

Detailed Planning Analysis

City File Number: OZS-2020-0009

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 Springdale Secondary Plan (Area 2) provide direction and policies that encourage compact, efficient and sustainable development through intensification, and use of existing infrastructure to provide an appropriate mix of housing types and land uses. The proposed development at 425 Great Lakes Drive conforms to the general intent of these plans, as well as specific policies and objectives.

Planning Act

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

Section 2 (h) – the orderly development of safe and healthy communities;

Section 2 (j) – the adequate provision of a full range of housing, including affordable housing;

Section 2 (k) – the adequate provision of employment opportunities;

Section 2 (p) – the appropriate location of growth and development;

Section 2 (q) – the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and

Section 2 (r) – the promotion of built form that:

(i) is well designed,

(ii) encourages a sense of place, and

(iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposal has regard for matters of Provincial interest as it contributes to the continued development of a safe and healthy community by adding to the provision of senior housing options and essential ancillary personal services, commercial and medical uses to serve future residents. Further, the location in which this growth is proposed is considered to be appropriate by promoting a development that is well designed while addressing the needs arising from demographic changes of an aging population.

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 (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:

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;*
- (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;*

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;*
- (c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- (a) *providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- (b) *providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- (d) *encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4;*

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 available through lands suitably zoned*

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 wellbeing 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;*

(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.

The proposed development provides an appropriate range of housing addressing demographic changes of an aging population. The proposal involves the completion of a campus of care, with an existing long-term care facility on site and the addition of a residential development comprised of retirement residences which will accommodate seniors housing. This development will help provide 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. The

proposed development will add to the variety of housing options in the area by providing a range of age-friendly apartment units.

Through the use of zoning controls and urban design guidelines, the built form of the proposed development will integrate into the existing and planned neighbourhood, and further goals of intensification. The development also represents a compact built-form which will provide of mix of seniors housing types. Being a form of intensification, the proposed development will assist in achieving the policy objective of ensuring sufficient housing supply within a settlement area. Existing water and wastewater infrastructure can accommodate the proposal's expected demand.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement.

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

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 proposed development demonstrates conformity to the following sections of the Growth 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;*
- 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;*

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;*

2.2.2. (3) *All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:*

- a) *identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
- b) *identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
- c) *encourage intensification generally throughout the delineated built up area;*
- d) *ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- e) *prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
- f) *be implemented through official plan policies and designations, updated zoning and other supporting documents*

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.*

The property is located within a settlement area that is defined in provincial and municipal planning documents. The development is taking place within a built-up area intended for institutional residential uses that is planned to accommodate this type of growth, has good

access to an existing infrastructure including municipal water and wastewater systems. This satisfies section 2.2.1.2 c) of the Growth Plan.

The proposed development represents an appropriate level of intensification of lands planned for future growth. The proposal will provide new residential and ancillary commercial and medical uses for the area. The proposal also provides adequate landscape areas and appropriate building setbacks along the street frontages of Sandalwood Parkway East and Great Lakes Drive to create a pedestrian friendly environment.

Approving the proposed development will help achieve the intensification targets as set out in the City's Official Plan. The proposed development will accommodate growth through intensification and contribute to the diversification of Brampton's senior housing stock. Therefore, staff is satisfied that the proposed application conforms to the policies of the Growth Plan for the Greater Golden Horseshoe.

Region of Peel Official Plan

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 and managing resources. It provides a basis for efficiently managing growth. The application has been evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. An assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

- 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.*
- 5.6.7 *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.*
- 5.6.11 *Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.*
- 5.6.13 *Require development and redevelopment in the Urban System to proceed according to the growth management and phasing policies of this plan, and the planned provision of necessary services.*
- 5.4.1 *To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification,*

particularly the urban growth centres, intensification corridors and major transit service areas.

- 5.4.10 Direct the area municipalities to incorporate official plan policies to develop complete communities 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 public open space and easy access to retail and services.*
- 5.4.11 Direct a significant portion of new growth to the built-up areas of the community through intensification.*
- 5.9.51 Collaborate with the local municipalities to develop options to provide opportunities to meet the housing needs of diverse populations.*
- 6.4.1 To recognize the diversity of Peel's aging population in terms of age, ability, gender, ethnicity, support needs, and income.*
- 6.4.2 To provide for the needs of Peel's aging population and allow opportunities for seniors to age within their community including the integration of community facilities and services with residential land uses.*
- 6.4.3 To promote the use of universal accessibility design in Peel region's built environment to enhance safety, mobility, and independence of seniors.*
- 6.4.4 To promote active aging for older adults by establishing healthy, complete, and accessible communities that are in close proximity to amenities, support services, and transit.*

