



BRAMPTON

Flower City

G3-1

Report

Planning, Design and
Development Committee
Committee of the Council of
The Corporation of the City of Brampton

Date: August 6, 2010

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

File: P25 RE

DATE: September 8, 2010

Subject: **STATUS REPORT**
Proposed Osmington Regional Retail/Mixed-Use Centre
Osmington Inc.
Northwest Quadrant of Mississauga Road & Bovaird Drive
Ward: 6

Contacts: David Waters, Manager, Land Use Policy (905)874-2074
Jill Hogan, Planning Project Manager, NW Brampton (905)874-3450

Overview:

- The Osmington Inc. lands are located in North West Brampton at the north-west quadrant of Mississauga Road and Bovaird Drive West in the "Heritage Heights Community", where no approved secondary plan is in effect.
- Osmington Inc. submitted an application to amend the City of Brampton's Official Plan and Zoning By-law in advance of a Secondary Plan being in place. An application to amend the Region of Peel's Official Plan was also submitted.
- A regional retail centre, office, hotel, higher density housing and community uses are proposed for the subject lands.
- Considering the strategic location adjacent to the Mount Pleasant Mobility Hub and that a transit oriented development is proposed including a significant employment component, staff see merit in advancing the planning consideration for the Osmington proposal and establishing a specific policy framework for the further consideration of the proposed development.
- This report presents a three stage planning process and a draft Official Plan Amendment that proposes to add the Osmington lands into the Mount Pleasant Secondary Plan (Area 51) as a Special Policy Area with criteria to guide the evaluation of a development application.
- The draft Official Plan Amendment does not propose to establish a land use for the subject lands. It sets out the context for the processing of a development application including a requirement for a further Official Plan Amendment before development could proceed.
- It is recommended that staff circulate the attached draft Official Plan Amendment and report back to the Planning, Design and Development Committee prior to initiating a statutory public meeting.

Recommendation:

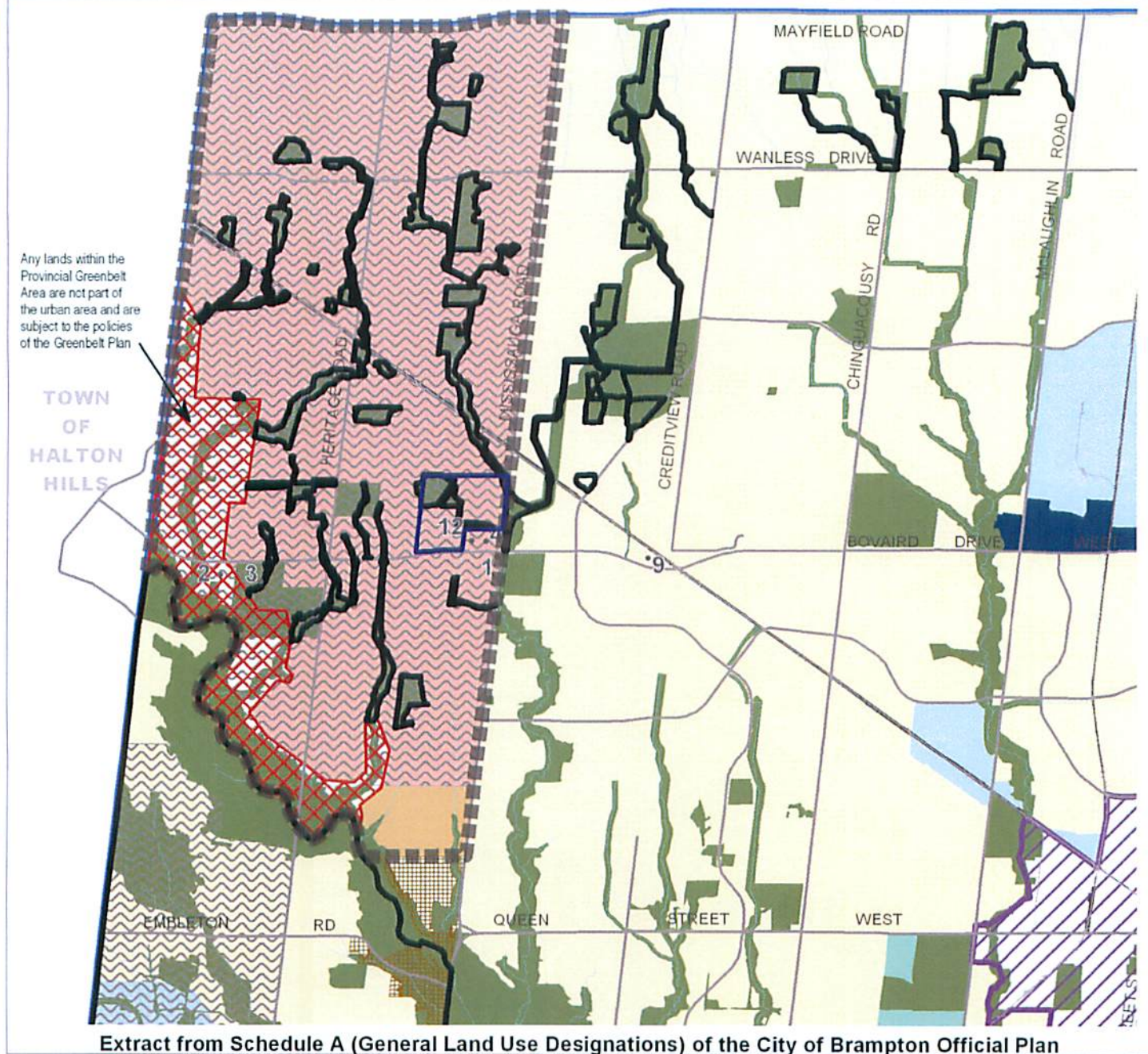
1. **THAT** the staff report dated August 6, 2010 and entitled "Status Report, Proposed Osmington Regional Retail/Mixed-Use Centre" be received;
2. **THAT** staff be directed to initiate a feasibility analysis, as outlined in this report to evaluate the merits of an amendment to the City of Brampton's Official Plan to recognize the Osmington Inc. lands as a 'Special Policy Area' and include the Osmington Inc. lands within the geographic boundary of the Mount Pleasant Secondary Plan (Area 51);
3. **THAT** staff be directed to circulate this report and the attached draft Official Plan Amendment for review and comment; and,
4. **THAT** staff report back to the Planning, Design and Development Committee on the results of the Phase 1 Feasibility Analysis as outlined in this report; prior to initiating the formal public consultation process, including a statutory public meeting.

Background:

In December 2006, OP93-245 was approved by the Ontario Municipal Board to expand the urban boundary of the Brampton Official Plan to include all of North West Brampton as future urban area. The Mount Pleasant Secondary Plan (located east of Mississauga Road) was identified as the first phase of development. The Mount Pleasant Secondary Plan was approved by Council in February, 2010 and is now in force.

