



REPORT

Planning, Design & Development Committee

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

Date: November 4, 2002

File: P27 OF

Subject: **PROGRESS REPORT**
City of Brampton Official Plan Review

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OVERVIEW

- This report presents a revised work program for the Official Plan Review that proposes a three phased approach, including a comprehensive public participation program.
- Staff are currently in the last stages of Phase 1. The City's Official Plan Review is expected to be completed by July 2004.
- Phase 2 of the Official Plan Review concentrates on the analysis of seven focus areas by preparing discussion papers and undertaking further public consultation with the City's residents and stakeholders. Phase 2 will result in the adoption of a revised Brampton Official Plan by Council.
- Should certain focus areas be completed before others, staff may proceed to revise the Official Plan by way of individual official plan amendments.
- Phase 3 deals with the Regional approval of a revised Brampton Official Plan.
- The majority of the technical background work for the Official Plan Review will be prepared in-house by staff. It is expected that the use of external consultants will be limited to updating the retail monitoring strategy and assisting staff with the preparation of a visual preferencing study.
- There is sufficient funds currently available in the Official Plan Review Capital Account to fund the preliminary phases of these two studies. As part of the 2003 Capital Budget Review, staff are requesting \$115,000 to cover the cost of these studies (i.e. \$35,000 for the retail update and \$80,000 for a visual preferencing study).

RECOMMENDATIONS

1. That the staff report dated November 4, 2002 and entitled "Progress Report, City of Brampton Official Plan Review" (File: P27 OF), and attachments, be received;
2. THAT staff be directed to undertake the Official Plan Review in accordance with the revised work program chart attached hereto as Appendix A of this staff report;

3. THAT staff be directed to regularly apprise City Council of progress of the Official Plan Review; and,
4. THAT the City Clerk be directed to forward a copy of this report and Council resolution to the Regions of Peel, York and Halton, and to the area municipalities of Mississauga, Caledon, Halton Hills, Vaughan and Toronto for their information.

BACKGROUND

A Special Meeting of City Council was held on Monday, June 3, 2002 in the Council Chambers at Brampton City Hall to present and receive comment regarding the need to review the City of Brampton Official Plan. Based on the input received at the public meeting and from the initial round of agency responses, staff presented a report to Planning Design & Development meeting of July 15, 2002 that recommended the City's Official Plan be reviewed, but limited in scope to a small group of issues.

On July 17, 2002, City Council concurred with the recommendations of the staff report and passed Resolution 266-2002 that prescribed the scope of the Official Plan Review and also directed staff to finalize its the work program and to discuss potential budget implications.

Therefore, the purposes of this report are:

- to present a revised work program for the Official Plan Review that proposes a three phased approach, including a comprehensive public participation program; and,
- to describe the budget implications associated with undertaking the review of the City's Official Plan in accordance with the revised work program.

CURRENT SITUATION

Based on the input received at the June 3, 2002 Special Council Meeting and from the initial round of public agency consultation, the review of the City's Official Plan will be limited to the following City-wide policy-based focus areas:

- preparing a new set of *long term growth forecasts* as part of updating the Official Plan to replace the 1998 Development Charge forecasts;
- assessing the *retail policies* of the Official Plan to assess their effectiveness in responding to retail trends;
- updating the *office strategy* to reflect more realistic business development opportunities and to designate office lands that are better matched to the locational requirements of Greater Toronto Area office users;

- updating the *environmental mapping* of the Official Plan (including the identification of appropriate environmental linkages), incorporating the findings of the City's Woodlot Strategy related to protection and acquisition of this natural resource, updating the ground water protection policies, and ensuring that the *environmental policies* of the City's Official Plan conform with the policy requirements and terminology of the Provincial Policy Statement, the Region of Peel Official Plan, the CVC Credit River Watershed Management Strategy, the MTRCA Valley and Stream Corridor Management Program and related initiatives;
- updating the *urban design policies* of the Official Plan based on the new direction the City is taking in the area of civic design in accordance with the City's new Development Design Guidelines, and because of the limitations of the Provincial Policy Statement in the areas of physical design and high quality development;
- updating the *cultural heritage policies* of the Official Plan to ensure their conformity with the Provincial Policy Statement and the recent initiatives to re-establish the past identity and character of the City; and,
- *general housekeeping* matters which represent a variety of policy and mapping items that may need to be implemented during the course of the review. Staff are recommending the addition of the issues raised from the public agency comments submitted to the City. The matters proposed for further study include transportation (CN Rail, Ministry of Transportation) and utilities (Trans Canada Pipelines).

