

Detailed Planning Analysis
City File Number: OZS-2020-0038

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 Mount Pleasant Secondary Plan (Area 51) and associated Block Plan (Area 51-2) 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:

- a) *The protection of ecological systems, including natural areas, features and functions;*
- 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;*
 - 1) *the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;*
- i) *the adequate provision and distribution of educational, health, social, cultural and recreational facilities;*
- j) *the adequate provision of a full range of housing, including affordable housing;*
- o) *The protection of public health and safety;*
- 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 high quality public spaces.*

The proposed development has regard for matters of provincial interest that are set out in the Planning act and represents orderly development of safe and healthy communities, contributes to provision of a full range of housing specifically for an aged demographic, and prioritizes the protection of ecological systems and integrates them within the development. The proposed development utilizes existing water, sanitary and storm services. The proposed development is compatible with the existing surrounding land uses and develops an underutilized site to create a development that encourages a

sense of place and provides a high-quality public space along the frontage of an arterial road. The proposed development also considers future road upgrades to Mayfield Road and lends itself to support the proposed pedestrian pathways.

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), including the following policies:

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 affordable and market-based range and mix of residential types (including single detached, additional residential units, multi-housing 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;*
- i) preparing for the regional and local impacts of a changing climate.*

The proposed development includes a retirement residence as the primary form of housing. The development will contribute to the City's stock of housing supply for different demographics, and the development will rely on existing municipal infrastructure and public services. The proposal also will integrate the existing Natural Heritage Feature (NHS) into the development and serve to protect the feature and the

biodiversity present. The 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;*
- (c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- (d) prepare for the impacts of a changing climate;*
- (e) support active transportation;*
- (f) are transit-supportive, where transit is planned, exists or may be developed;*

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.*

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions

The proposed development provides housing addressing demographic changes of an aging population. The proposal involves accommodating uses, with a 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 of an aging population. 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 upgrades to Mayfield Road, and furthers goals of intensification. The development also represents a compact built-form which will provide of mix of seniors housing types such as supportive and non supportive housing. Being a form of intensification, the proposed development will assist in achieving the policy objective of ensuring sufficient housing supply within a settlement area and takes advantage of intensifying an underutilized site. Existing water and wastewater infrastructure can accommodate the proposal's expected demand. The proposal will has also demonstrated that there will be no negative impacts on the natural features in the NHS adjacent to the site as confirmed by City and Conservation Authority Staff.

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 residential uses that is planned to accommodate this type of growth, has good access to an existing infrastructure including municipal water and wastewater systems.

The proposed development represents an appropriate level of intensification of lands planned for future growth. The proposal will provide new residential and accessory medical uses for the area. The proposal also provides adequate landscape areas and appropriate building setbacks along the frontage along Mayfield Road and provides a good pedestrian access along the road.

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.

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, managing resources, and provides a basis for efficiently managing growth.

The subject lands are located within the 'North West Brampton Urban Development Area', 'Urban System' and 'Designated Greenfield Area' designation on Schedules E-1, E-2, E-3 respectively of the Region of Peel Official Plan. Furthermore, Mayfield Road is designated as a 'Major Road' on Schedule F-2 of the Official Plan. Part of the subject lands are also designated 'Core Areas of the Greenlands System' within Schedule C-2 of the Official Plan. An assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

2.14.8 Maintain, restore and improve the diversity and connectivity of natural heritage features and areas within the Greenlands System's components and the long-term ecological function and biodiversity of the Greenlands System, recognizing linkages

between and among natural heritage features and areas, surface water features and ground water features

2.14.16 Permit the exceptions set out in Policy 2.14.15 provided that:

- (a) the exceptions are permitted in accordance with the policies in a approved local municipal official plan or the Niagara Escarpment Plan, where applicable;*
- (b) any development and site alteration will not be permitted unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions and that:*
 - (i) there is no reasonable alternative location outside of the Core Area and the use, development or site alteration is directed away from the Core Area to the greatest extent possible;*
 - (ii) if avoidance of the Core Area is not possible, the impact to the Core Area feature is minimized;*
 - (iii) any impact to the Core Area or its functions is mitigated through restoration or enhancement to the greatest extent possible; and*
 - (iv) where ecosystem compensation is determined to be appropriate and feasible, including for essential infrastructure, it may be considered in accordance with local municipal or conservation authority ecosystem compensation guidelines.*

The proposed development seeks to permit development within the 'Greenlands System'. The development establishes a strong understanding of the adjacent NHS features. The proposal seeks to incorporate the NHS into the development by utilizing it as a viewpoint for the residents of the proposed retirement residence.

