

Detailed Planning Analysis

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, and the other applicable City of Brampton studies, guidelines, and priorities.

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Peel Regional Official Plan, and the Brampton Official Plan provide direction and policies that encourage efficient and sustainable development through development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form. These documents support land use planning in a logical, well-designed manner that supports sustainable long-term economic viability.

Planning Act R.S.O 1990

The proposed development has been reviewed with respect to matters of provincial interest, and has regard for the matters identified in **Section 2 of the Planning Act R.S.O 1990** in terms of:

- 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;*
- o) The protection of public health and safety; and*
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*
- r) The promotion of built form that*
 - i) is well designed,*
 - ii) encourages a sense of place, and*
 - iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.*

Analysis: Planning Act R.S.O 1990

The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with S. 2 (h) and (j). The development represents the appropriate location of growth and development as the subject property is located in a designated greenfield area in accordance with S. 2 (p) of the Planning Act.

Staff is satisfied that the proposed development has regard for matters of provincial interest in the Planning Act.

Provincial Policy Statement (PPS):

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. The PPS policies that are applicable to this application include:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) Promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) Accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) Promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*

1.1.3 Settlement Areas

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;
- 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;

1.4 Housing

1.4.3 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;
- b) Permitting and facilitating:
 - 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;
- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

d) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or where it is to be developed;

2.1 Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term.

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.

Analysis: Provincial Policy Statement (PPS)

The proposed development supports livable, healthy communities by supporting residential land uses in proximity to transit services on Mayfield Road, which is designated a Secondary Transit Corridor in Schedule C of the City of Brampton Official Plan. The proposal is in close proximity to a diverse range of land uses within the Block Plan 48-2 area, including recreational trails, park and open space facilities, commercial uses, services, and other uses to meet long-term needs in accordance with S. 1.1.1 (b) of the PPS. The proposed development avoids environmental concern by placing a 10-metre buffer from the limits of the natural heritage system, and through careful consideration for mitigation measures through the scoped Environmental Impact Study submitted on the subject lands in accordance with S. 1.1.1 (c). The proposal includes single detached and townhouse structural types, consistent with S. 1.1.1. (b) of the PPS.

The proposed development is located in a settlement area in accordance with S. 1.1.3.1 of the PPS, and the proposed development implements residential densities which align with the planned targets outlined in the City of Brampton Official Plan and Countryside Villages Secondary Plan, thus promoting efficient land use densities in accordance with S. 1.4.3 of the PPS.

The proposed development supports the long-term protection of the natural heritage system by placing the valleyland buffer and valleyland feature in a “Floodplain – F” zone which precludes development, and through the conveyance of the features to the City for long-term protection, in support of S. 2.1.1 and S. 2.1.8 of the PPS.

Based on the above, staff is satisfied that the proposed development 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, more prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of housing types, and prioritizing intensification throughout the built-up area. The proposed development demonstrates conformity generally to this plan, including:

2.2 Policies for Where and How to Grow

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;**
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) development will be generally directed away from hazardous lands;*

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;*
- d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;**

- ii. public service facilities, co-located and integrated in community hubs;*
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. healthy, local, and affordable food options, including through urban agriculture;*
- e) provide for a more compact built form and a vibrant public realm, including public open spaces;*

2.2.7 Designated Greenfield Areas

2.2.7.1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

- a) supports the achievement of complete communities;*
- b) supports active transportation; and*
- c) encourages the integration and sustained viability of transit services.*

2.2.7.2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:

- a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;*

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

The proposed development supports the achievement of complete communities in accordance with 2.2.1.2 (a), 2.2.1.4 (a) (d), and 2.2.7.1 by supporting residential development in accordance with the approved Block Plan, within close proximity to park facilities, recreational trails, commercial uses, schools, and other diverse land uses allocated through the block planning process. The proposed development is located on lands within the existing settlement area in accordance with section 2.2.1.2 (d). The proposal exceeds the minimum density targets in S. 2.2.7.2 by accommodating 91 residents per hectare.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment conform to the policies of the Growth Plan.

