

Springbrook Tertiary Plan

Background, Analysis and
Recommendation Report



January 7, 2019

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1.0 Introduction

The Springbrook Settlement Area is an historic hamlet located at the intersection of Queen Street West and Creditview Road in the City of Brampton. In August 2005, City of Brampton Council adopted a resolution to initiate a study for the Springbrook Settlement Area before final approval of Block Plan 45-2 (Springbrook Executive Community) in the Credit Valley Secondary Plan Area.

The Springbrook Settlement Area study commenced in 2007. Work was paused in 2008 due to factors including the Region of Peel's proposed widening of Queen Street West to six (6) lanes of traffic. In 2013, a Preferred Land Use Option was prepared by the City based on feedback from the public and agencies. In light of increased development pressures in the Study Area, the City is now proceeding to finalize the Springbrook Settlement Area Study and develop a Tertiary Plan for the Study Area.

The objectives of the Tertiary Plan are to:

1. Develop a comprehensive land use plan that will assist the City in assessing future development applications;
2. Identify guidance for the provision of infrastructure to support proposed development, such as road connections, access, stormwater management, and municipal servicing;
3. Ensure that proposed development and land uses are compatible with existing uses in the area; and
4. Ensure that natural heritage features are protected and conserved in accordance with Provincial, Regional and City planning policy.

It is anticipated that policy amendments, such as an amendment to the Credit Valley Secondary Plan, may be required to implement the recommendations made through the development of the Tertiary Plan.

This report is intended to provide the background information that will help inform the preparation of the Springbrook Tertiary Plan. The report reviews previous work undertaken in the context of policy changes over the past ten years such as the 2014 Provincial Policy Statement and the 2017 Growth Plan for the Greater Golden Horseshoe. The report also includes an examination of Committee of Adjustment applications, development applications, and custom homes in the Study Area.

1.1 Study Area

It should be noted that the present Study Area boundaries, illustrated in Figure 1, differ from the boundaries used in undertaking previous work. The original Study Area established in 2007 followed the boundaries of the Springbrook Settlement Area in the Credit Valley Secondary Plan. The boundaries were enlarged as an outcome of Phase 2, to include lands north of Queen Street West and east of Elbern Markell Drive. The expansion also included a number of properties north of Queen Street West and east of the previous Study Area boundary. This expansion was intended to better align with block plan boundaries and allow for consideration of potentially developable lands adjacent to the Study Area.

The present study area boundaries are further enlarged to include several properties to the east of the previous boundary (both north and south of Queen Street West) as well as one property at the southwest corner of Queen Street West and Creditview Road. The present Study Area also includes a number of recently constructed residential properties in the northwest of the Study Area which front onto Haywood Drive.

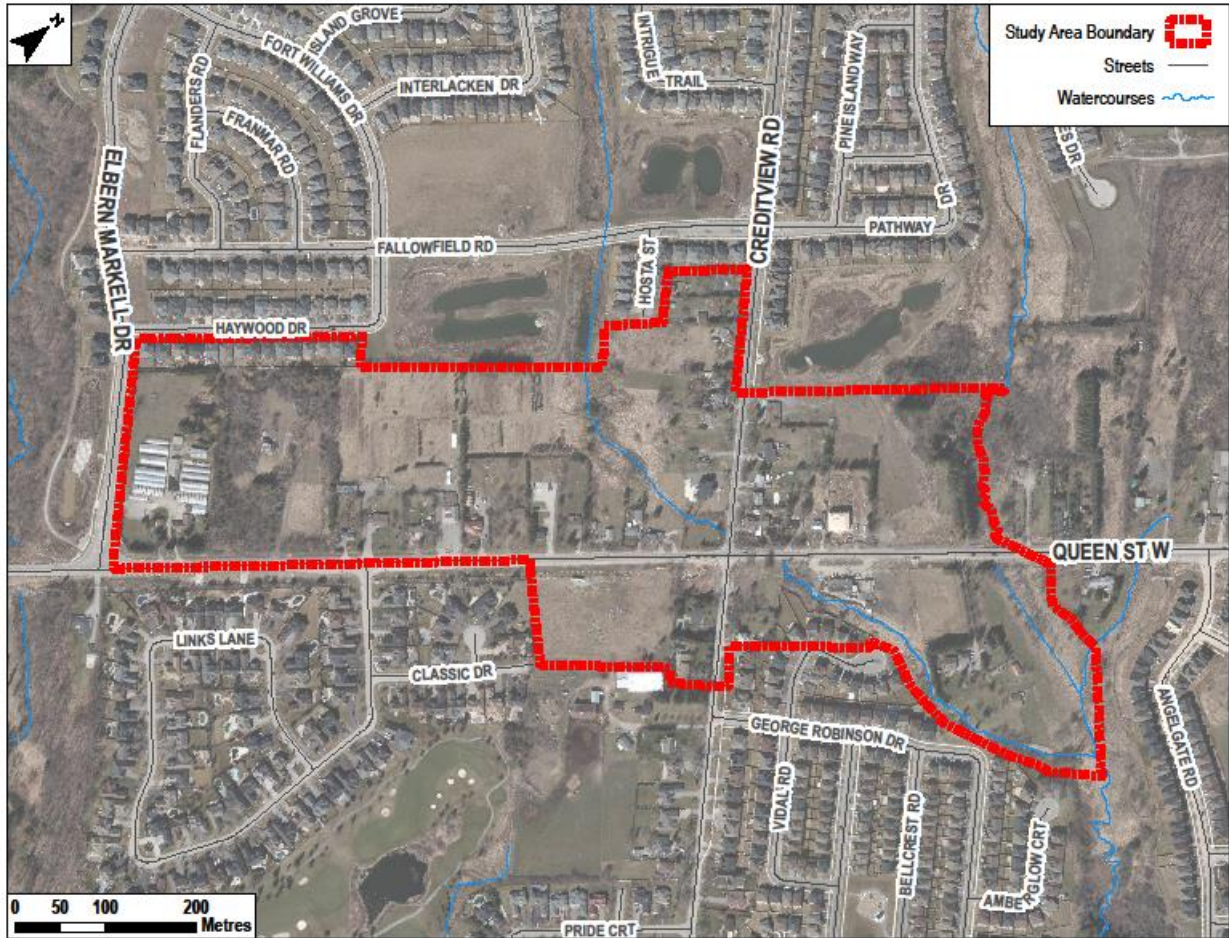


Figure 1: Springbrook Tertiary Plan Study Area

2.0 Review of Previous Work

2.1 Springbrook Settlement Area Study

The Springbrook Settlement Area Study was initiated in 2007. The Study was to be completed in five phases, as below:

- Phase 1: Background Research
- Phase 2: Opportunities and Constraints
- Phase 3: Design Vision Options
- Phase 4: Recommend Land Use Concept
- Phase 5: Implementation Strategy and Financial Impact Analysis

Following the completion of Phase 2 in 2008, the Study was paused due to two factors. The first was uncertainty respecting the Regional widening of Queen Street West through the Study area which was initially proposed to be six (6) lanes. The second factor was the potential presence of Redside Dace, a species at risk, in the Springbrook Creek which flows through the Study Area. In 2008, the Study was resumed following confirmation from the Region of Peel that Queen Street West would only be widened to four (4) lanes and confirmation from the Ministry of Natural Resources that Redside Dace was not a concern in Springbrook Creek, north of Queen Street West.

2.2 Phase 2 Summary Report

Before pausing the Study in 2008, a Phase 2 Summary Report was completed in July 2007 by Joseph Bogdan Associates Inc. The report addressed all work undertaken as part of Phases 1 and 2, and summarized the findings of the various sub-consultant reports. A high-level summary of each topic area follows:

Planning Policy Review

- In-effect zoning limited opportunities for mixed use development; and
- There are few historical land use constraints, meaning that there is substantial redevelopment opportunity.

Market Analysis

- Market opportunity for 50,000 square feet of retail commercial development within the Settlement Area was identified based on ultimate population capacity within the Credit Valley Secondary Plan Area; and
- A minimum of 5 acres would be required to support this scale of development.

Environmental Review

- An opportunity existed to restore the Springbrook Creek West Tributary's natural channel form and function;
- Public use of the channel can be promoted through a trail system or other features; and
- The channel corridor presented certain development constraints (i.e., setbacks).

Servicing Review

- The Springbrook Settlement area is not large enough to warrant a designated stormwater management pond and other stormwater management systems should be considered (e.g., bioswales);
- Where topography permits, runoff from the study area should be firstly directed to the stormwater facilities at Blocks 2 and 5 while the remainder of the study area will rely on a combination of bioswales, permeable paving, parking lot bio-filter islands, cisterns, water re-use and oil-grit separators;
- Springbrook Creek hydrologic modeling should be updated to reflect the proposed Stormwater Management Plan to consider downstream lands;
- Adequate water supply is available in this area (Regional PD5/PD6 reservoir/pumping station); and
- Sanitary sewers did not exist within the Study Area and were recommended to be constructed as part of the Queen Street reconstruction.

Transportation and Parking

- Identified actual and forecasted traffic volumes; and
- Access to Creditview Road would be unrestricted, although with the signalization of the intersection at Queen Street West, the closest access should be a minimum of 30 metres from Queen Street West.

Urban Design and Open Space

- Huttonville Creek, Eldorado Park and the Lionhead Golf and Country Club are the three primary, formal open spaces for recreation in the vicinity of the Study Area.

Built Heritage

- There are no built heritage properties within the Study Area.

Land Use Scenarios

The 2007 Phase 2 Summary Report presented three preliminary land use scenarios, as shown in Figure 2. Common planning and design elements across the three scenarios included the following:

- Mixed-use and/or commercial uses at the intersection of Queen Street West and Creditview Road;
- Enhancement of the Springbrook Creek West Tributary channel as the environmental 'heart' of Springbrook;
- Emphasis and celebration of the multi-use trail along the north side of Queen Street West as a key link to the established recreational destinations of the area; and
- Enhancement of tree rows along Creditview Road.

2.3 Springbrook Settlement Area Study Update (2013)

An August 2013 City Staff Report provides a progress update on the Springbrook Settlement Area Study up to that point. The 2013 Staff Report addresses the resolution of road widening concerns based on the Region's agreement to plan for widening of Queen Street West to only four (4) lanes, as opposed to the originally proposed six (6) lanes, through Springbrook. The 2013 Staff Report also addresses the resolution of earlier concerns respecting the presence of Redside Dace.

The 2013 Staff Report includes some discussion about the June 2008 Public Open House where the three land use concepts (illustrated in Figure 2) were presented to the public. Feedback from the public resulted in the expansion of the Study Area to include the greenhouse operation at the northwest corner of Queen Street West and Elbern Markell Drive as well as the northeast extension of the study area boundary as far as the Springbrook Creek. Feedback received at the open house was also taken into consideration in the preparation of the Preferred Land Use Option.

The 2013 Staff Report also notes that Stage 5 had been eliminated from the original work as cost estimates for streetscaping and infrastructure were no longer required and most Phase 5 work could be completed in-house by City staff.

Following the 2013 Staff Report, subsequent work on the Springbrook Tertiary Plan was subsequently paused in order to assess the impacts of Committee of Adjustment applications, consideration of development applications, and custom homes in the Study Area.

2.3.1 Preferred Land Use Option (2013)

The Preferred Land Use Option, as presented in the 2013 Staff Report discussed above, is shown in Figure 3 and is characterized by the following elements:

Hamlet Mixed Use

'Hamlet Mixed Use' land uses are proposed at the Queen Street West and Creditview Road intersection to encourage mixed use buildings, with commercial on the ground floor and residential units above. The areas proposed for Hamlet Mixed Use are concentrated at the core intersections in the Springbrook Settlement Area. Bookstores, coffee shops, bed and breakfasts, and art galleries are examples of the uses envisioned within the Hamlet Mixed Use designation.

Hamlet Residential

'Hamlet Residential' land uses are proposed along the north side of Queen Street. Residential properties in this designation would be subject to specific zoning and design guidelines that maintain and strengthen the existing character of the area.

Special Policy Areas

'Special Policy Areas' reflecting identified natural heritage features of the Study Area are located near the centre and western portion of the Study Area. It is understood that these special policy areas are not special policy areas per the Provincial Policy Statement, 2014, which are related

to areas with elevated flood risk. Rather, they appear to relate to woodland/wetland features that are subject to further evaluation.

It is noted that a different concept plan was included as part of the draft Springbrook Settlement Area Community Design Guidelines and is discussed in Section 2.4.

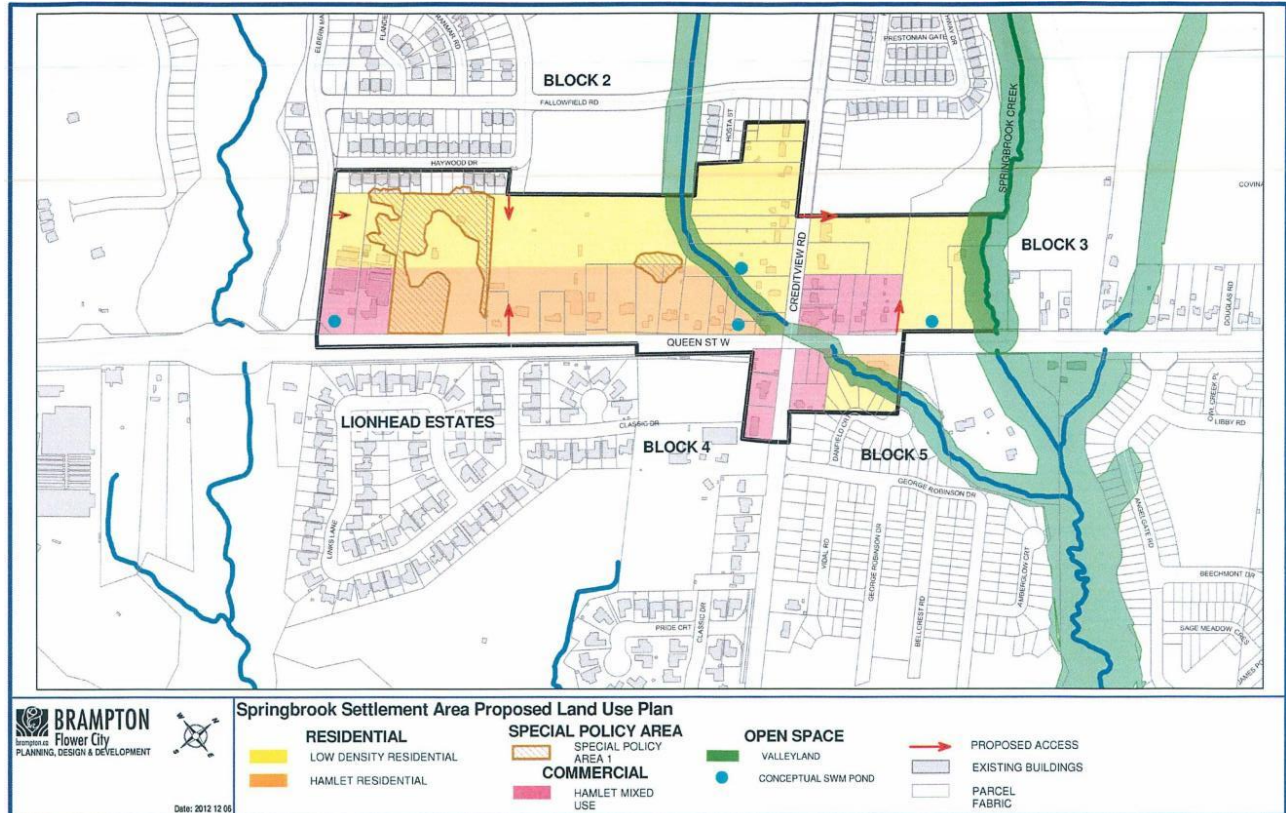


Figure 3: Preferred Land Use Option (2013)

2.4 Draft Springbrook Settlement Area Community Design Guidelines (2013)

The draft Springbrook Settlement Area Community Design Guidelines, dated March 2013, and authored by Bogdan Newman Caranci Inc. and NAK Design Strategies, were prepared as part of Phase 4. The draft Guidelines were intended to provide an overall vision for the streetscapes, built form, design elements and open spaces of the Springbrook Settlement Area. The draft Guidelines also provide an overview of the issues and opportunities identified for the Settlement Area which are summarized below.

2.4.1 Issues and Opportunities

Planning Policy Review

The policy review of the draft Guidelines document recognizes that the low density vision expressed in the draft Guidelines may not be supportive of the intensification and transit-

oriented policies of the Growth Plan for the Greater Golden Horseshoe. It is also noted that existing zoning does not support opportunities for mixed uses in the Settlement Area.

Geomorphology and Environmental

The draft Guidelines recognize that the protection of Springbrook Creek is required and presents an opportunity to create a unique open space feature. Development of the area surrounding the watercourse requires establishment of a protected channel corridor, specifically:

- Meander Belt: bottom width of the channel varying from 18 – 21m; and
- Aquatic Setback: minimum 30 m wide corridor (can include side slopes of valley).

Existing Urban Design and Built Form

The draft Guidelines recognize that properties within the Study Area consist of mainly rural residential properties, with minor commercial uses. Further, individual ownership, access and the wide variety of building appearance presents a challenge to creating a uniform development and streetscape along Queen Street West.

Heritage

The draft Guidelines recognize that there are no designated heritage properties in the Settlement Area. However, the maple tree rows and other mature trees along Creditview Road are of local significance. As per the Springbrook Community Design and Open Space Guidelines, prepared for the Block 2 sub-area (Block Plan 45-2), these tree rows are preserved and enhanced through a buffer block adjacent to the right-of-way. The enhancement of mature tree vegetation along Creditview Road provides the best opportunity for maintaining Springbrook's rural cultural heritage.

2.4.2 Land Use Concept

The draft Guidelines included a Land Use Concept (Figure 4) which reflects three defining elements:

- Springbrook's strong rural residential character;
- The limitations of certain individual properties to develop as a result of the Springbrook Creek West Tributary and / or the widening of Queen St. W.; and
- Interface with recent and future executive residential development.

The Land Use Concept is similar to the Preferred Land Use Option presented in the 2013 Springbrook Settlement Area Study Update. Differences between the two plans are minor and are compared below in Table 1.

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Table 1: Key Differences between Preferred Land Use Option (August 2013 Staff Report) and Land Use Concept (March 2013 draft Community Design Guidelines)

Property/Area	Preferred Land Use Option (August 2013 Staff Report)	Land Use Concept (March 2013 draft Community Design Guidelines)
1453 Queen St. W. (Newport Market)	Hamlet Residential	Low Density Residential
Northwest corner of Queen St. W. and Creditview Rd., north of valleylands	Low Density Residential	Hamlet Residential
North Side of Danfield Ct.	No open space connection to valleylands to north	Open space connection to valleylands to north

It should be noted that the date printed on the Preferred Land Use Option map (in the August 2013 Staff Report) is December 2012, indicating that the Land Use Concept (March 2013 draft Community Design Guidelines) is the more recent iteration. As the two plans are substantially the same, with only minor differences, this report uses the term ‘2013 Concept Plans’ to discuss the plans going forward.

