Wednesday, January 22, 2020
Special Meeting
3:00 p.m. or 30 minutes after adjournment of the regular Council Meeting
Council Chambers – 4th Floor

Members:  Mayor P. Brown
Regional Councillor P. Vicente – Wards 1 and 5
Regional Councillor R. Santos – Wards 1 and 5
Regional Councillor M. Palleschi – Wards 2 and 6
Regional Councillor M. Medeiros – Wards 3 and 4
Regional Councillor P. Fortini – Wards 7 and 8 (Acting Mayor – March)
Regional Councillor G. Dhillon – Wards 9 and 10 (Acting Mayor – February)
City Councillor D. Whillans – Wards 2 and 6
City Councillor J. Bowman – Wards 3 and 4
City Councillor C. Williams – Wards 7 and 8 (Acting Mayor – January)
City Councillor H. Singh – Wards 9 and 10

For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending (some advance notice may be required), please contact:
Shauna Danton, Legislative Coordinator, Telephone 905.874.2116, TTY 905.874.2130
cityclerksoffice@brampton.ca

Note: Meeting information is also available in alternate formats upon request.
1. **Approval of the Agenda**

2. **Declarations of Interest under the Municipal Conflict of Interest Act**

3. **Delegations/Presentations**


   Note: Public Notice regarding this matter was published on the City’s website on December 5, 2019.

4. **Reports**
   4.1. Staff Report re: Brampton 2040 Plan (Official Plan Review) – Work Program (R 1/2020) (File JBA OPR 19)

   **Recommendation**

5. **Correspondence**

6. **Public Question Period**

   15 Minute Limit (regarding any decision made at this meeting)

7. **By-laws**

8. **Confirming By-law**
   8.1. To confirm the proceedings of the Special Council Meeting of January 22, 2020

9. **Adjournment**

    **Next Meetings:**
    - Wednesday, February 5, 2020 – 9:30 a.m.
    - Wednesday, February 26, 2020 – 9:30 a.m.
    - Wednesday, February 26, 2020 – 7:00 p.m. (Special Meeting re: 2020-2022 Budget Approval)
BRAMPTON 2040 PLAN
Work Plan and Engagement Strategy

Special Meeting of City Council - January 22, 2020
Official Plan Review = Brampton 2040 Plan
Brampton 2040 Vision Implementation
## Public Notice

### Public Meetings and Notices

The City of Brampton encourages residents to participate in the local government processes. **Find out how to get involved.**

Click here to access the documents associated with Planning Applications and Statutory Public Meetings.

### Type below to Search through the Public Meetings and Notices:

**enter your search here**

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<thead>
<tr>
<th>Name</th>
<th>Notice Date</th>
<th>Meeting Date</th>
<th>Description</th>
<th>Documents</th>
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<tbody>
<tr>
<td>Public Notice</td>
<td>12/19/2019</td>
<td></td>
<td>Heritage Designation - Notice of Passing of By-law - 44 Mill Street North</td>
<td>Notice</td>
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<tr>
<td>Public Notice</td>
<td>12/5/2019</td>
<td>1/22/2020</td>
<td>Planning and Development Services Committee of the Corporation of the City of Brampton</td>
<td>Official Plan Review</td>
</tr>
<tr>
<td>Public Notice</td>
<td>11/27/2019</td>
<td></td>
<td>Note: This matter is no longer proceeding to the December 4, 2019 Committee of Council meeting and will be considered during the 2020 Budget approval process.</td>
<td>Notice</td>
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### Why are we doing this notice now?

The Planning Act requires that a municipality’s OP be updated at least every five years. Brampton’s current OP was adopted by Council in 2006 and partly approved by the Ontario Municipal Board in 2008. The current OP has served Brampton through its population expansion years, however, changes are occurring and a different kind of plan is now required to guide the City’s growth in the future.

In 2016, the City undertook the Brampton 2040 vision process. Following extensive public engagement in the fall of 2017, Brampton 2040 was endorsed by Council in May of 2018. Brampton 2040 depicts a more sustainable, affordable and vibrant city for the City. As a result, a draft is directed is required to bring the OP in line with the new direction. In addition, the City is required to consult with and review its regional and provincial legislation. The public hearing on the OP review is an opportunity for the City to outline a plan that is more strategic in its approach, a plan that is forward-thinking that we are a city that embraces planning opportunities and ensuring that the City is in community with plans, policies and regulations of the Province and the Region.

The City is looking to provide opportunity to engage the community in shaping the OP. The OP affects everyone in Brampton - your views and input is important.

### Request Available

A Recommendation Report titled “Official Plan Review” is available for review in the Planning and Development Services Department and may be viewed between the hours of 9:00 am and 4:00 pm during the regular business week. A copy is also available for viewing on the project website at www.brampton.ca/boroughplan/development/services/departmentatnortheastendside/directory/department/development.

Any interested person may speak of the Special Council of Council and thus make written submissions advising Council of required changes.

If you wish to speak at the meeting or make a written submission, please contact the City Clerk’s Office (contact information listed). Persons seeking to address the Council will be asked to submit a brief presentation form available through the City Clerk’s Office no later than 5:00 pm on Wednesday, January 15, 2020. Please submit any presentation material to the City Clerk’s Office by January 15, 2020 to allow for distribution and review by all members of Council.

