



# Corporate Report

Clerk's Files

Originator's  
Files

CD.11 BRA

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**DATE:** February 13, 2007

**TO:** Mayor and Members of Council  
Meeting Date: March 5, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **City of Brampton - New Official Plan - October 11, 2006**

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- RECOMMENDATION:**
1. That the Region of Peel be requested to amend the City of Brampton Official Plan dated October 11, 2006 in accordance with the report titled "City of Brampton - New Official Plan - October 11, 2006" dated February 13, 2007 from the Commissioner of Planning and Building as follows:
    - a) That the second bullet point under Natural Heritage and Environmental Management in Section 3.1 be amended by adding the words "and adjacent municipalities, where required" after "Conservation Authorities";
    - b) That Section 4.4.2.20, Road Network, Policies, Road Planning, be deleted and replaced with: "The City shall work collaboratively with neighbouring municipalities and the Region and the Province, and participate in joint feasibility studies as appropriate, for the purposes of:
      - achieving desirable interconnections of roads at or near municipal boundaries, particularly between Collector and Arterial Roads, and to Provincial Highways and associated ramps and interchanges, such as for the proposed northerly extension of Edwards Boulevard to the vicinity of

Hurontario Street and the Highway 407 eastbound off-ramp as shown on Schedule B; and

- accommodating suitable transitions between different right-of-way widths and cross-section designs for such interconnecting boundary roads.”

- c) That Schedules B, City Road Hierarchy, and B1, City Road Right-of-Way Widths, be amended to show the northerly extension of Edwards Boulevard to the vicinity of Hurontario Street and the Highway 407 eastbound off-ramp;
- d) That Policy 4.5.1.1, Natural Heritage and Environmental Management, Watershed Plans and Subwatershed Studies, Policies, be revised as follows:

“Watershed plans and subwatershed studies will identify surface water features, ground water features, hydrologic functions, ***soil and geological conditions, fluvial sediment transport regimes*** and natural heritage areas... Development and site alteration will be restricted in or near sensitive and vulnerable surface and ground water features such that these features and their related hydrologic, ***hydraulic and geomorphic*** functions and ***water quality*** will be protected, improved or restored”;

- e) That Policy 4.5.1.8, Natural Heritage and Environmental Management, Watershed Plans and Subwatershed Studies, Policies, be revised as follows:

“Adjacent municipalities will be consulted on subwatershed studies where there is likely to be potential impact on downstream watercourses. ***Subwatershed studies shall be prepared to ensure that potential impacts from development on downstream watercourses, including those related to water quality, erosion and flooding, are adequately mitigated and addressed***”;

- f) That Policy 4.5.2.3, Natural Heritage and Environmental Management, Environmental Implementation Reports, Policies, be revised as follows:

“... Adjacent municipalities will be consulted if there is likely to be potential impact on downstream watercourses. ***The Environmental Implementation Report (or Master Environmental Servicing Plan as appropriate) shall be prepared to ensure that potential impacts from development on downstream watercourses, including those related to water quality, erosion and flooding, are adequately mitigated and addressed.***”

2. That the report titled “City of Brampton - New Official Plan - October 11, 2006” dated February 13, 2007 from the Commissioner of Planning and Building be forwarded, by the City Clerk, to the City of Brampton, the Town of Caledon and Region of Peel.

**BACKGROUND:**

This report is part of the ongoing program to update City Council on significant planning initiatives in adjacent municipalities.

City of Brampton Council on October 11, 2006, adopted a new Official Plan to replace the current Official Plan, which was approved by Brampton City Council in June, 1993 and by the Ministry of Municipal Affairs and Housing in March, 1997. The existing Secondary Plans will remain in effect, and will be reviewed following approval of the new Official Plan.

The new Official Plan was forwarded to the Region of Peel for approval, who have circulated it to the City of Mississauga, as well as other stakeholders, for comments.

A special meeting of Brampton City Council was held on June 3, 2002 to fulfill the requirements of Section 26(1) of the *Planning Act* which requires that, not less than every five years, a special meeting of City Council be held to determine the need for a revision to the Official Plan. Based on input received at the public meeting and

agency responses, Brampton City Council adopted the staff recommendation that the Official Plan be reviewed, but limited in scope to the following issues:

- Revised long term city-wide growth forecasts;
- Retail Policies;
- Office Strategy;
- Environment and Open Space;
- Urban Design and Development Policies;
- Cultural Heritage Policies; and
- General Housekeeping Matters.

On September 28, 2005, Mississauga City Council considered a report titled “City of Brampton Official Plan Review” dated August 30, 2005 from the Commissioner of Planning and Building which reviewed the results of discussion papers prepared for each of the above noted issues. That report concluded that the City of Mississauga has no further comments on the discussion papers for the City of Brampton Official Plan Review, and will continue to monitor the progress of the Brampton Official Plan Review.