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Figure 4: Land Use Concept from March 2013 Draft Community Design Guidelines

The fundamental elements of the 2013 Concept Plans are described below:

West of Creditview Road

West of Creditview Road, the 2013 Concept Plans propose existing residential properties to transition from Rural Hamlet Residential (current use) to Low Density Residential and Hamlet Residential fronting onto Queen Street West. Hamlet Mixed Use is proposed at the corner of Queen Street West and Elbern Markell Drive (Haas Greenhouse Property).

East of Creditview Road

East of Creditview Road, the 2013 Concept Plans proposes a concentration of Hamlet Mixed Use and Low Density Residential development.

Northwest Corner of Queen Street West and Creditview Road

Land uses at the northwest corner of Queen Street West and Creditview Road are proposed to be Valleyland and Hamlet Residential. The properties within this area are bisected by the Springbrook Creek West Tributary's protected channel width of 30m.

South Side of Queen Street West (east of Creditview Road)

The south side of Queen Street West is proposed to transition from Hamlet Mixed Use to Low Density Residential moving west to east.

2.4.3 Design Principles

The draft Guidelines offer the following design principles for consideration:

- Developing a Springbrook Mixed Use Village at the intersection of Queen Street West and Creditview Road;
- Enhancing pedestrian streetscaping and tree planting;
- Designing for built form that can be realistically achieved on existing sites, both in terms of physical constraints and market viability;
- Utilizing traffic calming mechanisms to generate a more pedestrian friendly environment; and
- Proposing local roads within the Study Area that directly connect to the surrounding Block Plans to better integrate with the surroundings.

Sustainable Design Guidelines

The draft Guidelines' fundamental sustainable design opportunities include:

- Enhancement of Springbrook Creek;
- Preservation of trees along Creditview Road; and
- Low-impact Design Measures such as permeable paving and bio-retention swales.

Site Planning Guidelines

Design measures associated with each land use proposed in the 2013 Concept Plans include:

Standard Residential (Low Density Residential):

- Architecture of residential façades should contribute to creating visually interesting streetscapes; and
- Dwellings are to comply with the City of Brampton's Architectural Control Guidelines for Ground Related Residential Development and Brampton's Development Design Guidelines.

Hamlet Residential:

- A variety of lot widths and building types are encouraged;
- Variation in setbacks is encouraged;
- Buildings oriented to face the street; and
- Diversity in architectural expression.

Hamlet Mixed Use:

- Buildings sited at prominent street corners, close to the public street to create a consistent street edge;
- Commercial uses at the Queen Street and Creditview Road intersection arranged as a series of smaller buildings of the same proportion as the surrounding residential areas;
- Minimum two storey built form at the Queen Street West and Creditview Road intersection that reinforces the corner;
- Low rise built form is encouraged in response to the local context and to create a rural character. A maximum of three storeys at the commercial area on the west of the Study Area (Haas Greenhouse property); and
- Parking lots are to be located to the side and rear of all buildings.

Built Form Guidelines

Architectural principles were proposed to apply to the various land uses proposed in the Concept Plan, including:

Standard Residential

- Provide for design opportunities in dwelling façades to allow homeowners to promote Brampton's 'Flower City Strategy', where homeowners can use landscaped planters, integrated flower boxes, or brackets/hooks for hanging flower baskets;
- Decorative brick detailing above windows;
- Residential lots that front Creditview Road should have well-articulated facades with the addition of architectural elements like bay windows, chimneys, etc.; and
- Different types of attached garages that are permitted including recessed garages, flush garages and tandem garages.

Hamlet Residential

- Minimum of three distinct elevations are required between identical elevations to help create a more rural character along Queen Street;
- The use of projecting elements to provide diversity and visual interest in building façades are promoted;
- Large covered porches and/or verandahs encouraged;

- Main entrances enhanced through a high quality of materials and detailing to emphasize their importance;
- Extensive mixtures of different materials should be discouraged. Exterior materials should be limited to no more than two complementary materials; and
- Moderately to steeply pitched roofs should be adopted to evoke a rural character to the built form.

Hamlet Mixed Use

- Canopies provided on all storefronts facing pedestrian walkways;
- Highly detailed buildings are encouraged. Elements such as cornices, key stones, eaves and dormers are encouraged to provide visual interest;
- The built form and materials shall reflect the rural nature of the Springbrook Hamlet conditions through the suggested use of decorative brick detailing above windows, stone plinths, wider stone sills and lintels, larger roof overhangs, heritage tones and colours for all façade materials, window treatments and other such architectural details; and
- Signage featuring traditional materials such as wood, brass or bronze are encouraged.

Open Space Guidelines

The Open Space Guidelines included the following directions:

- Spingbrook Creek's environmental and ecological integrity to be maintained;
- Two woodlot features, located in the western-most part of the Study Area, are to be protected and integrated into the proposed land use plan; and
- Four (4) proposed SWM pond locations identified within the Study Area.

Streetscape Guidelines

The Streetscape Guidelines form part of the draft Community Design Guidelines and provide the following guidance with respect to Queen Street West, Creditview Road, local roads, and intersection features:

Queen Street West (Figure 5)

- A multi-use path integrated into the boulevard on the north side of the road, as a component of the City-wide trails and pathways network; and
- A sidewalk located within the south boulevard.

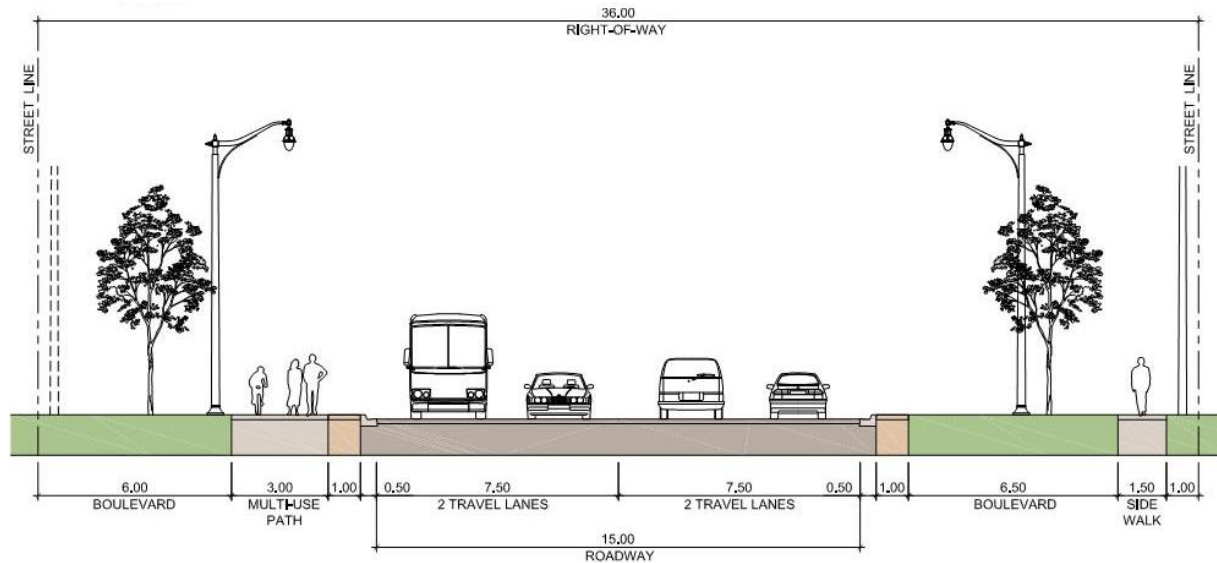


Figure 5: Potential Cross-Section for Queen Street West as per Draft Community Design Guidelines

Creditview Road

- Creditview Road will be developed as a continuation of the heritage character corridor; and
- Although the main objective is to retain the rural character of Creditview Road, an urban cross-section should be considered at the intersection with Queen Street West.

Local Roads

- Proposed local roads within the Settlement Area will reflect the City standard 17.0m right-of-way, with a sidewalk on one side and street trees on both sides; and
- Proposed local roads shall interconnect with the Springbrook Community road network to the north.

Intersection Features

- The intersection of Queen Street West and Creditview Road will function as the gateway for the Settlement Area; and
- Gateway features may incorporate both hard and soft landscape elements, with consideration for low walls, columns, architectural features, signage, landscape lighting, decorative paving and ornamental and seasonal planting.

2.5 Queen Street West Road Widening

The Region of Peel initiated a Class Environmental Assessment (Class EA) regarding improvements to Queen Street West, from Mississauga Road to Chinguacousy Road. The proposed improvements included a road widening, intersection improvements, and improvement of watercourse crossing structures. The Notice of Commencement was issued in 2003, and the Environmental Study Report was completed in 2006.

Initially, as previously noted, there was an intent to construct the road with six general purpose travel lanes with a proposed 45.0 m right-of-way through the Hamlet. Through discussions between the City and Region, the refined design was for four general purpose lanes within the 45.0 m right-of-way for the portion of Queen Street West which passes through the Springbrook Settlement Area. Since the 2006 ESR predates these discussions, it does not illustrate the final design which would have been finalized through the detailed design process following completion of the Class EA.

3.0 Policy and Zoning Review

Much of the work completed to date regarding the Springbrook Tertiary Plan occurred in 2007, followed by an update in 2013. Since those timeframes, planning policy has evolved somewhat. Accordingly, it is important to review current Provincial, Regional and City planning policy to identify policy requirements and considerations for developing a Tertiary Plan for Springbrook and any potential associated Secondary Plan amendment.

3.1 Region of Peel Official Plan

3.1.1 Regional Structure

Schedule D – Regional Structure, in the Region of Peel Official Plan includes the Springbrook Settlement Area within the “Urban System,” which spans much of the City of Brampton. As per Policy 5.3.1 of the Official Plan, the objectives of the urban system include conserving environmental and resource attributes, establishing healthy and complete urban communities, and achieving intensified and compact built form in appropriate areas. Objectives also include achieving urban structure, form and densities which are pedestrian-friendly and transit-supportive, and recognizing the integrity and physical characteristics of existing communities.

3.1.2 Regional Roads

Schedule F – Regional Road Mid-Block Right-of-Way Requirements indicates that Queen Street West is a 45 metre (150 feet) right-of-way where it passes through the Study Area. The Official Plan contains a number of policies which must be considered when planning for development on Queen Street West, specifically with respect to access.

Policies 5.9.4.2.5-7 identify additional right-of-way requirements depending on roadway configuration and transit considerations, as confirmed through a Traffic Impact Study or other design that is acceptable to the Region. Policy 5.9.4.2.11 directs that it is the policy of Regional Council to control frontage development onto Regional Roads consistent with relevant Regional By-laws. Additionally, Policy 5.9.4.2.12 directs that the Region will control access and the number of intersections on Regional Roads.

As per Policy 5.9.4.2.11, Regional By-laws provide more detailed direction on Regional Roads. Specifically, Regional By-law 62-2013 addresses the approval of access onto Regional Roads. Applications for access onto Regional Roads include consideration of the following:

- (a) the policies and procedures of the Region including, without limitation:
 - (i) ‘Regional Road Characterization Study – Section III: Access Control (2013)’ as may be amended or replaced from time to time; and
 - (ii) the Region’s Official Plan policies; and
 - (iii) the Region’s road design guidelines and standards for the engineering submission process, including the Region’s Public Works Design, Standards Specification & Procedures Manual, as amended or replaced from time to time.

The Regional Road Characterization - Study Section III: Access Control (2013) as referred to in Regional By-law 62-2013, includes more specific guidance on intersection spacing, as illustrated in Figure 6. The section of Queen Street West that passes through the Study Area is identified as a Suburban Connector in the Regional Road Characterization study and therefore a spacing of 75 metres applies between ‘right/in right/out’ access points. Spacing of 300 metres applies to ‘full to full’ access points.

Minimum Spacing Between (metres)	Rural Road	Industrial Connector	Suburban Connector	Commercial Connector	Rural Main Street	Urban Main Street
Full to Right-In/Right-Out	75 or max lot frontage	100	75	100	75	75
Left-in/Right-In/Right-Out to Right-In/Right-Out	ISR	100	75	100	ISR	ISR
Right-In/Right-Out to Right-In/Right-Out	ISR	100	75	100	ISR	ISR

Table 3: Right-In/Right-Out Spacing

NOTES: Spacing measured between curb extension to curb extension. (See Figures 27-30)

LEGEND: ISR: Individual Site Review

All spacings and access points to be verified by a Transportation Impact Assessment and/or sightline analysis.

Source: All Tables were developed in consultation with the Region of Peel and are based on governing documents and professional judgment.

Figure 6: Regional Road Characterization Right-In/Right-Out Spacing (Table 3)

Proposed land uses along Queen Street West will require careful consideration of Regional standards for access and consultation with the Region of Peel.

3.1.3 Greenlands System

Schedule A identifies the Core Areas of the Region of Peel’s Greenlands System. In particular, the Springbrook Creek (east side of the Study Area) is included within this system and shown on this schedule. It is the intent of the ROP to protect and support restoration of the Greenlands System. The Core Areas are to be protected (2.3.2.1 a). Core Areas consist of a variety of features including some valley and stream corridors which meet the criteria under 2.3.2.2. Other features may be considered Natural Areas and Corridors as defined in Section 2.3.2.9. The Plan provides other detailed policies regarding protection of various features and the preparation of Environmental Impact Studies, and it is the intent that these detailed policies are implemented in local Official Plans. The policies of Section 2.4 further address hazards, including natural hazards related to erosion and flooding under Section 2.4.4. It is the general intent of the Plan to prohibit development and site alteration within hazardous lands (2.4.4.2.3).

3.2 City of Brampton Official Plan (2006)

3.2.1 Land Use

The City of Brampton Official Plan, adopted by Council in 2006, and partially approved in 2008, designates the Study Area as primarily ‘Residential’ with some lands designated as ‘Open Space,’ as per Schedule A - General Land Use Designations, illustrated in Figure 7.

3.2.2 Upscale Executive Housing Special Policy Areas

Portions of the Study Area to the west of Creditview Road, including lands both north and south of Queen Street West, are designated as Upscale Executive Housing Special Policy Areas on Schedule A1 – Upscale Executive Housing Special Policy Areas.

The Official Plan contains principles and standards for upscale executive housing under Policy 4.2.2.2, which are to be incorporated into secondary plan and tertiary plan-level designs of upscale executive housing areas. These principles include minimum lot frontages (15 m) and maximum net density (14.5 units/ha). The policies also contemplate a transitional area around upscale executive communities where minimum lot frontages are 12 m and approximate net density is about 19.5 units per net hectare. Further, high-end executive townhomes with a minimum lot frontage of 9 m within transitional areas and wide-shallow single detached homes and minimum lot frontages of 16.5 m may be contemplated in these transitional areas. In all cases, a high quality of architectural treatment, streetscape and urban design is intended. It is intended by Section 4.2.2.3 that each such area will be studied with reference to the principles and standards of the Official Plan to best ensure its integration.

It should be noted that the Credit Valley Secondary Plan, discussed in Section 3.3, provides more detailed policies, and a further refined designation of the upscale executive housing area.

3.2.3 Natural Heritage Policies

Section 4.6 of the Official Plan provides overall policies for ensuring environmental conservation. The policies include a framework for preparing watershed plans/subwatershed studies (Section 4.6.1) and more detailed Environmental Implementation Reports (Section 4.6.2) which are typically completed in conjunction with each Community Block Plan. While Environmental Implementation Reports have been prepared in conjunction with Community Block Plans in the Credit Valley Secondary Plan area, a thorough Environmental Implementation Report has not been specifically completed for this Study Area. Rather, the Study Area was generally excluded from the detailed work conducted through the Community Block Planning processes as the lands in the Study Area were not owned by participating landowners.

Schedule D of the Official Plan identifies a valleyland/watercourse corridor within the Study Area, following the Springbrook West Tributary. The easterly portion of the Study Area includes a valleyland/watercourse corridor with a woodland feature identified. Valleyland and watercourse corridors are subject to the policies of Section 4.6.7, which generally intend for development and site alteration to be prohibited except where it is demonstrated there are no negative impacts on the significant features and studies. The policies of Section 4.6.12 regarding fish and wildlife habitat are also relevant to the Springbrook West Tributary and Springbrook Creek. Section 4.6.8 provides policies regarding woodlands, and generally requires evaluation of woodland features to determine appropriate protection, restoration or enhancement measures.

3.2.4 Heritage

The Official Plan's Cultural Heritage Map identifies portions of Creditview Road to the south of Queen Street West as a Class A Heritage Resource (i.e., the road itself). This area is also

identified in the City’s Municipal Register of Heritage Properties as the Creditview Road Corridor (between Steeles Ave. W. and Queen Street W.).

Policy 4.9.1.7 of the Official Plan states that ‘designated and significant cultural heritage resources in the City are shown in the Cultural Heritage Map’ and that ‘the Map will be updated regularly without the need for an Official Plan amendment.’

3.2.5 Roads

Schedule B1 – City Road Right-of-Way Widths, indicates that Creditview Road is 23-26 metre (76-86 feet) right-of-way. Queen Street West is a Regional Road and therefore does not have a right-of-way width shown on Schedule B1.

3.3 Credit Valley Secondary Plan

The entire Springbrook Study Area is within the Credit Valley Secondary Plan Area (No. 45). Figure 8 illustrates the Study Area’s location within the Secondary Plan and applicable land use designations.

