



H8-2-1

Report

City Council

**Date:** October 16, 2007

**File:** G65 GP

**Subject:** OFFICIAL PLAN AMENDMENT  
Interim Growth Management Policies

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

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

BRAMPTON CITY COUNCIL

DATE: October 24/07**OVERVIEW:**

- This report brings forward the implementing Official Plan amendments for the City's interim growth management policies.
- These amendments have been subject to a formal review process in accordance with the requirements of the Planning Act.
- The attached Official Plan amendments conform to the Provincial Policy Statement and the Region of Peel Official Plan.
- The proposed planning amendments to the City's Official Plan implement planning principles and a policy direction 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.

**RECOMMENDATIONS:**

1. THAT the staff report dated October 16 2007 and entitled "Official Plan Amendment – Interim Growth Management Policies" (G65 GP) and attachments be received;
2. THAT City Council authorize the adoption of the Official Plan Amendments attached hereto as Appendix A and B, respectively;
3. THAT it is hereby determined that in adopting the attached Official Plan Amendments, Council has had regard for all matters of Provincial interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the Planning Act, R.S.O. 1990 c.P.13, as amended; and,

4. THAT in accordance with Section 34(17) of the Planning Act, R.S.O. 1990 c.P.13, as amended, council hereby determines that no further public notice is to be given in respect of the attached Official Plan Amendments.

**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 have prepared amendments to both the 1993 and 2006 Brampton Official Plans to include interim growth management policies.

A statutory public meeting was held on September 5, 2007 to present and receive comment regarding the Official Plan amendments. The Official Plan amendments attached hereto have been revised in accordance with the input received at the public meeting and comments from agencies and stakeholders.

## Summary of Policies Included in the Official Plan Amendments

### 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. 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.

Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within 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 will be contemplated to a maximum building height of 10 storeys, and a maximum density of 200 units per net residential hectare.

Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within Transit Nodes and Corridors outside of the specific area identified in the paragraph above, will be contemplated to a maximum of eight (8) storeys with a maximum density of 200 units per net residential hectare.

### 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.

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) a policy has been added 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. 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.

### 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.

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A specific policy is included in this section 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.

It is noted that staff have made a minor housekeeping change in Section 4.14.2 – Transit Supportive Nodes and Intensification Corridors in both the 1993 and the 2006 Official Plan amendments to remove duplication.

## CONCLUSION

It is recommended that the attached Official Plan amendments to implement planning principles and a policy direction 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 be adopted by City Council. The amendments represent good planning and are in the public interest.

Respectfully submitted,



for

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

Authored by: Tara Buonpensiero, Growth Management Policy Planner

## Appendices

Appendix A – Amendment to the 1993 and 2006 City of Brampton Official Plan

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THE CORPORATION OF THE CITY OF BRAMPTON

# BY-LAW

Number \_\_\_\_\_

To Adopt Amendment Number OP93- \_\_\_\_\_ and OP2006- \_\_\_\_\_  
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.
2. Amendment Number OP2006- \_\_\_\_\_ 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



H8-2-7

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.

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.

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- 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 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.
  - 4.14.2.2 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.

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- 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.



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Approved as to Content

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

Director of Planning and Land Development Services





H8-2-12

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.

#### 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 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.

4.14.2.2 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

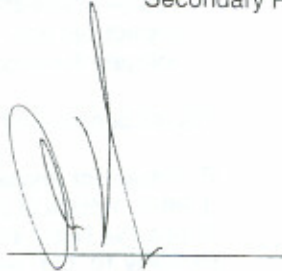
4.14.3.1 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan are considered premature until the adoption of the City's Growth Plan conformity amendment to the Official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