[brampton.ca](http://brampton.ca)
The Team

Core Team

Project Management Team

WSP

Land Use Planning, Policy Planning and Urban Design

Community and Stakeholder Engagement

GLP

Third Party Public Facilitation

WSP

Transportation

Growth Management

Real Estate, Market Analysis

Housing

Environmental Planning

Parks & Open Space Planning

Arts, Culture Planning & Heritage Preservation

Watson & Associates

SHS Consulting

WSP

Active Transportation Lead Dave McLaughlin

Transit and Transportation Planning Jesse Li

Margaret Pugh

Amanda Gebhardt

Joel Konrad
Project Timeline

**Phase 1:** 2019-2020
- Background review and community and stakeholder engagement strategy

**Phase 2:** 2021
- Test the vision and develop growth scenarios

**Phase 3:** 2021
- Policy analysis and community structure

**Phase 4:** 2021
- Discussion papers and policy recommendations

**Phase 5:** 2021-2022
- Draft new official plan
Work Plan
Work Plan

3.1-8

Diagram showing a work plan with phases and tasks for Q1/Q2, Q2/Q3, Q2-Q1, Q1/Q2, and Q2. Each phase includes specific tasks such as preparing draft OP chapters, engagement series #4, final draft OP, final official plan consultation, and public meetings. The timeline is set from April to June.
Discussion Papers → Policy Directions

Discussions will include a focus on the **seven core Brampton 2040 Vision Statement Areas** and how they translate into Policy Directions.

- **Health**
- **Jobs and Living Centres**
- **Neighbourhoods**
- **Sustainability and The Environment**
- **Transportation and Connectivity**
- **Arts and Culture**
- **Social Matters and Housing**
# Project Deliverables

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<th>Phase</th>
<th>Major Deliverables</th>
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<td>Community and Stakeholder Engagement Strategy</td>
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<tr>
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<td>Technical Memo #1 - Background Review and Gap Analysis</td>
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<tr>
<td>Phase 2</td>
<td>Technical Memo #2 - Growth Projections, Land Needs and Market Study</td>
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<td>Phase 3</td>
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<td>Policy Directions Report</td>
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<tr>
<td>Phase 5</td>
<td>Draft and Final Official Plan and Schedules</td>
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City Initiatives

Brampton Real Estate market Updates
Uptown Brampton CAA Lands
Culture Master Plan
Economic Development Master Plan
Human Health and Sciences Cluster Development Strategy
RioCan Shoppers World Redevelopment Master Plan
Brampton 2040 Vision
Mobility Hubs & Corridors Intensification Study
Retail Policy Review
Employment Policy Review
Office Strategy
Bramalea GO Mobility Hub Study
Affordable Housing Strategy
Age Friendly Brampton
Comprehensive Zoning By-Law
Measuring the Sustainability of New Development
Sustainable Infrastructure Study
10 Year Roads Capital Project
Queen Street East, Community Planning Permit System

Region of Peel MTSA Study
Downtown Brampton Special Policy Area
Heritage Policy Review
Queen Street East Master Plan
Downtown Master Plan
Bramalea City Centre Master Plan
Brampton Development Design Guidelines
Transportation Master Plan
Active Transportation Master Plan
Hurontario – Main LRT
LRT Extension Study
Regional Connections
Regional Road Characterization Study
Parks and Recreation Master Plan
Riverwalk
Sustainable Community Development Guidelines
Queen Street – Hwy 7 Bus Rapid Transit Planning
ZUM – Phase 2
continued......
Project Engagement

Brampton 2040 Plan

- Members of the Public
- Indigenous Communities
- Community Leaders Advisory Group (CLAC)
- Staff/Technical Working Group (TWG)
- Steering Committee (SC)
- Brampton City Council
Brampton 2040 Speakers Series

Location: The Rose, 1 Theatre Ln.
Event Date(s): January 22, January 29, February 5, & February 12
Doors Open: 6:00 PM
Start Time: 7:00 PM
End Time: 9:00 PM
Fees: Free

David Crombie | Zahra Ebrahim | Stephen Lewis
Gil Penalosa | Brad King | Joe Minicozzi | Ken Greenberg
Pamela Blais | Ian Lockwood | Dan Burden
# Project Engagement

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<th>Deliverable</th>
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<td>Public Speaker Series</td>
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<tr>
<td>Stakeholder Telephone Interviews (to inform Strategy)</td>
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<tr>
<td>Technical Working Group Meetings</td>
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<td>Community Leaders Advisory Group Meetings</td>
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<tr>
<td>Public Open Houses</td>
<td>3 &amp; 4</td>
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<tr>
<td>Public and Stakeholder Community Structure Workshops</td>
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<td>Committees of Council</td>
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<td>Council Meetings</td>
<td>1, 4, &amp; 5</td>
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<td>Council Briefing Notes and Updates</td>
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<td>Statutory Public Meetings</td>
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Website + Social Media

Brampton 2040 - Official Plan Review

Starting in late 2015, the City of Brampton is developing a new Official Plan.

What’s an Official Plan?

It’s the overarching plan that helps manage how Brampton grows and develops. It guides the location and type of housing, industry, parks and trails, and the infrastructure needed to support a growing city — including roads, parks, transit, schools, and recreational facilities.

Why are we undertaking this project?

Our Official Plan is a legal document that must conform to, and be consistent with, provincial and regional plans. It’s required to include and guide future decisions. The Official Plan also reflects the community’s needs. This update will provide the policy framework needed to make our Brampton 2040 Vision a reality.

Keep an eye on this page over the coming months to learn more about the review and how you can get involved.