Proposed Work Program

Subsequent to the July 15, 2002 Planning, Design & Development Committee meeting, staff reviewed the preliminary work program that was attached to the staff report of April 8, 2002. The proposed revised work program is attached hereto as Appendix A.

Goal & Objectives

The primary goal of the City's Official Plan Review is to: *ensure that the City's planning decisions are appropriately focused on relevant objectives and policies and to establish a suitable long term urban boundary.*

The Official Plan Review process itself is intended to achieve the six outcome-based objectives set out in Table 1.

Table 1
Official Plan Review Objectives

Objective 1:	The completion of the Official Plan Review within a timely and responsible manner
Objective 2:	The completion of the Official Plan Review within allocated budget resources
Objective 3:	The resulting Official Plan has a high level of acceptance by the residents, agencies and stakeholder groups with minimal or no appeals to the Ontario Municipal Board
Objective 4:	The Official Plan Review incorporates a high degree of public participation
Objective 5:	The Official Plan Review does not significantly delay other aspects of the Planning, Design & Development Department's work program

To best achieve the above Official Plan review goal and related objectives, staff are now proposing a three phased Official Plan Review together with a comprehensive public participation program. Figure 1 sets out the major tasks and timelines of the work program and each of its phases are discussed in the following subsections.

Phase 1 – Evaluation of Existing Conditions

Phase 1 has largely been completed, including the initial round of public and agency consultation that included a Special Public Meeting held on June 3, 2002. The input received generally confirmed staff's initial opinion that the review of the City's Official Plan should be limited to a small group of issues.

The remaining task of Phase 1 involves the finalization of the work program and any budget implications which are discussed herein. Following the November 18, 2002 Planning, Design & Development Committee meeting, staff will formally begin working on Phase 2 of the program. It should be noted that due to other priority matters such as the Bram West Secondary Plan Review and Phase 1 of the North West Brampton Urban Boundary Review, staff were unable to report to Council in September 2002 with a revised work program as originally set out by the timeline of the preliminary work program attached to the April 8, 2002 staff report.

Phase 2 – Policy Review

Phase 2 of the Official Plan Review will focus on the analysis of the identified focus areas through the preparation of discussion papers, further public consultation with

the City's stakeholders and subsequent initiation of an official plan amendment to revise the current version of the Official Plan.

City staff will be responsible for preparing the majority of the background material leading up to the preparation of the discussion papers. This in-house analysis will build upon the work completed to date for the North West Brampton Urban Boundary Review by Hemson Consulting and Dougan & Associates. This includes a new set of long term population and employment forecasts that have been refined through the City's Growth Management Program and a broad scan of the environmental features situated in the North West Expansion Area.

As part of Hemson's study, the future demand for major office space was forecasted for the City to 2031. Hemson also evaluated the various employment areas and office nodes of the Official Plan. In addition, the upcoming Central Area Plan Review will provide additional office space forecasts for the Downtown Brampton and the Queen Street Corridor. Based on this information, staff will have sufficient information to undertake a comprehensive in-house review of the Official Plan's office policies.

With regards to the environment, staff expect to use the mapping available from the Region of Peel, Credit Valley Conservation and the Toronto Region Conservation Authority. As noted above, staff also have the background environmental work prepared by Dougan & Associates for the North West Expansion Area. With this information in hand, staff will be in a position to review the open space and environmental schedules of the Official Plan without the services of an external consultant.

External consultants will be required to undertake two component studies as part of the Official Plan Review work program. These include a visual preferencing study and a full update of the recently completed commercial monitoring study to assist with the urban design, heritage and retail policy reviews, respectively. Financial aspects of the two component studies are discussed in the Financial Implications section of this report.

A major component of the work plan is the preparation of discussion papers to address each focus area. These papers will focus on the analysis of the issues that have been identified, and make recommendations for the consideration of Planning, Design & Development Committee. It is intended that these papers would be presented to the public for review and comment in 2003.

Consultation with the City's residents, stakeholder groups and public agencies represents a key component of Phase 2 of the work program. Staff will be circulating the discussion papers to interested parties for their review and input. In addition, open houses will be held to obtain individual public comments for each focus area. After these sessions, staff will begin to draft proposed revisions to the policy statements and schedules of the Official Plan.

