



Report

Planning, Design & Development Committee

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

Date: August 13, 2009

File: G65 GP

Subject: **Recommendation Report**
Brampton's Response to the Provincial Growth Plan – Draft Official Plan Amendment and Direction to Hold a Statutory Open House and Public Meeting

Contact: Janice Given, Manager, Growth Management and Special Policy (905-874-3459)
Natalie Goss, Growth Management Policy Planner (905-874-2079)

OVERVIEW:

- In April 2007, Council approved the City's *Growth Plan* work plan. The *Growth Plan* requires affected municipalities to implement the *Growth Plan* in various ways; the primary means of implementation being the Official Plan;
- The vision contained within the *Growth Plan* is to create complete communities which are vibrant, healthy and prosperous. To achieve this, the policies of the *Growth Plan* are grounded in four key principles; building compact, vibrant, complete communities; supporting a strong and competitive economy; protecting natural resources and; optimizing infrastructure to support growth;
- A comprehensive public awareness and engagement strategy has been conducted in Brampton and several component studies have been completed with the release of discussion papers containing recommendations for amendments to the City's Official Plan and recommendations for further work;
- Comments received primarily focus on location and types of intensification, employment and environmental sustainability;
- The 2006 Official Plan generally conforms to the *Growth Plan* however, amendments are required for full implementation of the *Growth Plan* in accordance with the Provincial legislation;

- **A draft Official Plan amendment is attached and key components of it include:**
 - Updated population and employment forecasts;
 - A refined sustainable City structure;
 - Refined intensification policies;
 - Updated transportation policies;
 - Refined employment land conversion policies, and;
 - Refined environment / natural heritage policies;
- **With this report Staff are seeking authorization to hold a statutory Open House and Public Meeting;**
- **Staff will continue working with the consultants on the *Financial and Municipal Management Review* and *Market Demand and Development Feasibility Study* and after the consideration of public input, will provide the Planning, Design and Development Committee with final recommendations together with any refinements to the draft Official Plan amendment prior to adoption of the Official Plan amendment.**

Recommendations:

1. **That** the report titled “Recommendation Report – Brampton’s Response to the Provincial Growth Plan – Draft Official Plan Amendment and Direction to Hold a Statutory Open House and Public Meeting” and attachments dated August 13, 2009 be received;
2. **That** Council authorize staff to release the draft Official Plan amendment attached for further consultation which incorporates policies recognizing a series of intensification opportunities not only within the Central Area but in appropriate transit-supported locations across the City, including intensification corridors and mobility hubs;
3. **That** staff be authorized to hold a statutory Open House on September 24, 2009 and statutory Public Meeting on October 5, 2009 to provide members of the public and stakeholders the opportunity to consider the draft Official Plan amendment as attached to this report; and
4. **That** this report be forwarded to the Region of Peel, City of Mississauga, Town of Caledon, Region of York, City of Vaughan, Region of Halton; and, Town of Halton Hills for information.

Background:

On June 16, 2006 the *Growth Plan for the Greater Golden Horseshoe (Growth Plan)* which was prepared under the *Places to Grow Act, 2005* came into effect.

The *Places to Grow Act* requires municipalities to amend their official plans to conform to the *Growth Plan* within three years (June 16, 2009). In April 2009 Council authorized staff to request an extension to the *Growth Plan* conformity deadline from the Province to the end of 2009 (per resolution C056-2009). On June 15, 2009, the Province authorized the City's extension request providing a new conformity deadline of December 31, 2009 for Brampton.

The primary purpose of this report is to outline the proposed changes to Brampton's Official Plan to conform to the *Growth Plan* and seek Council's direction to proceed to a statutory Open House and statutory Public Meeting.

Current Situation:

In April 2007, Council approved the City's *Growth Plan* work plan (per resolution C097-2007), which included the steps, stakeholders, roles and responsibilities necessary to achieve *Growth Plan* conformity. Council considered reports in March and April 2009 which provided a status update on the City's *Growth Plan* conformity exercise and recommended the release of several *Growth Plan* discussion papers. Appendix I provides a summary of key events which occurred as part of the City's conformity exercise.

City of Brampton *Growth Plan* Studies

The City's *Growth Plan* conformity work plan included studies in the following focus areas:

- Population and Employment Allocation;
- Residential Land Inventory, Density Analysis and Intensification Opportunities;
- Employment Land Inventory and Analysis;
- Infrastructure Capacity Review;
- Transportation and Transit Master Plan Sustainable Update;
- Natural System and Conservation Policy Review, and;
- Financial and Municipal Management Review.

These studies included background research and analysis, discussion papers and, opportunities for public and stakeholder input. The following discussion papers / master plans were released in Spring / Summer 2009 for public and stakeholder feedback:

- Inventory and Assessment of Intensification Opportunities;
- Assessment of Planned and Potential Growth in Greenfield Areas;
- Employment Land Strategy;
- Natural System and Conservation Policy Review;
- Infrastructure Capacity Review of Utilities and Services within the City of Brampton, and;

- Transportation and Transit Master Plan, 2009.

The proposed policy directions contained within these discussion papers / master plans were considered in the preparation of the draft Official Plan amendment. In addition, the following two studies are currently underway as described below:

- Market Demand and Development Feasibility Study;
- Financial and Municipal Management Review.

In April 2009, Council considered a status report regarding the *Growth Plan* Employment Lands Study and directed that staff undertake a market demand study to examine the feasibility and viability of planning for the employment lands as set out in the *Employment Land Strategy* prepared by Hemson Consulting Ltd. (November 2008). This study, and the Financial and Municipal Management Review, are the final studies to be completed as part of Brampton's *Growth Plan* conformity exercise. Both studies have been initiated and will be completed together with any necessary refinements to the draft Official Plan amendment prior to Council's adoption.

Public Awareness and Engagement Strategy

Brampton's *Growth Plan* conformity exercise was conducted in an environment of extensive public involvement, all part of a comprehensive public awareness and engagement strategy. The public process commenced early in the process and included the following opportunities for public input:

- a Mayor's Town Hall held in February 2008 to inform residents and stakeholders about the steps that the City was taking to conform to the *Growth Plan*;
- an introductory workshop held in April 2008 which provided an opportunity for residents and stakeholders to hear about the intent of the *Growth Plan* and to share detailed comments on the *Growth Plan* key policy areas and their impact on the City;
- three detailed workshops and a Public Information Centre (PIC) were held in the fall of 2008 to focus in greater detail on each of the key policy areas within the *Growth Plan* and the respective studies being undertaken by the City in these areas;
- a PIC held in February 2009 to further discuss the directions of the Transportation and Transit Master Plan sustainable update.