The proposed Official Plan and Zoning By-law amendment will facilitate the development of an integrated senior's development consisting of two (2) twelve (12) storey towers with three (3) storey podium located within the Urban System and Regional Urban Boundary as defined by the Regional Official Plan. Staff is satisfied that the site design will result in the development of an underutilized site into a compact built form while creating an attractive public realm surrounding the development. The proposal will also contribute to the overall supply of seniors housing options in Brampton. This will help diversify the housing options for older adults in the City, further supporting the creation of complete communities. This satisfies the above mentioned Regional Official Plan policies.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment conforms to the Region of Peel Official Plan.

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, the Growth Plan and the Regional Official Plan.

The property is designated as 'Residential' on Schedule A of the Official Plan as well as 'Institutional' and 'Special Policy Area 4' in the Springdale Secondary Plan (Area 2). It is noted that lands designated Institutional in the Springdale Secondary Plan shall include the range of uses and be developed in accordance with the Institutional and Public Uses policies of Section 4.9 and other relevant policies of the Official Plan.

The proposed Official Plan and Zoning By-law amendment to implement this proposal conforms to the following policies of the Brampton Official Plan:

3.2.8.1 The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place.

3.2.8.5 Where the City has deemed that the City structure would not be compromised, as required by Section 3.2.4, development outside the Central Area, including the Urban Growth Centres; Mobility Hubs; Major Transit Station Areas or intensification corridors which is seeking to exceed the limits established in Section 3.2.8.3 and 3.2.8.4 may only be considered subject to the submission of an amendment to this plan. This amendment is required to demonstrate the following:

- (i) The development is consistent with the general intent and vision of the applicable Secondary Plan;*
- (ii) The development contributes to the City's desired housing mix;*
- (iii) There is a need for the development to meet the population and employment forecasts set out in Section 2 of this Plan;*
- (iv) The development forms part of an existing or planned Complete Community with convenient access to uses which serve the day to-day needs of residents such as commercial, recreational and institutional uses;*
- (v) There is sufficient existing or planned infrastructure to accommodate the development;*
- (vi) The development has vehicular access to an Arterial, Minor Arterial, or Collector Road;*
- (vii) The development is in close proximity to existing or planned higher order transit and maintains or improves pedestrian, bicycle and vehicular access;*
- (viii) The form of development is compatible and integrates with adjacent land use and planned land use, including lot size, configuration, frontages,*

height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking;

(ix) The development meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and sustainable management measures are applied, if necessary, in order to ensure the identification, protections, restoration and enhancement of the natural heritage system;

(x) The development site affords opportunities for enjoyment of natural open space by the site's adjacency to significant environmental or topographic features (e.g. river valleys, rehabilitated gravel pits, woodlots) subject to the policies of the Natural Heritage and Environmental Management section of this Plan and the City's Development Design Guidelines;

(xi) The development maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space;

(xii) Where possible, the development incorporates sustainable technologies and concepts of low impact development, including measures to mitigate the impacts of the development. This should include the submission of a storm water management plan acceptable to the City and Conservation Authority, which identifies the required storm drainage system and potential downstream watercourses.

3.2.8.6 The extent to which a development satisfied the criteria set out in Policy 3.2.8.5 will determine the appropriate density and massing that may be considered. However, recognizing that the Urban Growth Centre, Central Area, Intensification Corridors, Mobility Hubs, and Major Transit Station Areas are the focus areas for higher densities and massing, development outside of these areas should not generally be permitted in excess of 200 units per net hectare or a floor space index of 2.0.

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.

4.2.1.3 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.

4.2.1.6 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.

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.

Section 4.9 of the Official Plan include policies directing the development of lands designated Institutional. The policies permit residential care facilities and long-term care centres with complementary uses so long as they do not detract from the development of the area for the main permitted use. In order to ensure that the residential component of the overall institutional development remains a secondary use as per Official Plan policy 4.9.1.2, the proposed amendment to Special Site Area 4 permits apartment dwelling purposes as a secondary use so long as they do not detract from the primary institutional use.