The normal statutory approval process will be followed for a final official plan amendment to implement a revised Official Plan will be followed by the City. This will include a statutory public meeting in accordance with the Planning Act. However, should certain focus areas be completed before others, it may be advantageous to revise the Official Plan by way of individual official plan amendments to avoid deferring the benefits of the research and analysis undertaken by staff.

Staff estimate that Phase 2 of the work program will take about 15 months to complete and depending on available staff resources, will extend into the first half of 2004. At this time, staff anticipate City Council approval of most of the required revisions to the Official Plan in July 2004. This revised milestone (compared to the earlier estimate of February 2004) is a result of the additional time required to revise the work program and report to Planning, Design and Development Committee due to the shifting of staff resources to higher priority planning matters.

Phase 3 – Approval Process

Phase 3 of the work program involves the implementation of a revised Official Plan after its approval by City Council. The Region of Peel's Commissioner of Planning, as delegated by Regional Council, is the approval authority for all local area municipal Official Plans and has 90 days from the date of receipt in which to review Council's amendment to the Plan and to issue a decision. This timeline includes the circulation of the Official Plan to adjacent municipalities, public agencies and Provincial ministries for their input. Under the 90 day timeframe, Peel's Commissioner of Planning could be expected to issue final approval of a revised Official Plan sometime in December 2004, assuming its adoption by City Council in July 2004.

Public Participation

Section 5.27 of the Brampton Official Plan requires that the City provide appropriate opportunities for public consultation in City decision-making. The major objective of the public participation component is to increase the general public's knowledge of the planning process and to provide the opportunity to participate for those who are interested.

The successful completion of the Official Plan Review will depend heavily on regular communication with Brampton residents, agencies and stakeholder groups. The public participation opportunities proposed as part of the overall List of Tasks (see Figure 1) will provide opportunities for public education, involvement and meaningful input and discussion.

In addition to the statutory public meeting as required by the Planning Act, staff are proposing to promote public involvement by communicating through Official Plan newsletters and the City's web page; scheduling meetings with residents, agencies

and stakeholder groups; holding open house sessions in conjunction with the Focus Area Discussion Papers; and organizing workshop and focus group sessions. The results from each session will be presented in a staff report to Planning, Design & Development Committee.

Focus Area Discussion Papers

The purpose of the Discussion Papers is to address the main issues of each focus area and to request input from the residents, public agencies and key stakeholder groups. The discussion papers will be prepared by City staff for public distribution and an open house session will be included for each focus area. A general discussion of each focus area (except general housekeeping) is presented below.

Long Term Growth Forecasts

As part of the Residential and Employment Land Demand Study for the North West Brampton Urban Boundary Review, population and employment projections were prepared as of June 2002 for the period 1996 to 2031. These forecasts indicate that the growth forecasts prepared for the 1998 Development Charge By-Law update underestimated the actual rate of growth for Brampton. For example, the 1998 Development Charge forecast underestimates population growth City-wide by 15,000 persons by 2001 and 25,000 by 2006. This discrepancy is even more pronounced at the secondary plan level where new development areas such as Fletchers Meadow have proceeded at much higher growth rates than previously estimated.

The new long term forecasts provide a measure of the amount of population and employment targets the City can expect over the time frame of the current Official Plan and beyond. These forecasts also provide the basis for delivering local services and other programs like the City's Growth Management Program. Therefore, staff consider it sensible to replace the 1998 Development Charge forecasts with the new 2002 set of long term forecasts as part of updating the City's Official Plan. Further, additional forecasting update work needs to be undertaken as required in consultation with Peel and Mississauga staff once the full set of 2001 Census data has been released in Spring 2003. This additional forecasting work is expected to cost about \$10,000, but will be funded from the Official Plan Review Capital Account.

Retail Policies

The City's Official Plan sets out a structure for the retail and service uses to effectively serve the residents and employees of Brampton. The retail policies of the Economic Base Section of the Official Plan were crafted in the early 1990's when new retail formats, such as power centres and entertainment centres were beginning to emerge in the Greater Toronto Area. These policies also reduced the potential range of commercial uses permissible within and peripheral to employment areas in order to channel strategic commercial uses into the Central Area. Over the past ten years, the approach to retailing has changed significantly and retailing continues to

restructure. Generally speaking, staff see the need to assess the effectiveness of the Official Plan's retail policies in response to the most recent retail trends.