Region of Peel Official Plan (April 2022)

The Region of Peel Official Plan facilitates decisions with regard to land use matters and guides growth and development within the lower-tier municipalities in the Region of Peel. The subject lands are within the “Urban System” in Schedule E-1: Regional Structure, and the ‘Designated Greenfield Area’ in Schedule E-3 of the Region of Peel Official Plan. The proposal has been evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

5.4 Growth Management

5.4.10 Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and public service facilities.

5.4.11 Direct a significant portion of new growth to the Delineated Built-up Areas of the community through intensification.

5.4.12 Develop compact, transit-supportive communities in Designated Greenfield Areas.

5.4.16 Employ a comprehensive, integrated approach to land use planning, infrastructure planning and infrastructure investment to achieve the objectives of this Plan.

5.4.19 Greenfield Density

5.4.19.6 Plan to achieve a minimum greenfield density target of 70 residents and jobs combined per hectare by 2051, to be measured over Peel’s Designated Greenfield Area excluding the following:

a) natural heritage features and areas, natural heritage systems and flood plains, provided development is prohibited in these areas;

5.4.19.7 Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:

- City of Mississauga: 87 residents and jobs combined per hectare;*
- City of Brampton: 71 residents and jobs combined per hectare; and,*
- Town of Caledon: 67.5 residents and jobs combined per hectare.*

5.4.19.10 Direct the local municipalities to incorporate official plan policies to plan for complete communities within Designated Greenfield Areas that create high quality public open spaces with site design and urban design standards that support opportunities for

transit, walking and cycling and direct the development of high-quality public realm and compact built form.

5.6 The Urban System

5.6.11 Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.

5.6.20 Designated Greenfield Area

5.6.20.10 Direct the local municipalities to delineate a structure for the Designated Greenfield Area, including the identification of Employment Areas, and secondary planning boundaries to guide future development.

5.6.20.11 Where an approved secondary plan is not already in place, require as a part of Policy 5.5.6, that local municipalities develop staging and sequencing plans that provide for the orderly, fiscally responsible, and efficient progression of development that is coordinated with the Region's Capital Plan, Peel Water and Wastewater Master Plan, and Transportation Master Plans.

5.6.20.13 Ensure that community block plans for new neighbourhoods and communities are developed in a manner that will address the principles of sustainability such as providing a mix of uses, a range, and a mix of housing options and densities, including affordable housing, walkable communities, transit-supportive densities and designs, financial sustainability, attention to detail in the design of the public realm, the provision and integration of public service facilities, planning for alternative and renewable energy systems, including low carbon district energy systems, and respecting natural and cultural heritage. Consistent with these principles of sustainability, community block plans must be developed in accordance with background studies and agreements to be required by the local municipality addressing these matters.

Analysis: Region of Peel Official Plan (April 2022)

The proposal will contribute to complete communities through the provision of housing options including single detached and townhouse structural types, in close proximity to park facilities, and other uses in the Block Plan area such as retail and service uses in accordance with S. 5.4.10. The proposal includes residential uses at appropriate densities as determined through the block planning process in close proximity to Mayfield Road, which is identified as a Secondary Transit Corridor supporting medium frequency public transportation services in accordance with S. 5.4.12. The proposal exceeds the minimum densities outlined in the Region of Peel Official Plan S. 5.4.19.7 and proposes a total of 91.1 persons per hectare. The proposal directs development to the urban system in accordance with S. 5.6.11 of the Region of Peel Official Plan.

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

City of Brampton Official Plan (2006):

The City of Brampton Official Plan guides the physical growth and development of the City and guides land use decision-making to meet the needs of current and future residents to 2031. The plan incorporates policies from the Region of Peel Official Plan, PPS, and Growth Plan to address land use planning decisions.

The property is designated “Residential” and “Open Space” in Schedule A: General Land Use Designations of the Official Plan. The proposed amendment generally conforms to the intent of this plan. This includes:

4.2 Residential

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 Uses designations of this plan, such as schools, libraries, parks, community and recreation centres, health centres, day care centres, local retail centre, neighbourhood retail, convenience retail, or highway and service commercial uses. Quasi-institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.

4.2.1.2 The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the “Residential Areas and Density Categories” definitions contained in Section 5 of this Plan.

The following Residential Density Categories are referenced by the housing mix and density policies in the newer secondary plans or portions thereof as identified on Schedule “G” as being subject to the New Housing Mix and Density Categories:

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

The density categories above shall not be construed as limiting the City's housing mix and density flexibility or its ability to narrow or expand such categories or the associated densities or to use them in various combinations within a particular Secondary Plan.

