



Report

Planning, Design & Development Committee

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

Date: August 20, 2007

File: G65 GP

Subject: **INFORMATION REPORT**
Draft Official Plan Amendments - Interim Growth Management Policies

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OVERVIEW:

- The purpose of these draft Official Plan Amendments is to add interim growth management policies to the both the 1993 and 2006 Official Plan to guide applications for high-density residential intensification outside of the Central Area and applications for employment land conversions, until the overall Growth Plan conformity exercise is complete.
- The draft Official Plan Amendments attached propose the following:
 - i) That interim growth management policies be in place until such time as the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe;
 - ii) General intensification policies apply to all applications for residential intensification outside of the Central Area;
 - iii) Policies for residential intensification along corridors and within transit nodes outside of the Central Area, state that consideration will be given to increases in height and density beyond the current Official Plan and Zoning provisions to a maximum of 8 storeys and maximum density of 200 units per net residential hectare;
 - iv) Policies for residential intensification in all other areas of the City (outside of the Central Area and intensification corridors and transit nodes) state that consideration will be given to increases in height and density beyond the current Official Plan and Zoning provisions to a maximum of 4 storeys; and,

- v) **A policy that states that employment land conversions are premature pending completion of the growth plan conformity exercise.**

Recommendations:

1. **That** the report entitled "Information Report – Draft Official Plan Amendments - Interim Growth Management Policies," dated August 10, 2007, be received;
2. **That** staff be directed to report back to the Planning and Building Committee with the results of the public meeting and a staff recommendation.

Background:

Over the past two years, policy direction from the provincial government has placed significant emphasis on intensification and on ensuring that there is a long-term supply of employment lands to meet future demands. To ensure conformity with these provincial policy directions, in April 2007, Council approved the Growth Plan conformity work plan (per Resolution C097-2007), which outlined the steps, stakeholders, roles and responsibilities necessary to achieve Growth Plan conformity. Specifically, the Growth Plan conformity work plan identified that the following studies be completed:

- Greenfield Land Inventory;
- Employment Land Inventory and Analysis;
- Review of Built Densities and Planning Densities;
- Inventory and Assessment of Intensification Opportunities;
- Review and Assessment of Existing Infrastructure and Future Capacity;
- Financial and Municipal Management Implications;
- Allocation of Population and Employment Across Region; and,
- Public Awareness Strategy.

The Growth Plan Act requires that all municipalities affected by the Growth Plan shall amend their respective Official Plans within 3 years of the Growth Plan coming into effect (by June 16, 2009.) Due to the scale and scope of studies required to complete the conformity exercise, staff anticipates that completion of the conformity Official Plan Amendment will be in line with the June 2009 date prescribed by the Growth Plan Act.

To guide applications for high-density residential intensification outside of the Central Area and applications for employment land conversions until the overall

Growth Plan conformity exercise is complete, staff are proposing to amend both the 1993 and 2006 Brampton Official Plans to include interim growth management policies. Appendix I and II attached, are the draft Official Plan Amendments to the 1993 and 2006 City of Brampton Official Plans respectively.

Current Situation:

The following sections outlines key definitions and the highlights of the proposed interim growth management policies:

Definitions

For the purposes of interim growth management policies, “residential intensification” shall mean the development of a property, site or area at a higher density than currently exists, consistent with the Growth Plan definition, and “employment area” shall mean an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary uses.

General Intensification Policies

General intensification policies are proposed for all applications for residential intensification outside of the Central Area. These general intensification policies provide guidelines for such things as appropriate transition to adjacent uses, compatibility, impacts on infrastructure and proximity to transit. It is proposed that all applications for residential intensification outside of the Central Area be evaluated based on these general intensification policies.

Intensification Corridors and Transit Supportive Nodes

Intensification Corridors and Transit Supportive Nodes are identified in the 2006 Official Plan as areas where future intensification will be located. Again, proposed interim growth management policies would not apply to Intensification Corridors and Transit Supportive Nodes within the Central Area. Properties considered to be within intensification corridors are defined as having one property boundary that abuts the right-of-way defining the intensification corridor. Properties within a Transit Supportive Node are defined as being within a 500-meter radius (representing about a 10-minute walk) of the intersecting roads defining the Transit Supportive Node. This definition is consistent with the definition of a Major Transit Station Area in the Growth Plan, which states that a Major Transit Station Area is the area within a 500-meter radius of a higher order transit station.

