

WELCOME

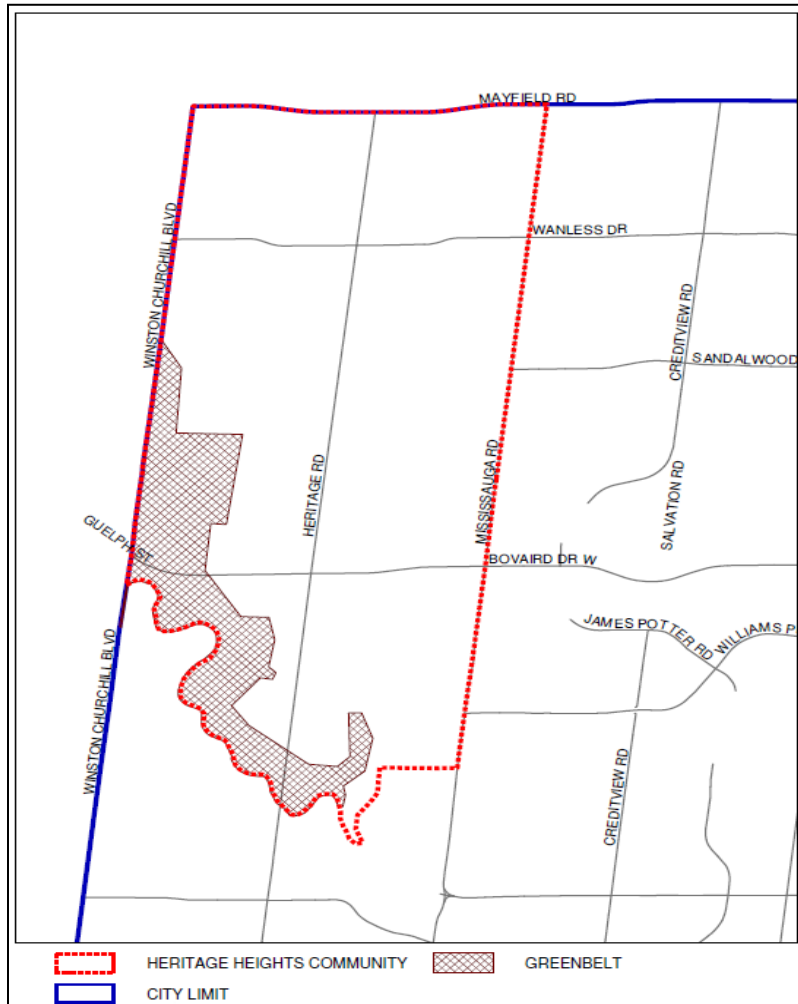
WHY ARE YOU HERE?

Tonight, members of the public are invited to review and comment on a draft land use concept to be used as a basis for the Heritage Heights Secondary Plan. The land use concept is based on input received to date from the public, stakeholders, from the current findings of the Secondary Plan component studies. Following this meeting, the City will gather all comments received on the proposed land use concept plan, and analyze them with other comments received from agencies and stakeholders as input into Secondary Planning.

Thank you for coming to this Public Open House meeting and feel free to view the panels and ask staff questions.



HERITAGE HEIGHTS SECONDARY PLAN AREA



- Bounded by Mississauga Road to the east, Winston Churchill Boulevard to the west, Mayfield Road to the north and the Credit River to the south.
- Total area of 1,635 hectares.
- Planning for 43,000 residents and 20,000 jobs.

WHAT IS A SECONDARY PLAN?

A Secondary Plan includes land use plans and policies that are adopted by amendment into the City of Brampton's Official Plan. The Heritage Heights Secondary Plan will provide direction for future development including:

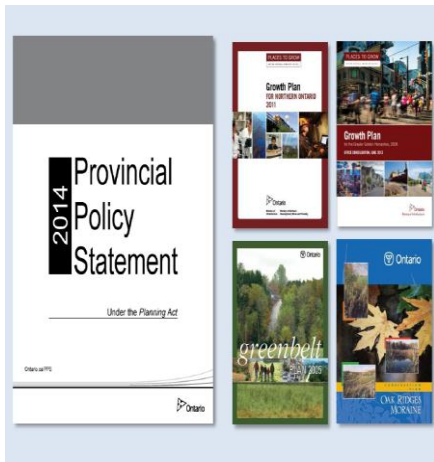
- The location of land uses (i.e. residential, employment, retail/commercial, institutional, open space);
- Overall mix of housing – including the forms and density of residential dwellings;
- Identification of a natural heritage system;
- Protection of cultural heritage;
- A road network;
- Population and employment projections;
- Urban design principles; and,
- Special policy areas to address unique conditions.



