

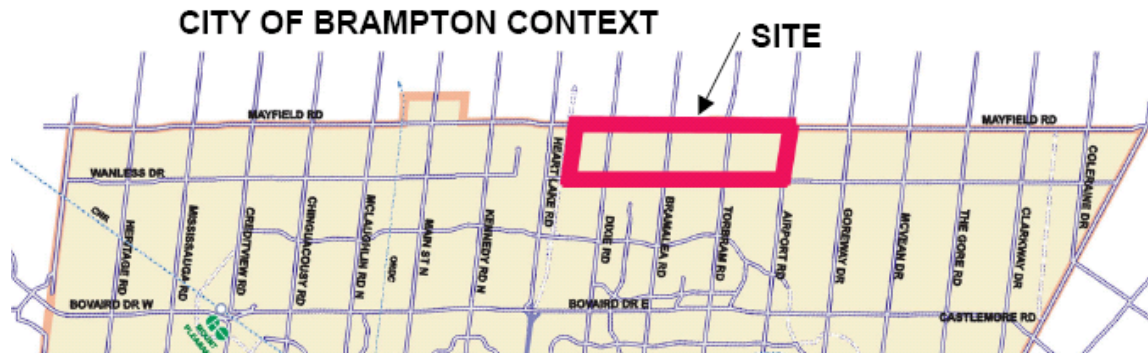
Countryside Villages Secondary Plan

A PROPOSAL BY **THE CITY OF BRAMPTON (FILE: P26S 048)**
TO AMEND THE OFFICIAL PLAN TO ESTABLISH THE
COUNTRYSIDE VILLAGES SECONDARY PLAN (CHAPTER 48).



Background

- 1,600 acres (650 hectares)
- Mayfield Road to the north, Countryside Drive to the south, the west branch of the West Humber River to the east and Heart Lake Road to the west
- designated for residential and employment uses in the Brampton Official Plan since 1997



Planning Vision

- **Planning Vision for a distinct community incorporating the concepts of “new urbanism” and sustainable development**
- **“new urbanism neighbourhoods” are designed to contain a wide range of housing and employment opportunities and to be walkable**
- **Sustainable development aims to balance social, economic and environmental factors to meet present needs while preserving the environment for future generations**



Planning Vision

- In June 2007 Council endorsed the Planning Vision, for a pedestrian friendly, transit-orientated community, as follows:
 - Protect/enhance natural heritage features
 - transit supportive design
 - Create a Main Street in the centre of the community
 - centrally located amenities /intensity of uses in key areas/corridors
 - connectivity linking the centre of the community with its neighbourhoods
 - green space and natural features as a focus



Planning Vision

- **variety of housing types and land uses, including a major employment area at the western edge of the community**
- **neighbourhood centres located at the intersection of collector & arterial roads with a mix of uses to serve area residents**
- **street network balancing function and urban design**



Planning Vision

- **Develop city-wide ADS policy (Alternative Development Standards) to implement new urbanism, to be used in strategic areas of the secondary plan**
- **key components include:**
 - rear laneways
 - turning circles
 - reduced right-of-way widths



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Background Studies

- **Background studies to guide the land use concept and implementing policies:**
 - **Cultural Heritage**
 - **Retail Commercial and Facility Needs Analysis**
 - **Urban Design**
 - **Master Environmental Servicing Plan**
 - **Transportation/Transit**
 - **Alternative Development Standards**
 - **Infrastructure/Servicing**



Proposal

- Amend the Brampton Official Plan to:
 - implement the Countryside Villages Secondary Plan
 - establish a policy framework and provide direction for detailed land use planning
 - guide the future development of a new community.

- draft official plan amendment sets out:
 - land use designations
 - a transportation network
 - policies to achieve high quality, efficient, orderly and ecologically responsible development

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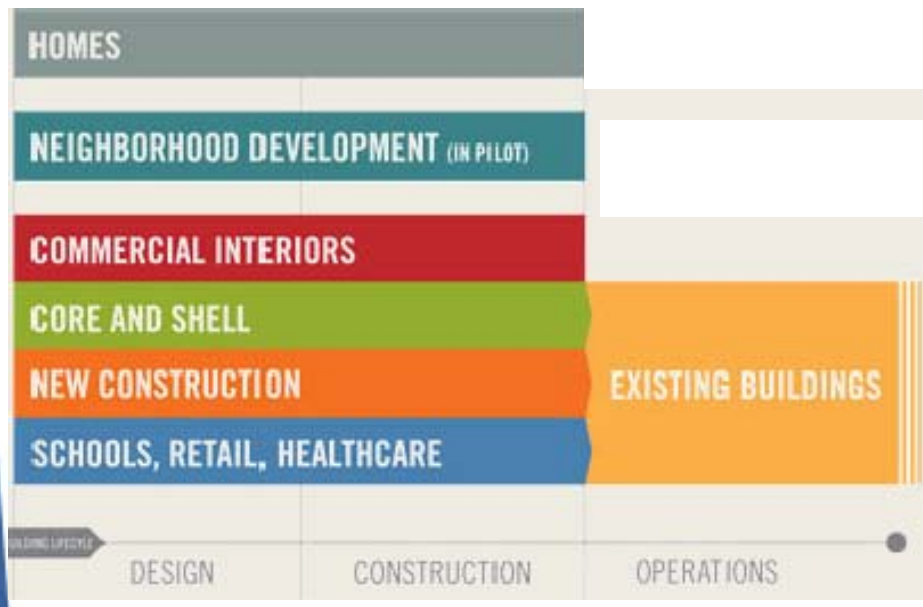
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Proposal