Proposed interim growth management policies recognize that intensification in these nodes and corridors is appropriate, however until the intensification study is complete, amendments to the Official Plan and Zoning By-law will be

contemplated to a maximum of eight (8) storeys with a maximum density of 200 units per net residential hectare (from the definition of high-density development in the 1993 and 2006 Official Plan.)

All Other Areas of the City

Proposed policies for areas outside of the Central Area and Transit Supportive Nodes and Intensification corridors are aimed at allowing sensitive residential intensification in locations that are compatible with the surrounding neighbourhood. The proposed policy direction states that any amendment to the Official Plan or zoning by-law will be evaluated based on the General Intensification Policies above, to a maximum building height of 4 storeys.

It is intended that the a site north of Highway 407 between Chinguacousy Road and Mavis Road be exempted from the provisions of the interim growth management policies to facilitate an agreement between Heathwood Homes and the City of Brampton related to an Ontario Municipal Board hearing on a Zoning By-law Amendment for the subject site. (T02W13.006). This agreement, approved by Council resolution on April 24th, 2006 (resolution C122-206) directs that the City initiate a site specific Official Plan Amendment to permit up to 366 apartment units within two buildings with a maximum building height of 16 storeys, on the identified 3 acre portion of the Heathwood Homes site.

Employment Land Conversions

The Provincial Policy Statement requires that applications for the conversion of employment lands to non-employment uses must be done through a municipal comprehensive review that demonstrates that the land is not required for employment purposes over the long term and that there is need for the conversion. The requirements for a municipal comprehensive review as defined by the Provincial Policy Statement, will be met by the City through preparation of the Employment Lands Inventory and Analysis to be done as part of the overall Growth Plan conformity exercise, together with the implementing strategy and amendment. Staff are concerned that an Official Plan amendment application for employment land conversion may be submitted prior to completion of the municipally initiated comprehensive review.

As a result of the above, the proposed interim growth management policy direction states that applications for Official Plan amendments to convert lands designated for employment uses to non-employment uses are considered premature. The interim growth management policies would not preclude approval of an amendment, which proposes to modify the mix or density of employment land, although the employment land study will address these elements as well.

Conclusion:

Upon receiving comments on the draft Official Plan Amendments, City staff will summarize the comments received at the statutory public meeting and report back to Council with a recommendation on the draft Official Plan Amendments for Interim Growth Management policies.

Respectfully submitted,



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



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

Authored by: Tara Buonpensiero, Growth Management Policy Planner

Appendices

Appendix I – Draft Amendment to the 1993 City of Brampton Official Plan
Appendix II – Draft Amendment to the 2006 City of Brampton Official Plan

To Adopt Amendment Number OP93-
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP93- ____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