To aid in communicating Brampton's response to the *Growth Plan* to the public and stakeholders, communication items, including a brochure and newsletters, were prepared and released at strategic points throughout the process. These communication materials were distributed at key City facilities including recreation centres and City Hall. The City has also utilized its website as a key communication tool by providing information regarding Brampton's response to

the *Growth Plan*, including all reports to Planning, Design and Development Committee and all discussion papers. Email notification was also sent to all of those on the mailing list to advise of key events and opportunities for input.

In addition to reaching out to residents and stakeholders, the City, in conjunction with the Region of Peel and as encouraged by the Ministry of Municipal Affairs and Housing jointly reached out to First Nations organizations as part of the Aboriginal Consultation Protocol developed by the Region as part of its Official Plan review.

The following key directions were identified through public and stakeholder feedback:

Forecasts

- Ensure that the population, employment and household forecasts enable the City to plan to achieve the *Growth Plan* targets and are also reflective of the planning processes and constraints underway in Secondary Plan Areas.

Intensification

- Proximity to frequent public transit is recommended for attracting higher density residential development;
- Promote intensification and mixed use development;
- Direct highest density uses to the Central Area and Urban Growth Centre;
- When determining minimum densities for residential areas it is important to recognize cultural differences in space requirements;
- Intensification opportunities should include the intersection of Mavis Road and Highway 407, and Kennedy Road South between Dean Street and Clarence Street.

Employment

- Employment lands and employment areas need to be clearly defined;
- Recognize that efficient highway access is key for attracting employment land uses;
- Improve marketing of prime employment areas within Brampton;
- Encourage complementary employment uses and joint use of facilities;
- Clearly identify areas where conversions may be permitted and market them effectively.

Transportation

- Improve and expand public transit within the City and provide for better integration with transit across the GTA including higher order transit systems.

Environment

- Encourage the development of green buildings (i.e. LEED certification);

- Consider establishing natural heritage protection targets;
- Conduct an urban tree study and increase tree planting;
- Give additional focus to water quality and quantity.

Other

- Proactively plan services and amenities like shopping, community and recreational centres, libraries, parks, schools, medical centres and open space near residential developments;
- Provide infrastructure, especially adequate roads and transportation, before residential developments are populated.
- Plan for diverse housing types to attract and support a mix of demographics and “aging in place”;
- Focus on incentives to attract the right types of residential developments, including the promotion of green buildings;
- Focus on site-specific solutions that apply good built form and design;
- Reduce application fees by reviewing agencies and expedite the planning process.

Key items which can be appropriately addressed through the *Growth Plan* Official Plan amendment are detailed within the ‘Proposed *Growth Plan* Conformity Amendment’ section of this report. Summaries from the workshops as well as feedback received in response to Brampton’s *Growth Plan* discussion papers are included within Appendix II to this report. It should be noted that due to its size, the submission received from Gagnon Law Bozzo Urban Planners Ltd. and IBI Group (August 10, 2009), is available for review upon request from the Planning, Design and Development Department.

Proposed *Growth Plan* Conformity Amendment

The vision contained within the *Growth Plan* is to create complete communities which are vibrant, healthy and prosperous. To achieve this, the policies of the *Growth Plan* are grounded in four key principles; building compact, vibrant, complete communities; supporting a strong and competitive economy; protecting natural resources; and optimizing infrastructure to support growth. The *Growth Plan* requires that municipalities implement its policies in various ways but primarily through Official Plans.

To conform to the *Growth Plan* an Official Plan amendment has been prepared. The key components of this amendment are:

Summary of Key Components of the *Growth Plan* Official Plan Amendment

<p>Section 1 – Our Brampton, Our Future</p>	<ul style="list-style-type: none"> • Incorporates the <i>Growth Plan</i> Official Plan amendment within the Official Plan review section
<p>Section 2 – Context of the 2006 Official Plan</p>	<ul style="list-style-type: none"> • Updated population and employment forecasts; • Introduction of concepts of the Urban Growth Centre, Mobility Hubs, Major Transit Station Areas and, cultural heritage; • Updated Growth Management section; • Updated <i>Growth Plan</i> section to reflect the status of Brampton’s conformity exercise
<p>Section 3 – Sustainable City Concept</p>	<ul style="list-style-type: none"> • Introduction of Built Boundary, Urban Growth Centre, Major Transit Station Areas and Mobility Hubs into sustainable city structure; • Inclusion of new / revised sections on built boundary, intensification, Major Transit Station Areas and Mobility Hubs; • Incorporation of refined policies related to density and height of development in revised classifications of Primary Intensification Corridors and Secondary Intensification Corridors, Major Transit Station Areas; • Modifications to the Central Area section to include policies on the Urban Growth Centre including the 200 residents and jobs per hectare target; • Modifications to the Transit Supportive Nodes section including a renaming to Major Transit Station Areas and Mobility Hubs and related policies; • Clarification of what designations, including what secondary plan designations under Business Corridors, comprise the City’s employment areas
<p>Section X – Central Area (to be numbered)</p>	<ul style="list-style-type: none"> • Newly created section for the Central Area; • Incorporation of the Urban Growth Centre density target; • Incorporation of uses encouraged within the Urban Growth Centre; • Incorporation of a policy regarding further study of underground

