



F1-1

## Report

Planning, Design &amp; Development Committee

Standing Committee of the Council  
of the Corporation of the City of Brampton

**Date:** October 1, 2007

PLANNING, DESIGN &amp; DEVELOPMENT COMMITTEE

**File:** G65 GP

**Subject:** RECOMMENDATION REPORT

**DATE:** October 15, 2007

Interim Growth Management Policies

City of Brampton Official Plan Amendment

**Contact:** Janice Given, Manager, Growth Management and Special Policy  
(905-874-3459)

Tara Buonpensiero, Growth Management Policy Planner  
(905-874-2071)

### OVERVIEW:

- The purpose of these proposed official plan amendments is to add interim growth management policies to both the 1993 and 2006 Official Plan to guide applications for high-density residential intensification outside of the Central Area and applications for employment land conversions across the City, until the overall Growth Plan conformity exercise is complete.
- The statutory public meeting for this item was held September 5, 2007.
- The City of Brampton official plan amendments were circulated to external agencies August 20, 2007.
- This report responds to the comments received from the statutory public meeting and the circulation to external agencies. Based on the comments received, staff are recommending some changes to the Official Plan amendments.
- The changes staff are recommending to the Official Plan amendments are as follows:

#### General Intensification Policies

Add another bullet as follows: *"that the proposal meets the required limits of development as established by the City in consultation with the Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system."*



Revise the final bullet as follows: *“through a storm water management plan acceptable to the City in consultation with the Conservation Authority, identify the required storm drainage system, potential impacts on downstream watercourses, and recommend sustainable technologies and the concepts of low impact development where possible and measures to mitigate the impacts of development.”*

#### **Transit Supportive Nodes and Intensification Corridors**

Add another policy as follows: *“Proposals for residential intensification 4 storeys or greater in the Transit Nodes and Corridors along Highway 10, between Sandalwood Parkway and the Brampton/Mississauga municipal boundary, and along Queen Street, between Chinguacousy Road and the Brampton/Vaughan municipal boundary that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in policy 4.14.1.1 and shall be limited to a maximum building height of 10 storeys, and a maximum density of 200 units per net residential hectare.”*

Include policies to specify that the general intensification policies and policies that affect ‘all other areas of the City’ do not apply to the 3 acre Heathwood Homes site at the north west corner of Mavis Road and Highway 407. This area will be indicated on Schedule A of the 2006 Official Plan (as Special Land Use Policy Area 11) and on Schedule H-1 of the 1993 Official Plan.

#### **Employment Land Conversions**

That a policy be added to specify that the employment land conversion policy shall not prevent the re-designation of employment lands to non-employment uses in the Bram West Secondary Plan adopted by Council in October 2006 as OP93-270.

### **RECOMMENDATIONS:**

1. **That** the report entitled “Recommendation Report – Interim Growth Management Policies, City of Brampton Official Plan Amendments” dated October 1, 2007, be received;
2. **That** staff be directed to revise the City’s Official Plan amendments for interim growth management policies as follows:

#### **General Intensification Policies**

Add another bullet as follows: *“that the proposal meets the required limits of development as established by the City in consultation with the Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system.”*



Revise the final bullet as follows: *"through a storm water management plan acceptable to the City in consultation with the Conservation Authority, identify the required storm drainage system, potential impacts on downstream watercourses, and recommend sustainable technologies and the concepts of low impact development where possible and measures to mitigate the impacts of development."*

#### Transit Supportive Nodes and Intensification Corridors

Add another policy as follows: *"Proposals for residential intensification 4 storeys or greater in the Transit Nodes and Corridors along Highway 10, between Sandalwood Parkway and the Brampton/Mississauga municipal boundary, and along Queen Street, between Chinguacousy Road and the Brampton/Vaughan municipal boundary that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in policy 4.14.1.1 and shall be limited to a maximum building height of 10 storeys, and a maximum density of 200 units per net residential hectare."*

Include policies to specify that the general intensification policies and policies that affect 'all other areas of the City' do not apply to the 3 acre Heathwood Homes site at the north west corner of Mavis Road and Highway 407. This area will be indicated on Schedule A of the 2006 Official Plan (as Special Land Use Policy Area 11) and on Schedule H-1 of the 1993 Official Plan.

#### Employment Land Conversions

That a policy be added to specify that the employment land conversion policy shall not prevent the re-designation of employment lands to non-employment uses in the Bram West Secondary Plan adopted by Council in October 2006 as OP93-270.

3. **That**, provided a minimum of 100,000 square feet of office space is developed on the 'Morrissey property' (Special Policy Area 8 in the Bram East Secondary Plan), flexibility may be exercised in the final location of the office space within the Special Policy Area, such that the entire 100,000 square feet of office space may be located on the east side of the valley in response to market conditions. Further, the addition of supermarket floor space will be supported and would be deemed to comply with the employment land conversion policies, subject to an Official Plan amendment and rezoning.
4. **That** staff be directed to prepare the necessary documents in order for City Council to adopt the interim growth management policies Official Plan amendment at their meeting of October 24, 2007; and,
5. **That** the City Clerk be directed to forward a copy of this staff report and Council resolution to the Region of Peel, the City of Mississauga and the Town of Caledon.



**BACKGROUND:**

Over the past two years, policy direction from the provincial government has placed significant emphasis on intensification and on ensuring that there is a long-term supply of employment lands to meet future demands. To ensure conformity with these provincial policy directions, in April 2007, Council approved the Growth Plan conformity work plan (per Resolution C097-2007), which outlined the steps, stakeholders, roles and responsibilities necessary to achieve Growth Plan conformity. Specifically, the Growth Plan conformity work plan identified that the following studies be completed with the assistance of outside expertise:

- Greenfield Land Inventory;
- Employment Land Inventory and Analysis;
- Review of Built Densities and Planning Densities;
- Inventory and Assessment of Intensification Opportunities;
- Review and Assessment of Existing Infrastructure and Future Capacity;
- Financial and Municipal Management Implications;
- Allocation of Population and Employment Across Region; and,
- Public Awareness Strategy.

In addition to the studies listed above, there are other studies being prepared in collaboration with the Region of Peel and the Province of Ontario. One such study is a review of the natural systems for the Greater Golden Horseshoe.

The Places to Grow Act, 2005 requires that all municipalities affected by the Growth Plan shall amend their respective Official Plans within 3 years of the Growth Plan coming into effect (by June 16, 2009.) Due to the scale and scope of studies required to complete the conformity exercise, staff anticipates that completion of the conformity official plan amendment will be in line with the June 2009 deadline prescribed by the Places to Grow Act, 2005.

To guide applications for high-density residential intensification outside of the Central Area and applications for employment land conversions across the City until the overall Growth Plan conformity exercise is complete, staff are proposing to amend both the 1993 and 2006 Brampton Official Plans to include interim growth management policies. The following sections outline key definitions and the highlights of the draft interim growth management policies that proceeded to statutory public meeting on September 5, 2007.

**Draft Policies Presented at September 5, 2007 Statutory Public Meeting****Definitions**

For the purposes of interim growth management policies, "residential intensification" shall mean the development of a property, site or area at a higher



density than currently exists, consistent with the Growth Plan definition, and "employment area" shall mean an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary uses.

#### General Intensification Policies

General intensification policies are proposed for applications for residential intensification outside of the Central Area. These general intensification policies provide guidelines for such things as appropriate transition to adjacent uses, compatibility, impacts on infrastructure and proximity to transit. It is proposed that applications for residential intensification outside of the Central Area be evaluated based on these general intensification policies.

#### Intensification Corridors and Transit Supportive Nodes

Intensification Corridors and Transit Supportive Nodes are identified in the 2006 Official Plan as areas where future intensification will be located. Again, proposed interim growth management policies would not apply to Intensification Corridors and Transit Supportive Nodes within the Central Area. Properties considered to be within intensification corridors are defined as having one property boundary that abuts the right-of-way defining the intensification corridor. Properties within a Transit Supportive Node are defined as being within a 500-metre radius (representing about a 10-minute walk) of the intersecting roads defining the Transit Supportive Node. This definition is consistent with the definition of a Major Transit Station Area in the Growth Plan, which states that a Major Transit Station Area is the area within a 500-metre radius of a higher order transit station.

Proposed interim growth management policies recognize that intensification in these nodes and corridors is appropriate; however, until the intensification study is complete, amendments to the Official Plan and Zoning By-law will be contemplated to a maximum of eight (8) storeys with a maximum density of 200 units per net residential hectare (from the definition of high-density development in the 1993 and 2006 Official Plan.)

#### All Other Areas of the City

Proposed policies for areas outside of the Central Area and Transit Supportive Nodes and Intensification corridors are aimed at allowing sensitive residential intensification in locations that are compatible with the surrounding neighbourhood. The proposed policy direction states that any amendment to the Official Plan or Zoning By-law will be evaluated based on the General Intensification Policies above, to a maximum building height of 4 storeys.

It is intended that the site north of Highway 407 between Chinguacousy Road and Mavis Road be exempted from the provisions of the interim growth



management policies to facilitate an agreement between Heathwood Homes and the City of Brampton related to an Ontario Municipal Board hearing on a Zoning By-law Amendment for the subject site. (T02W13.006). This agreement, approved by Council resolution on April 24, 2006 (resolution C122-206) directs that the City initiate a site-specific Official Plan amendment to permit up to 366 apartment units within two buildings with a maximum building height of 16 storeys, on the identified 3-acre portion of the Heathwood Homes site.

In the event that future applications for residential intensification are submitted in advance of the adoption of the Growth Plan conformity amendment, which requests a higher density than is prescribed by this Official Plan amendment, the increase is justified by supporting studies and the application does not compromise the outcome of the Growth Plan conformity exercise. An Official Plan amendment may be filed and Council may, at its discretion, approve such an amendment.

#### Employment Land Conversions

The Provincial Policy Statement requires that applications for the conversion of employment lands to non-employment uses must be done through a municipal comprehensive review that demonstrates that the land is not required for employment purposes over the long term and that there is need for the conversion. The requirements for a municipal comprehensive review, as defined by the Provincial Policy Statement, will be met by the City through preparation of the Employment Lands Inventory and Analysis to be done as part of the overall Growth Plan conformity exercise, together with the implementing strategy and amendment. Staff are concerned that an Official Plan amendment application for employment land conversion may be submitted prior to completion of the municipally initiated comprehensive review and, although the Places to Grow Act, 2005 already prevents Council from making any decision in contravention of the Growth Plan, these interim policies make it absolutely clear as to the position that the City will take until the municipal comprehensive review is undertaken.