EVENTS AND MEETINGS

Brampton 2040 Speaker Series

Four speakers | 10 Sessions | Hundreds of Ideas

The Brampton 2040 Speaker Series is part of a larger project that is developing an Official Plan for the City of Brampton that will implement the Brampton 2040 Vision. In 2017, the City of Brampton undertook the Brampton 2040 Vision process following a successful public engagement in the fall of 2016. Brampton 2040 seeks to explore the visionary ideas influenc- ing the future growth, development and sustainability goals and priorities for the City. This process will be continued in 2018 and 2019.

Join us to hear from and engage with internal and external stakeholders to help guide the Brampton 2040 Vision.

Brampton 2040 Vision

Kensington Market - Planning and Development - We are not considered part of public record. Please note that this document is intended for internal use only.

Ken Greenberg

Ken Greenberg is an urban designer, teacher, writer, former Director of Urban Design and Architecture for the City of Toronto and Founder of Greenberg Consultants. For over four decades, he has played a central role in public and private engagements in urban settings throughout North America and Europe, focusing on the rejuvenation of waterfronts, waterfront neighborhoods and campus master planning. He has been a Professor at the University of Amsterdam, New York, Tokyo, Norman, Ottawa, Toronto, Philadelphia, Chicago, Los Angeles, Washington DC, West Palm Beach, and Toronto. His office and studio are also based in Toronto. His approach is to empower ideas and to capture his own passion for the vitality, vibrancy, and sustainability of the public realm in cities. In each city, with each project, he engages the community, building community, and building the community.

Our Vision is the long-term goal for our city.

Our Vision is the long-term goal for our city.

David Cromble

David Cromble has been a policy analyst and consultant in the public sector since 1992. He has worked with several Ontario and federal ministries and agencies, including Ministry of Natural Resources and Ministry of Community and Social Services. He has been a consultant for the Royal Commission on the Economic Foundations of Canada and the Ontario Ministry of Community and Social Services. He is currently a policy advisor to the Ontario Government. He is currently serving as an advisor to the Government of Ontario and the Province of Ontario.
Brampton 2040 Plan Branding
Thank you

Questions?
NOTICE OF SPECIAL MEETING OF COUNCIL
CITY OF BRAMPTON OFFICIAL PLAN REVIEW

FILE: JBA OPR 19
You are invited to attend a special meeting of City Council which will receive formal public input on the Official Plan Review. Municipalities are required to update their Official Plans at least every five years, in accordance with Sections 17 and 26 of the Planning Act, R.S.O. 1990, as amended.

DATE: Wednesday, January 22, 2020
TIME: The earlier of 3:00 pm or 30 minutes after the adjournment of the regular City Council Meeting
PLACE: City Hall, Council Chambers, 4th Floor, 2 Wellington Street West

Purpose:
The City of Brampton is starting a review of its 2006 Official Plan and is seeking public input on what revisions may be required. The Planning Act requires that Council consider any written submissions on the Official Plan Review and provide the public with an opportunity to be heard on the subject.

What is an Official Plan?
An Official Plan (‘OP’) acts as a community’s road map for City-building. It provides planning policies to manage and direct the physical growth and development of the city and takes into account the effects of physical change on the social, cultural, economic and natural environment. The OP’s land use designations and policies provide the context for the review and approval of development applications. It is a legal document that guides the location and type of housing, industry, offices and shops, as well as the infrastructure needed to support a growing city – streets, parks, transit, schools and recreational amenities. The goals and objectives set out in the plan work to balance the interests of each property owner with those of the greater community.

Why are we doing the review now?
The Planning Act requires that a municipality’s OP be updated at least every five years. Brampton’s current OP was adopted by Council in 2006 and partially approved by the Ontario Municipal Board in 2008. The current OP has served Brampton through its greenfield expansion years; however, Brampton is maturing and a different kind of plan is now required to guide the City’s growth into the future.

In 2017, the City undertook the Brampton 2040 vision process. Following extensive public engagement in the fall of 2017, Brampton 2040 was endorsed by Council in May of 2018. Brampton 2040 depicts a more sustainable, urban and vibrant direction for the City. As a result, a shift in direction is required to bring the OP in line with this new direction. In addition, the City is required to be consistent with and conform to regional and provincial legislation. The City is undertaking an OP review to create a Plan that is more strategic in its approach. It will result in an OP that is forward-looking, that will align City plans and strategies with Brampton 2040 and ensure that the City is in conformity with plans, policies and legislation of the Province and the Region.

The City is looking to provide opportunity to engage the community in shaping the OP. The OP affects everyone in Brampton - your vision and input is important.

Report Available
A Recommendation Report, titled, “Official Plan Review” is available for review in the Planning and Development Services Department and may be viewed between the hours of 9:00 am and 4:00 pm during the regular business week. A copy is also available for viewing on the project webpage at www.brampton.ca/officialreview

FOR MORE INFORMATION, PLEASE CONTACT: ANDREW MCNEILL, CITY OF BRAMPTON, PLANNING AND DEVELOPMENT SERVICES DEPARTMENT, AT (905)874-3491 OR EMAIL: andrew.mcneill@brampton.ca

Any interested person may speak at the Special Meeting of Council and/or make written submissions advising Council of requested revisions.

