

## Appendix 8

### Detailed Planning Analysis City File Numbers: C07E12.015 and 21T-18006B

#### Overview

The proposal has been reviewed and evaluated against the Planning Act, the Provincial Policy Statement and the Growth Plan. The proposal has also been reviewed and evaluated against the Region of Peel Official Plan and the City of Brampton's Official Plan and other applicable City of Brampton guidelines and priorities.

#### Planning Act

The application is in compliance with matters of provincial interest as identified in the Planning Act R.S.O 1990 in terms of the following:

*Section 2(a) the protection of ecological systems, including natural areas, features and functions:*

Through the review of an Environmental Impact Study (EIS), the City and the Toronto and Region Conservation Authority have confirmed that the existing Valleyland can be protected and integrated into the proposed development. The EIS undertakes a comprehensive impact assessment in the context of the type of proposed development including mitigation. The EIS will be discussed in greater detail in a subsequent section of this Appendix, and is recommended as a condition of approval.

*Section 2(h) the orderly development of safe and healthy communities.*

The proposed development is an appropriate use within the context of the surrounding community. From a safety perspective, access to the subject property via Goreway Drive and the extension of the existing road are appropriate with respect to potential traffic impacts. From a health perspective, residents can access the proposed new park and the proposed development protects the existing Valleylands.

*Section 2(j) the adequate provision of a full range of housing*

The proposed development includes single detached dwellings with a minimum lot width of 13 metres that is consistent with the adjacent lots.

*Section 2(p) appropriate locations for growth and development*

The proposed development is an appropriate location with respect to growth and development. In this respect, the proposed development has a design, density and housing form that can be integrated into the surrounding community, it comprises an appropriate urban density within the City's built boundary and there are no anticipated impediments to servicing the property with respect to water, storm water and sanitary

sewer connections.

The draft plan of subdivision application has regard for the following matters as set out in Section 51(24) of the Planning Act:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d) the suitability of the land for the purposes for which it is to be subdivided;
  - (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- (e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- (f) the dimensions and shapes of the proposed lots;
- (g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- (h) conservation of natural resources and flood control;
- (i) the adequacy of utilities and municipal services;
- (j) the adequacy of school sites;
- (k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- (l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- (m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act

Staff find that the applications are in compliance with matters of provincial interest as identified in the Planning Act R.S.O 1990.

### **Provincial Policy Statement**

Section 3 of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The applications are consistent with the PPS, including the following policies:

*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;*

The location of the site is considered appropriate for development as it will take advantage of the existing infrastructure capacity and public service facilities including transit, which avoids unnecessary land consumption and servicing costs.

- b) Accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial, 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;*

The proposed dwelling types, being single detached dwellings, are compatible with the surrounding community, and are located within a mature residential community. There are neighborhood amenities and public services that are in close proximity to the subject development.

- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;*

The proposed development has provided sufficient documentation to demonstrate that the environmental and public health and safety concerns have been addressed.

- d) Promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

The location of the proposed development will not cause any undue consumption and servicing costs.

*1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted;*

These lands are located within the settlement area and are appropriate for the proposed development.

*1.1.3.2 Land use patterns within settlement areas shall be based on:*

- a) Densities and a mix of land uses which:*
  - 1. Efficiently use land and resources;*
  - 2. 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;*

3. *Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
4. *Support active transportation;*

The proposed development includes built form typologies that are sensitive to the surrounding community. Staff are in support of developments that appropriately balance increased density while maintaining the ecological and social well-being of the community. The proposed development efficiently uses the available lands, and appropriately introduces a compatible built form, while mitigating any negative effects on the natural heritage system.

*1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.*

The required transportation, infrastructure, environment and engineering standards have been met or exceeded. There are no known risks associated with this development with respect to public health and safety.

The proposed development is consistent with Section 1.1.3 by contributing to the achievement of healthy and liveable communities through an appropriate mix of residential and open space opportunities. In addition, the proposed development, associated density and built form promote an efficient land use pattern and is compatible with the surrounding community. The proposed development is an efficient use of land and infrastructure.

*1.4.1 to provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) *Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development;*

*1.4.3 Planning authorities shall provide for an appropriate range and of housing types and densities to meet projected requirements of current and future residents of the regional market area by:*

- 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;*
- e) *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.*

The proposed development is consistent with the above noted policies since the number of dwelling units and the associated density represents an appropriate quantum of development to accommodate growth. The form of housing as proposed will be implemented through the appropriate zoning standards. Through the review and circulation of the applications it has been confirmed that the proposed development will provide for the efficient use of existing infrastructure and public service facilities.

