

**Date:** 2023-09-29

**File:** **OZS-2020-0029**

**Subject:** **Recommendation Report**

Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision

*(To facilitate the development of a 12-storey residential building, 60 townhouse dwellings, a single detached house, a public parkette, and three public streets.)*

**MHBC Planning Ltd. c/o Crystal Homes (Wildflowers) Corp.**

1626, 1646 and 1654 Queen Street West

North side of Queen Street West west of Creditview Road

Ward: 5

**Contact:** Edwin Li, Development Planner III, Development Services & Design and,

David VanderBerg, Manager, Development Services & Design

**Report Number:** Planning, Bld & Growth Mgt-2023-712

**Recommendations:**

1. That the report from Edwin Li, Development Planner III, Development Services to the Planning and Development Committee meeting of October 23<sup>rd</sup>, 2023, re: **Recommendation Report**, Application to Amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision, **MHBC Planning Ltd. c/o Crystal Homes (Wildflowers) Corp.**, 1626, 1646 and 1654 Queen Street West, Ward 5, be received;
2. That the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by MHBC Planning Ltd. on behalf of Crystal Homes (Wildflowers) Corp. be approved on the basis that they represent good planning, including that they comply with the *Planning Act*, are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan, and the City's Official Plan, for the reasons set out in this Recommendation Report;

3. That the amendment to the Official Plan generally in accordance with the attached Attachments 10A and 10B to this report be adopted;
4. That the amendment to the Zoning By-law, generally in accordance with the attached Attachments 11A and 11B to this report, be adopted;
5. That the implementing by-laws be forwarded to Council for enactment only when the comprehensive Functional Servicing Report for the Springbrook Tertiary Plan has been advanced appropriately to the satisfaction of the Commissioner of Planning, Building and Growth Management, in consultation with relevant parties; and,
6. That no further notice or public meeting be required for the attached Official Plan and Zoning By-law Amendment pursuant to Section 22 and Section 34 of the *Planning Act*, R.S.O. c.P.13, as amended.

**Overview:**

- **This report recommends approval of the applicant's proposed amendments to the Official Plan and the Zoning By-law to accommodate the proposed residential development.**
- **The application proposes the development of a 12-storey mid-rise residential building containing 434 dwelling units, 60 townhouse dwellings, a single detached house, a public parkette, and three public streets that connect to Queen Street West and Haywood Drive. It also includes 508 vehicular and 280 bicycle parking spaces. Further design refinement and details will be determined at the Site Plan approval stage.**
- **The significant majority of the subject lands are designated 'Residential', 'Communities' and 'Designated Greenfield Area' with the northeastern corner designated as 'Open Space' in the City of Brampton's 2006 Official Plan (refer to Attachment 4A). The aforementioned northeastern corner is also designated as 'Valleyland/Watercourse Corridor' in the Official Plan (refer to Attachment 4B).**
- **The subject lands are located within the Credit Valley Secondary Plan, with the northeastern portion designated 'Low Density 1 Residential', the northwestern portion designated 'Executive Residential', and southern portion fronting onto Queen Street West designated 'Springbrook Settlement Area' (refer to Attachment 5A). An Official Plan Amendment**

to the Credit Valley Secondary Plan is required to facilitate the proposed development.

- The subject lands, except for the small portion fronting onto Queen Street West, are also designated 'Springbrook Tertiary Plan'. Within the Tertiary Plan, the majority of the lands are designated 'Low-Medium Density Residential', with a small corner in the northwest designated 'Low Density Residential' and a corner in the northeast designated 'Valleyland/Watercourse Corridor' (refer to Attachment 5B). A 'Woodland' is identified along the northwestern edge of the subject lands as well as a conceptual 'Parkette' in the northeastern portion of the lands.
- The property is zoned 'Residential Hamlet One (RHM1)' in the City of Brampton Zoning By-law 270-2004, as amended. An Amendment to the Zoning By-law is required to facilitate the proposed land use and associated provisions.
- The application achieves an overall Sustainability Score of 39 in the City's Sustainable New Communities Program (pre-July 1, 2022), which reaches the Bronze-level threshold.
- A Statutory Public Meeting for the application was held on June 20<sup>th</sup>, 2022. 15 residents and the consultant for the subject application spoke or presented their comments with respect to the proposed development at the meeting, and two pieces of correspondence on this item were received prior to the meeting. Details of Statutory Public Meeting including concerns raised by the public are included in Attachment 8 of this report.
- Subsequent to the Statutory Public Meeting, Planning staff was instructed by Council at its August 5<sup>th</sup>, 2022 meeting to undertake an additional public meeting with respect to the subject proposed development (Council Resolution C207-2022).

To fulfill the intent of that resolution, staff has sent out a notice to all landowners within 240 metres of the subject property to advise them of the scheduling of this recommendation report and inviting them to speak to it at the Planning and Development Committee. This is a step above and beyond the *Planning Act* requirements and the City's usual practice of sending a Public Meeting Follow-Up Letter to individuals or organizations on the interested party list with respect to the subject development.

- **It is recommended that the implementing by-laws be forwarded to Council for enactment only once the comprehensive Functional Servicing Report (FSR) for the Springbrook Tertiary Plan has been advanced to the satisfaction of the Commissioner of Planning, Building and Growth Management, in consultation with the relevant parties.**
- **The Tertiary Plan's comprehensive FSR has been sufficiently advanced whereby it is understood that there are viable servicing and stormwater management solutions for the subject lands that will not prejudice development in the remainder of the Tertiary Plan area. Such solutions include incorporating Low Impact Development (LID) designs. This report recommends that the enacting zoning by-law amendment not proceed to Council for adoption until the revised document is to the satisfaction of the Commissioner of PB&GM.**
- **Staff also recommends a 'Holding (H)' provision to ensure a revised Functional Servicing Report specifically for the proposed development (separate from the Functional Report for the entire Tertiary Plan) be completed to the satisfaction of the Region of Peel's Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management.**
- **The proposed development is located on a future bus rapid transit (BRT) corridor, which is an appropriate location for intensification, and is considered compatible with existing and emerging planning context, including its siting within the 45-degree angular planes from nearby existing low-rise residential development. The application represents good planning, complies with the *Planning Act*, is consistent with the Provincial Policy Statement, and conforms to the Growth Plan, the Region of Peel Official Plan and the City of Brampton Official Plan.**
- **The proposal is consistent with the Strategic Focus Area of Growing Urban Centres & Neighbourhoods. The development proposed will facilitate a strong and connected community and growing our economy.**

### **Background:**

Candevcon Limited submitted the subject application on behalf of Crystal Homes (Wildflowers) Corporation on October 29<sup>th</sup>, 2020. The applicant originally submitted an application to amend the Official Plan and Zoning By-law, and for a Draft Plan of Subdivision to facilitate the development of 32 single-detached houses, seven blocks of

front-loaded street townhouses containing 45 dwelling units, 22 condominium townhouse units, a public parkette and three public streets. The application was reviewed for completeness and found to be complete in accordance with the *Planning Act*. A formal Notice of Complete Application dated November 25<sup>th</sup>, 2020 was provided to the applicant.