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

(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.

4.6.2 Environmental Implementation Reports

4.6.2.4 In some instances, the City in consultation with the area Conservation Authority may determine that a scoped Environmental Implementation Report (or Master Environmental Servicing Plan as appropriate) is appropriate.

4.6.6 Natural Heritage System

4.6.6.10 The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections.

4.6.6.28 The City will consider the following planning principles in the design of all development to assist in the protection, enhancement and restoration of significant natural heritage, surface water and ground water features:

vi) The City shall seek the gratuitous dedication of watercourse and valley corridors and an adequate buffer and/or setback to the City or the Conservation Authority to ensure that 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 quality of the natural features;

4.6.6.30 Natural heritage features and areas including associated setbacks and conservation buffers shall be zoned as a separate classification in the implementing Zoning By-law as part of a specific development proposal. Existing uses will be recognized as legal non-conforming, where appropriate, despite the designation on Schedule "D".

4.6.7 Valleylands and Watercourse Corridors

4.6.7.4 Through the development approval process, valleylands and watercourse corridors, including associated environmental hazards and defined conservation buffers will be gratuitously conveyed to the City of Brampton. Municipal conveyance of these corridors and buffers will not be considered as contributing towards the parkland dedication requirements under the Planning Act.

4.6.7.5 All valleylands and watercourse corridors conveyed to the City of Brampton, including associated environmental hazards and defined conservation buffers, shall be in a condition satisfactory to the municipality. If any such lands are contaminated, the transferor will, prior to conveyance, restore the lands to a condition free from adverse effects and suitable for enhancement, submit a Record of Site Condition to the City, and satisfy any other requirements of the City regarding contaminated sites.

Analysis: City of Brampton Official Plan (2006):

The proposal includes residential land uses in keeping with S. 4.2.1.1 of the Official Plan. The lands are designated “Low Density Residential” in the Countryside Villages Secondary Plan, and “Low/Medium Density Residential” in Block Plan 48-2. The Secondary Plan designation permits housing typologies such as single-detached, semi-detached, and townhouse structural units. The proposal includes single-detached and townhouse structural units and proposes a density of 25.19 units per net residential hectare (10.2 units per net acre) in accordance with the Low Density and Medium Density housing mix and density categories listed in S. 4.2.1.2 of the Official Plan.

The lands designated “Open Space” in the Official Plan are zoned “Floodplain (F)” to preclude development in the future. A 10-metre setback is applied from the lands designated “Open Space” in the Official Plan to mitigate impacts to the valleyland feature such as storage of materials, removal of vegetation, informal trails, and accumulation of debris in the valleyland in accordance with 4.2.1.15.

A scoped Environmental Impact Study was submitted in support of the proposed development. The scoped Environmental Impact Study was reviewed by City Staff and the TRCA. The report was deemed satisfactory to support the proposed development, in accordance with S. 4.6.2.4 of the Official Plan. The EIS provides a list of key mitigation measures which are recommended to minimize impacts to the natural heritage features. The report recommends a 10-metre buffer to the wetland and valley slope which is identified as Block 151 on the Draft Plan of Subdivision, in conformity with S. 4.6.6.10 of the Official Plan. The valleyland and valleyland buffer identified as Block 152 and Block 151 on the Draft Plan of Subdivision will be conveyed to the City in accordance with S. 4.6.6.28, and S. 4.6.7.4 of the Official Plan, and will be zoned “Floodplain – (F)” to preclude development in accordance with S. 4.6.6.30.

Staff is satisfied that the proposed Zoning By-law amendment conforms to the policies of the City of Brampton Official Plan.

Countryside Villages Secondary Plan (Area 48b):

Secondary Plans implement the Official Plan policies but provide a more detailed land use designation and vision for the specific area. The subject property is located within the Countryside Villages Secondary Plan (Area 48b). The lands are designated as 'Low Density Residential', 'Neighbourhood Park', and 'Valleyland'. A 'Potential Intersection' is identified at the northeast corner of the subject property along Mayfield Road. The proposal generally aligns with the policies of the Secondary Plan, including:

4.2.1 Create a sustainable community that protects, restores and enhances, the diversity of natural features and their ecological functions;

5.2.1.1 The various residential designations shown on Schedule SP48(a) are categories in which the predominant use of land is ground floor oriented forms of housing. Proposals for residential development shall be considered in accordance with the policies of the Official Plan and this Chapter.