As a result of the above, the proposed interim growth management policy direction states that applications for Official Plan amendments to convert lands designated for employment uses to non-employment uses are considered premature. The interim growth management policies would not preclude approval of an amendment, which proposes to modify the mix or density of employment land, although the employment land study will address these elements as well.

#### **CURRENT SITUATION:**

To obtain public input on this item, a statutory public meeting was held September 5, 2007, and a circulation to external agencies was sent out on August 20, 2007. A summary of the comments received and a staff response is provided in the sections below.



## Agency Submissions

On August 20, 2007, the draft Official Plan amendments for the proposed interim growth management policies were circulated to 18 agencies for comment. As a result of this circulation, four comments have been received to date. Both the Town of Caledon and the Dufferin-Peel Catholic District School Board have advised that they have no comment. The remaining comments are summarized below, followed by a staff response.

### Region of Peel

Comments from the Region of Peel advised that an amendment to the Regional Official Plan is not required and the proposed amendment is exempt from Regional approval as per the Planning Act.

The Region of Peel is supportive of the proposed Official Plan amendment.

Staff Response:

No response necessary

### Credit Valley Conservation

Comments from Credit Valley Conservation propose modifications to policy 4.14.1.1 to be more specific related to buffers, mitigation and storm water management initiatives as follows:

*The comments specifically asked for a separate bullet that states "that the proposal meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system."*

*The final bullet be revised to state that "through a storm water management plan acceptable to the City and Conservation Authority, identify the required storm drainage system, potential impacts on downstream watercourses, and recommend sustainable technologies and the concepts of low impact development where possible and measures to mitigate the impacts of development."*

Staff Response:

Staff have no objection to the revisions put forward by Credit Valley Conservation and will revise policy 4.14.1.1 to reflect the comments generally as outlined above.



## Statutory Public Meeting

A statutory public meeting was held for the proposed interim growth management policies on September 5, 2007. Three members of the public spoke at the public meeting and four items of written correspondence were submitted to the City.

Comments from the statutory public meeting and items of written correspondence are summarized below, followed by a staff response.

### Mr. Jim Kennedy, KLM Planning Partners Inc. – Bram West Secondary Plan

Mr. Jim Kennedy, KLM Planning Partners, advised that he has clients within the Bram West Secondary Plan Area and is requesting clarification that this City initiated Official Plan amendment will not affect the land use modifications included in the Official Plan amendment for the Bram West Secondary Plan. The Official Plan amendment for the Bram West Secondary Plan has been approved by Council, but has been appealed to the Ontario Municipal Board. The specific area of concern is the lands previously designated employment, and now designated residential.

### Staff Response:

A number of background studies were completed to support the final land use concept for the Bram West Secondary Plan review. One such study was a review of employment lands prepared by Hemson Consulting Limited. The Hemson study was very thorough and as such, met the definition of a 'comprehensive review', as defined in the 2005 Provincial Policy Statement. Based on the results of the comprehensive review, the Hemson study recommended certain conversions of employment lands to non-employment uses and alternatively certain residential uses for employment uses.

After full consideration of all of the background information available at the time, and the results of numerous public meetings and open houses, City of Brampton Council approved the Bram West Secondary Plan Amendment in October 2006 as OP93-270. It is not the intention of these interim growth management policies to be retroactively applied to decisions already made by Council, but rather to guide future decisions until such time that the Growth Plan conformity exercise is complete. As a result, staff are recommending that the interim growth management Official Plan amendment be revised to state that policy 4.14.4.1 shall not prevent the re-designation of employment lands to non-employment uses in the Bram West Secondary Plan as adopted by Council in October 2006 as OP93-270.

### Mr. Scott Snider, Turkstra Mazza – Royalcliff Developments Inc.

Mr. Scott Snider from Turkstra Mazza spoke at the public meeting and submitted correspondence dated September 5, 2007, representing Royalcliff Developments Inc. and Lake Path Holdings. Royalcliff is the owner of 10 acres of land, bounded



by Sandalwood Parkway East, Conestoga Drive, Loafers Lake Lane and the Etobicoke Creek. The main points outlined in the letter and summarized from Mr. Snider's comments at the public meeting are as follows:

- Current zoning on Royalcliff property is for two 18 storey high-rise buildings, allowing a maximum of 419 units.
- Royalcliff has submitted an Official Plan and Zoning By-law amendment to permit approximately 1,400 residential units on the subject site.
- Mr. Snider expressed concern about the new intensification policies being proposed and the potential impact that these policies could have on his client's development application that has been filed with the City.
- New intensification policies are being recommended without any significant planning study, review or consultation to justify the criticism of the current policy regime.
- Maximum building heights are arbitrary and additional criteria are unnecessary and ill conceived.

#### Staff Response:

As stated in the background section of this report, in April 2007, Council approved the Growth Plan conformity work plan (per Resolution C097-2007), which outlined the steps, stakeholders, roles and responsibilities necessary to achieve Growth Plan conformity. There will be significant public consultation throughout the Growth Plan conformity exercise, which is the exercise by which the City will establish intensification policies and key intensification areas for Brampton over the long term.

The purpose of the interim growth management policies is to provide guidance to staff and Council on applications for residential intensification outside of the Central Area and employment land conversions across the City until the detailed studies and policy review are completed.

The rationale for the maximum building heights for the interim period, was outlined in a previous staff report which stated that eight storeys was based on the majority of existing high density sites and was considered an acceptable built form along arterial roads, adjacent to stable residential areas, until further study is completed. The maximum density (200 units per net residential hectare) is from the definition of "High Density Residential" in the City of Brampton Official Plan. Four storeys is deemed as an acceptable interim threshold height, compatible with most low-density residential neighbourhoods. During this interim period, residential intensification projects proposing greater than four storeys should be directed towards Brampton's Central Area, transit supportive nodes and along intensification corridors until further study is completed.

As stated above, the current zoning on the Royalcliff property exceeds the four storey maximum being proposed by the interim growth management policies and, therefore, Royalcliff could develop in accordance with this current zoning.



These interim growth management policies cannot prevent development in compliance with the current zoning. However, when considering the amendments to the official plan and zoning by-law, required by Royalcliff to proceed with their current proposal for 1,400 residential units, the analysis of the merits of the application will be based upon the approved Official Plan policies at the time.

Staff have committed to Royalcliff to undertake a detailed review process, which includes a technical review of their submission as well as consultation between the applicant and a committee made up of area residents. This detailed review process will be undertaken in parallel with the Growth Plan conformity exercise.

Mr. Peter Orphanos, 5372 Dren Kelly Court, Mississauga

Mr. Peter Orphanos was concerned about the new intensification policies being proposed and the potential impact on the environment. He requested that measures be taken to protect the natural environment and greenspace. In this regard, Mr. Orphanos questioned why the natural environment study was not listed as one of the studies specified in the presentation.

Staff Response:

The natural environment study was not specifically identified in the presentation because the identified studies were those requiring external consultants. Staff do, however, recognize the importance of the natural environment as a key element of future growth planning in Brampton. In this regard, the City of Brampton will be undertaking an Environmental Master Plan in the near future and, as part of the Growth Plan Process, the Province will be preparing a sub-area assessment in consultation with municipalities and other stakeholders. This study will identify natural systems for the Greater Golden Horseshoe. In addition, one of the key principles of the Growth Plan is to maximize the use of existing infrastructure by focusing on intensification. These overarching principles of the Growth Plan will result in the preservation of more land, conservation of resources, and generally be more sensitive to the environment.

Glen Schnarr & Associates Inc. – Heathwood Homes (Meadowvale) Ltd

Glen Schnarr & Associates submitted correspondence dated September 4, 2007 representing Heathwood Homes (Meadowvale) Ltd. As part of an Ontario Municipal Board settlement reached in March 2007, the City committed to advance an amendment to the Official Plan to allow high-density residential apartment development on a 3-acre block of land on the subject property and obtain a Council decision prior to May 1, 2009. Heathwood Homes is seeking a formal response that the interim growth management policies will not affect the future development of the Heathwood Homes property for high density residential which is to be implemented through a future City initiated Official Plan amendment.



## Staff Response:

As stated previously, it is not the intention that these interim growth management policies be applied to sites upon which decisions have already been made by Council. Through processing the Heathwood Homes plan of subdivision, staff recommended that a higher density form of development be appropriate on the subject lands, located between Chinguacousy Road and Mavis Road, north of Highway 407. Through discussions with the City, the owner agreed to retain a 3-acre parcel of land for high-density residential use. As part of the OMB settlement between the City and Heathwood Homes, specific terms were agreed to. Given Council's approval of this item, staff are recommending that the interim growth management policies not apply to this site. This recommendation has been reflected in the proposed revised official plan amendments.

Gagnon Law Bozzo Urban Planners Ltd – Mady Development Corporation and Origin Retirement Communities 221-227 Main Street South

In a letter dated September 5, 2007, the consultant outlined their concerns regarding the proposed interim growth management policies and potential impacts to the future development plans for the properties identified above. The main points of the letter are as follows:

- An application has not been submitted to date.
- Currently occupied by single detached residential uses but Brampton South Secondary Plan designates the lands as "Residential High Density"
- Proposal in preliminary stages, but they are anticipating that the development have two towers, with heights of six to ten storeys, which exceed the eight storey maximum currently proposed in the interim growth management policies.
- The height and density policies are overly restrictive and subject to meeting the policies in Section 4.14.1 of the draft Official Plan Amendment, developments should be allowed to exceed the prescribed height and density.
- Prior to proceeding with a Staff Recommendation Report, staff should initiate a public consultation process with a cross section of community stakeholders
- The interim growth management policies should be phased in to allow existing development proposals in the review process (with or without a formal application) to be considered in the context of existing Official Plan Policies.

## Staff Response:

The purpose of the interim growth management policies were to provide additional policy guidance and permit interim heights acceptable until the City



completes the comprehensive intensification study, which will inform the Growth Plan Conformity amendment.

As stated previously, there will be significant public consultation throughout the Growth Plan conformity exercise, which is the exercise by which the City will establish intensification policies and key intensification areas for Brampton over the long term.