On December 7, 2009 a Status Report was presented to the Planning, Design and Development Committee and subsequently adopted by Council authorizing staff to initiate secondary planning for the remaining two Secondary Planning Areas (52 & 53) in North West Brampton known as the "Heritage Heights" lands (west of Mississauga Road). This process is currently underway. These lands are currently designated: "Future Urban Development Area", "North West Brampton Policy Area" (NWBPA) and "Corridor Protection Area" in the Brampton Official Plan (see Figure 1).

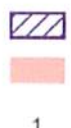
Osmington Inc. owns property within the north-west quadrant of Mississauga Road and Bovaird Drive west, (see Map 2). The site is about 88 acres (35.45 hectares) and has frontage of approximately 432 metres along Mississauga Road and frontage of approximately 370 metres along Bovaird Drive West. The Osmington Lands are located within the Huttonville North (Area 52) Secondary Plan, where no secondary plan is currently in place. However, the City has initiated secondary planning for the lands west of Mississauga Road and is in the early stages of the process. The Osmington lands are directly adjacent to the limits of the recently approved Mount Pleasant Secondary Plan (Area 51).



OSMINGTON LANDS
HERITAGE HEIGHTS COMMUNITY
APPEALED TO THE OMB
RESIDENTIAL
ESTATE RESIDENTIAL



VILLAGE RESIDENTIAL
INDUSTRIAL
MAJOR INSTITUTIONAL
OPEN SPACE
PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE



CENTRAL AREA
N-W BRAMPTON URBAN DEVELOPMENT AREA
SPECIAL LAND USE POLICY AREA See Section 4.13
CORRIDOR PROTECTION AREA



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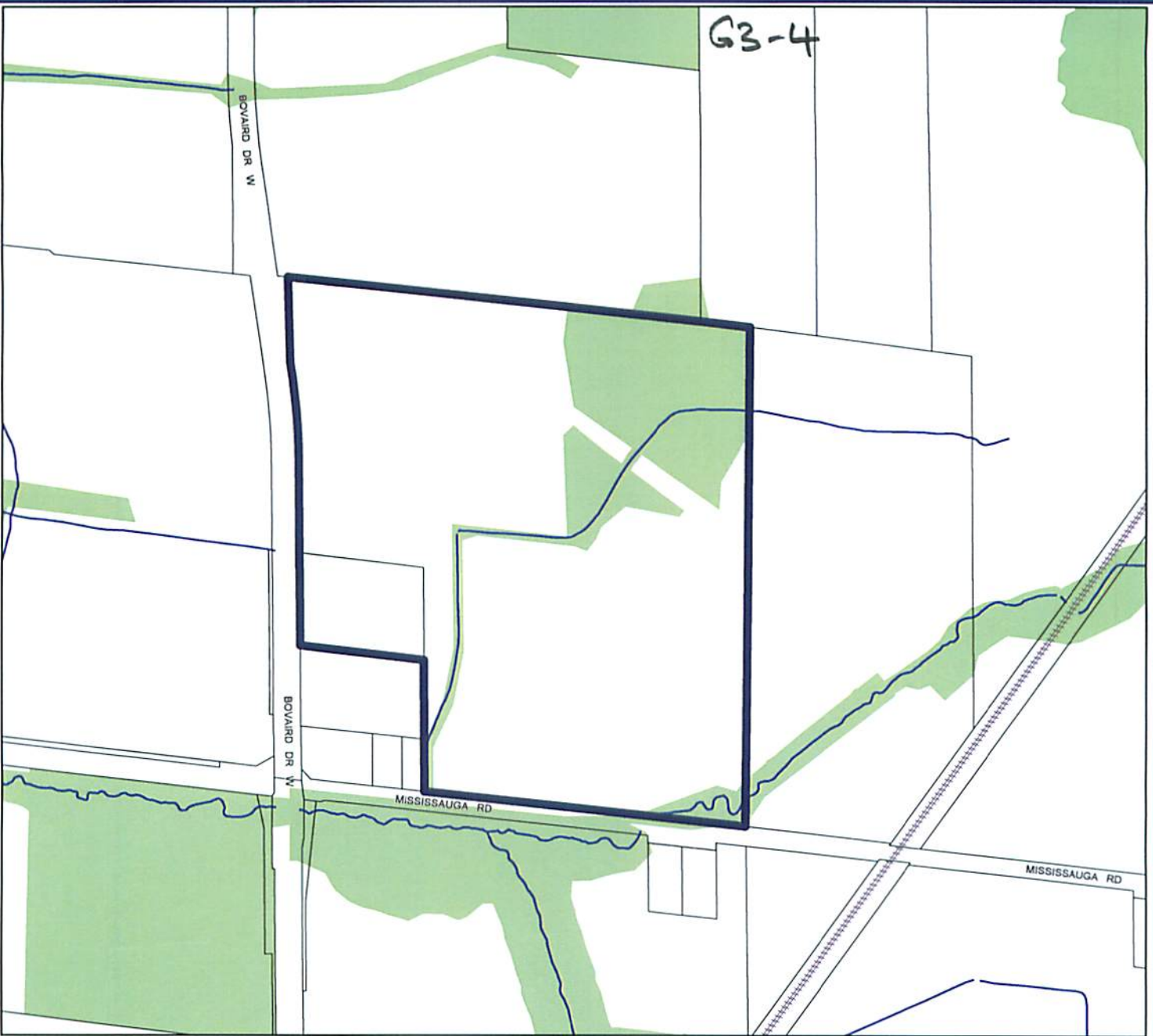
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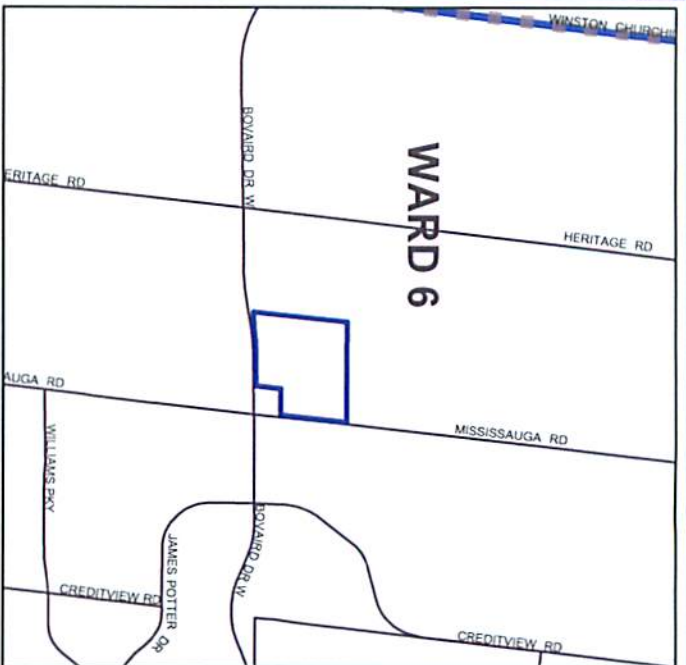
**FIGURE 1 -
OFFICIAL PLAN DESIGNATIONS
HERITAGE HEIGHTS COMMUNITY**

File: Heritage_Hts_Figure1-2

G3-4



Scale 1:8,000



Scale 1:50,000

- SUBJECT LAND
- PROPERTY LINE
- OPEN SPACE

NOTE: OPEN SPACE IS AN EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) FROM THE BRAMPTON OFFICIAL PLAN

MAP 2 - LOCATION
GLENN SCHNARR & ASSOCIATES INC.
Osmington Inc.
CITY FILE: C05W11.004



BRAMPTON
Flower City
Brampton, ON
PLANNING, DESIGN & DEVELOPMENT



Drawn By: RD
Date: 2010 06 02

Osmington Inc. submitted an application to amend the City of Brampton's Official Plan and Zoning By-law in advance of a Secondary Plan being in place. An application to amend the Region of Peel's Official Plan was also submitted. A regional retail centre, office, hotel, higher density housing, community uses and open space uses are proposed.