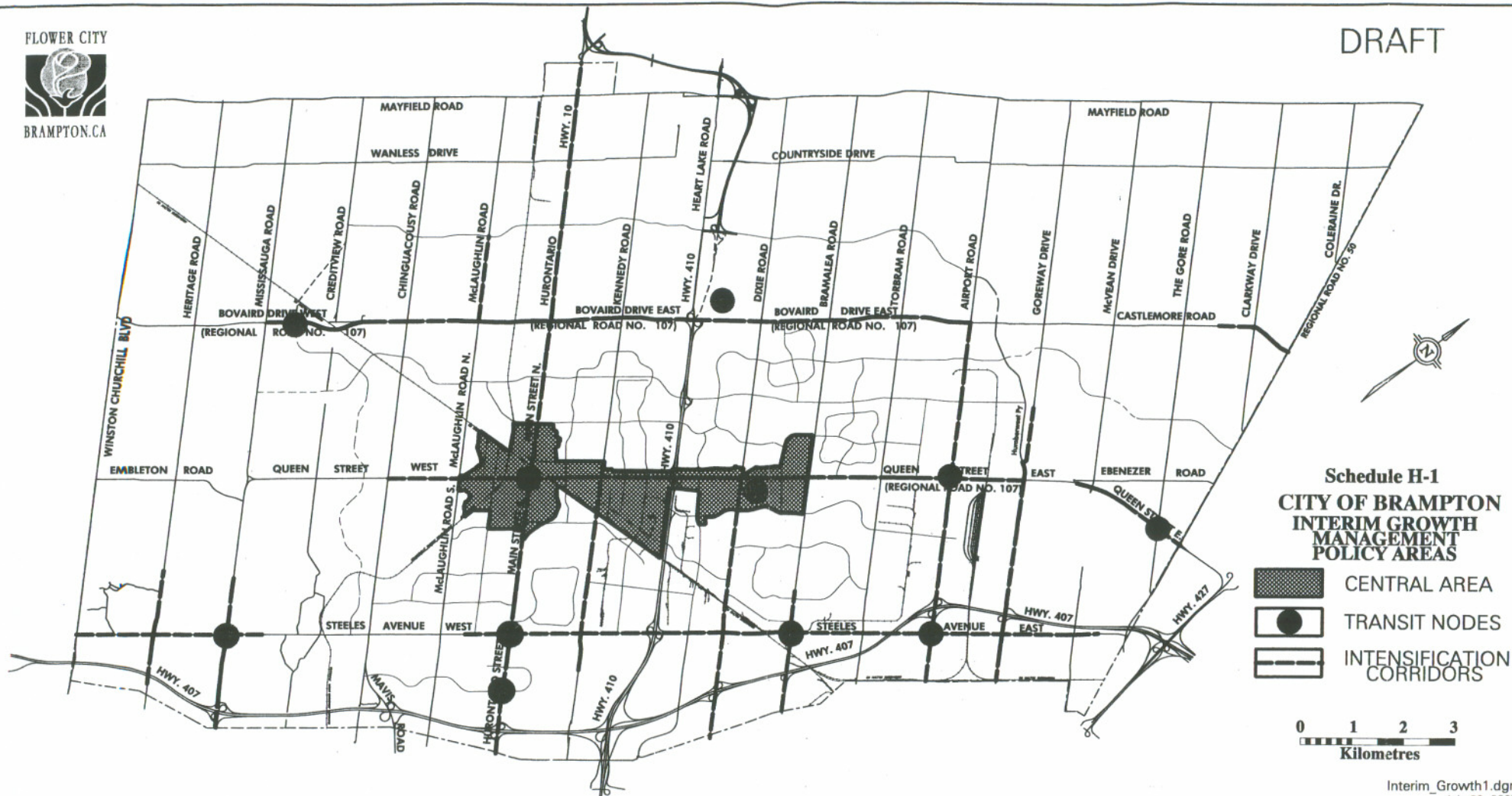
READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this day of 2007.

Susan Fennell - Mayor

Kathryn Zammit – Clerk

Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

AMENDMENT NUMBER OP93-
to the Official Plan of the
City of Brampton Planning Area



**Schedule H-1
CITY OF BRAMPTON
INTERIM GROWTH
MANAGEMENT
POLICY AREAS**

-  CENTRAL AREA
-  TRANSIT NODES
-  INTENSIFICATION CORRIDORS

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Interim_Growth1.dgn
July 20, 2007

CITY OF BRAMPTON

Date: July 20, 2007 Drawn By: J. Kennedy
File no. Interim Growth1.dgn



Schedule A to OFFICIAL PLAN AMENDMENT NUMBER OP93-_____

Schedule H-1 INTERIM GROWTH MANAGEMENT POLICY AREAS

PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT

AMENDMENT NUMBER OP93-
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Add interim growth management policies to the Official Plan to guide development of certain types of residential intensification outside of Brampton's Central Area, and employment land conversions until such time that the City adopts the conformity amendment for the Provincial Growth Plan.

