

Information Summary

Notwithstanding the information summary provided below, staff advise that, prior to finalizing recommendations to Council, this application will be further evaluated for consistency with the Provincial Policy Statement (2020), conformity with the Growth Plan for the Greater Golden Horseshoe (2020), the Regional of Peel Official Plan and the City of Brampton Official Plan.

Planning Act R.S.O 1990 and Provincial Policy Statement, 2020

The proposal will be reviewed for its compliance to matters of provincial interest as identified in the *Planning Act R.S.O 1990* in terms of:

- the protection of ecological systems, including natural areas, features and functions (section 2 a);
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (section 2 f);
- the orderly development of safe and healthy communities (section 2 h);
- the adequate provision and distribution of educational, health, social, cultural and recreational facilities (section 2 i);
- the adequate provision of a full range of housing, including affordable housing (section 2 j);
- the protection of public health and safety (section 2 o);
- the appropriate location of growth and development (section 2 p);
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians (section 2 q); and,
- the promotion of built-form that is well-designed, encourages a sense of place and provides for high quality public spaces (section 2 r).

The proposal will also be reviewed for its compliance to the Provincial Policy Statement 2020 (PPS). The PPS policies that are applicable to this application include but are not limited to:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (section 1.1.1 a);

- 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 (section 1.1.1 b);
- avoiding development and land use patterns which may cause environmental or public health and safety concerns (section 1.1.1 c);
- 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 (section 1.1.1 d);
- 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 (section 1.1.1 e);
- improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society (section 1.1.1 f);
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (section 1.1.1 g);
- promoting development and land use patterns that conserve biodiversity (section 1.1.1 h);
- land use patterns within settlement areas shall be based on densities and a mix of land uses which (section 1.1.3.2 a to f):
 - efficiently use land and resources;
 - are appropriate for, and effectively use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - prepare for the impacts of a changing climate;
 - support active transportation;
 - are transit-supportive, where transit is planned, exists or may be developed;

- new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (section 1.1.3.6);
- 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 (section 1.4.3 b, c, d, f):
 - permitting and facilitating:
 - 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,
 - all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
 - 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;
 - 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;
 - establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety;
- healthy, active communities should be promoted by (section 1.5.1 a, b):
 - planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
 - planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- long-term economic prosperity should be supported by (section 1.7.1 b, c, and e):

- encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which (section 1.8.1 a, f, g):
 - promote compact form and a structure of nodes and corridors;
 - promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure;
 - maximize vegetation within settlement areas, where feasible;
- natural features and areas shall be protected for the long term (section 2.1.1);
- the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features (section 2.1.2);
- development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of (section 3.1.1 b and c):
 - hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and,
 - hazardous sites; and,
- planning authorities shall prepare for the impacts of a changing climate that may increase the risk associated with natural hazards (section 3.1.3).

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

The subject lands are within the “Designated Greenfield Area” as defined by the 2020 Growth Plan for the Greater Golden Horseshoe. The Growth Plan promotes development that contributes to complete communities, creates street configurations that support walking, cycling and sustained viability of transit services which creates high quality public open spaces. The proposal will be evaluated against the Growth Plan for the Greater Golden Horseshoe (GGH) to ensure that it conforms to the Plan. The GGH plan sections applicable to this amendment include but are not limited to:

- to support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes (section 2.2.6.3);
- new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that (section 2.2.7.1 a to c):
 - supports the achievement of complete communities;
 - supports active transportation; and,
 - encourages the integration and sustained viability of transit services;
- within the Natural Heritage System for the Growth Plan, the new development or site alteration will demonstrate that (section 4.2.2.3 a) i to iii):
 - there are no negative impacts on key natural heritage features or key hydrologic features or their functions;
 - connectivity along the system and between key natural heritage features and key hydrologic features located within 240 metres of each other will be maintained or, where possible, enhanced for the movement of native plants and animals across the landscape;
 - the removal of other natural features not identified as key natural heritage features and key hydrologic features is avoided, where possible. Such features should be incorporated into the planning and design of the proposed use wherever possible; and,
- municipalities are encouraged to establish an open space system within settlement areas, which may include opportunities for urban agriculture, rooftop gardens, communal courtyards, and public parks (section 4.2.5.2).