The purpose of this report is to present a planning approach to advance the Osmington proposal in absence of an approved secondary plan being in place for the lands west of Mississauga Road.

Current Situation:

In February, 2010 Glen Schnarr and Associates Inc. on behalf of Osmington Inc. submitted an application to amend the City of Brampton's Official Plan and Zoning By-law to facilitate development of a Regional Retail Centre, retail, office, hotel, residential, community uses and open space (City File: C05W11.004). An application to amend the Region of Peel's Official Plan was also submitted. The Regional Official Plan amendment seeks a site-specific exemption from the policies and associated schedules dealing with the 'High Potential Mineral Aggregate Resource Area'.

Recently, the application was revised to amend the Mount Pleasant Secondary Plan (Area 51) to include the Osmington Lands within its geographic boundaries. The purpose of this amendment is to allow the Osmington proposal to be evaluated within the context of an approved Secondary Plan area recognizing the logical linkage between the Osmington lands and the Mount Pleasant Mobility Hub.

Details of the Proposal:

The development is based on a new retail concept known as the "hybrid" mall (see artist renderings in Appendix 'A'). This type of mall creates new recreational experiences by placing different programs, public spaces, and promenades in close proximity to each other.

These new experiences are different from conventional malls. They build upon and combine concepts of lifestyle centres and main street retail configurations. Together with the natural landscape of the area, the mixture of retail, recreation, commercial and residential uses generates a unique vision for the development. A public square is proposed as a feature central to the development that would be the setting for a wide variety of activities and events including:

- amphitheatre for outdoor seating and performances;
- outdoor dining terraces; and,
- water play/ice skating.

The proposed Regional Retail mixed-use development includes retail, office, hotel, open spaces, residential and community uses. The Regional Retail development proposes both an indoor shopping experience and an outdoor retail promenade with green corridors for pedestrian movement. The mixed-use development proposes medium to high density residential with a commercial and retail mix, office uses and a hotel.

The site is proposed to be developed in three phases as follows (see Appendix A):

1) Phase 1 (Initial Development)

- enclosed regional retail centre encompassing over one million square feet of retail space
- promenade street retail space with an approximate retail space of 140,000 square feet.

2) Phase 1B (Office Development)

- individual retail pads as an interim use of approximately 90,000 square feet of retail space
- office development of approximately 300,000 square feet of space.

3) Phase 2 (Full Build-out)

- a hotel with approximately 350 rooms
- medium and high density residential development of approximately 2,000 units

The surrounding land uses are described as follows:

North: Vacant agricultural land.

South: The Apple Factory store, a self storage facility and Bovaird Drive West, beyond is The Old Pro Driving Range and vacant agricultural land.

East: The Apple Factory store, a self storage facility and Mississauga Road, beyond is vacant agricultural land.

West: Vacant agricultural land.

Osmington Lands in Relation to Secondary Planning in North West Brampton:

North West Brampton is comprised of three Secondary Plan Areas: Mount Pleasant SP-51, Huttonville North SP-52 and Mount Pleasant West SP-53 (see Figure 3). The Mount Pleasant Secondary Plan (SP-51) is bound by Mayfield Road to the north, Mississauga Road to the west, Bovaird Drive to the south with the Fletcher's Meadow Secondary Plan area to the east.

The Huttonville North and Mount Pleasant West Secondary Plan Areas are commonly referred to as the 'Heritage Heights Community'. The Heritage Heights Community is bounded by Mayfield Road to the north, Winston Churchill Boulevard to the west, Mississauga Road to the east and the Credit River Valley to the south (See Figure 3).

The Osmington Lands are within Heritage Heights and are directly adjacent to the south-western limit of the approved Mount Pleasant Secondary Plan (Area 51). It is also important to note that the Osmington lands fall within the West Branch of the Huttonville Creek Subwatershed which is part of the subwatershed study area for the Mount Pleasant Secondary Plan that is proceeding towards completion.

Proposal to add Osmington Lands to the Council Approved Mount Pleasant Secondary Plan:

This report discusses the potential merits of the Osmington proposal and outlines a three (3) stage planning process to consider/evaluate the application.

The Mount Pleasant Secondary Plan was adopted by City Council on February 10, 2010. The approved Secondary Plan sets out the long-term framework for a signature transit oriented community centred on the Mount Pleasant GO Station. The community has been comprehensively planned around the principles of sustainability.

The Osmington Regional Centre is envisioned to have a strong sense of place, creating a focal point for new development surrounding the site. The Osmington lands are strategically located, naturally linked to the transit opportunity provided by the Mount Pleasant Mobility Hub. In addition, the proposed development is transit-supportive with its mixed uses and higher densities.

When looking at the City wide structure of Brampton, the Osmington proposal appears to have a natural, logical and cohesive relationship with the Mount Pleasant Secondary Plan. The development of the remaining lands west of Mississauga Road are not dependent upon the Osmington proposal; however, the cross pollination of the Mount Pleasant Mobility Hub and the Osmington proposal should have functional economic and land use benefits.

The Osmington proposal presents the City of Brampton with a unique regional centre and neighbourhood. The project reconceptualises the typical regional centre and warrants the exploration of advancing its planning consideration.

Current Policy Framework:

The following section of the report provides a general overview of the policies related to Corridor Protection and the North West Brampton Policy Area (shale protection) in the Official Plan. These policies currently apply to the lands west of Mississauga Road including Osmington. These policies must be considered when evaluating a development application in this geography.

Corridor Protection

OP93-245 implemented policies and related mapping to protect an area of North West Brampton for the planning and development of the North-South Transportation Corridor. OP93-245 included a policy that requires the North South Transportation corridor to be planned, designed and constructed in accordance with the recommendation of an Environmental Assessment Study prior to the full development of North West Brampton. In July, 2009 Council directed staff to initiate the Environmental Assessment study for the Bram West Parkway, following the presentation of the final draft Transportation and Transit Master Plan (TTMP) update to Council. The initiation of the Environmental Assessment for the Bram West Parkway will occur before the end of 2010 with the recent Council endorsement of the Halton Peel Boundary Area Transportation Study (HPBATS). The North-South Transportation Corridor Environmental Assessment Study is also expected to be initiated jointly by the affected municipalities.