A new planning consultant, MHBC Planning Limited, resubmitted the subject application on behalf of Crystal Homes (Wildflowers) Corporation on December 22<sup>th</sup>, 2021. In lieu of the originally proposed low density building types, the revised proposal included a ten-storey mid-rise apartment with 412 dwelling units, ten front loaded street townhouses with 61 dwelling units and 2 single detached houses. A statutory Public Meeting for the subject application was held on June 20<sup>th</sup>, 2022.

Subsequently, MHBC Planning Limited has further refined their development concept to increase the building height of the mid-rise building to 12 storeys with 434 dwelling units, redistribute the street townhouses into 11 townhouse blocks with 60 dwelling units, and remove one of the two single-detached houses. MHBC resubmitted the revised proposal on February 23, 2023, and minor amendments dated April 24<sup>th</sup> and August 24<sup>th</sup>, 2023 were subsequently received.

The changes are considered to be minor and the development generally consistent with what was presented at the public meeting. A further public meeting is not required.

### Emerging Planning Context

On October 26<sup>th</sup>, 2020, Council adopted a modified City-initiated Official Plan Amendment (OPA) to the Credit Valley Secondary Plan to introduce the Springbrook Tertiary Plan and update land use policies for the Springbrook community area (hereinafter the “Modified Springbrook Tertiary Plan”). As part of Council’s consideration of the Tertiary Plan, staff was directed to initiate a separate planning process to increase the densities for the lands fronting Queen Street West, which includes the southern portions of the subject lands (Council Resolution PDC-123-2020), whereas the northern portion of the subject lands are designated ‘Springbrook Tertiary Plan’.

In accordance with the Modified Springbrook Tertiary Plan, the majority of the northern portion of the subject lands are designated ‘Low-Medium Density Residential’, with a small corner in the northwest designated ‘Low Density Residential’ (refer to Attachment 5B). A ‘Woodland’, subject to further study, is also identified along the northwestern edge of the subject lands and a conceptual ‘Parkette’ is designated in the northeast.

On June 26<sup>th</sup>, 2022, staff in the Integrated City Planning Division presented a revised Tertiary Plan for the lands along Queen Street West at a public meeting and then a recommendation report on it at the Planning and Development Committee meeting of

April 24<sup>th</sup>, 2023. The revised Tertiary Plan (not yet approved by Council) incorporates the lands fronting onto Queen Street West, and proposes 'Medium Density Residential (Mid-Rise)' on the southern portion of the subject lands, which permits mid-rise apartment buildings ranging in height from five to 12 storeys with possible commercial uses at grade.

Council referred the report back to staff (Council Resolution C106-2023) to:

- a. Continue work with the landowners to complete a comprehensive Functional Servicing Report for the Springbrook Tertiary Plan;
- b. Continue to work with the landowners and the Region of Peel on incorporating the findings of the functional servicing report into the approval process associated with ongoing development applications; and,
- c. Report back to Council on the final Springbrook Tertiary Plan for adoption which shall include findings of the functional servicing report and the results of the 45 degree angular plane analysis.

On September 25<sup>th</sup>, 2023, staff in the Integrated City Planning Division brought forward a Supplementary Report to the Planning and Development Committee to present a further revised Tertiary Plan pursuant to Council Resolution C106-2023. As part of the Committee's consideration of the most recent revised Tertiary Plan, staff was directed to undertake further minor revision to the proposed Tertiary Plan, and that approval of development applications and accompanying by-laws be withheld until the remaining conditions of the joint and comprehensive Functional Servicing Report (FSR) supporting the Tertiary Plan have been addressed to the satisfaction of the Commissioner of Planning, Building and Growth Management (Council Resolution PDC129-2023).

Significant work has been done to advance the Tertiary Plan's joint and comprehensive Functional Servicing Report since the June 2023 referral, including weekly meetings with the Tertiary Plan landowners. A new Supplementary Report is tentatively scheduled to be brought forward to the Planning and Development Committee on the further revised Tertiary Plan pursuant to Council Resolution PDC129-2023.

In the meantime, staff consider it appropriate to advance this report on the subject application as it is demonstrated there are viable servicing and stormwater management solutions for the subject lands and proposed development provided that Low Impact Development (LID) designs are satisfactorily incorporated along with prescribed conditions. Once these conditions are satisfied, the solutions are not expected to prejudice development in the remainder of the Tertiary Plan area. In addition, staff expects that by the time when this Recommendation Report is presented to the Planning and Development Committee for consideration, the remaining conditions of the joint and comprehensive Functional Servicing Report supporting the Tertiary Plan have

been addressed to the satisfaction of the Commissioner of Planning, Building and Growth Management. (Refer to the “Current Situation: Required Functional Servicing Reports” section below.)

