

**Date:** 2023-09-11

**Subject:** **Supplementary Report – City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**

**Contact:** Neil Chadda, Policy Planner II, Integrated City Planning,  
Planning, Building and Growth Management Department,  
  
Jeffrey Humble, Manager, Policy, Programs and Implementation,  
Planning, Building and Growth Management Department,

**Report Number:** Planning, Bld & Growth Mgt-2023-610

**Recommendations:**

1. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, re: **Supplementary Report – City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5**, be received;
2. That the report from Neil Chadda, Policy Planner II, Integrated City Planning to the Planning and Development Committee, re: **Recommendation Report – City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5** dated January 16, 2023, and presented at the May 3, 2023, City Council meeting (Attachment 3), be received;
3. That the City-initiated Official Plan Amendment be approved, on the basis that it represents good planning for the reasons set out in this report, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City's Official Plan;
4. That the revised Official Plan Amendment, which is generally in accordance with Attachment - 9 to this report, be adopted; and,
5. That approval of development applications and accompanying By-laws in the Springbrook Tertiary Plan area be withheld until the remaining conditions of the joint and comprehensive Functional Servicing Report (FSR) have been addressed to the satisfaction of the Commissioner of Planning, Building and Growth Management.

**Overview:**

- **A Recommendation Report entitled “City – Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5” was presented to the Planning Committee on May 3, 2023.**
- **Planning Committee referred the report back to staff for further consideration and directed staff to continue to work with the landowners to complete a joint and comprehensive Functional Servicing Report (FSR), prior to moving forward with the adoption of the tertiary plan and any development application within the area.**
- **In addition, City Staff were directed to report back to Council on the findings of a 45-degree angular plane analysis, which is intended to determine any impacts to the existing low-density areas.**
- **It is noted the proposed policy framework in the Official Plan Amendment speaks to development having regard for the context of existing areas, and not solely reviewed based on the 45-degree angular plan measurement from existing low-density residential areas.**
- **Schaeffers Engineering Consultants have submitted a joint and comprehensive Master Servicing Plan on behalf of the landowners, in compliance with requirements of the joint and comprehensive FSR. Staff will require the consultants to address any outstanding concerns. However, staff are satisfied that the Schaeffers MSP has sufficiently advanced to indicate a practical joint servicing solution that is available to facilitate the updated Springbrook Tertiary Plan vision.**
- **Development applications within the Springbrook Tertiary Plan may only proceed once Staff are satisfied that all conditions have been met and are adequately reflected in the Schaeffers MSP.**
- **This report presents for approval, a City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, in wards 4 and 5, which proposes to implement to the Springbrook Tertiary Plan.**

**Background:**

The Springbrook Settlement Area is a historic hamlet located at Queen Street West between Elbern Markell Drive and Creditview Road, within the Credit Valley Secondary Plan Area 45.

Since 2007, the City has been working on studies and implementing policies for the Springbrook area. There were several pauses to the studies due to the widening of Queen Street West and the presence of Redside Dace, an endangered species, in Springbrook Creek.

On October 26, 2020, a Recommendation Report to implement the “Springbrook Settlement Area Tertiary Plan” was brought forward for Council’s consideration. The lands fronting on Queen Street West were excluded from the Tertiary Plan and subject to further study, in order to implement a vision for higher densities.

On June 6, 2022, Staff presented a draft City-initiated Official Plan Amendment that proposed to delete the “Springbrook Settlement Area” in the Credit Valley Secondary Plan Area 45, and add lands along the Queen Street West frontage back into the “Springbrook Tertiary Plan” adopted in 2020. Council referred the report back to staff for further consideration and to report back with the results of the public meeting and a staff recommendation (see Attachment 1: PDC Minutes PDC104-2022).

On April 19, 2023, staff received a letter from owner of 1402 Queen Street West, requesting the depth of the proposed Medium Density Residential (Mid-Rise) designation be extended north on the subject lands to match to the westerly properties fronting Queen Street West, and extended east to the Woodland. The change in land use is based on response to correspondence received (see Attachment 2: Response to Correspondences) section.

On May 3, 2023, A Recommendation report titled “City-Initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45, Wards 4 and 5” was presented to Council to adopt the Springbrook Tertiary Plan (see Attachment 3). Council referred the report back to staff with direction to work with the landowners to complete a joint and comprehensive FSR, prior to moving forward with the adoption of the Tertiary Plan and any development application within the area. Specifically, Council would like to confirm servicing prior to approving the Tertiary Plan to facilitate the proposed densities. The Region of Peel has also requested a joint and comprehensive FSR to be completed by the landowners, which will inform the comprehensive development of the Springbrook Tertiary Plan area. In addition, staff were also directed to report to Council on the findings of a 45-degree angular plane analysis, with a view to addressing impacts to the existing adjacent low-density areas. (see Attachment 4: Council Resolution C106-2023).

On August 28, 2023, a development application (File OZS-2022-0038) for lands at the northeast corner of Queen Street West and Elbern Markell Drive (1724 & 1730 Queen Street West) was approved in advance of the Springbrook Tertiary Plan and the joint and comprehensive Functional Service Report (FSR). Staff had recommended that the implementing by-laws be forwarded to Council for enactment only when the FSR for the Springbrook Tertiary Plan and Environmental Site Assessments have been advanced appropriately to the satisfaction of the Commissioner of Planning, Building and Growth Management.

Between June 09, 2023, and September 14, 2023, City and Region Staff met weekly with the landowners/applicants and their consultants to address and resolve technical and planning issues and facilitate the completion of the joint and comprehensive FSR.