The lands proposed for the Osmington Regional Centre are located within the North-South Corridor Protection Area. The Osmington lands extend about 600 metres west of Mississauga Road. The final alignment of the corridor cannot be presupposed, however given that the North-South Transportation Corridor is proposed to be a six or eight lane roadway, it most likely will not be practical to locate the major facility in close proximity to Mississauga Road, which is an existing major arterial road. The Osmington lands may represent a suitable and necessary separation distance between the two major roads. The impact on the Corridor Protection Area will be fully assessed prior to the consideration of a land use designation for the Osmington lands; as outlined later in this report.

North West Brampton Policy Area

OP93-245 implements a Special Policy Area for the protection of shale for lands west of Mississauga Road in North West Brampton. The North West Brampton Policy Area (NWBPA) enables interim shale extraction to occur through the appropriate approval process, while recognizing the ultimate long term need of these lands for urban development. Accordingly, the purpose of the NWBPA is to provide for the protection and potential use of the shale resource for a period of 10 years (2016) following the

approval of OP93-245. However, the policies enable all long range planning to proceed during this time on the basis that all lands will ultimately be developed for urban purposes.

Following the expiry of the 10-year period in 2016, the Region of Peel, in consultation with the City, will undertake a review to determine whether it is in the public interest to amend the Region and Brampton Official Plans and establish general urban land use designations for this area. The existing policy framework does provide the opportunity for this review to commence sooner. During this 10 year period, all necessary background studies can be finalized and endorsed by City Council but no development can take place.

With the initiation of secondary planning for the lands west of Mississauga Road as directed by Council in December, 2009, comprehensive land use planning can begin; setting the stage for the ultimate development of these lands for urban and related uses.

Osmington Inc. has submitted a "Shale Resource Extraction Assessment" which examines the feasibility and accessibility of developing the Osmington lands for shale extraction. The report notes that possible excavation of the subject lands is limited since the property is surrounded on all sides by major transportation features, including two Regional Roads, a gas pipeline and the Canadian National Railway, which land-locks the shale resource on the property. Further, the report notes that the size of the property available for quarrying is relatively small posing additional economic constraints to quarrying.

As part of the planning analysis for the Osmington proposal, staff must review the submitted report and determine if shale extraction is feasible for the site within the context of the Provincial Policy Statement. Further, it should be noted that as part of the Secondary Plan process for the Heritage Heights lands (of which the Osmington lands are currently within), a Shale Resource Study will be completed to update the 2002 Study that was undertaken as part of the City of Brampton's Urban Boundary Expansion review.

Rationale for the Exploration of Advancing Planning Consideration:

After completing our initial evaluation, staff see merit in advancing planning consideration of the Osmington proposal based on the following:

Location:

The Osmington lands are west of Mississauga Road, located in the area known as the Heritage Heights Community. Council direction has been given to staff to initiate secondary planning for these lands, starting with the Phase 1 component studies, which is currently underway. These component studies will establish the natural heritage system for Heritage Heights, identify the general area of the employment lands and

recommend a transportation network, including a potential corridor for the Halton-Peel Freeway that will lead to the development of a framework plan and a community vision with guiding development principles for Heritage Heights.

Considering their strategic location adjacent to the Mount Pleasant Mobility Hub and that the proposed development of the subject property incorporates the principles of transit oriented development, including a significant employment component, there is merit in advancing planning the planning for the Osmington lands. The Regional Retail Centre proposed by Osmington provides integration opportunities with the public transit system, including the GO Station and connections to the future BRT (Brampton Rapid Transit) planned for Bovaird Drive.

Need for Regional Retail in North West Brampton:

The 2006 Retail Policy Review Study prepared by Malone Given Parsons Ltd. identifies the need for a Regional Retail Centre in North West Brampton. The Osmington proposal presents the City of Brampton with a unique opportunity to offer a first class shopping experience; not only with a regional base, but extending outward beyond the municipal boundaries. The economic and employment spinoffs from the Osmington development are significant. North West Brampton represents the largest future location for greenfield residential growth in the City and it is important that a centre of this magnitude is accommodated within the City and the opportunity is not lost to another jurisdiction.

The City of Brampton is one of the largest cities in the Greater Toronto Area (GTA) and it will continue to experience tremendous growth pressure. The Osmington proposal provides for a range and mix of land uses and associated employment opportunities to meet projected needs for the long term.

Economic Impact Statement:

To understand the anticipated economic impacts, the City of Brampton's Economic Development Office prepared a preliminary economic impact statement. The salient findings are presented below:

Major One-Time Capital Expenditures

The cumulative impact at full build out (Phase 2) yields the following economic impact:

- The proposal represents a combined construction program of approximately 3.9 million square feet of commercial and residential buildings.
- The proposed development is estimated to generate total capital expenditures on the order of \$920 million with the largest components being the enclosed retail mall and residential community.

- Construction is estimated to generate a total of 6,100 person years¹ of employment for residential and non-residential development.
- The resulting Labour Income is estimated to be on the order of \$305 million including the indirect effects of the initial investment.

Major Annual Impacts from the Development at Build Out

- The total number of full time employees (FTE) in the retail, office and hotel facilities is estimated in the order of 4,600 persons.
- These employees are estimated to earn \$140 million in income per year which will be used to support their households and generate additional spinoffs in the marketplace.
- The 2,000 residential units are estimated to generate a population in the order of 6,000 people.
- The resident population growth (when fully occupied) shall represent total income from employment in the order of \$220 million per year. A portion of this income will be spent at businesses locally and outside the community.

Economic Impact Conclusion:

The Vaughan Mills Mall was the last regional retail centre developed in the GTA (2004) and it opened 14 years after all previous indoor malls were built. Along with the proposed Remington Place in Markham (a proposed 800,000 square foot mall to be connected to the existing Pacific Mall), the Osmington Regional Retail mixed use development represents the next wave of hybrid indoor malls to be developed in the GTA and it presents an excellent opportunity for the City of Brampton.

Environmental Consideration:

Based on the comprehensive subwatershed planning exercise, the Natural Heritage System (NHS) defined for Mount Pleasant reflects an evolution and advancement in eco-systems thinking regarding how to identify, plan for, protect and restore environmental features.

The Mount Pleasant Subwatershed Study has been undertaken in conjunction with a Landscape Scale Analysis that provided a summary of landscape level features and functions within a study area extending 2.5 km beyond the Fletcher's Creek and Huttonville Creek subwatershed limits.

¹ **Person-year** - One whole year, or fraction thereof, worked by an employee, including contracted manpower.

The Osmington lands fall within the West Branch of the Huttonville Creek Subwatershed which is part of the Subwatershed Study area for the Mount Pleasant Secondary Plan that is proceeding towards completion. Since the Osmington lands are within the same Subwatershed as Mount Pleasant, there may be opportunity to advance planning consideration ahead of the balance of the lands west of Mississauga Road. However, environmental work must be refined for the Osmington lands to reflect the level of protection, restoration and enhancement as implemented in Mount Pleasant.