The phasing in of policies would be difficult to administer and could result in developments that are not consistent with the City's current policy framework. In order to ensure consistency, applications will need to conform with the Council-approved policies in place at the time.

In reviewing this correspondence, it became apparent that it might not be appropriate to have the same maximum height for residential intensification in the Transit Nodes and Corridors that are the primary routes for Acceleride to take advantage of this higher order transit system. As a result, staff are therefore recommending that the maximum height for Transit Nodes and Intensification Corridors on Highway 10, between Sandalwood Parkway and the Brampton/Mississauga municipal boundary, and Queen Street, between Chinguacousy Road and the Brampton/Vaughan municipal boundary, be increased to 10 storeys.

The above recommendation in no way indicates any commitment by staff or Council that the 6-10 storey retirement development being proposed by Mady Development Corporation and Orgin Retirement Homes is appropriate, as the decision of this potential development will be determined through the application review process.

Gagnon Law Bozzo Urban Planners Ltd. - Ornstock Developments Ltd.

In a letter dated September 10, 2007, the consultant outlined their concerns regarding the proposed interim growth management policies and potential implications for their client, Ornstock Developments Ltd. The main points of the letter are as follows:

- Ornstock has actively participated in the Bram West Secondary Plan Review, the Brampton Official Plan Review and the Bram West Block 40-3 Planning exercise.
- Ornstock has filed an official plan amendment, which proposes a small portion of the Ornstock lands be re-designated from Employment to Residential.
- It is unacceptable that Ornstock have to wait until June 2009 (upon completion of the Growth Plan Conformity Exercise) before proceeding with Block Planning.
- In Ornstock's opinion, there is a lack of justification being advanced by the City to support the amendments and therefore the amendments



are premature.

- Brampton has experience dealing with employment and residential related applications, including conversions, and this is supported by the Bram West Reports, which depicted employment to residential conversions in the vicinity of the Ornstock property.
- The Official Plan contains sufficient policy framework for the consideration of employment to residential conversions.

#### Staff Response:

As stated previously in this report, City Council approved the Bram West Secondary Plan Amendment in October 2006 as OP93-270. It is not the intention of these interim growth management policies to be retroactively applied to decisions already made by Council, but rather guide future decisions until such time that the Growth Plan conformity exercise is complete.

The draft official plan amendments have been revised to state that interim growth management policies shall not prevent the re-designation of employment lands to non-employment uses in the Bram West Secondary Plan as designated by OP93-270. Therefore, any conversions of employment lands to non-employment uses on the Ornstock lands that are in accordance with OP93-270 are not affected by the proposed interim growth management policies.

Block plans submitted in accordance with OP93-270 will continue to be processed by the City in accordance with previous decisions made by Council.

As mentioned in the correspondence from Ornstock, they filed a private Official Plan amendment in January 2004, which seeks additional employment land conversions, above what has already been approved by Council in OP93-270. Ornstock has appealed OP93-270 to the Ontario Municipal Board and one of the primary issues being listed by Ornstock in their appeal is the amount of employment lands designated on their property. This matter is now in the hands of the Ontario Municipal Board.

If Ornstock is intending, through their outstanding Official Plan amendment, to maintain, as a minimum, the amount of land and number of employees contemplated in the Bram West Secondary Plan, subject to the refinement of the residential/employment land use boundaries through the Block Plan process, the application would conform to the interim growth management policies. In the event that the Official Plan amendment is proposing to reduce the amount of employment lands within the Bram West Secondary Plan, the application would be in contravention.

#### Castlepoint Investments Incorporated – Morrissey Property

In a letter dated September 17, 2007, Castlepoint Investments outlined the details of their site, which currently has 'Holding' zones on two distinct portions of



the site (the north east corner of The Gore Road and Queen Street East and the north west corner of Highway 50 and Queen Street East), which were to remain until 100,000 square feet of office space is constructed. The letter requests that one of the 'Holding' zones, at the intersection of The Gore Road and Queen Street East, be lifted in order to allow development in advance of the construction of the required office space. It is their intention to deliver the entire 100,000 square feet of office space on the easterly half of this site; therefore, it is requested that only the 'Holding' designation on the easterly property be maintained.

Castlepoint requests confirmation that the relocation of office space outlined in their letter does not constitute a conversion of employment lands as defined in the interim growth management policies, because the minimum quantum of office space that is required (100,000 sq. ft.) will continue to be provided.

In addition, Castlepoint is advising that they would like to locate a large grocery store (up to 9,000 square metres) on the east side their property, along Highway 50.

#### Staff Response:

Staff agree that the changes being proposed by Castlepoint Investments Incorporated do not constitute an employment land conversion, given that the property will ultimately still be developed with 100,000 square feet of office space and, therefore, the overall supply of employment lands will be maintained.

Staff are seeking direction from Council that flexibility may be exercised in the interpretation of the 'Holding' zone on the Morrissey property, to ultimately achieve the 100,000 square feet of office space at the corner of Queen Street East and Highway 50. The formal changes to the by-law would have to be undertaken through a subsequent process/by-law.

With respect to the grocery store, zoning on the subject site permits grocery stores with a maximum gross floor area of 6,450 square feet. The request being put forward by Castlepoint is for a supermarket, which is not a permitted use in the Zoning By-law or Secondary Plan. A rezoning and Official Plan amendment would be required to develop a large grocery store of the size contemplated by Castlepoint. In general, staff support the provision of more grocery store floor space in this portion of Bram East as a need has been identified through the City Wide Commercial Floor Space Study, provided that the 100,000 sq. ft. of office space is provided. If such an amendment is brought to Council, the recommendations of this report clarify that it would comply with the interim policies on employment land conversion provided the minimum office space is still committed to.



## Summary of Staff Recommended Changes:

Based on the input received at the September 5, 2007 statutory public meeting and the comments received through the circulation of the draft planning amendments, staff are recommending the following revisions to the City's Official Plan amendment:

### General Intensification Policies

Add another bullet as follows: *"that the proposal meets the required limits of development as established by the City in consultation with the Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system."*

Revise the final bullet as follows: *"through a storm water management plan acceptable to the City in consultation with the Conservation Authority, identify the required storm drainage system, potential impacts on downstream watercourses, and recommend sustainable technologies and the concepts of low impact development where possible and measures to mitigate the impacts of development."*

### Transit Supportive Nodes and Intensification Corridors

Add another policy as follows: *"Proposals for residential intensification 4 storeys or greater in the Transit Nodes and Corridors along Highway 10, between Sandalwood Parkway and the Brampton/Mississauga municipal boundary, and along Queen Street, between Chinguacousy Road and the Brampton/Vaughan municipal boundary that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in policy 4.14.1.1 and shall be limited to a maximum building height of 10 storeys, and a maximum density of 200 units per net residential hectare."*

Include policies to specify that the general intensification policies and policies that affect 'all other areas of the City' do not apply to the 3 acre Heathwood Homes site at the north west corner of Mavis and Highway 407. This area will be indicated on Schedule A of the 2006 Official Plan (as Special Land Use Policy Area 11) and on Schedule H-1 of the 1993 Official Plan.

### Employment Land Conversions


That a policy be added to specify that the employment land conversion policy shall not prevent the re-designation of employment lands to non-employment uses in the Bram West Secondary Plan adopted by Council in October 2006 as OP93-270.



**CONCLUSION:**

Based on comments received from the statutory public meeting, and agency circulation, staff are recommending that some changes be made to the official plan amendments. The revised official plan amendments are attached as Appendix III and IV. Staff are seeking direction to prepare the necessary documents in order for City council to adopt the Interim Growth Management Policies at their meeting of October 24, 2007.

Respectfully submitted,



Adrian Smith, MCIP, RPP  
Director, Planning and Land  
Development Services



John Corbett, MCIP, RPP  
Commissioner,  
Planning, Design and Development

Authored by: Tara Buonpensiero, Growth Management Policy Planner

**Appendices**

- Appendix I - Copies of Agency and Stakeholder Correspondence
- Appendix II – Copies of Minutes from the Sept. 5, 2007 Statutory Public Meeting
- Appendix III – Proposed Amendment to the 1993 City of Brampton Official Plan
- Appendix IV – Proposed Amendment to the 2006 City of Brampton Official Plan



FI-17

Appendix I  
Copies of Agency and Stakeholder Correspondence





Environment, Transportation and  
Planning Services

September 11, 2007

Tara Buonpensiero, Growth Management Policy Planner  
City of Brampton, 2 Wellington Street West  
Brampton, ON L6Y 4R2

City of Brampton	
PLANNING AND BUILDING DEPARTMENT	
DATE: SEP 11 2007	Rec'd
File No. _____	

Dear Ms. Buonpensiero:

**Re: Proposed Official Plan Amendment  
(Interim Growth Management Policies),  
City Initiated OPA dated August 2007**

Regional staff has reviewed the above noted proposed draft Official Plan Amendment and offer the following comments:

#### **Region of Peel Official Plan**

A Regional Official Plan Amendment is not required and the proposed amendment is exempt from Regional Approval pursuant to Section 17(9) of the Planning Act.

#### **The Provincial Growth Plan/Places to Grow**

Region of Peel acknowledges this "Interim" Policy will ensure city objectives are achieved regarding development and residential intensification outside of the Central Area as well as applications involving conversion of employment lands, thereby ensuring conformity to the Provincial Growth Plan.

#### **Conclusion**

The Region is supportive of the proposed Official Plan Amendment. We would appreciate being notified of City Council's adoption of the proposed official plan amendment. If you have any questions, please contact me at (905) 791-7800 extension 4346

Yours truly,

Brian Hudson, MCIP  
Development Planner



F1-19



CREDIT VALLEY  
CONSERVATION  
September 7, 2007

City of Brampton  
Planning and Building Department  
2 Wellington Street West  
Brampton, ON L6Y 4R2

Attention: Tara Buonpensiero

Dear Ms. Buonpensiero:

Re: CVC File No. OPA 07/002  
Interim Growth Management Policies

City of Brampton	
PLANNING, DESIGN & DEVELOPMENT	
DATE. SEP 11 2007	Rec'd
File No. _____	

CVC staff have reviewed the City initiated official plan amendment proposing to amend both the 1993 and 2006 Brampton Official Plans to include interim growth management policies until the overall conformity exercise for the Provincial Growth Plan is complete. Staff generally have no concerns with the policies however in keeping with our comments on the 2006 Brampton OP, we add the following comments in bold.