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

The natural heritage system feature (valleylands) has been protected and a buffer has been provided for mitigation purposes.

*2.1.2 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 resources,*

The application recognizes the ecological functions that exist and provides adequate facilities to ensure that they are maintained. Furthermore, the proposed residential development maintains a sufficient setback to the adjacent natural heritage feature.

Based on the above, staff are satisfied that the proposed development is consistent with the policies in the Provincial Policy Statement.

### **A Place to Grow: 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 options to accommodate a range of incomes and household sizes. The proposal has been evaluated against the following policies in the Growth Plan:

*2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:*

- a. The vast majority of growth will be directed to settlement areas that:*
  - i. Have a delineated boundary;*
  - ii. Have existing or planned municipal water and wastewater systems; and*
  - iii. Can support the achievement of complete communities;*

- c. within settlement areas, growth will be focused in:*
  - i. delineated built-up areas;*
  - iii. locations with existing or planned transit, with a priority on higher order transit*
  - iv. areas with existing or planned public service facilities*

The subject lands are located within a settlement area. The lands are located within the delineated built boundary and have planned municipal services. The site is located within an established neighborhood in close proximity to amenities, public services and a transit route is nearby.

*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*

This application increases the single detached residential stock in the area in a compatible manner.

The proposed development conforms to the above noted policies by directing additional residential development to areas within the City's delineated built boundary where there are existing municipal water and sewage systems. Furthermore, future residents have access via automobile to a range of local stores, services, and public service facilities.

*4.2.2.3 Within the Natural Heritage System:*

- a. New development or site alteration will demonstrate that:*
  - i. There are no negative impacts on key natural heritage features or key hydrologic features or their functions;*
  - ii. Connectivity along the system and between key natural heritage features and key hydrological 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*

*4.2.2.6 Beyond the Natural Heritage System, including within settlement areas, the municipality:*

- a. Will continue to protect any other natural heritage features in a manner that is consistent with the PPS; and*
- b. May continue to protect any other natural heritage system or identify new systems in a manner that is consistent with the PPS.*

*4.2.5.1 Municipalities, conservation authorities, non-governmental organizations, and*

*other interested parties are encouraged to develop a system of publicly accessible parkland, open space and trails, including in shoreline areas, within the GGH that:*

*c. is based on good land stewardship practices for public and private lands.*

Brampton is renowned for its open space and trail system. The proposed development contributes to and strengthens the park system with the inclusion of parkland dedication.

The proposed development is consistent with the above noted policies. In this respect an Environmental Impact Study was completed. The environmental features have been protected, and there are no known overall negative impacts to the natural heritage features.

The development will consist of an Open Space Block, which will provide a buffer to and maintain the ecological function of the valley. There are no proposed pedestrian connections in order to ensure and maintain the wildlife and ecological protection of this area.

Based on the above, staff is satisfied that the proposed development is consistent with the policies of the Growth Plan.

### **Region of Peel Official Plan**

The Region Official Plan sets the Regional context for more detailed planning by protecting the environment, managing resources, directing growth and establishing a basis for providing Regional services in an efficient and effective manner. The subject lands are located within the “Urban System” designation in the Region Official Plan and the following policies apply:

*2.5.1 To seek opportunities to enhance the Greenlands System in Peel by restoring and enhancing degraded components of the ecosystem and by extending the network of natural area where ecologically beneficial.*

*2.5.2.1 Promote a wide range of environmental enhancement and restoration opportunities.*

*2.5.2.6 Support and encourage all efforts, including those of the area municipalities and conservation authorities, in restoring and enhancing components of the Greenlands System.*

The proposal will maintain and enhance existing natural heritage features and facilitate their long term protection. The proposal maintains an Open Space buffer between the proposed residential development and the natural heritage features. Thereby conforming to the above noted policies.

*5.3.1.3 To establish healthy complete urban communities that contain living, working*

*and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.*

The development is located within the “Urban System” in an established neighborhood which future residents will have access via automobile to a range of local stores, services, and public service facilities.

