

# Springbrook Settlement Area Study Development Opportunities Summary

*Study Team:*

***City of Brampton Steering Committee***

<b>Joseph Bogdan Associates Inc.</b>	Architects Urban Design Consultants
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**NAK • STLA Inc.**

**Dillon Consulting Limited**

**W. Scott Morgan & Associates Limited**

**Read Voorhees and Associates**

**Aquafor Beech Ltd.**

**Schaeffers Consulting Engineers**

***June 19, 2008 – Public Information Centre # 1***

## AGENDA

Springbrook Settlement Area Study  
Public Information Centre #1  
June 19, 2008  
7:00 pm – 9:00 pm

Huttonville Public School, Brampton

1. Welcome and introductory comments
2. Consultant presentation
3. Discussion
4. Wrap up
5. Next steps

## **TODAY WE WILL REVIEW**

- Study Team Introduction
- Background Planning Context
- Study Purpose and Process
- Issues Affecting Development
- Preliminary Land Use Options
- Next Steps
- No decisions will be made today; We are here to listen to what you have to say

# Study Team

**Joseph Bogdan Associates Inc.,  
Architects/Urban Design Consultants**

Lead Consultant, Urban Design

**NAK • STLA Inc.**

Open Space and Streetscape Design

**Dillon Consulting Limited**

Land Use Concept, Zoning Recommendations

**W. Scott Morgan & Associates Limited**

Market and Land Use Opportunity Potential

**Read Voorhees and Associates**

Transportation

**Aquafor Beech Ltd.**

Environmental / Geomorphology

**Schaeffers Consulting Engineers**

Servicing and Stormwater Management

# Study Area - Springbrook

- Springbrook Settlement Area (“Springbrook”) is located at the intersection of Queen Street and Creditview Road
- Total area of 12.5 ha (31 acres)
- Planning for new development surrounding Springbrook and planned road improvements prompted need for the Study to be undertaken by the City



Key Plan



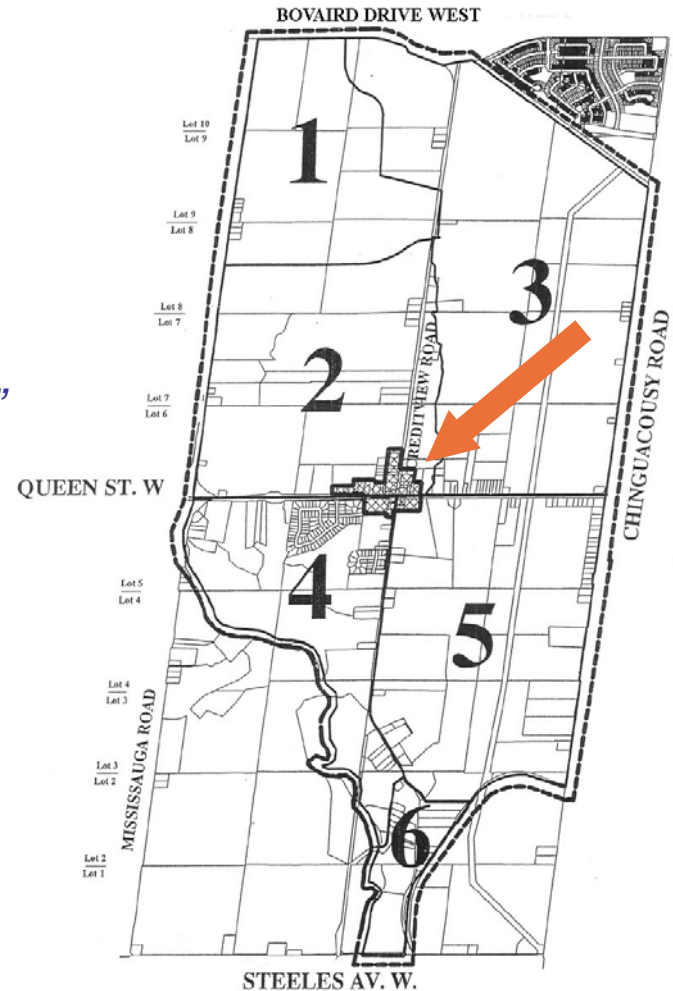
Existing Study Area (as shown on Credit Valley Secondary Plan)

# Background - Planning

## The Credit Valley Secondary Plan (Area 45)

- Springbrook is at the “heart” of the CVSP:  
*“ a historical crossroad hamlet associated with the agricultural settlement of the area ”*
- Prior to any Block Plan Approval, Council required a special study for Springbrook
- **Current Land Use:**
  - Rural Hamlet
  - CVSP permits limited development within Springbrook

>> **A new land use vision needed**



### LEGEND

- 1-5 Sub - Areas for Block Planning
- Springbrook Settlement Area
- Credit Valley Secondary Plan



