

Planning, Design & Development Department

April 27, 2006

Re: **Status Report – Release of the Draft Official Plan for Consultation** (File P25 OV)

The following recommendation of the Planning, Design and Development Committee Meeting of April 19, 2006, was approved by the Council of the Corporation of the City of Brampton on April 24, 2006:

- PDD113-2006
1. That the report from D. Waters, Manager, Land Use Policy, and C. Lo, Policy Planner, Planning, Design and Development, dated April 10, 2006, to the Planning, Design and Development Committee Meeting of April 19, 2006, re: **Status Report – Release of the Draft Official Plan for Consultation** (File P25 OV) be received; and,
 2. That the Draft Brampton Official Plan be released to the general public and that staff be directed to circulate the draft Official Plan to agencies and stakeholders for review and comment; and
 3. That staff be directed to continue with the Official Plan Review program in accordance with the chart attached to the staff report as Appendix C; and,
 4. That staff be directed to convene a statutory public meeting to consider the draft Official Plan for the City of Brampton on June 26, 2006; and
 5. That the City Clerk be directed to forward a copy of the staff report to the Regions of Peel, York and Halton, the City of Toronto, and to the local area municipalities of Halton Hills, Mississauga, Caledon and Vaughan for their information.

REPORT

Planning, Design & Development Committee

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

Date: April 10, 2006

File: P25 OV

Subject: STATUS REPORT - Release of the Draft Official Plan for Public Consultation

Contact: David Waters (905-874-2074)

OVERVIEW:

- The Official Plan Review is a major City initiative undertaken to create a blueprint to chart the course for Brampton's sustainable growth over the next 20 to 30 years.
- The Official Plan Review has been subject to extensive public consultation under the "Our Brampton, Our Future" communications program.
- The policy direction proposed in each Focus Area Discussion Paper has been favourably received by the general public. Comments received through the communications program has been considered by staff as part of reviewing the policies and mapping of the Official Plan.
- The draft Official Plan strengthens Brampton's commitment to sustainability building upon a number of components including the long established ecosystem approach to planning and an integrated land use-transportation plan to create a compact, complete and transit-oriented city.
- Major changes to the Official Plan were undertaken for each Focus Area including Commercial (including Office and Retail), Transportation, Environment, Open Space, Cultural Heritage and Urban Design.
- Almost all of the draft Official Plan schedules have been amended and a number of new schedules added. All schedules are now mapped using Geographic Information System (GIS) technology.
- General housekeeping amendments are made throughout the draft Official Plan to implement current best practices and the latest Provincial, Regional and City legislation and policies.
- The draft Official Plan will be subject to another round of public consultation prior to City Council's adoption which is targeted for October of this year.

RECOMMENDATIONS

1. THAT the Report entitled "Status Report - Release of the Draft Official Plan for Public Consultation" dated April 10, 2006 and attachments (File P25 OV) be received;

2. THAT the Draft Brampton Official Plan for the City of Brampton be released to the general public and that staff be directed to circulate the draft Official Plan to agencies and stakeholders for review and comment;
3. THAT staff be directed to continue with the Official Plan Review program in accordance with the chart attached hereto to this report as Appendix C;
4. THAT staff be directed to convene a statutory public meeting to consider the draft Official Plan for the City of Brampton on June 26, 2006; and,
5. THAT the City Clerk be directed to forward a copy of this staff report and Council resolution to the Regions of Peel, York and Halton, the City of Toronto, and to the local area municipalities of Halton Hills, Mississauga, Caledon and Vaughan for their information.

BACKGROUND

Strategic OP Review

The current Official Plan for the City of Brampton was adopted by the City Council on June 28, 1993 and approved by the Ministry of Municipal Affairs and Housing on March 6, 1997. In accordance with Section 26(1) of the *Planning Act*, and input received at a Special Meeting held on June 3, 2002, City staff were directed to undertake a strategic review of the 1997 Official Plan focused on the following areas:

- Preparing a new set of *long-term growth forecasts* as part of updating the Official Plan to replace the 1998 forecasts;
- Assessing the *retail policies* of the Official Plan to assert their effectiveness in responding to retail trends;
- Updating the *office strategy* to reflect more realistic business development opportunities and to designate office land that is better matched to the locational requirements of the Greater Toronto Area office users;
- Updating the *environmental mapping* of the Official Plan by incorporating the most up-to-date mapping available and ensuring that the *environmental policies* of the City's Official Plan conform to current best practices and reflect the policy requirements and terminology of the applicable conservation authorities, the Region and the Province;
- Updating the *urban design policies* of the Official Plan based on the direction the City is taking in the area of civic design and urban form including the adopted City-wide Development Design Guidelines;

- Updating the *cultural heritage* policies to strengthen protection of heritage resources enabled by the latest Provincial, Regional and City policies and initiatives including the recently amended *Ontario Heritage Act*;
- *North West Brampton Urban Boundary Review*; and,
- Along with *general housekeeping* matters, including an update of the general format and layout of the Official Plan to make it more reader-friendly and contemporary.

In addition to the above, implementation of the Transportation and Transit Master Plan (TTMP) as adopted by Council in September 2004 has been included as part of the Official Plan Review to provide a means for the comprehensive consideration of all relevant transportation policy issues.

Since its initiation in June 200 of the City's Official Plan Review, staff have completed the "Phase 1 Evaluation of Existing Conditions" and have significantly advanced the "Phase 2 Policy Review" which is culminated in the completion of the draft Official Plan as presented in this report.

The progression of the Official Plan Review has been documented in a number of staff reports. The most recent of these entitled "Status Report: Brampton Official Plan Review" dated September 13, 2005 was received by Planning, Design & Development Committee on September 19, 2005. City staff were given direction to proceed with a further Town Hall meeting and revising the Official Plan taking into consideration the input received from extensive public consultation.