## **Current Situation:**

### Development Proposal

The latest revised proposal from MHBC Planning Ltd. includes the following details (refer to Attachments 1A to 1E):

- A total of 495 residential dwelling units, including:
  - 434 units contained within the 12-storey mid-rise residential building (approximately 43.7 metres) in height;
  - 60 dwelling units distributed within 11 front loaded street townhouse blocks that are three storeys in height; and,
  - One single-detached house.
- The overall residential density proposed is approximately 236 units per net hectare;
- Approximate yard depths / setbacks for the mid-rise building are:
  - Front: 3.0 metres from Queen Street West;
  - Rear: 6.5 metres to 16.5 metres from the proposed ‘Street C’ ;
  - Exterior side: 4.7 metres from the proposed public ‘Street A’ (future extension of Haywood Drive); and,
  - Interior side: 6.5 metres to 8.2 metres from the existing single-detached residential property to the east;
- Approximate yard depths / setbacks for the street townhouses are:
  - Front: 6.0 metres to 9.5 metres from a proposed public street;
  - Rear: 6.0 metres to 13.2 metres;
  - Exterior side: 2.0 metres to 5.6 metres from a proposed public street; and,
  - Interior side: 1.5 metres to 6.2 metres.
- Amenity spaces for mid-rise building (approximate):
  - 1,555 square metres of outdoor amenity spaces; and,
  - 644 square metres of indoor amenity space; and,

- 508 vehicular parking spaces for the mid-rise apartment, of which 11 are located at grade.

The residential unit count is an estimate only. Further refinement of the design and details of the proposed development will be determined at the Site Plan approval stage.

### Property Description and Surrounding Land Use

The subject lands have the following key characteristics (refer to Attachment 2):

- Municipally known as 1626, 1646 and 1654 Queen Street West;
- Total site area: 4.26 hectares;
- Street frontage of approximately 110 metres along Queen Street West; and,
- Currently occupied by a storage shed and an accessory building.

The surrounding land uses are described as follows:

North: An existing stormwater management pond and Haywood Drive, beyond which is an elementary school and single-detached houses;

South: Queen Street West, beyond which are single-detached houses;

East: Single-detached houses; and,

West: Woodlands and a single detached house, beyond which is a disused garden centre that was proposed be redeveloped into two 16- and 14-storey residential high-rise towers and back-to-back stacked townhouses.

### Official Plan and Zoning By-law Amendments

The subject lands are located within the Credit Valley Secondary Plan (SP 45). The northeastern portion of the lands are designated 'Low Density 1 Residential', the northwestern portion is designated 'Executive Residential', and the southern portion fronting onto Queen Street West designated 'Springbrook Settlement Area' (SP 45(A)) (refer to Attachment 5A).

The subject lands, except for a small portion of the site fronting onto Queen Street West, are also designated 'Springbrook Tertiary Plan'. Within these lands, the majority of the lands are designated 'Low-Medium Density Residential', with a small corner in the northwest designated 'Low Density Residential' in accordance with the Modified Springbrook Tertiary Plan (SP 45(B)) (refer to Attachment 5B). A 'Woodland' is identified along the northwestern edge of the subject lands as well as a conceptual 'Parkette' in the northeastern portion of the lands.



The site-specific Draft Official Plan Amendment to the Credit Valley Secondary Plan (refer to Attachments 10A and 10B) proposes re-designation of land uses to 'Springbrook Tertiary Plan' and 'Secondary Valleyland', 'Parkette', 'Low Density 1', 'Medium Density Residential' or 'Medium-High Density Residential (Mid-Rise)' (SP 45(A)), re-designation of land uses to 'Springbrook Tertiary Plan' and 'Medium Density Residential (Mid-Rise)' in the Modified Springbrook Tertiary Plan (SP 45(B)), as well as relevant policies to facilitate the proposed development on the subject lands.

The site-specific Draft Zoning By-law Amendment (refer to Attachments 11A and 11B) implements the Draft Official Plan Amendment and prescribes appropriate specific planning permissions and restrictions. The Draft Zoning By-law proposes the following:

- A Residential Apartment A zone with special section 3721 (R4A-3721) to facilitate the proposed mid-rise residential building (Block 5 on the Draft Plan of Subdivision);
- A Residential Street Townhouse B zone with special section 3722 (R3B-3722) to facilitate the proposed front loaded street townhouses (Blocks 1, 2, 3 and 4 on the Draft Plan of Subdivision);
- A Residential Single Detached A zone with special section 3723 (R1A-3723) to facilitate the proposed single detached house (Block 11 on the Draft Plan of Subdivision);
- An Open Space zone (OS) for the public parkette, the woodlot and its associated buffers (Blocks 6, 9, 10, and 12 on the Draft Plan of Subdivision);
- An Open Space zone with special section 3724 (OS-3724) to facilitate a planned below-grade stormwater management facility and private road (Blocks 13, 14 and 22 on the Draft Plan of Subdivision); and,
- A Floodplain zone (F) for the floodplain, wetlands and natural heritage system lands and associated buffers (Blocks 7 and 8 on the Draft Plan of Subdivision).

It is noted that staff is recommending the Zoning By-law includes a 'Holding (H)' symbol in the zoning by-law amendment for the developable lands, whereby the 'H' would be lifted once the revised Functional Servicing Report (FSR) for this specific site is approved by the Region of Peel's Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management, and that prescribed conditions set by the City's Environmental Engineering staff are satisfied prior to the approval of the site's FSR.

It should be noted that if the conditions related to the 'Holding (H)' symbol are satisfied prior to the implementing by-laws being forwarded to Council for decision, staff will not include the 'H' symbol in the by-law as it would not be required.

## Required Functional Servicing Reports

At the time of writing of this Report, the comprehensive Functional Servicing Report (FSR) supporting the revised Springbrook Tertiary Plan (hereinafter the “Tertiary Plan FSR” or the “comprehensive FSR”) has yet to be finalized. On September 6<sup>th</sup>, 2023, staff received a revised Tertiary Plan FSR, prepared by Schaeffers Consulting Engineers and dated September 2023. There is still some additional work needed on the details related to the proposed solutions; however, it is demonstrated there are viable solutions for the subject site, which includes incorporating satisfactory Low Impact Development (LID) mitigation strategies within the subject lands to meet stormwater management requirements in accordance with the Government of Ontario’s municipal Consolidated Linear Infrastructure Environmental Compliance Approval (CLI ECA), and that such solutions do not prejudice development in the remainder of the Tertiary Plan area. Environmental Engineering staff anticipates the finalized Tertiary Plan FSR will be received in the near future.

Environmental Engineering staff has identified that the following conditions shall be satisfied prior to the approval of the Tertiary Plan FSR and are also applicable to the site-specific FSR:

- All landowners within the revised Springbrook Tertiary Plan are in agreement with the contents as presented within the comprehensive FSR submitted by the applicant of a nearby development application on lands municipally known as 1724 and 1730 Queen Street West (City File: OZS-2022-0038) in support of the revised Springbrook Tertiary Plan;
- Where lands are proposed to connect to the Region’s storm sewer system, the Region of Peel agrees with the proposed connections and has established the allowable release rates as reflected in the aforementioned report; and,
- The Credit Valley Conservation Authority and the Region agree on the stormwater management control strategy as proposed by the aforementioned Tertiary Plan’s comprehensive FSR.