Credit valley Secondary Plan

# Background - Transportation

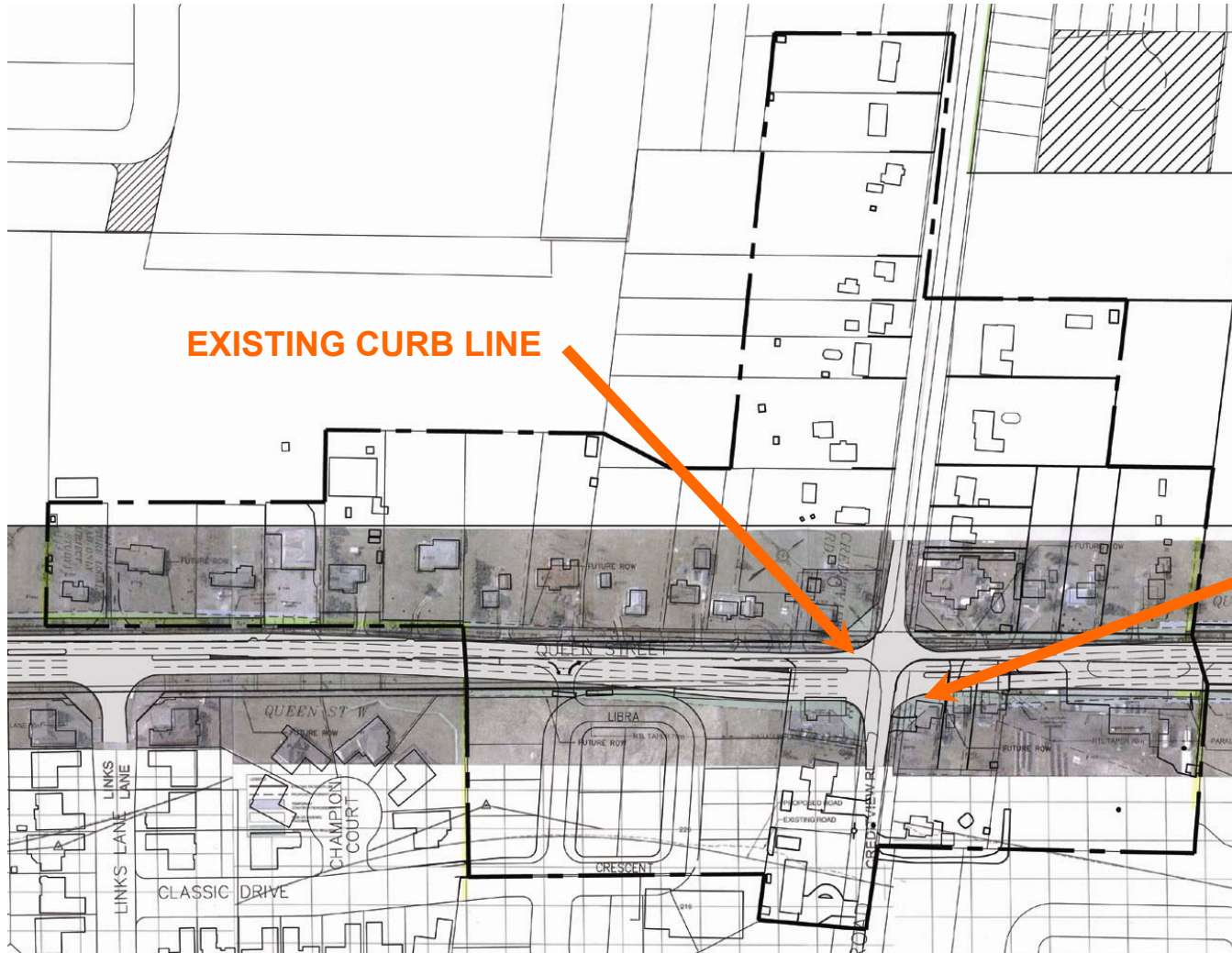
## Queen Street West Environmental Assessment (EA)

- Region of Peel will be widening Queen Street from 2 lanes to 4 lanes (36m Right of Way) with turn lanes at intersection
- In August 2005, City expressed concern that widening would affect the potential to develop a pedestrian-friendly intersection
- Region has eliminated the right turn lane at Creditview Road in the approved EA
- Region and City working together to address detailed design issues of the roadway and streetscape
- Anticipated Schedule:
  - *Construction of underground services underway*
  - *1<sup>st</sup> draft of road design by Region ready this summer for agency review*
  - *Detailed road design & construction to begin in 2010*



View of Queen Street Looking West

# Background - Transportation



## Impacts

- Need for property acquisition decreases amount of land available for development
- Site access at intersection is limited
- Environmental or servicing issues are not affected

**PROPOSED NEW CURB**

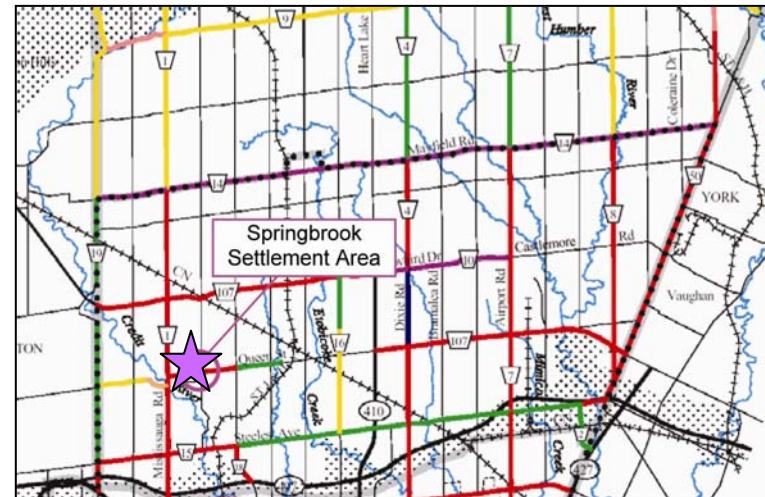
*Proposed 4 lane widening at Springbrook crossroads*

# Background - Transportation

## ROPA 16

### (Region Official Plan Amendment 16)

- Regional document that updates transportation policies of the Regional Official Plan; but not yet in force (under appeal)
- ROPA 16 designates Queen Street as a 6-lane road (45m ROW) in 2031
- Future widening to 6 lanes will require new EA process; EA study scheduled for 2025
- City and study team are concerned that 6 lanes could further affect the potential for the Springbrook area to redevelop as an attractive and pedestrian friendly area
- City and Region to review need for 6 lanes