A Town Hall meeting was held on November 14, 2005 to seek further public input on the City's Growth Management and Official Plan Review programs. About 300 members of the public attended the November 14th meeting and a general endorsement was received for the overall direction of the City's Growth Management and Official Plan Review programs. An Official Plan Amendment (OP93-256) implementing the City's Growth Management Program, including the Development Cap and Community Block Planning process was approved by Council on December 12, 2005.

Based on the ongoing Official Plan review work program, Planning staff in consultation with staff from other City departments and external agencies have now drafted a revised Official Plan which is ready to be considered by Planning, Design & Development Committee. Following Council direction to release the draft Official Plan, another round of public consultation is scheduled and will include a full formal circulation of the document to agencies and stakeholders and a statutory public meeting. Subsequently, staff will report back on the input received and any further revisions recommended, prior to the adoption of the revised Official Plan by City Council later this year.

CURRENT SITUATION

Context of the Draft Official Plan

The City of Brampton is positioned to continue its evolution as a major urban centre within the Greater Toronto Area–Hamilton (GTAH). The current Official Plan was drafted more than ten years ago and was created under very different social, economic, planning and policy circumstances. The latest forecast indicates that Brampton will reach a population of in the order of 680,000 residents by 2031, from about 420,000 today. In tandem with the Growth Management Program, the current Official Plan Review is a major City initiative undertaken to create a blueprint to chart the course for Brampton's sustainable growth in the next 20 to 30 years and to further enhance the quality of life of the community.

Approach of the Draft Official Plan

The draft Official Plan reaffirms and strengthens the City's commitment to sustainability which is the foundation of the Plan. The City's sustainable planning framework as reinforced in the draft OP is built upon:

- Updating the City's long established Ecosystem Approach to environmental planning;
- An integrated land use and transportation plan to create a balanced transportation system that gives priority to transit and pedestrians, and the development of complete, compact and transit-oriented communities;
- A robust commercial and employment land use strategy that promotes economic vitality and diversity and caters to the changing needs of the market and the residents;
- Fostering vibrant residential neighbourhoods that provide a variety of housing options for people at various stage of their life cycle;
- Priority to preserving and enhancing the City's rich cultural heritage and existing social fabric that is integral to the City's land use and development approval processes;
- A strong commitment to take a leadership role in promoting superior quality and innovative urban design as an essential city building ingredient; and,
- A Growth Management Program that ensures growth takes place in a coordinated and fiscally responsible manner.

Structure of the Draft Official Plan

The Council's mandate for the Official Plan Review and consequently the draft Official Plan as presented in this staff report only concerns Part I of the General Plan. The content of the draft Official Plan presented herein is summarized as follows:

Section 1	Our Brampton, Our Future
Section 2	Context of the 2006 Official Plan

Section 3	Sustainable City Concept		
Section 4	Policies		
4.1	Residential	4.9	Cultural Heritage
4.2	Commercial	4.10	Urban Design
4.3	Employment Lands	4.11	Financial and Phasing
4.4	Transportation	4.12	Parkway Belt West
4.5	Natural Features and Environmental Management	4.13	Special Study Areas and Special Policy Areas
4.6	Recreational Open Space	4.14	North West Brampton Urban Development Area
4.7	Infrastructure and Utilities	5.	Implementation
4.8	Institutional and Public Uses		

This policy structure of the draft Official Plan is complemented and supported by mapping which assists in the interpretation of the document and its policies. These include:

- City Concept (now proposed to be a formal part of the Official Plan)
- Schedule “A” General Land Use Designations
- Schedule “A1” Upscale Executive Housing Special Policy Areas
- Schedule “A2” Retail Structure (new schedule)
- Schedule “B” City Road Hierarchy (new schedule)
- Schedule “B1” City Road Right-of-Way Widths (new schedule)
- Schedule “C” Transit Network
- Schedule “C1” Major Pathway Network (new schedule)
- Schedule “D” Environmental Features
- Schedule “E” Major Recreational Open Space
- Schedule “F” Infrastructure and Utilities
- Cultural Heritage Map (not considered as formal part of the Official Plan)
- Schedule “G” Secondary Plan Areas
- Schedule “H” Block Planning Areas

Draft Official Plan Amendments are Responsive to Public and Stakeholders’ Input

As reported in the staff report of September 13, 2005 on the status of the Official Plan Review, extensive public consultation has been undertaken to date as part of the Official Plan Review program. This includes the preparation of a number of Focus Area Review Discussion Papers; Workshops held for each Discussion Paper; a Mayor’s Town Hall Meeting, an Open House and the special Official Plan Review website and email address. Subsequent to the release of the September 13, 2005 status report, consultation was undertaken which consisted of a another Mayor’s Town Hall Meeting held on November 14, 2005, and presentations to the City of Brampton’s Accessibility Advisory Committee on January 10, 2006 and the Growth Management and Development Review Team (GMDRT) on March 16, 2006.

The public consultation undertaken so far has generally shown support for the broad policy directions of the Official Plan Review. As well, specific comments were received on the various focus review areas which have been given detailed consideration by staff during the preparation of the draft Official Plan. The comments received follow several broad themes such as:

- The need for curbing or managing growth;
- The need for clearer policies on promoting sustainable development;
- The need to place more emphasis on new urbanism planning principles including promoting compact, complete and transit-oriented development;
- Transportation issues including the need for better solutions to ease the existing gridlocks, and to address the potential impact arising from further growth; including suggestions on improving transit and promoting alternative modes of transportation and more compact urban form; and,
- Support for revitalizing Downtown Brampton.

The strategic responses to and how the amendments addressed these comments are set out in the following section.

Major Revisions to the Official Plan

It is not the intent nor is it practical to list every revision to the Official Plan in this staff report. A complete review of the accompanying draft Official Plan and related background materials is necessary for a comprehensive understanding of the document.

