

REPORT

Planning, Design & Development Committee

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

Date: September 13, 2005

File: P25 OV

Subject: STATUS REPORT: Brampton Official Plan Review

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OVERVIEW:

- The Official Plan Review has entered into Phase 2 Policy Review which comprises the analysis of the identified focus areas (i.e., growth forecasts, cultural heritage, environment/open space, urban design, retail, office and general housekeeping), public consultation with the stakeholders, formulation of Official Plan amendments to revise the Official Plan, and Council's approval of the revised Official Plan.
- Public consultation undertaken to date includes a Mayor's Town Hall/Official Plan Review and Growth Management Program Public Information Meeting held on April 18, 2005, the release of focus area discussion papers for public consultation, and five workshop sessions held between June and August 2005 to receive input on the discussion papers.
- Input received from public consultation indicates that the discussion papers have effectively addressed the relevant issues and there is general support for the proposals recommended therein. However, a number of specific suggestions and issues were raised which will be addressed through the next policy review phase.
- Concurrently and as part of the general housekeeping task, Staff are updating other relevant sections of the Official Plan to ensure currency and consistency with the proposed focus area amendments, in content and style. A major task includes an updated land use typology for the land use schedule of the Official Plan (i.e., Schedule "A").
- To implement Council's direction for accelerating the Official Plan Review and to meet the target date of Council's approval of the revised Official Plan in the end of this year, the work program proposes a special Planning, Design and Development Committee meeting in October to facilitate timely consideration of a revised draft Official Plan.
- Subject to Council's approval, another round of public consultation and information campaign will be launched including a proposed second Mayor's Town Hall/Public Information Meeting, and an Open House prior to holding statutory public meeting for a revised draft Official Plan.

Recommendations:

1. THAT the Staff Report dated September 13, 2005 entitled “Status Report: Brampton Official Plan Review” and attachments (File P25 OV) be received;
2. THAT staff be directed to proceed to draft a revised Official Plan in accordance with the updated work program attached hereto as Appendix E;
3. THAT the Official Plan Review be given the highest priority in the Planning Policy and Growth Management Division’s work program in order to complete the project by the end of this year; and staff be directed to report back to Planning, Design and Development Committee if any specific delays are experienced in other areas of the Division’s work program; and,
4. THAT the City Clerk be directed to forward a copy of this Status Report and Council resolution to the Region of Peel, York and Halton, the City of Toronto, and to the area municipalities of Mississauga, Caledon and Vaughan for their information.

Background:

On February 21, 2005, the “Recommendation Report-Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program” was received by the Planning, Design and Development Committee and subsequently approved by the Council on February 28, 2005 (PDD 037-2005). As part of the Council resolution, staff is directed to accelerate the Official Plan Review in accordance with the approved revised work program which includes a target completion date of December 2005 for Phase 2 Policy Review. Staff is also directed to implement an extensive consultation and information campaign to proactively engage citizens and stakeholders in the Official Plan Review process in accordance with the Communication Plan approved as part of the Recommendation Report.

The consultation campaign officially commenced with a Mayor’s Town Hall on April 18, 2005 regarding the Official Plan Review and Growth Management Program, followed by a series of activities coordinated under the “Our Brampton, Our Future” branding program. Major events include the release of the discussion papers on the focus area reviews, and workshops held to receive feedback on the discussion papers.

In authorizing the release of the discussion papers, Council directed staff to report back to Planning, Design and Development Committee on the results of public consultation before proceeding to the policy formulation/amendment stage.

The purposes of this Status Report are to

- Report on the results of the public consultation undertaken to date for Phase 2 Policy Review, including the April 18, 2005 Mayor’s Town Hall/Public

Information Meeting, the release of the focus area discussion papers, and the public input received at the workshop sessions;

- Seek Planning, Design and Development Committee's direction to proceed to the preparation of Official Plan Amendments on the basis of the input received from public consultation;
- Seek Planning, Design and Development Committee's endorsement on the work program for subsequent stages of the Official Plan Review; and,
- Seek Planning, Design and Development Committee's endorsement on the proposed consultation program for the subsequent stages of the Official Plan Review.