Schedule F, ROPA 16 Regional Road Right of Way Requirements

Legend:	Metres	Feet
	20	66
	26	86
	30	100
	36	120
	40	130
	43.5	145
	45	150
	50	165



# Purpose of the Study

New residential development + Queen Street Widening



Define a new land use vision for Springbrook:

- *Determine realistic market opportunities – highest and best use*
- *Identify land uses and urban design policies*
- *Create an attractive area to serve new neighbourhoods*
- *Develop streetscape design strategies*
- *Establish tools to implement the new land use:*
  - *Official Plan and Secondary Plan policies, zoning, urban design guidelines*



Examples of “Village” Commercial along an arterial road (Portland, USA)

# Study Process

## October 2006 – July 2007

- ☑ Phase 1: Background Review and Analysis
  
- ☑ Phase 2: Identify Opportunities & Issues Affecting Development

## **WE ARE HERE**

- Phase 3: Design Vision Options
- Phase 4: Recommended Land Use Concept
  - *Urban Design Guidelines & Streetscape Strategy*
  - *Public Information Centre #2*
- Phase 5: Presentation to Council

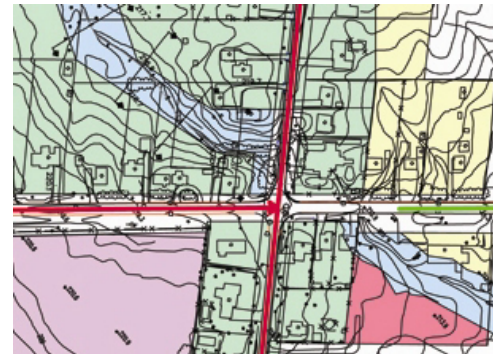


*Intended character of Creditview Road,  
Springbrook Community Plan (Block 2)*

# Study Process

## Phase 2 Identification of Opportunities and Issues consisted of:

- Existing Conditions Review
- Land Use and Planning Policy Analysis
- Market Potential/ Land Use Opportunities Study
- Transportation, Transit, and Parking Review
- Environmental Analysis – Springbrook Creek
- Stormwater, Sanitary and Water Review
- Urban Design and Open Space Review
- Preliminary Land Use Scenarios



# Existing Physical Conditions

## Existing Buildings and Adjacent Development

- Gas station (now closed), local grocery and small commercial on south side of Queen Street
- Rural residential, single family detached dwellings
- Executive Residential (Lionhead Estates) to south
- Future adjacent Low Density and Executive Residential (Credit Valley Secondary Plan)
- No designated built heritage elements in study area



# Existing Physical Conditions

## Topography, Vegetation and Open Space

- Generally flat; slight grade change at intersection of Queen and Creditview Road
- Springbrook Creek West Tributary runs through study area
- Range of mature trees and hedges along Queen Street
- Mature tree rows fronting Creditview Road north and south of Queen Street
- 4 major recreational and natural features in vicinity:
  - *Eldorado Park*
  - *Huttonville Creek*
  - *Lionhead Golf and Country Club*
  - *Credit River*



# Planning and Policy Review

**Provincial and Official Planning policies support intensification;  
City's planning documents need to reflect this**

- Queen Street is a “Main Street Primary Corridor” > supports intensification and improved streetscape
- Existing Zoning by-law designations do not support a wide variety of uses or allow for commercial/residential uses
- Changes to planning policy may include:
  - *Amendment to Official Plan and Secondary Plan*
  - *Urban Design Guidelines*
  - *Revised Zoning Standards*



*Example of new Live/Work development along Lakeshore Blvd (Port Credit)*

# Retail Opportunities

## Springbrook could evolve as a specialty retail focal area

- 50,000 sq.ft development potential:
  - *Specialty shopping, restaurants, leisure/recreation*
- Minimum 5 acres needed for 50,000 sq.ft.
- North side of Queen Street and along Creditview Road are potential locations for majority of retail use
- Potential for small amount of retail on south side
- Access from Creditview Road is preferable to access from Queen Street



*Example of a shopping / restaurant development  
(Birkdale Village, Ohio)*

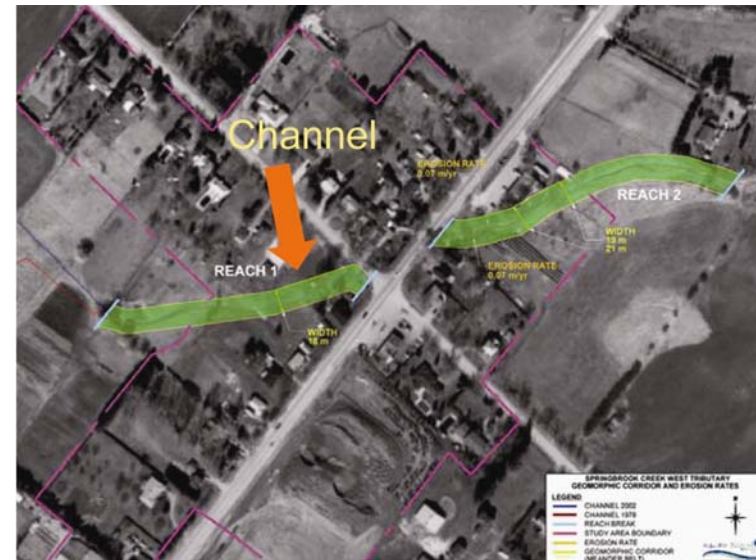
# Environmental Issues

## New development will provide protection for Springbrook Creek West Tributary Channel

- The channel bisects the study area

With new development:

- Protection will improve its appearance and function with naturalized planting
- Could have public access (to be determined by Credit Valley Conservation)
- Final location and width of the channel to be determined during revision to Official Plan and Secondary Plan (in consultation with Credit Valley Conservation)



Aerial view of the Channel flowing through the study area



View of the Channel at the north-west corner of the intersection of Queen St. and Creditview Rd.

