

Date: December 3, 2018

Subject: **Springbrook Tertiary Plan
Proposed Amendments to the Credit Valley Secondary Plan
Area 45**

Contact: Claudia LaRota, Policy Planner, Planning & Development Services,
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Recommendations:

1. **THAT** the report from Claudia LaRota, Policy Planner, Policy Planning, Planning & Development Services, entitled “Recommendation Report: Springbrook Tertiary Plan, Proposed Amendments to the Credit Valley Secondary Plan”, dated December 3, 2018, to the Planning & Development Services Committee meeting of January 28, 2019, File BP45 – 1&3.001, be received, and;
2. **THAT** staff be directed to hold a statutory public meeting to present for public consultation a City initiated amendment to the Credit Valley Secondary Plan Area 45, which proposes to introduce policies for the Springbrook Settlement Area;

Overview:

- **The Springbrook Settlement Area is a historic hamlet located at the intersection of Queen Street West and Creditview Road.**
- **In 2007, the City retained a consultant team to undertake the Springbrook Settlement Area Study; however, the study was paused in 2008 to deal with issues related to the widening of Queen Street and the potential presence of Redside Dace in Springbrook Creek.**
- **The City has received development applications in parts of the settlement area, and there is a need for a comprehensive tertiary plan that ensures an efficient and logical development pattern that contributes positively to the Springbrook Settlement area, recognizing the existing settlement pattern and environmental constraints.**
- **In 2018, the City retained a consultant to undertake a Tertiary Plan for the Springbrook Settlement area.**
- **The objectives of the tertiary plan are to develop a comprehensive land use plan that will assist the City in assessing future development**

applications, while ensuring that new uses are compatible with existing uses in the hamlet, and to identify guidance for the provision of infrastructure to support proposed development, such as road connections, access, stormwater management, and municipal servicing.

- **An Open house was held in March 2018, to present the results of the background analysis and a preliminary draft Tertiary Plan prepared by the City's consultants.**

Background:

The Springbrook Settlement Area ("the Settlement Area") is a historic hamlet located at the intersection of Queen Street West and Creditview Road, within the Credit Valley Secondary Plan Area 45.

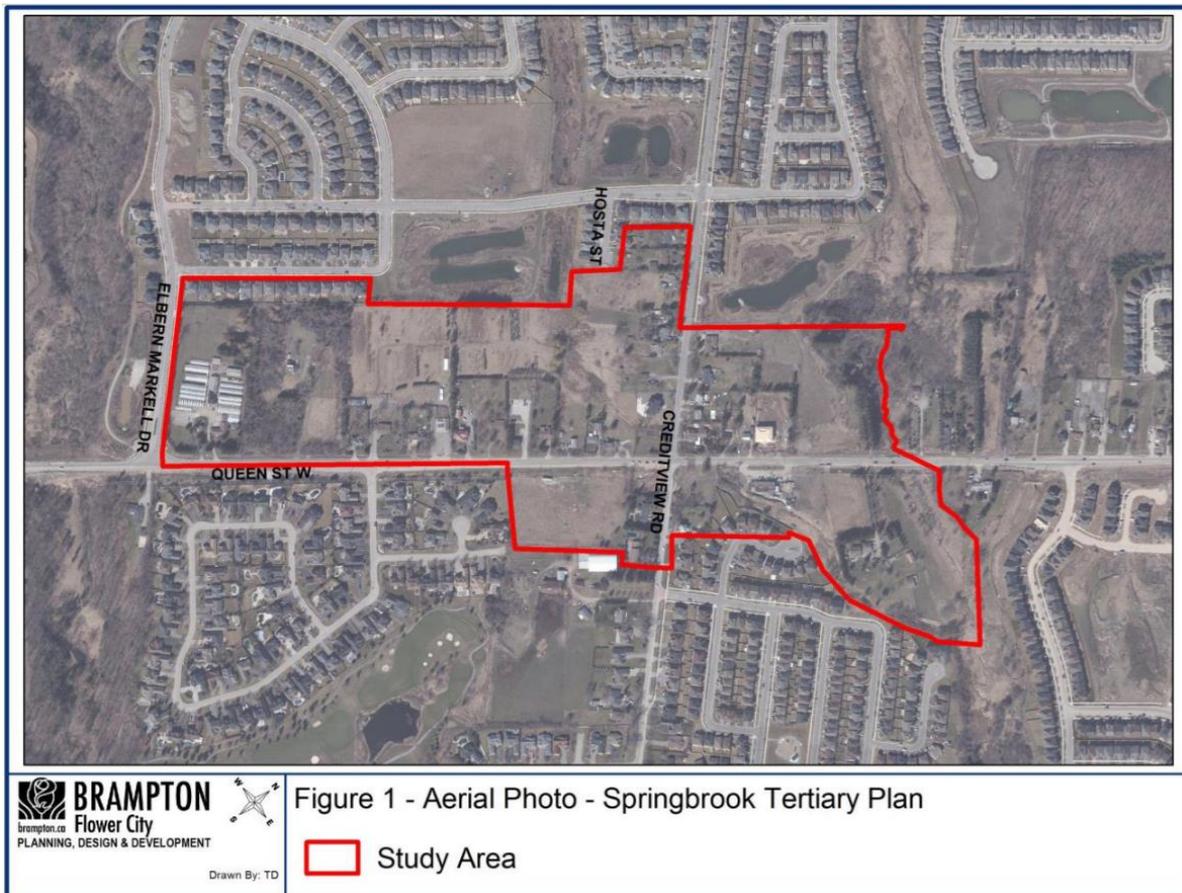
In 2007, City Council adopted a resolution to initiate a study for the Settlement Area before final approval of Block Plan 45-2 (Springbrook Executive Community). Although the study was initiated in 2007, work was paused due to a number of factors including the proposed widening of Queen Street West to 6 lanes, and the potential presence of Redside Dace, an endangered species, in Springbrook Creek.