The proposed amendment to the Official Plan is to permit an increase in the maximum permitted height to twelve stories. Given that the proposal exceeds the limits established in Section 3.2.8.3, the amendment submitted is required to meet the criteria as identified in Section 3.2.8.5. Hence, the amendment demonstrates that the proposal is consistent with the Secondary Plan; contributes to the City's housing mix, population and employment forecasts, planned complete communities; has sufficient access and infrastructure to accommodate the development; and the development is compatible with adjacent land uses with regard to building design and setbacks as demonstrated with the approved Urban Design Brief. The development will provide a new form of housing in the area (senior apartments) connected to active transportation and transit routes, therefore supporting a complete community.

Policy 3.2.8.6 of the Official Plan states that development of areas outside the Urban Growth Centre and Central Area should not generally be permitted in excess of 200 units per net hectare and a floor space index greater than 2.0. The development is proposing a density of approximately 181 units per net hectare and a proposed Floor Space Index of 2.03 which is within an appropriate density range. The proposal will result in the

development of an underutilized site within the built-up area and the applicant has demonstrated that the proposal meets the appropriate density requirements for development located outside of the Central Area and Urban Growth Centre. Staff is satisfied that this proposal conforms to the overall intent of the City's Official Plan.

The proposal is consistent with the Official Plan as it meets the general intent of the plan adding to the housing mix within the City, and helping to achieve a complete community with proximity to existing and planned infrastructure and compatible land uses. Further, the proposed development of the lands makes efficient use of land and resources and will provide on-site ancillary service commercial and medical office uses to support the future residents of the development.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment conforms to the City of Brampton Official Plan.

Springdale Secondary Plan (Area 2)

The subject property is located within the Springdale Secondary Plan (SPA 2). Within this plan the property is designated as 'Institutional, Special Site Area 4'. This designation permits nursing homes, retirement homes, apartment dwellings, and ancillary uses. The Secondary Plan also calls for attention to design and buffering to minimize impacts on surrounding uses. To that end, the applicant has received approval of an Urban Design Brief addressing compatibility with lower rise development in the area.

An amendment to the 'Special Site Area 4' policies is required to permit a maximum building height of twelve (12) storeys to facilitate an integrated senior's development. In addition, apartment dwelling purposes are permitted as a secondary use so long as they do not detract from the primary institutional use. This policy is included to ensure that the institutional use remains the primary use of the property.

The proposed amendment is consistent with the general intent and vision of the Secondary Plan and is proposing to apply a permitted density in accordance with Policy 3.2.8.5 and 3.2.8.6 (as mentioned above) in the Official Plan, and therefore conforms to the Secondary Plan.

The proposed amendment is also supported by Policy 3.2.8.5 of the Official Plan in terms of demonstrating the general intent of the secondary plan to permit both residential and commercial uses on the site, as well as other considerations previously mentioned in the section above. The maximum density of 200 units per net hectare or a floor space index of 2.0 is also maintained, and is therefore consistent with Policy 3.2.8.6 in the Official Plan.

Based on the above, Staff is satisfied that the proposed Official Plan and Zoning By-law Amendment conforms to the City of Brampton Official Plan.

City of Brampton Zoning By-law 270-2004

The subject property is zoned 'Institutional Two – Section 1067 (I2-1067)' in the City of Brampton Zoning By-law 270-2004, as amended. The 'Institutional Two – Section 1067' zone permits an apartment dwelling, a nursing home, a retirement home, and accessory uses. As such, a Zoning By-law Amendment is required to permit the proposed residential development.

In order to facilitate the proposed development consisting of two 12-storey towers with a three-storey podium wings comprised a total of retirement suites and seniors apartments, a new special section to the Zoning By-law is being proposed. The Zoning By-law amendment proposes to rezone the property to a new site specific Institutional Two zone. The Zoning By-law amendment includes site specific zoning provisions, including but not limited to building and daylight triangle setbacks, building height and maximum number of dwelling units.

Building Setback

The current 'Institutional Two – Section 1067 (I2-1067)' includes a minimum setback from a property line of 6.0 metres. The amendment seeks to reduce the minimum setback from a property line to 3.8 metres. This request is to accommodate reductions to the western extent of the proposed 3-storey podiums where the building footprint exceeds the minimum setback requirement resulting in a 2.2 metres reduction from what the current by-law allows. Further, the amendment seeks to reduce the minimum setback to a daylight triangle to 3.5 metres. This reduction reflects the area located between the building and proposed gateway element at the corner of Sandalwood Parkway East and Great Lakes Drive.