*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;*

The proposed development is compatible with the surrounding community, as it is sensitive to the character of the existing community by developing the site in a similar manner as the surrounding residential neighborhood. The infrastructure and public finances are taken into account by proposing a development at a density that would not put any strain on the existing infrastructure and/or public services.

*5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2021 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans; and*

*5.3.2.3 Plan for the provision and financing of Regional services so as to efficiently use existing services and infrastructure, and generally accommodate a pattern of compact forms or urban development and redevelopment.*

The proposed development is consistent with the above noted policies since it comprises a compact form of development within the Regional Urban Boundary that will efficiently use existing services and infrastructure. The applicant’s Environmental Impact Study supports the development of a healthy urban community that respects the characteristics of the existing community and protects the natural environment.

Based on the above, staff is satisfied that the proposal conforms to the Region of Peel Official Plan.

## **City of Brampton Official Plan**

The City of Brampton’s Official Plan provides comprehensive policies that facilitate land use decision making. The purpose of the City of Brampton’s Official Plan is to give clear direction as to how physical development and land use decisions should plan to meet the current and future needs of its residents.

The property is designated ‘Residential’ and ‘Open Space’ on Schedule A and ‘Valleyland/Watercourse Corridor and Other Wetland’ on Schedule D. The property is also within an ‘Upscale Executive Housing Special Policy Area 5’ on Schedule A1 of the Official Plan. An amendment to the Official Plan is not required to permit this development. The following Official Plan policies have been reviewed in evaluating the

proposed development:

*3.1 The City's sustainable planning framework provides a holistic approach to planning that integrates economic, social, environmental and cultural elements and is built on:*

- The City's long standing ecosystem approach to land use planning that recognizes the dynamic interrelationship of all elements of the biophysical community that are necessary to achieve a sustainable, healthy natural heritage system;*
- A culture of conservation that is expressed through the coordinated implementation of the City's land use development, natural heritage and environmental management, and recreational and cultural heritage policies;*
- The conservation, restoration and enhancement of the integrity of Brampton's air, water and land resources;*
- Identify, protect and restore or where possible, enhance natural ecosystem features, functions and linkages;*
- Develop healthy, sustainable complete communities that are compact, transit-oriented and pedestrian-friendly with a mix of uses and a variety of housing choices, employment, and supporting services and facilities.*

*3.2.8.1 The City shall consider appropriate forms of infilling to maximize the benefits of municipal services already in place. Specific locations suitable for infilling will be detailed within Secondary Plans.*

The location of the site is considered appropriate for residential development. The site is serviced by municipal water and sewer and is in proximity to a number of public service facilities including schools, public parks and transit stops. The proposed development will maximize the benefit of the existing infrastructure and municipal services already in place, which is consistent with Section 3.2.8.1 of the Official Plan.

*3.2.11 The City will examine opportunities to provide open space and pathways in combination with green infrastructure; protecting restoring and linking parkland to natural and cultural heritage features; and providing passive and active recreational uses. The city may identify urban open spaces that involve features such as rooftop gardens and communal courtyards.*

The proposed development includes a proposed park, as well as an open space buffer to provided further protection to the natural heritage system.

*4.2 Housing in Brampton is to be developed on municipal serviced lands in a sustainable manner where residents have a strong sense of belonging and take pride in their communities. Brampton's residential policy will focus on the following:*

- (i) Promoting vibrant, sustainable and accessible residential communities which accommodate a variety of housing forms, tenure, a mix of uses, attractive streetscapes, walkable/pedestrian environment, and accessible open space to create an overall high quality public realm*

- (iii) *Ensuring economic efficiency in providing housing on serviced or serviceable land within a ten (10) year time frame to meet projected requirements of the regional market area in accordance with the Provincial Policy Statement, and following a growth management program which ensures that all the required services and infrastructure are available as residential areas develop.*
- (iv) *Safeguarding the environmental integrity of particular development areas by ensuring that the design and development of residential areas protect, enhance and restore the features, functions and linkages of the natural heritage system including rivers, streams, valleys, wetlands and woodlands. The natural heritage system is integral to the health of the City, its neighbourhoods and its residents, and should be protected, as identified in these policies, subwatershed studies and block plans.*
- (v) *Promoting and facilitating intensification throughout the built-up area and in particular within the Urban Growth Centre and Central Area, intensification corridors, Mobility Hubs, and Major Transit Station Areas;*

*Section 4.2.1.1. – The Residential designations shown on Schedule “A” permits predominately 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 Worships, 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 centers, health centers, day care centers, local retail center, neighborhood retail, convenience retail, or highway and service commercial uses.*

The site is abutting an existing residential development and is in the interior of an established residential neighbourhood. The proposed single detached residential dwellings are considered compatible to the adjacent uses. The proposed development will incorporate a similar lot pattern and lot sizes to what already exist in this area. This is in keeping with the objectives of the residential development in the Official Plan to encourage the enhancement of the characteristics of the existing neighbourhood. Furthermore, the proposal protects and maintains the natural heritage system.