As can be expected, the most comprehensive revisions to the draft Official Plan were carried out for the sections which are the subject of the focus area reviews. These include (sections referenced are to the current Official Plan):

- 4.2 Commercial
- 4.3 Employment Lands
- 4.4 Transportation (changes to implement the TTMP)
- 4.5 Natural Features and Environmental Management
- 4.6 Recreational Open Space
- 4.9 Cultural Heritage
- 4.10 Urban Design

In addition, there are a number of revisions and provisions that are common to and incorporated throughout each section of the draft Official Plan. These include the principles of sustainability, and updating the text with respect to the latest Provincial, Regional and City legislation and policies. This matter is also discussed under the section entitled General Housekeeping Matters.

Appendix B to this staff report provides a summary of major changes made to the policies as well as the schedules of the current Official Plan. Highlights of major changes and supporting rationale are discussed below.

Office (part of Section 4.2 Commercial)

The previous Economic Base section has been significantly re-structured to form two sections: 4.2 Commercial and 4.3 Employment Lands.

The office nodes of the current Official Plan have been repositioned based on a new set of office demand forecasts, but are still designated in strategic locations of the City to satisfy anticipated market demand and to retain potential opportunities for future growth. In response to the comments received on the Office Strategy Discussion Paper, the office node hierarchy has been further refined and the function of each node clarified as follows:

- Central Area
- Bram West (The Mississauga Road Corridor)
- Bramalea South Gateway
- South Fletcher's Courthouse Area
- Bram East.

The role of the Central Area as the premier location for business, shopping, dining, entertainment, tourism, cultural activities and programs is reinforced in the draft Official Plan. Bam West will be designated as a major transit supportive office node with the highest densities of office development outside of the Central Area.

Retail (Part of Section 4.2 Commercial)

The revised policies of the draft Official Plan identify District Retail as a separate component of the retail hierarchy in addition to Regional and Local Retail to cater to current and forecasted retail market trends. In addition the draft Official Plan proposes to restrict commercial uses in industrial areas as reflected in the revised policies of the Retail section in 4.2 Commercial and section 4.3 Employment Lands. A new Schedule "A2" has been added to the draft Official Plan to identify the retail hierarchy of the City.

The revised retail policies of the draft Official Plan give greater emphasis to place making and superior urban design. There are also provisions to encourage live-work which is in line with the principle of sustainable development.

Employment Lands (Section 4.3)

The previous Business Industrial designation is renamed Business Corridor to more accurately reflect that commercial is the predominant use within this designation. New policies have been added to the draft Official Plan that attempt to:

- protect Brampton's current industrial land base from incremental conversions to non-employment uses,
- to continue supporting the City's manufacturing base; and,

- to continue providing land use opportunities for growth in the non-retail service sectors.

In addition, commercial uses are proposed to be limited in industrial precincts and greater emphasis is placed on employment areas as a tool for place making.

Transportation (Section 4.4)

The changes made to the Transportation section are to implement the Council adopted Transportation and Transit Master Plan (TTMP). The policies speak to a balanced transportation system, priority to transit including the City's Acceleride Program, achieving a complete road network to facilitate the efficient movement of people and goods including the adoption of Transportation System Management (TSM)/Transportation Demand Management (TDM) measures. The draft Official Plan encourages the use of other modes of transportation including pedestrians and cyclists through integrating the City's Pathways System to form part of the transportation network.

Environment (Section 4.5)

The City has worked closely with the OP Review Environmental Steering Group which consists of the Toronto and Region Conservation Authority, Credit Valley Conservation Authority and the Region of Peel on the review and formulation of the environmental policies and related mapping.

The policies reaffirm the City's fundamental ecosystem approach to environmental planning based on watershed and subwatershed studies, Environmental Implementation Reports (EIR or MESP) and similar tools. Policies are updated to reflect current best practices in environmental planning, such as establishing guidelines for environmental buffers and setbacks; emphasizing linkages between natural features and protecting headwater tributaries in addition to defined valley corridors. In response to comments received from consultation, a new section is included to address public health and safety issues including noise, vibration, hazardous installations and contaminated sites issues.

Recreational Open Space (Section 4.6)

The updated Recreational Open Space policies place emphasis on a connected system of open spaces and integration with other land uses and the City's transit system. It provides a refined City Park Hierarchy which includes City Parks, Community Parks and Neighbourhood Parks. Private Commercial Recreation now forms part of this section and additional designations are included under this category.

Policies are streamlined by making reference to the Parks, Culture and Recreation Master Plan currently under preparation. The latest open space requirements for secondary and block planning are established. It is expected that further revisions to this section of the

draft Official Plan will be undertaken once the Parks, Culture and Recreation Master Plan is completed and approved by Council.

Cultural Heritage (Section 4.9)

The Cultural Heritage section has been revamped and strengthened to increase heritage protection as enabled by the recent Provincial legislation and policies notably the amended *Ontario Heritage Act*. The scope of the policies is expanded to implement a holistic approach to heritage planning and preservation including new policies for cultural heritage landscapes. New incentives and tools for heritage protection including financial measures form an important part of the new heritage policies including Heritage Property Tax Reduction and Cost Sharing.

Urban Design (Section 4.10)

This section reaffirms and strengthens the City's commitment to taking a leadership role in promoting superior urban design standards. The policies speak to the need for a high quality Public Realm. In line with the principles of new urbanism and sustainability, policies are established to promote preferred Built Forms including mixed-uses, walkable communities, transit-oriented development, infill/intensification etc. Implementation policies sanction the City's Development Design Guidelines, Design Brief and other design initiatives including urban design awards. The policies provide clear guidelines on the City's expectation for urban design yet allow sufficient flexibility to encourage innovative and attractive built form.