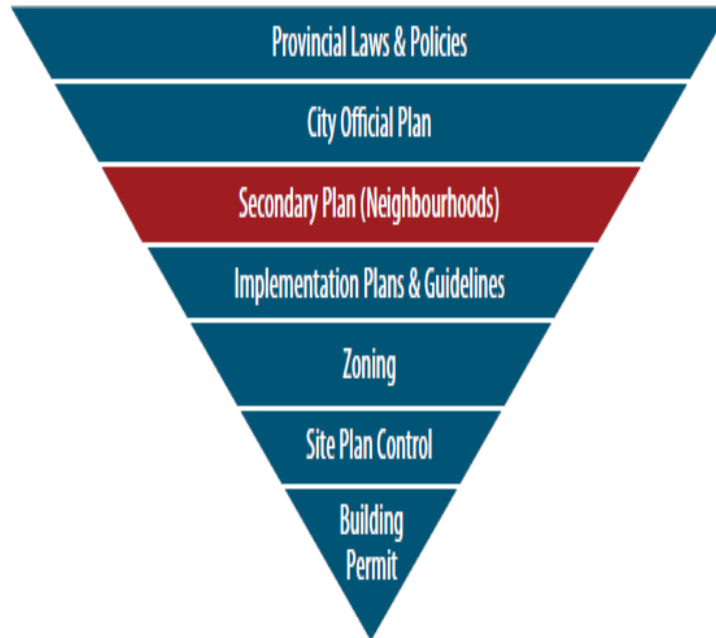
DIRECTIONS FOR THE SECONDARY PLAN

Secondary Plans must be consistent with Provincial policy direction, as well as the Region of Peel's Official Plan, the City of Brampton's Official Plan and other implementation plans.

PROVINCIAL POLICY



- Policies to create “complete communities” and how to manage growth.



MUNICIPAL POLICY



- Official Plan: land use policy direction for long-term growth and development within a municipality
- Other Municipal plans and documents such as the Environmental Master Plan, Development Design Guidelines, Transportation and Transit Master Plan.

HERITAGE HEIGHTS SECONDARY PLAN

To be planned as a complete, compact and connected community that will identify, protect and ensure a linked natural heritage system and provide opportunities for transit-oriented, mixed-use development including a variety of housing types and densities, as well as employment lands

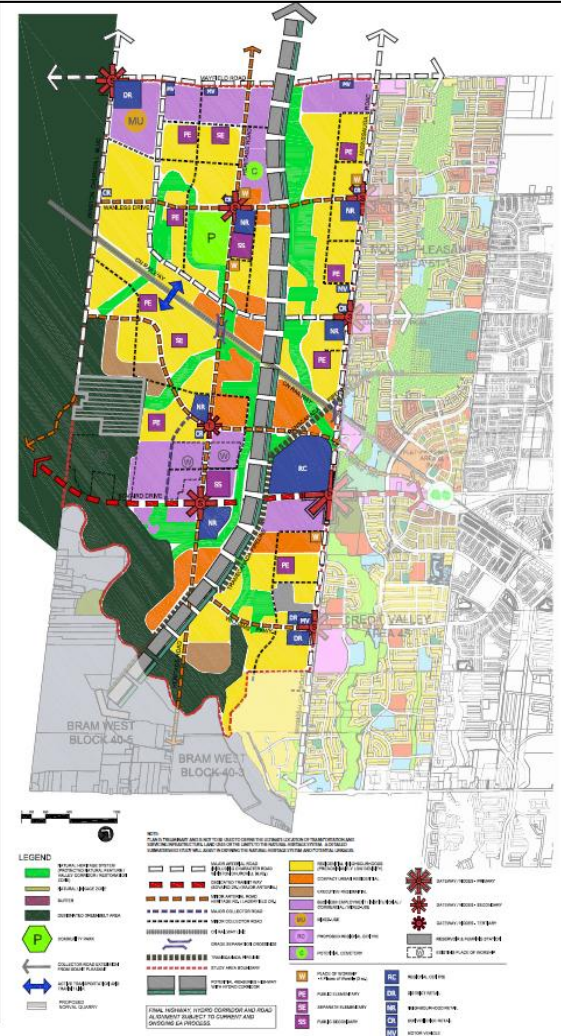


PROPOSED LAND USE CONCEPT PLAN

The Heritage Heights land use concept identifies different types of land uses. The different types of land uses are:

- Residential
- Employment and Commercial
- Open Space
- Institutional
- Infrastructure

HERITAGE HEIGHTS
PROPOSED LAND USE PLAN
May 2014



PROPOSED LAND USE CONCEPT PLAN

The Residential land uses will generally include the following:

Residential Neighbourhoods

- Predominantly low density forms of housing.
- Complementary uses may include commercial, institutional and public uses, such as schools, libraries, parks and retail centres.

Compact Urban Residential

- Built form that is outside of the more traditional single detached product.
- May include higher density townhouses, live-work units, mid-rise apartments, lane-based housing and local serving commercial, service and office uses.

Executive Residential

- Housing forms with a distinct character and identity.
- Located in areas with enhanced street designs, open space and related community amenities.



PROPOSED LAND USE CONCEPT PLAN

The Employment and Commercial land uses will generally include the following:

Business Employment/ Institutional/Commercial/Mixed Use

- The Official Plan allocates a total employment target of 20,000 jobs for the Heritage Heights Secondary Plan area.
- A multi-purpose land use category that will be further refined through the Heritage Heights Employment Implementation Study, which will recommend the elements of critical mass required to sustain a successful employment area and create jobs.