2.0 Location:

The lands subject to this amendment include all of the lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) The addition of a new Schedule H-1, entitled Interim Growth Management Areas.
- (2) Section 4. Policies, is amended by adding the following as new Section 4.14 and renumbering Section 4.14 to Section 4.15 accordingly:

4.14 Interim Growth Management Policies

In addition to the other policies of this plan, all applications for residential intensification outside of the Central Area, and all applications for conversions of employment lands shall be subject to the policies in Section 4.14 until such time that the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe approved under the Places to Grow Act.

For the purposes of the Interim Growth Management Policies the following definitions shall apply:

"Residential Intensification" shall mean the development of a property, site or area at a higher density than currently exists.

Residential Intensification within an “Intensification Corridor” shall mean an application for residential intensification on a property with at least one property boundary that abuts the right-of-way defining the “Intensification Corridor” as identified on Schedule H-1, Interim Growth Management Policy Areas.

Residential Intensification within a “Transit Supportive Node” shall mean an application for residential intensification on a property that is within a 500-metre radius of intersecting roads defining the “Transit Supportive Node” as designated on Schedule H-1, Interim Growth Management Policy Areas.

“Employment Area” is defined as an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

“Central Area” is defined as that area designated on Schedule H-1 – Interim Growth Management Policy Areas.

4.14.1 General Intensification Policies

- 4.14.1.1 All proposals for residential intensification 4 storeys or greater, outside of Brampton’s Central Area, shall submit supporting justification to demonstrate the following to the satisfaction of the City:
- Compatibility, including lot size, configuration, frontages, natural environment, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.
 - That the proposal maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space.
 - That there are no potential reductions in levels of service for hard and soft infrastructure including community services, human services, emergency services, transportation systems and engineering services.
 - That the site is in close proximity to existing or planned transit and maintains or improve pedestrian, bicycle and vehicular access.
 - That the development minimizes surface parking.
 - That the site is in close proximity to community facilities.
 - That the site is in close proximity to neighbourhood retail facilities and services.
 - Through a storm water management study, identify the capacity of storm drainage system, impact on downstream watercourse, recommended remediation and limits of intensification without unacceptable impact.

4.14.2 Transit Supportive Nodes and Intensification Corridors

- 4.14.2.1 Transit Supportive Nodes and Intensification Corridors within the Central Area, are not subject to policy 4.14.2.2 below.

- 4.14.2.2 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node or Intensification Corridor that require an amendment to the Official Plan and/or Zoning By-law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 8 storeys, and a maximum density of 200 units per net residential hectare.
- 4.14.3 All Other Areas of the City
- 4.14.3.1 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan are considered premature until the adoption of the City's Growth Plan conformity amendment to the Official Plan in accordance with the Places to Grow Act.
- 4.14.3.2 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that do not require an Official Plan amendment, but do require an amendment to the Zoning By-Law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 4 storeys.
- 4.14.4 Employment Land Conversions
- 4.14.4.1 Applications for an official plan amendment to redesignate employment areas to non-employment uses are considered premature, pending the completion of a Municipal Comprehensive Review and Council adoption of the City's Growth Plan conformity amendment.

Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services

To Adopt Amendment Number OP06-
to the Official Plan of the
City of Brampton Planning Area

The Council of The Corporation of the City of Brampton, in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P. 13, hereby ENACTS as follows:

1. Amendment Number OP06- ____ to the Official Plan of the City of Brampton Planning Area is hereby adopted and made part of this by-law.

READ a FIRST, SECOND and THIRD TIME, and PASSED in OPEN COUNCIL, this day of 2007.

Susan Fennell - Mayor

Kathryn Zammit – Clerk

Approved as to Content
Adrian Smith, M.C.I.P., R.P.P.
Director of Planning and Land Development Services

AMENDMENT NUMBER OP06-
to the Official Plan of the
City of Brampton Planning Area

AMENDMENT NUMBER OP06-
TO THE OFFICIAL PLAN OF THE
CITY OF BRAMPTON PLANNING AREA

1.0 Purpose:

The purpose of this amendment is to:

- Add interim growth management policies in the Official Plan to guide development of certain types of residential intensification outside of Brampton's Central Area, and employment land conversions until such time that the City adopts the conformity amendment for the Provincial Growth Plan.