Once the Region confirmed the widening of Queen Street to 4 lanes, and the issue regarding the presence of Redside Dace was addressed, staff presented a status report in August 2013. The report presented a Preferred Land Use option based on feedback obtained from the public consultation. The draft Springbrook Settlement Area Community Design Guidelines were also prepared at that time.

The study was then paused again to assess the impacts of Committee of Adjustment applications for commercial uses, and the construction of custom homes in the study area.

In light of increased development interest in the settlement area, the City has retained a consultant to undertake a Tertiary Plan that will guide future land use and development proposals within the Springbrook Settlement Area.

It is noted that the boundaries for the Tertiary Plan have been expanded from the original 2007 study area to allow consideration for potential developable land adjacent to the settlement area. See Figure 1 for boundaries of the Study Area.



The purpose of this staff report is to present the Springbrook Tertiary Plan Report, prepared by WSP Canada Inc. on behalf of the City, and to request direction to present the proposed amendments to the Credit Valley Secondary Plan at a statutory public meeting.

Current Situation:

WSP has submitted a report entitled “Springbrook Tertiary Plan - Background, Analysis and Recommendation Report, which is attached as Appendix A.

The report provides an overview of previous work undertaken since the initiation of the Springbrook Settlement Area Study in 2007, a review of applicable planning policies, and an assessment of Committee of Adjustment and development applications within the study area.

The report also provides an overall planning vision for the settlement area, and guiding principles to be established as part of the Tertiary Plan process.