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

- (i) These communities will be planned abutting or close to natural heritage and man-made features such as valleys, woodlots, golf courses and areas of rolling or unique topography. The communities shall be designed to contribute to the features, functions and linkages of the open space system, and both the design and the open space system shall combine to define the special character of the community;*

- (ii) These communities will be near logical transportation systems that are well connected to the Greater Toronto Area;*
- (iii) The minimum lot frontage for single detached homes in these communities is 15 metres (50 feet) and minimum residential floor areas may be established, where appropriate;*
- (iv) The maximum net density (defined as residential lots only and excludes roads, parks, schools, etc. but includes the land occupied by certain upscale streetscape features and/or noncredited open space vistas, provided that it is in accordance with an urban design study) is 14.5 units/net hectare (6 units/net acre);*
- (v) A sufficient area will be planned for upscale executive communities to accommodate a minimum of 250 upscale executive lots except in the Snelgrove Secondary Plan Area (referred to as Area 3 in Schedule “A1” and Section 4.1.2.6 of this Plan);*
- (vi) A variety of lot sizes up to and beyond 26-metre (85-foot) lot widths with many sufficient-sized lots to accommodate three-car garages shall be provided in these communities;*
- (vii) Distinct and high quality housing forms with lots greater than 21 metres (70 feet) frontage be established as anchors to each upscale executive community;*
- (viii) Despite the above prescribed minimum lot frontage and maximum density requirements, a buffer of appropriately sized lots shall be planned within upscale executive community areas to provide a desirable interface with any abutting lower density portions of the community such as existing estate residential developments, and it is recognized that the average net density may have to be reduced to accomplish this while achieving the desired upscale executive housing characteristics;*
- (ix) A transition area around the upscale executive community (with similar urban design and architectural standards as the upscale executive community) with a minimum lot frontage for single detached homes of 12 metres (40 feet) and an approximate net density of 19.5 units/net hectare (8 units/net acre), together with minimum residential floor areas if considered appropriate, will be provided as required to achieve a desirable land use interface between the upscale executive area and higher density portions of the community;*
- (x) An appropriate opportunity for wide-shallow single detached homes with similar rear yard setback as conventional depth lots and a minimum lot frontage of 16.5 metres (55 feet) may be provided within the transition area around the upscale executive community and at key locations within the core area of such a community;*

*(xi) An appropriate opportunity for high-end executive townhouses with a minimum lot frontage of 9 metres (30 feet) may be provided in the transition area or at key locations within the upscale executive community;*

The supply of upscale executive housing is intended to make Brampton more attractive as the location of choice for business executives to encourage them to work and live in Brampton. Upscale executive housing is a low density form of housing characterized by high value, high quality houses on large lots located in areas with enhanced street designs, open space and related community amenities. The minimum lot frontage for single detached homes in these communities is 15 metres, although single detached homes in transition areas can be smaller at approximately 12 metres. The proposed development meets the general intent of the above noted policies, as the majority of the proposed lots meet and/or exceed the minimum 15 metres lot frontage.

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

- (vi) That watercourse and valley corridors and an adequate buffer and/or setback shall be conveyed to the City or the Conservation Authority. These lands shall be conserved in perpetuity from development, to protect their ecological features, functions and linkages including natural hazard management (eg. flood control, slope stability, erosion); and ecosystem biodiversity (corridor integrity, fish and wildlife habitat, etc.) to maximize the ecological and aesthetic quality of the natural features.*

*4.2.7 The City of Brampton will strive to create communities that have a high quality of development by:*

- (i) Developing a strong community image and character, which may be articulated in the design of built form, protection, enhancement and buffering of natural heritage features, architecture, streetscape design details, gateways, open space/pedestrian/bikeway systems, and road patterns;*
- (ii) Contributing to the existing natural features functions and linkages such as woodlands, valley lands, ponds, creeks and streams, as well as built structures with significant architecture, heritage features or important views and vistas;*

