

## **APPENDIX 8: Information Summary**

Notwithstanding the information summary provided below, staff advises 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 (2019), the Region of Peel Official Plan and the City of Brampton Official Plan.

### **Planning Act**

The proposal will be reviewed for its compliance to matters of provincial interest as identified in Section 2 of the Planning Act R.S.O 1990. A preliminary assessment identified that the sections applicable to this application include, but are not limited to:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,
- (r) the promotion of built form that:
  - (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.

### **Provincial Policy Statement**

The proposal will be evaluated as to whether it is consistent with the matters of provincial interest as identified in the Provincial Policy Statement (PPS). A preliminary assessment of the PPS sections applicable to this application include, but are not limited to:

- 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;
  - (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;

- 1.1.2 Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth 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;
  - (f) are transit-supportive, where transit is planned, exists or may be developed;
- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 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.
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
- 1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:
  - (a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
  - (b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
- 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:

- (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 is to be developed;

## **Growth Plan for the Greater Golden Horseshoe**

The application will be evaluated against the Growth Plan for the Greater Golden Horseshoe to ensure that the proposal conforms to the Plan. A preliminary assessment of the Greater Golden Horseshoe sections applicable to this application include but are not limited to:

- 2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:
  - c) within settlement areas, growth will be focused in:
    - i. delineated built-up areas;
    - iii. locations with existing or planned transit, with a priority on higher order transit where it exists or is planned; and
    - iv. areas with existing or planned public service facilities;
- 2.2.1.4 Applying the policies of this Plan will support the achievement of complete communities that:
  - e) provide for a more compact built form and a vibrant public realm, including public open spaces;
- 2.2.2.3 All municipalities will develop a strategy to achieve the minimum intensification target and intensification throughout delineated built-up areas, which will:
  - c) encourage intensification generally throughout the delineated built-up area;
- 2.2.6.2 Notwithstanding policy 1.4.1 of the PPS, 2014, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:
  - a) planning to accommodate forecasted growth to the horizon of this Plan;
  - b) planning to achieve the minimum intensification and density targets in this Plan;
  - c) considering the range and mix of housing options and densities of the existing housing stock; and
  - d) planning to diversify their overall housing stock across the municipality.

## **Region of Peel Official Plan**

The application will be evaluated against the Region of Peel Official Plan to ensure that the proposal conforms to the Plan. A preliminary assessment of the Region of Peel Official Plan sections applicable to this application include but are not limited to:

- 5.3.1.4 To achieve intensified and compact form and a mix of land uses in appropriate areas that efficiently use land, services, infrastructure and public finances while taking into account the characteristics of existing communities and services.
- 5.3.1.5 To achieve an urban structure, form and densities which are pedestrian-friendly and transit-supportive.
- 5.3.2.2 Direct urban development and redevelopment to the Urban System within the 2031 Regional Urban Boundary, as shown on Schedule D, consistent with the policies in this Plan and the area municipal official plans.
- 5.3.2.3 Plan for the provision and financing of Regional facilities and services so as to efficiently use existing services and infrastructure, and encourage a pattern of compact forms of urban development and redevelopment.
- 5.5.1.1 To optimize the use of the existing land supply of the Region by directing a significant portion of growth to the built-up areas through intensification, particularly the urban growth centres, intensification corridors and major transit service areas.
- 5.5.1.6 To support planning for complete communities in Peel that are compact, well-designed, transit-oriented, offer transportation choices, include a diverse mix of land uses, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality open space, and easy access to retail and services to meet daily needs.
- 5.5.2.2 Direct a significant portion of new growth to the built-up areas of the community through intensification.
- 5.5.3.1.1 To achieve compact and efficient urban forms.
- 5.5.3.1.2 To optimize the use of existing infrastructure and services.
- 5.5.3.1.4 To intensify development on underutilized lands.
- 5.5.3.1.6 To optimize all intensification opportunities across the Region.
- 5.5.3.2.2 Facilitate and promote intensification.
- 5.8.1.1 To provide for an appropriate range and mix of housing types, densities, sizes and tenure to meet the projected requirements and housing needs of current and future residents of Peel.

## City of Brampton Official Plan

The subject property is designated as 'Residential' and subject to 'Special Land Use Policy Area 21' policies as shown in Schedule A of the Official Plan. An Official Plan Amendment (File: T01E14.017) was approved through an LPAT hearing (File: PL171426) and the decision issued on September 26, 2019 to permit the proposed development. No changes are requested through this application. The Official Plan policies that are applicable to this application include but are not limited to:

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.

4.2.1.6 Brampton shall contribute to the achievement of the Region's intensification targets as set out in Section 3.2.2.1 by planning to accommodate at least 26,500 residential units between 2006 and 2031 within the built-up area.

4.2.1.19.1 The 1.34 hectare (3.31 acre) property known as Part of Lot 14, Concession 1, E.H.S., as shown on Schedule A to this by-law, is designated Residential and shall be developed for townhouse and single detached dwellings subject to the following:

- (i) A maximum density of 53.75 units per hectare (21.75 units per acre);
- (ii) The development shall be of a high quality urban design;
- (iii) Appropriate mitigation measures shall be implemented to address safety issues arising from the proximity of the residential development to the adjacent gold course lands;
- (iv) Dual frontage lots shall be prohibited except for lots where the front of a dwelling is oriented to Kennedy Road South;
- (v) Vehicular access to individual lots shall only be permitted from an internal private road; and,
- (vi) Balconies are prohibited along a building wall facing Kennedy Road South.

4.11.2.1.2 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 co-ordinated to achieve the following objectives:

- 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;

### **City of Brampton Zoning By-law**

The subject property is split zoned 'Residential Townhouse C – Section 2970' (R3C-2970) and 'Residential Townhouse C – Section 2971' (R3C-2971) as per Zoning By-law 270-2004, as amended. The R3C-2970 zoning permits townhouse dwellings having frontage on a private road, single detached dwellings having frontage on a private road, and purposes accessory to the permitted uses. The R3C-2971 zoning permits dual-frontage townhouse dwellings and purposes accessory to the permitted uses. A Zoning By-law Amendment (File: T01E14.017) was approved through an LPAT hearing (File: PL171426) and the decision issued on September 26, 2019 to permit the proposed development. No further changes to the Zoning By-law are required to facilitate this application.

### **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 36 points, which meets the City's Bronze threshold.

### **Documents Submitted in Support of the Application**

The applicant has submitted the following studies in support of the application:

- Detailed Description of the Development Proposal;
- Completed Application Form;
- Survey;
- Parcel Abstract;
- Public Consultation Strategy;
- Draft Public Notice Signage;
- Planning Justification Report and Planning Justification Letter;
- Updated Urban Design Brief;
- Sustainability Score and Summary;
- Draft Plan of Subdivision;
- Updated Noise Report;
- Site Servicing, Grading, and Drainage Plan;

- Updated Functional Servicing and Storm Water Management Report;
- Environmental Site Assessment Phase I;
- Environmental Site Assessment Phase II;
- Record of Site Condition;
- Updated Traffic Impact Study;
- Golf Study; and
- Tree Inventory and Preservation Plan and Report.

The City may request further technical information necessary for its review, based on agency circulation or public input.

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.