Current Situation:

Brief Overview of Phase 2 Official Plan Review-Policy Review

Initiated in June 2002, the Official Plan Review has now entered into Phase 2 Policy Review. The scope of Phase 2 includes the analysis of the identified focus areas through the preparation of discussion papers, public consultation with the stakeholders and subsequent initiation of Official Plan amendments to revise the Official Plan. Phase 2 will culminate in the approval of the revised Official Plan by Council which is envisaged to be in the end of this year, according to the work program approved in February 2005.

The six focus area reviews and the discussion papers completed are:

- Revised Growth Forecasts: Population, Housing and Employment Forecasts Discussion Paper (January 2005)
- Cultural Heritage: Cultural Heritage Discussion Paper (April 2005)
- Environment/Open Space mapping and policies: Environment and Open Space Discussion Paper (May 2005)
- Urban Form: Urban Form/Development Design Discussion Paper (May 2005)
- Retail Policy: Retail Policy Review Study Executive Summary (July 2005)
- Office Strategy: Office Strategy Discussion Paper (July 2005)

April 18, 2005 Mayor's Town Hall/Public Information Meeting

Purpose of Meeting

The Mayor town hall style Official Plan Review and Growth Management Program Public Information Meeting was held in the evening of April 18, 2005 at the Council Chambers. It was intended to:

- officially commence the public consultation and information campaign on the latest Strategic Response to Growth of the Growth Management Program and the Official Plan Review;
- provide factual information concerning growth and planning issues of significance to Brampton; and,
- seek public input to help guide and inform the Official Plan Review process.

Notification

The Town Hall Meeting was widely publicized through the various media channels and with the use of a number of communication tools including:

- A mailer to those on the Planning, Design and Development Department's mailing list which includes residents, agencies and stakeholder groups, and the list of community groups furnished by Public Relations Office;
- Advertisements in the Brampton Guardian on April 6, 13, and 17, 2005;
- A notice posted on the City's website;
- Mobile signs at 12 prominent locations/road intersections in the City;
- Posters and flyers at government buildings/facilities and public kiosks; and
- Press releases sent by the City's Public Relations Office to local media outlets.

Public Input Received

The Meeting was well attended with over 200 participants from the various sectors of the community. Notes of the Meeting are attached as Appendix A for detailed consideration.

Following the introduction and opening speech by Mayor Fennell, and the presentation made by Planning, Design and Development Department staff, the public were invited to speak. Comments were provided by twenty participants who spoke on a wide range of issues which can be broadly grouped into five general themes namely:

- Downtown Revitalization
- New Urbanism/Sustainable Development
- Traffic Congestion
- Need for improving public transit and alternative modes of transportation
- Managing or Curbing Growth

Staff Responses to Comments

The issues raised at the meeting are currently being addressed by the Strategic Response to Growth, the ongoing Official Plan Review (in particular the focus area policy reviews) as well as the City's other ongoing and proposed planning projects and initiatives including the Growth Management Program, the various planning efforts for Downtown and Central Area; and the Transportation and Transit Master Plan (TTMP) etc. The

comments received indicate general support for the planning directions being pursued by the City with respect to the proposed development cap, the promotion of higher density, mixed-use development in selected areas and corridors, implementation of a balanced transportation system, Downtown and Central Area rejuvenation strategies, and natural and cultural heritage conservation.

Written Submissions Received in Response to the Meeting

A number of written submissions made in response to the April 18, 2005 meeting were also received. Most of these submissions were from people who were unable to attend the meeting but offered thoughts for consideration.

As documented in Appendix B, the comments raised are similar to those received at the April 18th Town Hall meeting. An additional theme has emerged which is related to the places of worship including issues of location, planning process and potential impacts of these uses on adjacent development. These comments provide timely input to and will be addressed by the upcoming Places of Worship Policy Review which is scheduled to commence in the Fall of this year.

Exit Survey

A short survey was conducted to gather participants' views on the meeting with the use of a short questionnaire. The questionnaires were collected after the April 18th meeting.

The survey results reveal that participants were generally satisfied with the venue and format of the meeting. Over half of the respondents said that they found out about the meeting from a roadside sign, followed by the advertisement in the Brampton Guardian. The survey results as well as the high level of attendance at the meeting confirmed the effectiveness of the communication strategy employed by the City in promoting the event.