*4.6.7.1 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.*

*4.6.6.1 The precise boundaries and alignments of natural heritage features and areas as indicated on Schedule "D" will be determined site specifically on the basis of the policies of this Plan and in consultation with the appropriate Conservation Authority.*

*4.6.6.5 For development applications, including redevelopment and intensification, with the Built Boundary, the City will seek opportunities to manage, restore, connect and where possible, enhance existing open space and natural areas, as feasible.*

*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.*

The Official Plan has an emphasis on the significance of conserving and protecting natural heritage features, functions and linkages. It requires that the City seek opportunities through development approval to protect and buffer adjacent natural heritage features. Toronto and Region Conservation Authority reviewed the application and is satisfied with the proposed development limit which meets the typical 10 m buffer requirement from the valley corridor. As such, staff is satisfied that Section 3.1, 4.2.1.15(vii), 4.2.7 (i), 4.2.7 (ii), 4.6.6.1, 4.6.6.5, 4.6.7, and 4.6.6.10 of the Official Plan are met.

The proposed development is supported by the Official Plan since it supports the development of a complete community by:

- Providing the residents of the community with access to a park and open space and,
- Implements an appropriate built form with a street network that is beneficial with the existing community and protects the natural heritage features

Based on the above, staff are satisfied that the subject applications conform to the general principles of the City of Brampton Official Plan.

### **Vales of Castlemore Secondary Plan**

The property is designated 'Executive Residential' and 'Valleyland' in the Vales of Castlemore Secondary Plan (Area 42). A 'Parkette' designation also applies to a small portion of the lands. The following policies apply to the subject applications:

*3.1.31 In the area designated Executive Residential only upscale executive housing developments are permitted in accordance with policy sections 3.1.1a to 3.1.1g with the following specific policies applying:*

- (i) Only single detached homes shall be permitted*
- (ii) A maximum density of 14.8 units per net residential hectare (6.0 units per net residential acre)*
- (iii) A minimum lot area of approximately 464.5 square metres (5000 square feet)*
- (iv) A minimum lot depth of 30 metres (100 feet)*

- (v) *Lot widths of 21 metres (70 feet) and/or 24 metres (80 feet) for lots abutting Goreway Drive, with a minimum lot width of 18 metres (60 feet) for lots abutting the valley of the West Branch of the West Humber River, and a minimum lot width of 15 metres (50 feet) for the remainder of the area.*

The proposal generally meets the requirements of the 'Executive Residential' designation. The proposed development generally meets the density that is permitted, however one lot does not meet the minimum lot width requirements of the Executive Residential designation in the Vales of Castlemore Secondary Plan. Nonetheless, an amendment to the Secondary Plan is not required as the development meets the intent of the Upscale Executive Housing policies and generally conforms to the Executive Residential policies found in Section 3.1.31 (i)-(v) (Executive Residential) of the Vales of Castlemore Secondary Plan.

A portion of the subject property is designated as 'Valleylands' under the Secondary Plan. The following policies are in regards to the 'Valleylands' designation:

*3.3.1 Lands designated Valleyland on Schedule SP42(a) have been identified by the Conservation Authority as having inherent environmental hazards including flood and erosion susceptibility, while contributing to the ecological integrity of the West Humber Watershed. Designated Valleylands shall remain in primarily a natural state or be utilized for storm water management purposes and complementary uses in accordance with Part 1, section 4.4 and other relevant policies of the Official Plan and the recommendations of the West Humber River Subwatershed Management Study (Aquafor Beech Limited), as approved by relevant agencies.*

*3.3.2 Building setbacks shall be imposed from the margin of Hazard Lands or Valleylands so as to have regard for the extent and severity of existing and potential hazards. Setbacks shall be determined by the Conservation Authority and the City prior to draft approval of affected plans of subdivision and incorporated into the implementing zoning by-law. These considerations have the potential to reduce the total amount of tableland area available for urban development.*

In regards to the above noted policies, the Valleylands will remain in a natural state and be provided the required buffer to ensure their protection.

Therefore, based on the above, staff is satisfied that the subject applications conform to the general principles of the Vales of Castlemore Secondary Plan (Area 42).

