

Planning Analysis

The proposal has been reviewed and evaluated against the Planning Act, Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, the City's Official Plan, and other applicable City of Brampton studies, guidelines and priorities.

The *Planning Act*, Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe (Growth Plan), the Peel Regional Official Plan, and the Brampton Official Plan provide direction and policies that encourage efficient and sustainable development, and the use of existing infrastructure to provide an appropriate mix and density of land uses and built form. These documents support land use planning in a logical, well-designed manner that supports sustainable long-term economic viability.

Planning Act R.S.O 1990

The proposed development has been reviewed for its compliance to matters of provincial interest as identified in **Section 2 of the Planning Act R.S.O 1990** in terms of:

- h) The orderly development of safe and healthy communities;*
- j) The adequate provision of a full range of housing, including affordable housing;*
- p) The appropriate location of growth and development;*
- o) The protection of public health and safety; and*
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*
- 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.*

Analysis: Planning Act R.S.O 1990

The development supports the orderly development of safe and healthy communities and the adequate provision of housing and the efficient use of land in accordance with S. 2 (h) and (j). The development represents the appropriate location of growth and

development as the subject property is located in a designated greenfield area in accordance with S. 2 (p) of the Planning Act.

Staff are satisfied that the proposed development is consistent with matters of provincial interest in the Planning Act.

Provincial Policy Statement (PPS):

The Provincial Policy Statement sets out fundamental planning principles and provides policy direction on matters of provincial interest related to land use planning and development. This application is consistent with matters of Provincial interest as identified in the Provincial Policy Statement. The PPS policies that are applicable to this application include:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

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;*
- c) Avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) Avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- 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;*

1.1.3 Settlement 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;*
- c) *Minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *Prepare for the impacts of a changing climate;*
- e) *Support active transportation;*
- f) *Are transit-supportive, where transit is planned, exists or may be developed;*

1.4 Housing

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:

- a) *Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower tier municipalities;*
- b) *Permitting and facilitating:*
 - 1. *All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. *All types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- 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 where it is to be developed;*

2.1 Natural Heritage

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

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Analysis: Provincial Policy Statement

The proposed development supports livable, healthy communities, and the policies in S. 1.1.1 of the Provincial Policy Statement by supporting residential land uses and a variety of dwelling types at appropriate densities to implement the policies of the Highway 427 Industrial Secondary Plan. The proposal is in proximity to a diverse range of land uses within the Block Plan 47-1 area, including recreational trails, park, and open space facilities, planned future commercial uses, services, and other uses to meet long-term needs in accordance with S. 1.1.1 (b) of the PPS. The proposed development avoids environmental concern by placing a 10-meter buffer from the limits of the natural heritage system, and through careful consideration for mitigation measures through the scoped Environmental Impact Study submitted on the subject lands in accordance with S. 1.1.1 (c).

The proposed development is located in a settlement area in accordance with S. 1.1.3.1 of the PPS, and the proposed development implements residential densities in accordance with planned targets outlined in the City of Brampton Official Plan and Highway 427 Industrial Secondary Plan, thus promoting efficient land use densities in accordance with S. 1.4.3. The applicant has proposed residential densities beyond the permissions of the “Medium Density Residential” designation of the Highway 427 Industrial Secondary Plan, and accordingly, have submitted an Official Plan Amendment to permit a maximum height of 12-storeys and a maximum density of 130 units per net residential hectare.

The proposed development supports the long-term protection of the natural heritage system by placing the 10-metre valleyland buffer and valleyland feature in a “Floodplain – F” zone which precludes development, and through conveyance of the features to the City for long-term protection, in support of S. 2.1.1 and S. 2.1.8 of the Provincial Policy Statement.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment is consistent with the policies of the Provincial Policy Statement.