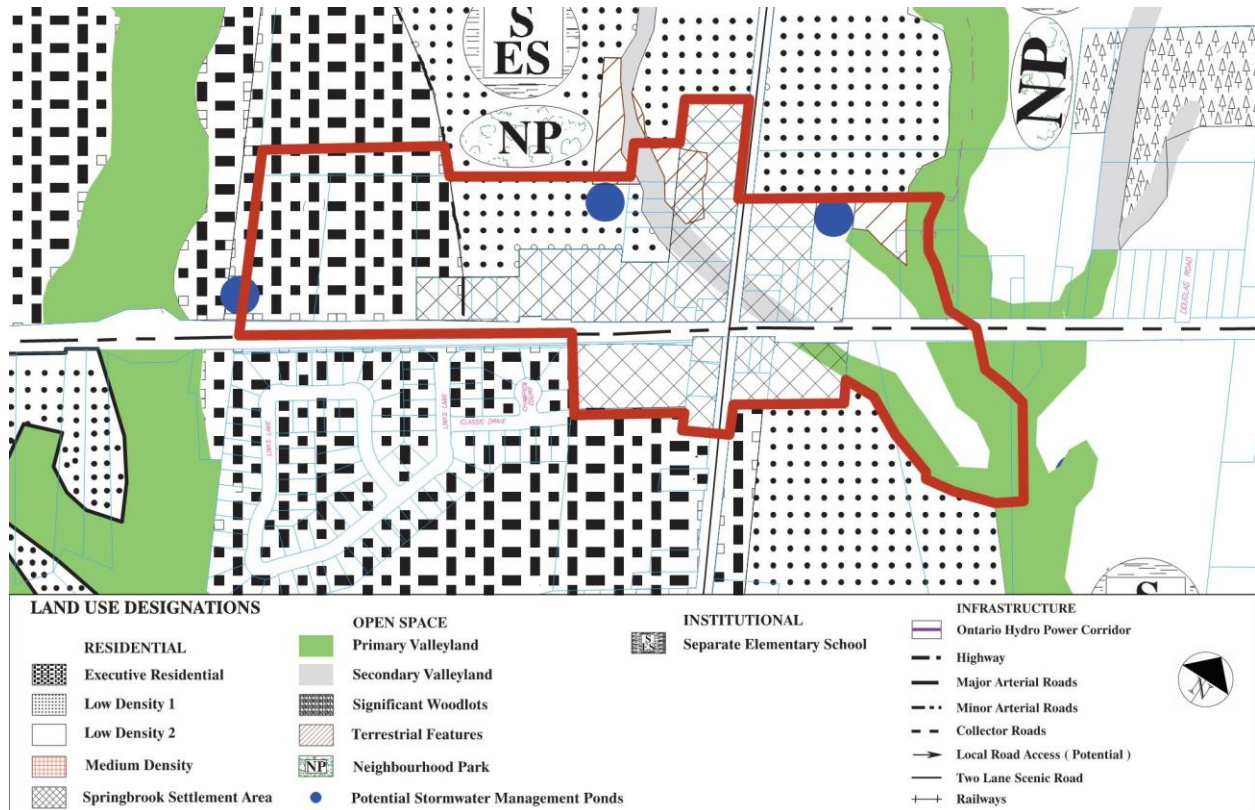


Figure 8: Credit Valley Secondary Plan Schedule SP45(A) and Springbrook Study Area (outlined).

3.3.1 Springbrook Settlement Area Policies

Most of the lands in the Study Area are identified as Springbrook Settlement Area which is addressed in Section 5.2.6 of the Secondary Plan and generally permits limited development, consistent with the existing character.

Policy 5.2.6.1 identifies Springbrook as a historical crossroad hamlet and states that ‘infilling of Springbrook shall be limited to the lands fronting onto the existing open road allowances within the defined limits of the settlement.’ The Policy further states that ‘limited service commercial, village crafts and home workshops shall be permitted but in the form of a low intensity and Low Density development that is in keeping with the scale and character of the historic hamlet.’

Policy 5.2.6.2 addresses new residential development adjacent to the Springbrook Settlement Area, and states that this development ‘shall be developed in a manner that is compatible with the scale and character of the historic hamlet.’

It is anticipated that these policies will need to be amended as an outcome of the Tertiary Plan process, to introduce policy guidance for the preferred land uses, urban design and to otherwise guide development application review in this area to ensure implementation of the recommended Tertiary Plan.

3.3.2 Executive Residential

Certain lands in the westerly portion of the Study Area, on the north side of Queen Street, are designated Executive Residential. Policy 5.2.5.3 of the Secondary Plan states that these areas are considered to have appropriate characteristics to accommodate a successful executive housing community. Policy 5.2.5.4 directs that:

- i) *Primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;*
- ii) *Limited development of the following complementary uses shall also be permitted:*
 - *Private education facilities;*
 - *Libraries;*
 - *Day care centres;*
 - *Health centres; and*
 - *Public recreation facilities.*
- iii) *A maximum density of 14.8 units per net residential hectare (6 units per net residential acre);*
- iv) *A minimum lot frontage of 15 metres (50 feet);*
- v) *A range of wider lot frontages from 15 metres (50 feet) to 26 metres (85 feet) and beyond;*
- vi) *Anchor areas within the designation, which give the Executive Residential community its distinct exclusive character, shall be provided with lot frontages of 21 metres (70 feet) and greater; and*
- vii) *The essential design features prescribed in the ‘Design Workbook for Brampton’s Upscale Executive Special Policy Areas’ shall be incorporated into the community.*

3.3.3 Low Density 1

Certain areas in the northwest of the Study Area are designated as Low Density 1. Policy 5.2.3.1 of the Secondary Plan directs that these lands are to be developed 'primarily for a variety of large lot and wide frontage single-detached housing.' The Policy further states that 'Low Density 1 Residential areas together with the Executive Residential areas shall reflect the Upscale Executive Housing Policies, Principles and Standards established in the Official Plan.'

Policy 5.2.3.2 of the Secondary Plan states that:

- i) Primarily single detached structural units shall be permitted. A limited number of high-end, semi-detached and townhouses may be considered subject to appropriate location and superior site design, architecture and streetscape;
- ii) Limited development of the following complementary uses shall also be permitted without an amendment to this Plan:
 - Private education facilities;
 - Libraries;
 - Day care centres;
 - Health centres; and
 - Public recreation facilities.
- iii) A maximum density of 19.5 units per net residential hectare (8 units per net residential acre) shall be permitted; and,
- iv) Lots adjacent to areas designated Executive Residential shall have a minimum lot frontage of 12.2 metres (40 feet). In other areas within the Low Density 1 Residential designation lot frontage shall not be less than 11.6 metres (38 feet).

3.3.4 Low Density 2

Certain areas in the eastern portion of the Study Area are designated as Low Density 2. Policy 5.2.4.1 directs that in this area:

- i) Permitted uses shall include single-detached, semi-detached and townhouse structure types;
- ii) A maximum combined density of 28 units per net residential hectare (11 units per net residential acre) shall be permitted, and,
- iii) A minimum lot frontage of 11 metres (36 feet) shall be required for single-detached structure types;

However, policy iv) permits lots that are 9 metres by 26 metres, subject to criteria which is to be implemented through the plan of subdivision process. Further, at least 60% of units in the Low Density 2 designation are to be single detached units, which is to exclude any 9 m lots as may be permitted.

Townhouses in the designation are subject to policy 5.2.4.2, which requires consideration for transition and integration of lower density housing.

3.3.5 Valleylands and Terrestrial Features

Certain lands within the Study Area are designated as Primary Valleyland; Secondary Valleyland; and Terrestrial Features in the Credit Valley Secondary Plan. Valleylands have been identified as having inherent environmental hazards including flood and erosion susceptibility and contributing to the ecological function of the Springbrook Creek.

Primary Valleylands

Policy 5.4.2.2 directs that lands designated Primary Valleyland as shown on the Schedule shall be protected from development and remain primarily in a natural state, or be utilized for complementary uses. Lands designated Primary Valleyland are located in the easterly portion of the Study Area, associated with Springbrook Creek.

Secondary Valleylands

Policy 5.4.2.3 directs that lands designated Secondary Valleyland on Schedule SP45(a) are natural corridors that currently contribute to the ecological integrity of the subwatersheds. The final limit of Secondary Valleylands will be determined through an Environmental Implementation Report. Secondary Valleylands may be altered, or the feature may be replaced by an alternate system, provided it is demonstrated that the current ecological function and integrity of the subwatershed is protected and enhanced.

The corridor associated with the Springbrook Creek West Tributary is designated as Secondary Valleyland.

Terrestrial Features

Small areas identified as Terrestrial Features on Schedule SP45(A) are located in the north and northeast portions of the Study Area. Policy 5.4.8.1 of the Secondary Plan states that Terrestrial Features are features, such as wet meadows and woodlots, that were identified in the approved Credit Valley Subwatershed Study, and contribute to the ecological integrity of the subwatershed. Policy 5.4.8.2 states that 'Terrestrial Features may be altered or the feature may be replaced, provided it is demonstrated that the current ecological function and integrity of the subwatershed is protected.'

3.4 Community Block Plans

Community Block Plans are intended to build on Secondary Plan policies and designations to provide an added level of detail with respect to infrastructure provision, road layout, parks, and open space corridors. Community Block Plans are approved by the City's Planning Commissioner and unlike the Official Plan and Secondary Plans, are not statutory planning documents. Most community block plans also include by community design guidelines. The Springbrook Study Area is addressed by four community block plans – Credit Valley 45-2; 45-3; 45-4; and 45-5, as illustrated in Figure 9. The majority of the Study Area is within Community Block Plan area 45-2.

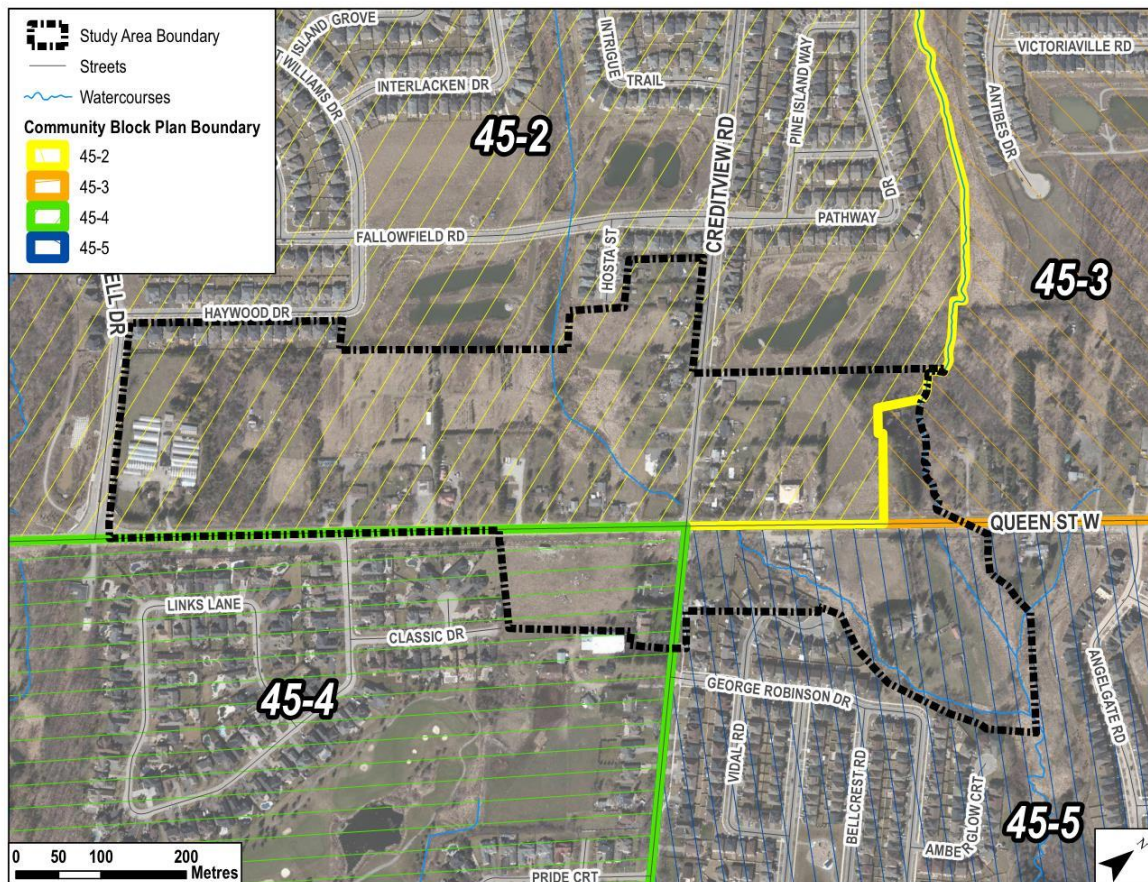


Figure 9: Community Block Plan areas and Springbrook Study Area

3.4.1 Community Block Plan 45-2 – Springbrook Community

Community Block Plan 45-2 – Springbrook Community, was approved in 2007 and covers all of the Study Area to the north of Queen Street West, except for a small portion of the Study Area's eastern edge. Community Block Plan 45-2 identifies most of the Study Area within the Block Plan as 'Springbrook Special Study Area' and does not further identify any internal roads or infrastructure in the Study Area with the exception of a conceptual stormwater management facility at the northeast corner of Queen Street West and Elbern Markell Drive.

The Community Design Guidelines for Block Plan 45-2 identify lands within the Study Area as Springbrook Settlement Area. Section 1.8 Special Areas states that:

The Springbrook Settlement Area at the intersection of Queen Street West and Creditview Road is envisioned to redevelop as a mixed-use, heritage-inspired hamlet forming a central node within the Credit Valley Secondary Plan area. The Springbrook Settlement Area has been designated a Special Study Area, requiring a separate study. It is not subject to these Architectural Guidelines.

3.4.2 Community Block Plan 45-3

Community Block Plan 45-3, approved September 2009, covers a small portion of the Study Area's northeastern edge. Lands covered by the Block Plan are identified as 'Valley.' The architectural and landscape community design guidelines for the Block Plan area do not make reference to the Springbrook Settlement Area.

3.4.3 Community Block Plan 45-4

A small portion of the Study Area at the southwest corner of Queen Street West and Creditview Road is within Community Block Plan Area 45-4. No Community Block Plan has been prepared for this area. However, a Concept Tertiary Plan was prepared for the area and adopted as an amendment to the Credit Valley Secondary Plan in 2012.

The Tertiary Plan illustrates the conceptual design attributes including roads and lot fabric. Policy 5.1 of the Tertiary Plan states that 'minor adjustments and relocations of the residential lotting and local road pattern [...] can be made without an official plan amendment as long as the general intent and policy direction of the Credit Valley Secondary Plan and Chapter 45 is maintained.'

Policy 5.4 of the Tertiary Plan states that 'the rural, tree-lined character of Creditview Road shall be maintained [...]' Policy 5.9 states that the Block Plan area 'shall be planned to achieve in the order of 840 persons and jobs' in order to ensure conformity with the Growth Plan for the Greater Golden Horseshoe.

3.4.4 Community Block Plan 45-5 – Creditview Crossing

Community Block Plan 45-5 – Creditview Crossing covers the portion of the Study Area south of Queen Street West and east of Creditview Road. Four properties in the northwest corner of the Block Plan area (closest to the intersection of Creditview Road and Queen Street West) are identified as Springbrook Special Study Area. The Newport Market property (1453 Queen Street West) is identified as 'Commercial.' Lands east of the Newport Market property are identified as developable area and are shown to have road access from Queen Street West.

The Community Design Guidelines for this Block Plan Area (Creditview Crossing) do not address lands in the Springbrook Settlement Area but do further identify lands east of the Newport Market Property as Low Density 1 Residential Character Area 2 and Valley/Woodlot. Character Area 2 is described in the Community Design Guidelines as a transition between the Executive Residential and other areas of the community and is to feature high quality housing.

3.5 City of Brampton Zoning By-law 270-2004

The City of Brampton's Zoning By-law 270-2004, as amended, zones the majority of the Study Area as Residential Hamlet One (RHM1), as illustrated in Figure 10. Remaining properties are zoned with Agricultural, Commercial, and Floodplain categories. Table 2 lists zones applicable to the Study Area, associated permitted uses, and key lot and building requirements.

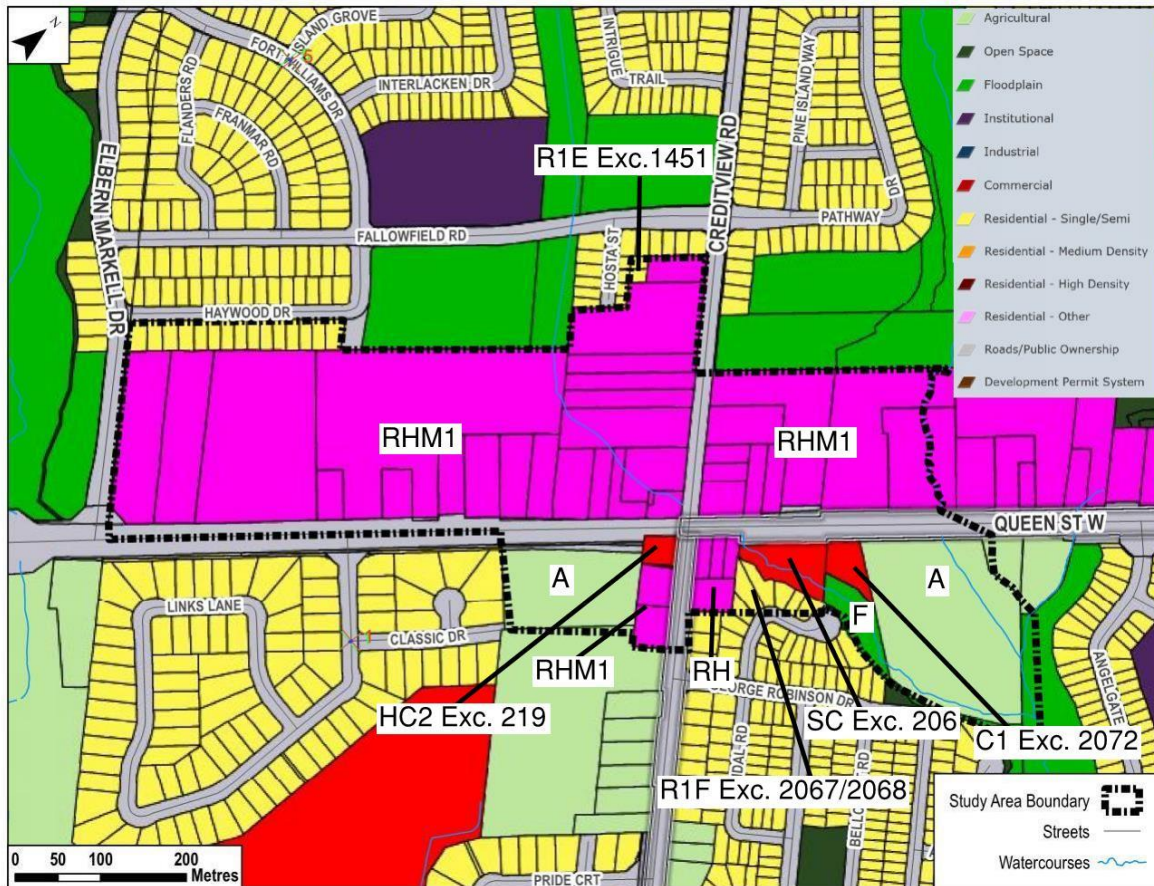


Figure 10: Zoning By-law 270-2004 as Amended

Table 2: Zoning Standards within Study Area

Zone	Permitted Uses	Min. Lot Area	Min. Lot Width	Min. Front Yard Depth	Max. Build. Height	Min. GFA
RHM1 Residential Hamlet One	<ul style="list-style-type: none"> • single detached dwelling • group home type 1 • auxiliary group home • park, playground, recreational area and community centre established and operated by a public authority • place of worship • public or private school • cemetery • nursing home • greenhouse or nursery 	0.4 ha.	45 m	12 m	10.6 m	115 m ²
RH Residential Hamlet	<ul style="list-style-type: none"> • single detached dwelling • group home type 1 • auxiliary group home • golf course • conservation area • agricultural purposes 	1350 m ²	30 m	7.5 m	10.6 m	100 m ² per dwelling unit
SC Section 206	<ul style="list-style-type: none"> • convenience store • one dwelling unit, as a use accessory to the above 	None	38m	13.7m	2 storeys	N/A
C1 Section 2072	<ul style="list-style-type: none"> • retail establishment having no outside storage • grocery store • service shop • personal service shop • bank, trust company, or finance company • office (7) • dry cleaning and laundry distribution station • laundromat • parking lot • dining room restaurant • convenience restaurant • takeout restaurant • animal hospital 	None	38 m	15 m	2 storeys	N/A

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Zone	Permitted Uses	Min. Lot Area	Min. Lot Width	Min. Front Yard Depth	Max. Build. Height	Min. GFA
	<ul style="list-style-type: none"> place of worship library group home type 2 					
HC2 Section 219	<ul style="list-style-type: none"> automobile service station 	None	45 m	45 m	2 storeys	N/A
A Agricultural	<ul style="list-style-type: none"> agricultural purposes single detached dwelling group home type 1 or a group home type 2 cemetery animal hospital kennel home occupation 	For ag. purposes: 30 ha. For non-ag. purposes: 0.4 ha.	N/A	N/A	N/A	N/A
R1F Section 2067/2068 Residential Single Detached	<ul style="list-style-type: none"> single detached dwelling group home type 1 auxiliary group home place of worship 	Value 25 times the min. lot width in m ²	Varies	4.5 m; 6.0 to the front of the garage	10.6 m	N/A
R1E Section 1451 Residential Single Detached	<ul style="list-style-type: none"> single detached dwelling group home type 1 auxiliary group home place of worship 	Value 30 times the min. lot width in m ²	Varies	4.5 m; 6.0 m to the front of the garage	10.6 m	N/A
F Floodplain	<ul style="list-style-type: none"> flood and erosion control conservation area or purposes public park golf course 	N/A	N/A	N/A	N/A	N/A

The RHM1 - Residential Hamlet One zone contains no maximum floor space index, or maximum dwelling size performance standards as some other zones, for example RHM2 (not present in Study Area). This flexibility has contributed to the greatly varying building sizes in the Study Area. As a mostly rural zone, with a very high minimum lot area, redevelopment would generally require a re-zoning in the Study Area.