Official Plan Schedule Changes

The schedules have been amended accordingly to implement the policies changes. Almost all schedules have been subject to major revisions. As well, new schedules and maps are created including:

Schedule "A2" Retail Structure
Schedule "B" City Road Hierarchy
Schedule "B1" City Road ROW Widths
Schedule "C1" Major Pathway Network
Schedule "H" Block Planning Areas
Cultural Heritage Map

Schedule "A" General Land Use Designations provides a composite depiction of the mapping changes made to complement the policy changes. Major changes include:

- "Office" which replaces the previous "Primary Office Node" and "Office Node" designations;
- "Business Corridor" which replaces the previous "Business Industrial" designation;

- “Major Institutional” which is re-named from “Community Services” to reflect the contemporary terminology;
- “Provincial Greenbelt” in accordance with the Provincial Greenbelt Plan; and,
- “North West Brampton Urban Development Area” in accordance with OP93-245.

Omitted designations as follows:

- “Private Commercial Recreation” is now part of Schedule “E”
- “Agriculture” and “Urban Boundary” are deleted and changed to “North West Brampton Urban Development Area” as per OP93-245
- “Transportation Corridor Conceptual Alignment” is replaced by Corridor Protection Areas on Schedules “B” and “B1”.

All of the draft Official Schedules and related mapping have been created under Geographic Information System (GIS) which provides for more efficient storage, manipulation, analysis, and display of planning data.

General Housekeeping Amendments

A number of housekeeping revisions have been made throughout the draft Official Plan including:

- Implementing the latest approved Provincial planning initiatives including the Provincial Policy statement, , Greenbelt Plan, *Accessibility for Ontarians with Disabilities Act* etc;
- Implementing the latest City policies and initiatives including the Strategic Responses to Growth including the Development Cap and the latest block plan requirements (OPA93-256), Development Design Guidelines (OPA93-260), Flower City Strategy, accessibility policies, risk management guidelines etc.; and,
- Implementing a new user-friendly format for the document with photographs and images to facilitate the use and better understanding of the Official Plan.

NEXT STEPS

Proposed Public Consultation Program and OP Adoption Schedule

The draft Official Plan will be released for public consultation once Council has ratified the recommendations of this staff report. The key steps of the Official Plan Review program are depicted in the chart attached hereto as Appendix C.

Staff are planning for another round of public consultation to start towards the end of April and finish with the statutory public meeting proposed for June 26, 2006. In addition to the requisite public meeting under the *Planning Act*, additional opportunities will be provided for public participation including a day long workshop (late May/early

June) with agencies, stakeholders and interested members of the public and an open house prior to the statutory public meeting.

The draft Official Plan will be widely circulated through various channels including mailing, the City's website, and copies will be made available at Brampton Public Library branches and well as in the Clerks and Planning Departments at City Hall.

Subject to the public review and comments received, a revised draft Official Plan, based on the input collected through public consultation is proposed to be ready for presentation to the City Council for adoption on October 11, 2006.

Official Plan Review Communications Plan

In partnership with the Public Relations Office, the PDD Department has implemented a Communications Plan to ensure that everyone who has an interest in the planning process- in essence, everyone who works, lives or invests in Brampton-has input into the City's OP Review process.

Building on the success achieved in the earlier stages of the OP Review, the Communications Plan for the next phase will include and focus on the following:

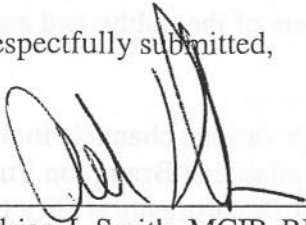
- A mailer to those on the Planning, Design and Development Department's OP Review mailing list;
- Newspaper advertisements for May and June;
- News releases;
- Bus Shelter ads and posters;
- Posters/Flyers in all Brampton Public Library branches, public kiosks and City recreation centres;
- Ethnic media promotions;
- Draft OP posted on the special OP Review website; and,
- Update in Ward Reports.

Interdepartmental Implications

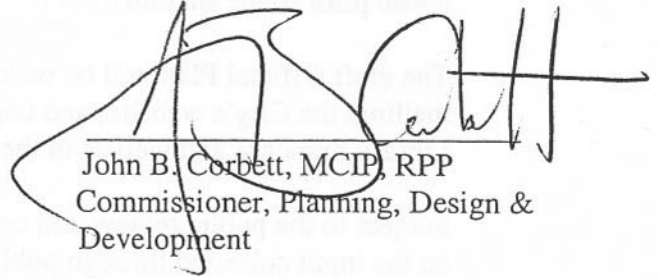
The draft Official Plan is an important planning document. It represents Brampton's blueprint for sustainable development over the next 20 to 30 years. A multi-disciplinary approach has been taken by City staff in creating this comprehensive Plan.

The Official Plan Review is primarily a Planning Department undertaking but it also represents a collaborative effort between many City departments. Within the City, many departments have been consulted throughout the process and provided valuable input including the various divisions within the Planning Department itself (including Development Services, Community Design, Parks Planning and Development, and Engineering and Development Services); Works and Transportation, Community Services, Legal Services and Economic Development.