A site-specific FSR will also need to address the above conditions and provide further details on the implementation of the principles in the Tertiary Plan FSR, including the design of LID measures. A revised report was submitted to the City and Regional staff for review on September 1<sup>st</sup>, 2023; upon review staff have determined that further revision to the report is required. Hence, a ‘Holding (H)’ provision is recommended in the recommended draft Zoning By-law Amendment for the developable lands, whereby the ‘H’ would be lifted once the application’s finalized FSR is approved by the Region of Peel’s Commissioner of Public Works and the City of Brampton’s Commissioner of Planning, Building and Growth Management.

City staff has received a letter from the Region of Peel, dated August 25<sup>th</sup>, 2023, that states their comments and position with respect to the subject application in relation to the status of the Springbrook Tertiary Plan and its supporting FSR. Regional staff note that they consider approval of the application to be premature.

Significant work has been done to advance the Tertiary Plan FSR since the second quarter of 2023, including weekly meetings with Region of Peel staff, the City's Environmental Engineering staff, Springbrook Tertiary Plan landowners and their consultants to discuss the status of the Tertiary Plan FSR and triage outstanding issues. Staff received a revised Tertiary Plan FSR on September 6<sup>th</sup>, 2023 and anticipates that the finalized Tertiary Plan FSR will be received in the near future. Based on the input from all parties at the meetings and the information provided by the applicant to date, staff considers there are viable servicing solutions for the subject site and proposed development. It is to City staff's understanding that the aforementioned conditions with the subject proposal's FSR and the Tertiary Plan FSR will be met in the near future.

To address the remaining issues noted by Region and City Engineering staff, City staff will only bring forward the enacting by-laws facilitating the subject development application to Council when the Tertiary Plan FSR has been advanced pursuant to the aforementioned and other remaining conditions to the satisfaction of the Commissioner of Planning, Building and Growth Management, in consultation with the relevant parties. This approach complies with Council's direction as per Council Resolution PDC129-2023.

#### Addressing the Region of Peel Servicing Constraints

Through the review and commenting process of the City-initiated Official Plan Amendment (OPA) to the Credit Valley Secondary Plan (Springbrook Tertiary Plan), the Region of Peel has indicated that there is limited capacity in the existing water, wastewater and stormwater infrastructure to accommodate the proposed increase in intensity of use on lands in the Springbrook Tertiary Plan – which includes the subject lands. It is City staff's understanding that, to implement the Tertiary Plan FSR, the Region of Peel Council will consider the required infrastructure and servicing upgrades and related new capital projects under the Water and Wastewater Master Plan before the end of 2023 as part of their 2024 Regional Capital Budget request. Should the Regional Council support the capital budget requests, there is opportunity for servicing capacity to be in place by the time the applicant seeks approvals for subsequent planning and building permit applications (i.e. Draft Plan of Subdivision, Site Plan Control (City File: SPA-2022-0079) and building permits).

Further addressing the Region's concerns, the subject development application will be subject to the finalized Official Plan Amendment to the Credit Valley Secondary Plan (also known as the Springbrook Tertiary Plan) pursuant to Council Resolution PDC129-

2023. The Official Plan Amendment includes Servicing and Stormwater Management policies that require cost apportionment and construction requirements to be secured through cost-sharing agreements. The aforementioned policies also requires servicing or phasing agreement with developers as conditions of approval to ensure development only proceeds in a manner that does not outpace the provision of sewer, water and stormwater services.

In addition to the Official Plan policies, as aforementioned, a 'Holding (H)' provision is recommended in the recommended draft Zoning By-law Amendment for the developable lands within the subject property, whereby the 'H' would be lifted once the application's revised FSR is completed to the satisfaction of both the Region of Peel's Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management. Until the 'Holding (H)' symbol is removed, these lands shall only be used in accordance with the "Residential Hamlet One (RHM1)" zone in the City of Brampton Zoning By-law 270-2004, as amended.

## **Summary of Recommendations**

This report recommends that Council approve the proposed Official Plan and Zoning By-law Amendments generally in accordance with Attachments 10A & 10B and 11A & 11B respectively. Staff will only bring forward the enacting by-laws for Council's consideration and decision subsequent to the aforementioned conditions being met.

### Planning Analysis and Summary

The proposed development is generally compatible with the emerging planning policy and context. It provides for intensification in an area that is considered to be appropriate for intensification as it is along a major arterial with existing Züm rapid transit services and plans for potential higher order transit in the future. It will help meet the need for additional housing within Brampton and add towards the City's housing pledge target set by the Province (113,000 units by 2031). The proposed mid-rise building and street townhouses also contribute to creating complete communities by improving the housing mix in the area in close proximity to public transit.

The height of the proposed 12-storey mid-rise building conforms to the maximum height proposed in the revised Springbrook Tertiary Plan as presented at the public meeting on April 24<sup>th</sup>, 2023. The height of the proposed mid-rise building and street townhouses fits within a 45-degree angular plane from the adjacent and nearby low-rise residential properties to the north and south of the subject lands. The 45-degree angular plane assists in establishing appropriate transitions in height and scale between taller buildings and adjacent lower rise development. Meeting the 45-degree angular will help ensure the proposed development is compatible with the surrounding area.

For more information with respect to the detailed planning analysis for this proposal, please refer to Attachment 7.

***Matters of Provincial Interest:***

*Planning Act*

This development proposal has regard for matters of provincial interest that are set out in Section 2 of the *Planning Act*. The proposed development considers protection of ecological systems, including natural areas, features and functions (Section 2(a)) as lands within the floodplains and woodlots and their associated 10-metre environmental buffers are protected from development. The proposal also includes a public parkette and new public streets that connect onto nearby existing street network, which, along with the transition of building types of higher density along a major street (Queen Street West) towards more gentle intensification built form (townhouses) abutting existing low-rise neighbourhoods, represents orderly development of safe and healthy communities (Section 2(h)).

