



THE CORPORATION OF THE CITY OF BRAMPTON

BY-LAW

Number 407-2005

To Adopt Amendment Number OP93- 256
to the Official Plan of the
City of Brampton Planning Area

The Council of the Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP 93- 256 to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

Read FIRST, SECOND and THIRD TIME, and PASSED in OPEN
COUNCIL, this 12th day of December 2005

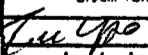

SUSAN FENNELL- MAYOR


LEONARD J. MIKULICH -CLERK

Approved as to Content:


Adrian J. Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT BRAMPTON

DATE <u>Dec 7/05</u>

AMENDMENT NUMBER OP93 - **256**
 TO THE OFFICIAL PLAN OF THE
 CITY OF BRAMPTON PLANNING AREA

1.0 Purpose and Effect of the Amendment :

The purpose of this amendment is to incorporate policies in the Official Plan in response to the City's urgent need to respond to high growth levels and to manage future high growth levels in a manner that ensures adequate infrastructure and services to existing and new residents and businesses and maintains a high quality of life for people living and working in Brampton.

The effect of this amendment is to:

- Add a new Part III – Community Block Plans to the City's Official Plan in addition to the existing Part I – The General Plan and Part II – Secondary Plans;
- Identify Community Block Plan Areas on a new Schedule 'H';
- Require that a Community Block Plan Amendment and a Community Block Plan be approved by the City prior to development of new residential and employment areas;
- Add employment land objectives to the specific criteria to be evaluated in determining priority in implementing financial and phasing policies;
- Provide for annual growth targets to be set by the City for approximately 5500 residential units per year;
- Provide for the City to establish priority and implement annual growth targets on a Community Block Plan basis;
- Provide that Secondary Plans may be implemented by the approval of Community Block Plans;
- Provide policies outlining requirements for the submission review and approval of Community Block Plan Amendments and Community Block Plans utilizing a 2 step approval process including:

Step One	Approval of the Block Plan land use plan and Community Block Plan Amendment
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Step Two	Finalize the Community Block Plan
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2.0 Location:

The lands subject to this amendment comprise the whole of the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

3.1 The document known as the Official Plan of the City of Brampton Planning Area is hereby amended:

- 1) by adding thereto, as "Schedule 'H', Community Block Plan Areas", Schedule "A" to this amendment;
- 2) by substituting the word "THREE" for the word "TWO" in the first line of Section 1.2 "Format of the Official Plan", and by adding the following words following the paragraph respecting Part II:

Part III Community Block Plans: implement the policies of Secondary Plans on a sub area basis by co-ordinating completion of detailed environmental, servicing, transportation, urban design and growth management analysis and approvals.

- 3) by deleting and replacing the third to last paragraph of Section 1.2 to read as follows:

"The formerly approved sections of these three parts (General Plan, Secondary Plans and Community Block Plans) and Schedule 'A' to 'H' constitute the approved parts of the Official Plan."

- 4) by deleting Sections 4.1.11.2 and 4.1.11.3 of section 4.1.11.4 "Residential Phasing" of the Plan and substituting therefore new Sections 4.1.11.2, 4.1.11.3, and 4.1.11.4 as follows;

4.1.11.2 The City shall, for new lands that are designated for residential purposes through a major or minor Official Plan Review, not permit such lands to be developed for such purposes until a Secondary Plan and a Community Block Plan have been formulated for the particular new development area by means of an amendment to this Plan.

4.1.11.3 In the case of residential lands designated through a major or minor Official Plan Review, the City may require that development of such lands be phased for release through policies set out in a Secondary Plan, Community Block Plan or in accordance with any

Council adopted phasing policy or strategy and the Financial and Phasing section of this Plan.

4.1.11.4 Conversion of lands designated Industrial or Business Industrial on Schedule A of this Plan to residential shall only be considered in the context of a comprehensive 5-year review of the plan or a comprehensive Secondary Plan review.

