

DETAILED PLANNING ANALYSIS

City File Number: C05E17.004

Subdivision File: 21T-17017B

Planning Act

Development applications must meet the criteria as set out in the *Planning Act*. For this development application, it must meet the criteria as set out in Sections 2 51(24). The following provides a discussion to these sections.

Section 2:

In terms of the following matters, the application satisfies the requirement to have regard to the Matters of Provincial Interest set out in Section 2 of the Planning Act:

- (a) the protection of ecological systems, including natural areas, features and functions;*
- (r) the promotion of built form that,*
 - o (i) is well-designed*
 - o (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

As set out in more detail below, the application has appropriate regard to these matters.

Section 51(24) – Criteria for Approval of Subdivision Applications

Section 51.24 of the Planning Act provides criteria for the consideration of a draft plan of subdivision. The application has regard for the following matters:

- (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) conformity to the official plan,*
- (d) suitability for the land for the purpose for which it is being subdivided, and*
- (h) conservation of natural resources and flood control.*

As set out in more detail below, the application has appropriate regard to these matters and is in the public interest.

The allocation of lands within the Draft Plan of Subdivision provide lots and blocks for the residential portion, block for the open space portion and a block for an apartment. The Draft Plan of Subdivision creates the lots and blocks required for the road and the individual residential lots.

The proposed Draft Plan of Subdivision and Zoning By-law Amendment satisfies the Planning Act's criteria. The Draft Plan of Subdivision has regard for the conservation of

natural resources as there are lands that are being created that will be zoned open space and will be dedicated to the city as part of the processing of this application.

The application fulfills the requirements as identified within the *Planning Act*, specifically Section 2 and 51(24). The application is generally in conformity with the Official Plan and is suitable for the lands. It is also acknowledged that the proposed plan respects the conservation of natural resources and flood control.

Provincial Policy Statement (2020)

Section 3 of the *Planning Act* requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the *Planning Act*. The applications are consistent with the Provincial Policy Statement, specifically the following policies:

Section 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;*
 - o *the proposed development provides a housing supply that has a demand in the community that is laid out in an efficient manner.*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
 - o *the proposed development complies with the relevant environmental regulations and respects the valleyland conditions.*
- 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; and,*
 - o *the subject lands are located in a Secondary Plan area that is within the Brampton settlement area.*
- 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.*
 - o *The layout of the development optimizes the future road pattern, servicing and infrastructure.*

The proposed development is located within Block Plan Area 48-2, which is an area planned for residential growth. The proposal is optimizing underutilized land resources within the City. The applicant has completed an environmental assessment of the subject lands and is providing buffers that meet the requirements of both the City and the conservation authority.

Section 1.1.3.2 states that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. According to the Provincial Policy Statement, land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources; and,*

- 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.*

The proposed development road pattern and utilization of the land is an efficient use of the land. The proposed use of the land is appropriate for the subject lands and does not put undue stress on the local infrastructure. By developing this property, the applicant is following the vision for this community.

Section 1.1.3.4 states that appropriate development standards which facilitate re-development while avoiding or mitigating risks to public health and safety.

The development of these lands for low, medium and medium high density residential is appropriate and avoids risks to public health and safety in respecting the adjacent existing land uses.

2020 Growth Plan for the Greater Golden Horseshoe

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 applications conform to the policies of the Growth Plan for the Greater Golden Horseshoe.

The relevant policies contained within the Growth Plan that are implemented by this particular development proposal are included in Section 2.2.1 Managing Growth. According to Section 2.2.1, within settlement areas, growth is to be focused in:

- *delineated built-up areas;*
- *areas with existing or planned public service facilities.*

The proposal conforms to Section 2.2.1 of the Growth Plan by contributing towards creating complete communities that feature a mix of land uses and convenient access to local stores, services, and public service facilities.

The applicable Growth Plan minimum density target is identified as being 46 residents and jobs combined per hectare. The proposal does not meet the minimum density target. This figure is slightly lower than the requirement; this is due to the large park that is provide on site which accounts for 1/3 of the total land area.

Regional Official Plan

The property is located within the "Urban Systems" designation in the Regional Official Plan. The subject applications conform to the Region of Peel Official Plan, including the policies set out below.

Section 5.3.1.3 - “To establish healthy urban communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities”.

Staff is of the opinion that the development proposal will create opportunities for new residents. The plan respects the valleylands and includes a portion of a park.

Section 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”.

Staff is of the opinion that the development proposal achieves a built form that is compatible with the existing and future residential areas as currently proposed. The proposed increase in density along Inspire Boulevard will contribute to the street frontage and accommodations for future residents.

Section 5.3.1.5 - “To achieve an urban structure, form and densities which are pedestrian friendly and transit supportive”.

The proposed built form and density of the development will be supported by the existing and proposed public road network as well as the sidewalk network. The development is also directly across from a large park. The highest density will be benefit as well as enhance the adjacent park to the south.