Since that time, revisions to the current City of Brampton Official Plan have been identified based on the policy directions proposed in the above discussion papers and incorporated in the Draft Official Plan dated April 10, 2006.

On August 2, 2006 Mississauga City Council considered a report titled “City of Brampton Draft Official Plan ” (Appendix 1) dated July 10, 2006, from the Commissioner of Planning and Building and adopted the following recommendation:

“That the report titled “City of Brampton Draft Official Plan” dated July 10, 2006 from the Commissioner of Planning and Building be adopted as Mississauga’s response to the City of Brampton Draft Official Plan dated April 10, 2006 and forwarded, by the City Clerk, to the City of Brampton, the Town of Caledon and Region of Peel.”

**PRESENT STATUS:** The Draft Official Plan was adopted by Brampton City Council on October 11, 2006 and forwarded to the Region of Peel for review and a decision.

**COMMENTS:** Since its release at the end of April 2006, the Draft Brampton Official Plan has been the subject of extensive public consultation. Input received shows support for the Draft Plan, especially the direction taken to promote sustainability.

Comments primarily focused on several aspects including the environment, heritage, transportation, the proposed North-South Corridor Protection Areas, flexibility of urban design policies and a number of site specific issues. Some respondents consider that there should be a better linkage between the environmental and other policies in the Plan to support a sustainable planning framework.

Major changes to the April, 2006 Draft Official Plan include revamping of the environment/natural heritage policies and the integration of environmental and sustainability considerations throughout the Plan to further strengthen the ecosystem approach and the sustainable planning framework. As well, housekeeping amendments improve the Plan's clarity and effectiveness.

There are no significant changes proposed to the land use designations which might impact Mississauga. The changes to the Plan do not alter its overall direction, except insofar as to better integrate environmental and sustainability considerations throughout the Plan. Brampton is to be congratulated for this focus on the environment and sustainability.

### **1. Response to Mississauga Concerns**

Appendix 2 identifies how the Draft Official Plan dated April 10, 2006 was modified to address the concerns of Mississauga identified in the report titled "City of Brampton Draft Official Plan" dated July 10, 2006 from the Commissioner of Planning and Building and adopted by City Council on August 2, 2006.

There are only two outstanding issues not addressed in the new Official Plan:

- Amend the Sustainable Planning Framework in Section 3.1 to also state that, where required, Brampton will work closely *with adjacent municipalities*, (in addition to the Conservation Authorities), within a watershed or airshed to ensure no impacts on other municipalities;
- Extend Edwards Boulevard to link opposite the Highway 407 eastbound off-ramp.

With respect to the latter recommendation, Transportation and Works Department staff has consulted with Brampton staff to resolve this issue. It was agreed that the existing policy 4.4.2.20 should be replaced by the following:

“4.4.2.20 The City shall work collaboratively with neighbouring municipalities and the Region and the Province, and participate in joint feasibility studies as appropriate, for the purposes of:

- achieving desirable interconnections of roads at or near municipal boundaries, particularly between Collector and Arterial Roads, and to Provincial Highways and associated ramps and interchanges, such as for the proposed northerly extension of Edwards Boulevard to the vicinity of Hurontario Street and the Highway 407 east bound off-ramp as shown on Schedule B; and
- accommodating suitable transitions between different right-of-way widths and cross-section designs for such interconnecting boundary roads.”

It was also agreed that Schedules B and B1, “City Road Hierarchy” and “City Road Right-of-way Widths”, respectively should be amended to show the northerly extension of Edwards Boulevard to the vicinity of Hurontario Street and the Highway 407 east bound off-ramp, as shown on Appendix 3.

## 2. Transportation and Works Department Comments

Transportation and Works has requested the following additional changes, as shown in bold:

Recommend Policy 4.5.1.1 be revised as follows:

Watershed plans and subwatershed studies will identify surface water features, ground water features, hydrologic functions, ***soil and geological conditions, fluvial sediment transport regimes*** and natural heritage areas... Development and site alteration will be restricted in or near sensitive and vulnerable surface and ground water features such that these features and their related hydrologic, ***hydraulic and geomorphic*** functions ***and water quality*** will be protected, improved or restored.

Recommend Policy 4.5.1.8 be revised as follows:

Adjacent municipalities will be consulted on subwatershed studies where there is likely to be potential impact on downstream watercourses. ***Subwatershed studies shall be prepared to ensure that potential impacts from development on downstream watercourses, including those related to water quality, erosion and flooding, are adequately mitigated and addressed.***

Recommend Policy 4.5.2.3 be revised as follows:

... Adjacent municipalities will be consulted if there is likely to be potential impact on downstream watercourses. ***The Environmental Implementation Report (or Master Environmental Servicing Plan as appropriate) shall be prepared to ensure that potential impacts from development on downstream watercourses, including those related to water quality, erosion and flooding, are adequately mitigated and addressed.***

**FINANCIAL IMPACT:** None

**CONCLUSION:** The City of Brampton new Official Plan is not expected to adversely impact Mississauga. Some minor amendments are required to the Transportation and Natural Heritage Sections of the Plan.