# Stormwater

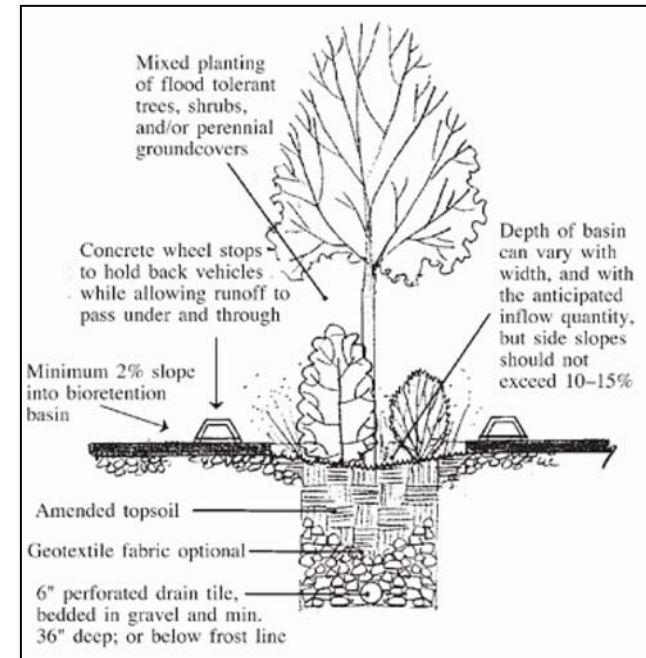
No additional ponds are required. Runoff can be handled with alternative, more natural measures (e.g. bioswales, permeable paving)

# Water Supply

Completion of the West Brampton Reservoir and Pumping Station will ensure sufficient water supply

# Sanitary Servicing

New sewers along Creditview Road and Queen Street will serve the study area and the neighbouring Block Plans



Example of a “bioswale” – an alternative stormwater treatment

# Transportation & Access

**Traffic volumes along Queen Street will increase;  
Driveway access to existing parcels will remain**

- Queen Street and Creditview Road intersection will be signalized
- A new centre turn lane will allow existing properties to retain driveways and direct access to Queen Street
- Within about 50 metres of the intersection of Queen Street and Creditview Road access will be limited to right-in/right-out
- On-street parking is not permitted on Queen Street and Creditview Road; new developments will need internal parking
- Future traffic volumes anticipated to double by 2031
- All proposed access points require traffic impact analysis



# Open Space

## Existing major Open Spaces and Natural Features

*Eldorado Park*

*Huttonville Creek*

*Lionhead Golf and Country Club*

*Credit River*

- Springbrook could be developed as a prominent trailhead destination to these features
- A new multi-use pathway is proposed along the north side of Queen Street West as part of road widening
- Creditview Heritage Corridor Area:
  - new 1.8m wide path on west side of Creditview
  - some mature vegetation retained / enhanced



*Example of a multi-use trail at an arterial road*



*View of Creditview Road, looking south*

# Streetscapes

- Queen Street widening presents a challenge to create a traffic-calmed, pedestrian-friendly high quality boulevard
- Maintaining a rural cross section for Creditview Road is an opportunity to reflect Springbrook's rural heritage
- As a narrower road with less traffic, Creditview Road has the potential to become the pedestrian focus of Springbrook
- An urban cross section at the intersection, that transitions to a rural section along Creditview may improve the potential for an attractive pedestrian crossing



*Street-related village retail*



*Patterned paving at a pedestrian crossing*

# Existing Land Use and Built Form

- Individual ownership, access needs and the wide variety of building appearance suggests that creating a uniform image and streetscape along Queen Street will take time and occur over the long term.
- There is an opportunity for gradual redevelopment and change of use over time to transition the character of Queen St.
- Existing residential along Creditview Road can also change gradually over time with new residential and/or specialty shopping.



*Variety of building heights and styles along Queen Street*



# Adjacent Land Use and Built Form

- The berm/ acoustic fencing along south side of Queen Street (Lionhead Estates) may pose a challenge to a streetscape with the same treatments on both sides.
- Other areas adjacent to the study area are buffered through back-lotting or by stormwater management ponds
- Block 2 has two possible locations to connect into the study area
- Any new commercial development adjacent to Block 2 and Block 5 will require screening and setbacks as per the City's standards