Section 4.14.1.1

*All proposals for residential intensification 4 storeys or greater, outside of Brampton's Central Area, shall submit supporting justification to demonstrate the following to the satisfaction:*

- *Compatibility, including lot size, configuration, frontages, **(remove natural environment but add the following point in bold)**, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.*
- *That the proposal meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system.*

Continued to the last point:

- *Through a stormwater management **plan acceptable to the City and Conservation Authority**, identify the **required storm drainage system**, **potential impacts on downstream watercourses**, and **recommmend sustainable technologies and the concepts of low impact development where possible and measures to mitigate impacts of development.***

Page 1 of 2



F1-20

September 7, 2007

RE: Interim Growth Management Policies

---

Staff trust that these comments are satisfactory, however should have any questions please do not hesitate to call the undersigned.

Sincerely,



Dorothy Di Berto, MCIP, RPP

Planner

cc: City of Brampton  
Planning, Design & Development  
Attention: Adrien Smith



F1-21

**Buonpensiero, Tara**

---

**From:** Kathie Kurtz [kathie.kurtz@caledon.ca]  
**Sent:** 2007/09/05 3:05 PM  
**To:** tara.buonpensiero@brampton.ca  
**Cc:** Dan Kennaley; Mary Hall  
**Subject:** Proposed Brampton Interim Growth Management Policies

Hello Tara:

I have reviewed the proposed Interim Growth Management Policies and do not have any comments. We appreciate that this is an interim measure pending the outcome of the Brampton intensification study and the provincial policy conformity exercises at the Regional and Area Municipal level.

Kathie Kurtz  
Senior Policy Planner

.....  
The information contained in this Town of Caledon electronic message is directed in confidence solely to the person(s) named above and may not be otherwise distributed, copied or disclosed including attachments. The message may contain information that is privileged, confidential and exempt from disclosure under the Municipal Freedom of Information and Protection and Privacy Act and by the Personal Information Protection Electronic Documents Act. The use of such personal information except in compliance with the Acts, is strictly prohibited. If you have received this message in error, please notify the sender immediately advising of the error and delete the message without making a copy. Thank you.

2007/09/13



**Buonpensiero, Tara**

---

**From:** Cox, Stephanie [Stephanie.Cox@dpcdsb.org]  
**Sent:** 2007/09/19 2:57 PM  
**To:** 'tara.buonpensiero@brampton.ca'  
**Cc:** 'Mountford, Paul'  
**Subject:** Proposed Interim Growth Management Policies

Hi Tara,

Please be advised that the Dufferin-Peel Catholic District School Board has reviewed the City of Brampton's Proposed Interim Growth Management Policies and Proposed Official Plan Amendments and advise that we have no comments at this time.

Kindly advise us of Council's decision on this matter.

If you require further information do not hesitate to contact me.

Regards,  
Stephanie

***Stephanie Cox, MCIP, RPP***

Planner

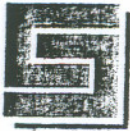
Dufferin-Peel Catholic District School Board

Phone: (905) 890-0708 ext. 24163

Fax: (905) 890-1557

e-mail: stephanie.cox@dpcdsb.org





**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

F1-23

PRINCIPAL:

**GLEN SCHNARR, M.C.I.P., R.P.P.**

ASSOCIATES:

**CARL BRAWLEY, M.C.I.P., R.P.P.**

**GLEN W. BROLL, M.C.I.P., R.P.P.**

**JEFF R. DUNCAN, A.C.S.I.(A), C.P.T.**

**COLIN CHUNG, M.C.I.P., R.P.P.**

September 4, 2007

Our File: 448-004

City of Brampton  
City Clerk's Office  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

Attention: Ms. Chandra Urquhart, Legislative Coordinator

Dear Ms. Urquhart:

**RE: Statutory Public Meeting on September 5, 2007**  
**Interim Growth Management Policies on High Density Development**

We submit our comments on behalf of Heathwood Homes (Meadowvale) Ltd. and Michael Jeremy Investments Ltd., who collectively own approximately 7.55 ha (18.7 acres) of land on the northwest corner of Highway 407 and Mavis Road. The subject property is outside of the City's proposed Transit Supportive Nodes and Intensification Corridors.

As part of the OMB settlement reached in March 2007, the City committed to advance an amendment to the Official Plan to allow high-density residential apartment development on a 3-acre block of land on the subject property and obtain Council decision prior to May 1, 2009.

We understand that the City is advancing interim growth management policies that would consider proposals for residential intensification 4 storeys or greater in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan premature until the adoption of the City's Growth Plan conformity exercise is completed.

While we acknowledge the informal response from City planning staff that the City's OPA process for the high-density development on our clients' 3-acre parcel will be grandfathered from the Interim Growth Management policies, we would appreciate a formal response that the OPA process on our clients' lands will not be impacted by the Interim Growth Management policies.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Colin Chung, M.C.I.P., R.P.P.  
Associate

10 KINGSBRIDGE GARDEN CIRCLE  
SUITE 700  
MISSISSAUGA, ONTARIO  
L5R 3K6  
TEL (905) 568-8888  
FAX (905) 568-8894  
WEBSITE [www.gsoi.ca](http://www.gsoi.ca)

F1-24

**Buonpensiero, Tara**

---

**From:** Given, Janice  
**Sent:** 2007/09/04 5:10 PM  
**To:** Buonpensiero, Tara  
**Cc:** Kraszewski, Dan; Smith, Adrian  
**Subject:** FW: Item D3 on the Sept 5th PDDC Agenda - Interim Growth Management on High Density Public Meeting

Tara, please provide a written response to Colin once the recommendation report is signed.

Thanks,

**Janice Given, MCIP, RPP**  
Manager, Growth Management and Special Policy  
Planning, Design and Development  
City of Brampton

janice.given@brampton.ca  
phone: (905) 874-3459  
fax: (905) 874-2099

-----Original Message-----

**From:** Kraszewski, Dan  
**Sent:** 2007/09/04 5:04 PM  
**To:** Smith, Adrian; Given, Janice  
**Subject:** FW: Item D3 on the Sept 5th PDDC Agenda - Interim Growth Management on High Density Public Meeting

FYI

Dan

-----Original Message-----

**From:** Colin Chung [mailto:colinc@gsai.ca]  
**Sent:** 2007/09/04 4:47 PM  
**To:** Urquhart, Chandra  
**Cc:** Kraszewski, Dan; Gervais, Michelle  
**Subject:** Item D3 on the Sept 5th PDDC Agenda - Interim Growth Management on High Density Public Meeting

**Our file: 448-004**

Hi Chandra, would you be kind in circulating the attached letter to the PDDC members tomorrow. I do not intend to speak other than having the City acknowledge that the attached letter has been filed at the Public Meeting. Thanks and I will see you tomorrow.

**Colin Chung, M.C.I.P., R.P.P.**  
**Associate**  
**Glen Schnarr & Associates Inc.**  
**Phone (905) 568-8888 Fax (905) 568-8894**  
**[www.gsai.ca](http://www.gsai.ca)**

The information contained in this message is legally privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copy of this message is strictly prohibited. If you have received this message in error, please immediately notify us by telephone and return the original message to us by mail at the address above. Thank you.

2007/09/05



F1-25

## Turkstra Mazza

Hamilton London Mississauga Toronto

**Scott Snider**  
15 Bold Street  
Hamilton Ontario Canada L8P 1T3  
Direct Line 905 526-6183 ext. 289  
Receptionist 905 529 3476 (905 LAW-FIRM)  
Facsimile 905 529 3663  
ssnider@tmalaw.ca

September 5, 2007

Mayor & Members of Planning, Design  
& Development Committee and Council  
City of Brampton  
2 Wellington Street West  
Brampton  
Ontario L6Y 4R2

**Re: September 5, 2007 Public Meeting  
Draft Official Plan Amendments  
Proposed Interim Growth Management Policies  
City File No. G65 GP  
Royalcliff Developments Inc.**

We represent Royalcliff Developments Inc. and Lake Path Holdings Inc. (hereinafter "Royalcliff") in this matter. Royalcliff is the owner of approximately 10 acres of land bounded by Sandalwood Parkway East, Conestoga Drive, Loafers Lake Lane and the Etobicoke Creek.

Royalcliff has requested that we review City of Brampton Staff Reports dated July 20, 2007 and August 2007 as they relate to proposed Draft Official Plan Amendments – Interim Control Management Policies. We would like to take this opportunity to provide input for your consideration.

As the Committee is well aware, our client has made application to amend the Official Plan and the Zoning By-law to permit the development of approximately 1400 residential units on the subject site. The current long established zoning for the site permits two (2), 18 storey highrise buildings containing a total of up to 419 units. The application represents residential intensification. Our client has an interest in the proposed "Interim Growth Management Policies" described in both the July 20, 2007 and August 20, 2007 Staff Reports.

As noted in the Reports, there is significant, broad based direction in provincial policy supporting residential intensification. Similarly, both the current Brampton Official Plan and the adopted (but not approved) 2006 Brampton Official Plan include policies that encourage and guide the consideration of residential intensification. In fact, the 2006 Official Plan specifically notes that:

"The strategic policy direction of the Growth Plan has been incorporated throughout this Official Plan."

None of the policy documents referenced in the Royalcliff Application nor the materials filed in support of the Application promotes intensification "at all costs" as suggested in the July 20, 2007 Report. For instance, there is policy direction in the current Official Plan requiring that intensification opportunities be evaluated against specific criteria designed to balance the strong emphasis on intensification with other planning objectives.

Royalcliff's Application was submitted on February 8, 2007. The application package was extensive and included, among other things, a detailed Planning Justification Report. The Planning Justification Report evaluates the Royalcliff proposal against all relevant policy including the 2005 PPS, the Growth Plan and the City's Official Plan. While additional technical reports were submitted in June of this year, the planning policy analysis has been before staff since February 2007.

In our respectful submission, the Planning Justification Report clearly demonstrates that the Royalcliff application fully complies with all relevant provincial and municipal policy direction with respect to residential intensification.