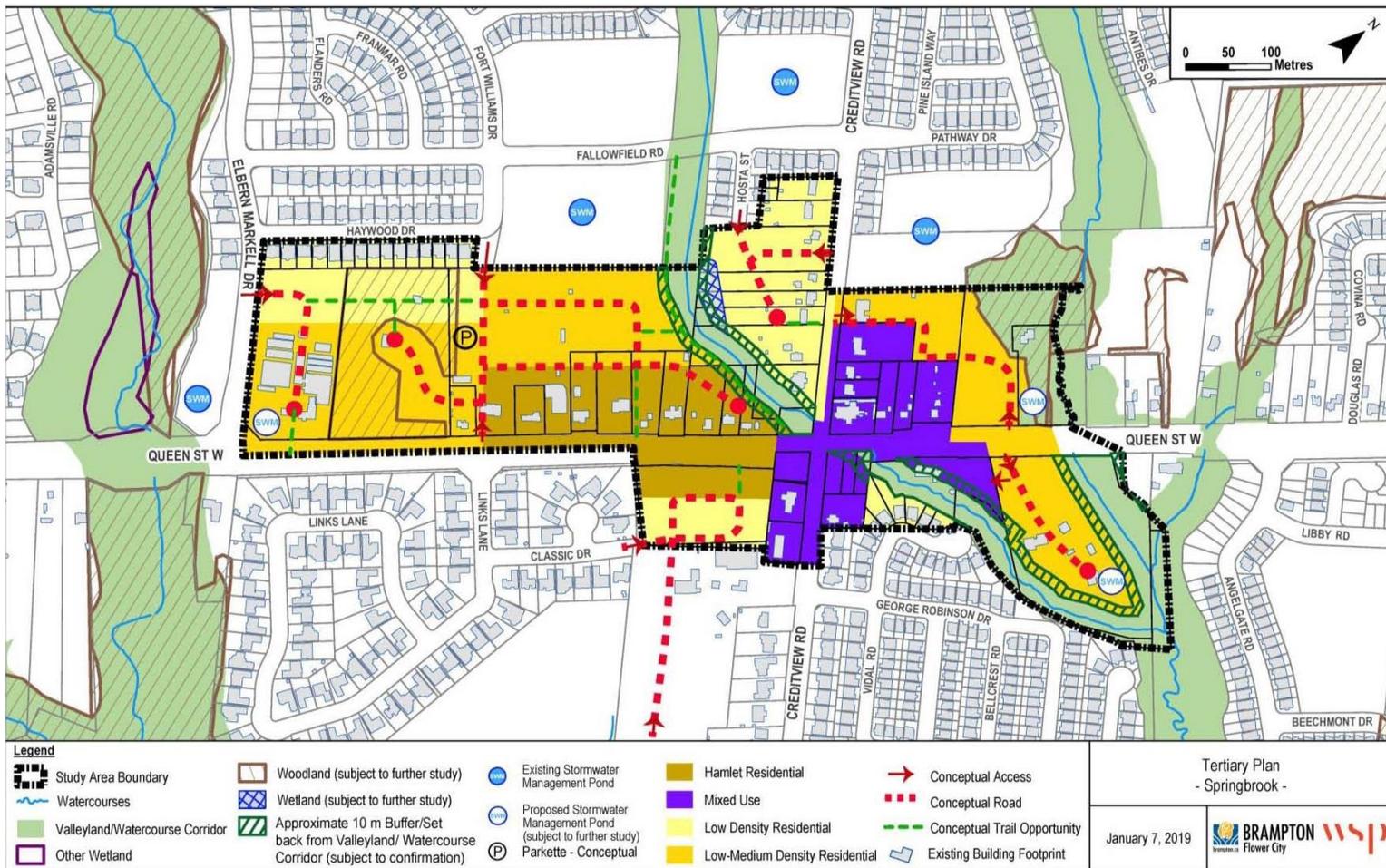
Tertiary Plan Vision

The vision expressed in the 2013 preferred land use concept remains largely achievable, with certain modifications required to reflect the current context.

The general intent of the Tertiary Plan is to maintain and enhance the existing historical hamlet, and to promote future development that is generally compatible with the existing settlement pattern of the Springbrook hamlet.

The Springbrook area should continue to be anchored by a mixed-use node at the core intersection of Queen Street West and Creditview Road, with all new development reinforcing the residential character of the area. It should be a key focus of the Plan to facilitate and ensure that development fronts onto Queen Street and Creditview Road to the greatest extent possible. See Figure 2 for the proposed Tertiary Plan.

Figure 2. Springbrook Tertiary Plan



Principles and Key Elements

Hamlet Mixed Use Area

The Hamlet Mixed Use Area represents the core of the community, at the historic crossroads at Queen Street West and Creditview Road. Mixed use projects should be small scale, no more than three storeys in height and compatible with adjacent residential uses. Uses should generally be commercial (retail, restaurants, services,

offices) with residential uses above or at the rear of the property. Buildings should be oriented to address the streetscape, with parking and loading located at the rear, or at the side of the building if rear parking is not feasible.

The architectural style should be sensitive to the hamlet character of the area.

The emphasis for this designation is on creating commercial and active uses that frame the streetscape and contribute to a community centre.

Hamlet Residential Area

In the interest of maintaining the character of the hamlet, and preserving the existence of the historic settlement, uses within the Hamlet Residential designation should front onto Queen Street with rear lane/road access extended across the rear of these lots and heights of two or three storeys.

Although the focus for commercial uses should be the Hamlet Mixed Use area, limited commercial uses may also be appropriate in this designation, provided they are small-scale in nature, compatible with adjacent residential uses, and can provide suitable access. Commercial uses should take the form of live-work units or stand-alone commercial uses with maximum gross floor area limitations identified in the secondary plan policies.

The Hamlet area should be developed with a variety of unit types, including townhouses, with a variety of architectural styles, lot sizes and setbacks.

Low Density and Low Medium Density Residential

Low Density residential uses should be developed with detached and semi-detached built forms at a maximum height of 3 storeys to ensure a transition in density and compatibility with the existing Credit Valley community.

Low Medium Density residential uses should be developed with a mix of detached, semi-detached and townhouse units, at a maximum height of 3 storeys.

Natural Heritage

A natural heritage system has been identified as part of the Tertiary Plan, however, the detailed delineation of any natural heritage features will occur through the development approval process in accordance with applicable policies. The Tertiary Plan is intended to serve as a guide to illustrate potential development constraints of the area, and opportunities for natural heritage feature enhancement.

Enhancing existing vegetation is an element of maintaining the heritage of the settlement community. Where possible, mature trees should be maintained and protected. A woodlot has been identified at 1684 Queen Street West located on the north side of Queen Street, just east of Elbern Markell Drive, eliminating the

possibility of any potential future access from Queen Street to this property. Access to this site should be provided via future development to the east of the property.