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

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for building stronger, more prosperous communities by managing growth over the long term. Guiding principles include supporting complete communities, providing a mix of

housing types, and prioritizing intensification. The proposed development demonstrates conformity generally to this plan, including:

2.2 Policies for Where and How to Grow

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 built boundary;*
 - ii. have existing or planned municipal water and wastewater systems; and*
 - iii. can support the achievement of complete communities;*
- d) development will be directed to settlement areas, except where the policies of this Plan permit otherwise;*
- e) development will be generally directed away from hazardous lands;*

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;*
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;*
- c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;*
- d) expand convenient access to:*
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
 - ii. public service facilities, co-located and integrated in community hubs;*
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
 - iv. healthy, local, and affordable food options, including through urban agriculture;*

e) provide for a more compact built form and a vibrant public realm, including public open spaces;

2.2.6 Housing

2.2.6.1 Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:

a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:

i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and

ii. establishing targets for affordable ownership housing and rental housing;

2.2.6.2. Notwithstanding policy 1.4.1 of the PPS, 2020, 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.

2.2.6.3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

2.2.6.4. Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.

2.2.6.5. When a settlement area boundary has been expanded in accordance with the policies in subsection 2.2.8, the new designated greenfield area will be planned in accordance with policies 2.2.6.1 and 2.2.6.2.

2.2.7 Designated Greenfield Areas

2.2.7.1. New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that:

a) supports the achievement of complete communities;

b) supports active transportation; and

c) encourages the integration and sustained viability of transit services.

2.2.7.2. The minimum density target applicable to the designated greenfield area of each upper- and single-tier municipality is as follows:

a) The Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will plan to achieve within the horizon of this Plan a minimum density target that is not less than 50 residents and jobs combined per hectare;

Analysis: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The proposed development supports the achievement of complete communities in accordance with 2.2.1.2 (a), 2.2.1.4 (a) (d), and 2.2.7.1 by supporting residential development in accordance with the approved Block Plan, within close proximity to future planned park facilities, recreational trails, commercial uses, schools, and other diverse land uses allocated through the block planning process. The proposed development is located on lands that are located in an existing settlement area in accordance with section 2.2.1.2 (d). The proposal exceeds the minimum density targets in S. 2.2.7.2 by accommodating additional residents per net residential hectare in accordance with the proposed amendments to the “Medium Density Residential” designation to permit 130 units per net residential hectare.

Based on the above, staff is satisfied that the proposed Official Plan and Zoning By-law amendment are consistent with the policies of the Growth Plan.

Region of Peel Official Plan (April 2022)

The Region of Peel Official Plan facilitates decisions with regard to land use matters, and guides growth and development within the lower-tier municipalities in the Region of Peel. The subject lands are within the “Urban System” in Schedule E-1: Regional Structure, and the ‘Designated Greenfield Area’ in Schedule E-3 of the Region of Peel Official Plan. The proposal has been evaluated against the Region of Peel Official Plan to ensure that it conforms to the Plan. The Region of Peel Official Plan sections that are applicable to this application include but are not limited to:

5.4 Growth Management

5.4.10 Direct the local municipalities to incorporate official plan policies to develop complete communities that are well-designed, transit-supportive, offer transportation choices, include a diverse mix of land uses in a compact built form, accommodate people at all stages of life and have an appropriate mix of housing, a good range of jobs, high quality public open space and easy access to retail and public service facilities.

5.4.11 Direct a significant portion of new growth to the Delineated Built-up Areas of the community through intensification.

5.4.12 Develop compact, transit-supportive communities in Designated Greenfield Areas.

5.4.16 Employ a comprehensive, integrated approach to land use planning, infrastructure planning and infrastructure investment to achieve the objectives of this Plan.

5.4.19 Greenfield Density

5.4.19.6 Plan to achieve a minimum greenfield density target of 70 residents and jobs combined per hectare by 2051, to be measured over Peel's Designated Greenfield Area excluding the following:

a) natural heritage features and areas, natural heritage systems and flood plains, provided development is prohibited in these areas;

5.4.19.7 Development within the Designated Greenfield Areas shall be designed to meet or exceed the following minimum densities:

- City of Mississauga: 87 residents and jobs combined per hectare;*
- City of Brampton: 71 residents and jobs combined per hectare; and,*
- Town of Caledon: 67.5 residents and jobs combined per hectare.*

5.4.19.10 Direct the local municipalities to incorporate official plan policies to plan for complete communities within Designated Greenfield Areas that create high quality public open spaces with site design and urban design standards that support opportunities for transit, walking and cycling and direct the development of high-quality public realm and compact built form.