An increased in intensity of residential use is appropriate in this location (Section 2(p)) given its adjacency to existing transit service (Züm) and potential future bus rapid transit (BRT) currently under study (Section 2(q)).

The proposed development, which contains a mid-rise residential apartment building and front-loaded street townhouses, adds to a mix of building and unit types and provides a range of housing options (Section 2(j)) to current and future residents in the area.

Provincial Policy Statement, 2020

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 PPS includes a number of policies encouraging intensification within appropriate areas (including Sections 1.1.1, 1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.1.3.6, 1.4.1, 1.4.3). The development application would facilitate the transformation of a rural hamlet storage shed and an accessory building, currently fenced off from the public streets, within a mostly built up area into a mid-rise apartments with ground floor units with individual street entrances/access. The proposed development will support the achievement of intensification policies of the PPS.

Through the provision of proposed ground-related dwelling units, and dwelling units of various types (e.g. by the number of bedrooms) and in various building types (mid-rise

apartment and front loaded street townhouses) – which are not common in the Springbrook Tertiary Plan area and the immediate surrounding community, the proposed development adjacent to existing transit service and potential future BRT service will offer an appropriate mix and range of housing opportunities. Hence the application is consistent with the policy statements in Sections 1.1.3.3 and 1.4.

The proposed development includes new public streets and a public parkette, which helps to promote healthy and active communities, foster social interaction and facilitate connectivity in accordance with policy statements in Section 1.5.

The PPS also includes policies protecting natural heritage features and resources (Section 2.1). The proposal protects natural heritage features such as the woodland to the west and floodplain to the east as well as their associated 10-metre environmental buffers from the proposed and future development and offers tree compensations on adjacent lands.

Staff is satisfied that the proposed development is consistent with the applicable sections of the PPS.

#### Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe (The Growth Plan) 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 to accommodate a range of incomes and household sizes. The development will add a mix of dwelling types and sizes, will utilize existing (public transit – bus) and proposed transit (BRT) infrastructure, and offer a compact built form. The proposal also protects natural heritage features and their associated buffers from development while providing for public parklands needed in the community.

The development proposal conforms to the applicable sections of the Growth Plan.

#### ***Municipal Planning Documents:***

##### Region of Peel Official Plan

The Regional 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' and 'Built up Area' designation, and are also located along an 'Other Rapid Transit Corridor' in the Region of Peel Official Plan.

City staff has received a letter from the Region of Peel, dated August 25<sup>th</sup>, 2023, that states their comments and position with respect to the subject application in relations to the status of the Springbrook Tertiary Plan and its supporting FSR. A revised Tertiary Plan FSR, prepared by Schaeffers Consulting Engineers and dated September 2023, was received on September 6<sup>th</sup>, 2023. Staff expects to receive a finalized Tertiary Plan FSR in the near future that addresses the remaining FSR conditions.

To address the Region's concerns on servicing constraints:

- City staff will only bring forward the enacting by-laws facilitating the subject development application to Council when the Tertiary Plan FSR has been advanced pursuant to the remaining conditions to the satisfaction of the Commissioner of Planning, Building and Growth Management, in consultation with the relevant parties.
- The Springbrook Tertiary Plan includes Servicing and Stormwater Management policies that require cost apportionment and construction requirements to be secured through cost-sharing agreements, and the policies also require servicing or phasing agreement with developers as conditions of approval to ensure development only proceeds in a manner that does not outpace the provision of sewer, water and stormwater services. The future registered Plan of Subdivision and Site Plan Agreements shall include conditions related to cost appointment, construction requirements and servicing or phasing agreements.
- Should the Regional Council supports the 2024 Capital Budget requests to implement the required infrastructure and servicing upgrades and related capital projects, there is opportunity for servicing capacity to be in place by the time the applicant seeks approvals for subsequent planning and building permit applications.
- A 'Holding (H)' provision is also recommended in the recommended draft Zoning By-law Amendment for the developable lands within the subject property, whereby the 'H' would be lifted once the final site-specific FSR is approved by the Region's Commissioner of Public Works and the City's Commissioner of Planning, Building and Growth Management that includes finalized Low Impact Development (LID) mitigation strategies within the subject lands to meet stormwater management requirements.

Staff is satisfied that when the enacting by-laws are adopted by Brampton City Council at a later date, and when approvals for subsequent planning and building permit applications are granted in the future, the proposed development conforms to the policies of the Region of Peel Official Plan, including those related policies with respect to healthy communities, efficiently uses resources, located near accessible transportation, and protects the natural heritage features.

## City of Brampton Official Plan

The City of Brampton Official Plan provides guidance and policies for the future of the City. The subject lands are identified on “Schedule A1 – Upscale Executive Housing Special Policy Areas”, as ‘Upscale Executive Housing’. As stated in Section 4.2.2.7, the size and configuration of Upscale Executive Housing Policy Areas may be reduced through the Secondary Plan process. The approved Credit Valley Secondary Plan removed the subject lands from the Executive Housing Policy Area.

The subject lands are designated as ‘Residential’ on Schedule A – General Land Use Designation of the Official Plan.

The proposed development conforms to the Official Plan as the location of the development is within a residential area and provides a transit-supportive built form and density along a future BRT route currently under study. The proposal is a residential development within a built-up area that will provide new forms of housing in the Springbrook area (mid-rise apartments and front loaded street townhouses) that are connected to active transportation and transit routes. It is also near community amenities such as an existing elementary school and early learning and child care centre as well as a future new public parkette as part of the subject proposed development, therefore supporting a complete community.

While the density of the proposed front-loaded street townhouses exceeds the maximum density prescribed in the Official Plan (Section 4.2.1.2 of Part One: The General Plan and in the Credit Valley Secondary Plan (SP 45) of Part Two: Secondary Plans), Section 1.4 states that the boundaries between various land uses, specific quantities, proportions, dates and locations of the Plan represent the desired intent of the municipality but are not to be considered as rigid, absolute standards, and sufficient flexibility is intended to permit minor variations without the necessity of a formal amendment to the Plan.