A wetland appears to have formed on the west side of Creditview Road, south of Fallowfield Road in the vicinity of the Springbrook Creek West tributary. Although the wetland appears to be identified as a Terrestrial Feature in the Credit Valley Secondary Plan, its detailed delineation and setbacks will be reviewed as part of the development approval process in accordance with applicable policies.

Healthy Community Principles

Features which increase pedestrian safety and connectivity must be part of the mixed use development fronting Queen Street and Creditview Road. Pedestrian connectivity should be prioritized through trail connections and pedestrian walkways. In order to guarantee access for pedestrians and cyclists, public roads should be prioritized over private lanes. Active transportation and transit-oriented development opportunities should also be considered.

Road Network and Access

A significant role of the Tertiary Plan is to ensure that a coordinated road network and approach to access is provided to meet Region and City standards, and to ensure optimization of development opportunity.

Opportunities to extend and connect to the existing road network should be a priority.

Access to Queen Street and Creditview Road should be minimized to the extent possible. To limit the access to both Queen Street and Creditview Road, the Tertiary Plan contemplates the consolidation of accesses and the creation of internal local road networks, including rear lanes. It is recommended that policies be included in the proposed planning amendments to ensure the implementation of the necessary easements between properties to consolidate accesses.

Stormwater Management

A storm water management plan has been proposed, based on the analysis of existing limited information and current best practices. Further investigation and analysis will be required as part of the development approval process to develop an implementable storm water management plan.

Two conceptual storm water management ponds are being proposed north of Queen Street, one just east of Elbern Markell Road, and one east of Creditview Road. The actual location and size of the ponds will be determined as part of the development approval process.

The report suggests that Low Impact Development (LID) measures should be implemented (in accordance with the Ministry of Environment & Climate Change draft guidelines), which would play an important role in limiting runoff to Springbrook Creek and its west tributary.

It is recommended that hydrology and hydraulic studies be updated as part of future development, to demonstrate that any proposed measures will not have any adverse impacts on flood hazard limits, etc.

The development approval process for properties west of Creditview Road should address issues that have been raised with respect to flooding on some properties in the vicinity of the Springbrook Creek West tributary.

Public Consultation

The City held an informal Open House on March 19, 2018 to present the results of the background analysis and a preliminary draft Tertiary Plan for public review and comments.

The Open House was attended by approximately 35 residents/stakeholders. In addition, the City has received written correspondence from residents in the area. The comments submitted are summarized below:

- Residents have expressed concerns with proposals to build townhouses in the area. Traffic in Queen Street is already problematic, and schools in the area are already over capacity. Residents state that there is a need to create alternate routes to alleviate traffic on Queen Street, as the additional residents will only worsen this situation. Residents have asked that only executive detached houses be built in the neighbourhood. The City has been asked to consider adding additional parks, and bicycle trails as part of the Tertiary Plan process.
- Owners of recently built custom homes commented that it should be a requirement for any future development in Springbrook to have high architectural standards, similar to the ones that were required for them.
- A few residents with properties fronting on Queen Street have expressed concerns with the increase of water flow levels at the back of their properties since the construction of the subdivisions on Fallowfield Road. The water flow in the Springbrook Creek West tributary has increased its levels in the past few years, and now portions of their properties are being flooded all year round.

Responses to these comments and responses received from the public meeting will be provided in a forthcoming recommendation report.

Corporate Implications:

Financial Implications:

There are no financial implications identified with this report.

Strategic Plan:

The principles identified for the Springbrook Settlement Area are consistent with the Smart Growth priority of the 2016-2018 Strategic Plan.

Next Steps:

The proposed revisions to the Credit Valley Secondary Plan will be presented in the form of a City initiated Official Plan Amendment at a Statutory Public Meeting for review and input. The amendment will also be circulated to agencies and stakeholders for comment.

Following the Statutory Public meeting, staff will bring forward an Official Plan Amendment for Council’s adoption in the third quarter of 2019.

Living the Mosaic – 2040 Vision:

This report generally aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centres with quality jobs and a rich range of activities for its residents.

Conclusion:

Staff is seeking direction to hold a statutory public meeting to present a City initiated Official Plan Amendment that proposes revisions to the Credit Valley Secondary Plan in order to introduce a policy framework for the area subject to the Springbrook Tertiary Plan.

Approved by:

Approved by:

Pam Cooper, MCIP, RPP
Manager, Land Use Policy
Planning & Development
Services

Bob Bjerke
Directory, Policy Planning
Planning & Development
Services

Attachments:

Appendix A: Springbrook Report prepared by WSP Canada Inc. dated January 7, 2019

Report authored by: Claudia
LaRota, MCIP, RPP, Policy Planner