The proposal will not encroach into the NHS boundary or buffer zones and will provide additional plantings to help assist with restoration and longevity of the NHS. The technical review staff have conducted on the application along with the appropriate Conservation Authority have determined no negative affects onto the adjacent NHS.

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.

5.6.20.14.19.2 To accommodate a significant portion of future growth of the Designated Greenfield Area of Peel Region

5.6.20.14.19.3 To recognize and protect environmental features of provincial and regional significance

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 a retirement residence and accessory uses within an eight storey building 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.

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 property is designated “Communities”, “Designated Greenfield Area” and “Open Space” on Schedule 1 – City Concept; “Residential” and “Open Space” on Schedule A – General Land Use Designations of the City of Brampton Official Plan. Further, Schedule D – Natural Heritage Features and Areas refines the “Open Space” designation to “Valleyland/Watercourse” Corridor. The “Residential” designation permits a broad range of housing, ranging from assisted housing to upscale executive housing types. The “Designated Greenfield Area” is comprised of lands outside of the Built Boundary where new communities will provide a diverse range of land uses and create an urban form that supports walking, cycling and transit. The lands designated “Valleyland/Watercourse” Corridor are intended primarily for the preservation and conservation of the natural features, functions, and linkages.

An assessment of the City of Brampton Official Plan sections applicable to this application include but are not limited to:

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

3.2.8.3 Residential development in areas outside of the Central Area, including the Urban Growth Centre, Mobility Hubs; Major Transit Station Areas or intensification corridors shall generally be limited to 50 units per net hectare. Furthermore, residential and non-residential development outside of these areas shall generally be limited to 4 stories in height

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 satisfies 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

The proposal seeks to permit a retirement residence within the Designated Greenfield Area. The proposal aims to have a unit count of 200 units over the proposed area of just over 1 hectare. The proposal will exceed the limits within Section 3.2.8.3 thus Policy

3.2.8.5 would be required to be satisfied. The proposal has demonstrated conformity with the intent of the secondary plan, contribution to the desired housing mix, assists future employment and population forecasts, planned complete communities, built on existing municipal services, compatible with adjacent uses, meets the requirements of the Conservation Authority, incorporates Low Impact Development standards, and utilizes the adjacent NHS feature within the site design. The proposed development is located along Mayfield Road which is planned for future widening. It is anticipated transit routes will be provided along Mayfield Road in the future making the proposal accessible to transit in the future. Recognizing that Section 3.2.8.6 states that development should not be permitted in excess of 200 units per net hectare or a floor space index of 2.0 staff is of the Opinion due to the developments goal to serve the underserved community of aged persons an increase in density and FSI is warranted.

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.

4.2.1.9 The City shall encourage, where deemed appropriate, on-site amenities and facilities in multiple residential development commensurate with the anticipated resident composition of the subject development

4.2.1.15 The City shall consider the following natural heritage planning principles in the design of residential development:

- (i) Maintenance of the landforms and physical features of the site in their natural state to the greatest extent practicable, ensuring that the natural rather than man-made character of the site predominates;*
- (ii) Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife;*
- (iii) Maintenance, enhancement and restoration of the features and functions of watercourses and drainage features consistent with natural geomorphic, hydrologic and fish habitat processes;*
- (iv) Protection of the quantity and quality of groundwater and surface waters and their quality from contamination by domestic effluent and by activities associated with the residential development;*
- (v) Protection, maintenance and restoration of remaining trees and woodlots;*
- (vi) The need for careful siting of dwellings and additional landscaping pursuant to the provisions of zoning by-laws and development agreements;*
- (vii) That watercourse and valley corridors and an adequate buffer and/or setback shall be conveyed to the City or the Conservation Authority. These lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural*

hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological and aesthetic quality of the natural features.

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.

4.2.6.15 The City shall permit Retirement Housing in Residential, Commercial and Institutional and Public Uses designations in the Official Plan, subject to the following provisions:

(i) Retirement home shall comply with all zoning requirements set out in the City's By-law;

(ii) In determining the suitability of a site for use as retirement housing, due regard shall be given to:

- (a) The accessibility of the site to public transportation, shopping facilities, Places of Worship, libraries, public parks and other community service facilities;*
- (b) Adequate vehicular ingress/egress and on-site parking;*
- (c) Adequate on-site landscaped open space suitable for passive recreational use by the residents of the home;*
- (d) Siting and landscaping to minimize any adverse impact on adjacent uses;*
- (e) Impact of the development on the ecosystem and natural environmental features;*
- (f) Appropriate integration of the proposed use with adjacent uses and the host neighbourhood;*
- (g) Access to municipal water and sanitary waste;*
- (h) Locating away from hazardous lands or hazardous sites; and,*
- (i) Accessibility for persons with disabilities;*