Staff have spent considerable time reviewing and assessing market impact studies submitted in support of planning applications for Power Centres in Brampton. These market studies have been evaluated on an ad hoc basis without the benefit of a comprehensive retail strategy that establishes the future role of Power Centres and other space extensive retailing in the City.

The recently completed Commercial Monitoring Study prepared for the City by PriceWaterhouseCoopers will be used as background information. To assist staff with the retail policy review, the Commercial Monitoring Study will have to be fully updated since the commercial inventory and consumer survey component of that study, were prepared before the continued expansion of power centres and big box facilities (i.e. Trinity Common, Building Box, Rona, etc.) since the late 1990's. In addition, the warranted space forecasts will also have to be rerun to incorporate the new population and employment forecasts prepared by Hemson Consulting for the North West Brampton Urban Boundary Review and the City's Growth Management Program. Considering that the data contained in the study is outdated, its policy recommendations will have to be re-evaluated as well. Staff anticipate the update to begin in the early part of 2003 and be completed within a three to four month period. The cost of a full retail update is estimated at \$80,000.

Office Strategy

The current number of office nodes in the City's Official Plan are based on a long term (1991-2021) forecast completed by Stamm Economic Research in 1993 as part of the Official Plan Review Economic Base Study. Stamm forecasted a 30 year demand of 12 million sq.ft. of office space for Brampton, which translates into an annual demand of 400,000 sq.ft.

Given significant lower historical office absorption rates for Brampton, staff are of the view that many of the Official Plan's office nodes will not attract major office development within the timeframe of the Official Plan. As such, the office strategy of the Official Plan needs to be re-evaluated to reflect more realistic business development opportunities and to designate office lands that are better matched to the locational requirements of Greater Toronto Area office users.

It should be noted that an evaluation of the Official Plan's office nodes was completed by Hemson Consulting for the North West Brampton Urban Boundary Review. The study also forecasted employment growth for Brampton to 2031 by three major categories, including a "Major Office" segment. The study also evaluated the Official Plan's employment areas and office nodes to determine which designations are marginal. In addition, Hemson recently prepared an Employment Allocation Study for the Bram West Community Design Study which assessed the long term demand for offices in this planning district.

Also to be considered as part of the Official Plan update are the results of the Phase 1 Primary Office Node Study by Royal LePage. While this study assessed the market and financial feasibility of the Primary Office Node in the Central Area, it also contained important information/analysis that has implications for the City's other office nodes. The findings of this study will be updated as part of the Central Area Review planned to commence in early 2003.

The findings and recommendations of these consultant studies will form the technical basis for an in-house staff to review the Official Plan's office strategy. Some level of financial analysis will also be required to evaluate the long term implications of a new office strategy on the City's assessment base. As this is a specialized field, external consulting services may be required which staff believe could be addressed by the Fiscal Impact Study being prepared for Phase 2 of the North West Brampton Urban Boundary Review (see the full list of related Phase 2 North West Brampton studies in the next section of this report).

Environment

The environmental mapping of the City's Official Plan is based on the relevant findings of the 1992 City of Brampton Official Plan Review Environmental Component prepared by AgPlan Ltd. In preparing the Land Demand Study for the North West Brampton Urban Boundary Review and the Credit Valley Subwatershed Study, staff became aware that the mapping of natural features in the Official Plan was in need of revision. Brampton staff have advised Credit Valley Conservation and the Toronto & Region Conservation Authority that a review of the City's Official Plan is being initiated and that this will provide the opportunity to consider appropriate environmental linkages. This will include discussions about the degree to which tableland areas and minor tributaries ought to be preserved or re-naturalized to augment the function of the overall greenlands system.

Except for the use of consultants to prepare Phase 2 environmental-related work for the North West Expansion Area and for the other uninitiated secondary plans such as Areas 47 (Highway 427 Industrial) and 48 (Springdale North), staff will conduct this review in-house using the available mapping of the Region, Credit Valley Conservation and Toronto & Region Conservation. Should this mapping prove to be inadequate, there may be the need to hire a consultant to assist staff with this particular task.

The findings of the City's Woodlot Strategy related to protection and acquisition of this natural resource will also need to be incorporated into the Official Plan Review. Further, the Official Plan requires the updating of its ground water protection policy statements. Staff note that the environmental policies of the Official Plan were tested during the Steeles Confour Ontario Municipal Board Hearing in early 2000 and were found to be reasonable. However, staff are of the view that the clarity of these policies could be improved to assist with interpretation and to strengthen their intent.