Proposed Planning Process:

Staff are proposing a three phased planning process to thoroughly evaluate the existing policy constraints including Region of Peel policies on shale resources.

PHASE 1

Feasibility Analysis and Secondary Plan Structure

This report provides a preliminary analysis contributing to the justification for advancing planning consideration for the Osmington proposal. As part of Phase 1, staff will further explore the feasibility of adjusting the City of Brampton's Secondary Plan structure to change the geographic boundary of the Mount Pleasant Secondary Plan to include the Osmington lands. To assist with staff's evaluation, it is recommended that the attached Draft Official Plan Amendment be circulated for comment to internal staff and external commenting agencies.

The attached amendment proposes to add the Osmington Lands into the Mount Pleasant Secondary Plan (Area 51) as a Special Policy Area with criteria that guides its development. The draft Official Plan Amendment does not propose to establish a land use for the subject lands. It sets out the context for the processing of a development application including a requirement for a further Official Plan amendment prior to development.

Staff are proposing to report back to Planning, Design and Development Committee in early, 2011 on the results of the circulation of the draft Official Plan Amendment and whether or not it is appropriate to proceed to a statutory public meeting.

There are two possible outcomes for Phase 1:

1. If it is determined it is not feasible to advance planning consideration for the Osmington proposal; staff will seek Council direction to abandon the attached draft Official Plan Amendment and not proceed to a statutory public meeting. Staff would then respond to the Osmington proposal within the context of the associated timelines for the completion of secondary planning in Heritage Heights.

2. If it is determined that there is merit in proceeding with the planning process for the Osmington proposal, staff will seek Council direction to initiate the public consultation process and following the statutory public meeting advance a formal recommendation to Council on the attached draft Official Plan Amendment as modified, based on public input.

Either scenario will require staff to report back to Council seeking direction.

PHASE 2

Detailed Study Assessment/Official Plan Amendment:

Phase 2 will require a detailed study assessment based on the policy framework in the attached draft Official Plan Amendment. The results of Phase 2 will be a further detailed Official Plan Amendment to establish specific land uses and a policy framework in the Secondary Plan to guide the review of the implementing applications such as a rezoning and site plan. At this time, at minimum, Phase 2 would address the following:

Shale Resource:

The North West Brampton Policy Area (NWBPA) enables interim shale extraction to occur through the appropriate approval process, while recognizing the ultimate long term need of these lands for urban development. Accordingly, the purpose of the NWBPA is to provide for the protection and potential use of the shale resource for a period of 10 years (2016). However, the policies enable all long range planning to proceed during this time on the basis that all lands will ultimately be developed for urban purposes.

In support of their application, Osmington Inc. has submitted a “Shale Resource Extraction Assessment” prepared by Genivar Consultants LP. Staff will engage in a detailed review of this study to assess the feasibility of mining shale from the Osmington lands within the context of the Provincial Policy Statement.

Market Study:

In support of their application, Osmington Inc. has submitted a “Retail Market Potential and Impact Analysis” prepared by Kircher Research Associated Ltd. The study examines the first phase of the retail component of the proposed Regional Centre. In connection with the City’s Economic Development Office, Planning staff will build upon the initial Economic Impact Statement as outlined in this report and determine if the report submitted confirms the need for a regional retail centre in North West Brampton. Consideration will also be given to the 2006 Malone Given Parsons Ltd. Market Study prepared for the Official Plan review.

Employment/Tourism:

The associated employment opportunities produced by the Osmington proposal must be further examined to justify advancing planning consideration. The tourism factor and what it means to Brampton's City-wide economic base will need to be established. Further, the economic benefits generated by the construction and the ongoing operation of the Osmington Regional Centre will need to be demonstrated by Osmington Inc. in order to advance planning consideration.

Corridor Protection:

As previously discussed, the Osmington lands are located within the "North-South Corridor Protection Area" in North West Brampton. Through a review of available practical options, it must be demonstrated that there is merit in removing the Osmington lands from corridor protection area without prejudicing the final route selection. Osmington Inc. has submitted a Traffic Impact Study prepared by Read, Voorhees and Associates. Staff's review of this study will assist in assessing justification to advance planning consideration.

Environmental Planning:

As previously indicated, the Osmington lands fall within the West Branch of the Huttonville Creek Subwatershed which is part of the Subwatershed Study area for the Mount Pleasant Secondary Plan that is proceeding towards completion. As part of Phase 2, an addendum to the Mount Pleasant Subwatershed Study to the satisfaction of the City of Brampton in consultation with Credit Valley Conservation shall be completed to include the Osmington lands. Environmental work must be refined for the Osmington lands to the level of environmental planning detail appropriate to reflect Secondary Planning land use schedule and policy needs.

Official Plan Amendment:

Phase 2 will conclude with a staff recommendation on a further detailed Official Plan Amendment to set the land use and policy framework for reviewing the implementing rezoning and site plan.

PHASE 3

Detailed Application Processing based on the Land Use Designation(s) established in Phase 2 and the Official Plan Policy Framework outlined in the attached Draft Official Plan Amendment:

Phase 2, as outlined above would establish a land use designation(s) with associated development policies in the Official Plan and the Mount Pleasant Secondary Plan.

The attached Draft Official Plan Amendment requires the following to be demonstrated to the satisfaction of the City of Brampton during the plan review of the development application:

- That the proposed development will be integrated into the City and Region's transit oriented strategic objectives and that there is sufficient transportation capacity in the proposed transit and road network prior to the completion of the North-South Transportation Corridor;
- That the development will be planned in accordance with the principles of a transit oriented development, including superior urban design and built form that integrates with the overall planning for the balance of the lands west of Mississauga Road including the lands at the northwest intersection of Mississauga Road and Bovaird Drive West;
- That the proposed development can provide for the protection of property to facilitate the planning and development of the North-South Transportation Corridor;
- That sufficient rationale is provided to satisfactorily demonstrate appropriateness for the removal of the shale protection policy for the subject lands in advance of the 2016 horizon year as set out by Section 4.14.4 of this Plan;
- That detailed servicing and environmental studies include environmental information, analysis and implementation measures as appropriate, to protect natural heritage features and associated ecological functions and linkages of West Huttonville Creek and address storm water management and servicing capacity in advance or phased in conjunction with the completion of a subwatershed study for the lands west of Mississauga Road;
- That the proposed development will result in a satisfactory contribution towards achieving the population serving, major office and employment land employment targets set out for North West Brampton and City-wide; and,
- That cost sharing obligations can be satisfied by Osmington Inc. in relation to Secondary Plan Areas 51, 52 and 53.

Conclusion:

The Osmington proposal presents a unique opportunity to the City of Brampton. It represents a new trend in the development of shopping centre built forms. Its location and mix of uses including office and residential appear to logically connect and support the Mount Pleasant Mobility Hub. The recommended three (3) stage planning process outlined herein, will allow the proposal to be carefully considered and thoroughly evaluated.