Respectfully submitted,



Adrian J. Smith, MCIP, RPP
Director, Planning & Land
Development Services



John B. Corbett, MCIP, RPP
Commissioner, Planning, Design &
Development

Authored by: Christina Lo

Attachments:

Appendix A Draft Official Plan, April 10, 2006

Appendix B Summary of Major Changes to the Official Plan

Appendix C Official Plan Review Program – Remaining Timelines

Appendix D List of Official Plan Review Reports (2002 to present)

Appendix A
Draft Official Plan, April 10, 2006

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
1. Introduction	1. Our Brampton, Our Future	<p>Major revisions</p> <ul style="list-style-type: none"> • Provide updates on the background and scope of the current OP Review, and structure of this OP
2. Context	2. Context of the 2006 Official Plan	<p>Major revisions</p> <ul style="list-style-type: none"> • Provide updates on the context of this OP including: <ul style="list-style-type: none"> ○ physical ○ environmental ○ social ○ economic ○ Brampton's latest Six Pillars Strategic Plan and other City policies ○ Federal and Provincial policies
3. City Structure	3. Sustainable City Concept	<p>Major revisions</p> <ul style="list-style-type: none"> • Reaffirm and strengthen the City's commitment to sustainability • Reinforce the City's sustainable planning framework which is built on: <ul style="list-style-type: none"> ○ The City's long established ecosystem approach ○ An integrated land use-transportation plan that creates <ul style="list-style-type: none"> ▪ A balanced transportation system giving priority to transit and pedestrians ▪ Compact, complete and transit-oriented communities ○ A robust commercial and employment lands strategy that promotes economic vitality and diversity ○ Priority to preserving and enhancing the City's rich cultural heritage ○ The City's Growth Management Program that ensures growth takes place in a coordinated and fiscally responsible manner

Appendix B

Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<ul style="list-style-type: none"> • Implement the latest City structure proposed as follows: <ul style="list-style-type: none"> ○ Central Area (<i>new, replaces Mixed Use District</i>) ○ Transit Supportive Nodes (<i>new, represent both Node and Core Node</i>) ○ Employment Precincts (<i>new, replaces Industrial District</i>) ○ Intensification Corridors (<i>new, replace Man Made Corridors</i>) ○ Communities (<i>new, replaces Residential District</i>) ○ North West Brampton Urban Expansion Area (<i>new</i>) ○ Unique Communities (<i>new</i>) ○ Open Space System (<i>new, replaces Natural Corridor</i>) ○ Provincial Greenbelt (<i>new</i>)
<i>City Concept</i>	<i>City Concept</i>	Major revisions to align with the latest City Concept and to show the latest City Structure as described in Section 3 above. This map now forms part of the OP.

Appendix B

Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
<i>Schedule A General Land Use Designations</i>	<i>Schedule A General Land Use Designations</i>	<p>Major Revamp</p> <ul style="list-style-type: none"> • Include new designations <ul style="list-style-type: none"> ○ Office (<i>replaces Primary Office Node and Office Node</i>) ○ Business Corridor (<i>replaces Business Industrial</i>) ○ Major Institutional (<i>renamed from Community Services</i>) ○ Provincial Greenbelt (<i>new</i>) ○ North West Brampton Urban Development Area (<i>new</i>) ○ Parkway Belt West (<i>replaces Parkway Belt West/Utility</i>) • Delete designations <ul style="list-style-type: none"> ○ Industrial/Special Study Area (<i>shown as part of Special Study Area</i>) ○ Private Commercial Recreation (<i>now shown only in Schedule E</i>) ○ Agriculture (<i>Deleted per OP 93-245 and replaced by NWB Urban Development Area/ Special Study Area</i>) ○ Transportation Corridor Conceptual Alignment (<i>shown as Corridor Protection Area on Schedules B and B1</i>) ○ Urban Boundary (<i>deleted per OP 93-245</i>) ○ All Referrals ○ All Deferrals • Major revisions to the boundaries and configurations of the various existing designations
4.1 Residential	4.1 Residential	<p>Minor revisions, mainly housekeeping updates</p> <ul style="list-style-type: none"> • Implement <ul style="list-style-type: none"> ○ the City's adopted Development Design Guidelines (DDG) in respect of residential development per OP93-260 (Section 4.1.1 and 4.1.8) ○ Include approved policies for Vales of Humber Upscale Executive Housing Special Policy Area 4A (Section 4.1.2.9) ○ Update policy on Estate Residential minimum lot size requirements (Section 4.1.3.3)

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<ul style="list-style-type: none"> ○ the City's community block plan requirements for some new residential areas per OP93-256 (Section 4.1.10) ○ New Provincial policy requiring comprehensive review for conversion of employment lands for residential purposes (Section 4.1.10) ○ A new Upscale Executive Housing Area 4A Vales of Humber (Section 4.1.2) • Includes new section for Retirement Housing under Section 4.1.7 • Special Policy Areas policies moved to Section 4.13
<i>Schedule A1 Upscale Executive Housing Special Policy Areas</i>	<i>Schedule A1 Upscale Executive Housing Special Policy Areas</i>	Boundary adjustments to accord with the latest Open Space designation
4.2 Economic Base	4.2 Commercial	<p>Major revamp based on the Retail and Office Focus Area Reviews</p> <ul style="list-style-type: none"> • The previous Section 4.2 “Economic Base” is re-structured into two sections: Section 4.2 “Commercial” and Section 4.3 “Employment Lands”. <p>Office</p> <ul style="list-style-type: none"> • Office nodes are re-structured to reflect the significantly lower demand forecasts and to better meet market needs. • The Central Area remains the major location for free standing or mixed-use development in addition to its role as the cultural heart of the City (Section 4.2.2) • Other Office Centers include: <ul style="list-style-type: none"> ○ Bram West Mississauga Road Corridor (Section 4.2.4) ○ Bramalea South Gateway (Section 4.2.5) ○ South Fletcher's Courthouse Area (Section 4.2.6) ○ Bram East (Section 4.2.7)