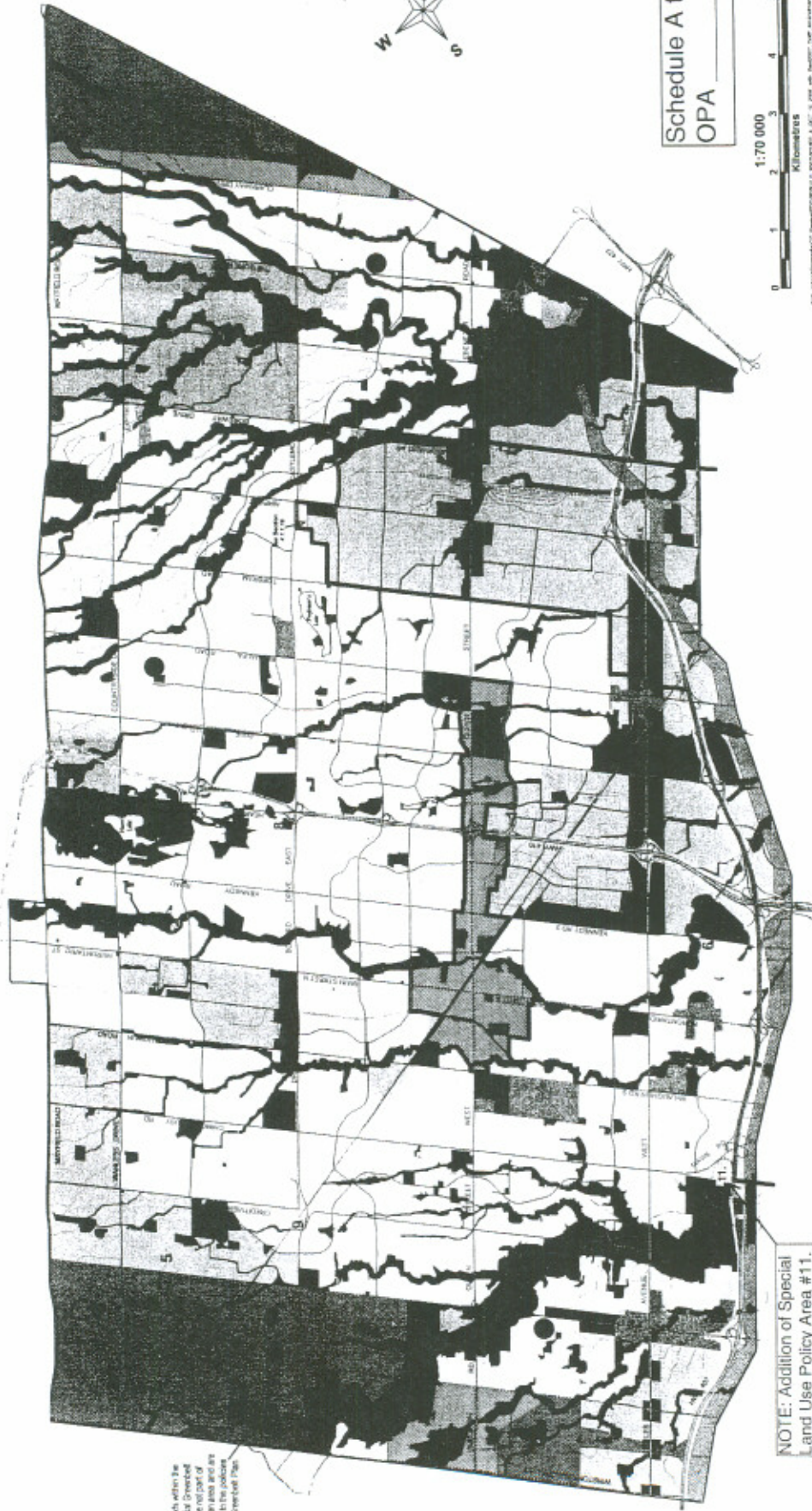
Approved as to Content

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

Director of Planning and Land Development Services

APPROVED AS TO FORM LAW DEPT. BRAMPTON		
C.G.		
DATE	19	10 07

H18-2-16



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



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# Schedule A

## GENERAL LAND USE DESIGNATIONS

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

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

**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.

Last Amended Date  
October 10, 2008

Printed Date  
October 10, 2008

- SPECIAL STUDY AREA
- CORRIDOR PROTECTION AREA
- PARKWAY BELT WEST
- PROVINCIAL HIGHWAYS
- LIBRA DISTRIBUTING AREA

- OPEN SPACE
- TRIDIRECTIONAL GREENBELT
- CENTRAL AREA BOUNDARY
- NORTH WEST BRAMPTON URBAN DEVELOPMENT
- SPECIAL LAND USE POLICY AREA, See Schedule A.11

- RESIDENTIAL
- VILLAGE RESIDENTIAL
- ESTATE RESIDENTIAL
- REGIONAL RETAIL
- OFFICE
- BUSINESS CORRIDOR
- INDUSTRIAL
- MAJOR INSTITUTIONAL