5) by expanding the sub-heading preceding section 4.2.11.6 to read "Secondary Plans and Community Block Plans" and by adding Sections 4.2.11.11 and 4.2.11.12 as follows and by renumbering existing Sections 4.2.11.11 and 4.2.11.12 and subsequent Sections accordingly:

4.2.11.11 The City shall, for new lands that are designated for industrial use purposes through a major or minor Official Plan Review, not permit such lands to be developed for such purposes until a Secondary Plan and a Community Block Plan have been formulated for the particular new development area by means of an amendment to this Plan.

4.2.11.12 In the case of industrial areas designated through a major or minor Official Plan Review, the City may require that development of such lands be phased for release through policies set out in a Secondary Plan, Community Block Plan or in accordance with any Council adopted phasing policy or strategy and the Financial and Phasing section of this Plan.

6) by adding a new Section 4.11.2.1 (viii) as follows and renumbering the existing Section 4.11.2.1 (viii) and subsequent subsections accordingly:

4.11.2.1 (viii) Employment Land Supply: Favours those development which best maintain or help to achieve objectives for employment growth by providing business, commercial and industrial lands in strategic locations.

7) by adding a new Section 4.11.2.2 as follows and renumbering the remaining Sections of 4.11.2 accordingly:

4.11.2.2 Based on the Financial Policies in Section 4.11.1 of this Plan, the Phasing Objectives in 4.11.2, and growth forecasts developed from time to time by the Province of Ontario, Region of Peel and City of Brampton; the City may adopt an annual growth target of approximately 5500 residential units per year to be used in establishing priority for planning and budgeting of new infrastructure and services and in phasing of development approvals that could otherwise result in the target being exceeded. The annual growth target shall not limit development in Downtown Brampton or

the Central Area where high levels of growth are to be encouraged in keeping with the principles of this plan and the relevant Secondary Plan policies.

Council also maintains the option of taking away allocation from applicants who have not shown significant signs of advancing towards draft approval.

- 8) by deleting the existing Section 4.11.2.2 and replacing it with a new and renumbered Section as follows:

4.11.2.3 Notwithstanding the broad intent and flexibility of the preceding policies, the City will endeavour to clarify and detail its phasing intentions at the earliest practical opportunity in the overall development approval process, preferably at the Official Plan Amendment or Secondary Plan stage, although it is still recognized that certain circumstances that may necessitate phasing may not exist or be fully predictable until a later stage of the process. In addition, the City will establish priority and set specific growth targets at the Community Block Plan stage on the basis of the policies in the OP including Section 3.3 Fundamental Goals and Objectives of the Plan, the criteria in Section 4.11.2.1 and considering the City Wide annual growth targets established in keeping with Section 4.11.2.2. This may result in phasing policies, which require that progression from one phase to the next phase be based upon the substantial occupancy of the earlier phase.

City Wide annual growth targets established in keeping with Section 4.11.2.2 will typically be implemented annually at the draft plan of subdivision approval stage. However, where a compelling public interest has been identified for providing neighbourhood scale approvals, the City may use tools such as agreements on title governing phasing and "H" holding zone by-laws under Section 36 of the Planning Act that may result in draft approvals in excess of the annual growth target but provides a timeline for building permit issuance and actual construction that is in keeping with the annual target.

- 9) by deleting Section 5.4.12 and replacing it as follows:

5.4.12 Secondary plans may be implemented through a requirement for the submission of Community Block Plans that shall facilitate a comprehensive planning approach for sub-areas in the secondary plans. The requirements for the preparation and approvals of Community Block Plans are set out in detail in Section 5.5 of This Plan.

- 10) by deleting Section 5.5 "Tertiary Plans" and replacing it with the following:

5.5 Community Block Plans and Tertiary Plans

Community Block Plans implement the policies of Secondary Plans and the recommendations of the subwatershed study on a sub area basis by co-ordinating completion of detailed environmental, servicing, transportation, urban design and growth management analysis and approvals.

Objective

To utilize Community Block Plans to coordinate: the delivery of services and infrastructure, allocation of development priority, overall layout of arterial, collector and strategic local roads, and the location, configuration character, size and urban form of parks, institutional, commercial and industrial sites for pre-defined sub-areas within applicable secondary plans; and layout/function of open space corridors, valleylands, woodlots and other natural features, including stormwater management.