3.6 2014 Provincial Policy Statement

The 2014 Provincial Policy Statement (2014 PPS) came into effect in April 2014 and generally builds on the policy direction of the previous 2005 PPS. All land use planning decisions in Ontario must be consistent with the 2014 PPS. Earlier Springbrook Settlement Area study work, including identification of the 2013 Concept Plans, was completed under the 2005 PPS and as such, policy changes in the 2014 PPS must be considered in evaluating previous work and establishing principles for the Tertiary Plan.

The 2014 PPS strengthened and added policies in the 2005 PPS supporting efficient development and land use patterns, compact form, minimizing length/number of vehicle trips, and supporting transit and alternative transportation modes. Specifically, policies 1.1.3.2, 1.2.1, 1.5.1, and 1.6.7 promote the use of active transportation, transit and transit-supportive development.

The 2014 PPS also strengthened policy direction respecting the protection of employment lands, transportation and infrastructure corridor protection, and protection of prime agricultural areas. Additionally, the 2014 PPS includes new policy direction respecting climate change. Specifically, Policy 1.8 requires the consideration of potential impacts of climate change (e.g., flooding due to severe weather) to support the reduction of greenhouse gas emissions and adaptation to climate change.

3.7 2017 Growth Plan for the Greater Golden Horseshoe

The 2017 Growth Plan for the Greater Golden Horseshoe (2017 Growth Plan) took effect on July 1, 2017 and replaced the 2006 Growth Plan. All land use planning decisions within the Greater Golden Horseshoe are required to conform to the 2017 Growth Plan.

3.7.1 Complete Communities

The 2017 Growth Plan significantly strengthens policies of the 2006 Growth Plan respecting complete communities and the need to support health and well-being, high-quality compact built form with open spaces, and a mix of housing options for all incomes and household sizes.

3.7.2 Targets

The 2017 Growth Plan seeks to further curb urban and suburban sprawl by increasing intensification targets. By the year 2031, upper-tier municipalities are required to achieve an intensification target (percent of residential development occurring within the built-up area) of 60 per cent. This is an increase from the 40 per cent target in the 2006 Growth Plan. This target is to be measured across the entire upper-tier municipality (in this case, the Region of Peel).

The 2017 Growth Plan also increases previous designated greenfield area density targets (density of development occurring in designated greenfield areas identified in official plans) from 50 to 80 residents and jobs per hectare. In the inner ring municipalities, including the City of Brampton, lands which are already identified as designated greenfield areas in official plans (as of July 1, 2017) are required to be planned to achieve 60 residents and jobs per hectare through the next upper-tier municipal comprehensive review.

It is important to note that both the intensification target and designated greenfield area target are to be applied across the entire upper-tier municipality (Region of Peel). Specific targets for the City of Brampton will be determined through the Region's conformity exercise and municipal comprehensive review. Until this work is undertaken, in-effect targets in the City of Brampton's Official Plan continue to apply.

3.7.3 Natural Heritage System

The 2017 Growth Plan strengthens protections for natural heritage by establishing Greenbelt-level protections for natural heritage systems such as wetlands, woodlands and rivers beyond the Greenbelt. Municipalities will be required to plan for and protect these systems. The Province has committed to map the Natural Heritage System for the Greater Golden Horseshoe and released proposed mapping for public input between July 6 and October 6, 2017. The Study Area is not identified as part of the proposed natural heritage system.

4.0 Assessment of Committee of Adjustment Applications

4.1 Summary of Recent Committee of Adjustment Applications

The Committee of Adjustment (COA) hears and makes decisions on minor variance and consent applications in the City of Brampton. Since the commencement of the Springbrook Settlement Area Study in 2007, development permitted through COA approvals has contributed to a changing built form within the Study Area.

The purpose of the assessment of COA applications is to determine the extent of development that has been permitted through COA applications and the impact that this development has had on the Study Area since 2007. This will help identify any changes in context since previous work was undertaken, and inform the development of a Tertiary Plan which is compatible with existing development.

Figure 11 shows COA applications in the Study Area since 2007 (up to February 2018) and identifies the nature of variances that were requested. All applications shown were approved by the COA unless otherwise noted in red text. Table 3 provides a more detailed description of the COA applications. The Table also indicates whether COA applications were supported by staff, and shows that in all cases, COA decisions were consistent with staff recommendations.

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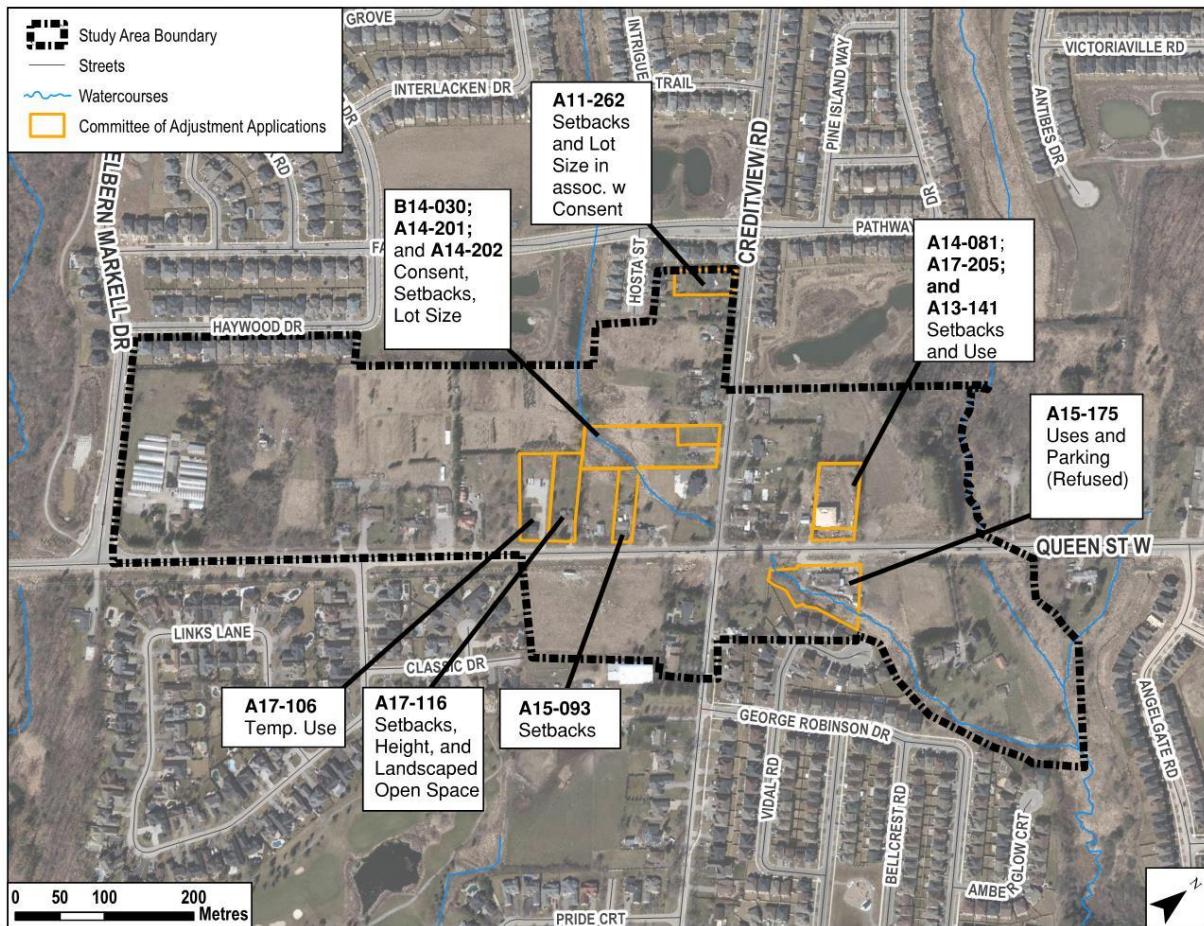


Figure 11: Committee of Adjustment Applications in the Study Area since 2007

Table 3: Committee of Adjustment Application Details

File / Year	Address	Zone	Requested Variances or Consent	Staff Recommendation	COA Decision
A11-262 2011	9092 CREDIT VIEW ROAD	RHM1	<ol style="list-style-type: none"> To allow a lot having a minimum area of 0.2 hectares whereas the by-law requires a minimum lot area of 0.4 hectares; To allow a lot having a minimum width of 30.0 metres whereas the by-law requires a minimum lot width of 45.0 metres; and To allow interior side yard setbacks of 4.0 metres, whereas the by-law requires a minimum interior side yard setback of 7.5 metres. 	Supported	Approved
A13-141	1454 Queen	RHM1	<ol style="list-style-type: none"> To allow a Day Nursery whereas the by-law does not permit the proposed use; 	Supported	Approved

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2013	Street West		<p>2. To allow a 3.0 metres (9.84 feet) westerly side yard setback whereas the by-law requires a minimum setback of 7.5 metres (24.60 feet); and</p> <p>3. To provide 65 parking spaces whereas the by-law requires a minimum of 70 parking spaces.</p>		
B14-030 2015	9034 Creditvie w Road	RHM1	Request for consent to sever a parcel of land having a total area of approximately 0.71 hectares (1.75 acres) for residential purposes.	Supported	Approved (Lapsed)
A14-201 2014	9034 Creditvie w Road	RHM1	<p>1. To allow a minimum lot width of 25 metres whereas the by-law requires a minimum lot width of 45 metres;</p> <p>2. To allow a minimum interior side yard setback of 5.10 metres (16.73 feet) to the existing dwelling whereas the by-law requires a minimum side yard setback of 7.5 metres (24.60 feet);</p> <p>3. To allow an existing accessory structure (garage) having a side yard setback of 0.60 metres (1.97 feet) whereas the by-law requires a minimum setback of 1.2 metres (3.94 feet); and</p> <p>4. To allow the minimum ground floor area of the existing dwelling to be 100 square metres whereas the by-law requires a minimum ground floor area of 115 square metres.</p> <p>Note: Related to A14-201</p>	Supported	Approved (Lapsed)
A14-202 2014	9034 Creditvie w Road	Rhm1	<p>1. To allow a minimum lot area of 0.10 hectares whereas the by-law requires a minimum lot area of 0.40 hectares; and</p> <p>2. To allow a minimum lot width of 22.0 metres whereas the by-law requires a minimum lot width of 45 metres.</p> <p>NOTE: Related to A14-201</p>	Supported	Approved (Lapsed)
A14-081 2014	1454 Queen Street West	RHM1	1. To allow a front yard setback of 3.0 metres (9.84 feet) whereas the by-law requires a minimum front yard setback of 12.0 metres (39.37 feet);	Supported	Approved

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			<p>2. To allow an open-roofed porch to encroach 1.86 metres (6.10 feet) into the front yard, resulting in a front yard setback of 1.14 metres (3.74 feet) whereas the by-law permits a maximum encroachment of 1.8 metres (5.90 feet);</p> <p>3. To allow a front yard setback of 3.99 metres (13.09 feet) to a hydro transformer whereas the by-law requires a minimum front yard setback of 12.0 metres (39.37 feet);</p> <p>4. To allow an interior side yard setback of 1.5 metres (4.92 feet) whereas the by-law requires a minimum interior side yard setback of 7.5 metres (24.60 feet); and</p> <p>5. To provide 56 parking spaces whereas the by-law requires a minimum of 59 parking spaces.</p>		
A15-093 2015	1534 Queen Street West	RHM1	<p>1. To permit a westerly side yard setback of 2.11 metres (6.92 feet) and an easterly side yard setback of 6.38 metres (20.93 feet) whereas the by-law requires minimum side yard setbacks of 7.5 metres (24.60 feet); and</p> <p>2. To permit a fence in the frontyard having a maximum height of 1.45 metres (4.76 feet) whereas the by-law permits a fence in the front yard to a maximum height of 1.0 metre (3.28 feet).</p>	Supported	Approved
A15-175 2016	1453 Queen Street West	Service Commercial – Section 206 (SC-206)	<p>1. To permit a restaurant whereas the By-law does not permit the proposed use;</p> <p>2. To provide 15 parking spaces whereas the by-law requires a minimum of 33 parking spaces;</p> <p>3. To permit an outdoor patio area in conjunction with the restaurant whereas the By-law does not permit an outdoor patio;</p> <p>4. To Vary Schedule ‘C’ Section 206 of the By-law to permit an accessory structure (storage shed with roof cover) outside the approved building envelope whereas the by-law requires compliance with Schedule ‘C’ Section 206 of the by-law;</p>	Not supported	Refused

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			<p>5. To permit outside storage (under the roof cover) whereas the By-law does not permit outside storage;</p> <p>6. To Vary Schedule 'C' Section 206 of the by-law to permit paving outside the envelope whereas the By-law requires compliance with Schedule 'C' Section 206 of the By-law;</p> <p>7. To Vary Schedule 'C' Section 206 of the By-law to permit a tent in the patio area outside the approved building envelope whereas the by-law requires compliance with Schedule 'C' Section 206 of the By-law;</p> <p>8. To permit two (2) oversized motor vehicles (firetruck and ambulance) to be stored/parked on the property whereas the By-law does not permit the storage/parking of oversized motor vehicles; and</p> <p>9. To permit a drive aisle width of 4.85 metres whereas the By-law requires a minimum drive aisle width of 6.0 metres.</p>		
A17-116 2017	1560 Queen Street West	RHM1	<p>1. To permit a westerly side yard setback of 3.0 metres (9.84 ft.) whereas the by-law requires a minimum side yard setback of 7.5 m (24.60 ft.);</p> <p>2. To permit an easterly side yard setback of 3.76 metres (12.34 ft.) whereas the by-law requires a minimum side yard setback of 7.5 metres (24.60 ft.);</p> <p>3. To permit a dwelling height of 10.72 metres (35.17 ft.) whereas the by-law permits a maximum dwelling height of 10.6 metres (34.78 ft.); and</p> <p>4. To permit 61.6% front yard landscape open space whereas the by-law requires 70% front yard landscape open space.</p>	Supported	Approved
A17-106 2017	1575 Queen Street West	RHM1	To permit outside storage of oversized motor vehicles (limousines) in the rear yard for a temporary period of five (5) years whereas the by-law does not permit the use.	Supported	Approved
A17-205	1450 Queen	RHM1	Report not completed. Decision Pending.	N/A	N/A

2017-18	Street West				
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4.2 Assessment

The majority of COA approvals in the Study Area since 2007 relate to performance standards such as lot size, width and setbacks, notably in the RHM1 zone. The RHM1 zone requires fairly large minimum setbacks (12 metre front yard and 7.5 metre side yard) and large minimum lot areas (0.4 ha).

Table 4 provides a summary of the types of variances granted that apply to properties zoned as RHM1. It should be noted that most applications are subject to multiple variances. The most common type of variances relate to side yard setbacks (eight variances), followed by lot width (three variances). The high number of variances related to relief from setbacks and other performance standards suggests that these standards are not in-line with the type of housing that landowners are seeking to build. This is not surprising given the majority of the current zoning, as previously noted, is more rural in nature with large required setbacks.

Table 4: Approved Variances since 2007 within Study Area - RHM1 Zone

Variance Type	Number of Approved Variances
Side Yard Setback	8
Front Yard Setback	1
Lot Width	3
Lot Area	2
Use	2
Min. GFA	1
Parking	2
Height	1
Landscaped Open Space	1
Other (encroachment, hydro-one transformer setback, fence)	3

Two variances in the Study Area related to a change in use, being for a day care application (A13-141) and an application for temporary outdoor storage of limousines (A17-106). The property where the day care is located is envisioned as Hamlet Mixed Use in the 2013 Concept Plans. This commercial/institutional use would be partially in-line with the mixed-use land use vision for the area. However, the day care, as the sole use of the building, does not contribute to the vision of mixed use buildings in this area, as expressed in the Springbrook Settlement Area Study Update (2013). The temporary limousine storage use has little long-term impact on the Study Area as it will expire in 2022 (5 years from the date of approval in 2017).

The 2013 Concept Plans envision the areas where the majority of COA applications apply as Low Density Residential and Hamlet Residential. While the draft Community Design Guidelines' direction with respect to Low Density residential relies on the in-effect zoning, guidelines for Hamlet Residential speak to varied lot widths and setbacks which contribute to a hamlet-like

character. Overall, the development facilitated through COA applications in the Study Area appear not to have greatly inhibited the implementation of the 2013 Concept Plans.

5.0 Assessment of Custom Homes

A number of custom homes have been built within the Study Area since previous planning work for the Springbrook Settlement Area was paused in 2013. Custom home development in the Study Area, while not extensive, has contributed to a changing local context and built form which should be considered in establishing principles for the Springbrook Tertiary Plan.

The redevelopment of an existing home is a permitted use in the Zoning By-law. When a home is redeveloped, there is often an ability for the homeowner to develop a much larger home, subject to the setbacks and building height requirements of the Zoning By-law. On the larger existing lots in the Study Area, there is opportunity for very large homes to redevelop.

The most prominent examples of custom home development in the Study Area are located on the west side of Creditview Road, just north of Queen Street West. These two adjacent homes are distinctly different in design and scale when compared to the predominant form of adjacent housing which is generally between 1 and 1.5 storeys.