- inspired by LEED (Leadership in Energy and Environmental Design) neighbourhood design principles
- Rating system with pre-requisites and credits under the following system:
 - Smart Location & Linkage
 - Neighbourhood Pattern & Design
 - Green Construction & Technology
 - Innovation & Design Process



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Proposal

- Planned for a minimum of 50 persons and jobs per hectare, in keeping with the Growth Plan density target
- estimated population of 20,000 people
- estimated total employment of 7,500 jobs.



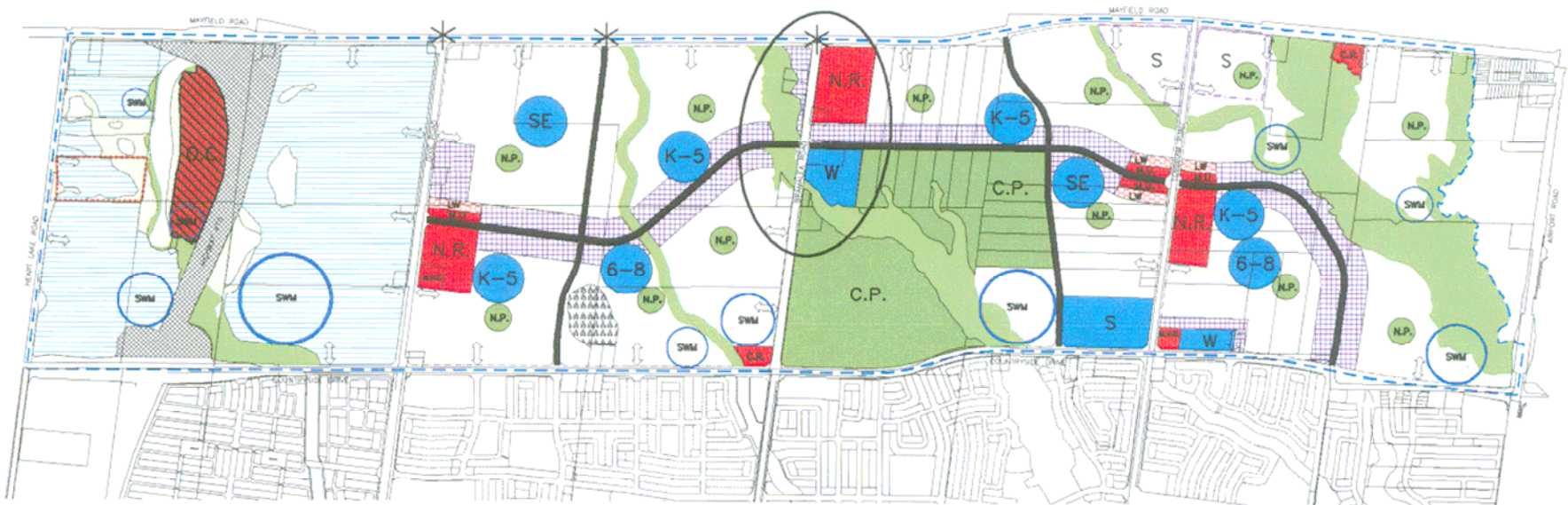
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Draft Land Use Concept



RESIDENTIAL:

- Low/Medium Density
- Medium Density
- Live/Work

EMPLOYMENT:

- Industrial
- Office Centre
- Special Policy Area

COMMERCIAL:

- M.V.C. Motor Vehicle Commercial
- C.R. Convenience Retail
- N.R. Neighbourhood Retail
- M.U. Mixed Use
- Village Core

ROAD NETWORK:

- Highway 410
- Collector Road
- Gateway
- Potential Road Access

NATURAL HERITAGE AND ENVIRONMENTAL MANAGEMENT:

- Valleyland
- Wetland
- Woodlot
- Terrestrial Feature
- SWM Facility

RECREATION OPEN SPACE:

- C.P. City Wide Park
- N.P. Neighbourhood Park

INSTITUTIONAL:

- K-5 Public Junior Elementary School Site
- 6-8 Public Middle School Site
- SE Separate Elementary School Site
- S Secondary School Site
- W Place of Worship
- S Potential Secondary School Site
- Area Subject To This Amendment

The landuse designation and collector road locations are conceptual only and will be further refined through the block plan and environmental assessment processes.