Building Height

The current maximum building height is 7 storeys but restricted to 5 storeys within 40 metres of Sandalwood Parkway East. The amendment seeks to permit a maximum building height of twelve (12) storeys for the entirety of the site. This increase to the maximum building height requirements in the by-law will facilitate the development of the two (2) twelve (12) storey towers.

Density:

Density is regulated by the Floor Space Index (ratio of the building area to the site area), as well as the number of permitted units. The proposed zoning calls for the introduction of a maximum number of units of 138. The requested density permissions are appropriate in this context in implementing the objectives of the Growth Plan for the Greater Golden Horseshoe.

Parking:

A reduced parking rate is requested to facilitate the proposed development. The amendment proposes a 0.33 parking spaces per bed for a nursing home and a retirement home. Given the nature of the proposed institutional development, this parking rate is considered appropriate for the proposed uses

Staff is satisfied with the proposed Zoning provisions for the development of the lands.

Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of proposed development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were completed. The application as proposed reflects a Sustainability Score of 55 points, which achieves the City's Silver threshold.

Documents Submitted in Support of the Application

The applicant has submitted and received approval for the following studies and plans in support of the application:

Planning Rationale and Justification Report

The planning justification report was submitted to provide the policy context and planning rationale to support the proposed development. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, and the Springdale Secondary Plan are satisfied. It is satisfactory to support the proposed Official Plan and Zoning By-law Amendment.

Functional Servicing Report and Stormwater Management Report

A Functional Servicing Report prepared by MTE Consultants 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.

Noise Impact Study

A Noise Feasibility Study was prepared by IBI Group to determine noise impacts on the proposed development. The Report concludes that the development can be accommodated with mitigation measures. With the implementation of the recommended mitigation measures, the proposed development will be in conformance with the MECP noise guidelines. Engineering staff are satisfied with the results of this study and find it capable of supporting the requested Official Plan and Zoning By-law amendment.

Phase 1 Environmental Site Assessment

A Phase One Environmental Site Assessment was prepared by Shaheen & Peaker Limited in support of the proposed Planning Act applications. The purpose of the Phase One Environmental Site Assessment is to determine the likelihood of contamination affecting the Subject Lands. The Assessment was prepared in accordance with the requirements of Ontario Regulation No.153/04, as amended, to support the filing of a Record of Site Condition for the Subject Lands. The Report did not identify any potential environmental concerns for the property. The Phase 1 Environmental Site Assessment has been approved by City Staff.

Geotechnical / Soils Report

A Geotechnical investigation was prepared by Shaheen & Peaker Limited to determine subsurface conditions in support of the proposed Planning Act applications. Engineering staff are satisfied with the results of this study and find it capable of supporting the requested Official Plan and Zoning By-law amendment.

Urban Design Brief

An Urban Design Brief was prepared by Anderson Wellsman Architects Incorporated in support of the proposed development. The purpose of the Urban Design Brief is to assess the proposed development design, explore opportunities and constraints of the subject lands in the context of the surrounding area, and to outline the proposed development objectives, built form principles as per the City's Urban Design Guidelines. The Brief develops a vision for the site that will be used at the detailed design stage to create a visually attractive, transit-supportive and pedestrian friendly mixed use development that achieves diversity in residential housing. The Urban Design Brief has been approved by Urban Design Staff.

Sustainability Score and Summary

The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 55 points that satisfies the City's Silver Threshold. The Sustainability Score Snapshot has been included in the Appendix.

Traffic Impact Study

A Traffic Impact Study prepared by GHD Limited (GHD) was submitted with the application to assess the transportation related aspects of the proposed development. The study includes a review and assessment of the existing road network, traffic volumes,

parking, vehicle maneuverings and circulation. The study concluded that the site's generated traffic is not expected to result in adverse impacts requiring mitigation at nearby intersections. It is expected the studied intersections are currently operating with acceptable delays and sufficient capacity to accommodate the proposed development. The parking supply is also adequate to support expected parking demands generated by the proposed development.

Tree Assessment Report, Tree Preservation Plan and Landscape Plan

A Tree Assessment Report, Tree Preservation Plan, and Landscape Plan were prepared by Ron Koudys Landscape Architects Inc. (RKLA) in support of the proposed development. The purpose of the plans and Tree Assessment Report is to detail the tree inventory process, quantify required tree removals, outline the potential impacts of the proposed development on trees to be preserved, and make recommendations for construction impact mitigation and monitoring. A total of 83 trees were inventoried and a removal of 22 trees is required to facilitate the construction of the proposed development. The Tree Assessment Report has been approved by City staff and will be implemented through the site plan approval process.