjacent Commercial uses
- Policy 3.4.20 - Residential lots shall be oriented toward and have primary access to the minor collector and local road system, to the greatest extent practicable. Lots which must front onto and gain direct access to collector roads shall generally maintain a minimum width of 12 metres where the density category permits. A greater lot width than 12 metres may be required in the vicinity of major intersections.

An Amendment to the Secondary Plan is not required.

Zoning By-Law

The subject property currently has 3 different zones. It is predominantly zoned Agricultural (A) with some parts of the site zoned Residential Street Townhouse B – Section 1325 (R3B-1325) and Residential Street Townhouse B –Section 1384 (R3B-1384).

The Agricultural zone allows for:

- Agricultural purposes

- A single detached dwelling
- Supportive Housing (Type 1 and 2)
- A cemetery
- An animal hospital
- A kennel; and
- A home occupation

The R3B-1325 Zone allows for:

- A street townhouse dwelling
- Supportive Housing Residence Type 1
- A place of worship; or
- Purposes accessory to the permitted purposes

The R3B-1384 Zone allows for:

- A street townhouse dwelling
- Supportive Housing Residence Type 1
- A place of worship; or
- Purposes accessory to the permitted purposes

A Zoning By-law Amendment is required to permit the proposed use.

Sustainability Score

A preliminary sustainability score was provided and “Bronze Threshold” for the overall application was achieved. See attached Appendix 8 for the Sustainability Score Snapshot.