DRAFT Schedule SP 48 (a) **COUNTRYSIDE VILLAGES** **SECONDARY PLAN AREA No. 48 (a)**

SCHEDULE G TO OFFICIAL PLAN
AMENDMENT NUMBER OP2006
COUNTRYSIDE VILLAGES SECONDARY PLAN
SCHEDULE SP48 (a)
AREA No. 48 (a)

CITY OF BRAMPTON
PLANNING, DESIGN & DEVELOPMENT

DATE: 2008 7 25
sp48_sched1_jul08-HS.dwg



Key OPA Components

Key components of the draft official plan amendment include:

- **open space network that includes:**
 - **neighbourhood parks**
 - **local parks**
 - **existing/enhanced natural features consisting of valleylands, wetlands, watercourses and a woodlot**
 - **proposed expansion of up to 50 acres to the existing Brampton Sesquicentennial City-wide park**

Key OPA Components

- **western edge of the planning area designated Industrial**
 - **significant employment area**
 - **both office and industrial uses**
 - **access and exposure offered by Highway 410**



Key OPA Components

- **community uses include: elementary, middle, secondary school sites and proposed sites for places of worship**
- **range of housing types and densities to promote a transit friendly community:**
 - **Single detached, semi-detached, on-street townhouses**
 - **Laneway product**
 - **Mixed-use and Live/work units**



Key OPA Components

- retail hierarchy that includes Neighbourhood Retail, Convenience Retail, Motor Vehicle Commercial and live/work opportunities
- A natural heritage system comprised of valley corridors, woodlots and wetlands.



Outstanding Issues

There are some outstanding issues already identified by staff and public agencies that will require resolution before the proposed land use concept and official plan amendment can proceed to Council for adoption. They include:

- TRCA request to:
 - explore connection between woodlot and valley lands to the east
 - Protect Tributary C of the West Branch of the West Humber River
 - confirm location of trails within valleys/buffers
 - Avoid realigning the third creek discharging into the West Humber River
 - Modify alignment of E/W collector road to avoid crossing the valley at Bramalea Road

Outstanding Issues

- **Further examine distribution of commercial uses to establish hierarchy and format of retail sites throughout the secondary plan area.**
- **Ensure sustainable, pedestrian friendly and high quality urban design for commercial centres – especially the Village Core.**
- **Two places of worship identified on the land use plan (one existing) which may not satisfy new criteria from the Places of Worship study regarding number of sites.**
- **planning and implementation of new collector roads/widening of existing arterials needs to be undertaken in accordance with the requirements for Schedule C projects as defined in the Municipal Class Environmental Assessment.**

Outstanding Issues

- **Peel District School Board:**
 - **new secondary school site to service the secondary plan and lands to the east outside SP48**
 - **proposed land use plan shows two potential sites with underlying residential designation**
 - **Discussions underway between Metrus and the PDSB to find a suitable site, including looking at sites outside of SP48.**



Draft Official Plan Amendment

- establishes policies and a detailed land use plan, including a natural heritage system and supporting road network, as well as schedules and appendices, as Chapter 48 of the Brampton Official Plan;
- plans to accommodate a minimum of 50 persons and jobs per hectare, in keeping with the Growth Plan density targets for greenfield areas;
- special policy area east of Heart Lake Road and south of Mayfield Road to recognize a potential proposal for a private school;
- transit supportive spine road linking neighbourhoods with local centres and the Town Centre
- continued operation of the North Bramalea Church and its proposed expansion for residential uses;

Draft Official Plan Amendment

- **Alternative Development Standards as a more efficient version of the City's current standards;**
- **Town Centre located at Bramalea Road and Mayfield Road with Neighbourhood Retail, medium density, retained natural heritage features and existing North Bramalea Church;**
- **significant employment area between Heart Lake Road and Dixie Road;**
- **requires Community Block Plans to be prepared for each sub-area of the planning district;**
- **coordinate the staging and sequencing of development in conjunction with the provision of infrastructure and services required to support growth, in accordance with the City's Growth Management Program**

Next Steps

- draft land use schedule and secondary plan official plan amendment are presented by the City for public input and are also being circulated to public agencies.
- Next steps in the secondary plan process include: assessing public input and agency comments, reporting back to Planning, Design and Development Committee with a revised land use concept and official plan amendment in the new year.



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