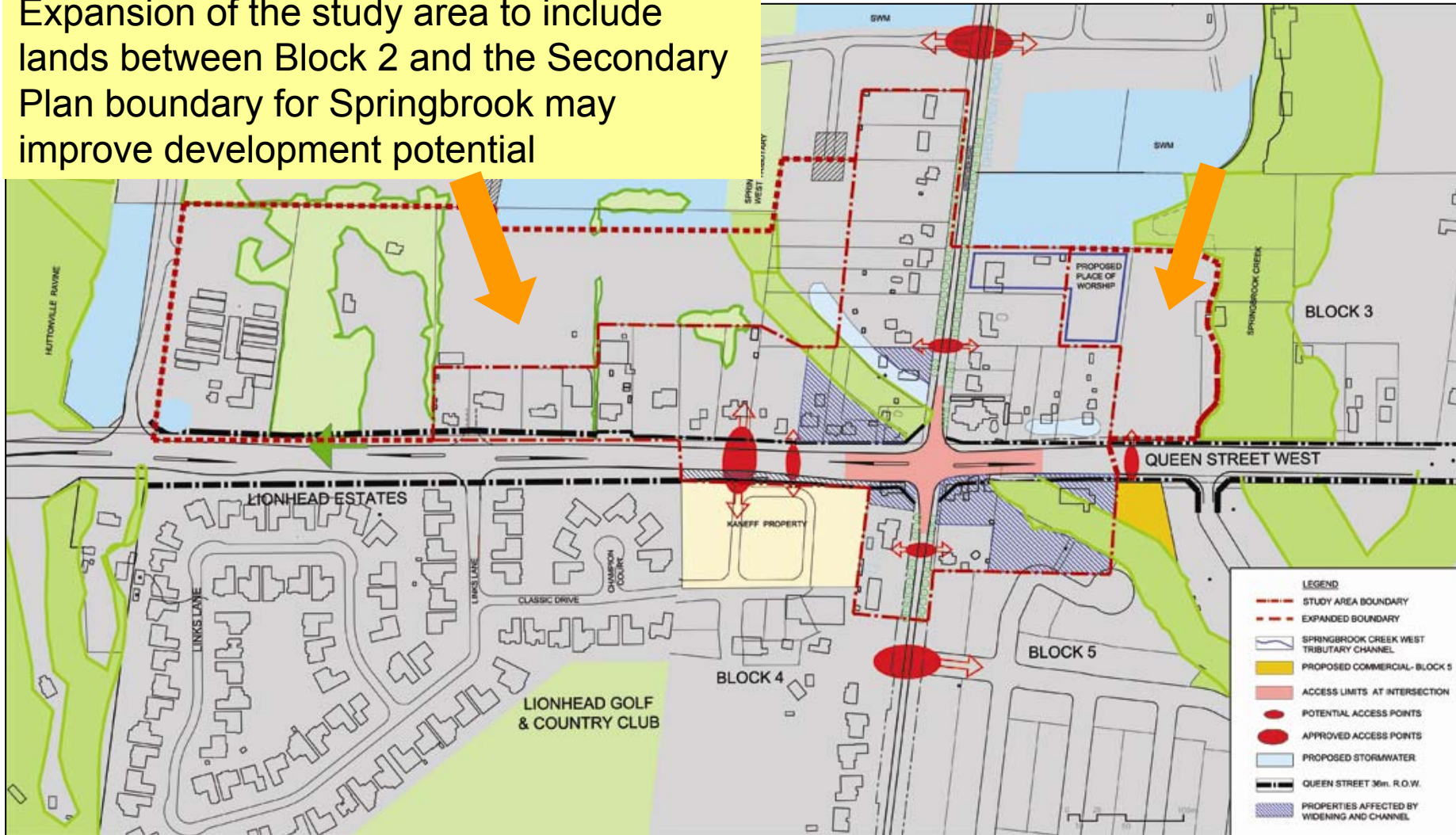
*View of berm on south side of Queen Street, west of Creditview Road*



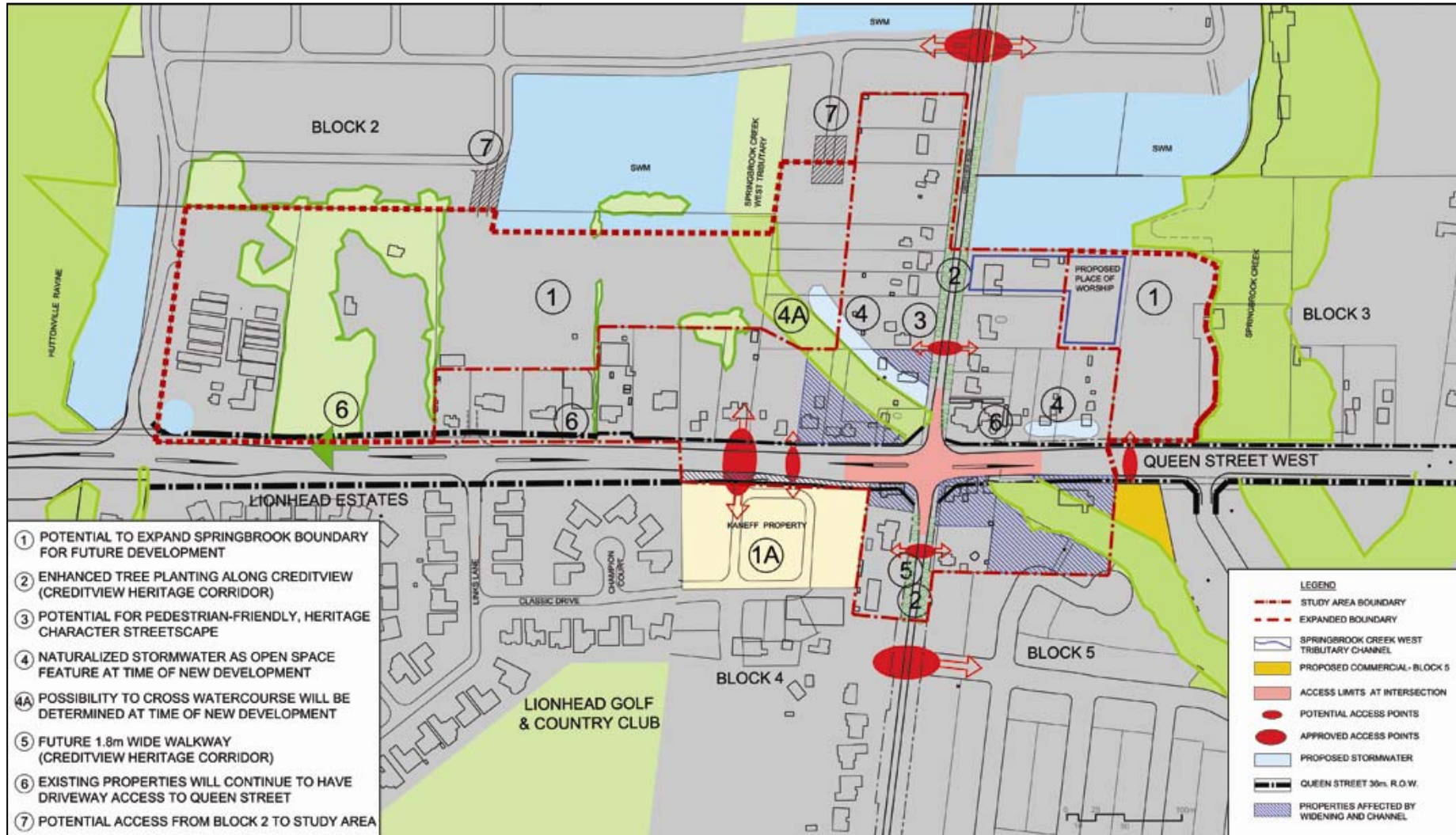
*View of Block 5 lands, from Creditview Road*