5.6 The Urban System

5.6.2 To establish complete healthy communities that contain living, working and recreational opportunities, which respect the natural environment, resources and the characteristics of existing communities.

5.6.3 To achieve intensified and compact built 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.

5.6.6 To protect, restore and enhance the natural environment and conserve the resources of the Region, while recognizing the ecological integrity and physical characteristics of existing communities in Peel.

5.6.11 Direct urban development and redevelopment to the Urban System within the Regional Urban Boundary, as shown on Schedule E-1, consistent with the policies in this Plan and the local municipal official plan.

5.6.20 Designated Greenfield Area

5.6.20.10 Direct the local municipalities to delineate a structure for the Designated Greenfield Area, including the identification of Employment Areas, and secondary planning boundaries to guide future development.

5.6.20.11 Where an approved secondary plan is not already in place, require as a part of Policy 5.5.6, that local municipalities develop staging and sequencing plans that provide for the orderly, fiscally responsible and efficient progression of development that is coordinated with the Region's Capital Plan, Peel Water and Wastewater Master Plan, and Transportation Master Plans.

5.6.20.13 Ensure that community block plans for new neighbourhoods and communities are developed in a manner that will address the principles of sustainability such as providing a mix of uses, a range and mix of housing options and densities, including affordable housing, walkable communities, transit-supportive densities and designs, financial sustainability, attention to detail in the design of the public realm, the provision and integration of public service facilities, planning for alternative and renewable energy systems, including low carbon district energy systems, and respecting natural and cultural heritage. Consistent with these principles of sustainability, community block plans must be developed in accordance with background studies and agreements to be required by the local municipality addressing these matters.

Analysis: Region of Peel Official Plan (April 2022)

The proposal will contribute to complete communities through the provision of housing options including apartment and townhouse structural types, in close proximity to park facilities, and other uses in the Block Plan area such as open space, retail, and service uses in accordance with S. 5.4.10. The proposal includes residential uses at appropriate densities as determined through the block planning process in close proximity to Clarkway Drive, which is identified as a Secondary Transit Corridor supporting medium frequency public transportation services in accordance with S. 5.4.12. The proposal directs development to the urban system in accordance with S. 5.6.11 of the Region of Peel Official Plan.

Based on the above, staff is satisfied that the proposed Official Plan Amendment and Zoning By-law amendment is consistent with the policies of the Region of Peel Official Plan.

City of Brampton Official Plan (2006):

The City of Brampton Official Plan guides the physical growth and development of the City and guides land use decision-making to meet the needs of current and future residents to 2031. The plan incorporates policies from the Region of Peel Official Plan, PPS, and Growth Plan to address land use planning decisions.

The property is designated "Residential", "Special Study Area", and "Open Space" in Schedule A: General Land Use Designations of the Official Plan. The proposed amendment generally conforms to the intent of this plan. This includes:

4.2 Residential

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. Quasi-institutional uses including social service agencies, union halls, as well as fire halls, police stations and utility installations may also be permitted in the Residential designations of this Plan.

4.2.1.2 The policies of this Plan shall prescribe a range of housing accommodation in terms of dwelling type, through appropriate housing mix and density policies. Such housing mix and density policies in Secondary Plans shall reference the Residential Density Categories set out in the tables below and also set out in the "Residential Areas and Density Categories" definitions contained in Section 5 of this Plan.

The following Residential Density Categories are referenced by the housing mix and density policies in the newer secondary plans or portions thereof as identified on Schedule "G" as being subject to the New Housing Mix and Density Categories:

New Housing Mix and Density Categories

DENSITY CATEGORY	MAXIMUM DENSITY	PERMITTED HOUSING TYPES
<ul style="list-style-type: none">• Low Density	<ul style="list-style-type: none">• 30 units / net hectare• 12 units / net acre	<ul style="list-style-type: none">• Single detached homes
<ul style="list-style-type: none">• Medium Density	<ul style="list-style-type: none">• 50 units / net hectare• 20 units / net acre	<ul style="list-style-type: none">• Single detached homes• Semi-detached homes• Townhouses
<ul style="list-style-type: none">• High Density	<ul style="list-style-type: none">• 200 units / net hectare• 80 units / net acre	<ul style="list-style-type: none">• Townhouses• Duplexes• Maisonettes• Apartments

The density categories above shall not be construed as limiting the City's housing mix and density flexibility or its ability to narrow or expand such categories or the associated densities or to use them in various combinations within a particular Secondary Plan.