5.1 Zoning By-law 270-2004

The lots associated with the custom homes located west of Creditview Road and north of Queen Street West are zoned as RHM1 – Residential Hamlet One in the City's Zoning By-law 270-2004, as amended. This zoning category provides no limitation on dwelling sizes or ground floor area, but does provide a maximum building height of 10.6 metres. 9034 Creditview Road was created by consent through Committee of Adjustment approval and variances. The other Creditview Road custom home is understood not to have required any Committee of Adjustment Approvals and was permitted by the Zoning By-law.

5.2 Credit Valley Secondary Plan

The location of these custom homes is designated as Springbrook Settlement Area in the Credit Valley Secondary Plan which allows for limited development consistent with existing character.

5.3 Relationship to 2013 Concept Plans

The location of the custom homes described above, north of Queen Street West and to the west of Creditview Road, is envisioned as Low Density residential in the 2013 Concept Plans, and as such these homes appear to be generally consistent with that overall land use vision.

The 2013 draft Springbrook Settlement Area Community Design Guidelines provide minimal direction with respect to site planning guidelines for Low Density residential. The draft guidelines state that this form of development should comply with zoning by-law provisions for setbacks and siting, and that residential façades should contribute to a visually interesting streetscape and reinforce their relationship to the street.

5.4 Tertiary Plan Recommendations

The lands recently redeveloped for custom homes had previously been identified for low density development in the City's 2013 Preferred Land Use Option and Land Use Concept contained in the draft Urban Design Guidelines. The recent construction of these custom homes makes future redevelopment of these specific lots unforeseeable. Further, it may restrict options for an extension of Hosta Street to bring about redevelopment of other lots directly to the north.

The Tertiary Plan will need to consider compatibility and transition with these recently established uses. In developing a Tertiary Plan, it must also be recognized that similar development could occur almost anywhere within the Study Area based on the provisions of the RHM1 zone. Under Section 6.2 of the Zoning By-law (the General Provisions of the Zoning By-law), the reconstruction and enlargement of houses would be permitted, provided the proposed structure does not further increase any existing non-compliance with the lot and building requirements. This would mean that where there is a legally existing dwelling, the dwelling could be replaced with a new home, provided it does not further encroach upon any setbacks or other requirements that are not currently complied with.

Specifically, the potential for replacement dwellings includes the following:

- On the north side of Queen Street West, west of Creditview Road, the large residential lots have not been subject to development applications and the owners have not expressed interest in redeveloping. These homes could be replaced.
- Much of the area previously identified as "Mixed Use" in the 2013 Preferred Land Use Option is subject to a development application.
- The large property east of the former Haas Greenhouse, which appears to be constrained by woodlands (to be confirmed) has not been subject to a development application or pre-application consultation request. The existing dwelling on this large property could be replaced.
- On either side of Creditview Road, both north and south of Queen Street West, there are some existing dwellings. Some of the homes have been subject to development applications. Two of the homes, as previously noted, were replaced by new, larger dwellings.

While some of the existing lots in Springbrook will not meet the minimum lot size requirement or the minimum setbacks, they will still have an ability to reconstruct or enlarge the dwelling provided the degree of legal non-compliance is not increased. In most cases, however, consents would require a minor variance or rezoning given the large minimum lot requirement.

The cumulative impact of further development of custom homes, particularly at prominent locations such as Queen Street West at or near to the intersection with Creditview Road, could be significantly impactful to ensuring the use of the lands in Springbrook are optimized and efficiently developed. Further custom home development on some lots could restrict future potential roadways and limit the opportunity for infilling of some areas.

Ultimately, the opportunity exists for homeowners to replace a legally existing dwelling, and this permission is granted by the *Planning Act* and reaffirmed by Section 6.2 of the Zoning By-law. Regardless of how the policy or zoning changes, these property owners will retain their legal non-conforming rights. The Tertiary Plan should be considerate of development interest and

potential for replacement dwellings, to ensure that the Plan's achievement will not be precluded by replacement dwellings. The road network, in particular, should be provided on lands that have existing development interests and not be contingent on lands where there is no development interest, and which may be subject to a replacement dwelling which would compromise the road network.

6.0 Assessment of Current Development Applications

6.1 Summary of Current Development Applications

Since previous work to develop a Tertiary Plan for the Springbrook Settlement Area was paused in 2013, a number of development applications have been received and are at various stages in the development approval process. Current development applications within the Study Area and their statuses are shown in Figure 12 and further detailed in Table 5. The number of active applications and applications for pre-application consultation are indicative of a heightened level of interest in development within the Study Area, and a more urgent need to establish guidance through the Tertiary Plan.

Figure 12: Current Development Applications in the Study Area

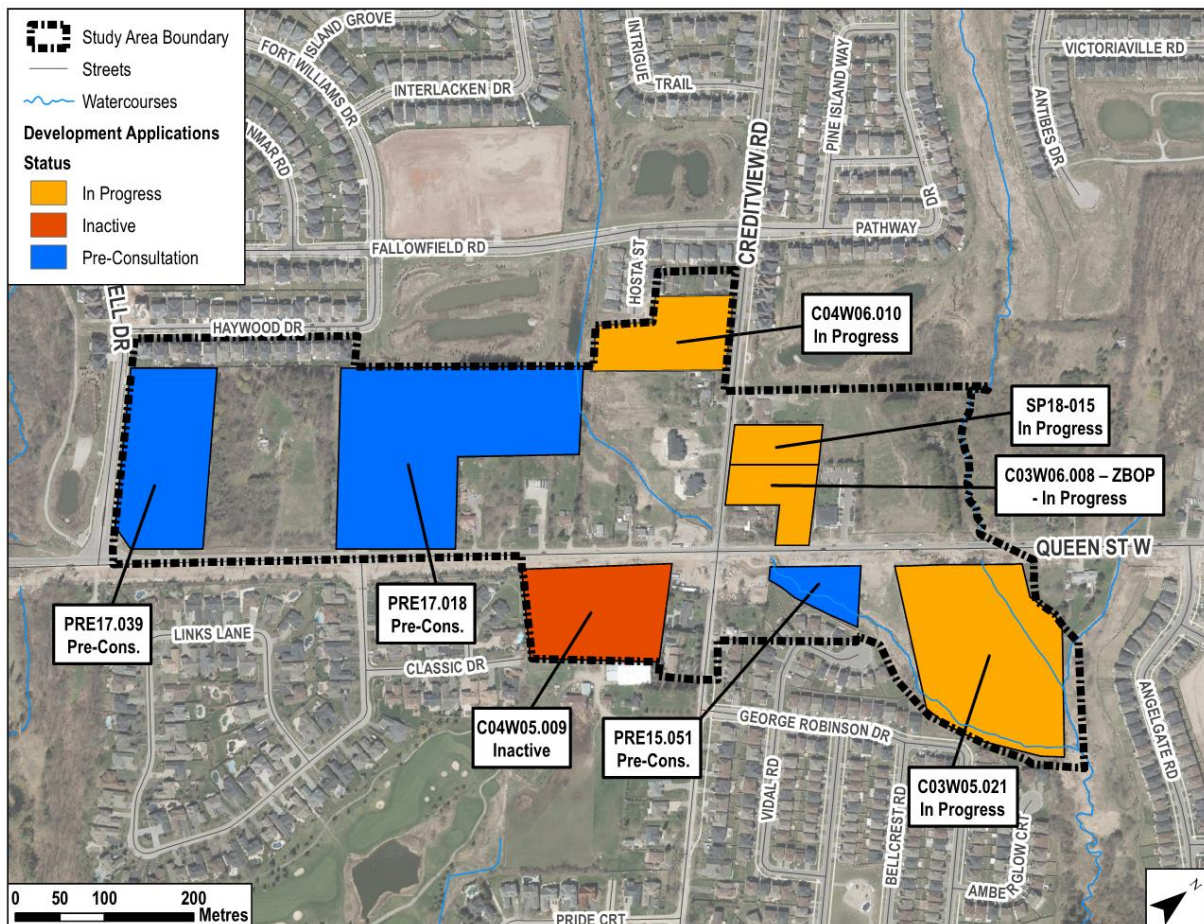


Table 5: Development Applications Details

File / Year	Status	Location	Units	Development Description	Existing
C04W06.010 And PRE16.100	In Progress	9074 and 9084 Creditview Rd.	15	Proposal to develop the subject lands for 15 single-detached residential dwellings and 2 residential reserve lots. Hosta Street would be extended to provide access to the proposed single-detached dwellings and connect to Creditview Road.	2 single detached dwellings
C03W05.014 And PRE15.051	Inactive	1453 Queen St. W. Newport Market Property	Comm ercial	To permit two multi-storey (2 and 3 storey) buildings containing mixed office and commercial uses.	Newport Market
C03W06.008	In progress	1466, 1478 Queen St. W. & 9021, 9025 Creditview Rd. North-east of Queen St. W. and Creditview Rd.	12 + comm ercial	Proposal to convert 0.575 hectares from Residential to Commercial with a total of 48 parking spaces which includes 4 accessible parking spaces.	4 single detached dwellings
PRE17.018	Pre- Application	1626, 1646 and 1654 Queen St. W.	104	To permit single detached and townhouse dwellings.	3 single detached dwellings
PRE17.039	Pre- Application	1724 Queen St. W. Greenhouse site	34	Application to Amend the Zoning By-law and Proposed Draft Plan of Subdivision to permit single detached dwellings with access from Elbern Markell Dr.	Haas Greenhouse site
C03W05.022; C03W05.021; 21T-17012B;	Received / In-progress	1403 Queen St. W. (south side of Queen St. W., east of Creditview Rd.)	50	Application to Amend the Official Plan, Zoning By-law and Proposed Draft Plan of Subdivision to permit a residential townhouse development consisting of 50	Undeveloped

And PRE16.070				townhouse units, with access from Queen St.	
SP18-05	In progress	9035 Creditview Rd.	1	Proposed private school.	Single detached dwelling

6.2 Assessment

The proposed developments listed in Table 5 have the potential to cumulatively add over 200 new residential units to the Study Area.

If approved, the applications would introduce a number of new street connections into the Study Area. More residential development can also be assumed to bring more car travel into the Study Area, but will also help support the Queen Street bus rapid transit line.

The proposals have the potential to significantly increase the range of commercial uses in the Study Area, notably in association with development applications at the Newport Market Property (C03W05.014) and L-shaped development proposal fronting onto Queen Street West and Creditview Road (C03W06.008).

6.2.1 Mixed Use Areas

The 2013 Concept Plans envision a mixed-use village at the central intersection of Queen Street West and Creditview Road. There is currently no development proposed directly at this intersection, thus the development of a mixed-use centre remains feasible. The proposed L-shaped mixed-use development fronting onto both Queen Street West and Creditview Road (PRE17.040) is generally consistent with this land use vision, though the proposed form of development is inconsistent with the intent of providing street-oriented uses. Establishment of hamlet mixed use development at the northeast corner of Queen Street West and Elbern Markell Drive, as envisioned by the 2013 Concept Plans, would no longer be possible if the 34-unit residential development proposed for this site (PRE17.039) proceeds.

It is further noted that access to the lot at the northeast corner of Queen Street West and Creditview Road will be limited, in light of the proposed L-shaped development on the north and east sides of these lands (PRE17.040). While no development applications have been proposed for this property, access could be constrained.

6.2.2 Low Density Residential

A significant portion of the lands north of those fronting onto Queen Street West are envisioned to be Low Density Residential in the 2013 Concept Plans. The application for 15 single-detached residential units in association with an extension of Hosta Street (C04W06.010) is generally consistent with the Low Density Residential principles expressed in the draft Springbrook Settlement Area Design Guidelines.

The pre-consultation application for 104 residential units north of Queen Street West and west of Creditview Road (PRE17.018) which is partially in the area envisioned as Low Density Residential is also generally consistent with these the Low Density Residential principles.

The 2013 Concept Plans envision Low Density Residential and Valleyland uses for the Newport Market property (1453 Queen Street West). The present, though inactive, proposal for two mixed office and commercial buildings (C03W05.014) would not be consistent with the vision of the 2013 Concept Plans which propose residential uses. However, the proposal would be contiguous with other identified Mixed Use areas.

Further, the school use proposed at 9035 Creditview Road (C03W06.008) is not consistent with the 2013 Plans which envisaged low density residential uses on this site. However, as the lands are contiguous with the Mixed Use area the proposed use would not impactful to the implementation of the 2013 Concept Plans.

6.2.3 Hamlet Residential

Most lands fronting onto the north side of Queen Street West are envisioned to be Hamlet Residential in the 2013 Concept Plans. While neither the draft Springbrook Settlement Area Design Guidelines or Credit Valley Secondary Plan define Hamlet Residential, this land use is understood to be reflective of the rural-type residential development on larger lots that currently characterized much of the Study Area.

The pre-consultation application for over 100 residential units north of Queen Street West and west of Creditview Road, inclusive of lands behind lots fronting onto Queen Street West (PRE17.018) is partially in the area envisioned for Hamlet Residential use.

The concept plan associated with the pre-consultation application discussed above appears to indicate that a number of lots adjacent to Queen Street West would front onto an internal subdivision road, backing onto Queen Street West. This would not be consistent with the draft Springbrook Settlement Area Community Design Guidelines which generally seek to reinforce Springbrook's hamlet character and state that buildings should be oriented to face the street. Orienting buildings away from the street on the north side of Queen Street West would be a significant departure from the established pattern of development in the Study Area and the intent of reinforcing the historic Hamlet character.

It is recognized that the concept plan was intended for pre-application consultation purposes only and would be subject to change.

7.0 Vision and Principles

To move forward with the finalization of a Tertiary Plan, a vision and guiding principles should be established. Building upon work completed to date, and in consideration of recent changes to planning policy, and recent development applications, this section proposes a Vision and Principles to establish the foundation for the final Springbrook Tertiary Plan.

7.1 Vision

The vision expressed in the 2013 Concept Plans and Draft Springbrook Area Community Design Guidelines remains largely achievable in light of recent development, with certain modifications required to reflect present context.

Generally, the key intent of the Tertiary Plan should be to maintain and enhance the existing historical hamlet and to avoid developments that do not reinforce the existing settlement patterns. Secondary, the vision for the community should be to ensure that development is efficient and well-integrated with the village and surrounding areas, while providing for the protection of natural features.

Implementation of this vision will require consideration for a number of design-related elements. Springbrook should continue to be anchored by a mixed-use node at the core intersection of Queen Street West and Creditview Road with new development beyond the mixed-use area reinforcing the residential character of the area. Natural heritage should be preserved and enhanced, as well as celebrated through trail connections. Moving forward, this will mean that uses within the Hamlet Mixed Use designation should be required to continue to front onto Queen Street West and Creditview Road. The pattern of development to the west of the historic hamlet, on the south side of Queen Street West (lots backing onto Queen Street West) would be impactful to the memory of an historic settlement if that development form was extended further into the hamlet. It should be a key focus of the plan to facilitate and ensure that development will be able to front onto Queen Street West and Creditview Road to the extent possible.

7.2 Principles / Key Elements

The following principles or key elements should be identified to implement the above vision and guide the development of a Tertiary Plan:

7.2.1 Hamlet Mixed-Use Area

- The Springbrook Settlement Area should be anchored by a mixed-use area at the historic crossroads at Queen Street West and Creditview Road. This has been an element of all of the options presented thus far and is further supported by the BRT stop located at this intersection, making this intersection a logical focal point for the community.
- Two proposed mixed-use development applications have been proposed thus far indicating an interest and demand in having a degree of commercial and mixed uses in the core of the Study Area.

- Mixed uses should be village-scaled and compatible with surrounding residential uses. This should generally take the form of commercial uses with residential uses above or behind. The commercial uses should be oriented to address the streetscape, with parking and loading located in the rear of the buildings, preferably, or to the side of the building if rear parking is not feasible or if the lots are wide enough to ensure that a substantial portion of the building will address the streetscape.
- In the interest of maintaining the rural/hamlet character, a maximum building height of three storeys is preferred with an architectural style that is sensitive to the hamlet character, as described in the draft Community Design Guidelines.
- It is noted that while mixed use opportunities have been identified for the Greenhouse property to the west of the study area in previous concept plans, the site would be quite disconnected from the mixed-use core proposed at Queen Street West and Creditview Road.
- It is noted that the initial options for Springbrook, as proposed in 2007, were much larger in scale than what was anticipated in the 2013 Concept Plans. It is not likely that the scale of commercial development would be supported any longer. Since 2007, a significant amount of new retail has been developed in the neighbourhood (i.e., at Mississauga Road and Williams Parkway), so the original recommendations which were based on anticipated market demand at the time may not be relevant any longer. This type of development is also not consistent with the type and scale of development that has been contemplated by recent development interest.

7.2.2 Hamlet Residential Area

- Hamlet Residential uses should be identified fronting Queen Street West, in the interest of maintaining the character of the hamlet and preserving the existence of an historic settlement. The key design element is to ensure that proposed uses address the Street and that proposed development does not back onto Queen Street West. A variety of architectural styles, lot sizes and setbacks would be desirable in the interest of maintaining the historic character of the hamlet. Buildings in the Hamlet Residential Area should be limited to a maximum of three storeys, while two storeys is preferred.
- There are constraints to the comprehensive redevelopment of existing homes on the north side of Queen Street West. These lots are under different ownership and a comprehensive redevelopment proposal has not been brought forward. Over time, some of these homes may be reconstructed individually for replacement homes or other uses. However, where lot consolidation and comprehensive redevelopment is possible, it should take the form of principally low-density residential, although townhouses and live-work units may be also be appropriate in light of the existing mix of residential uses and business operations within this area. These units should be designed to face Queen Street West, with rear lane/road access extended across the rear of these lots.
- There is also the possibility of commercial uses being proposed within the Hamlet Residential area, considering that there is a history of businesses operating in this area, the lots have frontage onto Queen Street West, and the lots are large. Commercial uses may be appropriate, provided the commercial uses are small-scale in nature, compatible with immediately adjacent residential uses, and are subject to the provision of suitable access. The focus of commercial uses should be within the Hamlet Mixed-Use Area

designation to provide a concentrated focal point for the Hamlet. To ensure any proposed commercial uses are small-scale in nature within the Hamlet Residential area, they should take the form of live-work, as discussed above, or stand-alone small-scale commercial uses which are oriented to address Queen Street West, and limited to 2 storeys. A maximum gross floor area should also be identified, up to 500 m² or less per lot, to ensure the uses will be small-scale in nature. For reference, 500 m² is the approximate ground floor area of some existing commercial uses in the Village (the daycare and Newport commercial building on the south side of Queen Street West, east of Creditview Road). Mixed-use buildings with upper-storey residential should be limited to the Hamlet Mixed-Use Area, which is the focus of relatively higher intensity uses in the core. A mix of uses in the Hamlet Residential area, should they be proposed on one lot, should rather consist of a lower density format, such as a commercial use fronting onto Queen Street West, and at-grade residential uses in the rear portion of the lots.