It would seem that upon reviewing the Planning Justification Report and other supporting documents, that staff came to essentially the same conclusion. In the Staff Report dated July 20, 2007 (prepared some 5 months after receiving the Royalcliff application), staff criticize unnamed justification reports and go on to assert that:

"Existing policies may not adequately guide recommendations for an appropriate type and scale of residential intensification outside of the Central Area."

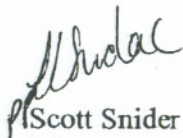
Staff have now recommended new "intensification policies" for inclusion in both the current and proposed Brampton Official Plans. The new intensification policies include additional criteria and maximum building heights. These recommendations are provided without any significant planning study, review or consultation that would justify the criticism of the current policy regime, nor the proposed new policies and criteria. With respect, the process and the proposed amendments seem to reflect a rushed proposal on the part of the municipality designed to defeat a particular project rather than to deal with broad policy issues.



In our respectful submission, the maximum building heights are arbitrary and the additional criteria are unnecessary and ill-conceived. The planning study and analysis in support of the amendments is completely inadequate; indeed, if this was a privately initiated Official Plan amendment, we do not believe the application would be accepted as complete given the lack of supporting documentation.

For some reason, these proposed Amendments were not immediately brought to our client's attention. By copy of this correspondence to Ms. Zammit, we respectfully request notice of any future meetings, reports and the adoption of any Amendments in respect of these proposed Amendments or any other proposed changes to the policy regime relevant to the Royalcliff Applications.

Yours truly



Scott Snider  
Ssls  
13304/8

cc: Kathryn Zammit, City of Brampton  
John Corbett, City of Brampton  
Adrian Smith, City of Brampton  
Janice Given, City of Brampton  
Tara Buonpensiero, City of Brampton  
Michael Gagnon, Gagnon Law Bozzo Urban Planners Ltd.  
Lily Law, Gagnon Law Bozzo Urban Planners Ltd.



F1-28

Re: Item D3

*Principals*

Michael Gagnon, B.E.S., M.C.I.P., R.P.P.

Lily Law, B.E.S.

Jennifer Bozzo, B.A., M.C.I.P., R.P.P.

September 5, 2007

OurFile:

P.N.07.1296.00

City of Brampton  
Clerk's Department  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2

RECEIVED

SEP 05 2007

Attention: Kathy Zammit, City Clerk

2 pages via Fax:

(905)874-2119

**Original Hand  
Delivered**

Re: September 5, 2007 Public Meeting Input  
Proposed Interim Growth Management Policies

Dear Ms. Zammit,

Gagnon Law Bozzo Urban Planners Ltd. is retained by Mady Development Corporation ("Mady") and Origin Retirement Communities ("Origin") to provide land use planning consulting services in connection with a retirement lifestyle community proposal for three adjoining properties municipally known as 221-227 Main Street South in the City of Brampton ("Subject Lands"). The subject site is located on the west side of Main Street South, north of Charolais Boulevard.

Although the properties are currently occupied by single detached residential uses, the Brampton South Secondary Plan contemplates their future intensification by applying a "Residential High Density" designation. The locational attributes of the site make it well suited for high density residential development. The site is ideally situated in a ravine setting along a major roadway, a public transit route and located immediately north of an existing Regional Retail Centre.

The redevelopment process was commenced early this year and, since then, Mady, Origin and its consultants have been actively engaged in discussions with City staff and approval agencies regarding the redevelopment proposal. On June 28, 2007, a Growth Management Development Review Team pre-application meeting was held to review a preliminary concept for the subject lands and determine application requirements. Mady and Origin will be initiating an informal public review process in the near future to solicit feedback from the community in order to further develop the concept plan.

While the development concept is still in its early stages, the plan currently illustrates two residential towers, with heights of six and ten storeys, linked by a one-storey amenity podium. Based on the current plan, approximately 200 units are proposed. The net



residential density is unknown at this time. Approximately half of the units proposed are rental retirement units without full kitchens that are much smaller than the average high rise residential unit.

We have reviewed the Planning, Design and Development Committee Report dated July 20, 2007 regarding the City's Proposed Interim Growth Management Policies. The subject site is identified as being located on an Intensification Corridor, namely Main Street South. The proposed policies would limit the future development on the lands to a maximum height of 8 storeys and a maximum density of 200 dwelling units per net residential hectare.

In our opinion, adequate policies currently exist in the Official Plan that protect for compatible residential intensification. With regard to the interim growth management approach being advanced for residential intensification:

- The proposed height and density policies are overly restrictive and do not allow for variations subject to appropriate study and technical assessment - which may discourage future development and limit intensification opportunities. Subject to compliance with the compatibility criteria specified in Subsection 4.14.1 of the draft Official Plan Amendment, developments should be allowed to exceed the prescribed height and density;
- Prior to advancing a Staff Recommendation Report to a future Planning Committee Meeting, the City should initiate a public consultation process with a cross section of community stakeholders, including local residents, developers, builders, City staff and members of Council representatives to create suitable interim growth management policies that are developed through a collaborative and iterative process that builds consensus;
- The interim growth management policies should be phased in to allow existing development proposals that are in the review process (with or without the submission of formal applications) to be considered in the context of existing Official Plan policies.

Based on the foregoing, the proposal represents a unique retirement lifestyle intensification opportunity that should be exempted from policies geared towards high rise residential developments. Thank you for the opportunity to submit these comments for your consideration. We welcome an opportunity to further discuss the City's draft policies.

Sincerely,



Jennifer Bozzo, B.A., M.C.I.P., R.P.P.  
Principal Planner

C.c.: Councillor John Sanderson  
Councillor Bob Callahan  
Adrian Smith, City of Brampton  
Mady Development Corporation  
Origin Retirement Communities

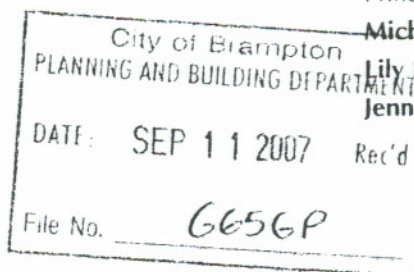
F1-30



Established 1990

September 10, 2007

**Mayor & Members of Planning, Design &  
Development Committee and Council  
The Corporation of the City of Brampton  
2 Wellington Street West  
Brampton, Ontario  
L6Y 4R2**



*Principals*

**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.**

**Lily Law, B.E.S.**

**Jennifer Bozzo, B.A., M.C.I.P., R.P.P.**

**Our File:  
P.N.03.914.00  
Interim Growth  
Management Policies**

**Re: September 5, 2007 Public Meeting  
Draft Official Plan Amendments  
Interim Growth Management Policies  
City File No.G65 GP  
Ornstock Development Ltd.**

We represent Ornstock Development Ltd. (hereinafter "Ornstock"). Ornstock is the owner of the 91.85 acre parcel of land located at the northwest corner of Steeles Avenue West and Mississauga Road.

We wish to take this opportunity to provide input into the proposed Interim Growth Management Policies which were presented at the September 5, 2007 Public Meeting. We have read the July 20, 2007 and August 20, 2007 Staff Reports. We also attended and listened to the submissions which were made at the above referenced Public Meeting.

Over the past several years, Ornstock has actively participated in the Bram West Secondary Plan Review, the Brampton Official Plan Review and most recently in the Bram West Secondary Plan Area, Block 40-3 Planning Exercise.

Our client has filed an Official Plan Amendment Application which proposes that a small portion of the Ornstock lands be re-designated from Employment to Residential. The municipality has indicated support (in part) for a portion of the proposed Employment to Residential conversion. In addition, the City of Brampton has supported the proposed conversion of hundreds of acres of Employment lands to Residential elsewhere in the Secondary Plan Area; immediately adjacent to and across the street from the Ornstock property.



Ornstock is optimistic that by the time that the Block 40-3 Planning Exercise is completed that the municipality will fully support the proposed Ornstock Employment to Residential conversion. The rationale behind the proposed conversion has been outlined and presented to the municipality on a number of occasions.

Our client has an interest in the proposed "Interim Growth Management Policies" described in the July 20, 2007 and August 20, 2007 Staff Reports. Ornstock was not notified that the aforementioned Reports were being tabled. This lack of Notice is discouraging considering the dialogue that has taken place with the municipality on the future disposition of the Ornstock property and our client's involvement in the Official Plan and Secondary Plan Reviews.

Furthermore, as their consultants, we were surprised with the tabling of these documents under the moniker of 'Interim Growth Management Policies'. It is fortunate that we were reviewing the Report on behalf of another client in connection with the Growth Plan and thereby discovered that the Report was dealing in part with Employment to Residential conversions.

On the question of processing and the timing of the Interim Growth Management Policies, it is expected that the Block 40-3 Planning Exercise will be completed well in advance of June 2009. It is unacceptable to suggest that Ornstock be required to wait until the Growth Plan Compliance Exercise is complete before proceeding in the context of the work that is being done in connection with the Bram West Secondary Plan Area.

The Reports suggest that City staff is concerned that a private Official Plan Amendment in support of an Employment to Residential conversion may be initiated prior to completion of the municipally initiated comprehensive review and thus prematurely argue that the requirements have been met. Upon review, it is Ornstock's opinion that there is a lack of justification being advanced by the City in support of the Amendments. In the absence of proper justification, the Amendments themselves are premature.

The Growth Plan and the various policies associated with it were taken into consideration by the City of Brampton when the existing and proposed Official Plans were prepared. Both the current Brampton Official Plan and the adopted (but not approved) 2006 Brampton Official Plan include policies that address issues related to Employment. The 2006 Official Plan specifically notes:

"The strategic policy direction of the Growth Plan has been incorporated throughout this Official Plan."

Both versions of the Official Plan include policies which address Employment goals and objectives, as well as criteria for the consideration of where various types of Employment is best suited. Brampton is a large urban municipality which has experience in dealing with Employment and Residential related applications; including proposals for conversions. This assertion is supported by the municipality's own actions wherein Bram West related Reports were prepared by City staff which included



schedules depicting Employment to Residential conversions in the vicinity of the Ornstock property.

In our respectful submission, the materials submitted by Ornstock provide a greater depth of justification for the proposed Employment to Residential conversion, than do the City's Reports. The municipality through the aforementioned Staff Planning Reports has failed to advance sufficient support of the proposed policies which could possibly delay consideration of any such conversions until June 2009.