If you wish to speak at the meeting or make a written submission, please contact the City Clerk’s Office (contact information below). Persons wishing to delegate will be asked to submit a delegation request form, available through the City Clerk’s Office, no later than 4:30 pm on Wednesday, January 15, 2020. Please submit any presentation materials to the City Clerk’s Office by January 15, 2020 to allow for distribution and review by all members of Council.

P. Fay, City Clerk
2 Wellington St. W., Brampton, ON L6Y 4R2
(905) 874-2172 (voice), (905) 874-2119 (fax), (905) 874-2130 (TTY)
cityclerksoffice@brampton.ca

Dated at the City of Brampton this 15th day of November, 2019.
Note: This notice may also be accessed via our website at www.brampton.ca
Date: 2019-11-01

Subject: Recommendation Report
Brampton 2040 Plan (Official Plan Review) - Work Program
Ward: City-Wide
City File Number: JBA OPR 19

Contact: Andrew McNeill, Strategic Leader, Planning & Development Services
(905)874-3491, andrew.mcneill@brampton.ca

Recommendations:

1. THAT the report titled: Brampton 2040 Plan (Official Plan Review) – Work Program (R 1/2020), be received; and

2. THAT the work program identified in the above noted report be endorsed as the basis for Brampton’s Official Plan Review.

Overview:

- The Planning Act requires municipalities to update their Official Plans no less frequently than ten years after a new plan comes into effect and every five years thereafter.

- A comprehensive review of Brampton’s Official Plan is being undertaken to ensure conformity and consistency with provincial and regional legislative and policy frameworks as well as to align cross-departmental plans and strategies, through the Brampton 2040 Plan with the Brampton 2040 Vision.

- The creation of Brampton 2040 Plan has five phases that extend over two years to Q2 of 2022, including: 1) Background Review and Community and Stakeholder Engagement Strategy; 2) Testing the Brampton 2040 Vision and Developing Growth Scenarios; 3) Policy Analysis and Community Structure; 4) Discussion Papers and Policy Recommendations; and, 5) Drafting the Brampton 2040 Plan.
Background:

At the October 21, 2019 meeting of Planning and Development Committee, Resolution PDC161-2019 was carried as follows:

1. That the report from A. McNeill, Strategic Leader, Planning and Development Services, dated August 20, 2019, to the Planning and Development Services Committee Meeting of October 21, 2019, re: Official Plan Review – City-Wide (File JBA OPR 19) be received;
2. That staff be directed to undertake a comprehensive review of the 2006 Official Plan;
3. That staff be directed to hold a Special Meeting of Council to provide an opportunity for public input to be received respecting the comprehensive review of the 2006 Official Plan, and that this meeting be held on January 22, 2020 to fulfill the requirements of Section 26(1) of the Planning Act;
4. That the City Clerk be directed to provide a copy of this staff report and Council resolution to the Regions of Peel, York and Halton, Town of Caledon, City of Vaughan, City of Mississauga, City of Toronto, Town of Halton Hills, Credit Valley Conservation Authority and the Toronto and Region Conservation Authority for their information; and,
5. That the presentation by Andrew McNeill, Strategic Leader, Planning and Development Services, to the Planning and Development Committee Meeting of October 21, 2019, re: Official Plan Review be received.

Brampton’s Official Plan provides planning policies to manage and direct the physical growth and development of the city and takes into account the effects of physical change on the social, cultural, economic and natural environment. The Official Plan’s land use designations and policies provide the context for the review and approval of development applications. The City’s current Official Plan was adopted by Council in October 2006 and partially approved by the Ontario Municipal Board (OMB) in October 2008. Portions of the 2006 Official Plan remain under appeal and work is underway to resolve outstanding appeals.

Official Plan Review Requirement

Section 26(1) of the Planning Act requires that every approved Official Plan be considered for revision to ensure conformity and consistency with provincial plans and policies not less frequently than 10 years after it comes into effect as a new Official Plan; and every five years thereafter, unless it is replaced by another new Official Plan. Appendix 1 provides details of Planning Act requirements.
Current Situation:

Brampton 2040 Plan

In 2017, the City undertook the Brampton 2040 vision process. Following extensive public engagement in the fall of 2017, Brampton 2040 was endorsed by Council in May of 2018. Brampton 2040 depicts a more sustainable, urban and vibrant direction for the City. As a result, a shift in direction is required to bring the City’s Official Plan in line with this new direction. The work plan and engagement tactics outlined in this report are designed to build upon the successful 2040 vision process to deliver a forward-looking official plan that reflects the framework vision that has already been established through the Brampton 2040 Vision process. To further connect the Brampton 2040 Vision process with the new Official Plan, the City will be referring to the new Official Plan as the “Brampton 2040 Plan”.

Key Work Program Elements

Conformity and Consistency

The legislative and policy context at the regional and provincial levels has seen dramatic change since the last Official Plan Review. This context continues to evolve. The Brampton 2040 Plan will need to conform to and be consistent with provincial and regional policy and legislation. Some of the key policy changes that will be reviewed and incorporated into Brampton 2040 Plan are as follows:

- Updates to the Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan);
- Updates to the Provincial Policy Statement, 2014 (PPS);
- Updates to the Greenbelt Plan, 2017;
- Introduction of Bill 108, More Homes, More Choices Act, 2019;
- A recognition that the City is transitioning from suburban greenfield approaches to those of urban intensification;
- A shift in focus towards intensification around Major Transit Station Areas (MTSA’s), Gateway Mobility Hubs and Intensification Corridors;
- The Regional OP Review is currently underway. The Region’s OP must conform to Provincial Plans by July 1, 2022 and the City has one year following the Region’s adoption of its OP to bring the City’s OP into conformity with that of the Region.
Brampton Vision 2040 and Other City Initiatives

In addition to the evolving legislative and policy context at the region and province, there has been a significant amount of city-initiated work that has been undertaken since the last Official Plan Review. All of the strategies, master plans and studies will need to be reconciled, through the development of the Brampton 2040 Plan, with the Council endorsed Brampton 2040 Vision. Appendix 2 provides a list of some of the key initiatives that will be reviewed and incorporated as part of the development of the plan.