- Generally, the Hamlet area should also be associated with a variety of unit types which are consistent with the notations above. A variety of singles, semi-detached units, townhouses, and live-work, as well as potential small-scale commercial uses should be encouraged. The development of the designation for a single unit type, particularly higher density uses such as townhomes, would detract from the Hamlet character. This general principle may also be integrated into the Credit Valley Secondary Plan policies to ensure that development applications will contribute to an overall mix which is suitable for the Hamlet character.
- On the south side of Queen Street West, lands fronting onto Queen Street should similarly take the form of a variety of low density unit/lot types, fronting onto Queen Street West. Although these lands are vacant and the pattern of development on the north side of Queen Street West is different, it would be desirable for development to maintain a similar street-oriented character, to better reinforce the hamlet character. Since access from Queen Street West will be limited, access may be provided in the form of a rear lane/road provided via an extension of Classic Drive.

7.2.3 Low and Medium Density Residential

- Low Density and Medium Density Residential should continue to be the predominant land uses beyond the Hamlet Mixed-Use Area and Hamlet Residential areas.
- Consideration will need to be made to ensure transition in density and compatibility, and it is beneficial to distinguish between areas that are more suitable for Low Density (singles and semis) versus areas that are more suitable for a range of unit types (singles, semis and townhouses). This distinction will help ensure a mix of unit types and transition and compatibility with adjacent areas.
- To this end, lands immediately south of Haywood Drive should be Low Density Residential (single and semi-detached dwellings), whereas lands closer to Queen Street West may be suitable for Low-Medium Density, with a wider range of permitted unit types, including singles, semis and townhouses. Lands immediately to the west of Creditview Road should similarly be identified as Low Density Residential to best facilitate transition with existing uses. Opportunities to the east of Creditview Road including lands on the south side of Queen Street may be suitably developed for Low -

Medium Density Residential uses, as there are some existing buffers created by stormwater management ponds and valleyland/watercourses.

- Development should not exceed 3 storeys in the interest of maintaining the low-rise character of the community.
- The policy context must also be considered, including policies regarding Executive Residential established in the Official Plan and the more detailed policies included in the Credit Valley Secondary Plan. While the policies generally contemplate a mix of units, there are policies to ensure a high-end architectural style, building size, and to facilitate transition.

7.2.4 Natural Heritage Areas

- As indicated previously in this Report, the Tertiary Plan will identify, based upon available information, a natural heritage system which estimates development constraints. However, the detailed delineation of any features would occur through the development review process.
- An Environmental Implementation Report has not been completed as part of this Tertiary Plan process. As such, the natural heritage system will need to be verified through Environmental Impact Studies completed in conjunction with development applications.
- The Springbrook Creek and its West Tributary should be preserved and enhanced. The identification of the channel and applicable development setbacks will be estimated within the Tertiary Plan, but detailed delineation and review will be required as part of the development review process.
- A wetland appears to have formed in the vicinity of the Springbrook Creek West Tributary, which will need to be considered through the development review process. This feature appears to be shown as a Terrestrial Feature in the Credit Valley Secondary Plan, but the detailed delineation and application of setbacks would need to occur through the development review process in accordance with the Official Plan and Secondary Plan policies.
- Enhancing existing vegetation is an element of maintaining the heritage of the community. Where possible, mature trees should be maintained along Queen Street West.
- There is a wooded area on the north side of Queen Street West, just east of Elbern Markell Drive. This feature should be maintained or enhanced as much as possible as part of providing development opportunity. In the interest of maintaining the feature east of Elbern Markell Drive, any access should be provided via future the development to the east and not from Queen Street West. Further, lower density uses may be more desirable to limit impacts to the feature.

7.2.5 Healthy Community Principles

- Features which increase pedestrian safety and connectivity must be part of mixed use development along Queen Street West and Creditview Road.
- Pedestrian connectivity should be prioritized through trail connections and pedestrian walkways.

- Opportunity for a trail which falls within the Springbrook Creek West Tributary channel should be considered to promote better connectivity and provide appropriate public access to the feature.
- In a letter from the Region dated August 10, 2018, the Region has made further suggestions, including:
 - Potential for an east-west pedestrian connection through the woodlot located in the westerly portion of the Study Area; and
 - Ensuring there are pedestrian connections between Queen Street West and any circular streets.
- Active transportation and transit-oriented development (e.g., as part of mixed use development) opportunities should be considered.
- Public roads should be prioritized over private lanes, where possible, to guarantee access for pedestrians and cyclists.

7.2.6 Vehicular Access and Road Network

- Any access needs from Queen Street West will be subject to Regional requirements.
- There are several opportunities for future road connections which will be capitalized upon where applicable (e.g., Hosta Street, Classic Drive, Haywood Drive). Access from alternatives to Queen Street West will be required where they are available and appropriate (e.g., Creditview Road, Classic Drive and Elbern Markell Drive).
- Site access will need to be consolidated where possible. This will include the provision of a rear lane/road on the north side of Queen Street West to provide consolidated access for these lands to limit and reduce the number of current accesses to Queen Street West and maximize development potential for these deep lots and properties to the north.
- With respect to lands located northeast of Creditview Road and Queen Street West, it is anticipated that one new local road will be provided extending easterly from Creditview Road and connecting south with Queen Street West, subject to Regional requirements. This new local road will be required to provide access to the various properties in this area. Due to the configuration of these properties and lack of a coordinated redevelopment proposal for all of these lands, easements will be needed to provide internal access to the various properties in this area and to minimize access to Queen Street West and Creditview Road. This will be implemented through the site plan approval process.
- On the south side of Queen Street West, east of Creditview Road, there are two properties with significant development interest. Consolidated access from Queen Street West will be required for these properties and the access will need to be aligned with any future access on the north side of Queen Street West, in accordance with Regional requirements.

7.2.7 Integration of Development Proposals

- Current development proposals which support the overall vision for Springbrook will be integrated to the greatest degree possible through common roads and pedestrian connections.

- Development opportunities will need to be comprehensively planned to ensure that a desirable use of lands are not being precluded from development and can be optimally developed.
- As discussed in Section 7.2.6, there are instances where the provision of local roads, consolidated access, and easements will be needed and coordinated to ensure that adjacent lands will be provided with suitable access. This is an essential component of ensuring that development proposals are well integrated and that land is optimized.

8.0 Technical Assessment

The recommendation of an appropriate Tertiary Plan requires a degree of technical review and analysis to ensure that the Plan is feasible and appropriate and that the vision and principles proposed in this Report are supported technically by the City, Region and CVC and that the Plan will represent a feasible approach to development.

It should be noted that any development application will be subject to detailed review and approval. The role of the Tertiary Plan is to ensure that the vision and principles previously established will be implemented in the development application review process.

In developing this report and technical information herein, the City, Region and CVC were consulted to provide input into the technical assessment. Further, WSP has reviewed relevant background information and reports that were made available, to inform the recommendations of this section, including:

- Environmental Implementation Report for Huttonville Creek and Springbrook Creek – Stormwater Management Report (Draft Nov. 2004);
- Queen Street West Class EA Environmental Study Report (2006);
- Block 2 Environmental Implementation Report (Executive Summary) (June 2007);
- Functional Servicing Report for Huttonville Creek and Springbrook Creek (May 2008) (Block 2);
- Block 5 Credit Valley Secondary Plan Area – Functional Servicing Report (June 2008);
- Appendix D (Stormwater and Servicing Review) to the Phase 2 Report – Background Review, Opportunities and Constraints for the Springbrook Settlement Area (July 2007); and
- Information associated with ongoing development applications in the Study Area (which are draft and subject to review and approval, but contain relevant information).

Generally speaking, the reports reviewed do not address the Study Area in a great level of detail. As noted in some of the reports listed above, this was due to the landowners in the Study Area not being part of the landowners group affiliated with the development of various components of the Credit Valley Secondary Plan Area. While the reports do not provide definitive recommendations for stormwater management and have not fully characterized environmental constraints in the Study Area, there is relevant information and guidance.

8.1 Natural Heritage System

A natural heritage system, consisting of various development constraints, should be identified to the extent possible within the Tertiary Plan, to best understand how the lands may be feasibly developed and to achieve policies for maintaining and supporting natural features and functions. Most prominently, the Springbrook Creek West Tributary and its associated channel represents a key constraint. Other features include the Springbrook Creek valleylands and associated woodlands at the east end of the study area, as well as a woodland feature on the north side of Queen Street West, east of Elbern Markell Drive. Further, a wetland located south of Hosta Street appears to be associated with the Springbrook Creek West Tributary.

The Tertiary Plan is intended to serve as a guide to illustrate potential development constraints and opportunity for natural heritage feature enhancement.

8.1.1 Springbrook Creek West Tributary

The Springbrook Creek West Tributary is the most prominent feature and constraint, traversing the central portion of the Study Area with a crossing at Queen Street West. However, based upon review of prior studies, the Tributary has not been thoroughly studied or characterized as part of the background reports reviewed.

The identification and dedication of a protected channel will be required as part of development in this vicinity. Outside of the Study Area, the channel for the Springbrook Creek West Tributary is 45.0 metres wide.

For the purposes of the Tertiary Plan, the valleyland as shown in the City's Official Plan, may be used as a basis for the constraint, plus a 10-metre buffer. However, the ultimate determination of the channel will need to be identified through development review.

8.1.2 Wetland

It is apparent that a wetland is forming or has formed in the vicinity of the Springbrook Creek West Tributary, just south of the existing terminus of Hosta Street. However, the wetland has not yet been fully staked or mapped, and thus would require further study, which can be undertaken as part of development applications. In particular, it is noted that a portion of the wetland has been staked as part of the development application submitted in relation to lands showing an extension of Hosta Street, on the west side of Creditview Road.

As the wetland has not been fully delineated, the Tertiary Plan will need to consider it only conceptually at this time, recognizing that development constraints would need to be confirmed at the time of development. However, it is desirable to estimate the location and extent of the wetland in the Tertiary Plan so that applicants are aware of its existence and the need to confirm its limits and setback.

8.1.3 Westerly Woodlot

A woodlot feature is located on the north side of Queen Street West and just east of Elbern Markell Drive. The feature has not been studied for significance or delineated, and this will need to occur as part of a development application. No development application has been brought forward for the site. However, given its cultural value (as referenced in the 2007 Phase 2 Background Report), and the size of the feature, it will likely need to be conserved. The City of Brampton's Woodlot Conservation By-law will apply to conserve woodlots that meet the criteria set out in the By-law.

Accordingly, it is recommended the Tertiary Plan assume that the feature is to be retained and is subject to further evaluation. Retaining the woodlot feature leaves some limited opportunity for redevelopment on the site. Opportunities for access are discussed in Section 8.2.

Tree removal may be required to facilitate access and development. In that case, the EIS would need to evaluate the impact of tree removal and opportunities to provide compensation for loss would be addressed by the EIS and assessed through development application review.

Transfer of tree loss compensation between sites within the broader area being planned may be

considered following appropriate study and analysis. However, it is not expected the developer of these lands will enter into a cost sharing agreement with other landowners, so this will not likely be applicable.

8.1.4 Easterly Valleyland/Woodlot

The easterly valleyland and woodlot, associated with Springbrook Creek, represents a key development constraint that will need to be protected. To some degree, the feature has been evaluated through prior work conducted in association with the Block Planning processes and associated Environmental Implementation Report. CVC has advised that the woodlot follows CVC's regulated area and should be protected. Further evaluation can take place through a development application as may be necessary. For the purposes of the Tertiary Plan, the feature should be definitively identified as a protected feature based upon current mapping. The feature will constrain any development opportunity on 1402 Queen Street West, but opportunity should exist on lands just to the west, subject to the development application review and EIS.

8.1.5 Species at Risk (Redside Dace)

The potential presence of Redside Dace (a species at risk) in Springbrook Creek and its tributaries was one of the principal reasons for halting the Springbrook Tertiary Plan study between 2008 and 2013. The presence of Redside Dace would have impacts on development opportunity, resulting in large setbacks from watercourses where habitat was identified.

In 2013, a City staff report indicated that Redside Dace habitat was present in Springbrook Creek, only south of Queen Street West, based on consultation with the Ministry of Natural Resources. The report does not comment specifically on Redside Dace habitat in the Springbrook Creek West Tributary, which traverses the central portion of the Study Area. The Report concludes that Redside Dace does not impact the hamlet and a greater setback from the creek is not required.

To ensure the conclusions continued to be relevant and up to date, WSP contacted the Ministry of Natural Resources and Forestry (MNRF) on April 12, 2018. The Ministry's response (dated July 27, 2018) is as follows:

"Please consult with Natural Heritage Make a Map to assess what species at risk might be in the general area. Huttonville Creek (to the west) and Springbrook Creek (and its tributaries) are regulated habitat for Redside Dace."

This response represents a departure from the conclusions made in 2013, in which neither Springbrook Creek (north of Queen Street) nor the tributaries were considered Redside Dace habitat.

WSP has also reviewed the Natural Heritage Make a Map tool to confirm the basis of MNRF's observations as suggested. According to the tool, observed species at risk are only shown in general areas and are not explicitly mapped or identified. The tool generally indicates observations of Redside Dace occurred the late 1990s in the Study Area.

WSP subsequently followed up with MNRF for clarification, and MNRF provided the following response on August 22, 2018:

- Springbrook Creek and its tributaries are regulated habitat for Redside Dace;

- West tributary is occupied south of Queen Street West and upstream (north of Queen Street West) is contributing habitat;
- The central tributary is occupied north and south of Queen Street West; and
- The east tributary is occupied north and south of Queen Street West.

Appropriate setbacks will need to be identified through the development application process.

8.2 Road Network and Access

One 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 ensure optimization of development opportunity. Further confirmation of specific road network and access will be required at the time of development. Consultation with the Region and City has informed the assessment and recommendations below.

8.2.1 Access to Lands Southeast of Queen St. W./Creditview Rd.

Lands south of Queen Street West, east of Creditview Road, have limited opportunity aside from access via Queen Street West. There are no other opportunities for access. However, if possible, access should be consolidated between the sites to minimize access from Queen Street West.

Lands immediately southeast of Queen Street West and Creditview Road (west of Springbrook Creek West Tributary) are envisaged as Mixed Use. Consideration should be made to have one consolidated access for these lands in the long term via Creditview Road. Currently, some of these lands are used for construction associated with the ongoing Queen Street West works.

8.2.2 Northeast of Queen St. W./Creditview Rd.

Lands in the Study Area that are northeast of Queen Street West and Creditview Road represent a mix of different parcels, some of which front onto Queen Street West, and some of which currently front onto Creditview Road. Applications/concepts for development have been submitted on a number of these properties, while one property was recently redeveloped (day care at 1450 Queen Street West).

Logically a consolidated access from Queen Street West may be provided, across from the Queen Street West access discussed in Section 8.2.1 above.

The property located immediately at the northeast corner of Queen Street West and Creditview Road has not been subject to a development application at this time. However, future consolidated access via the adjacent properties should be facilitated through development application processes of the adjacent lands.

To best facilitate development opportunity, and to consider the applications that have been brought forward, a consolidated access via Creditview Road, shared between 9035 Creditview Road (currently subject to a Site Plan application) and 9051 Creditview Road, should be provided. This will best enable development of residential uses on 9051 Creditview Road while enabling the proposal at 9035 Creditview Road to generally proceed through Site Plan approval. The road should effectively follow the parcel fabric (rear of 9051 Creditview Road and rear of

1450 Queen Street West) to provide the best opportunity for access for various parcels in this area. Internally, easements will be required to provide opportunity for consolidated access.

Ultimately, the road would connect south to Queen Street West across from the access proposed for 1403 Queen Street West, on the south side of Queen Street West. The Tertiary Plan will need to conceptualize a suitable location for access, as access to 1403 Queen Street West and the road on the north side of Queen Street West will need to be aligned. The key will be to ensure that the locating of access at 1403 Queen Street will be suitably located across from the property on the north side of Queen Street West to permit the roadway to be located on this property. The property to the east, 1402 Queen Street West, is highly constrained by environmental features and should not be expected to accommodate the roadway, as redevelopment will be unlikely. This will require the access at 1403 Queen Street West to be located towards the westerly portion of 1403 Queen Street West, or as a consolidated access from the property (with no address) located between 1403 Queen Street West and 1453 Queen Street.

8.2.3 Hosta Street Extension

Lands west of Creditview Road, and north of Queen Street, are best served by an extension of Hosta Street, which was always intended for future extension and ultimate connection with Creditview Road. The key consideration for these lands is to ensure that development opportunities are optimized via provision of an efficient roadway. This should likely consist of an extension of Hosta Street along with a cul-de-sac. In the interest of maintaining the urban design principles previously established in this report, the cul-de-sac should be oriented to ensure that future homes will front or flank onto Creditview Road as a priority.

While it would be desirable to align Hosta Street's intersection with Creditview Road with a future road on the east side of Creditview Road (as discussed in Section 8.2.2 above), after careful consideration by WSP in consultation with City/Regional staff, the approach described above will work best for maximizing development opportunity. Requiring Hosta Street to reconnect at Creditview Road across from the new road discussed in Section 8.2.2 would require lands from the recently built home at 9034 which is considered a stable residential use.

8.2.4 North of Queen St. W., west of Creditview Rd.

Lands on the north side of Queen Street, west of Creditview Road, include a significant redevelopment opportunity of the former nursery use. Lands on the north side of Queen Street West, generally across from Links Lane, are best served via an access from Queen Street West at Links Lane, forming a four-way intersection. Further, an internal road extension from Haywood Drive should be provided as was envisaged.

It is further noted that 1684 Queen Street West and 1654 Queen Street West should be provided with consolidated access via the Links Lane/Haywood Drive extensions. Access from lands to the west at 1724 Queen Street West will be constrained due to the woodlot feature, and additional access from Queen Street West should be consolidated. Development of lands north of Queen Street West across from Links Lane will therefore need to provide for consolidated future access to 1684 Queen Street West and 1654 Queen Street West

Opportunities for future consolidated access and development of lands which currently front onto Queen Street West must also be considered. Currently, these lots are deep and large, with

a lot of potential for consolidated development. Although the lands are in separate ownership and there have not yet been any proposals for a consolidated development, this opportunity should still be facilitated by the Tertiary Plan. To that end, a rear roadway should be provided to these lands to facilitate their consolidated development and enable development of the rear portions of these deep lots. Consideration for this roadway will initially need to be made as part of development of the former nursery use behind these lands, where a development concept has been submitted.

8.2.5 Northeast of Queen St. W. and Elbern Markell Dr.

Lands directly at the northeast corner of Queen Street West and Elbern Markell Drive are best accessed via Elbern Markell Drive with a suitable separation from the intersection of Queen Street West and Elbern Markell Drive. Due to the presence of the woodland feature, it is not anticipated that a future connection to lands to the east will be appropriate.

8.2.6 Southwest of Queen St. W. Creditview Rd.

Lands south of Queen Street West and west of Creditview Road include one vacant block with frontage onto Queen Street West. The most appropriate solution to transportation access is via an easterly extension of Classic Drive, which should loop southbound, to connect with Classic Drive further south of the Study Area. The completion of this road was always intended by the Block Plan.