The recommendations included in the July and August 2007 Staff Reports are provided without any significant planning study, review or consultation which would support their approval at this time. The process and the proposed amendments seem to reflect a hurried attempt to advance policies which could possibly delay applicants seeking consideration of Employment to Residential conversions. In our respectful submission, the Official Plan contains a sufficient policy framework for the consideration of Employment to Residential conversions.

By copy of this correspondence to Ms. Zammit, we respectfully request notice of any future meetings, Reports and the adoption of any Amendments with respect to this proposal.

**Yours truly,**



**Michael Gagnon, B.E.S., M.C.I.P., R.P.P.  
Managing Principal Planner**

**c.c.: Kathy Zammit, City of Brampton  
John Corbett, City of Brampton  
Adrian Smith, City of Brampton  
Michael Halls, City of Brampton  
David Waters, City of Brampton  
Christine Lo, City of Brampton  
Malik Majeed, City of Brampton  
Michael Tylman, Orstock Development Ltd.  
Andrew Walker, GLB Urban Planners Ltd.  
John Barnett, GLB Urban Planners Ltd.**

MG/mm/914 ltr.  
DMKFW



F1-33



September 17, 2007

City of Brampton  
2 Wellington Street West,  
Brampton, ON  
L6Y 4R2

City of Brampton PLANNING AND BUILDING DEPARTMENT	
DATE:	SEP 20 2007
File No.	

Attention Mr. John Corbett, Commissioner of Planning, Development and Design

**Re: Information Report G65 GP Draft Official Plan Amendments-Interim Growth Management, dated August 20, 2007.**

Dear Sir:

We are in receipt of the subject report and have the following comments as they apply to the "Morrissey property" which is located in Lot 4, Concession 10, Northern Division and is currently zoned under By-law 124-2006.

The purpose of this letter is to request that staff be directed, as part of the process of the report, to amend as necessary the zoning on these lands such that the requirement for the 100,000 sq.ft. of offices, which is currently required before the Holding Zone is released on Section 1916 and 1919 under this by-law, be changed so that it only impacts the Section 1919 area which is the corner of Queen Street (Regional Road 107) and Regional Road 50, thereby eliminating this requirement from the Section 1916 portion of the site (The northeast corner of Gore Road and Queen Street).

For clarity, this would release the lands west of the valley (currently designated Section 1914, 1915 and 1916) from any restrictions related to the requirement of providing office uses, but maintain them for the Section 1919 area on the east side of the valley.

I have attached a copy of Schedule "A" from By-law 124-2006 on which I have marked the particular areas of concern.

In addition we have determined that the marketplace would support a large grocery store use (up to 9,000 sq.m.), which we would locate on the east side of the valley within the areas currently designated Sections 1917 and 1918 under By-law 124-2006. As such, we request that this use be added as a permitted use in these areas.

Of course, we will continue to work with City staff to achieve the employment objectives for these lands and to deliver the required office space in a manner that is consistent with your guidelines and your economic development strategy and urban design guidelines.

---

**Castlepoint Investments Inc.**

8500 Leslie Street, Suite 380 • Thornhill, Ontario • L3T 7M8  
(905) 731-3320 Fax (905) 731-3481

F1-34

I note that these changes would not constitute a "conversion" from employment lands to a different use, rather it would result in putting the requirement for the office concentration in the most marketable area adjacent to the most significant arterial roads and simply broaden the already permitted uses for this site.

Please incorporate these changes as part of the processing of the work contemplated by the subject report.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. Stevens', followed by a long horizontal flourish.

Maurice Stevens  
Vice President



FI-35

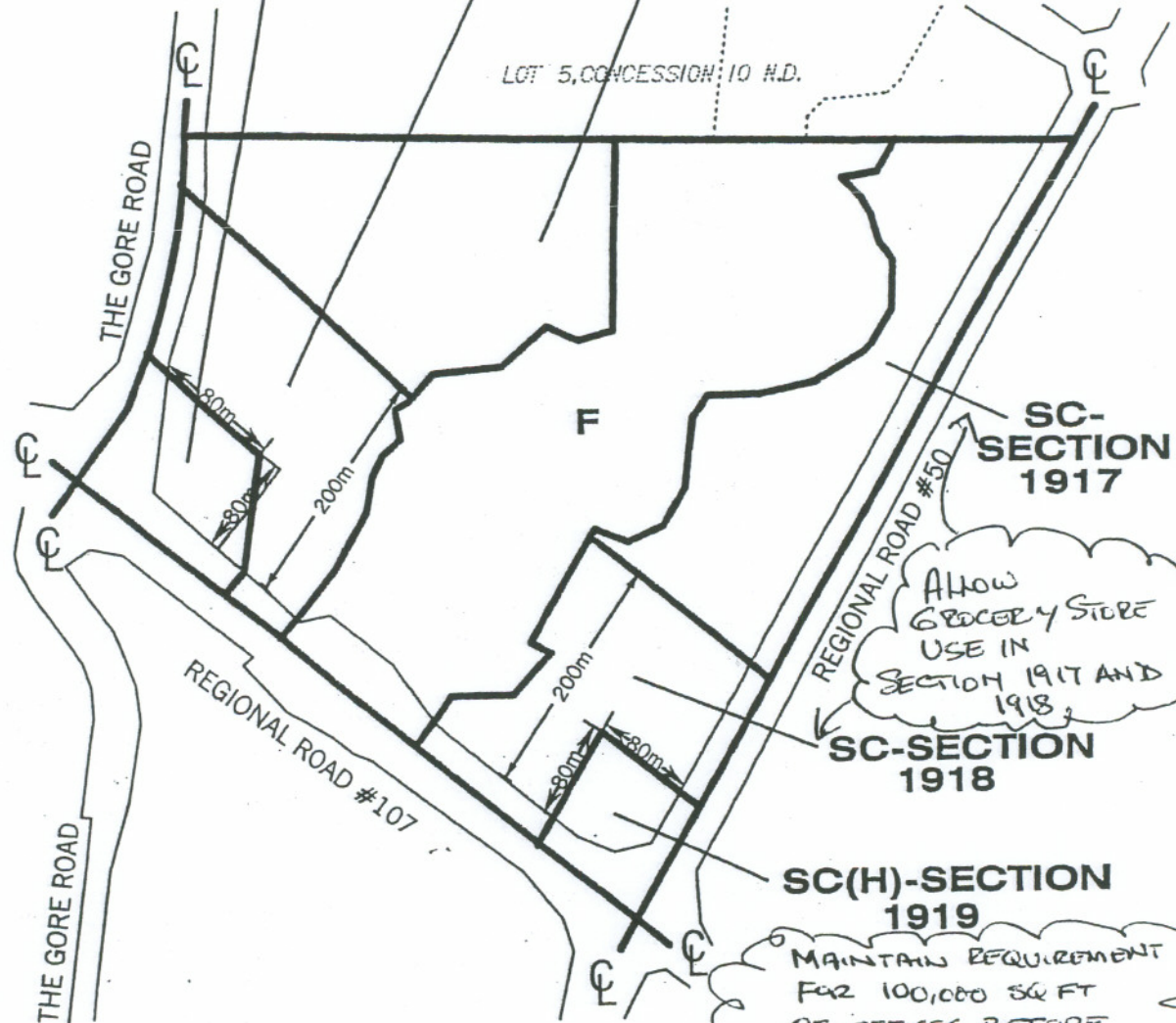
DELETE REQUIREMENT FOR  
100,000 SQ FT OF OFFICES  
TO REMOVE (H) FROM  
SECTION 1916

SC(H)-SECTION 1916

SC-SECTION 1915

SC-SECTION 1914

LOT 5, CONCESSION 10 N.D.



LEGEND.



ZONE BOUNDARY



CENTRELINE OF ORIGINAL ROAD ALLOWANCE



PART LOT 4, CONCESSION 10 N.D.



CITY OF BRAMPTON  
Planning, Design and Development

Date: 2006 02 23

Drawn by: GMM

Bv-Low

124 - 2006

## Appendix II

### Copies of Agency and Stakeholder Correspondence

- D 3. Report from J. Given, Manager, Growth Management and Special Policy, and T. Buonpensiero, Policy Planner, Planning, Design and Development, dated August 20, 2007, re: **City of Brampton - Draft Official Plan Amendment - Interim Growth Management Policies** (File: G65 GP).

The Chair acknowledged the following submissions:

- Glen Schnarr and Associates, on behalf of Heathwood Homes (Meadowvale) Ltd. and Michael Jeremy Ltd. dated, September 4, 2007.
- Gagnon Law Bozzo Urban Planners, on behalf of Maddy Development Corporation and Origin Retirement Communities, dated September 5, 2007.
- Turkstra Mazza, on behalf of Royalcliff Developments Inc. and Lake Path Holdings Inc., dated September 5, 2007.

Ms. Tara Buonpensiero, Policy Planner, provided background information on the City's Growth Plan conformity exercise. The purpose of the proposed official plan amendment is to add interim growth management policies to the Official Plan due to new policy direction from the Province that emphasizes intensification and the preservation of employment lands. The policies would be in effect until the Growth Plan conformity exercise is completed in 2009. Ms. Buonpensiero outlined the policy areas and the next steps of the proposal. She advised that the draft official plan amendments have been circulated externally for comments.

Mr. Jim Kennedy, KLM Planning Partners, advised that he has clients within the Bram West Secondary Plan Area and is requesting clarification that this City initiated official plan amendment will not affect the land use modifications included in the official plan amendment for the Bram West Secondary Plan, given that the official plan amendment for the Bram West Secondary Plan has been approved by Council, but has been appealed to the Ontario Municipal Board. The specific area of concern are those lands previously designated employment, and now designated residential.

Mr. Scott Snider, Turkstra Mazza, on behalf of Royalcliff Developments Inc., owners of lands in the vicinity of Sandalwood Parkway east, Conestoga Drive, Loafers Lake Lane and Etobicoke Creek, advised that he submitted correspondence with comments



and input for consideration. He was concerned about the new intensification policies being proposed and its impact on his clients development application that has been filed with the City.

Mr. Peter Orphanos, 5372 Dren Kelly Court, Mississauga, was concerned about the new intensification policies being proposed and its impact on the environment. He requested that measures be taken to protect the natural environment and greenspace and suggested that a natural environment study be conducted and an inventory of such lands be done.