Regional Official Plan

The subject application is within the “Urban System” designation as established in the Regional official Plan. The proposal will be 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:

- 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 (Section 5.3.2.2);
- 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 (section 5.3.2.3);
- direct the area municipalities, while taking into account the characteristics of existing communities, to include policies in their official plans that (section 5.3.2.6 a to d):
 - support the Urban System objectives and policies in this Plan;
 - support pedestrian-friendly and transit-supportive urban development;
 - provide transit-supportive opportunities for redevelopment, intensification and mixed land use; and,
 - support the design of communities to minimize crime by the use of such approaches as Crime Prevention Through Environmental Design (CPTED) principles;
- development within the designated Greenfield areas shall be designed to meet or exceed the following minimum densities (section 5.5.4.2.2):
 - City of Brampton: 51 residents and jobs combined per hectare;
- direct the area 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 (section 5.5.4.2.6);
- encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, including low and moderate income households, enabling all Peel residents to remain in their communities (section 5.8.2.3);

- control access to Regional roads so as to optimize traffic safety and carrying capacity, and control the number and location of intersections with Regional roads in consultation with the affected area municipality (section 5.9.4.2.12);
- protect residential development adjacent to Regional roads from vehicular noise through appropriate noise mitigation, planning and design, and by ensuring the provision of noise attenuation measures at the time of development (section 5.9.4.2.13);
- support the use of Regional roads and other Regional land as part of a safe attractive and accessible active transportation network (section 5.9.10.2.3); and,
- encourage the area municipalities to promote land uses which foster and support the use of active transportation (section 5.9.10.2.4).

Official Plan:

The property is designated “Residential” and “Open Space” in the Official Plan. Further, the property is identified within “Area 4A” on Schedule A1 – Upscale Executive Housing Special Policy Areas of the Official Plan. The “Residential” designation permits a broad range of housing, ranging from assisted housing to upscale executive housing types. The “Open Space” designation consists of both natural and cultural heritage as well as recreational open space features. The “Upscale Executive Housing Policy Areas” are characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities. The proposal will be evaluated against the Official Plan to ensure that it conforms to the Plan. The Official Plan policies that are applicable to this application include but are not limited to:

- 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 (section 3.2.2.2);
- 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 (section 4.2.1.2);
- 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 (section 4.2.1.4);
- 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 (section 4.2.1.9);
 - In accordance with the Development Design Guidelines, the City recognizes that the key elements of design for residential areas are (section 4.2.1.14 i to vii):
 - Variety of housing types and architectural styles;
 - Siting and building setbacks;
 - Garage placement and driveway design including attached garages, lot widths related to attached garages, rear yard garage locations and driveways;
 - Street façade development and allowable projections, including the street address, entrance architecture, grade relationship, windows, projecting elements and roof forms;
 - Upgraded elevations at focal locations including corner lots, housing abutting open space and pedestrian links, housing at “T” intersections, and housing at parkettes;
 - Incorporation of multiple unit dwellings and apartments; and,
 - Landscaping and fencing on private property;
 - The City shall consider the following natural heritage planning principles in the design of residential development (section 4.2.1.15 i to vii):
 - 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;
 - Protection, enhancement and restoration of any stream, pond, marsh, valleyland and woodland habitat for both fish and wildlife;
 - Maintenance, enhancement and restoration of the features and functions of watercourses and drainage features consistent with natural geomorphic, hydrologic and fish habitat processes;
 - 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;