Work Program and Key Project Tasks

The work program has five phases that extend over two years to 2022, as outlined below and illustrated in Appendix 3.

Phase 1 – Background Review and Community and Stakeholder Engagement Strategy

- Consolidate background reports
- Prepare a technical memo
- Brampton 2040 Speaker Series
- Community and Stakeholder Engagement Strategy

Phase 2 – Testing the 2040 Vision and Developing Growth Scenarios

- Engagement Series #1 – Testing the Vision and Identifying Data Gaps
- Growth projection verification
- Land Needs Analysis
- Intensification Opportunities Assessment
- Stakeholder Engagement Sessions

Phase 3 – Policy Analysis and Community Structure

- Policy benchmarking and conformity analysis
- Secondary Plan review
- Community Structure review
- Engagement Series #2 – Community Structure Workshops

Phase 4 – Discussion Papers and Policy Recommendations

- Engagement Series #3 – To inform Discussion Papers and Present Draft Policy Directions Report
- Draft Discussion Papers for each core topic area
- Finalize Discussion Papers for online posting
- Draft Policy Directions Report
- Finalize Policy Directions Report
Phase 5 – Drafting the Brampton 2040 Plan

- Draft new OP Schedules
- Prepare Draft OP Chapters
- Engagement Series #4 – Final OP Policies
- Final Draft OP
- Public Meeting
- Final Official Plan Consultation – for Council adoption
- Submit to Region of Peel for approval

Community Engagement

Before revising the Official Plan, Section 26(3) of the Planning Act requires that municipalities consult with the approval authority (Region of Peel) and with prescribed public bodies with respect to the revisions that may be required to the Official Plan. This requirement has been fulfilled, with public body comments outlined in Appendix 4. The Region of Peel has forwarded a letter of acknowledgement pertaining to the City’s Official Plan Review attached as Appendix 5. Consultation with public bodies and with the Region of Peel will continue throughout the Official Plan review process.

The City has reached out to Indigenous Peoples to welcome their interest and participation in the development of the Brampton 2040 Plan.

Section 17(1) of the Planning Act calls for at least one public meeting and one open house in the course of preparation of an official plan. Staff will exceed minimum statutory engagement requirements. Included below are the key engagement milestones as well as a list of engagement tactics that will be used throughout the development of the Brampton 2040 Plan:

Phase 1: **Brampton 2040 Speaker Series** – intended to build city planning knowledge capacity in the community with particular attention towards translating high level visions into successful plans.

Phase 2: **Testing the 2040 Vision and Identifying Data Gaps** – the engagement program will seek input to test the 2040 Plan vision and identify any data gaps that may exist.

Phase 3: **Community Structure Workshops** – the engagement program will seek input as the City builds upon, tests and confirms the community structure as outlined in the Brampton 2040 Vision.

Phase 4: **Discussion Papers and Draft Policy Directions** – the engagement program will seek input on the core topic areas (seven core Vision Statement Areas of Brampton 2040 Vision) that will inform the direction of the Brampton 2040 Plan as articulated through discussion papers and a policy directions report. The seven Vision Statement Areas are: 1) Health; 2) Jobs and Living Centres; 3) Neighbourhoods; 4) Sustainability and the
Environment; 5) Transportation and Connectivity; 6) Arts and Culture; and 7) Social Matters and Housing

Phase 5: **Final OP Policies** – the engagement program will seek input on the draft policies contained within the Draft Brampton 2040 Plan.

**Engagement Tactics**

A variety of engagement tools and tactics will be used by the project team throughout the course of the development of the Brampton 2040 Plan. Listed below are the engagement tactics that will be used, as well as the corresponding phase of the project where they will be employed.

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<td>Stakeholder Interviews</td>
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<td>Preference Surveys</td>
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<td>Statutory Public Meetings</td>
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</table>
To assist City staff in the creation of the Brampton 2040 Plan, the multi-disciplinary consulting firm WSP Canada Group Limited has been retained at a cost of $499,835.00 CDN (exclusive of HST). WSP brings expertise in the following areas:

- Land Use Planning, Policy Planning and Urban Design;
- Community and Stakeholder Engagement;
- Sustainability;
- Transportation;
- Environmental Planning;
- Parks and Open Space Planning; and
- Arts, Culture Planning and Heritage Preservation.

WSP will be supported by the following sub-consultants:

- Watson & Associates, who will assist with the growth management and real estate market analysis work;
- SHS Consulting will assist with the development of housing policies;
- GLP will assist with third party facilitation; and
- Prime Strategy and Planning will assist with the sustainability framework.

**Project Budget**

The Project Budget is $750K, broken down as follows:

- $500K WSP Consultant Fees
- $50K Speaker Series
- $200K Additional studies, marketing + advertising, community engagement and project contingency.