The Commercial land uses will include the following:

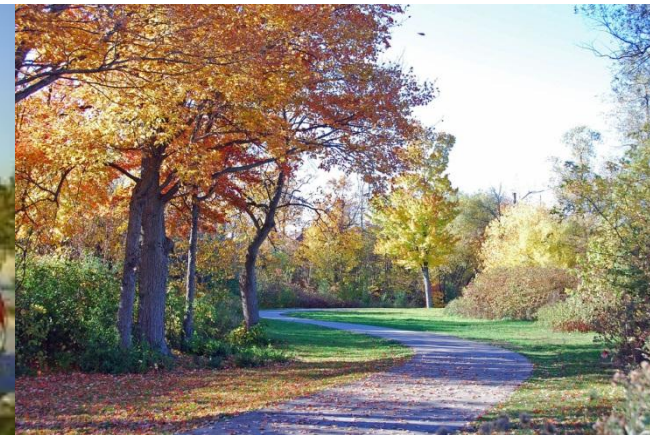
- Regional Centre
- District Retail
- Neighbourhood Retail
- Convenience Retail
- Motor Vehicle



PROPOSED LAND USE CONCEPT PLAN

The Open Space land uses will generally include the following:

- Natural Heritage System (Protected Heritage Feature/Valley Corridor/Restoration Zone)
- Natural Linkage Zone
- Designated Provincial Greenbelt Area
- Community and Neighbourhood Parks
- Town Square
- Urban park spaces that are designed for higher density mixed-use areas



PROPOSED LAND USE CONCEPT PLAN

The Institutional land uses will generally include the following:



- Place of Worship
- Public Elementary School
- Separate Elementary School
- Public Secondary School



PROPOSED LAND USE CONCEPT PLAN

The Infrastructure land uses will generally include the following:

- Major and Minor Arterial Road
- Dedicated Transit Way (Bovaird Drive)
- Major and Minor Collector Road
- CN Railway Line
- Grade Separation Crossings
- TransCanada Pipeline
- GTA West Corridor (400 series highway/utility corridor)
- Hydro Corridor



KEY PLANNING AND INFRASTRUCTURE ISSUES IN NORTH WEST BRAMPTON TO BE CONSIDERED IN THE HERITAGE HEIGHTS SECONDARY PLAN

- Planning for employment lands
 - ❑ To create a full range of jobs
- Environmental Assessment for the Provincial GTA West Corridor
 - ❑ Location and timing
- Ontario Municipal Board Appeals to the Region and City of Brampton Corridor Protection Policies
 - ❑ Linked to the GTA West Corridor location



KEY PLANNING AND INFRASTRUCTURE ISSUES IN NORTH WEST BRAMPTON TO BE CONSIDERED IN THE HERITAGE HEIGHTS SECONDARY PLAN

- North-West Brampton Shale Policy Review
 - ❑ Provincial/Regional Shale Resource Protection Area
- Norval Quarry Ontario Municipal Board Appeal
- Heritage Road GO Train Storage Facility and Potential Future GO Station
 - ❑ Provincial/Metrolinx Request
- New 400 Bed Health Care Facility
 - ❑ Request by the Central West Local Health Integration Network (LHIN)
 - ❑ Location



SECONDARY PLANNING TO DATE AND NEXT STEPS

START

September 2009 - Council authorized staff to initiate secondary planning for Areas 52 & 53



May 2012 - Heritage Heights Transportation Master Plan Public Information Centre #1 (PIC).



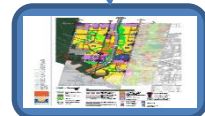
October 2012 - Heritage Heights Sub-watershed Study & Landscape Scale Analysis (LSA) Update PIC #1.



November 2012 - Heritage Heights Transportation Master Plan PIC #2. Open house meeting to present the City's Draft Preliminary Concept Plan.



April 2013 – Preliminary Concept Plan dated April 2013 was endorsed by Council.



June 2014 - Heritage Heights Transportation Master Plan PIC #3. Proposed Concept Plan dated May 2014 endorsed by Council.



March/April 2015 – Re-engagement Strategy Resolution by Council.



October 2015 – Staff presented a Re-engagement Strategy to Planning and Infrastructure Services Committee and Council for endorsement.

YOU ARE
HERE

December 2015 – Open House Meeting on the May 2014 Land Use Concept.



January 2016 – General Landowners meeting to present Re-engagement Strategy.



Refine Land Use Concept and Complete Component Studies and Draft Policies and Schedules.



Statutory Public Meeting

FINISH

Council Approval

HOW CAN YOU PARTICIPATE?

Thank you for attending this Open House meeting. Your participation in this process is important and will contribute to the development of the Heritage Heights Secondary Plan.

You can participate by:

- Filling out a comment sheet (hard copy)
- Send an email to: michelle.gervais@brampton.ca
- Mail comments to :

Michelle Gervais, Policy Planner
Planning and Infrastructure Services
2 Wellington Street West, 3rd Floor
Brampton, ON
L6Y 4R2

Comments due by December 28th, 2015