- Protection, maintenance and restoration of remaining trees and woodlots;
- The need for careful siting of dwellings and additional landscaping pursuant to the provisions of zoning by-laws and development agreements;
- 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 (e.g. 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;
- The following detailed principles and standards shall, as much as practicable, be incorporated into the secondary plan level and tertiary plan level designs of upscale executive housing areas (section 4.2.2.2 i to xiv):
 - These communities will be planned abutting or close to natural heritage and man-made features such as valleys, woodlots, golf courses and areas of rolling or unique topography. The communities shall be designed to contribute to the features, functions and linkages of the open space system, and both the design and the open space system shall combine to define the special character of the community;
 - These communities will be near logical transportation systems that are well connected to the Greater Toronto Area;
 - The minimum lot frontage for single detached homes in these communities is 15 metres and minimum residential floor areas may be established, where appropriate;
 - The maximum net density (defined as residential lots only and excludes roads, parks, schools, etc. but includes the land occupied by certain upscale streetscape features and/or non-credited open space vistas, provided that it is in accordance with an urban design study) is 14.5 units/net hectare;
 - A sufficient area will be planned for upscale executive communities to accommodate a minimum of 250 upscale executive lots except in the Snelgrove Secondary Plan Area;
 - A variety of lot sizes up to and beyond 26 metre lot widths with many sufficient sized lots to accommodate three-car garages shall be provided in these communities;

- Distinct and high quality housing forms with lots greater than 21 metres frontage be established as anchors to each upscale executive community;
- Despite the above prescribed minimum lot frontage and maximum density requirements, a buffer of appropriately sized lots shall be planned within upscale executive community areas to provide a desirable interface with any abutting lower density portions of the community such as existing estate residential developments, and it is recognized that the average net density may have to be reduced to accomplish this while achieving the desired upscale executive housing characteristics;
- A transition area around the upscale executive community (with similar urban design and architectural standards as the upscale executive community) with a minimum lot frontage for single detached homes of 12 metres and an approximate net density of 19.5 units/net hectare, together with minimum residential floor areas if considered appropriate, will be provided as required to achieve a desirable land use interface between the upscale executive area and higher density portions of the community;
- An appropriate opportunity for wide-shallow single detached homes with similar rear yard setback as conventional depth lots and a maximum lot frontage of 16.5 metres may be provided within the transition area around the upscale executive community and at key locations within the core area of such a community;
- An appropriate opportunity for high-end executive townhouses with a minimum lot frontage of 9 metres may be provided in the transition area or at key locations within the upscale executive community;
- A strong community identity and neighbourhood character will be established through design and placement of commercial buildings and main entry features;
- A high quality urban design, architectural treatment and streetscape will be incorporated into the fabric of the community, expressed by means of enhanced architectural character of individual dwellings and structures and by features such as landscaped medians and boulevards, entrance features, historic buildings and settlements, shopping amenities, civic squares, open space, natural features, public walkways and other public realms, to ensure an enhanced overall community appearance, an upscale image, and a strong sense of place; and,
- A strong, identifiable and appropriate edge treatment to the community will be provided through urban design and architectural treatments along the connecting road network;

- The city shall endeavour to ensure that the eight Upscale Executive Housing Special Policy Areas designated on Schedule “A1” collectively yield a minimum of 5,100 upscale executive housing units having nominal lot sizes exceeding 464.5 square metres. The allocation of this total upscale executive housing requirement to the eight areas is as follows (section 4.2.2.6):
 - Area 4A Vales of Humber Secondary Plan – 1000 units;
- The eight Upscale Executive Housing Special Policy Areas are of a sufficient size to readily accommodate the allocated number of upscale executive housing units, and in some cases, these areas are significantly larger than the allocated unit count would require. In the latter circumstance, the City recognizes and expects that the size and configuration of the final Secondary Plan level Upscale Executive Housing area may be reduced through the detailed study process and that these studies will determine how much and which portion of each area is appropriate for executive housing, and conversely, which areas should be excluded from the final executive housing area, provided that the achievable upscale executive housing yield for the particular area continues to match or exceed the specified allocation requirement (section 4.2.2.7);
- Residential development proposals and complementary uses, including schools, shall be evaluated in accordance with the Development Design Guidelines and Urban Design section of this Plan (section 4.2.7.2);
- The City shall require the conveyance of property for appropriate daylighting triangles and corner rounding on existing roads at such as the property is to be developed or redeveloped as a condition of site plan approval, consent or subdivision approval, in accordance with City standards based on the functional classifications of the intersection roadways (section 4.5.2.8);
- From a streetscape perspective, the City may require additional road right-of-way to accommodate improvements like medians, double-row planted street trees and civic design considerations (section 4.5.2.10);
- The City shall, in planning and providing access to roads, endeavour to achieve a safe and quiet atmosphere in residential areas by (section 4.5.2.23 i to iii):
 - Using street designs, which discourage excessive speeds such as the use of narrower local streets;
 - Requiring the provision of adequate off-street private parking; and,
 - Locating higher density development where access can be safely gained directly from collector streets or through consolidated driveways connecting to arterial streets;