4.6.6.8 Development and site alteration shall not be permitted on lands adjacent to the natural heritage features and areas identified on Schedule "D" unless an Environmental Implementation Report and/or Environmental Impact Study has been prepared having regard for the concerns of the relevant conservation authority, as well as other agencies, to the satisfaction of the City and the report and/or study has demonstrated that there will be no negative impacts on the significant natural features or their ecological functions

The proposal for the retirement residence and accessory uses will provide housing for the changing demographic needs of both the Region of Peel and City of Brampton and contribute to the City's development targets. On site amenities are being proposed within the retirement residence such as medical care facilities, dining, and recreation spaces for residents. The site is located adjacent to a Natural Heritage Feature and

through the technical analysis of the proposal along with Conservation Authority consultation staff have determined there will be no negative effects onto the feature. The proposal for the retirement residence is shown to be permitted in Residential designations through Policy 4.2.6.15. The proposal has demonstrated the requirements within this policy through the submitted technical analysis and staff review such as future anticipated planned transit along Mayfield, the parking study within the Traffic Impact Study, Landscape Plan, and Urban Design Brief.

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.

Mount Pleasant Secondary Plan (Area 51)

The subject property is designated as 'Low/Medium Density' and 'Natural Heritage System' in the Mount Pleasant Secondary Plan (SPA 51). The amendment proposes to re-designate the subject property from 'Low/Medium Density' to 'High Density Residential' with a special policy to permit the proposed uses and density.

5.1.1.1 The various residential designations shown on Schedule SP51 (a) are categories in which the predominant land use is for Low/Medium Density and Medium Density forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter. Complementary uses as set out in Part I of the Official Plan, or as specifically identified by other designations or policies in this Chapter, shall also be permitted in the various Residential designations, provided that they are integrated in an appropriate manner with adjacent residential uses.

The Urban Design Brief provided has illustrated that the proposal will be well integrated with the adjacent Natural Heritage Feature as per Policy 5.1.1.5 which states Residential designations adjacent to the Natural Heritage System shown on Schedule SP 51(a) shall be shaped, oriented, and developed in a manner that is compatible, complementary to the Natural Heritage System. The provided brief also illustrates the utilization of the NHS as a buffer between the low/medium density existing residential to the new proposed high density. The previous policy analysis has also demonstrated that there are numerous policies that support the use of retirement residence being established within residentially designated areas.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment meets the intent of the Mount Pleasant Secondary Plan.

Mount Pleasant Block Plan (Area 51-2)

The Alloa Green Community Block Plan (Block Plan 51-2) area is situated in the western section of the Mount Pleasant Secondary Plan. The subject property is located within the Alloa Green Community Block Plan area and maintain a designation of 'Low / Medium Density Residential', 'NHS Channels/Buffers' and 'NHS Woodlands'.

Overall, the Alloo Green Community Block Plan identifies a framework for how growth and development is to be managed. More specifically, the Block Plan area is organized by a road network, the existing NHS features, and a development vision for compact, complete communities. To achieve this, the Block Plan Area has been defined into distinct neighbourhoods. The proposed sites fall within one of the neighbourhoods designated as 'Low/Medium Density Residential'. An amendment to the Block Plan is required and a new Block Plan designation will be given to the site.

City of Brampton Zoning By-law 270-2004

The property is zoned "Agricultural (A)" by By-law 270-2004 as amended. This zone permits agricultural uses, a single detached dwelling, a group home type 1 or type 2, a cemetery, an animal hospital, a kennel and a home occupation along with accessory uses.

The Zoning By-law amendment proposes to rezone the property to a new site-specific 'Residential Apartment (R4A)' zone. The Zoning By-law amendment includes site-specific zoning provisions, including but not limited to uses permitted on site, minimum interior and rear yard depth, maximum building height, maximum lot coverage and FSI, and a reduced parking calculation for the site. Provisions are also included to allow for flexibility with future development allowing uses such as townhouses which are originally planned for this site as noted in the secondary plan.

The proposed By-law includes development standards such as setbacks, yard requirement, FSI, Lot Coverage, and parking requirements to ensure the appropriate built form and use for the area and compatibility with adjacent land uses.

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 54 points, which achieves the City's Silver Score under Version 1 of the tool.