	<p>infrastructure within the Central Area and along the Queen Street corridor.</p>
Section 4.1 – Residential	<ul style="list-style-type: none"> • Incorporation of the concepts of the built-up area, Urban Growth Centre and intensification corridors; • Refining the preferred location for intensification; • Intensification policies relocated to Section 3
Section 4.2 – Commercial	<ul style="list-style-type: none"> • Central Area section relocated to a new section that contains only policies related to the Central Area; • Policies related to the Office designation relocated to Section 4.3 to recognize office as an employment use
Section 4.3 – Employment	<ul style="list-style-type: none"> • Policies related to the Office designation relocated from Section 4.2; • Refined policies related to the conversion of employment area to non-employment uses; • Clarification of which uses within the Business Corridor designation are considered employment uses and are therefore subject to the conversion policies; • Clarification of uses such as small businesses and small community services (including places of worship) being located within lands designated Business Corridor and Industrial and not being subject to conversion policies; • Incorporation of conversion policies into the Office section; • Scoping the need to demonstrate the potential impact on the Central Area to Major Offices only within the Business Corridor designation; • Incorporation of a green / eco-business section
Section 4.4 – Transportation	<ul style="list-style-type: none"> • Incorporation of Major Transit Station Areas and Mobility Hubs; • Enhanced policies on active transportation and goods movement; • Refined policies on the North-South Corridor; • Revisions arising from the draft final

<p>Section 4.5 – Natural Heritage and Environmental Management</p>	<p>Transportation and Transit Master Plan</p> <ul style="list-style-type: none"> • Updated policies to recognize Brampton’s natural heritage system; • Incorporation of the City’s lakes / ponds as being formally recognized as part of the City’s valleylands and watercourse corridors; • Incorporation of the concept of culture of conservation; • Incorporation of a policy to reflect the City’s intention to develop a long term energy plan for the Central Area
<p>Section 5.0 – Implementation</p>	<ul style="list-style-type: none"> • Addition of definitions for culture of conservation; ecological goods and services; complete communities; major office; major retail; built-up area; built boundary; major transit station area; intensification corridors; and mobility hub; • Revised definition for employment area; • Modified community block plan policies to include a one-stage streamlined block plan process
<p>Schedules</p>	<p>Schedule 1 – City Concept</p> <ul style="list-style-type: none"> • Incorporation of the built boundary • Renaming of “transit supportive nodes” to “major transit station areas” and “mobility hubs”; • Intensification corridors classified into “primary intensification corridors” and “secondary Intensification corridors” • Incorporation of revised boundaries for the Central Area <p>Schedule 1A – Urban Growth Centre</p> <ul style="list-style-type: none"> • New schedule to be added showing the detailed boundaries of the Urban Growth Centre <p>Schedule A – General Land Use Designations</p> <ul style="list-style-type: none"> • Incorporation of a “special study area” for residential lands in North-East Brampton between Mayfield Road, Clarkway Drive and Castlemore Road pending the completion of Brampton’s <i>Growth Plan Market Demand and</i>

Development Feasibility Study

- Incorporation of revised boundaries for the Central Area

Schedule B – City Road Hierarchy and
Schedule B1 – City Road Right-of-Way
Widths

- Revised to reflect draft final 2009 Transportation and Transit Master Plan 2031 roads network;
- Addition of four new collector roads (in Secondary Plan Areas 48 and 51), one new major arterial road (in Secondary Plan Area 47), the extension of a minor arterial road (North-West Brampton) and the realignment of a minor arterial road (East Brampton)

Schedule C – Transit Network

- Revised to reflect draft final 2009 Transportation and Transit Master Plan 2031 transit network;
- Removal of two “major transit nodes”

Schedule D – Natural Heritage Features
and Areas

- Lakes and ponds incorporated into the legend;
- Addition of Churchville-Norval and Levi’s Creek Provincially Significant Wetlands

The proposed amendments to the 2006 Official Plan are detailed in Appendix III to this report. This appendix indicates the existing policy that is proposed to be amended, why the change is necessary and the direction for the proposed policy. In most cases, the reason for the change is to conform to the *Growth Plan*. However, some minor housekeeping changes are included in this draft Official Plan amendment. In addition, Appendix IV contains a “strike out” version of sections of the 2006 Official Plan which are proposed to be amended. Additional policies or additional wording to existing policies are shown as underlined text and policies or wording proposed to be deleted is shown as ~~strikethrough text~~.

In addition to new policies and modified policies, the draft Official Plan amendment proposes the reorganization of some policies within the Official Plan. The amendment proposes to relocate existing *Section 4.2.2 Central Area* to a new chapter devoted solely to policies surrounding the Central Area. This will recognize the importance of the Central Area and the Urban Growth Centre within the City’s structure. In addition, section *4.1.5 Intensification* is proposed to be relocated to chapter *3.0 Sustainable City Concept* where policies related to all

types of intensification (i.e. residential, commercial and mixed use) will be housed. Finally, sections 4.2.3 to 4.2.7 dealing with the Office designation are proposed to be relocated to *Chapter 4.3 Employment* enabling all policies related to Brampton’s employment areas to be contained within one chapter.

Details of the proposed Official Plan amendment are provided in the following sections.

City-Wide Population, Employment and Household Forecast

The population, employment and household forecasts included within the proposed Official Plan amendment are based on the forecast contained within a report endorsed by Council on May 13, 2009 titled “*Brampton City-Wide Population and Employment Forecasts*”.

The City-wide forecasts were undertaken by Hemson Consulting Ltd. utilizing a broad range of resources, including the 2006 forecast included in the City’s Development OUTLOOK Report, 2006 Census information, detailed secondary plan level data derived from corporate databases, preliminary planning information for communities without secondary plans, historic demographic and forecasting work undertaken by Hemson Consulting Ltd., and recent information about the state of the global and local economies. In addition, some of the general findings of the *Growth Plan* background studies: *Employment Lands Inventory*, *Inventory of Intensification Opportunities* and, *Greenfield Analysis* provide integral foundational elements to the formulation of the forecasts.

Based on the above, the following forecasts are included within the draft Official Plan amendment:

Population, Household and Employment Forecasts

	2011	2021	2031
Population*	510,000	646,000	738,000
Housing Units	143,300	186,600	217,600
Employment	181,000	273,000	318,800

*The population forecasts include the 4% census undercount

The forecasts are intended to reflect the *Growth Plan* policies and implement the *Growth Plan* targets, notwithstanding that some of the targets are regional level targets and the City forecasts must be considered at a regional level for regional *Growth Plan* conformity. The above forecasts include a focus on intensification with approximately 57,300 new housing units being accommodated within the built boundary between 2015 and 2031. In addition, the forecasts provide for approximately 18,000 new residents and 10,000 new employees with the Urban Growth Centre by 2031.