Staff confirmed that the issues raised at this meeting will be addressed in the recommendation report which will be presented to Committee at a future date.

F1-38

Appendix III  
Draft Amendment to the 1993 City of Brampton Official Plan



F1-39

To Adopt Amendment Number OP93-  
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 OP93- \_\_\_\_ to the Official Plan of the City of  
Brampton Planning Area is hereby adopted and made part of this  
by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN  
COUNCIL, this                      day of                      2007.

---

Susan Fennell - Mayor

---

Kathryn Zammit - Clerk

---

Approved as to Content  
Adrian Smith, M.C.I.P., R.P.P.  
Director of Planning and Land Development Services

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

1.0 Purpose:

The purpose of this amendment is to:

- Add interim growth management policies to the Official Plan to guide development of certain types of residential intensification outside of Brampton's Central Area, and employment land conversions until such time that the City adopts the conformity amendment for the Provincial Growth Plan.

2.0 Location:

The lands subject to this amendment include all of the lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) The addition of a new Schedule H-1, entitled Interim Growth Management Areas, as shown on Schedule A attached.
- (2) Section 4. Policies, is amended by adding the following as new Section 4.14 and renumbering Section 4.14 to Section 4.15 accordingly:

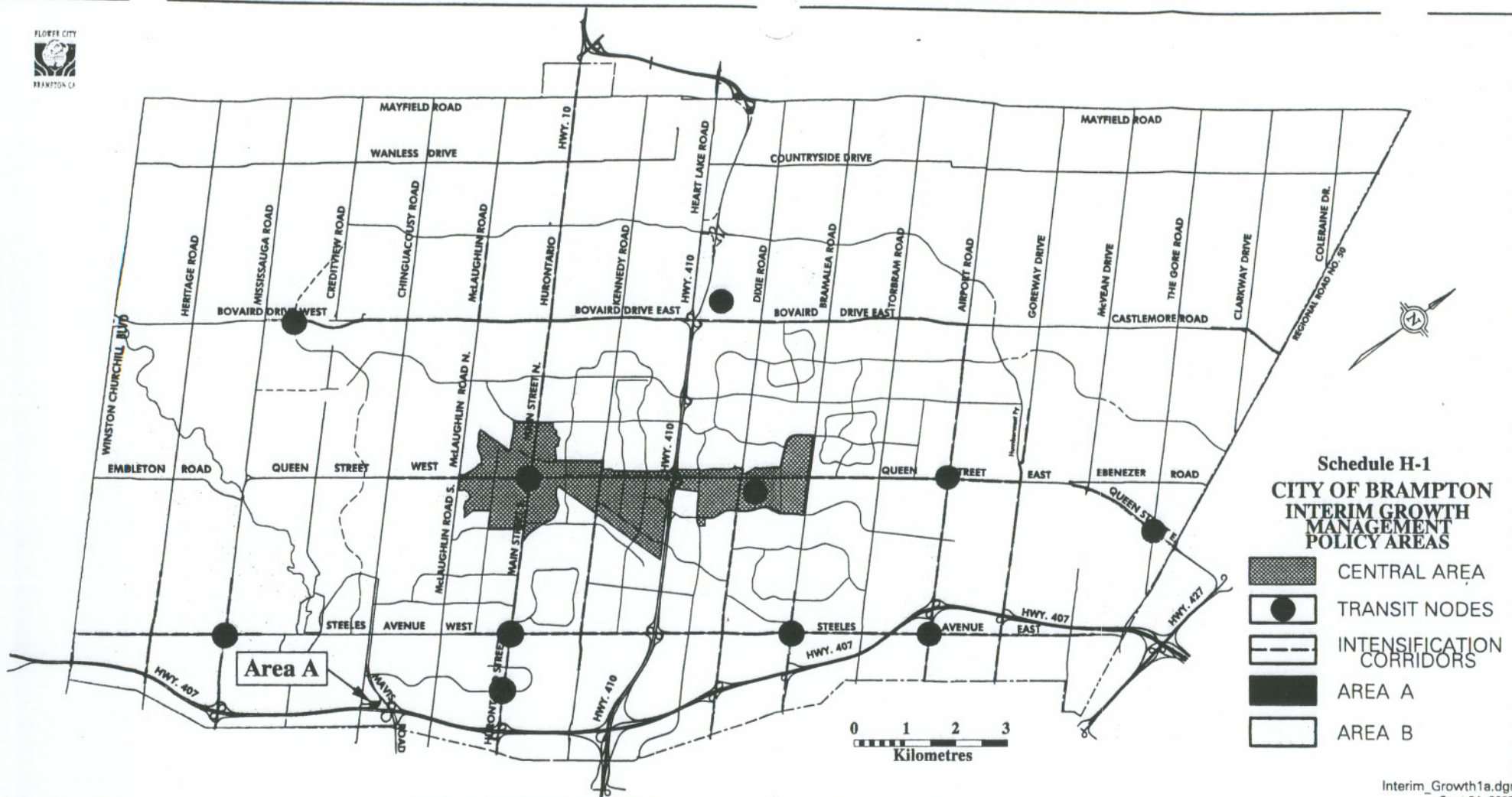
4.14 Interim Growth Management Policies

In addition to the other policies of this plan, all applications being considered by Council for residential intensification outside of the Central Area, and for conversions of employment lands shall be subject to the policies in Section 4.14 until such time that the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe approved under the Places to Grow Act.

For the purposes of the Interim Growth Management Policies the following definitions shall apply:

"Residential Intensification" shall mean the development of a property, site or area at a higher density than currently exists.





**Schedule H-1  
CITY OF BRAMPTON  
INTERIM GROWTH  
MANAGEMENT  
POLICY AREAS**

- CENTRAL AREA
- TRANSIT NODES
- INTENSIFICATION CORRIDORS
- AREA A
- AREA B

0 1 2 3  
Kilometres

Interim\_Growth1a.dgr  
Sept 24, 2007

F1-41

**CITY OF BRAMPTON**

Date: Rev 09/24/2007 Drawn By: JK / RB  
File no. Interim Growth1a.dgn



**Schedule A to OFFICIAL PLAN AMENDMENT NUMBER OP93-\_\_\_\_\_**  
**Schedule H-1 INTERIM GROWTH MANAGEMENT POLICY AREAS**

PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT

Residential Intensification within an "Intensification Corridor" shall mean an application for residential intensification on a property with at least one property boundary that abuts the right-of-way defining the "Intensification Corridor" as identified on Schedule H-1, Interim Growth Management Policy Areas.

Residential Intensification within a "Transit Supportive Node" shall mean an application for residential intensification on a property that is within a 500-metre radius of intersecting roads defining the "Transit Supportive Node" as identified on Schedule H-1, Interim Growth Management Policy Areas.

"Employment Area" is defined as an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

"Central Area" is defined as that area designated on Schedule H-1 – Interim Growth Management Policy Areas.

#### 4.14.1 General Intensification Policies

##### Introduction

- 4.14.1.1 All proposals for residential intensification 4 storeys or greater, outside of the Central Area, shall submit supporting justification to demonstrate the following to the satisfaction of the City:
- Compatibility, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.
  - That the proposal meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system.
  - That the proposal maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space.
  - That there are no potential reductions in levels of service for hard and soft infrastructure including community services, human services, emergency services, transportation systems and engineering services.
  - That the site is in close proximity to existing or planned transit and maintains or improve pedestrian, bicycle and vehicular access.
  - That the development minimizes surface parking.
  - That the site is in close proximity to community facilities.
  - That the site is in close proximity to neighbourhood retail facilities and services.
  - Through a storm water management plan acceptable to the City and Conservation Authority, identify the required storm drainage system, potential impacts on downstream watercourses, and recommend sustainable technologies and the concepts of low



impact development where possible and measures to mitigate the impacts of development.

- 4.14.1.2 Notwithstanding the above, Policy 4.14.1.1 shall not apply to the 3 acre Heathwood Homes site at the north west corner of Mavis and Highway 407 as identified as Area A on Schedule H-1.
- 4.14.2 Transit Supportive Nodes and Intensification Corridors
  - 4.14.2.1 Transit Supportive Nodes and Intensification Corridors within the Central Area, are not subject to policy 4.14.2.2 and 4.14.2.3 below.
  - 4.14.2.2 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node and Intensification Corridor along Highway 10, between Sandalwood Parkway and the Brampton/Mississauga municipal boundary, and along Queen Street, between Chinguacousy Road and the Brampton/Vaughan municipal boundary that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1 and shall be limited to a maximum building height of 10 storeys, and a maximum density of 200 units per net residential hectare.
  - 4.14.2.3 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node or Intensification Corridor and outside of the specific area outlined in Policy 4.14.2.2, that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 8 storeys, and a maximum density of 200 units per net residential hectare.
- 4.14.3 All Other Areas of the City
  - 4.14.3.1 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan are considered premature until the adoption of the City's Growth Plan conformity amendment to the Official Plan in accordance with the Places to Grow Act.
  - 4.14.3.2 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that do not require an Official Plan amendment, but do require an amendment to the Zoning By-Law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 4 storeys.
  - 4.14.3.3 Notwithstanding the above, policies 4.14.3.1 and 4.14.3.2 shall not apply to the 3 acre Heathwood Homes site at the north west corner of Mavis and Highway 407 as identified as Area A on Schedule H-1.

- 4.14.4      Employment Land Conversions
- 4.14.4.1    Applications for an official plan amendment to redesignate employment areas to non-employment uses are considered premature, pending the completion of a Municipal Comprehensive Review and Council adoption of the City's Growth Plan conformity amendment.
- 4.14.4.2    Notwithstanding the above, Policy 4.14.4.1 shall not apply to the Bram West Secondary Plan, as approved by Official Plan Amendment 93-270 and 93-271, and indicated as Area B on Schedule H-1 Interim Growth Management Areas.

---

Approved as to Content

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

Director of Planning and Land Development Services



F1-45

**Appendix IV**  
**Draft Amendment to the 2006 City of Brampton Official Plan**

F1-46

To Adopt Amendment Number OP06-  
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 OP06- \_\_\_\_\_ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN  
COUNCIL, this \_\_\_\_\_ day of \_\_\_\_\_ 2007.

