

Appendix III – Proposed Changes to Brampton’s Official Plan

#	Existing Official Plan Policy Direction	Proposed Official Plan Policy Direction
Section 1 – Our Brampton, Our Future		
1	<i>Section 1.2 The Official Plan Review</i> provides an overview of the scoped review that resulted in the 2006 Official Plan	This section has been updated to reflect the Official Plan review that was undertaken as part of the City’s <i>Growth Plan</i> conformity exercise.
Section 2 – Context of the 2006 Official Plan		
1	The preamble to this section incorporates population, household and employment forecasts for the horizon years of 2011, 2021 and 2031.	<p>The <i>Growth Plan</i> requires the use of forecasts contained within Schedule 3 of the <i>Growth Plan</i> to be used by all upper and single-tier municipalities for planning and managing the rate of growth.</p> <p>The existing forecasts are have been deleted and replaced with forecasts developed through Brampton’s <i>Growth Plan</i> conformity exercise.</p>
2	<i>Section 2.1 Physical and Environmental Considerations</i> – This section contains a description of Brampton’s physical and environmental characteristics including its major waterways.	<p><i>Section 2.1 Physical and Environmental Considerations</i> – Additional language has been added to this section to recognize the identification of lands adjacent to the Credit River Valley as protected countryside lands as per the <i>Greenbelt</i>.</p> <p>An objective has been added under <i>Section 2.1 Physical and Environmental Considerations</i> to reflect the concept of ‘culture of conservation’ <i>Growth Plan</i> terminology</p>
3	<i>Section 2.2 Social Considerations</i> – This section contains a description of Brampton’s social and cultural demographics.	<p><i>Section 2.2 Social Considerations</i> – To reflect the existing language in this section, it has been re-titled to <i>Section 2.2 – Social and Cultural Considerations</i>. In addition, the <i>Growth Plan</i> requires that municipalities develop Official Plan policies related to the ‘conservation of cultural heritage’. Additional language has been included that reflects Brampton’s cultural heritage.</p> <p>An objective is also incorporated to recognize Brampton’s cultural heritage as an integral element of the community.</p>

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4	<i>Section 2.4.2 Managing Growth</i> – Managing Growth is one of the City's six pillars outlined in the Strategic Plan. This section contains a description of Brampton's Growth Management Program and related objectives.	<i>Section 2.4.2 Managing Growth</i> – The preamble and objectives of this section have been updated to reflect the principles of the <i>Growth Plan</i> .
5	<i>Section 2.4.3 Protecting Our Environment, Enhancing Our Neighbourhoods</i> – This is one of the City's six pillars outlined in the Strategic Plan. This section describes Brampton's commitment to conserving and protecting the natural heritage system and the City's cultural heritage.	<i>Section 2.4.3 Protecting Our Environment, Enhancing Our Neighbourhoods</i> – Modifications to some of the objectives within this section have been incorporated to reflect <i>Growth Plan</i> terminology of 'culture of conservation' as well as reflect the City's commitment to sustainability initiatives.
6	<i>Section 2.4.4 A Dynamic and Prosperous Economy</i> - This is one of the City's six pillars outlined in the Strategic Plan. This section describes Brampton's commitment to having a diversified and prosperous economy.	<i>Section 2.4.4 A Dynamic and Prosperous Economy</i> – An objective has been added to reflect Brampton's desire to promote green and eco businesses.
7	<i>Section 2.4.5 Community Lifestyle</i> - This is one of the City's six pillars outlined in the Strategic Plan. This section describes the City's goal to continue to provide a high level of service excellence to Brampton residents.	<i>Section 2.4.5 Community Lifestyle</i> – An objective has been added to this section to recognize Brampton's 'cultural heritage' resources in concert with <i>Growth Plan</i> principles.
8	<i>Section 2.5.2 Provincial Government</i> – This section provides an overview of current Provincial legislation and policy initiatives including the <i>Greenbelt Act, 2005, Strong Communities Act, 2004, The Planning and Conservation Land Statute Law Amendment (Bill 51)</i> , Provincial Policy Statement, 2005, <i>Places to Grow Act, 2005</i> including the <i>Growth Plan</i> and, <i>Accessibility for Ontarians with Disabilities Act, 2005</i>	<i>Section 2.5.2 Provincial Government</i> – Updates have been provided to the discussions on <i>Bill 51</i> and the <i>Growth Plan</i> to reflect the current status of the City's conformity initiatives.