Policies

- 5.5.1 Community Block Plans and Community Block Plan Amendments shall be adopted for the applicable Block Plan Areas shown on Schedule "H" in accordance with the policies of this Section prior to the approval of development applications and/ or release of development capacity.
- 5.5.2 Notwithstanding Section 5.5.1 Community Block Plan Amendments shall not be required for Block Plan Areas shown on Schedule "H" as 2-1, 41-1, 41-2, 42-1, 45-1, 45-2, & 45-3. Only Council approval of these Block Plans shall be required.
- 5.5.3 Key elements of the Community Block Plan shall be incorporated into a Community Block Plan Amendment, which will form part of the Official Plan and Secondary Plan and will be subject to the same administrative and public involvement procedures as an Official Plan amendment. Community Block Plan Amendments shall take the form of an amendment to the Secondary Plan and may be produced and consolidated as a further Chapter to the Secondary Plan.
- 5.5.4 Without limiting the generality of this Section, Community Block Plan Amendments shall include the following:
- Articulate the community vision (overall urban form, character, connections and relationships between various components of the community)
 - Articulate/demonstrate the recommendations of the subwatershed study as it relates to the conservation and restoration of the natural heritage features and functions.
 - A community concept map (to include layout of the arterial, collector and local roads, transit routes, trails, development blocks, land use, community design elements, housing form, buffers, open space and stormwater management facilities;)
 - Core Infrastructure requirements
 - Phasing and staging policies including establishing priority and set specific growth targets and limitations in accordance with Section 4.11.2.2.

- 5.5.5 In considering Community Block Plan Amendments, the City will prioritize block plan areas for approval and development in a manner that implements the growth target and limitations in 4.11.2.2.
- 5.5.6 Community Block Plans which will form the basis of Community Block Plan Amendments will be developed on the basis of the following two stage process:

Step One – Approval of the Block Plan Concept

- Identify the required background studies and sufficiently advance the necessary research such that a community block plan concept can be developed based on a comprehensive understanding of key structural requirements such as the community design vision, details of transportation infrastructure including the layout of the arterial, collector roads; requirements associated with protecting natural features and functions including identifying open space and stormwater management blocks; other key elements of the community structure such as servicing requirements and school locations.
- Prepare a draft Community Block Plan Amendment incorporating the elements identified in Section 5.5.3.
- Undertake comprehensive consultation with the City, relevant agencies, landowners, and the public regarding the emerging Community Block Plan and draft Community Block Plan Amendment including addressing the notification and statutory public meeting requirements associated with an official plan amendment.
- Approval of the Community Block Plan Amendment.

Step Two – Finalize the Community Block Plan

- Finalize and obtain necessary approvals for component studies required by the City in accordance with Section 5.5.5.
- Undertake and finalize the detail necessary to meet the requirements of a complete Community Block Plan in accordance with these Policies.
- Obtain approval of the final Community Block Plan by the City.

- 5.5.7 The City will require a variety of component studies to set out background information and documentation in support of the content of a Community Block Plan. Examples of background component studies which may be required in conjunction with the preparation of a Community Block Plan include, but are not limited to, the following:

- Environmental Impact Studies/Implementation Reports
- Functional Servicing Report
- Detailed Community Design Guidelines including architectural and landscape guidelines to provide standards for development and site plan applications in terms of urban form, character, massing and materials;
- Preliminary Noise Assessment;
- Transportation Impact Study;
- Phase 1 Archaeological Study and Heritage Impact Statement;

- Growth Management Analysis.
- Staging and Sequencing Analysis.
- Landowner Cost Sharing Agreement(s)

5.5.8 The Block Plans must ensure that new neighbourhoods and communities in Brampton are developed in a manner that will address the principles of sustainability such as providing a mix of uses, a variety of housing form, walkable communities, transit supportive densities and designs, attention to detail in the design of the public realm, and respecting natural and cultural heritage. Consistent with these principles of sustainability, Block Plans must be developed in accordance with the approved City of Brampton Development Design Guidelines including the provision of the following elements:

- Community structure – an integrated community structure with balanced land uses.
- The open space system – an interconnected system of open space, natural features and multi-use trails
- The street network – a hierarchical, efficient and functional street network with support community structure, facilitates movement through the community and reinforces the character of the community.
- Streetscapes –which reinforce the street network and provide an attractive public domain for the life of the community.
- Edges and gateways – treatment of the community edges and gateways that promote the character and identity of the community, signal major entrance points into the community and provide appropriate interfaces to its surrounding context.
- Site planning and built form – which supports the community structure, area character, proposed built form including architectural theme, building placement, massing, architectural details materials and colours, promotes visually attractive streetscapes, reinforces pedestrian scaled environments and appropriate relationships between the public and private realm.