The draft Official Plan amendment establishes a policy framework to guide the processing of the development application for the subject lands within the context of an approved secondary plan by adding these lands to the approved Mount Pleasant Secondary Plan (Area 51). It does not establish a land use designation at this time. The proposed "Special Policy Area" designation will allow the current policy framework to be evaluated as part of the plan review process including the requirement for a further Official Plan Amendment.

A draft Official Plan amendment has been attached hereto (see Appendix 'B'). It is recommended that this draft amendment be circulated internally and to commenting agencies. Staff will report back to the Planning, Design and Development Committee on the results of the Phase 1 Feasibility Analysis as outlined in this report; requesting direction to initiate public consultation, including a statutory public meeting.

Respectfully submitted:

Original Signed By

Original Signed By

Adrian Smith, MCIP, RPP
**Director, Planning Policy & Growth
 Management**

John B. Corbett, MCIP, RPP
**Commissioner, Planning, Design
 and Development**

Authored by: Jill Hogan, MCIP, RPP

Attachments:

Appendix A: Concept Plans & Artist Renderings
 Appendix B: Draft Official Plan Amendment

APPENDIX 'A'

CONCEPT PLANS

&

ARTIST RENDERINGS

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PROJECT STATISTICS - PHASE 1

	GCFA (SF)	GCFA (M)	STALLS
1. ENCLOSED RETAIL	1,129,470	104,930	
2. STREET RETAIL	140,800	13,080	
3. OFFICE	50,000	4,643	
4. STRUCTURED PARKING	837,930	77,845	
5. TOTAL GBA	2,158,200	200,500	
6. TOTAL PARKING (GRADE + STRUCTURED)			3,860



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PROJECT STATISTICS - PHASE 1B

	GCFA (SF)	GCFA (M)	STALLS
.1 ENCLOSED RETAIL	1,129,470	104,931	
.2 STREET RETAIL	140,800	13,081	
.3 PAD RETAIL	85,500	7,943	
.4 OFFICE	286,750	26,637	
.5 STRUCTURED PARKING	1,182,180	109,828	
.6 TOTAL GBA	2,824,700	262,420	
.7 TOTAL PARKING (GRADE + STRUCTURED)			5,300



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PROJECT STATISTICS - PHASE 2

	GCFA (SF)	GCFA (M)	STALLS	UNITS	ROOMS
1. ENCLOSED RETAIL	1,129,470	104,931			
2. STREET RETAIL	289,300	26,878			
3. HOTEL	160,000	16,723			350
4. RESIDENTIAL	1,869,500	173,683		2,000	
5. OFFICE	386,750	35,931			
6. STRUCTURED PARKING	2,776,480	257,944			
7. TOTAL GBA	6,631,500	616,090			
8. TOTAL PARKING (GRADE + STRUCTURED)			8,900		



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OSMINGTON REGIONAL CENTRE
A VISION OF SUSTAINABLE URBAN DEVELOPMENT

Project Statistics: Phase 1

	GBA (SF)	GBA (M)	STALLS
ENCLOSED RETAIL	1129000	105000	
STREET RETAIL	140000	13000	
OFFICE	50000	5000	
STRUCTURED PARKING	838000	78000	
TOTAL GBA	2157000	201000	

TOTAL PARKING STALLS (GRADE + STRUCTURED) 3860

Project Statistics: Phase 1B

	GBA (SF)	GBA (M)	STALLS
ENCLOSED RETAIL	1129000	105000	
STREET RETAIL	140000	13000	
PAD RETAIL	86000	8000	
OFFICE	287000	27000	
STRUCTURED PARKING	1182000	110000	
TOTAL GBA	2824000	263000	

TOTAL PARKING STALLS (GRADE + STRUCTURED) 5300



Artist's Rendering of Concept: Phase 1 & 1B

OSMINGTON REGIONAL CENTRE

A VISION OF SUSTAINABLE URBAN DEVELOPMENT

Project Statistics: Phase 2- Full Buildout

	GBA (SF)	GBA (M)	UNITS	ROOMS
ENCLOSED RETAIL	1129000	105000		
STREET RETAIL	289000	27000		
HOTEL	180000	17000		350
RESIDENTIAL	1870000	174000	2000	
OFFICE	387000	36000		
STRUCTURED PARKING	2776000	258000		
TOTAL GBA	6631000	617000		
TOTAL PARKING STALLS (GRADE + STRUCTURED)			8900	



Artist's Rendering of Concept: Phase 2

OSMINGTON REGIONAL CENTRE
A VISION OF SUSTAINABLE URBAN DEVELOPMENT



View of East "Green" Promenade

G3-24

OSMINGTON REGIONAL CENTRE
A VISION OF SUSTAINABLE URBAN DEVELOPMENT



View of Convertible Retail Entrance

10.02.16



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OSMINGTON

OSMINGTON REGIONAL CENTRE
A VISION OF SUSTAINABLE URBAN DEVELOPMENT



View of Indoor Retail

OSMINGTON REGIONAL CENTRE
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View of Parkway

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View from Water Garden

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View of Public Square

OSMINGTON REGIONAL CENTRE
A VISION OF SUSTAINABLE URBAN DEVELOPMENT



View of Public Square

10.0216



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A VISION OF SUSTAINABLE URBAN DEVELOPMENT



View of "Green" Promenade

OSMINGTON REGIONAL CENTRE
A VISION OF SUSTAINABLE URBAN DEVELOPMENT



View of South "Green" Promenade

G3-32

APPENDIX 'B'

DRAFT OFFICIAL PLAN AMENDMENT

G3-33

To Adopt Amendment Number 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 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 2010.

SUSAN FENNELL - MAYOR

PETER FAY – CLERK

Approved as to Content:

Adrian Smith, MCIP, RPP
Director, Planning Policy & Growth
Management

P25 RE

Draft

AMENDMENT NUMBER OP2006 - ____
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP2006 - ____
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The amendment proposes to identify the lands shown outlined on Schedule 'A' to this amendment as a 'Special Policy Area' in the Brampton Official Plan and to add these lands into the Mount Pleasant Secondary Plan (Area 51). The purpose of the Special Policy Area is to establish specific criteria to guide the processing of a development application for the subject lands in absence of an approved secondary plan west of Mississauga Road.

2.0 Location:

The lands subject to this amendment are located within the north-west quadrant of Mississauga Road and Bovaird Drive West in the area known as the Heritage Heights Community. The subject property has frontage of about 370 metres along Bovaird Drive West and is legally described as Part of Lot 11, Concession 5, W.H.S. in the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) by adding to Schedule "A" General Land Use Designations thereto, a Special Policy Area designation and identifying the land as shown on Schedule 'A' to this amendment as "Special Policy Area 11";
- (2) by revising Schedule "G" Secondary Plan Areas, thereto the boundaries of the Mount Pleasant Secondary Plan (Area 51) and the Huttonville North Secondary Plan (Area 52) as shown on Schedule 'B' to this amendment;
- (3) by adding to Section 4.13.3.13 the heading "Special Land Use Policy Area 11: Osmington (Northwest Quadrant of Mississauga Road and Bovaird Drive)" and the following policies:

- 4.13.3.13.1 A proposal has been submitted to the City of Brampton for the development of a Regional Commercial Centre; including a hotel, offices and higher density housing at the northwest quadrant of Mississauga Road and Bovaird Drive.