# Study Area Boundary

Expansion of the study area to include lands between Block 2 and the Secondary Plan boundary for Springbrook may improve development potential



# Summary



# Land Use Options

- **3 Preliminary Land Use Options to explore opportunities / issues**
- **Commercial area as focus to development**
- **Redevelopment could include conversion of existing houses and pockets of new development**

Option 1: Commercial development focused along Queen Street West

Option 2: Commercial development focused along Creditview Road

Option 3: Mix of uses around the crossroads with Creditview Road as a focal commercial area to create a “mixed-use village”

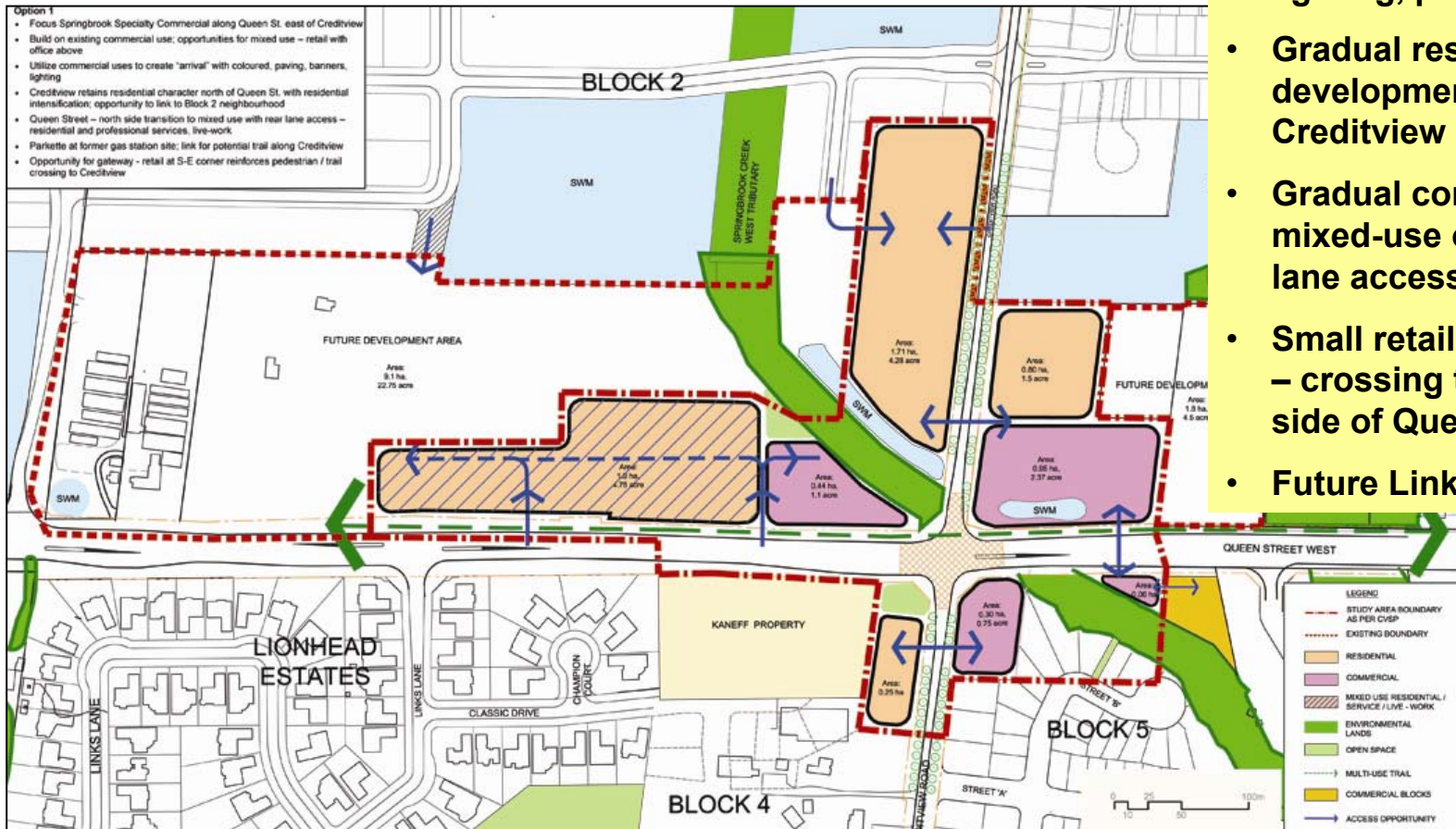


*Examples of Small-scale Commercial focal area.*

# Land Use Option 1

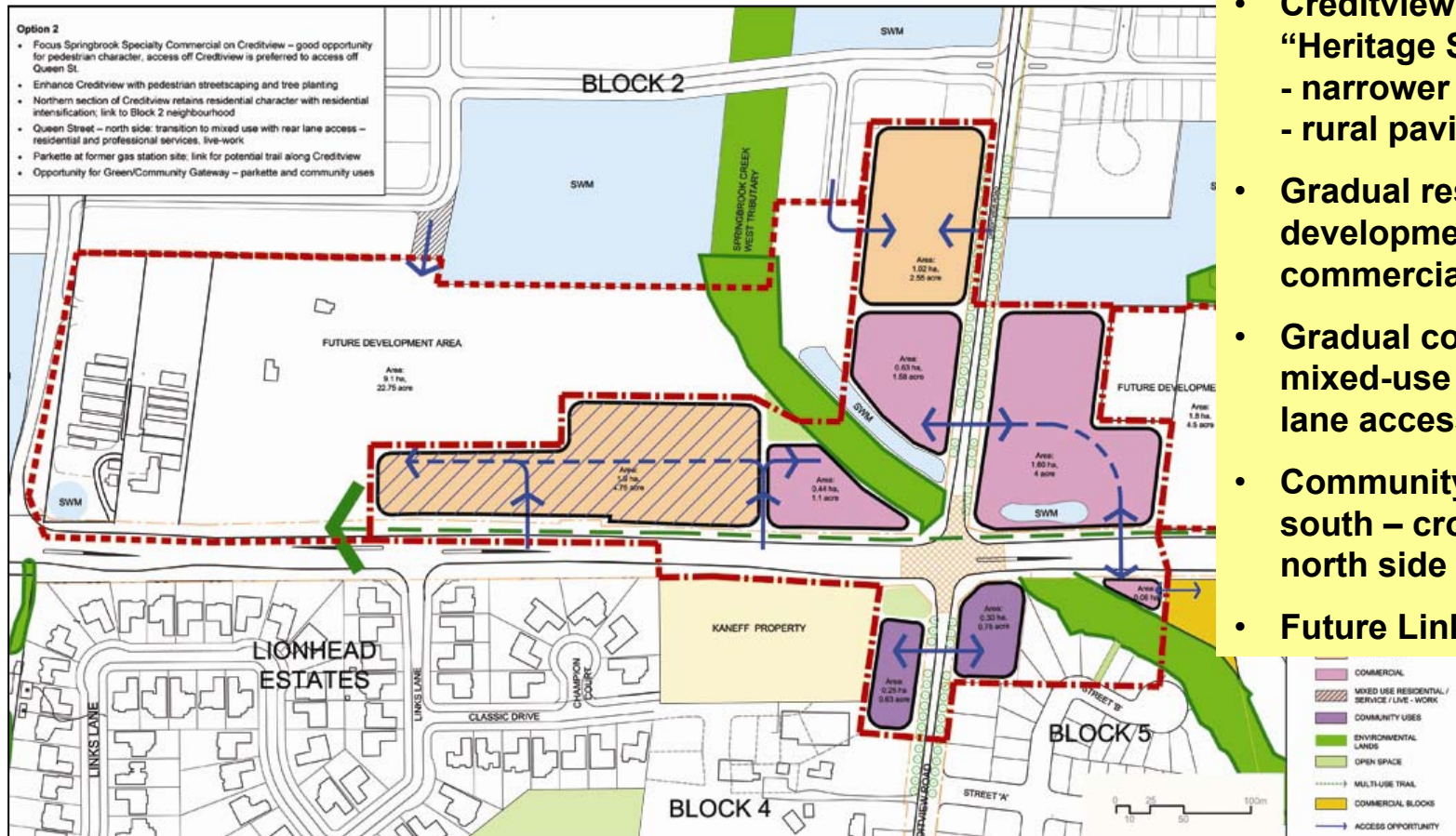
## Commercial development focused along Queen Street

- Specialty Commercial along north side of Queen
- Streetscape: Coloured paving, banners, themed lighting, planting
- Gradual residential development along Creditview
- Gradual conversion/mixed-use on Queen – rear lane access
- Small retail / park on south – crossing to trail on north side of Queen
- Future Links to Block 2