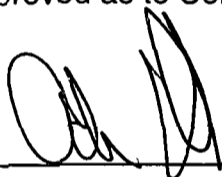
5.5.9 Schedule "H" to this Plan identifies areas for which Community Block Plans and Community Block Plan Amendments have been prepared or are proposed to be prepared. However, the City retains the flexibility in appropriate circumstances to prepare and adopt a Community Block Plan or an associated Official Plan Amendment for a portion of any such area or for an area combining all or portions of two or more such areas. The primary criteria for determining these sub-areas are:

- design configurations and intentions;
- size/area;
- natural existing features/environmental consideration;
- land use designations;
- road systems;
- land ownership; and,
- servicing requirements.

5.5.10 Community Block Plans and Community Block Plan Amendments will conform to and be designed to implement the objectives, policies and land use designations of the Official Plan and Secondary Plan.

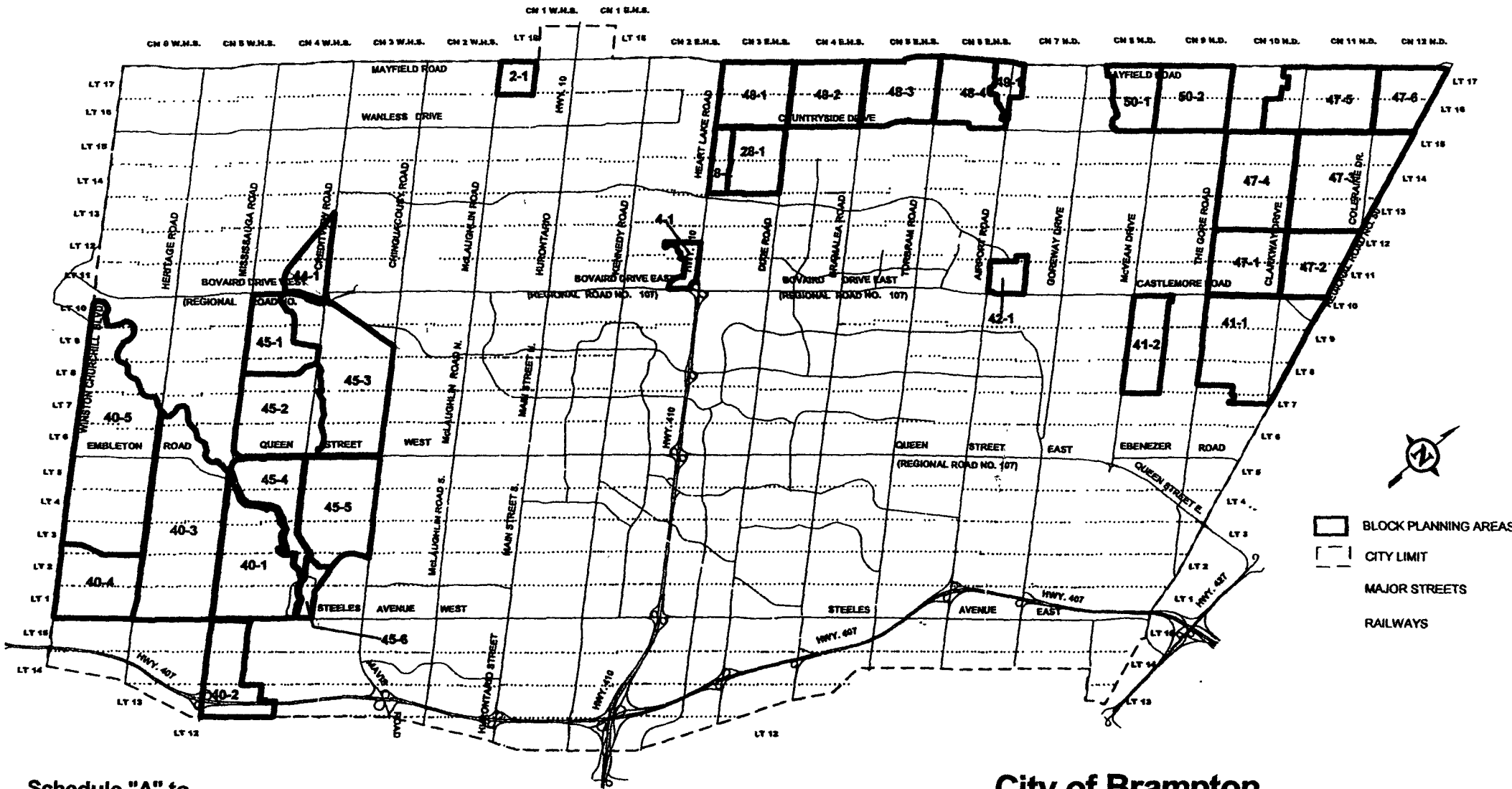
- 5.5.11 Approved supporting studies for the Community Block Plans may replace, or be supplemented by, individual studies submitted in conjunction with applications for plans of subdivisions. Development approvals generally be refused until a Community Block Plan is approved by Council.
- 5.5.12 Tertiary plans are conceptual development plans or design briefs which indicate general concepts with respect to site specific developments within a specified area of the City. Such tertiary plans may be required by the City where appropriate or in specific policies within a Secondary Plan or Community Block Plan and shall generally indicate development concepts with respect to a group of properties such as the spatial relationship of structures, vertical definition, street orientation, architectural themes, landscaping and street access. Tertiary plans may constitute a general guideline for zoning or site plan approvals for specific developments within an area where the City determines that a tertiary plan is required
- 5.5.13 The City may require, in conjunction with the formulation of a Secondary Plan, a Community Block Plan or the processing of any development application, a tertiary plan for any specific or defined group of development sites to guide subsequent zoning or site plan approvals.