In addition to population and housing units, the above forecasts include Brampton’s anticipated employment growth to 2031. To accommodate

approximately 319,000 employees within Brampton by 2031, Brampton will be continuing to plan for all types of employment to maintain economic viability and strive to achieve a healthy activity rate (the proportion of jobs to population). These forecasts include an activity rate of 43% for 2031, an increase over the current activity rate of 36%.

Prior to adoption of the Official Plan amendment Council has directed that, a *'Market Demand and Development Feasibility Study'* of the City's *Growth Plan Employment Land Strategy* be undertaken. The overall objectives of this study are to verify the long term employment forecasts and related employment land area allocations issued by Hemson Consulting Ltd. for the City of Brampton based on meeting *Growth Plan* targets, locational attributes, planned and future infrastructure, the overall marketability of the candidate areas and enhancing the City's activity rate. It is anticipated that this study will determine the amount of employment land needed to accommodate Brampton's projected growth; the location and quantum of employment lands that could realistically be absorbed in the City over the long term; the nature and intensity of recommended employment precincts and corridors that could be supported; and, desirable attributes and amenities that are required to support the designation of employment lands in order to maximize employment opportunities.

Accordingly, further changes to Brampton's forecasts may be necessary to reflect the outcome of the *Market Demand and Development Feasibility Study*, the *Financial and Municipal Management Study* and conformity to the Regional forecasts proceeding through ROPA 24.

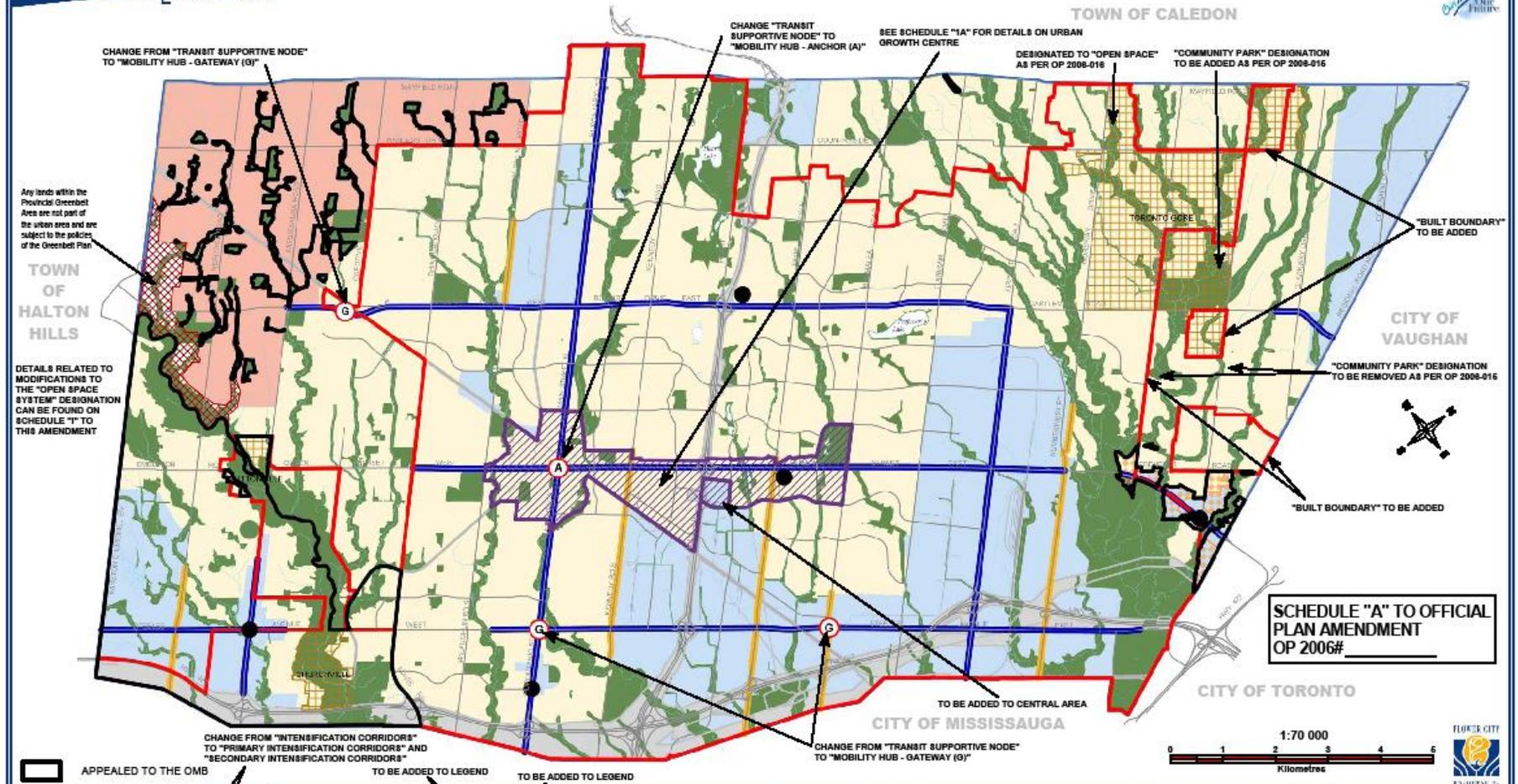
City Structure

The foundation of the 2006 Official Plan is its sustainable city concept which includes a Sustainable City Structure. The sustainable city structure provides direction on how the City will grow and how its resources are managed. The 2006 Official Plan is already relatively consistent with the *Growth Plan* and speaks to the building of complete communities; communities that are well-designed, offer transportation choices, accommodate people at all stages and life and have the right mix of housing, jobs and access to stores and services. Feedback heard through the public awareness and engagement strategy supports the concept of complete communities. Based on this feedback and policies within the *Growth Plan*, the concept of Brampton's communities being "complete" communities has been reinforced in the draft Official Plan amendment.

A focus on opportunities for intensification was already included within the 2006 Official Plan; however, in response to *Growth Plan* policies and public and stakeholder feedback, the draft Official Plan amendment includes some general changes to the sustainable city structure and to reflect a focus on opportunities for intensification. Within this revised sustainable City structure are the

concepts of the Built Boundary; Urban Growth Centre (UGC); Major Transit Station Areas; Mobility Hubs and; intensification corridors. Proposed policies on these concepts are detailed below. These concepts are also reflected as proposed changes to Schedule 1 – City Concept of the 2006 Official Plan.