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Section 3 – Sustainable City Concept		
1	Chapter 3 outlines the City's sustainable planning framework.	The preamble to this section now incorporates cultural conservation and environmental resources such as air, water and land
2	<i>3.1 Sustainable Planning Framework</i> – This section contains policies related to the City's sustainable planning framework.	<i>3.1 Sustainable Planning Framework</i> – The sustainable planning framework has been modified to include the principles of a cultural of conservation as well as complete communities. New sustainability policies are provided relating to residential growth within the Built-up Areas, economic development opportunities in the Central Area and UGC and, active transportation. The incorporation of these sustainability policies supports the vision and goals of the <i>Growth Plan</i> .
3	<i>3.2 Sustainable City Structure</i> – This section describes the physical structure of the City.	<i>3.2 Sustainable City Structure</i> – The sustainable City structure incorporates <i>Growth Plan</i> elements such as the Built Boundary, UGC and, Major Transit Station Areas as well as the concept of Mobility Hubs referenced in the Metrolinx Regional Transportation Plan.
4	No existing policies.	<i>3.2.1 Built Boundary</i> – The Built Boundary is defined within this section in accordance with the <i>Growth Plan</i> . A policy incorporating the <i>Growth Plan</i> designated Greenfield density target of 50 persons and jobs per hectare has also been incorporated.
5	<i>3.2.2 Intensification</i> – Policies on intensification are currently located within section 4.1.5.	<i>3.2.2 Intensification</i> – The Intensification policies have been relocated from Section 4.1.5 and replaced with modified and more detailed policies. These policies focus intensification in intensification corridors, the UGC, Mobility Hubs and Major Transit Station Areas. The intensification policies also create a framework for intensification outlining specific building heights and FSIs for the various intensification areas. These policies identify intensification areas and provide minimum density targets in accordance with the policies of the <i>Growth Plan</i> .

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6	3.2.3 <i>Central Area</i> – This section describes the location and composition of the Central Area.	3.2.3 <i>Central Area and Urban Growth Centre</i> – The <i>Growth Plan</i> has identified Brampton's downtown as an Urban Growth Centre. As such, this section has been modified to incorporate a description, policies and density target for the UGC of 200 persons and jobs per hectare.
7	3.2.4 <i>Transit Supportive Nodes</i> - This section describes and defines transit nodes throughout the City.	3.2.4 <i>Major Transit Station Areas</i> – Defines and describes Major Transit Station Areas as a major area for intensification within the City (formerly transit supportive nodes). Policies within this section also outline building heights of 3-8 storeys and a minimum density of 100 units per net residential hectare.
8	No existing policies	3.2.5 <i>Mobility Hubs - Gateway Hubs</i> – The Metrolinx Regional Transportation Plan identifies two Gateway Hubs within Brampton. Certain existing Transit Supportive Nodes have been relabeled as Gateway Mobility Hubs. This section outlines policies for three Gateway Hubs including a Gateway Hub located around the Mt. Pleasant GO Station. Building heights of 2-25 storeys, an FSI of 3.0 and, a density target of 100 to 150 persons and jobs per hectare have also been incorporated.
9	3.2.6 <i>Intensification Corridors</i> – This section describes the location and role of intensification corridors.	3.2.6 <i>Intensification Corridors</i> – The <i>Growth Plan</i> requires the designation of intensification corridors. The 2006 Official Plan already designates intensification corridors. No additional intensification corridors are proposed to be designated. This amendment further classifies intensification corridors into Primary Intensification Corridors, with 2-10 storey heights and an FSI of 1.5, and Secondary Intensification Corridors with 2 to 8 storey heights and an FSI of 1.0.

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10	3.2.8 <i>Employment Areas</i> – This section discusses the location, and composition of the City's Employment Areas.	<p>3.2.8 <i>Employment Areas</i> – Clarification that industrial, office and certain business corridor designations comprise the City's Employment Areas has been provided in concert with the policies of the <i>Growth Plan</i> to enable the implementation of conversion policies.</p> <p>The City is part of the Eco-business Zone - Partners in Project Green. As the intent of the project is to examine all aspects of the local environment and determine environmental opportunities for improvement within this area policies on green businesses and eco-business park initiatives have been added to this section.</p>
11	3.2.9 <i>Communities</i> – This section describes the City's basic living units.	3.2.9 <i>Communities</i> –The concepts of the UGC, Designated Greenfield Areas and Complete Communities have been incorporated into this section.
12	3.2.11 <i>Open Space System</i> –This section describes Brampton's open space system.	3.2.11 <i>Open Space System</i> – This section has been updated to include city specific goals to conserve cultural heritage features, and manage environmental resources in concert with the policies of the <i>Growth Plan</i> .
X.X The Central Area		
1	Existing policies on the Central Area are included within section 4.2.2.	<p>To recognize the importance of the Central area and Urban Growth Centre within the City's structure, Section 4.2.2 Central Area has been relocated to this new chapter which is devoted solely to policies surrounding the Central Area. The <i>Growth Plan</i> identifies Brampton's downtown as an Urban Growth Centre. This chapter incorporates the <i>Growth Plan</i> policies identifying the UGC as the focus for investment and the highest concentration of growth, and the minimum density target of 200 persons and jobs per hectare.</p> <p>Several new sub-sections have been added that include the use of a variety of residential uses within the Central Area as well as the incorporation of a high density employment centre and the inclusion of major transit infrastructure.</p>