## **Zoning By-law**

The property is zoned "Agricultural (A) – Section 1520" and "Floodplain Zone" (F), by By-Law 270-2004, as amended. An amendment to the Zoning By-law is required to permit the proposed development. The proposed Zoning By-law Amendment recommended for approval implements the single detached uses on the proposed plan

of subdivision and in addition zones the floodplain and open space uses (including the park).

The following is an overview and rationale for the key requirements and restrictions contained in the Zoning By-law Amendment recommended for approval in Appendix 11 of this report.

### Residential Zoning Permissions

The Zoning By-law contains requirements for the single-detached units that:

- Provide minimum building setbacks and yard requirements, along with other residential requirements that are appropriate in the context of implementing the built form objectives and principles outlined in the applicant's approved Urban Design Brief for the development
- Reflect the exact mix of single-detached lot types as shown on the draft plan of subdivision to achieve a variety of built forms and architectural elevations

### Natural Heritage System, Open Space and Park Permissions

The Zoning By-law contains requirements and restrictions for the Open Space, Park, Natural Heritage System and Floodplain. The established zoning requirements are not being amended from the parent By-law. The zoning provisions within these zones are very limited, and include the following:

- Prohibit the use of the lands for the purposes other than a park or recreational facility and conservation for lands zoned Open Space.
- Prohibit the use of the lands for purposes other than flood control, a park or conservation purposes for lands zoned Floodplain.

## **Land Use**

Staff are of the opinion that this development application complies with the applicable sections of the Planning Act. The proposed land uses are supportable in terms of the technical requirements, and also in terms of established planning principles. The proposed development is supportable from a land use perspective based on the following:

- It is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe (2019) and the Peel Region Official Plan;

- It promotes appropriate development and supports a complete community;
- It introduces a compatible residential use at an appropriate density;
- It is supportable from a technical perspective with respect to the various approved studies submitted by the applicant that will in turn form the basis for final subdivision approvals

### **Technical Requirements**

The following are brief synopses of the documents that were provided in support of the development application. Each study provides required information to address the needs of the community and informs the City and the developer as to how the community will be built.

### **Planning Justification Report (PJR)**

A PJR was submitted to the City to provide a rationale for the development and the associated policies within the Planning Act, Provincial Policy Statement, the Region of Peel Official Plan, the Official Plan and Zoning By-law. Staff reviewed the report and are satisfied with the justification provided by the applicant.

### **Noise Report**

A Noise Report was completed as part of the development application. The Noise Report takes into account all of the existing and potential noise sources and provides mitigating measures to minimize the noise to acceptable levels. The report recommends some mitigation measures along Goreway Drive. These mitigation measures includes a 2.2. metres high acoustic barrier, with an additional berm on Goreway Drive. Staff have reviewed the report and are satisfied with the recommendations.

### **Urban Design Brief**

The MBTW Group prepared an Urban Design Brief for the proposed development on the subject lands in order to address the linkages of the residential areas. Staff have reviewed and approved the Urban Design Brief.

### **Archaeological Assessment**

A phase 1 and phase 2 Archaeological Assessment was completed for the subject property. No archaeological resources were encountered and it was recommended that no further archaeological assessment for the property is required.

### **Functional Services Report**

A Functional Services Report was completed for the subject property and provides a preliminary design of sanitary, storm, watermain servicing, road and lot grades, as well as a preliminary design of the storm water management pond. The subject report has been accepted by City staff.

### **Environmental Impact Study**

A scoped Environmental Impact Study was completed for the proposed residential development. Based on the subject study the proposed development is found to be environmentally feasible and no adverse natural environmental impacts are expected.

### **Arborist Report**

The Arborist Report identified 36 trees that are to be retained and 53 trees that are to be removed. The report proposes to compensate with planting 111 native trees within the subject property.

### **Geotechnical Investigation**

A geotechnical investigation was prepared in support of the development application.

### **Phase One Environmental Site Assessment**

A Phase One Environmental Site Assessment was completed for the subject property. The site assessment did not reveal any potentially contaminated activities on the property.

### **Sustainability Score and Summary**

The applicant has completed a Sustainability Assessment for the proposal and has provided a summary to measure the sustainability of the development proposal. The proposal achieves an overall sustainability score of 34 points. It is required that a Plan of Subdivision application received a minimum of 29 points, being a bronze threshold.