Documents Submitted in Support of the Application

The applicant has submitted and staff have reviewed following studies and plans in support of the application:

Planning Rationale and Justification Report

The planning justification report (prepared by Glen Schnarr and Associates Inc.) 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 Mount Pleasant

Secondary Plan and subsequent Block Plan are satisfied. It is satisfactory to support the proposed Official Plan, Block Plan and Zoning By-law Amendment.

Urban Design Brief & Sun Shadow Diagram

The Urban Design Brief (prepared by Glen Schnarr and Associates Inc.) was submitted in support of the proposed development application.

The proposed development will follow the City of Brampton's Development Design Guidelines. The proposal seeks to implement the 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 submitted Shadow Study has been reviewed by City Urban Design Staff and has shown no adverse impacts onto the adjacent community. The shadow effect of the proposed building will project at its maximum point at approximately 6:00 PM onto the Natural Heritage System, thus the NHS will still receive adequate sunlight from other hours of the day. Majority of the shadow projection will be onto Mayfield Road.

Functional Servicing Report

A Functional Servicing Report, prepared by UrbanTech 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 development proposal and meet the engineering requirements of the City of Brampton.

Tree Inventory, Tree Preservation Plan, and Landscape Plan

The Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc. along with the Landscape Plan prepared by Strybos Barron King Landscape Architecture were submitted in support of this development application. Open Space Development Staff has reviewed the submitted package along with the Conservation Authority and have determined the application meets the requirements of the City of Brampton and Conservation Authority. The proposal will require the removal of 62 trees in order to facilitate the proposal, the removal of 10 additional trees is recommended due to their hazardous condition. A total of 90 replacement plantings will be required. The proposal also seeks to implement a Low Impact Development feature for infiltration in the south-west corner of the site. Staff has also confirmed that there will be minimal effects onto the adjacent NHS.

Traffic Impact Study

A Transportation Impact Study (TIS) was submitted by NexTrans Consulting Engineers 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. The proposal of an 8 storey retirement residence with a unit count of 200 seeks to permit a reduced parking calculation of 91 spaces. Through the review process staff have determined that it would only be acceptable to have a partial moves access to Mayfield Road (right in/right out) and an emergency vehicular access to Callahan Court, in conjunction with the 8 storey building, due to concerns regarding traffic with the adjacent residential neighbourhood. City Staff and Regional Staff have reviewed the application and have no objections to the proposed access, traffic impacts on adjacent roads, and reduced parking calculation and meets the standards of the City of Brampton.

Phase I and II Environmental Site Assessment

The Phase I Environmental Site Assessment (Phase I ESA) was prepared by Fisher Environmental 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 two 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 and through the drilling of boreholes the findings were deemed satisfactory. Environmental Engineering staff has cleared the report for zoning purposes and noted further parameters to be met regarding the filling of the RSC.

Hydrogeological and Geotechnical Report

A Hydrogeological and Geotechnical Report were prepared by Fisher Engineering in support of the proposed Planning Act applications. The purpose of the Geotechnical and Hydrogeological Report is to determine the subsurface soil and ground water conditions and provide design recommendations. Staff has reviewed the reports and found it satisfactory.

Environmental Impact Study

Staff has reviewed the Environmental Impact Study prepared by Kuntz Forestry Consulting Inc. The study has identified impacts including setback modifications, tree removals, disturbances due to construction, increased site occupancy, and increases in impervious surfaces on the subject property.

Impacts can be prevented and mitigated for. The use of appropriate setbacks as specified throughout the report are expected to provide adequate protection for the natural heritage features and functions associated with the subject property, including woodlands, wetlands, wildlife, and wildlife habitat. The proposed tree protection and sediment and erosion control fence will protect the buffer area, the woodland, and the wetland from the proposed development. The stormwater management plan will

maintain the hydrological function of the wetland. Appropriate design recommendations 5 will further prevent impacts to wildlife, and the conveyance of the buffer and its restoration as specified will protect the feature and its habitat in the long-term. These measures will be implemented through the site plan approval process.

Archaeological Assessment Stage 1 and 2

Staff has reviewed the Stage 1 and 2 Archaeological Assessment prepared by AMICK Consultants Limited, submitted in support of the application. The report identifies that a Stage 1 background study of the subject property was conducted and 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 SS Wilson Associates Consulting Engineers, 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 using commonly practiced abatement measures. Engineering staff is satisfied with the results of this study and find it capable of supporting the requested amendment(s) for the proposed Zoning By-Law and Official Plan Amendments.