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

(vii) 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.

4.6.2 Environmental Implementation Reports

4.6.2.4 In some instances, the City in consultation with the area Conservation Authority may determine that a scoped Environmental Implementation Report (or Master Environmental Servicing Plan as appropriate) is appropriate.

4.6.6 Natural Heritage System

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.

4.6.6.28 The City will consider the following planning principles in the design of all development to assist in the protection, enhancement and restoration of significant natural heritage, surface water and ground water features:

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

4.6.6.30 Natural heritage features and areas including associated setbacks and conservation buffers shall be zoned as a separate classification in the implementing Zoning By-law as part of a specific development proposal. Existing uses will be recognized as legal non-conforming, where appropriate, despite the designation on Schedule "D".

4.6.7 Valleylands and Watercourse Corridors

4.6.7.4 Through the development approval process, valleylands and watercourse corridors, including associated environmental hazards and defined conservation buffers will be gratuitously conveyed to the City of Brampton. Municipal conveyance of these corridors and buffers will not be considered as contributing towards the parkland dedication requirements under the Planning Act.

4.6.7.5 All valleylands and watercourse corridors conveyed to the City of Brampton, including associated environmental hazards and defined conservation buffers, shall be in

a condition satisfactory to the municipality. If any such lands are contaminated, the transferor will, prior to conveyance, restore the lands to a condition free from adverse effects and suitable for enhancement, submit a Record of Site Condition to the City, and satisfy any other requirements of the City regarding contaminated sites.

Analysis: City of Brampton Official Plan (2006):

The proposal includes residential land uses in keeping with S. 4.2.1.1 of the Official Plan. The lands are designated “Medium Density Residential” in the Highway 427 Industrial Secondary Plan, and “Medium Density Residential” in Block Plan 47-1. The Secondary Plan designation permits housing typologies such as apartments, back-to-back townhouses, and stacked townhouse structural units. The proposal includes townhouse and apartment structural units in accordance with the medium-density designation in the Secondary Plan. Although apartment housing types are not listed as a dwelling unit type permitted within the ‘Medium Density’ category, the Official Plan permits flexibility from the structural types and densities listed in 4.2.1.2.

The lands designated “Open Space” in the Official Plan are zoned “Open Space” to preclude development in the future. A 10-metre setback is applied from the lands designated “Open Space” in the Official Plan to mitigate impacts to the valleyland feature such as storage of materials, removal of vegetation, informal trails, and accumulation of debris in the valleyland in accordance with 4.2.1.15.

An Environmental Impact Study was submitted in support of the proposed development, and reviewed by City Staff and the TRCA. The report was deemed satisfactory to support the proposed development, in accordance with S. 4.6.2.4 of the Official Plan. The EIS provides a list of key mitigation measures that are recommended to minimize impacts to the natural heritage features. The report recommends a 10-metre buffer to the edge of the valleyland associated with Rainbow Creek, thus aligning with S. 4.6.6.10 of the Official Plan. The greenland channel and Greenland channel buffer identified as Block 24 and Block 25 on the Draft Plan of Subdivision will be conveyed to the City in accordance with S. 4.6.6.28, and S. 4.6.7.4 of the Official Plan, and will be zoned “Open Space – (OS)” to preclude development in accordance with S. 4.6.6.30.

Staff is satisfied that the proposed Official Plan and Zoning By-law amendment is consistent with the policies of the City of Brampton Official Plan.