**ATTACHMENTS:**

- APPENDIX 1: Corporate Report titled “City of Brampton Draft Official Plan” dated July 10, 2006, from the Commissioner of Planning and Building.
- APPENDIX 2: Response of New Brampton Official Plan to the Recommendations Adopted by Mississauga City Council on August 2, 2006.
- APPENDIX 3: Map showing Edwards Boulevard Extension.

*Original Signed By:*

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ron Miller, Acting Manager, Long Range Planning*





# Corporate Report

Clerk's Files

Originator's  
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CD.11 BRA

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**DATE:** July 10, 2006

**TO:** Mayor and Members of Council  
Meeting Date: August 2, 2006

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **City of Brampton Draft Official Plan**

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**RECOMMENDATION:** That the report titled "City of Brampton Draft Official Plan" dated July 10, 2006 from the Commissioner of Planning and Building be adopted as Mississauga's response to the City of Brampton Draft Official Plan dated April 10, 2006 and forwarded, by the City Clerk, to the City of Brampton, the Town of Caledon and Region of Peel.

**BACKGROUND:** This report is part of the ongoing program to update City Council on significant planning initiatives in adjacent municipalities.

City Council, on May 10, 2006, considered the attached (Appendix 1) letter dated May 1, 2006 from the City of Brampton Planning, Design and Development Department and referred it to the Planning and Building Department.

The current City of Brampton Official Plan was approved by Brampton City Council in June, 1993 and by the Ministry of Municipal Affairs and Housing in March, 1997.

A Special Meeting of Brampton City Council was held on June 3, 2002 to fulfill the requirements of Section 26(1) of the *Planning Act* which requires that, not less than every five years, a special meeting of City Council be held to determine the need for a revision to the Official Plan. Based on input received at the public meeting and agency responses, Brampton City Council adopted the staff recommendation that the Official Plan be reviewed, but limited in scope to the following issues:

- Revised long term city-wide growth forecasts;
- Retail Policies;
- Office Strategy;
- Environment and Open Space;
- Urban Design and Development Policies;
- Cultural Heritage Policies; and
- General Housekeeping Matters.

On September 28, 2005, Mississauga City Council considered a report titled “City of Brampton Official Plan Review” dated August 30, 2005 from the Commissioner of Planning and Building which reviewed the results of discussion papers prepared for each of the above noted issues. That report concluded that the City of Mississauga has no further comments on the discussion papers for the City of Brampton Official Plan Review, and will continue to monitor the progress of the Brampton Official Plan Review.

Since that time, revisions to the current City of Brampton Official Plan have been made based on the policy directions proposed in the above discussion papers and incorporated in the Draft Official Plan dated April 10, 2006.

This report is being brought directly to City Council so that Mississauga’s comments can be considered when this matter is addressed by the Brampton Planning, Design & Development Committee at their September 18, 2006 meeting.

**PRESENT STATUS:**

The Draft Official Plan was released by Brampton City Council on April 24, 2006 for review and comment. A statutory public meeting to fulfill the requirements of the *Planning Act* was held on June 26, 2006.

**COMMENTS:**

Appendix 2 is a Brampton Planning, Design, and Development staff report titled “Status Report-Release of the Draft Official Plan for Public Consultation” dated April 10, 2006. The report provides an overview of the Draft Official Plan, and summarizes the major revisions to the Official Plan. The most comprehensive revisions to the Official Plan were carried out for those sections which were subject of the focus area review.

**1. Land Use Impacts on Mississauga**

Staff are monitoring the City of Brampton Official Plan Review program, have reviewed the discussion papers and draft Official Plan, and have provided input at workshops. There are no significant changes proposed to the land use designations which might impact Mississauga. Further, given that Brampton and Mississauga are buffered by the Parkway Belt West Plan, which includes Highway 407, and because the Brampton land use designations in the vicinity of the Brampton/Mississauga boundary are largely similar to, and complement the Mississauga land use pattern, there is unlikely to be any significant land use impact on Mississauga, except with respect to the following.

Section 4.7.4.5, Hydro-Electric Power, Telephone and Other Cabled Services, permits power generating facilities in any land use designation without an amendment to the Plan. The Plan indicates that the City of Brampton shall set criteria for the development of these facilities, including such matters as land use compatibility, urban design, traffic, and environmental. Until these criteria are developed, this policy will permit power generating facilities in proximity to Malton and Meadowvale Village Residential Planning Districts.