Release of Focus Area Discussion Papers for Public Consultation

The focus area reviews have been completed and culminated in the release of six discussion papers including:

- Population, Housing and Employment Forecasts Discussion Paper (January 2005)
- Cultural Heritage Discussion Paper (April 2005)
- Environment and Open Space Discussion Paper (May 2005)
- Urban Form/Development Design Discussion Paper (May 2005)
- Retail Policy Review Study Executive Summary (July 2005)
- Office Strategy Discussion Paper (July 2005)

As a key component of the Official Plan Review, the Discussion Papers are intended to present results of the focus area policy reviews and to invite comments from the public

and stakeholder groups on the recommended directions for policy changes before proceeding to draft a revised Official Plan.

The Discussion Papers received Council approval and were authorized for release between February and July 2005.

Staff employed a number of strategies to gather public input on each discussion paper including:

- direct circulation to agencies and stakeholders;
- the Planning, Design and Development Department's Official Plan Review website where all the discussion papers are posted for information and comments;
- a series of workshop sessions; and
- individual meetings with the relevant stakeholders.

Focus Area Discussion Paper Workshops

Purpose of the Workshops

The key consultation tool for the discussion papers is a workshop session. A total of five sessions were held on June 29 (2 sessions), July 6, and August 10, 2005 (2 sessions) at the Holiday Inn in the City of Brampton. The purpose of each workshop was to facilitate interactive discussion and to receive feedback on the issues and recommendations of each focus area review as input to the next stage of policy formulation.

Considering its direct relationship to the Strategic Response to Growth, the Population, Housing and Employment Forecasts Discussion Paper was presented as part of the program in February 2005. The Discussion Paper has been subject to the extensive public consultation process undertaken for the Strategic Response. Comments were also invited through the circulation of the Discussion Paper to the relevant agencies and stakeholder groups. As such, no separate workshop session was held for the Growth Forecast Discussion Paper. Some input received on this paper is included in Appendix D. In addition, staff will be reporting separately on feedback received related to the City growth forecasts and Strategic Response to Growth including the proposed development cap.

Notification

The workshops were publicized through the following channels:

- Direct invitations to stakeholder organizations with an interest or mandate relating to each topic area;
- A mailer to participants of the April 18th Public Information Meeting, and those request to be notified of Official Plan Review events;
- Advertisement in the Brampton Guardian on June 15, 22 and 29, July 20 and 27, and August 3; and
- Notice on the Planning, Design and Development Department Website.

Workshop Format

The workshops were facilitated by Lura Consulting. The session format included a presentation on the discussion paper topic, a question and answer period, and interactive roundtable discussions. The roundtable discussions were used to obtain feedback on the key issues addressed in the discussion papers and on the proposed policy recommendations and potential Official Plan revisions. Small table discussions were led by City staff using a workshop workbook containing several focused questions on the topic of discussion. The final plenary of each session included a report from each table on the highlights of their discussions.

The full report on the workshops including agendas, presentations, workbooks and summary of feedback received is attached as Appendix C.

Workshop Attendance

Approximately 120 people attended the workshops including residents, representatives of municipal and regional governments, agencies, special interest groups, business and development communities, consultants, City Councillors and City staff. The list of participants can be found in the workshop report attached hereto as Appendix C.

Highlights of Feedback Received

On the whole, participants felt that the discussion papers have effectively addressed the relevant issues and are generally comfortable with the proposals recommended. The participants identified priority issues and those requiring further attention, as well as additional policy directions that should be pursued. The feedback provides valuable input to the consideration and formulation of a revised Official Plan. The comments received are summarized below:

Cultural Heritage

Need a clearer definition for cultural heritage, and more attention to public education and incentives.

Environment/ Open Space

More attention to health; air quality; energy conservation; sustainable alternatives; renaturalization; environmental design; agricultural land conservation; mapping data quality and monitoring system, consistency of mapping tools; integrated planning approach (balance between urban and natural system policies; linkages with land use, transportation, economic, and social considerations; integration of provincial policies), funding, and public education.

Urban Form

More attention to sustainability; design for seniors and children; unique characters of Brampton; financial implications; consistency with other City standards, regulations

and zoning by-laws; flexibility of policies; public acceptance and education; heritage as a design opportunity, and incentives to promote innovative urban design.

Retail

More attention to retail market trends (eg. mixed uses and entertainment retail); forms of retail provisions (single-storey vs multi-storey, open vs enclosed centers; infill vs greenfield); urban design; policy flexibilities; Central Area as a special retail node; re-use and redevelopment of obsolete commercial centers; convenient neighbourhood commercial services; special retail (eg. farmers market), and commercial uses in industrial areas.