# Land Use Option 2

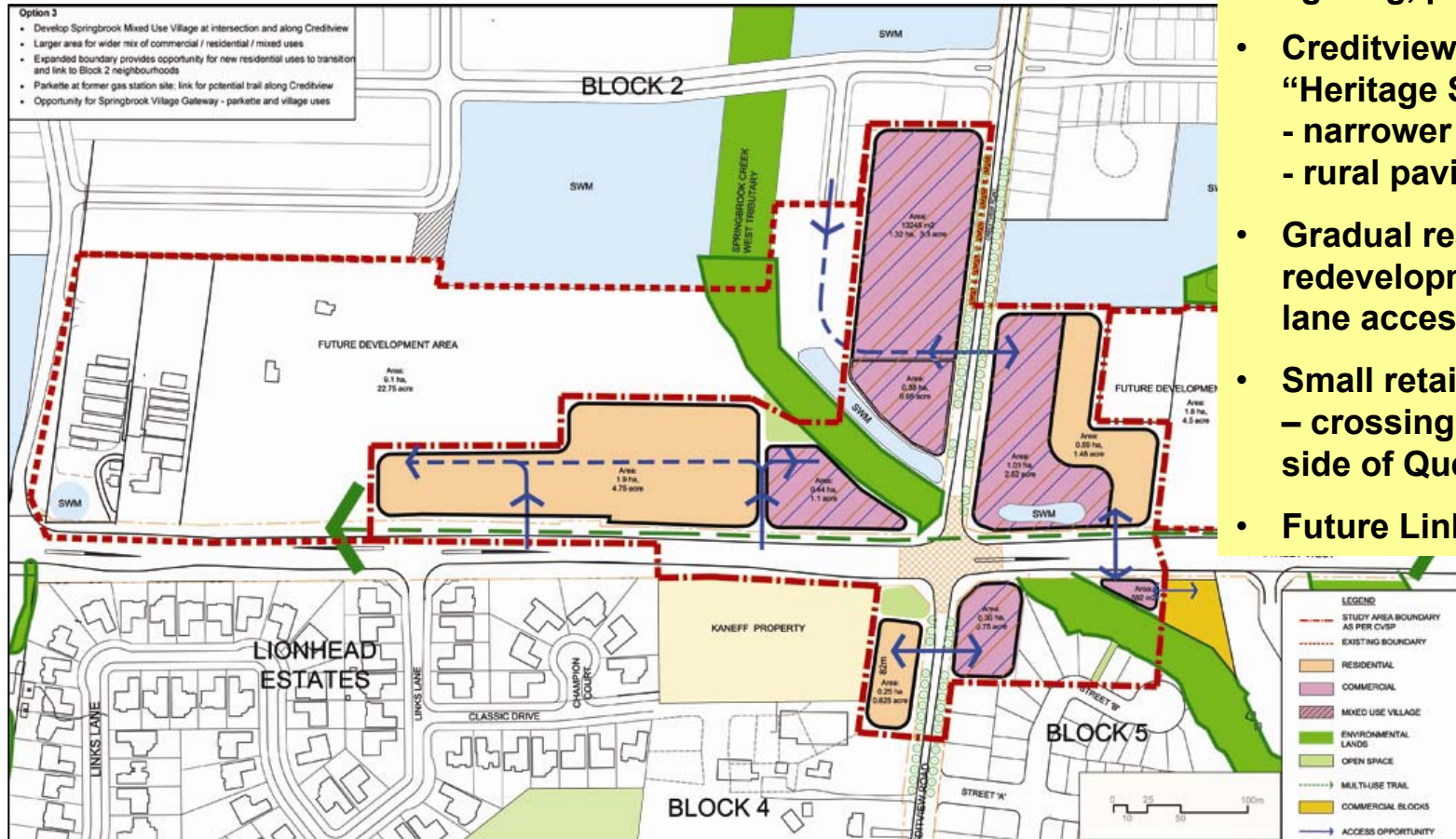
## Commercial development focused along Creditview Road, north of Queen Street



- Specialty Commercial along Creditview
- Streetscape: Coloured paving, banners, themed lighting, planting
- Creditview Road as “Heritage Streetscape”
  - narrower pavement
  - rural paving (no curbs)
- Gradual residential development north of commercial > Block 2
- Gradual conversion/ mixed-use on Queen – rear lane access
- Community uses / park on south – crossing to trail on north side of Queen
- Future Links to Block 2

# Land Use Option 3

Mix of uses around the crossroads with Creditview Road as a focal specialty commercial “mixed-use village”



- Specialty Commercial around intersection with focus along Creditview
- Streetscape: Coloured paving, banners, themed lighting, planting
- Creditview Road as “Heritage Streetscape”
  - narrower pavement
  - rural paving (no curbs)
- Gradual residential redevelopment – with rear lane access at Queen St.
- Small retail / park on south – crossing to trail on north side of Queen
- Future Links to Block 2

# Common Elements

- Mixed-use / residential / service commercial/ live-work along the north side of Queen Street West, to the west of Creditview Road

## Variety of Open Space Opportunities

- Springbrook Creek channel as the environmental “heart” of Springbrook
- Emphasis of the multi-use pathway along the north side of Queen Street West
- Retention and enhancement of the tree rows and rural scenic qualities of Creditview Road in accordance with the Creditview Heritage Corridor Area



*Example of Mixed use in Markham*



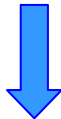
*Example of Community amenity area integrated with a natural feature*

# Next Steps

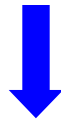
**Feedback on the presentation will be input into Phase 3 – Design Vision Options**



- **Create “Design Vision” Land Use Options with preliminary built form and streetscape principles**
- **Evaluate options with Steering Committee and select a preferred Land Use Concept**
- **Built Form and Streetscape Guidelines to support preferred Land Use Concept.**



**Presentation of options and Preferred Land Use Concept at second PIC (Fall 2008)**



**Preferred Land Use Concept and Guidelines to be presented to Council (Dec 2008)**

# Communication

Presentation material from this evening's meeting will be available on the City's website:

[http://www.city.brampton.on.ca/city\\_dept/pdd/special-programs/special-programs.tml](http://www.city.brampton.on.ca/city_dept/pdd/special-programs/special-programs.tml)

We look forward to your feedback,

Please email your comments to Malik Majeed, Planner, City of Brampton:

[malik.majeed@city.brampton.on.ca](mailto:malik.majeed@city.brampton.on.ca)