**Corporate Implications:**

**Financial Implications:**

There are no direct financial implications associated with this report. The WSP Consultant Fees have been committed against existing approved Capital Budget. Funding for the Speaker Series and remaining items will be funded through an additional $300,000 that will be requested in the 2020-2022 Capital Budget submission, pending Council approval.

**Other Implications:**

There are no other implications associated with this report.
Term of Council Priorities:

The Official Plan Review is noted as a Term of Council priority under the following:

Council Priority: A City of Opportunities
Strategic Priority: 1.4 Prioritize Jobs Within Centres
Project Number: 1.4.3 Develop a New Official Plan that aligns all master plans with Brampton 2040.

Conclusion:

Brampton 2040 Plan will bring into alignment City strategies, master plans and studies to implement the vision depicted in Brampton 2040. The process to create the Brampton 2040 Plan will build upon the successful community engagement process that led to the creation of the Brampton 2040 Vision. It will utilize a diverse set of engagement tactics to build planning capacity around the Brampton 2040 Plan with all relevant stakeholders. Upon completion, Brampton 2040 Plan will conform to and be consistent with recent regional and provincial policy and legislation and be a forward looking, strategic document that will guide Brampton into the future.

Authored by: Reviewed by:

Bob Bjerke, Director, Policy Planning Richard Forward, Commissioner, Planning & Development Services

Approved by: Submitted by:

Richard Forward Commissioner
Planning & Development Services

David Barrick
Chief Administrative Officer

Attachments:

Appendix 1 Planning Act Requirements
Appendix 2 City Initiatives
Appendix 3 Work Program
Appendix 4 Public Body Comments
Appendix 5 Region of Peel Letter of Acknowledgement
Appendix 1 - Official Plan Review Requirements

_Planing Act_, R.S.O. c. P.13

Section 26 (1) of the _Planning Act_ requires that the council of a municipality that adopted a new official plan revise the plan no less frequently than ten years after the plan comes into effect and every five years thereafter.

Section 26(3) of the _Planning Act_ requires that before revising the official plan a special meeting of council, open to the public, must be held to discuss the revisions that may be required to the official plan.

Section 26(3) of the _Planning Act_ requires consultation with the approval authority and with prescribed public bodies with respect to the revisions that may be required to the official plan.

Section 26(1) of the _Planning Act_ requires that the official plan conform with provincial plans or not conflict with them, be consistent with policy statements and have regard for matters of provincial interest.

Section 27(1) of the _Planning Act_ requires that the official plan of the lower-tier municipality conform with the official plan of the upper-tier municipality.

Section 2 of the _Planning Act_ lists matters of provincial interest that regard must be given to. These are:

a) The protection of ecological systems, including natural areas, features and functions;

b) The protection of the agricultural resources of the Province;

c) The conservation and management of natural resources and the mineral resource base;

d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

e) The supply, efficient use and conservation of energy and water;

f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

g) The minimization of waste;

h) The orderly development of safe and healthy communities;

h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;

j) The adequate provision of a full range of housing, including affordable housing;

k) The adequate provision of employment opportunities;

l) The protection of the financial and economic well-being of the Province and its municipalities;
m) The co-ordination of planning activities of public bodies;

n) The resolution of planning conflicts involving public and private interests;

o) The protection of public health and safety;

p) The appropriate location of growth and development; and

q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

r) The promotion of built form that,
   i. Is well designed,
   ii. Encourages a sense of place, and
   iii. Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.
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<th>Item</th>
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<th>Status</th>
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<td>2020 TMP update to begin shortly</td>
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<td>Endorsed by Council on Sept. 25, 2019</td>
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<td>Metrolinx project webpage</td>
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<td>16</td>
<td>Brampton Riverwalk Project</td>
<td>Public Works &amp; Engineering - Environment &amp; Development Engineering</td>
<td>Ongoing study; Phase 1 &amp; Phase 2 feasibility studies completed</td>
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<td>Brampton Queen Street Transit Master Plan</td>
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WORKPLAN

**PHASE 5**

- **Q1/Q2**  Draft New OP Schedules
- **Q2/Q3**  Prepare Draft OP Chapters
- **Q3/Q3**  Engagement Series #4 - Final OP Policies
- **Q3 - Q1**  Final Draft OP
- **Q1/Q2**  Final Official Plan Consultation
- **Q2**  Public Meeting

**Technical Working Group (TWG)**

**Community Leaders Advisory Group (CLARG)**

**Steering Committee (SC)**

**Project Planning Tasks**

**Meetings and Public Meetings**
Table 1: Comments from Prescribed Public Bodies

<table>
<thead>
<tr>
<th>Agency Name</th>
<th>Contact</th>
<th>Date/Method</th>
<th>Comments</th>
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</table>
| Toronto and Region Conservation Authority (TRCA) | Quentin Hanchard, Associate Director, Development Planning and Permits, Development and Engineering Services | 2019/11/06  | • We would very much like to be involved in the review, and the identification and scoping of issues. As you are likely aware, TRCA staff were closely involved in the last Brampton OP review, and in the environmental policy framework that was embedded in the 2006 OP. We would appreciate the opportunity to discuss the proposed scope of your review and areas of focus.  
• Adam Miller of our office will coordinate our involvement in the process, and I will ask Adam to contact you directly to discuss this further. |
| Credit Valley Conservation                       | Dorothy Di Berto, Senior Manager, Planning and Development Services    | 2019/11/19  | • We recognize that it is now time for a review and further, that the Brampton 2040 visioning exercise sparks a shift in OP direction, and certainly a refresh and update in key policy areas are warranted.  
• Although the current Official Plan has strong environmental policies, we would suggest a review of Section 4.5 Natural Heritage and Environmental Management and we would be happy to be engaged in that review. As the City continues to evolve and change and growth expands, the approaches to environmental planning will also need to alter and recognize this change. Greenfield development will be less prominent than it has been in the last 10 to 20 years, and development pressures will come in the form of infill and brownfield redevelopment. The environmental policies should acknowledge this and be strengthened so that the City is well equipped to deal with planning and development of the future. |
Particular focus should be on:

- natural heritage management from a systems perspective reflective of a new Schedule D which should incorporate recent work undertaken by CVC and TRCA to produce an integrated City wide natural heritage system,
- natural heritage protection with direction and solutions (i.e. mitigation hierarchy),
- invasive species management
- new and innovative stormwater management techniques (i.e. green infrastructure),
- resiliency to climate change

Another area that should be refreshed is 4.14 Northwest Brampton Urban Development Area. As you are aware, much of this area has been built out and the policies of the time served the Mount Pleasant community. Many of these policies are no longer applicable and the current focus is Heritage Heights. This policy update dovetails perfectly with the upcoming visioning and planning for this secondary plan area. Again, strong environmental policies with a modern approach to natural heritage protection, climate change resiliency and promotion of green infrastructure should be acknowledged/referenced in this section.

Generally, these are the focus areas of interest to CVC, however we are happy to provide any input and review that we can for other areas if applicable.

Enbridge Gas Inc.

Alice Coleman, Municipal Planning Coordinator, Long 2019/11/06

Enbridge Gas Inc. does not object to the proposed application; however, we reserve the right to amend our development conditions.
<table>
<thead>
<tr>
<th>Organization</th>
<th>Contact Person</th>
<th>Date</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town of Caledon</td>
<td>Sylvia Kirkwood, Manager of Policy and Sustainability</td>
<td>2019/11/05</td>
<td>Thank you for your email, should we have any comments we will provide them to your attention.</td>
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<tr>
<td>CN Rail</td>
<td>Susanne Glenn-Rigny, Senior Officer, Community Planning and Development, Corporate Services</td>
<td>2019/11/18</td>
<td>Thank you for circulating CN Rail. Comments will be forthcoming</td>
</tr>
</tbody>
</table>
| Ministry of Municipal Affairs and Housing   | Aldo Ingraldi, Manager, Community Planning and Development (West) Municipal Services Office – Central Ontario | 2019/11/07 | Thank you for your email. It is exciting to hear that the City of Brampton is commencing a review of its official plan to implement the city’s long-term vision in a manner that is consistent with and conforms to all applicable provincial and regional policies.  

- We appreciate that you have circulated information about the city’s official plan review project and have invited ministry input on areas of the city’s current official plan that we believe should be reviewed. We are happy to continue to receive updates on this project as it progresses, however, the Ministry of Municipal Affairs and Housing does not review or directly comment on these local planning documents unless requested by the corresponding upper-tier. This approach is to respect that upper-tiers are responsible under the Planning Act to implement provincial policies, as well as regional policies and priorities, through their approval authority role of their member lower-tier official plans.  

- Should Peel Region circulate the city’s draft official plan (or subsequent versions, including the adopted version) to our ministry for provincial “one-window” review, we will endeavor to complete our review (in collaboration... |
As our respective municipalities share an extensive boundary, we often experience similar policy issues and challenges. As these issues and challenges will often cross boundaries, it is important that we, as neighbouring municipalities, continue to work together to address them. Two such policy areas are: Corridor protection (i.e. GTA West Corridor and the Halton-Peel Boundary Area Transportation Study or HPBATS) and Shale and other aggregate resources.

**Corridor Protection**
In Halton Hills, corridor protection has meant a significant portion of lands south of Georgetown and into the Premier gateway industrial area have been prevented from developing and/or converting land uses. Brampton, in its North/South Corridor Protection Area has experienced similar issues and challenges related to the corridor protection projects noted above.

The Town is supportive of the current Brampton Official Plan policies related to corridor protection, including section 4.5.2.19 which attempts to strike a balance between ongoing studies (e.g. Environmental Assessments) related to corridor protection, and long-range planning for north West Brampton. The Town has similarly continued with long-range planning in the Premier Gateway while remaining engaged in outside corridor protection studies.

Section 4.5.2.20 identifies the need to work with adjacent municipalities in the ‘monitoring and planning’ of roads
crossing municipal boundaries. The Town is supportive of this policy as encourages cooperation and transparency amongst the Province, municipalities and conservation authorities in the planning. Development and expansion of road networks. The presence of multiple roads crossing the Brampton-Halton Hills boundary within the current GTA West Study area continues to highlight the importance of this policy.

**Shale and other Aggregate Resources**
The Town has been following the recent passing and appeal of Peel Regional Official Plan Amendment 32, which would remove aggregate resource protection policies from shale resources in the North West Brampton Urban development Area. It is anticipated the City will be revising current policies related to the North West Brampton Urban Development Area (Section 4.15) in light of this. As you may well be aware, the Town has multiple areas of future extraction potential including shale deposits, as well as areas suitable for future urban expansion. As a result the developing policy shift in the North West Brampton Urban Development Area will remain a policy interest for the Town as we look to our own long-range planning.