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Section 4.1 – Residential		
1	This chapter describes Brampton's housing variety in terms of dwelling types, densities, and tenure, cost and live-work options.	<p>Minor modifications to policies within this section have been incorporated to reflect <i>Growth Plan</i> intensification targets and policies related to complete communities.</p> <p>The intensification policies currently within section 4.1.5 have been relocated to section 3.2.2 to reflect the mixed use nature of these corridors.</p>
Section 4.2 – Commercial		
1	This chapter details policy related to the Central Area, Office Centres and, retailing.	<p>To recognize the importance of the Central Area and Urban Growth Centre within the City's structure, Section 4.2.2 – Central Area has been relocated to a new chapter devoted solely to policies surrounding the Central Area.</p> <p>Sections 4.2.3 to 4.2.7 dealing with the office designation have been relocated to Chapter 4.3 Employment enabling policies related to Brampton's employment areas to be contained within one chapter.</p>
Section 4.3 - Employment		
1	This chapter details policy related to Business Corridors and Industrial lands.	Sections 4.2.3 to 4.2.7 dealing with the office designation have been relocated from section 4.1 Residential enabling all policies related to Brampton's employment areas to be contained within one chapter.
2	<i>4.3.1 Business Corridors</i> – This section defines the types of business uses along specific corridors throughout the city.	<p>Clarification has been provided as to what land use designations comprise the Business Corridors and recognizes that Business Corridors also accommodate a range of ancillary uses.</p> <p>In addition, a policy has been added to this section that scopes the need to demonstrate the potential impact on the Central Area to Major Offices (greater than 10,000m²) only with the Business Corridor designation.</p>
3	<i>4.3.2 Industrial</i> – The Industrial section of this Plan provides for the development of light to heavy industrial uses such as manufacturing, processing, repair and service, warehousing and distribution.	<i>4.3.2 Industrial</i> – Language has been added to recognize the accommodation of some ancillary uses within some industrial lands.

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4	4.3.1.8, 4.3.2.16 – Contains policies on employment land conversions.	The <i>Growth Plan</i> provides direction to municipalities as to when they may permit the conversion of employment areas to non-employment uses and what considerations must be given in their determination. Clarification has been added to the existing policies by stating that lands designated industrial and those business corridor lands that permit traditional industrial uses (and not mixed commercial areas), comprise the City's employment areas. Major Retail is defined and considered a non-employment use for the purposes of the conversion policies. A similar policy has been added to the policies under the Office designation which includes offices as employment lands.
5	No existing policies.	4.3.8 <i>Green Business / Eco-Business</i> is a new section to the official plan that outlines how a sustainable planning approach is used to promote green business activities that are financially and environmentally sustainable. The City is part of the Eco-business Zone - Partners in Project Green. As the intent of the project is to examine all aspects of the local environment and determine environmental opportunities for improvement within this area, policies on green businesses and eco-business park initiatives have been added to this section.
Section 4.4 Transportation		
1	This chapter discusses both private and public transportation within the City of Brampton and describes various policies for the development of new infrastructure.	Additional policies have been incorporated within this section to strengthen the direction on active transportation and goods movement. Policies on Transportation Systems Management and Transportation Demand Management are strengthened to reflect the recommendations from the draft final Transportation and Transit Master Plan, 2009.
2	4.4.2 <i>Road Network</i> – Contains policies related to the City's road network.	Minor modifications to policies have been incorporated to reflect that the North South Transportation Corridor should be a road of higher jurisdiction.
3	4.4.4 <i>Public Transit</i> – This section contains policies related to transit and land use.	4.4.4 <i>Public Transit</i> – This section now includes policies on Major Transit Station Areas and Mobility Hubs to reflect <i>Growth Plan</i> and Metrolinx Regional Transportation Plan terminology and policies.