Brampton



Last Amended Date:
 August 7, 2009

Printed Date:
 August 7, 2009

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

Schedule 1 CITY CONCEPT

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT OP 2006# _____

Built Boundary

The draft Official Plan amendment incorporates the built boundary as delineated within the *Growth Plan*. In April 2007 background information on the development of the built boundary by the Province together with the preliminary built boundary was provided to Council. In May 2008 the final built boundary, which is consistent with the preliminary built boundary, was shared with Council. The built boundary distinguishes between the existing built up area and the designated greenfield area. The Growth Plan requires that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development occurring annually within each upper tier municipality be accommodated within the built up area. Lands within the built up area are comprised of the majority of Brampton's existing developed area as of 2006 and will also be the location of a significant portion of Brampton's new growth.

Intensification Policies

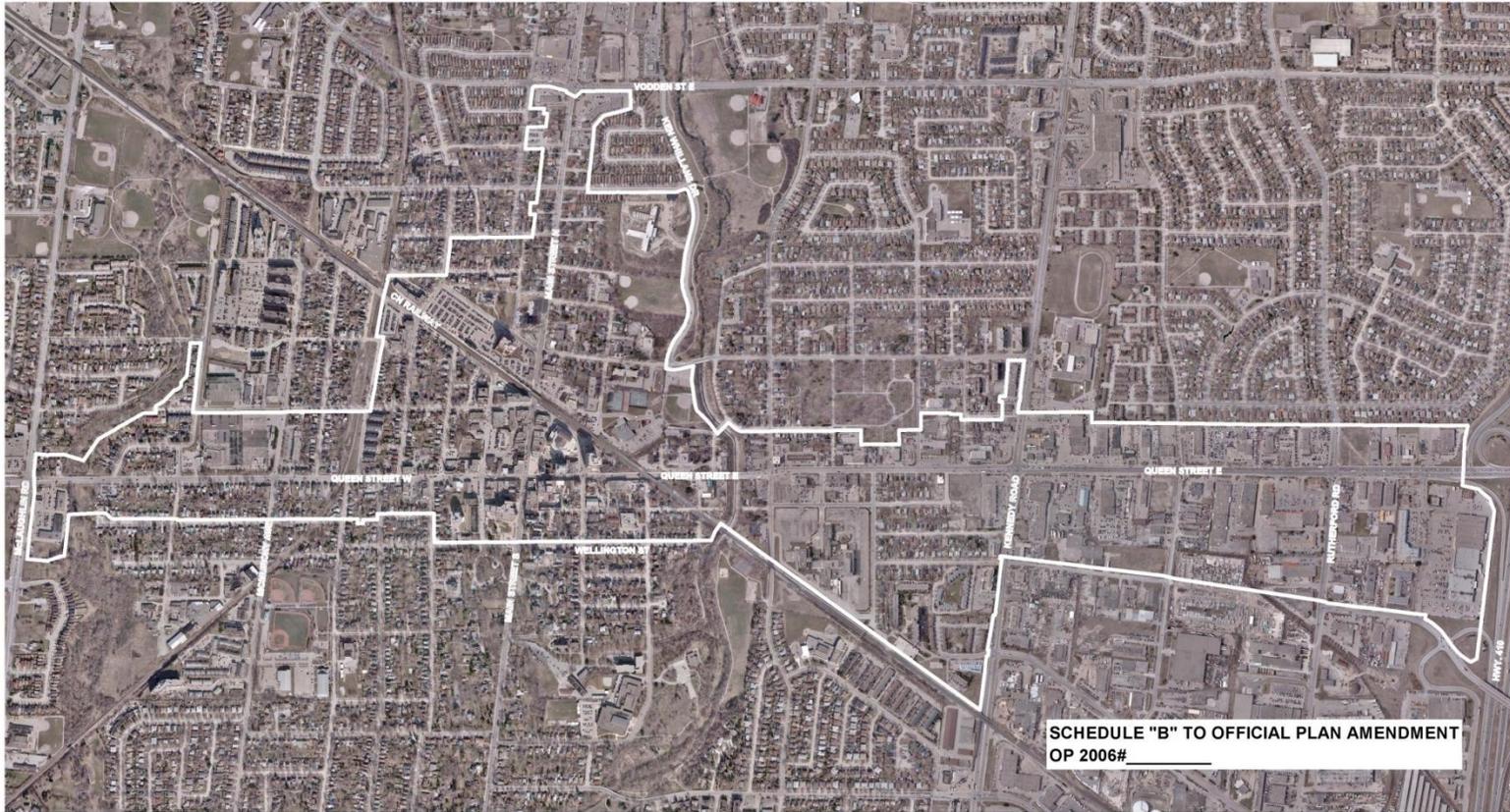
The *Growth Plan* requires that municipalities identify intensification areas in Official Plans and other documents to maximize efficient use of land and existing infrastructure and reduce sprawl. The draft Official Plan amendment identifies the primary areas best suited for increased density. These areas are the Urban Growth Centre, the Central Area, intensification corridors and Major Transit Stations Areas. Concentrating intensification within these areas allows large areas of Brampton to remain for stable low density residential neighbourhood uses. To facilitate opportunities for intensification, the use of bonusing in the Central Area, Urban Growth Centre, mobility hubs and primary intensification areas has been incorporated within the draft Official Plan amendment.

Urban Growth Centre

The *Growth Plan* requires municipalities to delineate the boundaries of their UGC within their Official Plans. Brampton's UGC is located entirely within the Central Area. In June 2008 Council endorsed the preliminary boundaries for Brampton's UGC. The final boundaries for Brampton's UGC were included within a Provincial report released in November 2008. In March 2009 staff updated Council with respect to the final UGC boundaries indicating that they were consistent with the preliminary UGC boundaries previously considered. It should be noted that the UGC boundaries defined by the Province are general in nature and that municipalities may refine these boundaries through their *Growth Plan* conformity processes.