TransCanada Pipelines Limited  
Darlene Quilty, Planning Co-ordinator on behalf of TransCanada Pipelines Limited  
2019/12/18

We are the planning consultants for TransCanada PipeLines Limited (TCPL), an affiliate of TC Energy Corporation (TC Energy). This letter is in response to your notification of the Official Plan Review and request for input on areas of the current Official Plan that we believe should be reviewed.

As you may know, TCPL has two high pressure natural gas pipelines crossing the City of Brampton. TCPL's pipelines and related facilities are subject to the jurisdiction of the Canadian Energy Regulator (CER) —
formerly the National Energy Board ("NEB") which has a number of requirements regulating development in proximity to its pipelines.

TCPL's pipelines are defined as *Infrastructure* in the Provincial Policy Statement (PPS). Section 1.6.8.1 of the PPS states that *planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.* The Growth Plan (2019) also references the importance of protecting and maintaining planned infrastructure to support growth in Ontario in Section 3.2.

As part of our initial review, in relation to the current City of Brampton Official Plan, we would recommend consideration of the following sections for revision:

1. Under Section 4.8 — Infrastructure and Utilities, we would request an updated policy under 4.8.3 to reflect current regulations:

 TransCanada Pipelines Limited ('TCPL') operates two high pressure natural gas pipelines within its right-of-way crossing the City and is identified on Schedule to this Plan.

TransCanada is regulated by the Canadian Energy Regulator (CER) which has a number of requirements that regulate development proximity to pipelines and facilities. This includes approval requirements for activities within 30 metres of a pipeline centerline.
The City shall require early consultation with TCPL or its designated representative for any development proposals within 200 metres of its pipelines.

No permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way. The City encourages the development of TCPL’s pipeline right-of-way as passive open/green space or part of a linear passive park system."

2. We will also monitor the Official Plan Review and provide comments where appropriate for the following:
   - Land use changes within 200m of the pipelines
   - Changes to the Transportation Section 4.5 that impacts the pipelines, including trails
   - Recreational Open Space Section 4.7 and parks in proximity to the pipeline right-of-way

3. In addition, we would request the Official Plan show TCPL’s updated facilities on the appropriate schedules. We can provide GIS shape files to the City for this purpose.

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<th>Organization</th>
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<tr>
<td>Dufferin-Peel Catholic School Board</td>
<td>Stephanie Cox, Manager, Planning</td>
<td>2019/12/02</td>
<td>Meeting in person at DPCSB Offices. Will work closely with Brampton through the process. Request flexibility in the approach moving forward.</td>
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<td>Peel District School Board</td>
<td>Planning and Accommodation Support Services</td>
<td>2019/12/02</td>
<td>Meeting in person at DPCSB Offices. Will work closely with Brampton through the process. Request flexibility in the approach moving forward.</td>
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<td>Ministry of Heritage, Sport, Tourism and Culture Industries</td>
<td>Karla Barboza, Team Lead</td>
<td>2019/12/03</td>
<td>Staff at MHSTCI are available to provide advice on heritage conservation and planning and to help interpret the OHA and the provincial Policy Statement.</td>
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<td>Chippewas of Rama First Nation</td>
<td>Sharday James, Community</td>
<td>2019/11/25</td>
<td>Thank you for contacting us. At this time we have no comments but we ask that you update us as the project progresses.</td>
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<td>Mississauga of Scugog Island First Nation</td>
<td>Dave Mowat, Consultation, Lands and Membership Supervisor</td>
<td>2019/11/15</td>
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November 12th, 2019

Bob Bjerke
Director, Planning & Development Services
City of Brampton
2 Wellington St. West
Brampton, ON  L6Y 4R2

Re: Brampton Official Plan Review

Dear Mr. Bjerke,

Thank you for providing notice of the City of Brampton’s five-year Official Plan review process. Regional staff acknowledge receipt of the letter and support the overall work program. This review would be subject to Regional Council approval in accordance with Section 17 of the Planning Act.

The Region will be accepting Brampton’s official plan related submissions through a one-window service approach for Regional pre-consultation, input, review and approval. This one-window service will provide a single process to integrate the perspectives of various departments in Peel. Please ensure Althaf Farouque, Interim Manager, Development Services, is included in all submissions as your one-window lead for Brampton. Althaf will coordinate the review of all submissions with the supporting project teams as provided in Appendix I (see attached).

The Region is also undertaking a conformity exercise through a five-year official plan review process, titled Peel 2041. We look forward to working with you on key policy areas such as agriculture, natural heritage, housing, healthy development, age friendly planning, growth management, climate change, transportation, and infrastructure planning.

The Province is also engaging in planning legislation and policy review which may affect the timing and content of our input and review of materials. We look forward to continuing to work through these changes with Brampton staff.

If you have any questions or concerns, please contact me at your earliest convenience at 905-791-7800 ext. 4047, or by email at Adrian.Smith@peelregion.ca

Yours truly,

Adrian Smith, RPP
Acting Chief Planner and Director
Regional Planning and Growth Management
Public Works

Cc: John Hardcastle, Director, Development Services
## Appendix I: Project Team

<table>
<thead>
<tr>
<th>Lead</th>
<th>Staff</th>
<th>Contact Info</th>
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<tr>
<td>Development Services (Main Contact)</td>
<td>Althaf Farouque, Interim Manager, Development Services</td>
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<td></td>
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<td><a href="mailto:Natalie.lapos@peelregion.ca">Natalie.lapos@peelregion.ca</a> 905-791-7800 ext. 2048</td>
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