The subject lands are strategically located adjacent to the Mount Pleasant Mobility Hub. The proposed development of the subject property incorporates the principles of transit oriented development and includes a significant employment component. In response to the substantial benefits, these lands have been added to the Mount Pleasant Secondary Plan (Area 51) boundary with the following specific policy framework of the Regional and City Official Plan to ensure all appropriate matters are considered when the lands are developed.

- 4.13.3.13.2 In evaluating a further amendment to this plan to implement a development application for the Osmington lands, the following elements shall be demonstrated to the satisfaction of the City of Brampton:

- i) That the proposed development will be integrated into the City and Region's transit oriented strategic objectives and that there is sufficient transportation capacity in the proposed transit and road network prior to the completion of the North-South Transportation Corridor;
- ii) That the development will be planned in accordance with the principles of a transit oriented development, including superior urban design and built form that integrates with the overall planning for the balance of the lands west of Mississauga Road, including the lands at the northwest intersection of Mississauga Road and Bovaird Drive West;
- iii) That there are no adverse impacts on the planned function of the City's retail/commercial structure as prescribed in the City of Brampton's Official Plan;
- iv) That the proposed development can provide for the protection of property to facilitate the planning and development of the North-South Transportation Corridor;
- v) That sufficient rationale is provided to satisfactorily demonstrate appropriateness for the removal of the shale protection policy for the subject lands in advance of the 2016 horizon year as set out by Section 4.14.4 of this Plan;
- vi) That detailed servicing and environmental studies include environmental information, analysis and implementation

measures as appropriate, to protect natural heritage features and associated ecological functions and linkages of West Huttonville Creek and address storm water management and servicing capacity in advance or phased in conjunction with the completion of a subwatershed study for the lands west of Mississauga Road;

- vii) That the proposed development will result in a satisfactory contribution towards achieving the population serving, major office and employment land employment targets set out for North West Brampton and the City as a whole; and,
- viii) That cost sharing obligations can be satisfied by Osmington Inc. in relation to Secondary Plan Areas 51, 52 and 53.

- (4) by adding to the list of amendments pertaining to Secondary Plan Area Number 51 : Mount Pleasant as set out in Part II: Secondary Plans, Amendment Number OP2006- ____ .

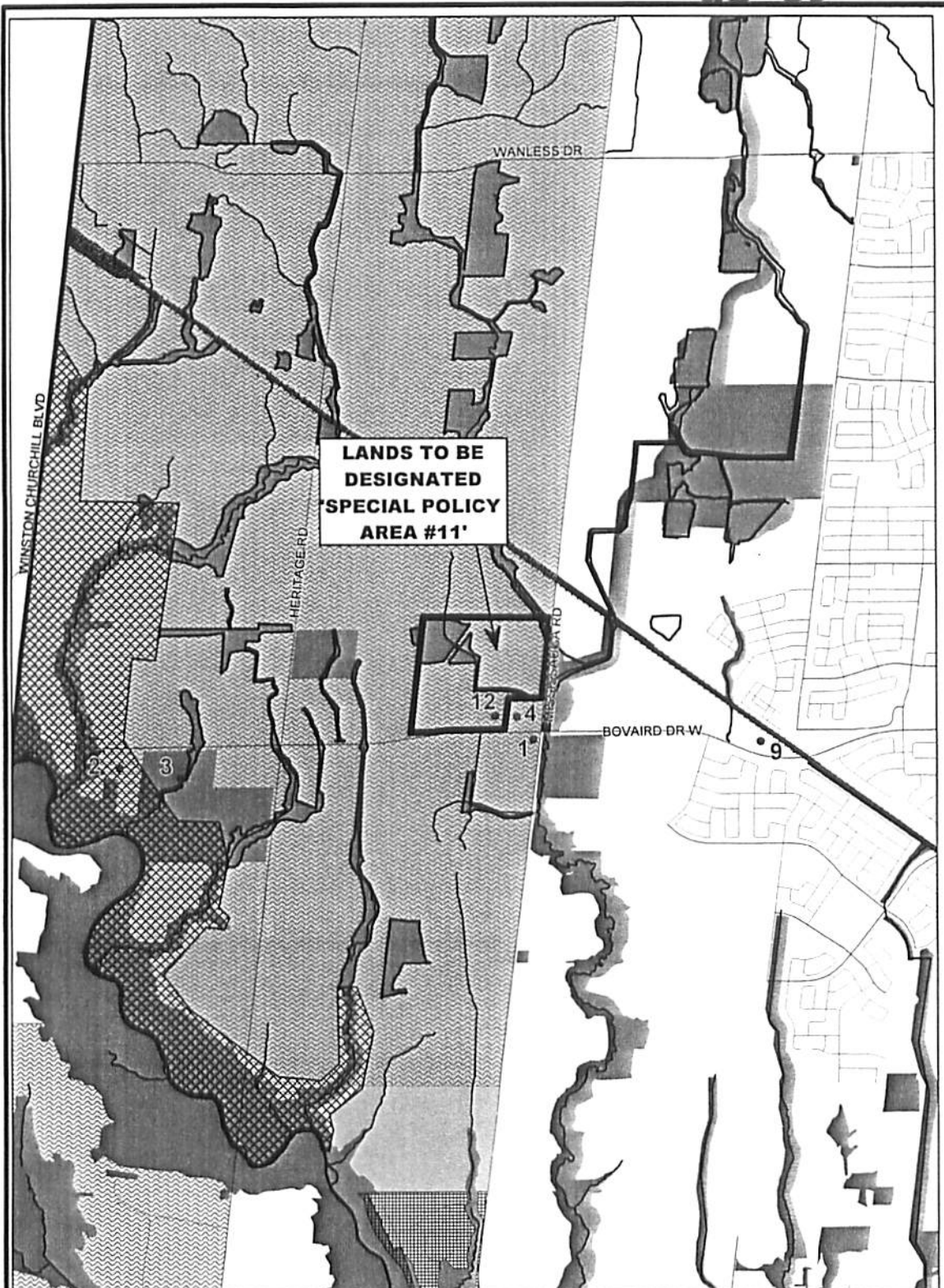
3.2 The document known as the Mount Pleasant Secondary Plan, being Chapter 51 of the City of Brampton Official Plan as amended is hereby further amended;

- 1) By revising the boundaries of Schedule 51(a) to add the subject lands into the secondary plan area; designating the property as the "Osmington Special Policy Area".
- 2) By adding the following new policy as Section 5.2.1.9 "Osmington Special Policy Area":

"The processing of a development application for the subject lands will be guided in accordance with the policy framework established in Section 4.13.3.13 of the Official Plan and shall include a further amendment to this secondary plan."