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Section 4.5 Natural Heritage and Environmental Management		
1	This chapter details policy related to environmental management and natural heritage systems.	Within this chapter, the concept of culture of conservation is introduced consistent with the policies of the <i>Growth Plan</i> .
2	<i>4.5.6 Natural Heritage System</i> – The natural heritage system is defined and discussed throughout this section.	<i>4.5.6 Natural Heritage System</i> – This section has been updated to include some discussion on river and valley corridors of the Credit River, Fletcher's Creek, Etobicoke Creek, Mimico Creek and the Humber and West Humber River watersheds. The Growth Plan takes into account the importance and unique characterizes of the natural heritage features.
3	<i>4.5.7 Valleylands and Watercourse Corridors</i> – Policies related to valleylands and watercourse corridors are included within this section.	<i>4.5.7 Valleylands and Watercourse Corridors</i> – As a housekeeping item, this section was updated to include the 14 lake-pond systems that occur within the Etobicoke and Spring Creek watersheds.
4	No existing policies.	The Growth Plan supports the protection and conservation of water, energy, air and cultural heritage. Section 4.5.15.2 Culture of Conservation has been added and expands upon existing policies related to air quality and includes discussions on water and cultural heritage. A policy has been included to reflect the City's intention to develop a long term energy plan for the Central Area.
4.6 Recreational Open Space		
1	Policies related to the City's recreational open space network are detailed within this chapter.	The term and definition for cultural heritage has been incorporated into this section. Two new objectives have been added to this section that relate to the management, restoration and enhancement of recreational open spaces and programs to foster environmental education and stewardship.
4.7 Infrastructure and Utilities		
1	This chapter discusses various City utilities and their surrounding infrastructure.	The objectives in this chapter have been updated to incorporate the promotion of green, sustainable infrastructure and utility development and to ensure that infrastructure is provided in a timely and efficient manner particularly within intensification areas. Also, they ensure that infrastructure providers are working together with the City to plan long term infrastructure to support growth. These objectives are consistent with the policies of the <i>Growth Plan</i> .

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4.8 Institutional and Public Uses		
1	This chapter contains policies related to institutional and public uses.	The concept of Complete Communities has been added to the preamble of this section in support of <i>Growth Plan</i> policies.
4.9 Cultural Heritage		
1	Policies surrounding Brampton's cultural heritage are included within this chapter.	Elements such as natural, established and old growth vegetation have been listed as part of the City's cultural heritage landscapes. The Growth Plan supports the protection of cultural heritage sites, and valuable renewable and non-renewable resources.
4.10 Urban Design		
1	<i>4.10.3.2 Community Revitalization</i> – encompasses policies related to infill development.	A policy has been added under this section to protect for Cultural heritage resources in concert with <i>Growth Plan</i> principles.
2	<i>4.10.3.3 – Transit Oriented Development</i> – contains policies related to the promotion and encouragement of transit oriented development.	<i>4.10.3.3 – Transit Oriented Development</i> – The concepts of Mobility Hubs, Major Transit Station Areas as well as intensification corridors have been added to this section in concert with policies of the <i>Growth Plan</i> and the Metrolinx Regional Transportation Plan.
3	<i>4.10.3.6.6 – Parking</i> – Design principles are listed that relate to parking.	<i>4.10.3.6.6 – Parking</i> – A new design principle has been added to this section that relates to sustainable storm-water practices such as permeable ground surfaces and bioretention. The Growth Plan encourages municipalities to implement and support innovative storm-water management actions as part of redevelopment and intensification.
4.11 Financial and Phasing		
1	<i>4.11.2.1 – Phasing</i> - criteria for selecting lands to be given development priority with respect to all stages of the development approval process	<i>4.11.2.1 – Phasing</i> – New criteria has been introduced to (iv) that addresses concepts of sustainability such as conservation of water and energy as well as the mitigation of adverse impacts on the natural systems.
4.14 North West Brampton Urban Development Area		
1	4.14.5 This section outlines objectives to be incorporated when preparing Secondary Plans for Northwest Brampton.	4.14.5 – Two new objectives have been added to promote sustainable development, and designate and protect natural heritage systems in concert with policies of the <i>Growth Plan</i> .