Official Plan

The property is designated as “Residential” and “Open Space” on Schedule A – General Land Use in the Official Plan. The “Residential” designation permits predominantly residential land uses including a full range of dwelling types ranging from single detached dwellings to high-rise apartments as well as parks and other associated uses.

The proposal generally conforms to the “Residential” designation of the Official Plan. The proposed density for the proposed development is estimated at 33 units/hectare for the lands designated Low Density and 57 units/hectare, which generally meets the City’s Official Plan minimum required density. The Official Plan requires a minimum density target of 51 people and jobs per hectare (ppj/ha). While the average density target is below the City’s minimum, this is attributed to the relatively large sized park that is part of the development, resulting in a lower density calculation. Due to this, staff is satisfied that the objectives of the Official Plan have been achieved as the overall plan will achieve density within an appropriate range of the City’s policies.

The proposal is consistent with the “Residential” land use designations. An amendment to the Official Plan “Residential” land use designation is not required.

The lands that are designated “Open Space” within the Official Plan are zoned as such. An amendment to the Official Plan “Open Space” land use designation is not required.

Secondary Plan – Countryside Villages Area 48

The proposed development is located within the Countryside Villages Secondary Plan Area 48. The applicant has demonstrated that the proposed development is consistent with the policies contained in the Secondary Plan. Provided below are some of the highlighted policies that the development adheres to. The lands are designated “Low Density Residential”, “Medium Density Residential”, “Neighbourhood Park”, “Public Junior Elementary School”, and “Separate Elementary School”. No proposed changes are requested or necessary for the Secondary Plan.

Low Density Residential

The Secondary Plan designates a majority of the lands as Low Density Residential which permits single detached, semi-detached, and townhouse housing typologies. Within this designation, the Secondary Plan policies require 50 % of the overall development to contain single detached houses. The plan is proposing a total of 190 (54%) single detached dwellings and 164 (46%) townhouse units which conforms to the policies of the Plan.

Staff are satisfied that the application provides an appropriate balance of both single detached and townhouse dwelling types. The location of the townhouse dwellings are also appropriately situated towards the frontage of Mayfield Road, creating a consistent street wall along a major arterial road, with garage access to the rear of the dwelling.

Medium Density Residential

The Secondary Plan also designates a portion of the lands as Medium Density Residential which permits a range of housing typologies, including single detached, semi-detached, townhouse, walk-up apartments, duplexes, and triplexes. The applicant is proposing to construct townhouses within this designation, which is permitted in the Secondary Plan. As mentioned previously, the location of the townhouses in the plan are appropriately located to provide frontage along Mayfield Road.

Valleylands / Open Space

The Zoning By-law and Plan of Subdivision appropriately allocate the valleyland areas identified on the Secondary Plan. Staff are satisfied with the location and amount of lands located within these designations.

Neighbourhood Park

The Zoning By-law and Plan of Subdivision allocate the areas as a public neighbourhood park, which is consistent with the location identified on the Secondary Plan. Staff are satisfied with the location of the Park within these designations.

Block Plan – Countryside Villages Block Plan Area 48-2

The development application is generally consistent with Countryside Villages Block Plan 48-2. The proposed development generally meets the requirements for open space. For the lands immediately southeast of Mayfield Road and Moldovan Drive, the applicant is proposing townhouses which cover a larger area than the Medium Density

block identified on the Block Plan. This altered the designation as well as the road pattern. The proposed changes will not require an amendment to the Block Plan as they are minor in nature. In addition, Block Plan policies do not require an amendment if the alteration is minor.

The applicant has demonstrated that this application meets the requirements of the Block Plan.

Zoning

The property is currently zoned “Agricultural (A)” by By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to permit the proposed residential uses and open space zone. This Recommendation Report includes a copy of the proposed Zoning By-law Amendment required to be passed by Council in the event that the application is approved.

The proposed Zoning By-law Amendment includes eight site specific residential zones. Six of the proposed zones were created for this proposal, while two of the site specific zones are being transferred from the lands to the south to maintain consistency. The proposed Zoning By-law Amendment includes a portion of lands to be zoned Open Space and Floodplain which will not be able to be developed in order to accommodate environmental lands to be protected. It should be noted that all of these zones include a Holding (H) provision as these lands are dependant on servicing from the south which is anticipated to be provided very soon.