Approved as to Content:



Adrian J. Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services



Schedule "A" to
Official Plan Amendment Number OP93-

City of Brampton Community Block Plan Areas Schedule 'H'



IN THE MATTER OF the *Planning Act*, R.S.O. 1990,
as amended, section 17

AND IN THE MATTER OF the City of Brampton By-law 407-2005
being a by-law to adopt Official Plan Amendment OP93-256
Brampton Strategic Response to Growth-Transition and
Implementation Strategy - File POO GR

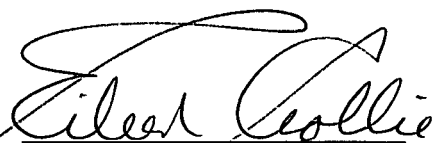
DECLARATION

I, Leonard Joseph Mikulich of the Town of Shelburne, County of Dufferin, do solemnly declare that:

1. I am the Clerk of The Corporation of the City of Brampton and as such have knowledge of the matters herein declared.
2. By-law 407-2005 was passed by the Council of the Corporation of the City of Brampton at its meeting on the 12th day of December, 2005, to adopt Amendment Number OP93-256 to the 1993 Official Plan of the City of Brampton Planning Area.
3. Written notice of By-law 407-2005 as required by section 17(23) of the *Planning Act* was given on the 28th day of December, 2005, in the manner and in the form and to the persons and agencies prescribed by the *Planning Act*, R.S.O. 1990 as amended.
4. No notice of appeal was filed under section 17(24) of the *Planning Act* on or before the final date for filing objections.
5. OP93-256 is deemed to have come into effect on the 18th day of January, 2006, in accordance with Section 17(27) of the *Planning Act*, R.S.O. 1990, as amended.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

DECLARED before me at the)
City of Brampton in the)
Region of Peel this)
18th day of January, 2006.)



EILEEN MARGARET COLLIE, A Commissioner
etc., Regional Municipality of Peel for
The Corporation of The City of Brampton
Expires February 2, 2008.