

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 in a location that is suitable for growth and development with adequate consideration for the protection of the ecological system. The proposed development relies on the existing water, sanitary and storm and services. The proposed development is compatible with the surrounding land uses; and develops a road network that is walkable and would connect to Creditview Road, a collector road serving the area.

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, which is deemed to be in public interest for its contribution to the City's housing stock, conforms 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;*

- e) *Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.*

The proposed development includes single detached dwellings that will add to the City's stock of housing supply, rely on the existing municipal infrastructure and public services, and will protect the natural areas/ features. This development will result in 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;*

1.1.3.3 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.

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 adjacent to the 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;*

Housing Brampton, recently approved and endorsed by City Council, created big moves and action plans to respond to the current and future housing needs of Brampton residents. Through the City of Brampton's Housing Strategy, there is Council direction to add more diverse types of housing to Brampton's housing stock and use innovative approaches to address the housing needs. The proposed development is within an existing built up area, and proposes single-detached dwellings that are compatible to the existing uses of the neighborhood. The proposed development is consistent with the goals and intent of the Housing Strategy and proposes to efficiently use land and infrastructure through reliance on the existing municipal and public services.

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 the Queen Street and the 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:

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 D – 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*:

- 5.3.1.3 - *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.*
- 5.3.1.4- *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.*
- 5.3.1.5 - *To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive.*
- 5.3.1.7 - *To recognize the integrity and physical characteristics of existing communities in Peel.*
- 5.3.2.2 - *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.*
- 5.3.2.3 - *Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.*
- 5.3.2.4 - *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.*

The proposed development will contribute towards achieving the Urban System's objectives by way of developing a compact form of development that respects the environmental areas and features, corresponds to the characteristics of the existing communities, and provides a pedestrian friendly and generally transit supportive environment.

The proposed development is an extension of the existing low density residential development in the area. The proposal conforms to the above noted objectives and policies as it will contribute a compatible land use to support a vibrant neighbourhood. The proposed development will have access to the recreational facilities, amenities and open space available in the area through the existing/proposed road network.

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 site is also identified as being located within an Upscale Executive Housing Special Policy Area (Schedule A1). The proposed Official Plan Amendment would remove the subject site from that schedule.

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 thereof 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 60 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 23.5 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 designs of the houses, as presented in the Urban Design Brief, complement the housing fronting Creditview Road as well as Classic Drive. In terms of servicing, there are existing watermains, 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 23.5 units per hectare. Based on the above, the proposed residential housing types and density conforms to the low density category of the Official Plan.

4.2.2.1 *The Upscale Executive Housing Special Policy Areas designated on Schedule “A1” are areas considered to include appropriate characteristics to accommodate successful upscale executive housing areas in accordance with the related principles and standards specified in this section.*

4.2.2.2 *The following detailed principles and standards shall, as much as practicable, be incorporated into the secondary plan level and tertiary plan level designs of upscale executive housing areas:*

- i. *These communities will be planned abutting or close to natural heritage and man-made features such as valleys, woodlots, golf courses and areas of rolling or unique topography. The communities shall be designed to contribute to the features, functions and linkages of the open space system, and both the design and the open space system shall combine to define the special character of the community;*
- ii. *These communities will be near logical transportation systems that are well connected to the Greater Toronto Area;*