---

Susan Fennell - Mayor

---

Kathryn Zammit – Clerk

---

Approved as to Content

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

Director of Planning and Land Development Services



AMENDMENT NUMBER OP06-  
TO THE OFFICIAL PLAN OF THE  
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Add interim growth management policies to the Official Plan to guide development of certain types of residential intensification outside of Brampton's Central Area, and employment land conversions until such time that the City adopts the conformity amendment for the Provincial Growth Plan.

2.0 Location:

The lands subject to this amendment include all of the lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) Modifying Schedule A General Land Use Designations to identify Special Land Use Policy Area 11, as shown on the attached Schedule A.
- (2) Section 4. Policies, is amended by adding the following  
A new Section 4.13.3.11 – Special Land Use Policy Area 11:  
Heathwood Homes  
A new Section 4.14 and renumbering Section 4.14 through 4.15 to Section 4.15 and 4.16 accordingly

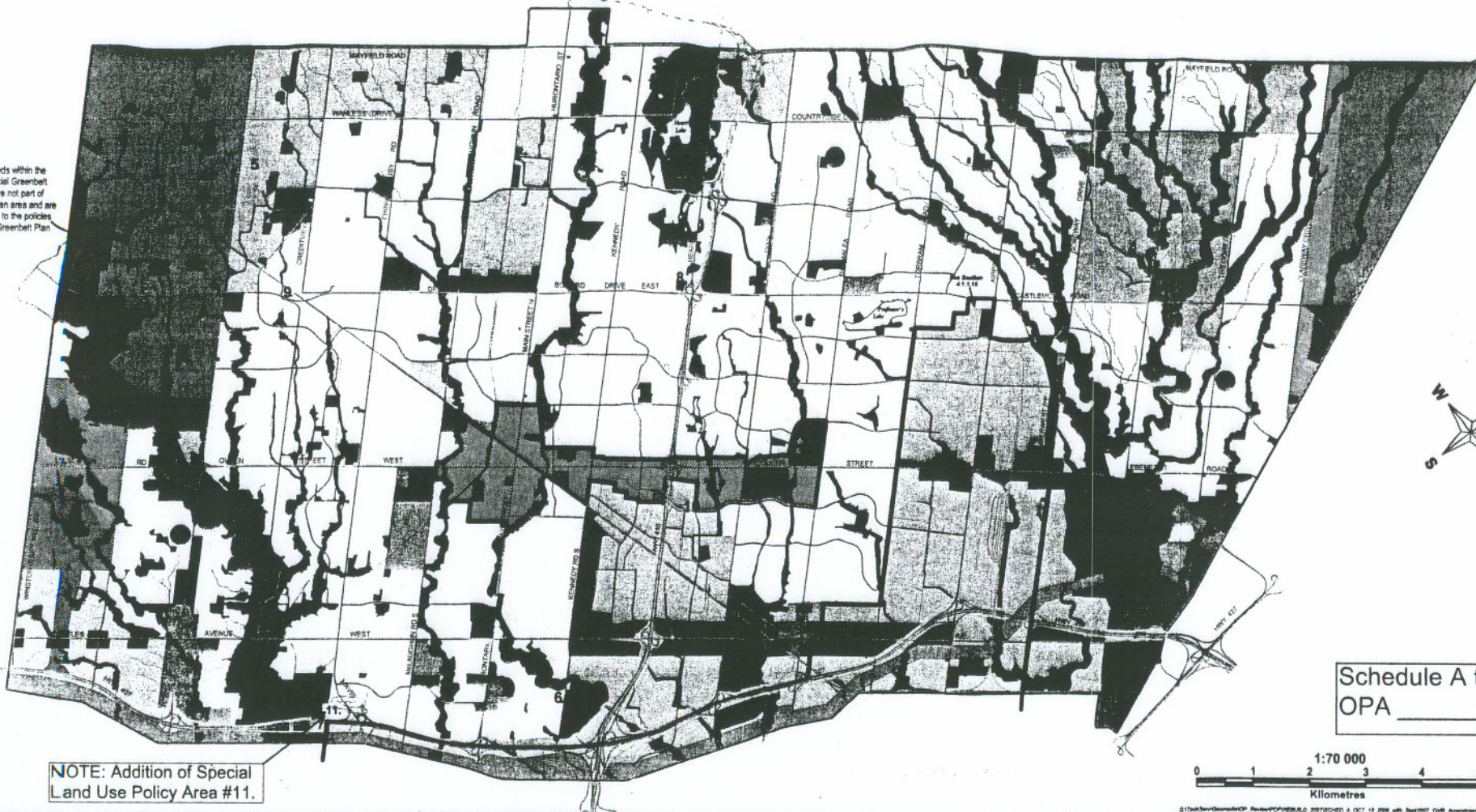
4.13.3.11 Special Land Use Policy Area 11: Heathwood Homes

Special Land Use Policy Area 11, Heathwood Homes as identified on Schedule A, General Land Use Designations, identifies a 3 acre parcel of land at the north west corner of Mavis Road and Highway 407.

As a result of agreements made between the land owner and the City of Brampton, through a settlement from the Ontario Municipal Board, this land will be contemplated for future high density residential and as such Section 4.14 Interim Growth Management Policies shall not apply to Special Land Use Policy Area 11.



Any lands within the Provincial Greenbelt Area are not part of the urban area and are subject to the policies of the Greenbelt Plan



Schedule A to  
OPA \_\_\_\_\_

1:70 000  
Kilometres

NOTE: Addition of Special  
Land Use Policy Area #11.

## LEGEND

	RESIDENTIAL		OFFICE		OPEN SPACE		SPECIAL STUDY AREA See Section 4.1.1
	VILLAGE RESIDENTIAL		BUSINESS CORRIDOR		PROVINCIAL GREENBELT AREA		CORRIDOR PROTECTION AREA
	ESTATE RESIDENTIAL		INDUSTRIAL		CENTRAL AREA BOUNDARY		PARKWAY BELT WEST
	REGIONAL RETAIL		MAJOR INSTITUTIONAL		NORTH WEST BRAMPTON URBAN DEVELOPMENT AREA		PROVINCIAL HIGHWAYS
					SPECIAL LAND USE POLICY AREA See Section 4.1.2		LBPIA OPERATING AREA

Last Amended Date

October 10, 2006

Printed Date

October 10, 2006

## NOTES:

This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text, other schedules and secondary plans. The boundaries and alignments of designations on this schedule are approximate and are not intended to be scaled.

# Schedule A

## GENERAL LAND USE DESIGNATIONS



FLORIAN CITY  
REVISIONS

11-46



#### 4.14 Interim Growth Management Policies

##### Introduction

In addition to the other policies of this plan, all applications being considered by Council for residential intensification outside of the Central Area, and for conversions of employment lands shall be subject to the policies in Section 4.14 until such time that the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe approved under the Places to Grow Act.

For the purposes of the Interim Growth Management Policies the following definitions shall apply:

"Residential Intensification" shall mean the development of a property, site or area at a higher density than currently exists.

Residential Intensification within an "Intensification Corridor" shall mean an application for residential intensification on a property with at least one property boundary that abuts the right-of-way defining the "Intensification Corridor" as identified on Schedule 1 – City Concept.

Residential Intensification within a "Transit Supportive Node" shall mean an application for residential intensification on a property that is within a 500-metre radius of intersecting roads defining the "Transit Supportive Node" as identified on Schedule 1 – City Concept.

"Employment Area" is defined as an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

"Central Area" is identified as Secondary Plan Area 7 – Downtown Brampton and Secondary Plan Area 36 – Queen Street Corridor on Schedule G – Secondary Plan Areas of the Official Plan.

##### 4.14.1 General Intensification Policies

4.14.1.1 All proposals for residential intensification 4 storeys or greater, outside of the Central Area shall submit supporting justification to demonstrate the following to the satisfaction of the City:

- Compatibility, including lot size, configuration, frontages, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.
- That the proposal meets the required limits of development as established by the City and Conservation Authority and that appropriate buffers and mitigating measures are applied if necessary, in order to ensure the preservation, protection and restoration of the natural heritage system.
- That the proposal maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space.
- That there are no potential reductions in levels of service for hard and soft infrastructure including community services, human services, emergency

services, transportation systems and engineering services.

- That the site is in close proximity to existing or planned transit and maintains or improve pedestrian, bicycle and vehicular access.
- That the development minimizes surface parking.
- That the site is in close proximity to community facilities.
- That the site is in close proximity to neighbourhood retail facilities and services.
- Through a storm water management plan acceptable to the City and Conservation Authority, identify the required storm drainage system, potential impacts on downstream watercourses, and recommend sustainable technologies and the concepts of low impact development where possible and measures to mitigate the impacts of development.

#### 4.14.2 Transit Supportive Nodes and Intensification Corridors

4.14.2.1 Transit Supportive Nodes and Intensification Corridors within the Central Area, are not subject to policy 4.14.2.2 and 4.14.2.3 below.

4.14.2.2 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node and Intensification Corridor along Highway 10, between Sandalwood Parkway and the Brampton/Mississauga municipal boundary, and along Queen Street, between Chinguacousy Road and the Brampton/Vaughan municipal boundary that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1 and shall be limited to a maximum building height of 10 storeys, and a maximum density of 200 units per net residential hectare.

4.14.2.3 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node or Intensification Corridor and outside of the specific area outlined in Policy 4.14.2.2, that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 8 storeys, and a maximum density of 200 units per net residential hectare.

#### 4.14.3 All Other Areas of the City

4.14.3.1 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan are considered premature until the adoption of the City's Growth Plan conformity amendment to the Official Plan in accordance with the Places to Grow Act.

4.14.3.2 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that do not require an Official Plan amendment, but do require an amendment to the Zoning By-Law will be evaluated based on the General



Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 4 storeys.

4.14.4 Employment Land Conversions

4.14.4.1 Applications for an official plan amendment to redesignate employment areas to non-employment uses are considered premature pending the completion of a Municipal Comprehensive Review and Council adoption of the City's Growth Plan conformity amendment.

4.14.4.2 Notwithstanding the above, Policy 4.14.4.1 shall not apply to the Bram West Secondary Plan, as approved by Official Plan Amendment 93-270 and 93-271, and indicated as Bram West Secondary Plan Area 40 on Schedule G of the Secondary Plan.

---

Approved as to Content

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

Director of Planning and Land Development Services