5.2.1.7 Residential designations adjacent to the natural heritage system shown on Schedule SP 48(b) shall be shaped, oriented, built and developed in a manner that is compatible, complementary and supports the features and functions of the natural heritage system.

5.2.2.1 In areas designated Low/Medium Density Residential on Schedule 48(a), the following shall apply, subject to Section 5.2.1 of this Chapter:

- i) Permitted uses include single-detached, semi-detached and townhouse structural types;*
- ii) A minimum density of 19.5 units per net residential hectare (8 units per net residential acre) and a maximum density of 30.1 units per net residential hectare (12 units per net residential acre) shall be permitted.*

In addition, approximately 50% of the overall development within the Low/Medium Density Residential designation shall be single structural units. The proportion of single detached structural units shall be determined at the Block Plan stage of approval. In attempting to achieve a minimum 50 persons and job per hectare, the City shall consider minor adjustments to the overall requirement of 50% single-detached structural units at the block plan stage of approval without the need for an amendment to this Chapter.

5.4.2 Valleylands and Watercourse Corridors

5.4.2.1 Areas designated Valleylands and Watercourse Corridors on Schedule SP48(a) shall be protected from development and remain primarily in a natural state, or be utilized for complementary uses in accordance with Section 4.5.7 and other relevant policies of the Official Plan and the recommendations of the Municipal Environmental Servicing Plan

(MESP). The extent of the Valleylands and Watercourse Corridors system and any permitted complementary uses shall be confirmed through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton.

5.4.2.2 Areas designated Valleylands and Watercourse Corridors on Schedule SP48(a) includes natural stream corridors and headwater drainage features that currently contribute to the ecological integrity of the subwatersheds. The final limit of the Valleylands and Watercourse Corridors will be determined through an Environmental Impact Study to the satisfaction of the City of Brampton. The stream corridors and/or headwater drainage features may be altered, or the feature may be replaced by an alternate system, provided it is demonstrated that the current ecological function and integrity of the subwatershed is protected. Any residual lands shall revert to the adjacent land use designation without the necessity of an amendment to this Chapter.

5.4.2.3 Appropriate environmental buffers in accordance with Section 4.5.13 of the Official Plan shall be imposed from the margin of valleylands and watercourse corridors so as to have regard for ecological functions and the extent and severity of existing and potential environmental hazards. All required setbacks and opportunity for stormwater management ponds to be located within such setbacks shall be determined through the preparation of an Environmental Implementation Report to the satisfaction of the City of Brampton prior to draft approval of affected plans of subdivision and shall be incorporated into the implementing zoning by-law.

Analysis: Countryside Villages Secondary Plan (Area 48b):

This proposal creates a sustainable community that provides a mix of housing types while protecting natural features in accordance with S. 4.2.1 of the Secondary Plan. The proposed development contains residential development adjacent to a natural heritage system and has been designed in a manner that complements and supports the features of the system in accordance with S. 5.2.1.7 of the Secondary Plan.

The proposal includes townhouse and single detached structure types at an appropriate density in areas identified as low density in this plan. The proposal contemplates single detached and townhouse dwellings with a density of 25.19 units per net residential hectare (10.2 units per net acre). In addition, single detached dwellings make up 62% of the proposed housing mix. The housing mix proposed in 5.2.2.1 are meant to be achieved throughout the 'Low/Medium Density Residential' designation in the entirety of the block plan area. The proposed densities and built form typologies align with the policies of the Secondary Plan.

This proposal contains a variety of housing types that are predominantly ground oriented including single detached dwellings and townhouse dwelling units in accordance with S. 5.2.1.1 of the Secondary Plan, and includes a variety of single-detached and townhouse dwellings at an appropriate density in the areas identified as low density in this plan, thus satisfying S. 5.2.2.1.

The proposal appropriately places the valleyland and watercourse areas in the 'Floodplain (F)' zone to preclude development. A 10 metre buffer was applied to the outer limits of

the staked top of the slope, long-term stable top of the slope, and locally significant wetland, and discussed in the Environmental Impact Study prepared by Beacon Environmental, in accordance with S. 5.4.2.3 of the Secondary Plan.