Urban Design

The urban design policies of the Official Plan require updating based on the new direction the City is taking in the area of civic design. As with the environmental policies of the Official Plan, the urban design policies were tested before the Ontario Municipal Board during the Tornorth Hearing in 2001 and were found to be reasonable. Nevertheless, the current urban design policies in the Official Plan are very general in the area of physical design and high quality development and are not entirely reflective of the recommendations found in the City's new Development Design Guidelines.

Revising the urban design policies of the Official Plan will also be based on a Visual Preference Study. This interactive technique brings together the community to discuss what they would like their City to look like in the future. Vision planning generally consists of computer imagery, survey questionnaires and workshops to develop a Vision Plan that implements a set of high quality urban design guidelines to guide future growth and development. The conclusions of the visual preference analysis can be implemented in terms of Official Plan policy statements and will also be incorporated into the Central Area Plan Review (in terms of streetscapes and built form). It should be noted that staff are requesting \$80,000 of additional funding in the 2003 Capital Budget to hire a consultant to assist with the vision planning process.

Cultural Heritage

Staff recognize that heritage policies of the City's Official Plan policies were written more than 10 years ago and may not reflect current trends in the area of cultural heritage preservation and enhancement. This fact is reflected in the comments from the Ministry of Culture during the initial round of agency consultation. Furthermore, changes to the cultural heritage policies are likely once the new Provincial Policy Statement is released. The Brampton Heritage Board has also requested that the Official Plan include policy statements that place a greater emphasis on preserving the City's historical building stock.

The City is moving towards placing a higher emphasis on its cultural heritage by recently launching the Flower City Strategy and preparing to undertake a Heritage Strategy. The Flower City Strategy is intended to reclaim Brampton's Flower Town heritage and to build on this tradition to re-establish Brampton as the Flower City of Canada. This strategy represents a long term undertaking that was introduced in September 2002. Staff are now preparing an implementation framework that will define the next steps in the process. A framework program was presented in a staff report to the October 7, 2002 Planning, Design & Development Committee meeting where staff were given direction to proceed with its implementation.

In light of the above-noted municipal initiatives, a comprehensive assessment of the Official Plan's heritage policies is necessary. As staff have significant expertise in

this field and considering that consultants have already been retained to prepare the City's Inventory of Heritage Resources, this policy review will be completed in-house by staff.

Phase 2 North West Brampton Urban Boundary Review Studies

The City of Brampton Official Plan Review also includes the North West Brampton Urban Boundary Expansion Studies. Although the latter studies are focussed on a particular area, namely the 6,000 acres of currently Agricultural designated lands in North West Brampton, and on the particular issue of whether to expand the Urban Boundary through an Official Plan Amendment to include all or part of these lands for urban uses in the City's Official Plan; some of the interrelated North West Brampton studies will also contribute to the overall Official Plan Review work discussed herein. The Phase 1 and Phase 2 North West Brampton component studies are described in Appendix B of this report.

The above North West Brampton Phase 1 and Phase 2 studies that will provide significant assistance with the overall Official Plan Review are identified with an asterisk. The most significant of these cross-over studies are the \$50,000 Financial Impact Study and the \$50,000 to \$75,000 Phase 2 Environmental Study. Of course, the recently completed Phase 1 Residential and Employment Land Demand Study by Hemson Consulting provides the forecasting base for the North West Study itself as well as for the Growth Management Study, the Brampton Official Plan and the Peel Regional Official Plan Strategic Update (ROPSU). It is expected that the further update forecasting to be undertaken after the full release of the 2001 Census data in the Fall 2003 will be covered by the Growth Management budget.

Financial Implications

As noted above, the majority of the technical background work for the Official Plan Review will be prepared in-house by staff. Other related studies are already planned to be undertaken as part of the Phase 2 North West Brampton Urban Boundary studies or the Growth Management update studies. It is expected that the use of external consultants for the general Official Plan Review will be limited to a full retail study update and visual preferencing. These already funded studies include the Phase 2 North West Brampton Fiscal Impact and Environmental studies. Additional post Spring 2003 forecasting work will be funded as a component of the Growth Management Program. The latter program has remaining 2002 Capital Account funding of \$50,000.

As part of the 2003 Budget Review Process, staff are formally requesting the approval of a contact policy planner to be dedicated to the Official Plan Review work program. This position is considered a departmental priority because it is tied to a Capital Budget Project (i.e. Official Plan Review) and the review is mandated by Provincial legislation. It is important to note that full resources must be dedicated to the Official Plan Review if the milestones noted herein are to be completed on

time. Table 2 provides a summary of the focus area studies and their funding requirements.