Furthermore, the proposed development is generally compatible with the surrounding area. As stated in Section 4.11.3.2, compatibility does not mean uniformity or even consistency, but should relate to the context of the site and surrounding neighbourhood. Considerations include the massing, scale and height of the proposed development such that it is compatible with that permitted by the zoning provisions on neighbouring residential properties. The proposed development allows adjacent properties to maintain their general access to privacy and sunlight, and provides for adequate separation and screening with landscaping and fencing in order to maintain privacy and character. Supporting studies such as Urban Design Brief, Sun/Shadow Study and 45-degree angular plane elevation assessment were submitted to ensure appropriate transitions in building height and scale from the mid-rise and street townhouse buildings to nearby low-rise residential properties. These submitted studies, along with the



conceptual landscaping plan, show limited and mitigated adverse impacts such as overlook and shadowing onto nearby existing and established low-rise residential properties and communities.

Furthermore, the proposal includes lands for a public parkette, and natural heritage features (woodlands and valleylands), their associated environmental buffers and additional tree compensation areas which are protected from development. Particularly, a public parkland would be an important community infrastructure for residents in the area that contributes to social cohesion. These lands also offer opportunities for residents to pursue active or passive outdoor leisure activities and/or allow for protection and conservation of environmentally sensitive features. They also contribute to the establishment of a complete communities.

The proposal is consistent with the Official Plan as it meets the general intent of the Plan regarding the type and location of development, and that the crucial technical matters have been resolved.

Staff is satisfied that the objectives of the Official Plan have been met.

#### Credit Valley Secondary Plan (SP 45(A)) and SP 45(B))

The subject lands are located within the Credit Valley Secondary Plan (SP 45). The northeastern portion of the lands are designated 'Low Density 1 Residential', the northwestern portion are designated 'Executive Residential', and the southern portion fronting onto Queen Street West designated 'Springbrook Settlement Area' (SP 45(A)) (refer to Attachment 5A).

The subject lands, except for the small portion fronting onto Queen Street West, are also designated 'Springbrook Tertiary Plan'. Within these lands, the majority of the lands are designated 'Low-Medium Density Residential', with a small corner in the northwest designated 'Low Density Residential' in accordance to the Modified Springbrook Tertiary Plan (SP 45(B)) (refer to Attachment 5B). A 'Woodland', subject to further study, is identified along the northwestern edge of the subject lands as well as a conceptual 'Parkette' in the northeastern portion of the lands.

'Low Density 1 Residential' and 'Low Density Residential' uses facilitates primarily the development for a variety of large lot and wide frontage single-detached housing that takes advantage of the locational and natural attributes of the area and acts as a transition between the 'Executive Residential' area and the conventional areas of the community. 'Low Density 1 Residential' area together with the 'Executive Residential' areas shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan.

The 'Low-Medium Density Residential' uses within the Springbrook Tertiary Plan facilitate the development of single-detached houses, semi-detached houses and townhouses with a maximum density of 50 units per net residential hectare (20 units per net residential acre).

A majority of the subject lands are within the Modified Springbrook Tertiary Plan (SP 45(B)). Within the portions of this property that are subject to the Modified Tertiary Plan, a single detached house is proposed on lands designated 'Low Density Residential' and 60 townhouse dwellings are proposed on lands designated 'Low-Medium Density Residential' at a density of 52 units per net residential hectare (21 units per net residential acres). In accordance to Official Plan Section 1.4, which allows for sufficient flexibility to permit minor variations of the density policies without the necessary of a formal amendment to the Plan, staff is satisfied that both the single detached house and street townhouses conform to the Credit Valley Secondary Plan.

Lands fronting onto Queen Street West are designated 'Springbrook Settlement Area', and the existing land use planning framework currently only permits limited infill that is consistent with the scale and character of a rural hamlet. With the Queen Street – Highway 7 Bus Rapid Transit Preliminary Design Business Case currently underway, the City has proposed an Official Plan Amendment to the Credit Valley Secondary Plan to incorporate selected lands fronting onto Queen Street West as part of the revised Springbrook Tertiary Plan. The subject lands are within the proposed revised Springbrook Tertiary Plan and higher intensity of use and density are currently being contemplated. (See more in the Springbrook Tertiary Plan section below.)

The proposal also includes new public streets and easements for future driveways, a new parkette and lands protected for their natural heritage, which aligns with Modified Springbrook Tertiary Plan (SP 45(B)).

Staff is satisfied that the proposed amendment to the Secondary Plan is appropriate.

#### Revised Springbrook Tertiary Plan

In accordance with the proposed City-initiated Official Plan Amendment, the City is proposing an increase to the intensity of use of these lands and a more robust planning framework to guide transit-oriented development with good urban design while ensuring there will be adequate servicing capacity to support such increase in intensity of use. The proposed 12-storey mid-rise apartment building fronting onto Queen Street West is located on lands proposed to be designated 'Medium Density Residential (Mid-Rise)', which permits buildings with heights ranging between five to 12 storeys. The proposed mid-rise development conforms to the aforementioned land use designations and associated policies. As aforementioned, the proposed single-detached house and front-loaded street townhouses conform to the Credit Valley Secondary Plan and associated

'Low Density Residential' and 'Low-Medium Density Residential' designations and associated policies. The inclusion of a mid-block pedestrian connection as part of the proposed development also conforms to the Revised Springbrook Tertiary Plan.

A new Supplementary Report to the Recommendation Report for the City-initiated OPA is scheduled to be presented to a future meeting of the Planning and Development Committee for consideration and decision. While the City-initiated OPA is not in effect today, it represents the emerging planning policy framework with the proposed BRT along Queen Street West. The proposed development conforms to the proposed Revised Springbrook Tertiary Plan's land use framework.

Overall staff is satisfied that the proposed development is generally consistent with the emerging planning context for the subject lands in accordance with the proposed Revised Springbrook Tertiary Plan.

#### City of Brampton Zoning By-law 270-2004

The subject lands are currently zoned "Residential Hamlet One (RHM1)" in the City of Brampton Zoning By-law 270-2004, as amended. As such, a Zoning By-law Amendment is required to permit the proposed development.

This report recommends rezoning the subject lands to six zones as follows:

- 2 Residential Apartment A (R4A) zone with site-specific sections,
- 1 Residential Townhouse B (R3B) zone with a site-specific section,
- 1 Residential Single Detached A (R1A) zone with a site specific section,
- 1 Open Space (OS), and
- 1 Floodplain (F)

These zones will facilitate the proposed mid-rise apartments, street townhouses, a single detached house, a new parkette, natural heritage systems (woodlot and valleylands) and their associated buffers, and a below-grade stormwater management facility.