- The City shall encourage the design of roads to incorporate elements such as tree planting, landscaping, buffers, hedgerows, pedestrian facilities, transit stops, bicycle paths, median strips and boulevards and sustainable management practices where appropriate and in accordance with Section 4.11 Urban Design and Section 4.6 Natural Heritage and Environmental Management of this Plan (section 4.5.2.26);
- The City shall ensure that all public road design and construction are consistent with the City of Brampton Accessibility Technical Standards (section 4.5.2.28);
- 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 (section 4.6.6.8);
- The City shall seek opportunities, where feasible, through development or redevelopment, to buffer adjacent natural areas and identify opportunities to provide or enhance connections (section 4.6.10);
- 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 (section 4.6.6.28 i to vii):
 - Maintenance of the landforms and physical features of the site in their natural state to the greatest extent practicable, in accordance with the policies of this plan;
 - Protection, enhancement and restoration of streams, ponds, marshes, valleylands and woodland habitats for both fish and wildlife
 - Maintenance, enhancement and restoration of the features and functions of watercourses and drainage features consistent with natural geomorphic, hydrologic and fish habitat processes;
 - 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 development;
 - The need for careful siting of dwellings and additional landscaping pursuant to the provisions of zoning by-laws and development agreements;

- The City will 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 (e.g. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological quality of the natural features; and,
- That the general public have access to significant scenic vistas and physical landforms by means of public open space holdings, as appropriate;
- 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” (section 4.6.6.30);
- Development and site alteration is generally not permitted within a valleyland or watercourse corridor unless it has been demonstrated that there will be no negative impact on the significant natural features and their functions in accordance with the required studies. When considering an application for development on lands within or adjacent to valleyland and watercourse corridors, the following shall be taken into account (section 4.6.7.1 i to ix):
 - No new development shall occur within the identified slope stability, 100 year erosion limit and/or meander belt width hazard;
 - Existing development shall be reviewed in consideration of the identified slope stability, 100 year erosion limit and/or meander belt width hazard with regard to City policies and standards/policies of the relevant Conservation Authority;
 - Opportunities to mitigate, enhance or restore natural features, functions and linkages, including natural hazards, as defined in watershed, subwatershed or environmental studies;
 - The proposed measures to mitigate predicted impacts must be undertaken in an environmentally sound manner consistent with accepted engineering techniques and environmental management practices;
 - The no negative impact test can consider overall environmental benefits across the local landscape scale by the replacement of natural features and associated functions while meeting City policies and Provincial standards;