It is noted that a portion of land required to extend Classic Drive east into the study area will likely require a portion of lands from the property to the south (see Figure 13).

The extension of Classic Drive easterly can also help facilitate consolidated access to 8976 and 8956 Creditview Road, which were planned as Mixed Use in the 2013 Concept Plans. However, a development application has not been brought forward for these lands.

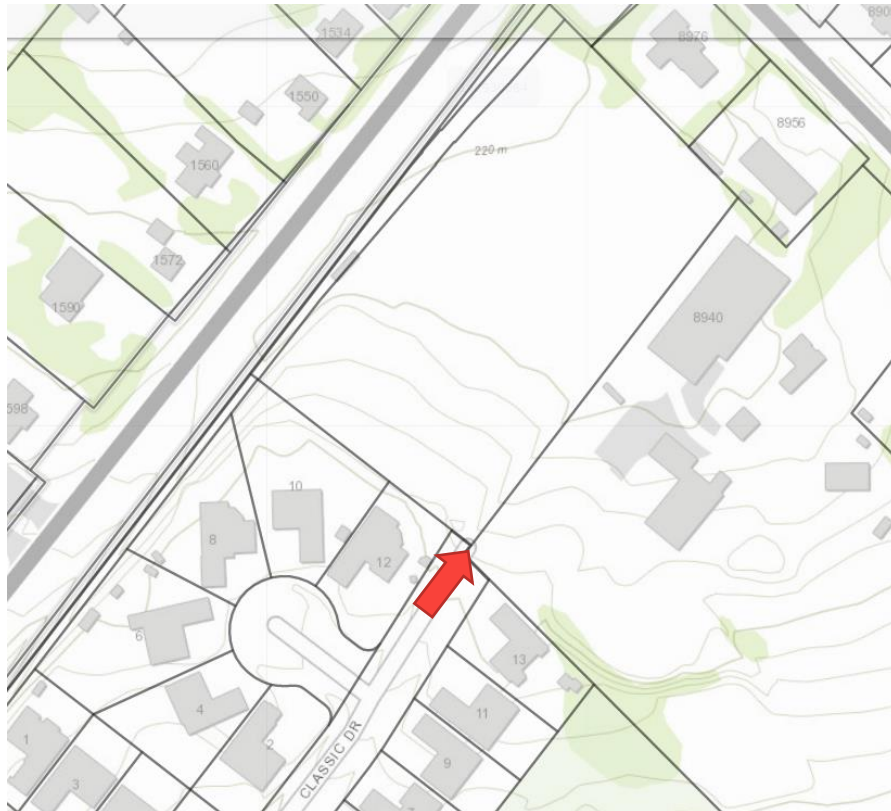


Figure 13 – Illustration of Potential Easterly Extension of Classic Drive

8.3 Stormwater Management

A stormwater management (SWM) strategy to support the Springbrook Tertiary Plan is required to assist in development review. The proposed plan has been developed based on the key findings and requirements of the previous studies relevant to Springbrook Settlement Area.

All development applications will be subject to detailed SWM review. This strategy is intended to collate previous recommendations and studies and identify broad recommendations to assist in development review.

8.3.1 Background Review

The following documents were reviewed:

- Springbrook Settlement Area Study Phase 2 Summary Report (July 2007);
- Springbrook Settlement Area Study Phase 2 Summary Report Background Review, Opportunities and Constraints – Appendix D: Stormwater and Serving Review prepared by Schaeffers Consulting Engineers (July 2007);
- Springbrook Settlement Area Study Phase 2 Summary Report Background Review, Opportunities and Constraints Appendix C: Geomorphology Assessment prepared by Aquafor Beech Limited (July 2007);
- Executive Summary of Environmental Implementation Report Sub-Area 2 Credit Valley Secondary Plan City of Brampton (June 2007);

- Springbrook Executive Community Huttonville Creek and Springbrook Creek (8A) Functional Servicing Report City of Brampton (May 2008);
- Functional Servicing Report Block 5 Credit Valley Secondary Plan Area by Stantec Consulting Ltd. (April 2008); and
- Class Environmental Assessment Study (Schedule 'C') for Improvements to Queen Street West Between Chinguacousy Road and Mississauga Road prepared for the Region of Peel by SNC-Lavalin (November 2006).

The current study area includes more lands than the 2007 study area limit. The lands south and north of Queen Street West are located in Credit Valley Secondary Plan Sub-Areas 2 and 5, respectively. The area at the southwest of Queen Street West and Creditview Road is in Sub-Area 4. The west portion of the Study Area drains to Huttonville Creek, and the remaining drains to Springbrook Creek West Tributary and Springbrook Creek. The hydrologic and hydraulic investigation of these creeks had been carried out as part of the Credit Valley Subwatershed Study. The Credit Valley Secondary Plan also established the SWM requirements. A series of functional serving reports had used the following criteria to guide preliminary SWM facilities design:

- Water Quality: Level I (Enhanced Level);
- Water Quantity: Control 2- to 100-year flows to pre-development flow level for Catchments in Sub-Area 2 drains to Huttonville Creek; and control flows from 2- to 100-year up to the Regional Storm to the pre-development levels for areas drain to Springbrook Creek West Tributary and Springbrook Creek;
- Erosion Control: The approach of Distributed Runoff Control (DRC); and
- 10 mm Watershed Retention: The best efforts should be employed to maximize the amount of rainfall retention being provided.

The other findings relevant to the area are summarized below:

- The estimation of storage of DRC is included in Appendix A of Draft Environmental Implementation Report Springbrook Community Huttonville Creek and Springbrook Creek (8a) Stormwater Management Report (Section 7.0 to Section 7.3), prepared by Schaeffers Consulting Engineers (November 2004);
- The 1 m cover depth from the pond bottom to bedrock Shale is required in the design of SWM facilities located in Sub-Area 2;
- The widening of Queen Street West is occurring in advance of development in the Springbrook Settlement Area. The culverts (C41, C5) of Springbrook Creek West Tributary and Springbrook Creek are proposed to be replaced with larger size open footing box to rectify the road overtopping by Regional Flood. However, the exiting Regional Flow – 2.98 m³/s was used to size the culvert of Springbrook Creek West Tributary per the Class EA report of Queen Street West. The flow rate of 8.37 m³/s (CVSWS Scenario #4) was used in the Sub-Area 2 FSR to development the floodplain limit of the Springbrook Creek West Tributary; and
- The stream corridor consists of the meander belt width, setback of fish habitat where applicable, slope stability allowance, floodplain limit, etc. Floodplain limit is not the sole factor of establishing development limit.

The 2007 EIS report covered the proposed SWM plan which included the approaches of water controls/treatment for each parcel within the Springbrook Settlement Area.

8.3.2 Stormwater Management Strategy

The proposed development and the future SWM measures should be located outside of the envelope of the environmental constraints, such as erosion allowance, flood hazard limit and setback, setback of wetland, etc. The conventional SWM design can limit runoff peak to be less than the existing pre-development levels; however, it provides very limited reduction of runoff volume. The prolonged discharge has adverse impacts on the vegetation survival conditions and groundwater table, etc. In 2017, the Ministry of Environment & Climate Change (MOECC) has published the Draft Low Impact Development (LID) Stormwater Management Guidance Manual (April 2017), which emphasis is to maintain the pre-development water balance through the use of lot level and conveyance measures in combination with end-of-pipe controls, also referred to as a “treatment train” approach to stormwater management. The runoff volume control target is to retain 30 mm runoff onsite without discharge to sewer networks or receiving watercourses. This requirement implies that the development plan/context must incorporate more green spaces where water retention can be implemented onsite. The stormwater management plan for the subject area should take account of the requirements of the MOECC’s design manual which are expected to be implemented at some point in the future.

The LID practices should be implemented at Lot level and Conveyance Level for the entire subject site. The LID measures include but are not limited to the following:

- 300~400 mm absorbent topsoil (e.g., sand, silt soil mixed with organic matter);
- Rain barrels for water reuse purposes;
- Green rooftops for commercial/institutional/employment or high-rise buildings;
- Roof downspouts directing water to vegetated areas/soakaway pits/infiltration trenches;
- Permeable pavement for laneways/parking lots/driveways;
- Bioretention islands/swales at scattered locations to treat water from roadways, parking lots;
- Perforated pipe systems to infiltrate clean rooftop or filtered water; and
- Enhanced grass swales to convey water from walkways, rear yards, rooftops, etc.

The end-of-pipe controls are required to mitigate development impacts in combination with the above LID measures. The subject site was divided into 7 areas as illustrated in Figure 14 as per the proposed plan of end-of-pipe controls.

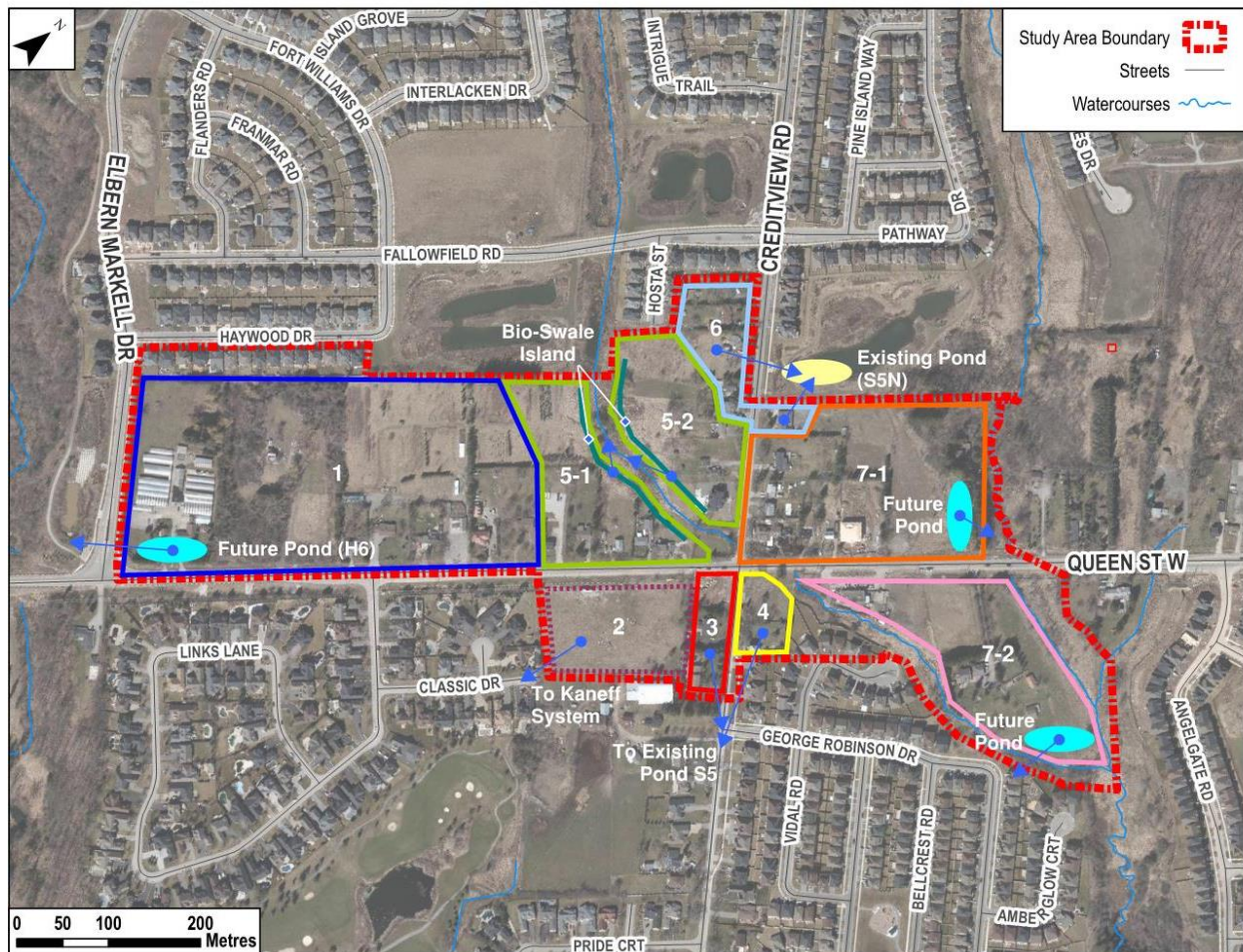


Figure 14 – Proposed Stormwater Management Strategy

The proposed SWM plan is generally consistent with the Schaeffer 2007 plan. The future SWM facilities should be designed to achieve the SWM criteria outlined in Section 1. The details of the plan are described below:

Area 1

- Construct a future SWM wet pond (Pond H6 identified in FSR of Sub-Area 2) that will discharge to the existing Pond H5 (west of Elbern Markell Drive) and ultimately to Huttonville Creek; and
- This SWM pond may collect water from the areas to the east such as Area 5-1. Since Area 5-1 is located in Springbrook Creek West Tributary, the pond outflow should meet the pre-development flow to Huttonville Creek. The diversion of water will require consultation/approval involving CVC.

Area 2

- This area was envisioned to be an extension to the existing subdivision to the west; and

- This area can be serviced by a roadside swale that utilizes oil-grit separators that discharges into the existing Kaneff SWM pond.

Area 3

- Option 1: Collecting runoff to a storm sewer which outlets to the existing Block 5 SWM facility (Pond S5 identified in FSR of Block 5, at north of Berkwood Hollow); or
- Option 2: On-site water quality and quantity control to minimize runoff; outflows could discharge to the roadside ditches for ultimate discharge to the Springbrook Creek West Tributary.

Area 4

- This area was envisioned to be accommodated by the Block 5 SWM facility; and
- Collect water to the existing storm sewer networks/overland routes and outlet to the existing Block 5 SWM facility – Pond S5.

Area 5 (5-1 & 5-2)

- Implementation of LID practices along with the conventional water quantity control measures should be identified, including:
 - Permeable pavement; roof downspout connecting to infiltration galleries at the lot level to reduce runoff volume and provide quality treatment;
 - Conventional oil-grit-separators;
 - Bio-swale islands along the West Tributary corridor to provide quality treatment and some quantity control; and
 - An underground storage facility may be required to limit post-development flows to the pre-development levels prior to discharge to the creek.
- These two areas may have topographic constraints to incorporate all measures to achieve SWM targets. The enhancement of LID practices and directing water to the SWM facilities would reduce the burden of end-of-pipe measures, such as directing water from Areas 5-1 westerly to the future Pond H6. Further, the placement of fill in Area 5-2 to maximize the lands can drain to the existing Pond S5N; and
- The development may have to be limited, as SWM should have Regional Storm control. If the Regional Storm control cannot be achieved, a detailed hydrologic study will need to demonstrate no adverse impact on Regional flows at the West Tributary.

Area 6

- Collect water to the existing Block 2 SWM pond – Pond S5N. This area had been included in the pond design (per the Functional Servicing Report).

Area 7 (7-1 & 7-2)

- The Queen Street West widening is proceeding in advance of the development of this area. The option of directing water from Area 7-1 south across Queen Street West to a future SWM facility at the lowest available point, at the southeast corner of Area 7-2, to serve the entire Area 7 will likely be impractical if there is no opportunity for a culvert at Queen Street West.
- Option 1 – Wet Pond

- Construct a new SWM facility (wet pond) at Area 7-1 and Area 7-2 that outlets to Springbrook Creek and Springbrook Creek West Tributary, respectively. The SWM ponds can be designed to achieve the established SWM criteria.
- Onsite controls may be required at the parcel where water cannot be directed to the future SWM facility or overcontrol the outflows from the pond to offset the impacts of the uncontrolled areas.
- Option 2 – LID
 - Implementation of LID practices along with onsite underground storage facilities and filter units (e.g., oil-grit-separators).
 - The scattered bioretention gardens/galleries on residential lots along with underground storage facilities to serve the residential development.
 - However, it should be noted the combination of LID measures with underground infrastructures may not fully achieve the SWM criteria. This will require study as part of any development application.
- Regional flow control may not be required, as a large culvert for Springbrook Creek is proposed at Queen Street West. It was sized with uncontrolled regional flows, however, detailed hydrologic and hydraulic study is required to demonstrate that there will be no adverse impact on flood hazard limits.

The LID practices for residential development within Areas 5 and 7 will play an important role in limiting runoff to Springbrook Creek West Tributary and Springbrook Creek. Given the requirements of operation and maintenance of the LID measures, the access/easement to the areas of LID measures should be identified in the detailed design.

For reference purposes, the existing SWM facilities as referenced above are noted as follows:

- Kaneff SWM pond: In the golf course south Link Lane;
- Block 5 SWM facility – Pond S5: East of Lloyd Sanderson Drive between Berkwood Hollow and Bonnie Braes Drive; and
- Block 2 SWM facility – Pond S5N (Pond S5 per the FSR): East of Creditview Road between Queen Street West and Pathway Drive.

8.3.3 Further Analysis Required

Due to the limited knowledge of the study area's topographic constraints, the peripheral developments, the storm sewer networks, etc., the proposed SWM strategy was a result of a due diligence analysis of existing information and best practices. The following further investigations and analyses will be required to develop an implementable SWM plan:

- The locations and sizing of the future SWM ponds are conceptual. Topographic/grading and servicing plans will be required to confirm the locations and size;
- Option 2 for Area 3 needs to have further investigation with regard of the presence of the roadside ditch and downstream conditions;
- The capacity of the existing storm sewer networks, the existing SWM facilities and overland flow path needs to be confirmed to ensure the proposed SWM plan is practical and will not cause adverse impacts on the operation of the existing SWM system. The onsite water quality and quantity controls may be required prior to discharge to the existing SWM system;

- The opportunity of retrofit the existing SWM facilities to accommodate the drainage and provide the required services for the future development may exist; and
- An alternative or interim SWM plan may be needed to accommodate the land ownership and consider when development proceeds. In particular, only portions of Area 1 have existing imminent development interest so development will proceed in different portions of the Study Area at different times.

The individual development areas within the Springbrook Settlement Area are generally less than 5 hectares. Per the MOECC design manual, wet ponds require a minimum drainage area of about 5 hectares to sustain the permanent pool. However, an underground storage facility may not achieve the erosion control requirement due to the constraints of its size and minimum orifice size. Since most of Sub-Area 2 and Sub-Area 5 had been designed to provide the required SWM, it would require allowance for a SWM design. An update of hydrology and hydraulic studies should be carried out to demonstrate that the proposed measures will not have any adverse impacts on flood hazard limits, etc. Consultation with CVC and the City are encouraged to further confirm the SWM requirements.

8.4 Water and Wastewater Servicing

The Region of Peel was engaged to provide a review of water and wastewater servicing constraints and opportunities. The Region has noted in a letter to the City's Planning and Development Services Department, dated August 10, 2018, that water treatment, transmission and planned pumping and storage capacity is sufficient to service estimated development within the Tertiary Plan Area. The Region further notes extensions to watermains and local sanitary sewers will be needed to support development. The Region recommends more detailed modeling and hydraulic analysis once final design of development is determined.