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<p>Retail</p> <ul style="list-style-type: none"> • Identify District Retail as a separate component of the Retail hierarchy in addition to Regional and Local Retail (Section 4.2.8-4.2.11). The latter includes Neighbourhood and Convenience Retail. • Include new policies for live-work units (Section 4.2.14) • Give greater emphasis to the place making role of commercial development <ul style="list-style-type: none"> ○ Sanction the use of the City's DDG and design briefs per OP93-260 <p>Industrial</p> <ul style="list-style-type: none"> • Move Industrial Dominant Sector and related policies to form the new Section 4.3 Employment Lands • Clarify the restriction of commercial use within industrial areas • Change the Business Industrial Section as the new Business Corridor Section within Section 4.3
	<p><i>Schedule A2</i> <i>Retail Structure</i></p>	<p>New schedule showing the retail designations including:</p> <ul style="list-style-type: none"> • Regional Retail • District Retail • Neighbourhood Retail • Convenience Retail
	<p>4.3 Employment Lands</p>	<p>New section for industrial and related policies</p> <ul style="list-style-type: none"> • Refine industrial structure and policies to include <ul style="list-style-type: none"> ○ Business Corridor which replaces the previous Business Industrial designation, and ○ Industrial • Limit retail uses in Business Corridor and Industrial designations • Clarify the permitted and restricted uses within the Business Corridor section and emphasize the need for superior urban design

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<ul style="list-style-type: none"> Implement the City's DDG in respect of industrial development per OP93-260 <p>Site Specific Employment Land Designations moved to Section 4.13 and re-named Special Policy Areas 1 to 4</p>
4.3 Transportation	4.4 Transportation	<p>Major revamp to implement the adopted Transportation and Transit Master Plan (TTMP) to provide the overall policy framework for achieving a balanced transportation system. The policies are set out in nine sections to:</p> <ul style="list-style-type: none"> Ensure an efficient road network (Section 4.4.2) Encourage the adoption of Transportation System Management (TSM) and Transportation Demand Management (TDM) strategies to optimize the capacity of the existing transportation system (Section 4.4.3) Support and encourage the increased use of public transit including the City's "Acceleride" Program (Section 4.4.4) Address parking management (Section 4.4.5) Provide the policy framework for implementing a pathways system as part of the balanced transportation system (Section 4.4.6) Provide policies for trucking and goods movement strategies (Section 4.4.7) Provide clear policies to reflect the role of GO Transit, railways and the airport (Section 4.4.8 and Section 4.4.9)
	<i>Schedule B City Road Hierarchy</i>	<p>Information on the road network is now presented in two schedules:</p> <ul style="list-style-type: none"> Schedule B City Road Hierarchy Schedule B1 City Road Right- of-Way (ROW) Widths
<i>Schedule B Major Road Network Right- of-Way Widths</i>	<i>Schedule B1 City Road Right- of-Way Widths</i>	New schedule showing ROW widths
<i>Schedule C Mass Transit Network</i>	<i>Schedule C Transit Network</i>	Updating to present corridor based transit network

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
	<i>Schedule C1</i> <i>Major Pathway Network</i>	New Schedule showing the City-wide multi-use trail system
4.4 Environmental Management	4.5 Natural Areas and Environmental Management	<p>Major revamp based on the Environment/Open Space Focus Area Review</p> <ul style="list-style-type: none"> • This section now focuses on environmental policies. Recreational open space policies are moved to Section 4.5. • Reaffirm the City's commitment to ecosystem approach and to base environmental planning decisions on watershed planning (Section 4.5.1) and other environmental planning tools including Environmental Implementation Reports (EIR) (Section 4.5.2) • Include new policies for protecting important headwater tributaries in addition to defined valley corridors (Section 4.5.8) • Establish guidelines and minimum requirements for environmental buffers and setbacks (Section 4.5.13). • Include new policies to implement the Provincial Green Belt Plan (Section 4.5.14) and the latest Provincial Policy Statement in respect of natural heritage and natural hazards throughout this section. • Include a new section on Protecting Public Health and Safety (Section 4.5.16) by consolidating existing policies from the various sections in the OP as well as establishing new policies to address aspects including: noise, vibration, hazardous installations and contaminated sites

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
<i>Schedule D</i> <i>Environmental Features</i>	<i>Schedule D</i> <i>Environmental Features</i>	<p>Major revisions based on the best data available from the City, the Conservation Authorities, Peel Region, and the Ministry of Natural Resources. Revisions include new designations as well as changes to boundaries of existing designations:</p> <ul style="list-style-type: none"> • Valleyland/Watercourses (<i>replace Valleylands/ Floodplains and Steep Slope Areas</i>) • Woodlands (replace woodlots) • Provincially Significant Wetlands)(<i>replaces Wetland Areas</i>) • Other Wetlands) • Special Policy Areas • Environmentally Sensitive Areas and Areas of Natural and Scientific Interest (<i>replace Sensitive Areas</i>) • Provincial Greenbelt (<i>new</i>)
4.5 Open Space	4.6 Recreational Open Space	<p>Major revamp based on the Environment/Open Space Focus Area Review</p> <ul style="list-style-type: none"> • This section now focuses on recreational open space policies while Section 4.4 focuses on environmental policies. <p>General Policies</p> <ul style="list-style-type: none"> • Update policies on parkland dedication (Section 4.6.2) including that utility easements or right-of ways will no longer be credited towards parkland dedication. • Remove the policy that the City may purchase lands released by the school boards (Section 4.6.2). • Streamline policies by making reference to the Parks, Culture and Recreation Master Plan which is currently under preparation. • Implement DDG design principles respecting open space per OP93-260 (Section 4.6.1)

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<p>Park Hierarchy The City's park hierarchy is re-defined as follows (Section 4.6.3):</p> <ul style="list-style-type: none"> • City Parks • Community Parks • Neighbourhood Parks <p>Private Commercial Recreation (Section 4.6.6)</p> <ul style="list-style-type: none"> • Previous Section 4.13 moved to form this new section. <p>Secondary Plan Considerations (Section 4.6.8)</p> <ul style="list-style-type: none"> • Remove some open space requirements from secondary plans as they will be addressed by the block plans including <ul style="list-style-type: none"> ○ Pedestrian/cyclist circulation system analysis ○ Master Open Space Landscaping and Pedestrian Concept Plan <p>Community Block Plan Considerations (Section 4.6.9)</p> <ul style="list-style-type: none"> • New section to specify recreational open space requirements for block plans. <p>Bikeways</p> <ul style="list-style-type: none"> • Moved to form part of Multi-Use Trails in Section 4.4 <p>Site Specific Open Space Designations</p> <ul style="list-style-type: none"> • Moved to Section 4.13 and renamed Special Policy Areas.