- iii. *The minimum lot frontage for single detached homes in these communities is 15 metres (50 feet) and minimum residential floor areas may be established, where appropriate;*
- iv. *The maximum net density (defined as residential lots only and excludes roads, parks, schools, etc. but includes the land occupied by certain upscale streetscape features and/or non-credited open space vistas, provided that it is in accordance with an urban design study) is 14.5 units/net hectare*
- v. *A sufficient area will be planned for upscale executive communities to accommodate a minimum of 250 upscale executive lots except in the Snelgrove Secondary Plan Area;*
- vi. *A variety of lot sizes up to and beyond 26 metre lot widths with many sufficient sized lots to accommodate three-car garages shall be provided in these communities;*
- vii. *Distinct and high quality housing forms with lots greater than 21 metres frontage be established as anchors to each upscale executive community;*
- viii. *Despite the above prescribed minimum lot frontage and maximum density requirements, a buffer of appropriately sized lots shall be planned within upscale executive community areas to provide a desirable interface with any abutting lower density portions of the community such as existing estate residential developments, and it is recognized that the average net density may have to be reduced to accomplish this while achieving the desired upscale executive housing characteristics;*
- ix. *A transition area around the upscale executive community (with similar urban design and architectural standards as the upscale executive community) with a minimum lot frontage for single detached homes of 12 metres and an approximate net density of 19.5 units/net hectare, together with minimum residential floor areas if considered appropriate, will be provided as required to achieve a desirable land use interface between the upscale executive area and higher density portions of the community;*
- x. *An appropriate opportunity for wide-shallow single detached homes with similar rear yard setback as conventional depth lots and a maximum lot frontage of 16.5 metres may be provided within the transition area around the upscale executive community and at key locations within the core area of such a community;*
- xi. *An appropriate opportunity for high-end executive townhouses with a minimum lot frontage of 9 metres may be provided in the transition area or at key locations within the upscale executive community;*
- xii. *A strong community identity and neighbourhood character will be established through design and placement of commercial buildings and main entry features;*
- xiii. *A high quality urban design, architectural treatment and streetscape will be incorporated into the fabric of the community, expressed by means of enhanced architectural character of individual dwellings and structures and by features such as landscaped medians and boulevards, entrance features, historic buildings and settlements, shopping amenities, civic squares, open space, natural features, public walkways and other public realms, to ensure an enhanced overall community appearance, an upscale image, and a strong sense of place;*

- xiv. A strong, identifiable and appropriate edge treatment to the community will be provided through urban design and architectural treatments along the connecting road network.*

The site is located within an area identified for Upscale Executive Housing as depicted on Schedule A1 of the Official Plan. Upscale Executive Housing is described in Section 4.2.2 as a low density form of housing that is characterized by features including high value and high quality houses on large lots. The proposal is consistent with most of the principles and standards but does not meet specific lot frontage and density standards.

As per the 'Executive Residential' designation, a minimum lot frontage of 15 metres (50 feet) is permitted (Policy 4.2.2.2 (iii)). The three lots fronting Creditview Road have lot frontage of 15.8 metres (52 feet) and 17.7 metres (58 feet). The design of the subdivision is consistent and complements the housing fronting Creditview Road. However, an amendment is required to accommodate the remaining lots on Classic Drive which will have frontages of 11.6 metres (38 feet), 12.8 metres (42 feet), 15.8m (52 feet) and 17.7m (58 feet).

The Upscale Executive Housing policies allow for a maximum density of 14.8 units per net residential hectare (6 units per net residential acre), (Policy 4.2.2.2(iv)). The proposed development requests an increase to 23.5 units per net residential hectare which contributes towards the required density target for this area as per the City of Brampton's Official Plan.

- 4.2.2.6 The city shall endeavour to ensure that the eight Upscale Executive Housing Special Policy Areas designated on Schedule "A1" collectively yield a minimum of 5,100 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres. The allocation of this total upscale executive housing requirement to the eight areas is as follows:*

Area 2 Credit Valley Secondary Plan – 1000 units;

- 4.2.2.7 The eight Upscale Executive Housing Special Policy Areas are of a sufficient size to readily accommodate the allocated number of upscale executive housing units, and in some cases, these areas are significantly larger than the allocated unit count would require. In the latter circumstance, the City recognizes and expects that the size and configuration of the final Secondary Plan level Upscale Executive Housing area may be reduced through the detailed study process and that these studies will determine how much and which portion of each area is appropriate for executive housing, and conversely, which areas should be excluded from the final executive housing area, provided that the achievable upscale executive housing yield for the particular area continues to match or exceed the specified allocation requirement.*

Further to Policy 4.2.2.6, the targeted number of units for the City and Credit Valley Secondary Plan has generally been achieved. As of 2019, the total number of Executive Housing units was noted to be 994 units. While a more current count is not available, it is expected to be higher than the target of 1000 units. City-wide, the latest count is that 5,412 executive housing permits have been issued, exceeding the target of 5,100 units. The proposed lots will contribute to the unit count in the local area and provide a diversity of dwelling types.

Based on the above, Staff is satisfied that the proposed development and removal of the subject lands from Schedule A conforms to the general intent and vision of the City of Brampton Official Plan.