Table 2
Official Plan Review Study Funding Requirements
(includes new contract policy planner position in 2003 Capital Budget)

FOCUS AREA	CONTRIBUTING STUDY	ESTIMATED STUDY COST	FUNDING SOURCE
Long Term Forecasts	Update June 2002 Hemson Consulting Forecasts	\$10,000	Growth Management Capital Project Account
Retail Policies	Full update of PWC commercial study	\$80,000	2003 Budget Request & part of the 2002 Official Plan Review Capital Project Account
Office Policies	NW Brampton Fiscal Impact Study	\$50,000	NW Brampton Capital Project Account
Environment	NW Brampton Phase 2 Environmental Study	\$50-75,000	NW Brampton Capital Project Account
Urban Design	Visual Preferencing	\$80,000	2003 Current & Capital Budget Request
Cultural Heritage	Heritage Resource Inventory	\$70,000 (to be completed in 2002)	Heritage Inventory Capital Project Account

At the moment, there are sufficient funds available in the Official Plan Review Capital Account to fund the preliminary phases of these two studies. The Official Plan Review Capital Account also funds the Phase 2 consultant studies for the North West Brampton Urban Boundary Review including those noted above. Staff expect that a number of these Phase 2 studies will be completed in 2004, thus permitting some of the 2002 Official Plan Review Capital Funds to be used in 2003 to pay for the retail update and vision planning consultant studies. New allocations of funds for the commercial and visioning studies in 2004 will enable the return of funding to complete the other Phase 2 North West Brampton studies in 2004.

Staff have therefore prepared a submission as part of the 2003 Capital Budget Review that requests additional funds to cover a portion of the cost of preparing a full retail study update and the cost of a vision planning study for \$35,000 and \$80,000, respectively. As noted previously, staff are also requesting in the 2003 Budget Review, the addition of a contract policy planner to primarily work on the Official Plan Review.

Project Management

A coordination team will be formed to project manage the Official Plan Review that will report directly to the Official Plan Steering Committee, that is comprised of City staff and three members of City Council. Each focus area working group will be assigned a project manager, lead planner and accompanying staff resources. The lead planner will be charged with drafting the scope of work, undertaking basic research and preparing the discussion papers in conjunction with the assigned project manager. Each working group will include representation from key City departments along with the appropriate agency and selected stakeholder group input.

Table 3
Official Plan Review Coordination Team
Official Plan Review Chief Project Manager – David Waters

FOCUS AREA	PROJECT MANAGER	LEAD PLANNER	KEY CITY REPRESENTATION	AGENCY/ EXTERNAL INPUT
Long Range Forecasts	Adrian Smith	Paul Aldunate	Economic Development Office	Region of Peel
Retail Policies	David Waters	Malik Majeed	Economic Development Office	Selected Stakeholder Groups
Office policies	David Waters	Malik Majeed	Economic Development Office	Selected Stakeholder Groups
Environment/Open Space	Adrian Smith	New Policy Planner II	Engineering & Development Services, Open Space Planning	Credit Valley Conservation, Toronto & Region Conservation, Peel Region, Selected Stakeholder Groups
Urban Design	Alex Taranu	Pam Cooper	Urban Design & Public Buildings	Brampton Heritage Board
Cultural Heritage	Alex Taranu	Dan Nicholson	Urban Design & Public Buildings	Brampton Heritage Board, Ministry of Citizenship & Culture
General Housekeeping	David Waters	Contract Planner	To Be Determined	none
Public Participation	David Waters	Contract Planner	Public Relations, Management Services	none

As presented in Table 3, each focus area project manager will report to the Official Plan Review Chief Project Manager (David Waters) will supervise completion of work program under the direction of the Director of Planning & Land Development Services (John Corbett). The Chief Project Manager will also be responsible for the management and supervision of the lead planner and external consultants.

Respectfully Submitted:

David Waters, MCIP, RPP, PLE
Manager, Land Use Policy

Agreed:

John B. Corbett, MCIP, RPP
Director, Planning & Land
Development Services

William Winterhalt, P.Eng; MCIP, RPP
Associate Director, Planning Policy &
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Attachments

Appendix A: Revised Official Plan Review Work Program

Appendix B: Summary of NW Brampton Phase 1 and Phase 2 Component Studies