The City of Mississauga recently undertook a comprehensive study of power generating facilities, and amended Mississauga Plan to permit them only in lands designated “Industrial”. Given the potential for impact on Malton and Meadowvale Village, the Brampton Draft Official Plan should be amended to prohibit power generating facilities south of Steeles Avenue.

Section 4.7.5 states that “the Britannia and Caledon Landfill sites are the only active public landfill sites in Peel”. As the Britannia site is now closed, this policy should be amended accordingly.

## **2. Transportation Concerns**

Transportation and Works provided the following comments:

### Section 4.4 Transportation

Schedule B City Road Hierarchy

Schedule B1 City Road Right-Of-Way Widths

Mississauga Plan Policy 3.14.2.5 states that where there is a transition of function and right-of-way widths at or near municipal boundaries, a suitable transition between right-of-way widths and cross-section designs will be accommodated in consultation with the municipalities involved. It is requested that a similar policy be included in City of Brampton’s Draft Official Plan.

During the discussions regarding Brampton’s Transportation and Transit Master Plan Study, it was noted that Mississauga Plan identified the extension of Edwards Boulevard linking opposite the Highway 407 eastbound off-ramp. This has not been identified in the City of Brampton’s Draft Official Plan. Consequently, this extension should be identified, or wording of the conceptual alignment be included subject to further study.

Schedule C Transit Network

Schedule C shows a comprehensive transit network involving Bus Rapid Transit Corridors on Hurontario Street and Airport Road and regular transit services on most north-south roads approaching the Mississauga/Brampton boundary. Regular transit services include Primary Corridors with peak headways of 5 to 7.5 minutes and Secondary corridors with peak headways of 10 to 15 minutes.

Mississauga Plan designates major transit facilities only, such as the Transitway (Bus Rapid Transit) and Major Transit Corridors. Mississauga Plan does not show regular services, nor does it indicate peak service frequencies as operational matters such as

these have traditionally been excluded from the Mississauga Official Plan. As such, the arrows shown at the Mississauga boundary in Schedule C should be removed.

### **3. Environment Comments**

Brampton has included reference to sustainable development in terms of environmental planning and are moving forward with an ecosystem approach to land use planning and development in the traditional sense, i.e. protection of natural features, including headwater stream and woodlands. There are no additional policies regarding recent initiatives for low impact development or “green development” standards being promoted by the Conservation Authorities.

#### Section 4.5 Natural Areas and Environmental Management

Section 3.1 should also state that, where required, Brampton will work closely with adjacent municipalities, in addition to the Conservation Authorities, within a watershed or air shed to ensure no impacts on other municipalities.

The following policy should be added to Section 4.5.1, Watershed Plans and Subwatershed Studies:

“In those cases where a sub-watershed study finds that it is necessary or desirable to deviate from the goals and objectives of the Watershed Plan, the sub-watershed study will be circulated for comment to the City of Mississauga.”

Further, references to the participation of “appropriate agencies” in the processing of sub-watershed studies should include adjacent municipalities, where there are any within the boundaries of the subwatershed.

With respect to Section 4.5.3, Storm Water Management, page 4.5-5 states that “to ensure the health of the watershed and subwatershed within Brampton and in downstream municipalities, storm water management is required in all new development areas”. This section should also address storm water management for infill and redevelopment scenarios, as these types of

developments can also have an impact on downstream recipients. Further, “Stormwater Management Master Plan” should be added to the list of approved studies in this section.

With respect to Section 4.5.4, Water Supply and Conservation, the following additional policy is required:

“(v) That the Region of Peel be encouraged to develop a Water Conservation Policy, against which new development proposing to use large volumes of water be reviewed and required to utilize water conservation techniques.”

A new section “Dust, Odour and other Air Emissions”, is required, and include the following in Section 4.5.16.1, Noise and Vibration:

“Those applications which have the potential to generate dust, odour and other emissions to air must be evaluated in accordance with the Ministry of Environment’s D-6 Guidelines.”

The following should be added to Section 4.5.16.3, Contaminated Sites and Water Disposal Sites:

“A Record of Site Condition is also required where a property is changing use from a non-sensitive use, such as industrial or commercial, to a more sensitive use such as residential, institutional or parkland.”

**FINANCIAL IMPACT:** None

**CONCLUSION:** The City of Brampton Draft Official Plan is not expected to adversely impact Mississauga, except for the policy that permits electric power generation and supply facilities in any land use designation without an amendment to the Official Plan. Amendments are required to this policy, together with revisions to the Transportation and Environment areas of the Plan.

**ATTACHMENTS:**

APPENDIX 1: Letter dated May 1, 2006 from the City of Brampton Planning, Design and Development Department requesting comments on the Draft Official Plan.