The Region suggests that improvements and upgrades will require agreements between various developers to share costs. However, not all lands are subject to a development application at this time, and the timing of development for some lands is not known. There is no formal landowners group established in this area. However, the Region has recommended that cost sharing agreements between various developers will be required to allocate costs.

9.0 Policy and Community Design Framework

The current planning policy for the Springbrook Settlement Area, as outlined in the Credit Valley Secondary Plan (Section 5.2.6) provides very little policy guidance respecting future development or use. To implement the vision, principles and technical directions, policy updates should be considered to provide clarity and guidance around the City's expectations for development and ensure the vision for Springbrook will be achieved.

9.1 Vision and Goals

The policy framework should identify a vision and broad goals for the community, to set out the context and purpose of the policy framework. The vision for Springbrook is fundamentally to maintain Springbrook as a distinctive and recognizable community, with a mixed-use core centered around the historic crossroad at Queen Street West and Creditview Road. The intent of the policy framework is to achieve this vision and ensure the suitable orderly development of the community, which best optimizes lands, and provides for a natural heritage system.

9.2 Land Use

There is a need to clarify the permitted uses and general pattern of development in the Study Area to reflect the vision and principles. As noted, the current policies are insufficient and would not support the vision, principles and land use structure outlined in this report. It is anticipated the Secondary Plan will need to set out a land use structure with land use designations and supportive policies. Based upon the principles established, the Springbrook Settlement Area would consist of four land use designations:

- **Hamlet Mixed-Use:** The Hamlet Mixed-Use area represents the core of the community, near the BRT stop and generally the geographic centre of the community. Development would consist of small-scale commercial uses, which can include stand-alone retail, restaurants, commercial services, and offices. Mixed use buildings are also desirable, consisting of at-grade commercial uses with residential or office uses above. Generally, at-grade residential uses would not be permitted in this area, but may be appropriate towards the rear of the lot. The emphasis is on creating commercial and active uses which frame the streetscape and contribute to a community centre.
- **Hamlet Residential:** The Hamlet Residential areas consist of lands fronting onto Queen Street West just outside of the Hamlet Mixed Use area described above. The vision for these areas is to provide for principally residential uses which suitably address Queen Street West. The preference would be to accommodate a mix of units, including townhouses, facilitating a higher density form of development, although it is recognized that existing single detached dwellings may also redevelop with replacement dwellings. Given the history of these lots being used for some commercial uses, units which face Queen Street West should also be encouraged to develop as live-work units.

Where an existing Hamlet Residential lot redevelops for a single detached residence (replacement home) on a deep lot, the owner should be encouraged to locate the new

dwelling towards one end of the lot and utilize the other portion of the lot for other residential development (i.e., severing the rear portion of the lot).

Any existing commercial uses should be permitted, as some of the commercial uses were very recently established and there is along history of commercial uses in this area. However, redevelopment is intended to conform to the intended Hamlet Residential character.

It is further anticipated that there may be proposals for commercial uses which may be appropriate, given the history of businesses in this area and its location on Queen Street West. Generally, commercial uses should be encouraged to locate in the Hamlet Mixed Use area, rather than the Hamlet Residential Area. Where proposed, the Secondary Plan should identify detailed criteria where limited commercial uses are proposed in the Hamlet Area. Any proposed commercial uses in the hamlet Residential Area should be very small-scale in nature (i.e., limited to 500 m² or less) and in terms of built form (i.e., preferably limited to two storeys), to ensure that the Hamlet Mixed Use area is the focus of commercial activity in the Hamlet. Further, the ability to provide access from Queen Street West will represent a constraint to potential commercial uses. The commercial uses should also be limited to uses that are compatible with the character and compatible with adjacent residential uses. For example, small-scale offices, convenience retail and personal service shops would be appropriate. New automotive uses, including service stations, repair facilities, and similar uses, are not suitable in the Hamlet Residential area.

Lands on the north side of Queen Street West are largely under separate ownership and may not develop comprehensively. Lands on the south side of Queen Street West represent a single large development opportunity which can be well designed to facilitate this land use vision while providing for appropriate transition to the existing low-rise residential uses to the west.

- **Low Density Residential:** Low density residential uses comprise other lands that are near existing low-rise residential uses. Permitted uses would be limited to single detached residential and semi-detached residential uses, to facilitate transition to existing single detached residential areas. These uses would be generally limited to 2-3 storeys, similar to the height of any adjacent low-rise residential areas.
- **Low-Medium Density Residential:** Low-medium density residential uses would provide a flexible range of unit types, including single detached units, semi-detached units and low-rise townhouses. These uses would be limited to about 3 storeys.

9.3 Hamlet Design and Built Form

The policies should set out the general vision, as well as the “minimum expectations” for development from a design perspective. This should include ensuring that development suitably addresses the streetscapes of Creditview Road, as well as Queen Street West within the Hamlet Mixed Use and Hamlet Residential Areas. Generally speaking, it is the intent to have

buildings address the streetscapes and specifically avoid backing onto the roads. This would preferably include units that face these streets, although flankage yards are suitable for corner lots, provided there is a high standard of architectural treatment.

Building heights throughout the study area should be limited to 2-3 storeys to retain the small-scale hamlet character and ensure appropriate transition, in line with previous recommendations and the current Secondary Plan.

The current policies of the Secondary Plan will also be applicable with respect to ensuring a high quality of design and architectural treatment, particularly in those areas identified in the Secondary Plan as Executive Residential. Additional policies to reinforce these requirements in the Study Area may be considered, drawing upon the principles established in the Draft Design Guidelines for Springbrook.

9.4 Executive Housing Policies

Consideration must be made to address the Executive Housing policies of the Credit Valley Secondary Plan and the Official Plan. The westerly portion of the Study Area is identified within an Executive Housing Area in the Secondary Plan. Further, the policies address transitional requirements on lands adjacent to these Executive Housing areas.

Within Executive Housing areas, it is intended that development incorporate high-quality housing and architecture, community gateways and integration of natural features. While the emphasis is on facilitating larger single detached residential units, high-end semi-detached and townhouses are permitted. The policies do not set out detailed guidance for the location or size of semi-detached and townhouse units as may be contemplated in Executive Residential Areas. The policies also identify the Design Workbook for Upscale Executive Special Policy Areas as providing detailed design guidance. These Guidelines provide a wide range of directions but are focused largely on single detached dwellings.

Portions of the Springbrook community are generally suitable for semi-detached and townhouse units, given the proximity of these lands to Queen Street West, the BRT corridor and the historic core of Springbrook which is planned as a mixed-use area. Providing for transitional areas in which certain lands are focused for singles/semis, and focusing certain areas as townhouses, can provide a suitable balance and facilitate transition to adjacent Executive Housing areas. The Executive Housing policies regarding architectural design and streetscape design are also applicable and these policies should be carried forward.

The intent of the Credit Valley Secondary Plan policies is to achieve a minimum of 1,000 executive housing units with lots exceeding 464.5 square metres (Section 5.2.5.6). This target has likely already been achieved. Springbrook may suitably function as a transitional area.

It would be desirable to introduce a policy into Section 5.2.5 (Executive Housing policies) to identify the recommended housing mix within the Springbrook Settlement Area, which generally focuses on providing a mix of units that meet the requirements for high-end architectural and streetscape design, and requiring transition between townhouses and adjacent single detached units. In the interest of providing for a suitable balance of unit types which advance the Executive Housing policy framework of the City, it would also be desirable to set out minimum standards for semi-detached units and townhouse units specifically. In particular, this could

include setting out a minimum lot frontage/lot size for townhouse units (e.g., minimum 7.5 m units, with larger end units) and for semi-detached units (e.g., minimum 9.0 m frontages).

9.5 Transportation, Servicing and Natural Heritage

In large part, the Tertiary Plan and the City's development approval process provides the necessary guidance for ensuring implementation of the preferred road network and for guiding access, which can be suitably implemented through the development review process and any necessary conditions or agreements. However, a policy which recognizes the role of the road network in ensuring orderly development should be incorporated. It is anticipated that the City will need to secure easements through the development approvals process to ensure access to certain lands. Further, consolidated access will also be required in some circumstances to limit access to Queen Street West in accordance with Regional requirements. The Tertiary Plan also contemplates local roads and connectivity. It is recommended that a policy be included to ensure the implementation of necessary easements, consolidated access and new local roads as contemplated in the Tertiary Plan.

Generally, the current policies (Section 8 of the Credit Valley Secondary Plan) and the City's development review process should be suitable for ensuring appropriate watermain extensions and local sanitary sewers to sufficiently service development in an orderly manner. It may be beneficial to identify a policy which references the potential need for cost sharing agreements amongst developers.

Similarly, the current policy framework combined with the Stormwater Management Strategy completed in this report, along with development review processes, will provide opportunity for the City to ensure stormwater management is appropriately addressed as part of development proposals.

The Credit Valley Secondary Plan's policies and development review process will also be appropriate with respect to ensuring the conservation of the natural heritage system as described in this Report. The development constraints noted in this report are subject to change and refinement through development application review. It may also be desirable to introduce a policy to further encourage naturalization of the Springbrook West Tributary channel through collaboration between the City and CVC.

9.6 Community Design Framework

In 2013, Draft Community Design Guidelines were prepared for the Springbrook Settlement Area (Bogdan Newman Caranci Inc. and NAK Design Strategies) (refer to Section 2.4 of this Report). While much of the Study Area is also located within Block 45-2, where the Springbrook Community Design Guidelines apply, the Springbrook Settlement Area itself is exempt from being subject to those Guidelines (refer to Section 3.4.1 of this Report).

The intent of this section is to establish guiding built form principles which may be further implemented through development application review, Secondary Plan policy, and the potential finalization of the Draft 2013 Springbrook Settlement Area Design Guidelines which is currently a draft document. These principles address built form matters (height, massing), and any

architectural principles should be further explored as part of finalizing the Draft 2013 Springbrook Settlement Area Community Design Guidelines.

Hamlet Mixed-Use Built Form Principles

- There is a strong preference for mixed-use buildings that address Queen Street West, with commercial uses located in the ground floor, and other commercial, office or residential uses located in the upper storey, or within the rear of the lot.
- Buildings are preferred to be two storeys and in no case will one storey buildings or buildings taller than three storeys be permitted. Three storey buildings is principally suitable at the corner of Queen Street West/Creditview Road where they will help define this main intersection.
- Flat roofs are discouraged. Roof styles should utilize a gabled character which is more consistent with the established hamlet character.
- Where Hamlet Mixed-Use areas interface with adjacent existing residential areas, site and building design will incorporate buffering elements including setbacks, height transition, landscaping and separation to ensure there are no significant negative impacts on adjacent properties, including shadowing, privacy, lighting, noise and other impacts.
- Buildings should be oriented to address Queen Street West and Creditview Road, and work towards defining a consistent street edge on these streets.
- Buildings should occupy a minimum of 60-70% of the lot frontage on Queen Street West to help define the street edge. Buildings should frame vehicular access into the lot.
- Parking is strongly preferred to be located in the rear yards, or in the interior side yards where parking cannot be feasibly accommodated in the rear yard.

Hamlet Residential Built Form Principles

- Buildings are preferred to be 2 storeys, and in no case will buildings be taller than two storeys, to reinforce the Hamlet character.
- Buildings are to be oriented to face and address Queen Street West, although a secondary entrance from a rear public road or lane is acceptable.
- A variety of setbacks and lot widths are encouraged within the designation to reinforce the hamlet character. Buildings are also encouraged to be located close to Queen Street West (within a front yard setback of 3.0 m – 6.0 m), at the historically setbacks established by the existing older homes.
- The scale and size of any commercial uses proposed in the Hamlet Residential area should be small-scale, and reflective of the need for the Hamlet Mixed-Use Area to represent the focal point for commercial uses.
- Where Hamlet Residential areas interface with adjacent existing residential areas, site and building design will incorporate buffering elements including setbacks, height transition, landscaping and separation to ensure there are no significant negative impacts on adjacent properties, including shadowing, privacy, lighting, noise and other impacts.
- Flat roofs are discouraged. Roof styles should utilize a gabled character which is more consistent with the established hamlet character.

- The provision of rear access lanes or a rear access street and/or consolidated access is preferred to facilitate rear parking and minimize the need for access from Queen Street West. However, even where rear access is provided, pedestrian building entrances will be provided from Queen Street West.

Low and Medium Density Residential Built Form Principles

- Consideration should be made to ensure transition and compatibility with respect to building height and density of development where low and medium density areas are proposed adjacent to existing low rise neighbourhoods.
- A mix of lot widths and building types are encouraged.
- A variety of setbacks is encouraged to contribute to the Hamlet character.
- On Creditview Road, lots will either face and address Creditview Road, or will flank onto Creditview Road, where the building is on a corner lot. This is an essential component of continuing to reinforce the character of Creditview Road. A mix of lot widths and building types are strongly encouraged on Creditview Road.
- Buildings and lots will be designed to maintain opportunities for pedestrian access connections to Creditview Road, Queen Street West and the natural features as identified in the Tertiary Plan.

10.0 Tertiary Plan

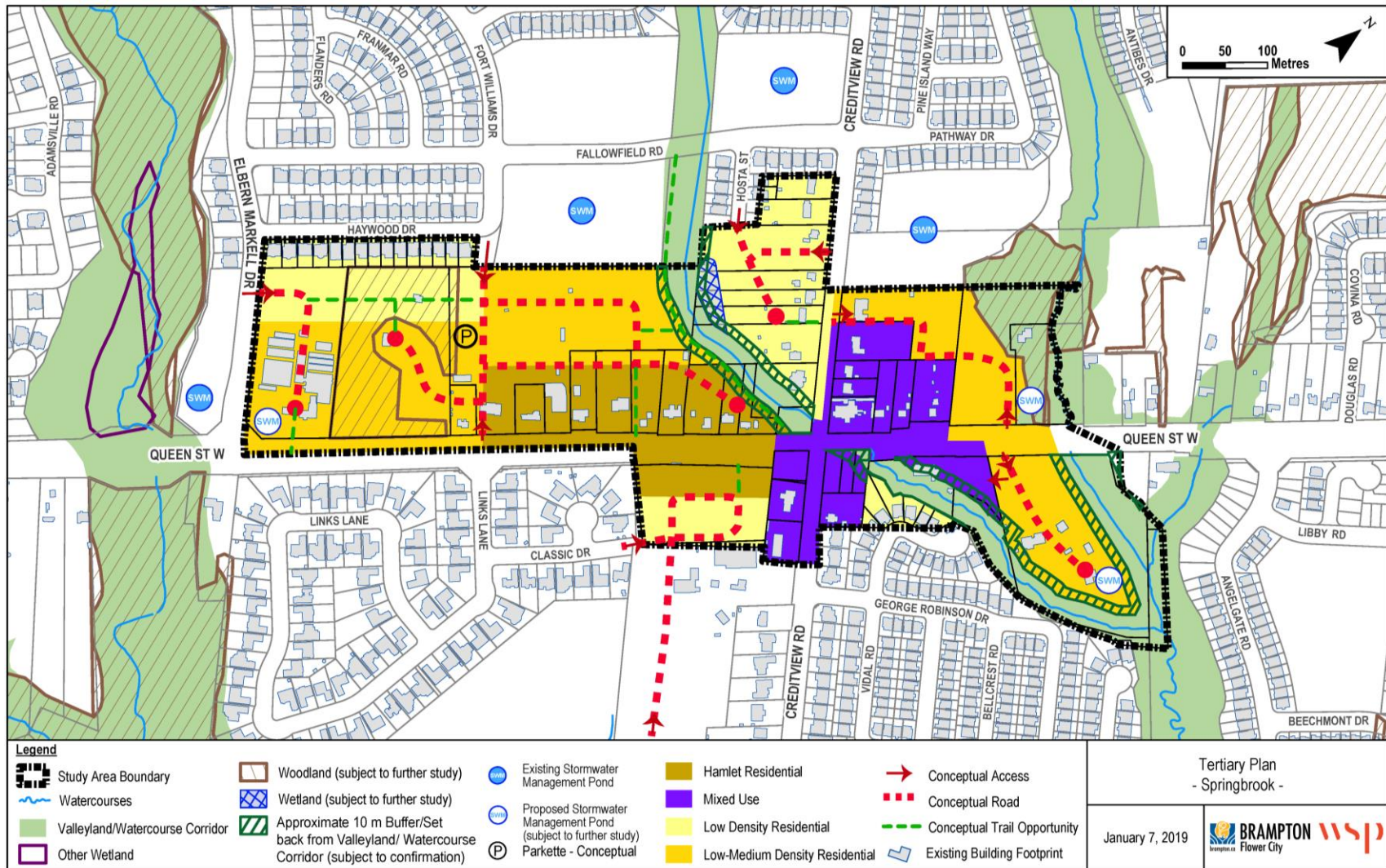
Figure 15 identifies the recommended Tertiary Plan, which integrates the vision, principles, and technical analysis contained in this Report. The Tertiary Plan largely carries forward the recommended 2013 concept plans, but introduces various changes to reflect new information, technical analysis, and to best consider recent development proposals in the Study Area.

The Tertiary Plan is intended to function as a guiding document to assist in development application review. The Plan ensures that development will suitably address a preferred stormwater management strategy, preferred overall road network and that natural heritage considerations are addressed. Development applications will be subject to detailed review and approval, which is completed in consideration of the guidance provided by the Tertiary Plan. The development constraints noted in the Plan, the stormwater management strategy as well as the identified trail and parkette opportunities are subject to change and further refinement through development applications.

Appendix A

City of Brampton | Springbrook Tertiary Plan: Background, Analysis and Recommendation Report

Figure 15 – Proposed Tertiary Plan



11.0 Conclusions and Next Steps

The development of a Tertiary Plan for Springbrook has been on-going since prior to 2007. With increased development pressure, there is a need to finalize a clear strategy which will guide development in a desirable manner and work towards achieving a vision for the community.

Implementation of the proposed Tertiary Plan will require an amendment to the Credit Valley Secondary Plan as outlined in Section 10 of this Report. This will include integration of policies to address the overall vision and goals, along with policies to support the intended land use structure and design intent. Modifications to the policies will also be required to integrate the community within the current Executive Housing policy context. Additional supportive policies regarding transportation, natural heritage, stormwater management and water/wastewater servicing will also help to ensure that development occurs in an orderly and thoughtful manner which best optimizes development opportunities while achieving the land use and design intent. Further, it is recommended that the previously drafted Springbrook Community Design Guidelines dated 2013) be finalized to implement the final Tertiary Plan recommended in this Report and to establish more detailed architectural guidance.

Many of the recommendations set out in this report will need to be implemented through the development application process. This will include the preparation of required supporting studies (functional servicing, environmental impact studies, woodland management plan, traffic impact studies, and other studies as may be required), as well as the application of conditions of approval and development agreements. This Tertiary Plan serves as a guide to facilitate development application review, and it is intended that the recommendations and principles outlined in this Report will be thoroughly reviewed and adhered to.