Credit Valley Secondary Plan

The subject lands are designated as 'Executive Residential' in the Credit Valley Secondary Plan (SPA 45). The proposal has been evaluated against the Secondary Plan policies to ensure that it conforms to the Plan. The Secondary Plan policies that are applicable to the application include but are not limited to:

5.2.6.1 - The lands designated Executive Residential and Low Density 1 shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan. These areas are to be developed in accordance with a design vision that includes the following principles:

- i) development of a Community Block Plan that integrates the natural environment and features, including maintaining visual and physical access to the valleylands;*
- ii) establishment of community gateways through the use of design features such as medians, gateway structures and special corner lots;*
- iii) creation of special streets of distinctive character, emphasizing view corridors to the valleylands, through the use of design measures including medians, valley edge streets and vista blocks; and,*
- iv) provision of a variety of high-quality housing choices expressed through attention to detail in the architecture, choice of building materials, garage siting, building elevations, roof lines and landscaping in a variety of distinctive enclaves.*

5.2.6.2 - The "Design Workbook for Brampton's Upscale Executive Special Policy Areas" should be consulted for the extensive and detailed guidelines, which expand on the above principles to ensure that the design attributes of the Credit Valley Upscale Executive Housing Areas are thoroughly compatible with their Upscale Executive Housing role and function.

5.2.6.3 – The areas designated Executive Residential on Schedule SP45(a) are considered to have appropriate characteristics to accommodate a successful executive housing community. These areas shall be developed in accordance with the policies, principles, and standards set out in Part I, Schedule 4.1 of the Official Plan and Section 5.2.1 of this chapter.

5.2.6.4 - In areas designated Executive Residential on Schedule SP45(a), the following policies shall apply:

- 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;*
- iii) a maximum density of 14.8 units per net residential hectare (6 units per net residential acre);*
 - iv) a minimum lot frontage of 15 metres (50 feet);*
 - v) a range of wider lot frontages from 15 metres (50 feet) to 26 metres (85 feet) and beyond;*
 - vi) anchor areas within the designation, which give the Executive Residential community its distinct exclusive character, shall be provided with lot frontages of 21 metres (70 feet) and greater; and,*
 - vii) the essential design features prescribed in the “Design Workbook for Brampton’s Upscale Executive Special Policy Areas” shall be incorporated into the community.*

5.2.6.5 – In evaluating applications for Executive Residential development the City shall consider in conjunction with the City of Brampton Development Design Guidelines, among other aspects:

- i) Residential density;*
- ii) Lot width and lot frontage;*
- iii) Garage widths and projections;*
- iv) Setbacks;*
- v) Architectural design;*
- vi) Building massing and streetscape; and,*
- vii) Treatment of gateways and edges.*

The subject property is currently designated as ‘Executive Residential’. The Official Plan Amend proposes to redesignate the subject property from ‘Executive Residential’ to ‘Low Density 1’. The “Executive Residential” designation permits a maximum density of 14.8 units per net residential hectare (6 units per net residential acre). The proposed development requests an increase to 23.5 units per net residential hectare which contributes towards the required density target for this area as per the City of Brampton’s Official Plan. It will also contribute to creating a complete community by increasing the variety in the form of housing in the area.

As per the ‘Executive Residential’ designation, a minimum lot frontage of 15 metres (50 feet) is required. The three lots fronting Creditview Road have lot frontage of 15.8 metres (52 feet) and 17.7 metres (58 feet). The design of the subdivision is consistent and complements the housing fronting Creditview Road. However, an amendment is required to accommodate the remaining lots on Classic Drive which will have frontages of 11.6 metres (38 feet), 12.8 metres (42 feet), 15.8m (52 feet) and 17.7m (58 feet).

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.

The amendment will support the redevelopment of the subject properties into a more vibrant, community. As mentioned, Staff is recommending an increase in density to support the need for housing in Brampton. The subject proposal adds to the range of housing that is available within the area. The application proposes the design and treatment to the proposed development that will complement the existing neighborhood and the proposed “Low Density 1” designation include policies requiring an upscale, executive design treatment. The development makes efficient use

of the existing and planned infrastructure. Given the above Staff is recommending approval of the Official Plan Amendment, generally in accordance with Appendix 13.

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 5). 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 F -11.6 Special Section (R1F-11.6-3692)' for the proposed development. The Edwin Trimble house will be relocated to Lot 60 fronting Creditview Road (Appendix 1) and will be rezoned from 'Agricultural' to 'Residential Single Detached F – R1F-11.6-3693)'.

The proposed By-law includes development standards such as setbacks and side yard requirements to ensure the appropriate built form for the area and compatibility with adjacent land uses.

Technical Requirements

The following technical requirements have been satisfied.