Office

More attention to mixed uses; clearer definition and functions for office nodes (eg. Bram West and the Central Area Transit Corridor); incentives for developers, users and tenants; office use in industrial area, and policy flexibilities.

Other Input Received on the Focus Area Discussion Papers

The City has also received a number of written submissions in response to the circulation of the focus area discussion papers to agencies and stakeholder groups, and to a general invitation for comments. Some stakeholders have requested to meet with City staff to discuss their comments. Input received from these sources is documented in Appendix D.

These together with the input received from the workshops will be given thorough consideration when formulating a revised Official Plan.

Next Steps

Formulation of Draft Official Plan Amendments

City Staff have embarked on redrafting the current Official Plan based on the feedback received to date from public consultation. Sections being worked on include Environmental Management, Open Space, Urban Form, Cultural Heritage; Economic Base (Retail and Office) of the Official Plan.

As part of the general housekeeping task, Staff is concurrently working on updating the other relevant sections of the Official Plan which is necessitated by the proposed focus area amendments and the implementation of a number of recent City and Provincial policies and initiatives (New Provincial Policy Statement, Greenbelt Act, Growth Plan for the Greater Golden Horseshoe, the City's Six Pillar Strategic Plan and Growth Management Program, etc.). Major housekeeping items include updating Schedule "A" (General Land Use Designations) with a revised land use typology based on the policy changes proposed by staff as well as updating the language and presentation style of the entire Official Plan to achieve consistency with the proposed focus area Official Plan amendments. The latter modification is made in response to the input received from public consultation and is aimed at facilitating ease of use of the Official Plan and better

understanding of its policies and intentions, with the use of more user-friendly language and graphical illustrations.

This major housekeeping amendment combined with the focus area reviews represent a major undertaking in terms of staff resources in order to complete the policy formulation and editing by the end of October, which is necessary to meet the program for subsequent public consultation. Other planning policy related projects may experience delays as staff resources are directed to complete the Official Plan Review by the end of the year. Staff note that Recommendation No.3 of this Report confirms that priority for staff resources is to be placed on the Official Plan Review. Planning, Design and Development Committee will be advised of any specific delays to other projects as a consequence of the Official Plan Review work program.

Accelerated Work Program

In accordance with Council's direction, City staff is striving to complete the Official Plan Review based on an accelerated work program. The program envisages Council adoption of a revised Official Plan by the end of the year. To meet this target, Staff are proposing a special Planning, Design and Development Committee and Council meeting in October to consider the draft OPAs. Owing to the complexity of these amendments, staff is also proposing additional opportunities for public consultation, in addition to the statutory public hearing required under the *Planning Act*. At this time, an open house is proposed for November to facilitate public input prior to the statutory public meeting to present a draft revised Official Plan.

The work program for the subsequent stages of the Official Plan Review is set out in Appendix E.

Public Consultation Program for the Subsequent Stages

The public consultation campaign will continue with the scheduling of a second Mayor's Town Hall Meeting. As a sequel to the April 18th meeting, the purpose of this session is to inform the community on the progress of the Official Plan Review and specifically, to communicate the recommended directions for policy changes as presented by each focus area Discussion Papers. Subject to Council's approval, this meeting will be scheduled for October prior to the release of -a revised Official Plan.

To promote the event and to continue to engage the public in the next phase of the Official Plan Review process, City Staff will continue to work with the Public Relations Office in implementing a number of communication initiatives including:

- Brampton Day on September 17, 2005 which is based on the "Our Brampton, Our Future" theme;
- A Mailer to all households in the City (about 120,000) to provide update on the Official Plan Review and information on upcoming events;
- News releases and advertising materials for newspaper, radio etc.
- Ongoing City website updates; and,
- Continued media relations.

Respectfully submitted,

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AGREED,

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Attachments:

- Appendix A Notes of the April 18, 2005 Mayor's Town Hall Meeting
- Appendix B Summary of Written Submissions Received in Response to the April 18, 2005 Mayor's Town Hall Meeting
- Appendix C Official Plan Review Discussion Paper Workshops Summary Report
Prepared by Lura Consulting (September 2005)
- Appendix D Summary of Input Received on Each Focus Area Discussion Paper
- Appendix E Updated Official Plan Review Work Program