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
<i>Schedule E Open Space</i>	<i>Schedule E Major Recreational Open Space</i>	Major revisions to align with the refined recreational open space structure and the most up-to-date park plans <ul style="list-style-type: none"> • Distinguish recreational open space from environmental open space such that Valleylands and Provincial Greenbelt are now shown for context only • Include changes in designation and boundary • The latest open space designations include: <ul style="list-style-type: none"> ○ City Park (<i>renamed from City-Wide Park</i>) ○ Community Park (<i>new designation</i>) ○ Private Commercial Recreation ○ Conservation Areas ○ Cemetery (<i>renamed from Major Cemeteries</i>)
4.6 Public Utilities and Resources	4.7 Infrastructure and Utilities	Minor changes, mainly housekeeping updates <ul style="list-style-type: none"> • Remove the sections on sanitary landfills and mineral resources as all landfill sites and quarries in the City have ceased operations.
<i>Schedule F Public Utilities and Resources</i>	<i>Schedule F Infrastructure and Utilities</i>	Major revisions <ul style="list-style-type: none"> • Updates based on information provided by the Region of Peel in respect of the water, drainage and sewerage systems and facilities • Remove Licensed Pit and Quarries and Shale Resources designations
4.7 Agricultural		Deleted per OP 93-245
4.8 Community Services	4.8 Institutional and Public Uses	Minor Changes, mainly housekeeping updates <ul style="list-style-type: none"> • Section re-titled to “Institutional and Public Uses” to reflect contemporary terminology • Implement the DDG in respect of institutional development per OP93-260 (Section 4.8.2) • Special Needs Housing: Large Scale/ Retirement Homes is re-titled to “Long Term Care Home” (Section 4.8.4) while policies for Retirement

Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<p>Housing are included in Section 4.1 Residential</p> <ul style="list-style-type: none"> • Cemeteries moved from “Open Space” section to become Section 4.8.13
4.9 Heritage	4.9 Cultural Heritage	<p>Major revamp based on the Cultural Heritage Focus Area Review</p> <ul style="list-style-type: none"> • Include policies throughout this section to implement the latest enabling Provincial policies to strengthen heritage protection particularly the amended <i>Ontario Heritage Act, Municipal Act, and the Provincial Planning Statement</i>. • New sections added for <ul style="list-style-type: none"> ○ Cultural Heritage Landscape (Section 4.9.2) ○ Areas with Cultural Heritage Character (Section 4.9.4) ○ Flower City Strategy (Section 4.9.7) ○ City-owned Heritage Resources (Section 4.9.8)
	<i>Cultural Heritage Map</i>	A new map showing designated and listed cultural resources.
4.10 Urban Form	4.10 Urban Design	<p>Major revamp based on the Urban Form/Development Design Focus Review</p> <ul style="list-style-type: none"> • Reaffirm the City’s commitment to high quality physical design standards • Re-structure policies around three main areas: <ul style="list-style-type: none"> ○ The Public Realm (Section 4.10.2) ○ Built Form (Section 4.10.3) ○ Implementation (Section 4.10.4) • Implement the DDG and other City design initiatives • Promote and provide guidelines for preferred urban/development form including higher density, compact development, mixed-use development, transit-oriented development, infill/intensification etc..
4.11 Financial and Phasing	4.11 Financial and Phasing	<p>Minor changes, mainly housekeeping updates</p> <ul style="list-style-type: none"> • Incorporate amendments approved under OP93-256 respecting the