- The impact of the development proposal to the physical continuity of the natural heritage open space system, including public access where appropriate and feasible;
 - The costs and benefits in ecological, monetary, social and biological terms of any engineering works or environmental management practices needed to mitigate these impacts;
 - The risk of the lost of life or property damage; and,
 - The comment of the appropriate Conservation Authority and Provincial Ministry;
- Vista blocks and window streets shall be strategically located to provide strategic views onto the valley and watercourse corridors providing a focus for neighbourhoods and access to valleylands. These blocks shall be planned to promote continuity, enhance accessibility, and visibility of the open space system and to provide opportunities for passive recreation. Parkland credit will not be granted for vista blocks, however, the City will be judicious in their use, which will be reviewed on a plan by plan basis (section 4.6.7.10);
 - Components of streetscape shall consist of street trees, lighting, street furniture, signage, built form, landscape features, road infrastructure and sustainable management practices. The design of these streetscape elements shall be coordinate to achieve the following objectives (section 4.11.2.1.2):
 - Communicate the image and character of the community;
 - Reinforce the street network and enhance special community roads (primary streets);
 - Promote an urban relationship between built form and public spaces;
 - Enhance the daily experience of the residents and visitors;
 - Achieve a pedestrian-scaled environment for the public domain that is safe and comfortable;
 - De-emphasize the importance of the car/garage on the streetscapes;
 - Promote sustainable management practices to address water quality, including minimizing impervious cover; using “at source controls”, and infrastructure that is environmentally friendly; and,
 - Establish a level of landscaping and paving appropriate to their role in the street network hierarchy and in line with the “Crime Prevention through Environmental Design” principles to reduce the incidence and fear of crime;

- Roofscapes shall be designed to provide visual interest for the public streetscape (section 4.11.2.1.3);
- Electrical utilities are required to be placed underground in residential communities. The same standard shall apply to other parts of the City, particularly along arterial roads and in employment areas. Above ground utilities shall be visually screened by the use of “unique” utility box designs, street furniture, light standards and other streetscape elements (section 4.11.2.1.5);
- Mid-rise buildings shall address the following design issues (section 4.11.3.1.1):
 - Building articulation and efficiencies;
 - Sufficient on-site indoor and outdoor amenities such as gardens, and terraces to meet the anticipated use of the occupants;
 - Servicing (i.e. loading, garbage, parking);
 - Separation between commercial and residential;
 - Access to transit;
 - The manner in which the building addresses the street and neighbouring land uses;
 - Building along the streetline and maintain common setback; and,
 - Ground floor uses;
- Urban design objectives and principles shall form an integral part of the City’s land use planning and decision-making processes to ensure that the goal of achieving an attractive and sustainable physical environment is met. All forms of development shall be subject to the policies of this section (section 4.11.4.1).

Amendment to the Official Plan

Staff will evaluate and recommend whether the proposed development is consistent with the policies of the Official Plan.

Secondary Plan:

The property is designated “Executive Residential, Executive Transition Residential and Natural Heritage System” in the Vales of Humber Secondary Plan (Area 50).

The following policies are applicable to the lands designated “Executive Residential”:

- Lands within the “Executive Residential” designation shall be developed with a variety of wide frontage 15-24 metres (50-80 foot) single detached lots. In addition, the secondary plan has been designed to accommodate anchor lots, defined as measuring 21 metres (870 feet) or greater in frontage, in appropriate locations. The criteria for the location and distribution of anchor lots will be set out in the approved Community Design Guidelines (section 5.1.2.1);
- As shown on Schedule SP50(a), “Executive Residential” areas shall be located along valleylands and other natural heritage features, community edges (other than Mayfield Road), and adjacent to the Hamlet of Wildfield (section 5.1.2.2);
- In areas designated “Executive Residential” on Schedule SP50(a), the following policies will apply (section 5.1.2.3 i to v):
 - A maximum density of 14.5 units per net residential hectare (6 units per net hectare) for the lands designated “Executive Residential”;
 - A minimum lot width of 15.2 metres (50 feet);
 - The secondary plan will generally be designed for a minimum lot depth of 35 metres (115 feet), however, the City will permit lot depths less than 35 metres (115 feet) where there are lotting constraints;
 - A limited number of wide shallow lots may be provided within the designation provided the overall lot size meets or exceeds 464.5 square metres (5,000 square feet);
 - A range of lot frontages from 15.2 metres (50 feet) up to and beyond 24 metres (75 feet) shall be provided, with lots at the higher end of the range situated at prominent locations, adjacent to Countryside Drive and The Gore Road and the Natural Heritage System. Lots at the lower end of the range will be located adjacent to the “Executive Transition” and “Low Density Residential” designations; and,
 - In the order of 690 lots shall be provided in the “Executive Residential” designation of this plan, which shall contribute towards the Official Plan requirement for a minimum of 1,000 upscale executive housing units within the secondary plan area. If the 690 minimum number of lots cannot be achieved within the “Executive Residential” designation, additional executive lots will be provided within the “Executive Transition” designation without an amendment to this Plan, provided the lots meet the executive size criteria set out in 5.1.2.3 i to iv) and the total number of executive lots meets or exceeds the 1,000 unit target;