Staff is recommending a minor modification to the boundaries of the UGC as shown in the November 2008 Provincial report. The proposed boundary modification will coincide with the proposed extension of Clark Boulevard / Eastern Avenue between Hansen Road and Rutherford Road and will allow for lands designated Central Area Mixed use, according to the Queen Street

Corridor Secondary Plan (SPA 36), to be included within the UGC. The proposed UGC boundary, including the modification above, is proposed to be depicted on a new Schedule '1A' to the 2006 Official Plan.



LEGEND

 URBAN GROWTH CENTRE

Last Amended Date
August 7, 2009

Printed Date
August 7, 2009

NOTES:

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

Schedule 1A
URBAN
GROWTH CENTRE

The *Growth Plan* states that UGC's will be planned as a focal area for investment; accommodate and support major transit infrastructure; serve high density employment centres and; accommodate a significant share of population and employment growth. In addition, UGC's will be planned to achieve a minimum gross density of 200 residents and jobs per hectare by 2031. Through the public and stakeholder consultation, staff learned that there is support for the UGC and Central Area to accommodate high density uses. The proposed Official Plan amendment introduces the concept of the UGC and incorporates policies that direct a significant portion of population and employment growth to the UGC. In addition, proposed policies encourage the development of high density mixed use development within the UGC and Central Area.

Intensification Corridors

The 2006 Official Plan includes intensification corridors and indicates that they offer significant opportunities for accommodating future growth through revitalization and transit-oriented infill / intensification. The *Growth Plan* recognizes the importance of intensification corridors and requires that municipalities designate them within their Official Plans.

The draft official plan amendment builds upon the existing policies within the existing Official Plan by creating a hierarchy within intensification corridors and identifying those that are along existing or planned Bus Rapid Transit (BRT) corridors as primary intensification corridors with the remaining intensification corridors being recognized as secondary intensification corridors. This hierarchy directs higher density development at increased heights to primary intensification corridors creating the necessary density to support the City's BRT service.

As part of the public input process, the City received responses from two stakeholders requesting consideration of opportunities for intensification within specific areas of the City. The first request includes the intensification of land between Mavis Road and Chinguacousy Road. The *Inventory and Assessment of Intensification Opportunities* discussion paper prepared by Hemson Consulting Ltd. identifies this site as an opportunity for intensification. As outlined in their letter the landowner has requested that this site be considered for residential uses comprising a combination of medium and high density developments. This request was considered through this *Growth Plan* conformity exercise however, there has been no indication that the City should incorporate an intensification corridor along Mavis Road. However, the opportunity presents itself to further discuss the appropriate level of density for this site. While the draft Official Plan amendment identifies focus areas for the highest densities, it also includes policies to guide the location of other suitable sites for increased densities.

The second request pertains to lands located along Kennedy Road between Dean Street and Clarence Street. This request is seeking clarification that in addition to the properties identified in the *Inventory and Assessment of*

Intensification Opportunities discussion paper other lands along intensification corridors may be considered for future intensification. According to the 2006 Official Plan, a portion of Kennedy Road is identified as an intensification corridor. The intent of the mapping within the Hemson discussion paper was to identify some opportunities for intensification to inform the City of its ability to accommodate planned growth within the built boundary. Outside of the specific opportunities identified in this discussion paper, opportunities for intensification along intensification corridors are open for consideration through detailed discussions and applications.

Transportation Policies

The draft final Transportation and Transit Master Plan (TTMP) considered by Council in July 2009 included, among other items, policy directions regarding a further emphasis on active transportation; transportation systems management; transportation demand management as well as a refinement of policies on goods movement. The 2006 Official Plan currently contains policies in these areas. The draft Official Plan amendment incorporates additional policies in these areas in conjunction with the recommendations of the draft final TTMP.

The draft final TTMP also identified a preferred alternative for the North-South Transportation Corridor (given the TTMP's scope of determining roadway improvements within Brampton's boundaries and for Brampton Development Charge purposes) as a "Super Arterial" road beginning south of Highway 407 ETR at Heritage Road and ending at Mayfield Road in the north. Further study through the Halton-Peel Boundary Area Transportation Study (HP-BATS) should continue to look at all options including freeway options, since the benefits of a potential freeway connection to Halton have been identified in this and other studies. On this basis Brampton will continue to protect for the North-South Transportation Corridor and refined policies are proposed within the draft Official Plan amendment to recognize the regional nature of the North-South Transportation Corridor.

Proposed modifications to Schedule B – City Road Hierarchy; Schedule B1 – City Road Right-of-Way Widths; and, Schedule C – Transit Network have also been incorporated into the draft Official Plan amendment to reflect recent roads and transit modifications contemplated by the draft final TTMP for 2031.

Major Transit Station Areas

The *Growth Plan* requires that municipalities designate Major Transit Station Areas within their Official Plan. Major Transit Station Areas include areas around existing or planned higher order transit stations within a settlement area or areas around major bus depots in an urban core. The 2006 Official Plan currently contains the concept of Major Transit Supportive Nodes which is similar in its intent to that of Major Transit Station Areas. The draft Official Plan amendment

includes a change in terminology from Major Transit Supportive Nodes to Major Transit Station Areas and re-emphasizes the opportunities that these areas provide for intensification.

Mobility Hubs

With the completion of the Metrolinx Regional Transportation Plan, several of Brampton's Major Transit Station Areas have been identified as Mobility Hubs. Mobility Hubs are focused around the intersection of two or more regional rapid transit lines and currently, or are planned to, accommodate an intense concentration of employment and living opportunities. The Regional Transportation Plan has identified an Anchor Mobility Hub (around the downtown GO Station) and two Gateway Mobility Hubs (around Hurontario Street and Steeles Avenue and around the Bramalea Road GO Station). In addition to these, the City has identified the opportunity for a Gateway Hub located within Mt. Pleasant Village. The draft Official Plan amendment incorporates Mobility Hubs within the sustainable City structure, as depicted on Schedule 1 – City Concept, and policies to encourage high density, mixed use transit-oriented development.

The identification of Major Transit Station Areas and Mobility Hubs together with policies on appropriate heights and densities will help the City to direct and accommodate opportunities for intensification in close proximity to public transit. The introduction of these concepts further emphasizes the land use/transit relationship. These forms are an integral part of the intensification hierarchy outlined in Section 3.1 of the draft Official Plan amendment.