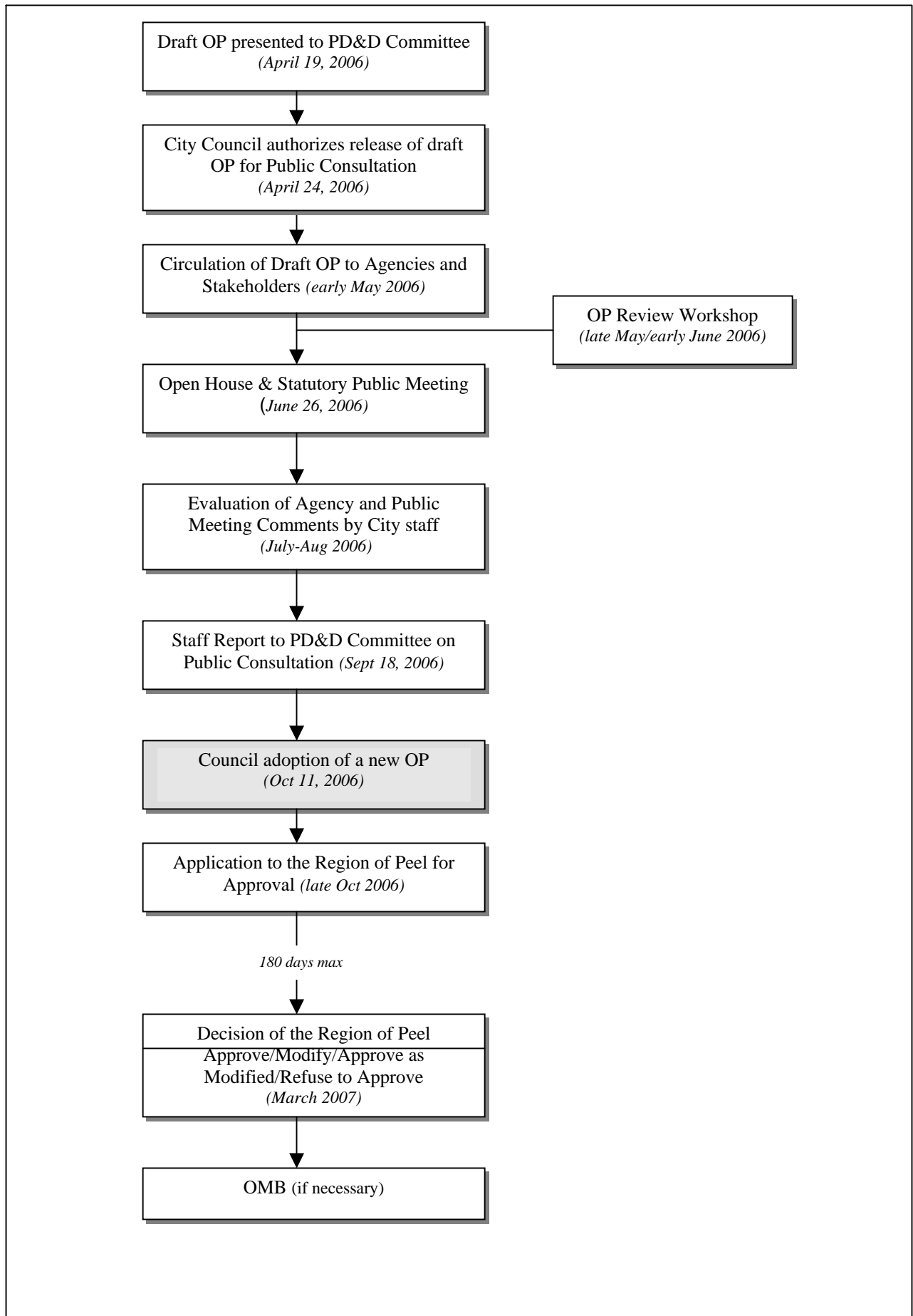
Appendix B Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		City's latest Growth Management strategies including the Development Cap
4.12 Parkway Belt West	4.12 Parkway Belt West	Housekeeping updates Update designations of some land abutting Parkway Belt West as per the latest Secondary Plan for the area south of Hwy 407 between Torbram Road and Hwy 410 (Section 4.12.3)
4.13 Special Study Areas	4.13 Special Study Areas and Special Policy Areas	Major changes, include a new section for Special Policy Areas Special Study Areas <ul style="list-style-type: none"> • Delete Airport Road/North Park Drive Special Study Area which is now designated Industrial based on assessment completed. • Include two new Special Study Areas <ul style="list-style-type: none"> ○ North South Corridor Protection Area (North West Brampton) per OP93-245 (Section 4.13.1.3) ○ North South Corridor Protection Area (Bram West Secondary Plan) per OP93-255 (Section 4.13.1.4) Special Policy Areas <ul style="list-style-type: none"> • Include the former Amendment Sites 1 to 7 now named Special Policy Areas 1 to 7 (Section 4.13.2.1 to 4.13.2.7) • Include Residential Special Policy Areas from Section 4.1 as Special Policy Areas 8-10 (Section 4.13.2.8 to 4.13.2.10). Embleton Road/Heritage Road Special Policy Area deleted and will be addressed as part of the North South Corridor Protection Area (Bram West Secondary Plan) Special Study Area (Section 4.13.1.4).
4.14 Private Commercial Recreation <i>Deleted and policies moved to Section 4.6</i>	4.14 North West Brampton Urban Development Area	New section on policies regarding NW Brampton Urban Development Area per OPA93-245.

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Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
5. Implementation	5. Implementation	<p>Minor changes, mainly housekeeping updates</p> <ul style="list-style-type: none"> • Incorporate DDG and block plan policies per OP93-256 and OP-260 (Section 5.2 and 5.5) • Implement revised Parkland Dedication policies (Section 5.21): 2% for commercial and industrial, and 5% for residential and all others. • Update existing definitions and include new definitions such as Design Brief, Flower City Strategy, sustainability, and terminologies related to Accessibility and risk management etc.(Section 5.2)
<i>Schedule G</i> <i>Secondary Plan Areas</i>	<i>Schedule G</i> <i>Secondary Plan Areas</i>	Minor revisions to show new/proposed secondary plan areas including 50 to 53.
	<i>Schedule H</i> <i>Block Planning Areas</i>	New schedule showing areas subject to block planning

Appendix C - Official Plan Review Program – Remaining Timelines



Appendix D

List of Official Plan Review Reports since 2002

The progression of the Official Plan Review has been documented in a number of reports including:

Status Report: Brampton Official Plan Review dated September 13, 2005 (PDD227-2005)

Information Report: Brampton Official Plan Review Office Strategy Discussion Paper dated June 27, 2005 (PDD162-2005)

Information Report: Brampton Official Plan Review Retail Policy Review Study dated May 30, 2005 (PDD161-2005)

Information Report: Brampton Official Plan Review Urban Form/Development Design Discussion Paper dated May 20, 2005 (PDD132-2005)

Information Report: Brampton Official Plan Review Environment and Open Space Discussion Paper dated May 5, 2005 (PDD113-2005)

Information Report: Brampton Official Plan Review Cultural Heritage Discussion Paper dated April 8, 2005 (PDD087-2005)

“Recommendation Report-Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program” dated February 11, 2005 (PDD037-2005).

“Progress Report: City of Brampton Official Plan Review” dated November 18, 2002 (PDD 361-2002)

“Recommendation Report: City of Brampton Official Plan Review” dated July 3, 2002 (PDD2001-2002)

“Information Report: City of Brampton Official Plan Review” dated May 17, 2002 (PDD 266-2002)

“Status Report: City of Brampton Official Plan Review” dated April 8, 2002 (PB085-2002)