- Executive Residential lots along Collector Road A shall, where possible, be oriented with the frontage facing the Collector Road. If this is not possible, it is preferred that the flankage elevation facing Collector Road A contain the main entrance to the dwelling and be the subject of a high degree of architectural detailing in order to foster an upscale community image (section 5.1.2.4).

The following policies are applicable to the “Executive Transition” Residential designation:

- Lands within the “Executive Transition” designation shall be developed for a variety of mid-sized single detached lots that act as a transition between the “Executive Residential” and “Low Density Residential” areas of the community (section 5.1.3.1);
- Notwithstanding Section 4.1.2.2(iii) of the Official Plan, in areas designated “Executive Transition” on Schedule SP50(a), the following policies will apply (section 5.1.3.2 i to iv):
 - A maximum density of 19.5 units per net residential hectare (8 units per net hectare) for the lands designated “Executive Transition”;
 - A minimum lot width of 13.7 metres (45 feet);
 - A range of lot frontage from 13.7 metres (45 feet) up to and beyond 18 metres (59 feet); and,
 - A minimum of 310 lots with frontages of 15.2 metres (50 feet) and greater and with a minimum lot area of at least 464.5 square metres (5,000 square feet) shall be provided in the “Executive Transition” designation of this plan. Fewer than 310 lots may be provided without an amendment to this plan if additional executive lots beyond the minimum in 5.1.2.3 v) are provided in the “Executive Residential” designation and provided the additional lots meet the executive size criteria set out in 5.1.2.3 i) to iv) and the total number of executive lots meets or exceeds the 1,000 unit target;
- Given the planned function of the “Executive Transition” designation to serve as a transition area between the “Executive Residential” designation and the “Low Density Residential” designation, lots with frontages greater than 15.2 metres within “Executive Transition” designation shall generally be located adjacent to the “Executive Residential” designation, with smaller lot frontages within the “Executive Transition Residential” designation generally located along collector roads and adjacent to the “Low Density Residential” designation (section 5.1.3.3).

Further, the following policies are applicable to the “Natural Heritage System” designation:

- The “Natural Heritage System” designation shown on Schedule SP50(a) is comprised of valleylands, watercourse corridors, wetlands, and woodlands and associated buffers, setbacks and linkages, and Restoration Areas that collectively contribute to the ecological integrity of the West Humber River watershed, as identified in the MESP. The NHS, including buffers, setbacks and linkages, shall be conveyed to the City in a condition satisfactory to the municipality (section 5.3.2.1);
- Minor refinements to the boundaries of the “Natural Heritage System” may be considered to reflect the differences in scale and level of detail available through the preparation of Environmental Impact Studies (EIS) and Functional Servicing Reports (FSR) at the draft plan of subdivision stage. However, minor refinements to its boundaries shall not adversely impacts its functions or result in any significant increase or decrease in the size of the final “Natural Heritage System” (section 5.3.2.2);
- The “Natural Heritage System” shall be zoned in a restrictive zoning designation to protect it from development and be restored and enhanced, in accordance with the recommendations of the Vales of Humber Master Environmental Servicing Plan (section 5.2.2.3);
- Lands designated within the NHS designation shall remain primarily in a natural state, but uses such as fish, wildlife and conservation; limited infrastructure including roads and municipal services, crossing, stormwater management facilities and low impact development measures; restoration and enhancement works; passive recreational facilities and uses such as trails, interpretive displays and signage; and site alterations to accommodate the above uses are permitted (section 5.3.2.4);
- Urban land uses developed adjacent to the Natural Heritage System will contribute to the conservation and enhancement of natural features and ecological functions, through the application of sustainable best management practices for stormwater drainage, public infrastructure maintenance and management site design, land use buffers and setbacks (section 5.3.2.5);
- Small parcels of land created through the location of valley edge roads, which may serve as vista blocks, shall not be accepted as parkland dedication under the *Planning Act*, if such parcels are not usable as parkland and instead will be naturalized to the satisfaction of the City (section 5.3.2.6);
- The “Natural Heritage System” and the “Recreational Open Space System” are both given a high profile within the Vales of Humber Secondary Plan Area as visible and accessible public amenities. These areas are to be inter-connected with each other as well as school sites to the greatest