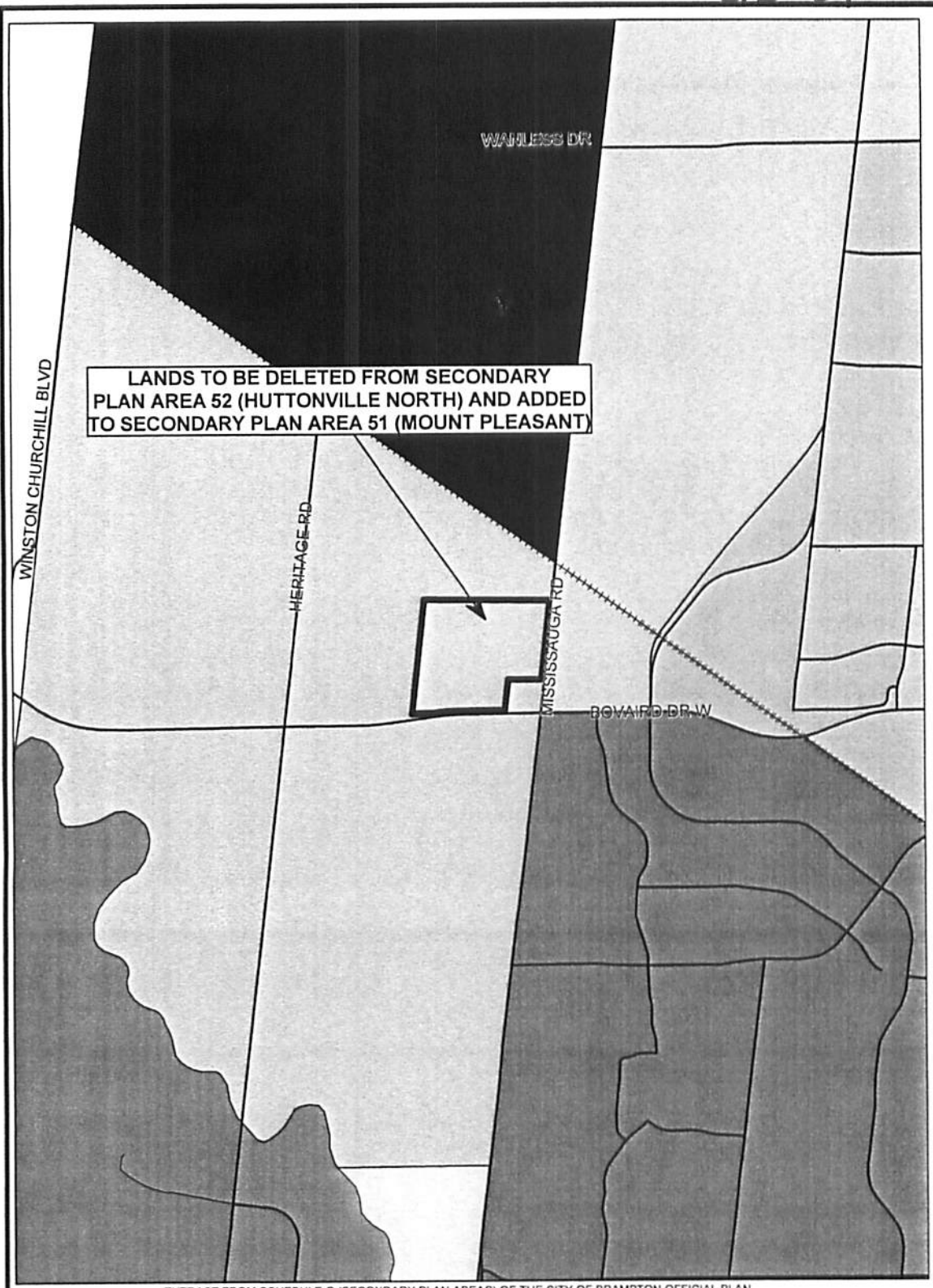
Approved as to Content:

 Adrian Smith, MCIP, RPP
 Director, Planning Policy and Growth
 Management



EXTRACT FROM SCHEDULE A (GENERAL LAND USE DESIGNATIONS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

	AREA SUBJECT TO THIS AMENDMENT		CORRIDOR PROTECTION AREA		N-W BRAMPTON URBAN DEVELOPMENT AREA		SPECIAL LAND USE POLICY AREA
	MAJOR ROAD		OPEN SPACE		APPEALED TO THE OMB		PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE
	LOCAL ROAD		UTILITY		CEMETERY		CITY LIMIT
	MAJOR WATERCOURSE		RESIDENTIAL				



EXTRACT FROM SCHEDULE G (SECONDARY PLAN AREAS) OF THE CITY OF BRAMPTON OFFICIAL PLAN

	AREA SUBJECT TO THIS AMENDMENT		SPA 44		SPA 52		RAILWAY
	SPA 29		SPA 45		SPA 53		STREETS
	SPA 40		SPA 51				



LEGEND

ROAD NETWORK Arterial Road --- Transit Spine Collector Road --- Collector Road --- Potential Connection NATURAL HERITAGE SYSTEM Natural Heritage System Area RESIDENTIAL Low/Medium Density Medium Density	INFRASTRUCTURE TransCanada Gas Pipeline CNR Rail Line Grade Separation GO Layover Facility Stormwater Management Facility INSTITUTIONAL K-4 Public Junior Elementary School Site K-5 Public Senior Elementary School Site BE Separate Elementary School Site PS Public Secondary School Site SP Separate Secondary School Site W Place of Worship	RECREATIONAL OPEN SPACE CP City Park LP Local Park P Parkette T Town Square V Vest Pocket RETAIL CR District Retail NR Convenience Retail NR Neighbourhood Retail MVC Motor Vehicle Commercial	OTHER HO Heritage Resource Designation under the Ontario Heritage Act HL Heritage Resource Listed on the City of Brampton Register of Heritage Properties Mixed Use Area Property Lines Norval Farm Supply Special Policy Area Peel Police Association Special Policy Area Lands to be Added to Secondary Plan Area 51 (Mount Pleasant Secondary Plan) and to be Identified as the 'Osmington Special Policy Area' Area Subject to This Amendment
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NOTES:

1. The land use designations are conceptual only, and will be further refined through the completion of the block plan approval process.
2. The detailed design/alignment of the collector roads, and the Transit Spine Collector Road, are to be determined through the integrated EA process as part of the block amendment and subdivision approval process.
3. The Heritage Resource Designations on this schedule may be relocated or removed without the need for an amendment.
4. The Neighbourhood Park designations represent approximate locations which will be finalized through the Block Plan approval process. The final type of Neighbourhood Park (Local, Town Square, Parkette or Vest Pocket) as reflected in the policies of this plan, shall also be determined through the block plan process.