APPENDIX 2: Brampton Planning, Design, and Development staff report titled “Status Report-Release of the Draft Official Plan for Public Consultation” dated April 10, 2006.

*Original Signed By:*

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Ron Miller, Acting Manager, Long Range Planning*



# Brampton

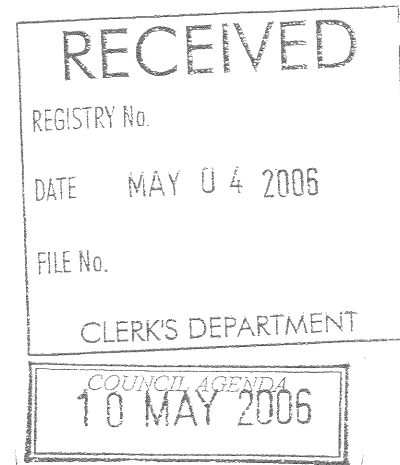
## Planning, Design & Development Department

May 1, 2006

Ms. Crystal Greer, City Clerk  
CITY OF MISSISSAUGA  
City Clerk's Office, 300 City Centre Drive  
Mississauga, ON  
L5B 3C1

Dear Ms. Crystal Greer:

Re: Request for Comments  
Draft Official Plan for the City of Brampton, April 10, 2006



On the basis of the input received on the proposed policy directions presented in the City of Brampton Official Plan Review Focus Area Discussion Papers released in Spring 2005, revisions to the current Official Plan have been made and completed as set out in the draft Official Plan for the City of Brampton, dated April 10, 2006.

The draft Official Plan was received by the Council on April 24, 2006 and direction was given to staff to formally release it for public consultation. In accordance with this direction, please find the attached draft Official Plan for review and comment. Accompanying the draft Official Plan is a Planning staff report dated April 10, 2006 and supporting Council resolution dated April 27, 2006.

Comprehensive updating of the Official Plan has been made to its policy content as well as mapping. Sections of the draft Official Plan that have been revamped include:

- Restructuring of the current Section 4.2 - Economic Base into new two sections i.e., Section 4.2 - Commercial (Office and Retail) and 4.3 - Employment Lands (Industrial and Business Corridor);
- Section 4.4 - Transportation to implement the Council adopted Transportation and Transit Master Plan (TTMP);
- Section 4.5 - Natural Areas and Environmental Management;
- Section 4.6 - Recreational Open Space;
- Section 4.9 - Cultural Heritage;
- Section 4.10 - Urban Design; and,
- Section 4.14 - North West Brampton Urban Development Area.

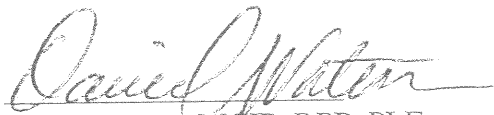


All the Official Plan schedules have been amended and new schedules are added to implement the policy changes. The schedules are now mapped using Geographic Information System (GIS) technology. As well, housekeeping revisions are included throughout the draft Plan to implement current best practices and the latest Provincial, Regional and City legislation and policies. The Official Plan has adopted a new and more user-friendly format with photographs and images.

Please submit written comments on the draft Official Plan to the undersigned by June 2, 2006. A number of events are scheduled to offer the public further opportunities for input and discussion. These include a workshop proposed for early June and a statutory public meeting (preceded by an open house that same day) for the draft Official Plan is scheduled for June 26, 2006. Details for these will be sent to your office in due course.

The draft Official Plan and other Official Plan Review material is available on the City's website [www.brampton.ca](http://www.brampton.ca). Please contact Christina Lo of the Planning Department for further information or questions about the draft Official Plan or the review itself.

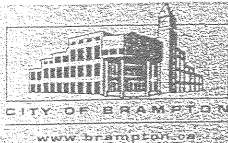
Yours truly,



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

Encl.

<input checked="" type="checkbox"/> Receive	<input type="checkbox"/> Resolution
<input type="checkbox"/> Direction Required	<input type="checkbox"/> Consultation / City-Law
<input type="checkbox"/> Community Services	<input checked="" type="checkbox"/> Appropriate Action
<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Information
<input checked="" type="checkbox"/> Planning & Building	<input type="checkbox"/> Reply
<input checked="" type="checkbox"/> Transportation & Works	<input type="checkbox"/> Report



# Brampton

## Management and Administrative Services

April 27, 2006

Please see Page #2 for correspondence circulation

Re: **Status Report – Release of the Draft Official Plan for Consultation** (File P25 OV)

The following recommendation of the Planning, Design and Development Committee Meeting of April 19, 2006, was approved by the Council of the Corporation of the City of Brampton on April 24, 2006:

PDD113-2006

1. That the report from D. Waters, Manager, Land Use Policy, and C. Lo, Policy Planner, Planning, Design and Development, dated April 10, 2006, to the Planning, Design and Development Committee Meeting of April 19, 2006, re: **Status Report – Release of the Draft Official Plan for Consultation** (File P25 OV) be received; and,
2. That the Draft Brampton Official Plan be released to the general public and that staff be directed to circulate the draft Official Plan to agencies and stakeholders for review and comment; and
3. That staff be directed to continue with the Official Plan Review program in accordance with the chart attached to the staff report as Appendix C; and,
4. That staff be directed to convene a statutory public meeting to consider the draft Official Plan for the City of Brampton on June 26, 2006; and
5. That the City Clerk be directed to forward a copy of the staff report to the Regions of Peel, York and Halton, the City of Toronto, and to the local area municipalities of Halton Hills, Mississauga, Caledon and Vaughan for their information.

Yours truly,

  
Chandra Urquhart

Legislative Coordinator  
City Clerk's Office

Tel: 905-874-2116 Fax: 905-874-2119  
e-mail: chandra.urquhart@brampton.ca  
(PDD/G2)

<b>RECEIVED</b>	
REGISTRY No.	
DATE	MAY 03 2006
FILE No.	
CLERK'S DEPARTMENT	

Correspondence circulation, re: **Status Report – Release of the Draft Official Plan for Consultation** (File P25 OV)

J. Corbett, Commissioner, Planning, Design and Development

A. Smith, Director, Planning and Land Development Services

D. Waters, Manager, Land Use Policy

C. Lo, Policy Planner

City of Vaughan, John Leach, Clerk, 2141 Major Mackenzie Drive, Vaughan, L6A 1T1

Town of Halton Hills, Karen Landry, Clerk, 1 Halton Hills Drive, Georgetown, L7G 5G2

City of Mississauga, Crystal Greer, Clerk, Civic Centre, 300 City Centre Drive, Miss., L5B 3C1

City of Toronto, Ulli Watkiss, Clerk, 100 Queen Street W., 2<sup>nd</sup> Floor, Toronto, M5H 2N2

Town of Caledon, Cheri Cowan, Clerk, P.O. Box 1000, 6311 Old Church Rd, Caledon E., L0N 1E0

Region of Peel, Ava MacIntyre, Acting Clerk, 10 Peel Centre Dr., Brampton, L6T 4B9

Regional Municipality of York, Denis Kelly, Clerk, 17250 Yonge Street, Newmarket, L3Y 6Z1

Regional Municipality of Halton, Monica Wallenfels, 1151 Bronte Road, Oakville, L6M 3L1



# Brampton

G2-1

## REPORT

Planning, Design & Development Committee

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

Date: April 10, 2006

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

File: P25 OV

DATE: April 19, 2006

Subject: STATUS REPORT - Release of the Draft Official Plan for Public Consultation

Contact: David Waters (905-874-2074)

### OVERVIEW:

- The Official Plan Review is a major City initiative undertaken to create a blueprint to chart the course for Brampton's sustainable growth over the next 20 to 30 years.
- The Official Plan Review has been subject to extensive public consultation under the "Our Brampton, Our Future" communications program.
- The policy direction proposed in each Focus Area Discussion Paper has been favourably received by the general public. Comments received through the communications program has been considered by staff as part of reviewing the policies and mapping of the Official Plan.
- The draft Official Plan strengthens Brampton's commitment to sustainability building upon a number of components including the long established ecosystem approach to planning and an integrated land use-transportation plan to create a compact, complete and transit-oriented city.
- Major changes to the Official Plan were undertaken for each Focus Area including Commercial (including Office and Retail), Transportation, Environment, Open Space, Cultural Heritage and Urban Design.
- Almost all of the draft Official Plan schedules have been amended and a number of new schedules added. All schedules are now mapped using Geographic Information System (GIS) technology.
- General housekeeping amendments are made throughout the draft Official Plan to implement current best practices and the latest Provincial, Regional and City legislation and policies.
- The draft Official Plan will be subject to another round of public consultation prior to City Council's adoption which is targeted for October of this year.

### RECOMMENDATIONS

1. THAT the Report entitled "Status Report - Release of the Draft Official Plan for Public Consultation" dated April 10, 2006 and attachments (File P25 OV) be received;

2. THAT the Draft Brampton Official Plan for the City of Brampton be released to the general public and that staff be directed to circulate the draft Official Plan to agencies and stakeholders for review and comment;
3. THAT staff be directed to continue with the Official Plan Review program in accordance with the chart attached hereto to this report as Appendix C;
4. THAT staff be directed to convene a statutory public meeting to consider the draft Official Plan for the City of Brampton on June 26, 2006; and,
5. THAT the City Clerk be directed to forward a copy of this staff report and Council resolution to the Regions of Peel, York and Halton, the City of Toronto, and to the local area municipalities of Halton Hills, Mississauga, Caledon and Vaughan for their information.