The provisions of the recommended site-specific zoning comply with the recommended draft Official Plan Amendment, safeguard the location and size of the public parkette, and ensure public and private access onto the mid-block connection and future driveway, respectively, as identified in the Revised Springbrook Tertiary Plan. Further, they will enable the appropriate protection of natural heritage systems, and ensure proper siting of the proposed building, setbacks, and appropriate transitions of building

height and massing to mitigate/reduce adverse impacts onto nearby existing and established low-rise residential properties and communities.

The proposed 'Holding (H)' symbol in the zoning by-law amendment will be lifted once the site-specific Functional Servicing Report (FSR) is revised to the satisfaction of the Region of Peel's Commissioner of Public Works and the City of Brampton's Commissioner of Planning, Building and Growth Management, and that the prescribed conditions are satisfied prior to the finalized FSR's approval.

Staff is satisfied with the recommended zoning provisions for the development of the lands.

### Community Engagement and Public Meeting

The application was circulated to relevant City Departments and external agencies for comment. Notification of the Statutory Public Meeting was provided to property owners within 240 metres of the subject lands, exceeding the *Planning Act* requirement of 120 metres for such applications, and notice was issued in the Brampton Guardian. Development application notice signs were also placed on the subject lands to advise members of the public that the proposed application was filed with the City. The correspondence received from commenting agencies are included in Attachment 9 of the report.

A Statutory Public Meeting for this application was held on June 20<sup>th</sup>, 2022, during which Planning Staff presented an overview of the applicant's initial proposal. 15 residents who spoke and voiced their comments at the Public Meeting and two correspondence letters were received prior to the public meeting.

Subsequently at the August 5<sup>th</sup> City Council Special Meeting, Planning staff was instructed by Council to undertake additional public meeting with respect to the subject proposed development in accordance with Council Resolution C207-2022.

To fulfill the intent of that resolution, staff has sent out a notice advertising all landowners within 240 metres of the subject property to advise them of the scheduling of this recommendation report and inviting them speak to it at the Planning and Development Committee. This is a step above and beyond the *Planning Act* requirements and also the City's usual practice of sending a Public Meeting Follow-Up Letter to individuals or organizations on the interested party list with respect to the subject development.

Details of the Statutory Public Meeting, including a summary of the issues raised and a response to those issues, are included in Attachment 8 of this report.

Concerns Raised	Staff Response
<p>Compatibility of Proposed Development with Surrounding Existing and Established Neighbourhood</p>	<p>The Brampton Official Plan states that compatibility does not mean uniformity or even consistency, but should relate to the context of the site and surrounding neighbourhood. Considerations include the massing, scale and height of the proposed development such that it is compatible with that permitted by the zoning provisions on neighbouring properties.</p> <p>The proposed development allows adjacent low-rise residential properties to maintain their general access to privacy and daylight, and provides for adequate separation and screening with landscaping and fencing in order to maintain privacy and character.</p> <p>To further improve the massing and height transition from the proposed mid-rise apartment building to the existing low-rise residential buildings to the south and east and the proposed street townhouses north of the apartment building, Planning and Design staff requested, and the applicant concurred, to reduce height of the easterly portions of the building adjacent to existing houses and nearby proposed street townhouses. The current revised concept of the mid-rise apartment building includes a more generous step-back behind the Queen Street West street wall and the provision of step-backs behind Street 'A' street wall, lowered height of the portions of the mid-rise fronting onto the interior side yard to six storeys, and more gradual height transition down towards the proposed street townhouses north of the mid-rise building. It should also be noted that the apartment building's height (12 storeys) conforms to the emerging land use planning framework in accordance to the proposed revised Springbrook Tertiary Plan.</p> <p>Planning and Design staff has evaluated the submitted supporting drawings, reports and studies including the Draft Plan of Subdivision, Architectural Drawings, Angular Plane Analysis, Planning Justification Report, Urban Design Brief and Sun/Shadow Study, as well as the Official Plan and other applicable land use framework and policies, and concluded that the proposed development is</p>

	<p>compatible with the surrounding existing established neighbourhood.</p>
<p>Privacy Impact to nearby established low-density residential neighbourhoods</p>	<p>The proposed mid-rise apartment building maintains a three-metre setback from the front yard lot line along Queen Street West, and has the massing of the upper storeys above the sixth storey be stepped back with an additional 2.5 metres. The building is also sited more than 100 metres from the single-detached houses to the north and 50 metres from those to the south across Queen Street West. The distance between the mid-rise building and nearby existing low-rise houses should limit adverse overlook impacts from the proposed mid-rise apartment.</p> <p>Planning and Design staff concludes that adverse overlook impact from the proposed mid-rise building would be limited given the buildings' separation distance, and that an appropriate level of privacy will be maintained.</p>
<p>Traffic Impact</p>	<p>Transportation Impact Studies (TIS), prepared by Nextrans Consulting Limited dated December 20<sup>th</sup>, 2021 with an addendum dated January 25<sup>th</sup>, 2023, assessed the transportation, traffic and parking issues with respect to the proposed development.</p> <p>The study notes that the net traffic impact from the proposed development to surrounding area to be relatively minor, and that parking and site access for the proposed development to be acceptable. The study notes that traffic signalization at the intersection of Queen Street West and proposed Street 'A' (future extension of Haywood Drive), as well as a southbound left-turn lane along proposed Street 'A' at Queen Street West, are not required.</p> <p>Traffic Services staff has reviewed and approved the submitted TIS.</p>
<p>Noise Impact</p>	<p>A Noise Study, dated December 20<sup>th</sup>, 2021, was prepared by SLR Consulting Canada Limited and submitted as part of the application's first resubmission to support the revised proposal. The Noise Study notes that the incorporation of adequate noise mitigation measures will ensure that the proposed development meets the City's, Region's and the Ontario Ministry of Environment's noise guidelines for indoor and outdoor spaces. No upgraded glazing, with the</p>