extent possible through the creation of pedestrian and cyclist linkages at the detailed subdivision design stage, where it can be demonstrated that such connections do not adversely impact the functions of the “Natural Heritage System”. Such linkages have been identified through the concurrent Block Plan process and may be further refined during the processing of Subdivision Plans (section 5.3.2.7);

- The existing urban tree canopy will be identified, conserved and enhanced to the greatest extent feasible, as determined through the MESP together with the City of Brampton Guidelines for the Assessment of Existing Tableland Vegetation (section 5.3.2.8).

Amendment to the Secondary Plan

The proposed amendment to the Vales of Humber Secondary Plan Schedule entails amending land use schedule SP 50(a) by adding a “Special Policy Area 2” designation for the lands to accommodate the housing types coinciding with the single detached, townhouse and apartment units according to the proposed draft plan of subdivision.

Staff will evaluate and recommend on the proposed amendment to the Secondary Plan in the future recommendation report.

Block Plan:

The property is located within the Vales of Humber Block Plan (Areas 50-1 and 50-2) and is designated ‘Executive Residential’, ‘Executive Transition Residential’ and ‘Natural Heritage System’. The Block Plan policies are intended to support the implementation of the Official Plan and Secondary Plan and provide direction for the Block Plan 50-1 and 50-2 Community Design Guidelines.

Amendment to the Block Plan

The proposed amendment to the Vales of Humber Block Plan Sub Area 50-1 and 50-2 includes an amendment to Schedule BP50 to accommodate the proposed residential density, and to permit a cluster of upscale medium to high density residential built form units.

Staff will evaluate and make a recommendation on the proposed amendment to the Block Plan in the future recommendation report.

Zoning By-law:

The property is zoned “Residential Rural Estate Holding (REH)” by By-law 270-2004 as amended. This zone permits single detached dwelling, a group home type 1 and auxiliary group home.

Amendment to the Zoning By-law

The application has submitted a draft zoning by-law to implement the proposed uses for apartment, townhouse and single detached purposes on the draft plan of subdivision. Staff will evaluate and make a recommendation on the implementing Zoning By-law in the future recommendation report.

Sustainability Score and Summary

The City of Brampton's Sustainability Metrics are used to evaluate the environmental sustainability of development applications. To measure the degree of sustainability of this development application, a Sustainability Score and Summary were submitted. The application has a Sustainability Score of 46 points; a silver designation which exceeds the City's minimum Bronze threshold. City staff will verify the sustainability score prior to the Recommendation Report.

Documents Submitted in Support of the Application

- Draft Plan of Subdivision
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Concept Site Plan
- Master Landscape Plan
- Underground Parking Plan
- Planning Justification Report
- Public Consultation Strategy
- Phase 1 & 2 ESA
- Geotechnical Report
- Functional Servicing and Stormwater Management Report
- Scoped EIS
- Noise Report
- Traffic Impact Study
- MTCS Acceptance Letter
- Architectural Elevations
- Stage 1 and 2 Archaeological Assessment
- Sustainability Scoring Matrix and Summary

Comments on the circulation of the above noted documents, along with comments on the application from external commenting agencies and City divisions and departments, will be provided in the future recommendation report.