## BACKGROUND

### Strategic OP Review

The current Official Plan for the City of Brampton was adopted by the City Council on June 28, 1993 and approved by the Ministry of Municipal Affairs and Housing on March 6, 1997. In accordance with Section 26(1) of the *Planning Act*, and input received at a Special Meeting held on June 3, 2002, City staff were directed to undertake a strategic review of the 1997 Official Plan focused on the following areas:

- Preparing a new set of *long-term growth forecasts* as part of updating the Official Plan to replace the 1998 forecasts;
- Assessing the *retail policies* of the Official Plan to assert their effectiveness in responding to retail trends;
- Updating the *office strategy* to reflect more realistic business development opportunities and to designate office land that is better matched to the locational requirements of the Greater Toronto Area office users;
- Updating the *environmental mapping* of the Official Plan by incorporating the most up-to-date mapping available and ensuring that the *environmental policies* of the City's Official Plan conform to current best practices and reflect the policy requirements and terminology of the applicable conservation authorities, the Region and the Province;
- Updating the *urban design policies* of the Official Plan based on the direction the City is taking in the area of civic design and urban form including the adopted City-wide Development Design Guidelines;

- Updating the *cultural heritage* policies to strengthen protection of heritage resources enabled by the latest Provincial, Regional and City policies and initiatives including the recently amended *Ontario Heritage Act*;
- *North West Brampton Urban Boundary Review*; and,
- Along with *general housekeeping* matters, including an update of the general format and layout of the Official Plan to make it more reader-friendly and contemporary.

In addition to the above, implementation of the Transportation and Transit Master Plan (TTMP) as adopted by Council in September 2004 has been included as part of the Official Plan Review to provide a means for the comprehensive consideration of all relevant transportation policy issues.

Since its initiation in June 200 of the City's Official Plan Review, staff have completed the "Phase 1 Evaluation of Existing Conditions" and have significantly advanced the "Phase 2 Policy Review" which is culminated in the completion of the draft Official Plan as presented in this report.

The progression of the Official Plan Review has been documented in a number of staff reports. The most recent of these entitled "Status Report: Brampton Official Plan Review" dated September 13, 2005 was received by Planning, Design & Development Committee on September 19, 2005. City staff were given direction to proceed with a further Town Hall meeting and revising the Official Plan taking into consideration the input received from extensive public consultation.

A Town Hall meeting was held on November 14, 2005 to seek further public input on the City's Growth Management and Official Plan Review programs. About 300 members of the public attended the November 14<sup>th</sup> meeting and a general endorsement was received for the overall direction of the City's Growth Management and Official Plan Review programs. An Official Plan Amendment (OP93-256) implementing the City's Growth Management Program, including the Development Cap and Community Block Planning process was approved by Council on December 12, 2005.

Based on the ongoing Official Plan review work program, Planning staff in consultation with staff from other City departments and external agencies have now drafted a revised Official Plan which is ready to be considered by Planning, Design & Development Committee. Following Council direction to release the draft Official Plan, another round of public consultation is scheduled and will include a full formal circulation of the document to agencies and stakeholders and a statutory public meeting. Subsequently, staff will report back on the input received and any further revisions recommended, prior to the adoption of the revised Official Plan by City Council later this year.

## CURRENT SITUATION

### Context of the Draft Official Plan

The City of Brampton is positioned to continue its evolution as a major urban centre within the Greater Toronto Area–Hamilton (GTAH). The current Official Plan was drafted more than ten years ago and was created under very different social, economic, planning and policy circumstances. The latest forecast indicates that Brampton will reach a population of in the order of 680,000 residents by 2031, from about 420,000 today. In tandem with the Growth Management Program, the current Official Plan Review is a major City initiative undertaken to create a blueprint to chart the course for Brampton's sustainable growth in the next 20 to 30 years and to further enhance the quality of life of the community.

### Approach of the Draft Official Plan

The draft Official Plan reaffirms and strengthens the City's commitment to sustainability which is the foundation of the Plan. The City's sustainable planning framework as reinforced in the draft OP is built upon:

- Updating the City's long established Ecosystem Approach to environmental planning;
- An integrated land use and transportation plan to create a balanced transportation system that gives priority to transit and pedestrians, and the development of complete, compact and transit-oriented communities;
- A robust commercial and employment land use strategy that promotes economic vitality and diversity and caters to the changing needs of the market and the residents;
- Fostering vibrant residential neighbourhoods that provide a variety of housing options for people at various stage of their life cycle;
- Priority to preserving and enhancing the City's rich cultural heritage and existing social fabric that is integral to the City's land use and development approval processes;
- A strong commitment to take a leadership role in promoting superior quality and innovative urban design as an essential city building ingredient; and,
- A Growth Management Program that ensures growth takes place in a coordinated and fiscally responsible manner.