	<p>inclusion of ventilation and warning clause requirements, are required.</p> <p>Development Engineering staff has reviewed the Noise Impact Study and considers the study and proposed development acceptable with respect to noise.</p>
<p>Shadowing Impact</p>	<p>A Sun/Shadow Study, prepared by Architecture Unfounded dated December 17<sup>th</sup>, 2022 with a revision dated September 11<sup>th</sup>, 2023, was submitted to support the proposed mid-rise development. The Study suggests minor shadow impact from the proposed 12-storey mid-rise building onto the adjacent properties during the solar equinoxes. Planning and Design staff has reviewed the Sun/Shadow Study, and found the Study and its findings acceptable.</p>
<p>Environmental Impact</p>	<p>An Environmental Impact Study (EIS) dated April 2020 and subsequently revised in December 2021 and February 2023, was prepared by Natural Resource Solutions Inc. to support the proposed development. The EIS concludes that the proposed development would not adversely impact the natural heritage features and ecological functions provided that the recommended mitigations measures are implemented.</p> <p>The study identifies the dripline of the woodlot and boundary of the wetland in the valleyland, and that appropriate 10-metre environmental and hazardous lands buffers have been proposed.</p> <p>The study also identifies Redside Dace fish habitats along a reach of Springbrook Creek West Tributary. The habitats are within development constraint limits and appropriate environmental buffers; therefore the study suggests that the proposed development will not directly or indirectly impact Reside Dace fish or its habitats.</p> <p>Environmental Planning staff has reviewed the EIS and generally finds the study acceptable.</p>
<p>School Capacity Constraints and Issues</p>	<p>The development application was circulated to the Peel District School Board and the Dufferin-Peel Catholic District School Board. The individual school board conducts regular planning and forecasting studies to estimate the required capacities on their educational</p>

	<p>facilities to determine whether new or expansion of schools and other permanent or temporary facilities are required, or alternatively, there is a surplus of existing facilities. Once the individual school board has determined the need to build or expand educational facilities, they typically partner with other levels of governments for the funding required for their construction and operation</p> <p>The Peel District School Board and the Dufferin-Peel Catholic District School Board have reviewed the development application and have no objections to the proposed development.</p>
<p>Proposed Development within an Evolving Nature of the Springbrook Tertiary Plan, including proposed additional height and density</p>	<p>Metrolinx, in partnership with the City, is advancing a planning study for future bus rapid transit (BRT) along the Queen Street – Highway 7 corridor. It is the vision and goal of the Province and the City to site and orient transit-supportive density along existing and planned higher-order transit services, including BRT. In addition, the Province has assigned a municipal housing target of 113,000 new residential units by 2031. It is anticipated that transit-oriented development along Queen Street will complement the future enhanced transit service through place-making, complete streets and complete communities.</p> <p>Policy staff presented a recommendation report for a City-initiated Official Plan Amendment to the Credit Valley Secondary Plan at the Planning and Development Committee meeting of April 24<sup>th</sup>, 2023 to reflect the emerging context. A separate recommendation report is will be scheduled to a Planning and Development Committee meeting on the revised Tertiary Plan. The proposal’s increase in density will help support potential future transit uses and support the Province’s interests and directions in delivering and maintaining transit investments over a long-term horizon.</p> <p>Planning staff is supportive of the proposed increased density on the subject lands as it is located along Queen Street West which is a future BRT corridor.</p>

**Corporate Implications:**



### Financial Implications:

There are no financial implications associated with these amendments to the Official Plan and Zoning By-law. All financial requirements (e.g. securities, Development Charges, Community Benefit Charges and Cash-in-Lieu of Parkland Requirements) will be addressed as part of the Site Plan and Subdivision application. Revenue collected through development application fees are accounted for in the approved operating budget.

### Other Implications:

There are no other corporate implications associated with the application that have not been noted elsewhere.

### **Strategic Focus Areas:**

The development proposed for approval through this report supports the strategic focus area of “Growing Urban Centres and Neighbourhoods” as it will contribute to the building of complete communities and increase the supply and variety of housing.

### Living the Mosaic – 2040 Vision

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

### **Conclusion:**

The proposal provides an opportunity to redevelop an underutilized parcel of land with new and efficient housing types that are compatible with the surrounding land uses and the emerging planning and policy context. The proposal represents an appropriate use of land by providing a compact form of housing that is compatible with the surrounding neighborhood and supports the City’s vision of directing intensification towards growth areas.

The proposed development complies with the *Planning Act*, is consistent with the Provincial Policy Statement (2020), and conforms to the Growth Plan for the Greater Golden Horseshoe (2019), Region of Peel Official Plan and the City’s Official Plan. Staff is satisfied that the application represents good planning and recommends approval of the Official Plan and Zoning By-law Amendments.

This report recommends that Council adopt the Official Plan Amendment generally in accordance with Attachments 10A and 10B attached hereto, and the Zoning By-law Amendment generally in accordance with Attachments 11A and 11B attached hereto. Staff will bring forward the enacting by-laws for Council’s consideration and decision

once the aforementioned conditions regarding the Springbrook Tertiary Plan's comprehensive Functional Servicing Report are met.

In summary, the application is appropriate for the orderly development of the lands and represent good planning.

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Reviewed by:

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Chief Administrative Officer

**Attachments:**

- Attachment 1A: Concept Plans
- Attachment 1B: Concept Landscape Plan
- Attachment 1C: West Elevation & 45-Degree Angular Plane Analysis
- Attachment 1D: Mid-Rise Building Elevations
- Attachment 1E: Pedestrian-Level Perspective (Southwest)
- Attachment 2: Location Map
- Attachment 3: Aerial & Existing Land Use
- Attachment 4A: Official Plan Land Use Designations
- Attachment 4B: Official Plan Natural Heritage Features and Areas
- Attachment 5A: Secondary Plan (SP 45(A)) Land Use Designations
- Attachment 5B: Modified Springbrook Tertiary Plan (SP 45(B))
- Attachment 5C: Block Plan Designations
- Attachment 6: Zoning
- Attachment 7: Detailed Planning Analysis
- Attachment 8: Results of Public Meeting
- Attachment 9: Results of External Application Circulation
- Attachment 10A: Draft Official Plan Amendment
- Attachment 10B: Draft Official Plan Amendment Schedules
- Attachment 11A: Draft Zoning By-law Amendment

Attachment 11B: Draft Zoning By-law Amendment Schedules

Attachment 12A: Draft Plan of Subdivision

Attachment 12B: Draft Conditions of Approval for Draft Plan of Subdivision

Attachment 13: Sustainability Snapshot