Staff is satisfied that the proposed Zoning By-law amendment is consistent with the policies of the Countryside Villages Secondary Plan.

Block Plan for Sub Area 48-2:

The proposed development is located within the Block Plan for Sub-Area 48-2 of the Countryside Villages Secondary Plan. The site is designated “Low/Medium Density Residential”, “Park”, “10m Buffer”, and “Valleyland/Channel” in the Countryside Villages Block Plan for Sub-Area 48-2. The proposal generally conforms to the intent of this plan. This includes:

3.0 The principles for the block plan area are set out below:

- a) To create a safe, attractive and pedestrian-oriented community offering a range of housing types and densities;*
- b) To create a distinct and attractive built form through superior urban design;*
- c) To incorporate and utilize alternative development standards, including rear-lane townhouses, roundabouts, bike lanes and reduced right-of-ways;*
- d) To create a street network that promotes pedestrian accessibility to schools, parks, open space and shopping areas;*
- e) To preserve, protect and restore the natural environmental features;*
- f) To provide linkages to natural features within a comprehensive community open space network together with parks, view vistas and storm water management ponds; and,*
- g) To provide for a phased development in accordance with the approved Growth Management Staging and Sequencing Strategy.*

4.7.9 Prior to the issuance of draft plan approval of each draft plan of subdivision within Sub-Area 48-2, a Developer Cost Sharing Agreement, to the satisfaction of the City, shall be executed and the trustee shall confirm that the applicant has fulfilled their obligations. The Cost Sharing Agreement shall provide for the early delivery of community use lands (such as schools, parks, arterial and collector roads and gateway features).

4.7.10 The owner shall contribute their proportionate share towards the full cost of the City’s gateway features and streetscape enhancements within Sub-Area 48-2 in accordance with the City’s Gateway Beautification Program. Each landowner’s

proportionate share within Block 48-2 shall be established in the Countryside Villages Cost Sharing Agreement.

Analysis: Block Plan for Sub Area 48-2:

The proposed development meets the sustainable development principles established for the block plan area. The proposal provides for a range of housing types including single detached and townhouse dwelling types, and adequately protects environmental features to preclude valleylands from future development. The applicant has provided confirmation that the Owner has signed the Countryside Villages Cost Sharing Agreement. Staff is satisfied that the proposed Zoning By-law Amendment satisfies the policies of the Block Plan.

Zoning By-law:

The property is zoned “Agricultural (A)” by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to facilitate the proposed development.

Analysis: Zoning By-law:

This application proposes a change from the existing zones to a number of Site Specific Residential zones (R1F-13.0-2367, R1F-9.0-2368, R1F-11.0-3704, R1F-13.0-3705, R3E-6.0-3706). The valleyland is proposed to change from existing ‘Agricultural (A)’ zoning to a ‘Floodplain (F)’ zone to preclude development, and the proposed neighbourhood park will be zoned ‘Open Space (OS)’. Provisions of these proposed zoning designations are listed in Appendix 9 – Draft Zoning By-law Amendment. The requirements set out in these zones will permit development that is appropriate for each of the land use designations on which they are located.

Below are the proposed naming conventions that are being recommended and some of the highlights of each of the proposed zones:

Residential Single Detached F – 13.0 – Section 2367 (R1F-13.0-2367):

- Permits single detached dwellings
- Front yard width minimum requirement of 13.0 metres

Residential Single Detached F – 9.0 – Section 2368 (R1F-9.0-2368):

- Permits single detached dwellings
- Front yard width minimum requirement of 9.0 metres

Residential Single Detached F – 11.0 -Section 3704 (R1F-11.0-3704):

- Permits single detached dwellings
- Front yard width minimum requirement of 11.0 metres

Residential Single Detached F – 13.0 – Section 3705 (R1F-13.0-3705):

- Permits single detached dwellings
- Front yard width minimum requirement of 13.0 metres

Residential Townhouse E – 6.0 – Section 3706 (R3E-6.0-3706):

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

Open Space (OS):

- Permits an outdoor recreation facility operated by, or licensed by, or leased from, or managed under an agreement with a public authority

Floodplain (F):

- Permits flood and erosion control, or conservation area

Technical Requirements:

The following paragraphs summarize the technical studies and reports that were provided in support of the development application.