Employment Policies

The *Growth Plan* policies state that municipalities will promote economic development and competitiveness of its employment lands as well as plan for high density employment centres within the Urban Growth Centre. As previously mentioned within the discussion on the Urban Growth Centre above, policies regarding employment within the Urban Growth Centre have been incorporated within the draft Official Plan amendment. In addition, the 2006 Official Plan contains policies demonstrating the City's commitment to promoting Brampton in ways that will attract and retain employment growth in strategic locations.

The *Growth Plan* provides direction to municipalities as to when they may permit the conversion of employment areas to non-employment uses and what considerations must be given in their determination. The 2006 Official Plan currently contains general employment area conversion policies that were developed from the draft *Growth Plan* which are currently appealed to the Ontario Municipal Board. What was heard through public and stakeholder feedback was that clarification is needed with respect to what comprises Brampton's employment areas and what constitutes a conversion.

The draft Official Plan amendment offers clarity to the existing employment land conversion policies by indicating which land use designations comprise the City's employment areas and by defining "major retail". Within the draft Official Plan amendment, the employment areas shown on Schedule 1 – City Concept include lands designated Industrial and Office and lands within the Business Corridor and Central Area that are designated in Secondary Plans for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and assorted retail and ancillary uses. Redesignation of land within these designations to non-employment uses would be subject to the conversion policies. It is also recognized that employment areas typically accommodate a range of ancillary uses without negatively impacting the viability of employment lands or employment operations. These ancillary uses, such as small businesses and small community services are not subject to the conversion policies. Staff also recognizes that ancillary uses include places of worship and that specific policy framework surrounding places of worship will be detailed as part of the ongoing places of worship policy review.

The *Growth Plan* also requires that an adequate supply of lands which provide locations for a variety of appropriate employment uses be maintained in order to accommodate forecasted employment growth. As stated above, subject to the finalization of the City's *Market Demand and Development Feasibility Study* and the Region's ROPA 24, the City expects to accommodate approximately 319,000 jobs by 2031. Pending the outcome of the *Market Demand and Development Feasibility Study* the draft Official Plan amendment may need to be refined to incorporate policy recommendations arising from the findings and to ensure that an adequate supply of lands for employment is maintained.

The terms of reference for Brampton's *Growth Plan Employment Lands Study* included the requirement to evaluate proposals for conversion of employment land to non-employment uses, including lands in Bram East in the vicinity of Clarkway Drive that are subject of a deferral to the 2006 Official Plan. This deferral defers the Official Plan designations on these lands until the completion of a municipal comprehensive review. The *Employment Land Strategy* prepared by Hemson Consulting Ltd. recommended that the City resist additional amendments within these lands that would reduce or eliminate remaining office or industrial designations. As outlined above, the draft Official Plan amendment contains refined conversion policies that would apply to these lands. In addition, upon completion of the *Market Demand and Development Feasibility Study* land uses and policies in North-East Brampton in this area and in North-West Brampton will need to be finalized. In the draft Official Plan amendment, a special study area has been incorporated in North-East Brampton on Schedule A – Land Use pending completion of the study at such time, a land use will be proposed.

Natural System and Conservation Policies

The *Growth Plan* provides municipalities with the opportunity to better define their roles and responsibilities to ensure the long-term protection, restoration and enhancement of natural and cultural heritage systems as well as the provision of recreational and urban open space to address the development of complete communities. The draft Official Plan amendment utilizes this opportunity by acknowledging that the City will prepare an Environmental Master Plan to define a sustainable environmental framework for the development of environmental programs and activities. In addition to these policies, policies have been incorporated to support and encourage the development of green buildings and, green and eco businesses.

The *Growth Plan* also requires municipalities to incorporate policies within their Official Plans that support a culture of conservation. There was much support through public and stakeholder feedback for establishing policies surrounding this. The draft Official Plan amendment incorporates this concept and provides additional policies related to air quality; energy; water and; cultural heritage resources. The draft Official Plan amendment also provides additional language to re-emphasize the importance of Brampton's numerous river and valley corridors and the contribution that they make to developing complete communities within the City.

Other Key Proposed Official Plan Amendment Directions

Central Area Boundary Expansion

The draft Official Plan amendment proposes to expand the Central Area by adding the Dominion Glass site located to the north of Clark Boulevard between Highway 410 and West Drive. This expansion would restore the Central Area's boundaries to those that existed prior to the adoption of the 2006 Official Plan. The site is included within the Queen Street Corridor Secondary Plan (SPA 36), which designates this site as "industrial" and identifies it as part of a "special study area". The policies of the "special study area" state that the industrial uses within it will continue to be recognized by the Official Plan, but at such time as the existing users have indicated their intention to relocate or cease operations, the City shall consider an amendment to the Official Plan to transition to an appropriate mix of higher order uses. The proposed expansion of the boundaries of the Central Area to include this site is being recommended to recognize the site's long-term redevelopment potential and to ensure that the boundaries of the Central Area are consistent between the Official Plan and the Queen Street Corridor Secondary Plan.

Streamlined Block Plan Process

In June 2009, as part of the 2009 Development Allocation Strategy, Council directed staff to evaluate the feasibility of implementing a modified block plan process that is based on the improvements identified in the December 2008 staff report on the Mt. Pleasant Secondary Plan process (per resolution C177-2009). In addition, similar directions arose from discussion with BILD as part of the Development Charge Bylaw update process. Since that time, staff has been meeting with key stakeholders to refine the City's existing Block Plan process. Based on these discussions, a modified streamlined one-stage Block Plan process has been incorporated into the draft Official Plan amendment.

Housekeeping Items

This draft Official Plan amendment incorporates several housekeeping items which include updates to several Schedules that were missed as part of previous Official Plan amendments.

Key Items for Further Study

Through the *Growth Plan* conformity exercise, several opportunities for further study were identified. To ensure that the City's existing Secondary Plans also reflect the proposed *Growth Plan* conformity Official Plan amendment, it is proposed that after Council's adoption of the Official Plan amendment staff commence with a review of the existing Secondary Plans. In addition, it is recommended that, upon adoption of the Growth Plan conformity Official Plan amendment that staff be directed to develop a monitoring program to track the progress of implementation of relevant Official Plan policies. Details on the items of further study will be provided to Council when the Official Plan amendment is before Council for final consideration later this year.