## **Current Situation:**

Staff have met regularly with the Region of Peel, Credit Valley Conservation (CVC), landowners/applicants, and consultants to help in the development of a joint and comprehensive FSR. The FSR has been submitted and reviewed by the City, Region, CVC and staff are generally satisfied with the report. The City and Region have been working with the landowners/applicants to incorporate the findings of the FSR into the approval process associated with ongoing development applications. As a result, this report is bringing forward the final Springbrook Tertiary Plan for adoption, which shall include the findings of the FSR and the results of the 45-degree angular plane analysis.

City Staff are satisfied that Council Resolution C106-2023 has been generally fulfilled and the Tertiary Plan can be adopted.

### Functional Service Report (FSR)

The Region of Peel commissioned TYLin Group Professional Engineers, to complete a high level, technical memorandum regarding the sanitary and water services for the Springbrook Tertiary Plan area (see Attachment 5: TYLin Servicing Memo).

Schaeffers Consulting Engineers, on behalf of the landowners, have submitted the final joint and comprehensive Master Servicing Plan (MSP), using the TYLin Servicing Memo recommendations as a template for the overall sanitary and water servicing principles. The Schaeffers MSP is in compliance to serve as an alternative to a joint and comprehensive FSR (see Attachment 6). The Schaeffers MSP has been advanced sufficiently to the point that there are servicing solutions for the landowners within the Springbrook Tertiary Plan area. City Staff will continue to cooperate with the Region and CVC, in addressing any outstanding issues to the Schaeffers MSP.

Through discussion between City Staff and the landowner group, the landowners have agreed to provide any easements that may be required to support the servicing and access within the Springbrook Tertiary Plan area. Any conceptual roads shown on Schedule SP45(b) (Springbrook Tertiary Plan) that are proposed as private roads, shall require public access easements to help facilitate the road connection, as per the Springbrook Tertiary Plan.

### 45-degree Angular Plane Analysis

Urban Design staff undertook a 45-degree Angular Plane Analysis, which confirms no anticipated negative impact of the proposed heights in relation to properties along the north and south side of Queen Street West. The Tertiary Plan ensures that the 45-degree angular plane to existing low-density communities will not be exceeded. The 45-degree Angular Plane Analysis is determined from existing low-density residential dwellings and based on the heights in the Springbrook Tertiary Plan (see Attachment 7).

Caliber Homes (1724 and 1730 Queen Street West), and Royal Pine/Denford Estates (1402 and 1420 Queen Street West), who are applicants within the Springbrook Tertiary

Plan area have conducted their own Angular Plan Analysis (see Attachment 8: Applicants' Angular Plane Analysis). The applicant's analysis indicates that there are no anticipated impacts to the existing surrounding community.

### **Corporate Implications:**

#### Financial Implications:

There are no financial implications associated with the proposed Official Plan Amendment.

#### Other Implications:

No other implications have identified at this time.

### **Strategic Focus Area:**

This report and associated recommendations support the Strategic Focus Area "Health & Well-being," "Transit & Connectivity" and "Growing Urban Centres & Neighbourhoods" by stimulating innovation, job creation and growing as well as focusing on the health and safety of citizens, while creating strong and connected communities.

#### Living the Mosaic – 2040 Vision

This report has been prepared in full consideration of the overall vision that the people of Brampton will "Live the Mosaic". This report generally aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres.

### **Conclusion:**

This report recommends that Council enact the City-initiated Official Plan Amendment to the Credit Valley Secondary Plan Area 45 in Wards 4 and 5, implementing the Springbrook Tertiary Plan.

Furthermore, Schaeffers Consulting Engineers Master Servicing Plan (MSP) has been reviewed by City, Region and CVC Staff, who at this time are satisfied that the report has advanced sufficiently to provide servicing solutions for sanitary, storm water and water, within the Springbrook Tertiary Plan.

The angular plane analysis indicates that there are no anticipated negative impacts from the proposed heights, in the Official Plan Amendment to the existing low-density residential areas. This report satisfies Council Resolution C106-2023 by completing a Master Servicing Plan (MSP) submitted by Schaeffers, working with the landowners and the Region of Peel to incorporating the findings of the Schaeffers MSP into the approval

process associated with ongoing development applications, as well as the findings of the 45-degree Angular Plan Analysis.

The proposal and policies related to these amendments have been taken into consideration and approval of the proposed amendments are in the public's interest. Therefore, it is recommended that Council adopt the Official Plan Amendment attached hereto as Attachment 9 – Official Plan Amendment and Schedules A to D.

Authored by:

Reviewed by:

---

Neil Chadda, MCIP, RPP  
Policy Planner II, Integrated City  
Planning

---

Henrik Zbogar, MCIP, RPP  
Director, Integrated City Planning

Approved by:

Approved by:

---

Steve Ganesh, MCIP, RPP  
Commissioner of Planning, Building &  
Growth Management Department

---

Marlon Kallideen  
Chief Administrator Officer

#### **Attachments:**

- Attachment 1: PDC Minutes PDC104-2022
- Attachment 2: Correspondences Received & Response to Correspondences
- Attachment 3: Recommendation Report, Official Plan Amendment and Revised Schedules - (03May23)
- Attachment 4: Council Resolution C106-2023
- Attachment 5: TYLin Servicing Memo
- Attachment 6: Schaeffers Master Servicing Plan (MSP)
- Attachment 7: Urban Design Angular Plane Analysis
- Attachment 8: Applicants' Angular Plane Analysis
- Attachment 9: Official Plan Amendment and Schedules A to D