Planning Justification Report

The planning justification report (PJR) prepared by KLM Planning Partners 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, the Countryside Villages Secondary Plan, and Block Plan are satisfied that the proposed development represents good planning. Planning staff have reviewed the PJR and found it satisfactory.

Functional Servicing and Stormwater Management Report

A Functional Servicing Report was prepared by Schaeffers Consulting Engineers in June 2022 to assess how the site may be serviced regarding site grading, stormwater management, water supply, and sanitary sewage. The report concludes that the existing municipal infrastructure is sufficient and is capable of supporting the proposed development. Engineering staff is satisfied that the site can achieve the grading, storm servicing, and stormwater management requirements for the site based on the findings of this report.

Sanitary

The FSR states that the proposed development will connect to internal sanitary sewers running along proposed roadways. Sanitary flows will outlet to an existing 750mm sewer running south on Airport Road and then an existing 975mm trunk sewer.

Water

The watermain servicing is proposed to be provided through a connection to the existing 300mm watermain running along Mayfield Road.

Stormwater Management:

Stormwater will be captured and conveyed through a dual drainage system, and all stormwater flows will drain to the proposed SWM Pond WB-2 south of the site in the Sandringham East subdivision.

Archaeological Assessment

A Stage 1 and Stage 2 Archaeological Assessment was prepared by ASI Heritage. The report indicates that no further field investigation is needed. The report recommends that the site be subject to a Stage 3 Archaeological Assessment. Heritage staff have cleared the application, recognizing that the applicant will be required to conduct a Stage 3 Archaeological Assessment and submission of all Ministry Letters prior to building permits being issued on the site.

Sustainability Score and Summary (refer to Appendix 13)

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. The application has a Sustainability Score of 27 points, which achieves the City's Bronze threshold.

Preliminary Environmental Noise Report

An Acoustical Report was prepared by Jade Acoustics in May 2022 in support of the development application. Noise sources analyzed in the report include road traffic noise from Airport Road and Mayfield Road and aircraft traffic noise from Toronto Pearson International Airport. Potential noise sources from existing institutional, commercial, and industrial developments were also evaluated. Mitigation measures were recommended for residential blocks, such as mandatory central air conditioning units for lots along Mayfield Road, and above-standard window, exterior door, and exterior wall construction measures are required for all lots and blocks. Occupants will also be advised through the use of warning clauses, and some residential lots and blocks will require a 2.2 metre to 3.7 metre sound barrier. Noise staff have reviewed the noise study and found it satisfactory to support the development proposal.

Environmental Impact Study

A Scoped Environmental Impact Study dated February 2023 was prepared in support of the application. The study was prepared by Beacon Environmental Limited for Caliber

Homes. The report summarizes information presented in the Block 48-2 Environmental Implementation Report as it pertains to the subject property, assesses the natural heritage system and environmental impacts of the proposed development, and identifies mitigation and enhancement measures to address potential environmental impacts.

The Environmental Impact Study (EIS) recommends mitigation measures to address the environmental impacts of the proposed development with respect to the aquatic and terrestrial resources identified on the subject property. Mitigation measures include the implementation of recommended buffers and setbacks, the preparation and implementation of an erosion and sediment control plan, and the planting of replacement trees or provision of cash in lieu for the loss of tableland trees, among others.

The Draft Plan limits of development were established through staking by the TRCA in 2022, and a 10-metre buffer is shown on the draft plan in accordance with the recommendations from the EIS. An Erosion and Sediment Control Plan is required prior to works commencing on the site in accordance with draft plan conditions provided by the TRCA. The owner is required to provide restoration-planting drawings that detail compensation plantings for tableland trees to be removed, prior to registration of the plan. The EIS has been reviewed and approved by City Staff and the Toronto and Region Conservation Authority and find it satisfactory to support the proposed development.

Arborist Report

An Arborist Report prepared by Strybos Barron King, dated February 24th, 2023 was submitted in support of the proposed development. A total of 30 compensation trees are required to compensate for the removal of 16 healthy tableland trees. Open Space Development staff have reviewed the Arborist Report and find it capable of supporting the proposed development.