Highway 427 Industrial Secondary Plan (Area 47):

Secondary Plans implement the Official Plan policies but provide a more detailed land use designation and vision for the specific area. The subject property is located within the Highway 427 Industrial Secondary Plan (Area 47). The lands are designated as ‘Medium Density Residential’, ‘Special Policy Area 9’ ‘Service Commercial’, and ‘Heritage Resource’. The proposal generally aligns with the policies of the Secondary Plan, including:

4.1 PLANNING VISION

The planning vision sets out the framework for the new community in terms of the following major structuring elements:

i) A sustainable community that is planned based on balanced social, economic, environmental and cultural heritage responsibilities such as land use, transportation, natural and cultural heritage conservation, community design and enhanced neighbourhood connectivity;

ii) A Natural Heritage System that identifies, protects, restores and enhances the diversity and connectivity of natural features and areas, and their long term ecological functions, in recognition of the dynamic interrelationships of all elements of the natural environment and the need for long term management and related monitoring;

4.2.1 Identify, establish, protect, restore and enhance a sustainable natural heritage system that incorporates, integrates and connects natural features and functions to create a healthy, ecologically diverse Natural Heritage System.

4.2.6 Ensure new development will be efficient, environmentally responsible, diverse and well balanced, to support the natural environment.

4.2.9 Develop a comprehensive safe, diverse and integrated open space system that accommodates both passive and active recreational activities, while protecting and enhancing the existing Natural Heritage System;

5.1.1.4 Any proposals for residential development will have regard for the transition and physical integration with adjacent forms of development and effective separation and buffering from major roads and other noise sources.

5.1.6 Medium Density Residential

Notwithstanding the Medium Density category identified in Section 4.2 of the Official Plan, the lands designated Medium Density Residential in Schedule 47(a) shall permit the following:

i) Apartments, back-to-back townhouses, stacked townhouses and a seniors' residence shall be permitted uses with the Medium Density Residential designation in addition to the uses permitted in Section 4.2 of the Official Plan.

ii) A maximum density of 100 units per net residential hectare (40 units per net residential acre) shall be permitted.

iii) A maximum height of 6-storeys shall be permitted.

6.9 SPECIAL POLICY AREA

9 6.9.1 Special Policy Area 9 applies to lands designated 'Medium Density Residential' where mixed uses are permitted to include retail, office, personal and service commercial, institutional, cultural and entertainment uses, residential and related community facilities

Analysis: Highway 427 Industrial Secondary Plan (Area 47):

An amendment to the Secondary Plan is required to designate the lands south of Old Castlemore Road as "Medium Density Residential", "Special Policy Area 11" and "Valleyland", as well as to change the designation of land north of Old Castlemore Road from "Service Commercial" to "Medium Density Residential" and "Special Policy Area 11".

This proposal creates a sustainable community that provides a mix of housing types while protecting natural features in accordance with the natural heritage and open space policies of the Secondary Plan. The proposed development contains residential development adjacent to a natural heritage system and has been designed in a manner that complements and supports the features of the system in accordance with S. 4.2.6 of the Secondary Plan.

The proposal appropriately places the valleyland and watercourse areas in the 'Floodplain' (F) zone to preclude development. A 10-metre buffer was applied to the outer limits of the natural heritage system, and discussed in the Environmental Impact Study prepared by Dillon Consulting, in accordance with the natural heritage policies of the Secondary Plan.

Staff is satisfied that the proposed Official Plan and Zoning By-law amendment is consistent with the policies of the City of Brampton Official Plan.

Block Plan for Sub Area 47-1:

The proposed development is located within the Block Plan for Sub-Area 47-1 of the Highway 427 Industrial Secondary Plan. The site is designated "Medium Density Residential", "SWM Ponds", and "Cultural Heritage Resources" in the Block Plan for Sub-Area 47-1. The Block Plan does not have policies associated with each area.

In accordance with Section 4.1.1, minor adjustments and relocations of land uses are permitted. The proposed development is generally in accordance with the Block Plan and an amendment to the Block Plan is not required.

Zoning By-law:

The property is zoned "Agricultural (A)" and "Residential Rural Estate Two (RE2)" by By-law 270-2004, as amended. An amendment to the Zoning By-law is required to facilitate the proposed development.