Below are the proposed zones to be used to facilitate the development proposal, and some descriptions:

Residential Single Detached F-13.7 (H) – Special Section 3669

- Permits single detached dwellings
- Front yard width minimum requirement of 13.7 metres

Residential Single Detached F-11.6 (H) – Special Section 3670

- Permits single detached dwellings
- Front yard width minimum requirement of 11.6 metres

Residential Single Detached F-9.2 (H) – Special Section 3671

- Permits single detached dwellings
- Front yard width minimum requirement of 9.2 metres

Residential Townhouse R3E–6.0 (H) – Special Section 3672

- Permits street related townhouse dwellings
- Front yard width minimum requirement of 6.0 metres

Residential Townhouse R3E–6.0 (H) – Special Section 3673

- Permits townhouses that access the road from a rear facing garage
- Front yard width minimum requirement of 6.0 metres

Residential Townhouse R3E–6.0 (H) – Special Section 3690

- Permits townhouses that access the road from a rear facing garage
- Front yard width minimum requirement of 6.0 metres

Land Use

The proposed residential designation is appropriate for the subject lands given that the proposal aligns with the City's approved land use policy documents. The applicant has generally adhered to the land uses as identified on the Block Plan. The minor deviations include the removal of the Medium Density block and dispersing this density with townhouses, moving a window road that has views over the valleyland further into the site, reorientation of the park and associated open space on the opposite side of the valleyland from the park and other very minor road orientations.

A holding provision has been placed on some of the lands and can be lifted once the applicant has demonstrated that servicing and grading is possible. The lands are serviced from the southeast, so once those lands have services, then this parcel will be able to be developed and the holding provision can be lifted.

The applicant has provided a Planning Justification Report to support this development in terms of its density, overall conformity with applicable policies and the general design of the proposal. Staff are generally in agreement with the Report.

Urban Design

The Block Plan includes a Community Design Guideline (CDG) document that the applicant is required to adhere to. The applicant was required to complete an addendum to the CDG document for this application to provide some additional information on the specifics for the design of this development and the landscaping for the proposal.

Urban Design staff are generally satisfied with the application.

Transportation/Traffic

The Transportation Analysis and Intersection/Roadway Design Review was submitted for this development and was approved by City staff. Transportation Engineering has provided a comments and conditions memo that includes conditions to ensure that the transportation needs within the community are fulfilled.

The lands will be accessed from Mayfield Road to the north and Torbram Road to the east. Several roads go to the south and west to access future developments.

The report demonstrates that the traffic counts are acceptable. The report also provides the measurements to ensure that fire truck movements can be accommodated.

Noise

The Noise Feasibility Study (Valcoustics Canada; February 8, 2022) has been reviewed. City staff is satisfied with the conclusions of the study at this time.

Servicing

A Functional Servicing Report prepared by TMIG dated October 2022 was submitted in support of this application. The Functional Servicing Report concluded that the proposed residential development can be fully serviced and connected.

The stormwater management, sanitary and sewer servicing for the development are in accordance with the requirements of the City of Brampton, Toronto and Region Conservation Authority and the Region of Peel. The stormwater quality, quantity and erosion control will be provided within the stormwater management pond. The discharge will not adversely affect the adjacent, downstream properties or watercourse.

Phase 1 and 2 Environmental Site Assessment (ESA)

A Phase 1 and 2 Environmental Site Assessment was submitted in support of the application. The City's Building Division has reviewed the study and found that it is completed at this time. An RSC has also been filed with the Environmental Site Registry.

Tree Inventory and Preservation Plan Report

The Tree Inventory and Preservation Plan Report provides an overall view of the tree material that currently exists (or did exist in certain circumstances). Provides an analysis on the wellbeing of the stock and then determines the best course of action to facilitate the development and to obtain an overall net gain in tree material for the City. Where trees cannot be accommodated on site they will be provided within a compensation area located within the Countryside Villages Block Plan. The falling of trees will also be timed as to be least disruptive to the fauna community.

Soil Investigation

A Geotechnical Investigation prepared by Soil Engineers Ltd. dated June, 2016 was submitted in support of the application. Generally, the Geotechnical Investigation report provides an analysis of the soil substrate to determine construction requirements for infrastructure such as roads, sewer, and engineered fill requirements. This information is used in determining the viability of the soils and whether additional fill needs to be brought in or taken away. The soils on the property can be utilized, but the report cautions that additional soil analysis will have to be completed during construction.

City staff have reviewed the document and are satisfied with its conclusions.

Archaeological Assessment

Stage 1, 2 Archaeological Assessment was completed for the lands. The Stage 1 assessment required the additional Stage 2 assessment as the lands are within a 300 metre distance of a water source. The report states that “no archaeological resources were encountered during the Stage 2 field investigations of the property”. No additional review is required.

Sustainability Score and Summary

A sustainability performance metrics and sustainability summary were submitted to measure the degree of sustainability of the proposal. The evaluation concluded that the proposal achieved the gold thresholds of sustainability defined by the City.

The Draft Plan Conditions include a condition that will recognize a score that meets or exceeds the Gold Threshold and requires that the applicant uphold this score through to the registration of the Plan of Subdivision. The proposed condition is provided below.

“Prior to Registration, the owner shall provide documentation to the satisfaction of the Commissioner of Planning, Building and Growth Management verifying that the sustainability score achieves the equivalent or higher than the threshold indicated prior to the approval of the Draft Plan.”