

CD.17.BRA
(Brampton)

DATE: December 9, 2003

TO: Chairman and Members of the Planning and Development Committee

FROM: Edward R. Sajecki, Commissioner of Planning and Building

SUBJECT: **Draft Vales of Humber Secondary Plan -
City of Brampton
Meeting Date: January 12, 2004**

ORIGIN: Planning and Building Department

BACKGROUND: The Brampton Planning, Design and Development Department has requested comments on a proposal to amend its Official Plan to establish the Vales of Humber Secondary Plan which designates approximately 209 ha (516 acres) for residential, open space, commercial, and institutional uses, yielding approximately 1,500 detached dwellings.

COMMENTS: The lands subject to the amendment are located in northeast Brampton, and are bounded by Mayfield Road to the north, the Gore Road to the east, Countryside Drive to the south and a tributary of the West Humber River (Exhibit 1). The Secondary Plan area is characterized by agricultural and rural activities.

The subject lands are currently designated "Estate Residential" in Brampton's Official Plan, which permits the development of the lands for large lots, generally 0.8 ha (2 acres) in size, served by private septic systems and municipal water supply. It is proposed to redesignate the subject lands to "Residential Upscale Executive Housing" which permits detached dwellings on lots with frontages ranging from 12 m to 24 m (40 to 80 ft). The proposed redesignation would result in 1,500 detached dwellings, an increase of 1,275 units over the 225 units estimated

to be generated by the existing "Estate Residential" designation. Net densities would range from 10 to 17 units per ha (4 to 7 units per acre).

The planning rationale for the Vales of Humber Secondary Plan is founded on the housing mix and executive housing policies of the Brampton Official Plan, which promote the need for "Upscale Executive Housing Areas" and which seek to provide only a "limited supply" of estate residential lands.

Compared to the existing "Estate Residential" designation, the redesignation of the subject lands is supportive of policies in the Provincial Policy Statement and the Regional Official Plan directed at achieving a more efficient use of land and infrastructure, and the provision of a range of housing choices. Given the distance of the subject lands from Mississauga, there should be no land use impact on Mississauga.

The Transportation and Works Department has no comments regarding the proposed amendment.

CONCLUSION:

From a planning standpoint, given the distance of the subject lands from Mississauga, there should be no land use impact on Mississauga.

RECOMMENDATIONS:

1. That the City of Brampton be advised that the City of Mississauga has no objection to the Draft Vales of Humber Secondary Plan.
2. That the report titled "Draft Vales of Humber Secondary Plan - City of Brampton" dated December 9, 2003 from the Commissioner of Planning and Building be forwarded by the City Clerk to the City of Brampton, the Town of Caledon, and the Region of Peel.

Original Signed By:

Edward R. Sajecki

Commissioner of Planning and Building