This proposal proposes a change from the existing zones to a number of Site Specific Residential zones (R3E-5.5-3712, R3C-3713, R4A-3714). The valleyland is proposed to change from the existing 'Agricultural (A)' zoning to the 'Open Space (OS)' zone to

preclude development. Provisions of these proposed zoning designations are listed in Appendix 10 – Draft Zoning By-law Amendment. The requirements set out in these zones will permit development that is appropriate for each of the land use designations on which they are located.

Technical Requirements:

The following paragraphs summarize the technical studies and reports that were provided in support of the development application.

Planning Justification Report

The planning justification report prepared by Glen Schnarr & Associates Ltd was submitted to provide the policy context and planning rationale to support the proposed development. The report concludes that the objectives of the PPS, the Growth Plan, the Region of Peel Official Plan, the City of Brampton Official Plan, the Highway 427 Industrial Secondary Plan, and the Block Plan are satisfied and that the proposed development represents good planning. Planning staff have reviewed the PJR and found it satisfactory.

Functional Servicing and Stormwater Management Report

A Functional Servicing Report was prepared by Valdor Engineering Inc. to assess how the site may be serviced regarding site grading, stormwater management, water supply, and sanitary sewage. The report concludes that the proposed development can be adequately serviced with full municipal services (watermain, sanitary and storm) in accordance with the standards of the City of Brampton, Region of Peel and Toronto and Region Conservation Authority. Engineering staff are satisfied that the site can achieve the grading, storm servicing, and stormwater management requirements for the site based on the findings of this report.

Sanitary

The FSR states that proposed servicing to the subdivision will be provided with a proposed sanitary sewer along Street “A” which will connect to the existing sanitary sewer on Castlemore Road and Clarkway Drive. Dwelling units within the north and south condominium blocks will be serviced by a private sanitary sewer which will run along the private roads. All of the dwelling units will be serviced by individual 125mm diameter sanitary service connections.

Water

The watermain servicing is proposed to be provided through the existing 200mm diameter watermain on Castlemore Road and Clarkway Drive. A proposed 200mm diameter watermain along Street “A” will provide a loop through the subdivision to service the street townhomes. The north and south condominium blocks, in accordance with the requirements of the Region of Peel, these blocks will each be provided with two water service connections to facilitate a loop within each block for security of supply purposes.

A proposed private watermain will extend along the private roads in the condo blocks to provide both domestic water supply and fire protection.

Stormwater Management:

The proposed development will be serviced by a minor system storm sewer outletting to the proposed SWM facility (SWM Pond R3). A stormwater management facility (SWM Pond R3) will be constructed to service the proposed development. The SWM facility will discharge to Rainbow Creek. The proposed highway commercial block will be serviced with on-site controls to achieve quality control and quantity control. This block will outlet to the existing Castlemore Road storm sewer.

Phase Two Environmental Site Assessment (ESA)

A Phase Two Environmental Site Assessment was prepared by Soil Engineers Ltd. Based on the findings of the Phase Two ESA, it was determined the property is suitable for the proposed development. Staff have reviewed the report and found it satisfactory to support the development proposal.

Archaeological Assessment

A Stage 1 and Stage 2 Archaeological Assessment was prepared by ASI Archaeological & Cultural Heritage Services.

The Stage 1 background assessment entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, along with nineteenth and twentieth-century settlement trends. This research has concluded that there is potential for the presence of historical Euro-Canadian archaeological resources.

The Stage 2 field survey assessed the entire property by means of pedestrian survey employed at five metre intervals and test pit survey employed at five metre intervals and increased to ten metres when disturbance was observed. Despite careful scrutiny, no archaeological resources were encountered during the course of the survey.

Staff have reviewed the Stage 1 and Stage 2 Archaeological Assessment and found it satisfactory to support the development proposal.

Preliminary Environmental Noise Report

An Acoustical Report was prepared by Howe Gastmeier Chapnik Limited. The results of the analysis indicate that mitigation options are available to meet the requirements of the City and the applicable sound level limits of the MECP. Noise staff have reviewed the noise study and found it satisfactory to support the development proposal.

Arborist Report

An Arborist Report was prepared by Dillon Consulting. Open Space staff have reviewed the documents and found them satisfactory to support the development application.

Sustainability Score and Summary (refer to Appendix 13)

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 30 points, which achieves the City's Bronze threshold.