2.0 Location:

The lands subject to this amendment include all of the lands within the City of Brampton.

3.0 Amendments and Policies Relative Thereto:

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

- (1) Section 4. Policies, is amended by adding the following as new Section 4.14 and renumbering Section 4.14 through 4.15 to Section 4.15 and 4.16 accordingly:

4.14 Interim Growth Management Policies

Introduction

In addition to the other policies of this plan, all applications for residential intensification outside of the Central Area, and all applications for conversions of employment lands shall be subject to the policies in Section 4.14 until such time that the City adopts the conformity amendment for the Provincial Growth Plan for the Greater Golden Horseshoe approved under the Places to Grow Act.

For the purposes of the Interim Growth Management Policies the following definitions shall apply:

"Residential Intensification" shall mean the development of a property, site or area at a higher density than currently exists.

Residential Intensification within an "Intensification Corridor" shall mean an application for residential intensification on a property with at least

one property boundary that abuts the right-of-way defining the “Intensification Corridor” as identified on Schedule 1 – City Concept.

Residential Intensification within a “Transit Supportive Node” shall mean an application for residential intensification on a property that is within a 500-metre radius of intersecting roads defining the “Transit Supportive Node” as identified on Schedule 1 – City Concept.

“Employment Area” is defined as an area designated in an Official Plan for clusters of business and economic activities, including but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.

“Central Area” is identified as Secondary Plan Area 7 – Downtown Brampton and Secondary Plan Area 36 – Queen Street Corridor on Schedule G – Secondary Plan Areas of the Official Plan.

4.14.1 General Intensification Policies

4.14.1.1 All proposals for residential intensification 4 storeys or greater, outside of the Central Area shall submit supporting justification to demonstrate the following to the satisfaction of the City:

- Compatibility, including lot size, configuration, frontages, natural environment, height, massing, architecture, streetscapes, heritage features, setbacks, privacy, shadowing, the pedestrian environment and parking.
- That the proposal maintains transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking and open and amenity space.
- That there are no potential reductions in levels of service on hard and soft infrastructure including community services, human services, emergency services, transportation systems and engineering services.
- That the site is in close proximity to existing or planned transit and maintains or improve pedestrian, bicycle and vehicular access.
- That the development minimizes surface parking.
- That the site is in close proximity to retail facilities and services.
- That the site is in close proximity to neighbourhood commercial facilities.
- Through a storm water management study, identify the capacity of storm drainage system, impact on downstream watercourse, recommended remediation and limits of intensification without unacceptable impact.

4.14.2 Transit Supportive Nodes and Intensification Corridors

4.14.2.1 Transit Supportive Nodes and Intensification Corridors within the Central Area, are not subject to policy 4.14.2.2 below.

4.14.2.2 Proposals for residential intensification 4 storeys or greater, outside of the Central Area, within a Transit Supportive Node or Intensification Corridor that require an amendment to the Official Plan and/or Zoning By-law will

be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 8 storeys and a maximum density of 200 units per net residential hectare.

4.14.3 All Other Areas of the City

4.14.3.1 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that require an amendment to the Official Plan are considered premature until the adoption of the City's Growth Plan conformity amendment to the Official Plan in accordance with the Places to Grow Act.

4.14.3.2 Proposals for residential intensification 4 storeys or greater, in areas outside of the Central Area and Transit Supportive Nodes and Corridors that do not require an Official Plan amendment, but do require an amendment to the Zoning By-Law will be evaluated based on the General Intensification Policies outlined in Section 4.14.1.1, and shall be limited to a maximum building height of 4 storeys.

4.14.4 Employment Land Conversions

4.14.5.1 Applications for an official plan amendment to redesignate employment areas to non-employment uses are considered premature pending the completion of a Municipal Comprehensive Review and Council adoption of the City's Growth Plan conformity amendment.

Approved as to Content

Adrian Smith, M.C.I.P., R.P.P.

Director of Planning and Land Development Services