Region of Peel Official Plan Review

On September 13, 2007 Regional Council endorsed a work plan to proceed with the review of its Official Plan. The work plan includes 14 focus areas and incorporates the Region's *Growth Plan* conformity exercise. To date, various discussion papers have been released, workshops have been held and Official Plan amendments are in various stages of drafting and approval. The table below provides the timing of the Region's Official Plan amendments.

Timing of Region of Peel's Official Plan Amendments

Focus Area	ROPA No.	Initial Report to Regional Council	Council Adoption Date
Sustainability Energy	20	January 22, 2009	May 14, 2009
Agriculture Air Quality Natural Heritage Integrated Waste Management	21	February 26, 2009	October 2009
Transportation Policies	22	March 26, 2009	September / October 2009
Regional Housing Strategy	23	June 18, 2009	October 2009
Managing Growth Employment and Employment Lands Greenbelt Conformity	24	July 9, 2009	November 2009
Monitoring and Housekeeping	25	September / October 2009	December 2009

Included within ROPA 24 are the proposed Region of Peel population and employment forecasts.

Region of Peel Population and Employment Forecasts

	Population			Employment		
	2011	2021	2031	2011	2021	2031
Brampton	510,000	638,000	727,000	182,000	274,000	314,000
Mississauga	738,000	770,000	807,000	455,000	500,000	513,000
Caledon	75,000	87,000	111,000	28,000	38,000	48,000
Regional Total	1,323,000	1,495,000	1,645,000	665,000	812,000	875,000

Staff comments on ROPA 24, including the Regional forecasts are provided in a separate report to be considered by the Planning, Design and Development Committee on September 2, 2009. Additional discussion on Regional forecasts will be required upon the completion of the *Market Demand and Development Feasibility Study* and the *Financial and Municipal Management Study*.

City of Mississauga Official Plan Amendment 95

In April 2007, Mississauga Council endorsed a work program for the comprehensive review of their Official Plan. This work program incorporates their *Growth Plan* conformity exercise. In January 2009, Mississauga Council adopted a resolution requesting that the Province grant the City a six month extension to the *Growth Plan* conformity deadline in order to complete the new Official Plan. In subsequent discussions with the Province, it was agreed that a separate amendment pertaining to the sections required to achieve Provincial conformity would be brought forward to adhere to the conformity deadline of June 2009.

In support of its *Growth Plan* conformity initiative, Mississauga prepared Official Plan Amendment 95 which seeks to bring the City's Official Plan in conformity with the *Growth Plan*. Official Plan amendment 95 includes changes to the

Official Plan to implement the primary *Growth Plan* policies. In addition Official Plan amendment 95 incorporates population and employment forecasts based on a ‘high growth scenario’.

Mississauga’s High Growth Scenario

	2011	2021	2031
Population	738,000	775,000	812,000
Employment	455,000	500,000	519,000

On June 10, 2009 Mississauga Council adopted Official Plan amendment 95 and it has since been forwarded to the Region of Peel for approval.

Town of Caledon

In September 2007 Caledon Council endorsed a work plan to bring their Official Plan into conformity with recent Provincial policies. Caledon’s Provincial Policy Conformity exercise (PPC) incorporates 8 key policy areas which are:

- Growth Forecast and Density / Intensification Targets
- Employment Land Needs Study
- Transportation
- Agricultural / Rural Policies
- Sustainability
- Water Resources / Watershed Planning
- Natural Heritage System
- Significant Woodland and Significant Wildlife Habitat

Two Council workshops were held in July and August 2009 to share preliminary proposed policy directions for all 8 key policy areas.

In April 2007 Caledon Council adopted a resolution to request an extension to the *Growth Plan* conformity deadline to the end of 2009. In June 2009 Caledon was granted this extension. It is anticipated that the draft Official Plan amendment will be released in September 2009.

Next Steps

Remaining Growth Plan Studies

The *Financial and Municipal Management* review and *Market Demand and Development Feasibility Study* are the final studies to be completed as part of Brampton’s *Growth Plan* conformity work plan. Staff will continue working with the consultants on these studies and will provide the Planning Design and Development Committee with the final recommendations together with any necessary refinements to the draft Official Plan amendment prior to adoption of the Official Plan amendment.

Public and Stakeholder Consultation – Statutory Open House and Statutory Public Meeting

In response to policies within the *Growth Plan*, proposed directions contained within the City's Growth Plan discussion papers, and feedback received to date from the public and stakeholders, staff have prepared a draft Official Plan amendment as outlined in this report. Staff recommends that the draft Official Plan amendment be circulated for comment; that a statutory public Open House be held on September 24, 2009 and; a statutory Public Meeting be held on October 5, 2009 to provide members of the public and stakeholders the opportunity to review and provide comments on the draft Official Plan amendment. This timeline allows for the draft Official Plan amendment to be circulated to the required agencies as per the *Planning Act* and provides an opportunity for final consideration of public input prior to the adoption of the Official Plan amendment before the end of 2009. As this draft Official Plan amendment concerns conformity with a Provincial Plan, the Region of Peel is the approval authority and as such, after Council's adoption, the amendment will be forwarded to the Region for decision.

Conclusion:

Since Council's endorsement of Brampton's *Growth Plan* conformity exercise, a comprehensive public awareness and engagement strategy has been conducted and several component studies have been completed, with the discussion papers containing recommendations for amendments to the City's Official Plan and recommendations for further work. Staff has prepared the draft Official Plan amendment in response to all of the above. Staff is seeking Council's direction to circulate the draft Official Plan amendment and to hold an open house and public meeting to provide members of the public and stakeholders with the opportunity to comment on the amendment.

Respectfully submitted,

Original Signed

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

Original Signed

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

Authored by: Natalie Goss, Growth Management Policy Planner

List of Appendices

Appendix I – Summary of Key Events of Brampton's *Growth Plan* Conformity Exercise

Appendix II – Summary of Public and Stakeholder Feedback – Growth Plan Workshops and Discussion Papers

Appendix III - Proposed Changes to Brampton's Official Plan

Appendix IV – Draft Official Plan Amendment