Arborist Report

The Arborist Report dated June 24, 2022 is prepared by Beacon Environmental which identifies an inventory of 165 trees on the subject property and adjacent lands. Of the 165 trees documented, 135 are located on the subject property, 17 are located on the property boundary and six are located on the adjacent City lands and seven are located on the adjacent private property. Most of the trees are in poor condition with poor integrity and with low preservation value or potential, and will be removed. 24 trees will be preserved.

Staff is working with the consultant to determine which trees are to be preserved. 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. All tree protection measures will follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail. 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 have reviewed the Stage 1 and 2 Archaeological Assessment prepared by The Archaeologists Inc., dated December 14th, 2021 submitted in support of the application. 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.

Acoustical Report

The Acoustical Report was prepared by HGC Engineering, dated December 6, 2021 to determine noise impacts on the proposed development. The 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 amendment(s) for the proposed plan of subdivision.

Functional Servicing Report and Storm Water Management Report

A Functional Servicing Report, dated December, 2022, prepared by Schaeffer's 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. The remaining work to finalize the report will be completed prior to the draft plan for the subdivision being approved.

Phase I & Phase II Environmental Site Assessment

The Phase I Environmental Site Assessment (Phase I ESA) dated May 11, 2021 was prepared by Soil-Mat Engineers & Consultants Ltd. in support of the proposed Planning Act applications. The purpose of the Phase I ESA 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 the Record of Site Conditions for Subject lands.

There were four Potentially Contaminating Activities (PCAs) identified within the Phase I Study Area. Based upon the review and evaluation of information gathered from the Phase I ESA, a Phase II was conducted by the same consultant in November 30, 2021 and through soil sampling found the findings satisfactory. It is recommended that a soil remediation program meet applicable site conditions/specific standards, before filling the Record of Site Condition (RSC) for the site. It is also noted that the remediation will be completely concurrent with future site alteration activities planned for the development. Environmental Engineering staff have cleared the report for zoning purposes and noted further parameters to be met regarding the filling of the RSC.

Geotechnical Report & Soils Report

Geotechnical Report (dated June 21, 2021) and Soil Sampling Report (dated June 8, 2021) were prepared by Soil-Mat Engineers & Consultants Ltd. in support of the proposed Planning Act applications. The purpose of the Geotechnical Report and Soils 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. Staff have reviewed the report and found it satisfactory.

Planning Justification Report

The Planning Justification Report prepared by Glen Schnarr & Associates Inc. (August 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 has evaluated this study and have found it satisfactory.

Heritage Impact Assessment

A Heritage Impact Assessment was submitted to assess the impacts of the proposed subdivision on the existing heritage building to be retained on site. The assessment has been evaluated by Heritage staff and found to be complete and meeting the required terms of reference. The study recommends that the historic Edwin Trimble house be conserved on Lot 60. Non sympathetic extensions are to be removed and the exterior of the heritage fabric of the remaining building is to be repaired and restored. Additional reports needed include Heritage Conservation Plan, Heritage Protection Plan and Interpretation Plan. Securities will be requested based on the indicated cost estimate for the relocation and restoration of the Trimble House provided in the final Heritage Conservation Plan as per the City of Brampton requirements. These matters can be appropriately addressed through the remaining review of the subdivision application.

Transportation Impact Study

A Transportation Impact Study (TIS) was submitted by Paradigm Transportation Solutions Limited (dated February 2022) 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 8940 Creditview Road. The proposed development will include 60 single-detached residential units. Each detached unit will have two driveway parking spaces and two garage parking spaces. Staff is working with the consultant to ensure consistency of the municipal right-of-way on Classic Drive and the neighboring roads, in addition, the report explains how the traffic generated by the subdivision would be impacted forecasting the year 2030.

The applicant is currently preparing a submission to address Staff comments. The remaining work to finalize the report will be completed prior to the draft plan for the subdivision being approved.

Urban Design Brief

An Urban Design Brief prepared by Adesso Design Inc. (dated December 12, 2022 (rev. 5) has been submitted in support of the proposed subdivision.

The proposed development will follow the City of Brampton's Vision as outlined in the Development Design Guidelines and the Credit Valley Secondary Plan (SPA45) built form guidelines to achieve a neighborhood that is a visually attractive built environment with distinct character with high quality materials and finishes throughout the proposed development. The executive low density development will incorporate upscale architectural design, reflective of the form and heights of the surrounding single family residential lots. The proposed development will have a mix of lot sizes including 36', 42, and 53' detached lots. Staff has reviewed the proposal 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 29 points, which achieves the City's Bronze threshold. (please refer to Appendix 8 for a snapshot of the Sustainability Score).