#	Existing Official Plan Policy Direction	Proposed Official Plan Policy Direction
5.0 Implementation		
1	<i>5.2 Definitions</i> – A listing of all Official Plan definitions are described in this section.	<p><i>5.2 Definitions</i> – The following terms have been added to this section:</p> <p>Built-up Area, Built Boundary, Complete Communities, Culture of Conservation, Designated Greenfield Area, Ecological Goods and Services, Intensification Corridors, Major Office, Major Retail, Major Transit Station Area, Mobility Hub, Mobility Hub – Anchor, Mobility Hub – Gateway.</p> <p>The following terms have been refined in this section:</p> <p>Employment Area and, Minor Development and Site Alteration.</p> <p>The above noted terms are <i>Growth Plan</i> terms or are terms that have been included / refined in order to provide clarity to proposed policies.</p>
2	<i>5.5 Community Block Plans and Tertiary Plans</i> – This section outlines the process by which and, studies that are required, for the development of Block Plans and Tertiary Plans.	A modified, streamlined one-stage Block Plan process has been incorporated as part of further study, consultation with key stakeholders and discussion with BILD as part of the City's Development Charge Bylaw update process.

#	Existing Official Plan Policy Direction	Proposed Official Plan Policy Direction
Schedules		
1	<i>Schedule 1 – City Concept</i>	<p>This schedule incorporates the built boundary, renames ‘transit supportive nodes’ to ‘major transit station areas’ and ‘mobility hubs’ and, classifies existing intensification corridors into ‘primary intensification corridors’ and ‘secondary intensification corridors’. The incorporation and refinement of these concepts are to reflect terminology and policies of the <i>Growth Plan</i>.</p> <p>In addition, the boundaries of the Central Area have been modified to include the Dominion Glass site located to the north of Clark Boulevard between Highway 410 and West Drive. This expansion is being recommended to recognize the site’s long-term redevelopment potential and to ensure that the boundaries of the Central Area are consistent between the Official Plan and the Queen Street Corridor Secondary Plan.</p> <p>Housekeeping amendments to incorporate revisions to the ‘open space system’ as part of OP2006-015 and OP2006-016 have been included.</p>
2	No existing schedule.	<i>Schedule 1A – Urban Growth Centre</i> has been added showing the boundaries of Brampton’s Urban Growth Centre. The <i>Growth Plan</i> requires municipalities with an Urban Growth Centre to delineate it within their Official Plans.
3	<i>Schedule 2 – Flower City Strategy Street Corridor Master Plan</i>	This schedule has been amended to incorporate the proposed Central Area boundary modification. See rationale provided in #1 above.
4	<i>Schedule A – General Land Use Designations</i>	<p>This schedule incorporates a ‘special study area’ for residential lands in Northeast Brampton between Mayfield Road, Clarkway Drive and Castlemore Road pending the completion of Brampton’s <i>Growth Plan Market Demand and Development Feasibility Study</i> after which a land use designation will be proposed for final consideration.</p> <p>In addition, this schedule has been amended to incorporate the proposed Central Area boundary modification. See rationale provided in #1 above.</p>

#	Existing Official Plan Policy Direction	Proposed Official Plan Policy Direction
5	<i>Schedule B – City Road Hierarchy and Schedule B1 – City Road Right-of-Way Widths</i>	These schedules have been revised to reflect the draft final 2009 Transportation and Transit Master Plan roads network. Also included is the addition of four new collector roads (in Secondary Plans 48 and 51), one new major arterial road (in Secondary Plan Area 47), the extension of a minor arterial road (Northwest Brampton) and the realignment of a minor arterial road (East Brampton).
6	<i>Schedule C – Transit Network</i>	This schedule has been revised to reflect the draft final 2009 Transportation and Transit Master Plan 2031 transit network. Additionally, two 'major transit nodes' have been removed (located at Sandalwood Parkway and Main Street and, Sandalwood Parkway and Kennedy Road).
7	<i>Schedule C1 – Major Pathway Network</i>	As the Open Space Network is shown for context on this Schedule, modifications to the Open Space Network detailed in #1 and #8 have been incorporated into this schedule.
8	<i>Schedule D – Natural Heritage Features and Areas</i>	As a housekeeping amendment this schedule has been revised to show the City's fourteen lakes and ponds and 'lakes and ponds' have been added to the legend forming part of the City's natural heritage features. In addition, the Churchville-Norval and Levi's Creek Provincially Significant Wetlands have been added.
9	<i>Schedule E – Major Recreational Open Space</i>	As a housekeeping amendment a revision to the 'open space system' as part of OP2006-016 has been included.