### Structure of the Draft Official Plan

The Council's mandate for the Official Plan Review and consequently the draft Official Plan as presented in this staff report only concerns Part I of the General Plan. The content of the draft Official Plan presented herein is summarized as follows:

Section 1	Our Brampton, Our Future
Section 2	Context of the 2006 Official Plan

Section 3	Sustainable City Concept		
Section 4	Policies		
4.1	Residential	4.9	Cultural Heritage
4.2	Commercial	4.10	Urban Design
4.3	Employment Lands	4.11	Financial and Phasing
4.4	Transportation	4.12	Parkway Belt West
4.5	Natural Features and Environmental Management	4.13	Special Study Areas and Special Policy Areas
4.6	Recreational Open Space	4.14	North West Brampton Urban Development Area
4.7	Infrastructure and Utilities	5.	Implementation
4.8	Institutional and Public Uses		

This policy structure of the draft Official Plan is complemented and supported by mapping which assists in the interpretation of the document and its policies. These include:

- City Concept (now proposed to be a formal part of the Official Plan)
- Schedule "A" General Land Use Designations
- Schedule "A1" Upscale Executive Housing Special Policy Areas
- Schedule "A2" Retail Structure (new schedule)
- Schedule "B" City Road Hierarchy (new schedule)
- Schedule "B1" City Road Right-of-Way Widths (new schedule)
- Schedule "C" Transit Network
- Schedule "C1" Major Pathway Network (new schedule)
- Schedule "D" Environmental Features
- Schedule "E" Major Recreational Open Space
- Schedule "F" Infrastructure and Utilities
- Cultural Heritage Map (not considered as formal part of the Official Plan)
- Schedule "G" Secondary Plan Areas
- Schedule "H" Block Planning Areas

#### Draft Official Plan Amendments are Responsive to Public and Stakeholders' Input

As reported in the staff report of September 13, 2005 on the status of the Official Plan Review, extensive public consultation has been undertaken to date as part of the Official Plan Review program. This includes the preparation of a number of Focus Area Review Discussion Papers; Workshops held for each Discussion Paper; a Mayor's Town Hall Meeting, an Open House and the special Official Plan Review website and email address. Subsequent to the release of the September 13, 2005 status report, consultation was undertaken which consisted of a another Mayor's Town Hall Meeting held on November 14, 2005, and presentations to the City of Brampton's Accessibility Advisory Committee on January 10, 2006 and the Growth Management and Development Review Team (GMDRT) on March 16, 2006.



The public consultation undertaken so far has generally shown support for the broad policy directions of the Official Plan Review. As well, specific comments were received on the various focus review areas which have been given detailed consideration by staff during the preparation of the draft Official Plan. The comments received follow several broad themes such as:

- The need for curbing or managing growth;
- The need for clearer policies on promoting sustainable development;
- The need to place more emphasis on new urbanism planning principles including promoting compact, complete and transit-oriented development;
- Transportation issues including the need for better solutions to ease the existing gridlocks, and to address the potential impact arising from further growth; including suggestions on improving transit and promoting alternative modes of transportation and more compact urban form; and,
- Support for revitalizing Downtown Brampton.

The strategic responses to and how the amendments addressed these comments are set out in the following section.

#### Major Revisions to the Official Plan

It is not the intent nor is it practical to list every revision to the Official Plan in this staff report. A complete review of the accompanying draft Official Plan and related background materials is necessary for a comprehensive understanding of the document.

As can be expected, the most comprehensive revisions to the draft Official Plan were carried out for the sections which are the subject of the focus area reviews. These include (sections referenced are to the current Official Plan):

- 4.2 Commercial
- 4.3 Employment Lands
- 4.4 Transportation (changes to implement the TTMP)
- 4.5 Natural Features and Environmental Management
- 4.6 Recreational Open Space
- 4.9 Cultural Heritage
- 4.10 Urban Design

In addition, there are a number of revisions and provisions that are common to and incorporated throughout each section of the draft Official Plan. These include the principles of sustainability, and updating the text with respect to the latest Provincial, Regional and City legislation and policies. This matter is also discussed under the section entitled General Housekeeping Matters.

Appendix B to this staff report provides a summary of major changes made to the policies as well as the schedules of the current Official Plan. Highlights of major changes and supporting rationale are discussed below.

### *Office (part of Section 4.2 Commercial)*

The previous Economic Base section has been significantly re-structured to form two sections: 4.2 Commercial and 4.3 Employment Lands.

The office nodes of the current Official Plan have been repositioned based on a new set of office demand forecasts, but are still designated in strategic locations of the City to satisfy anticipated market demand and to retain potential opportunities for future growth. In response to the comments received on the Office Strategy Discussion Paper, the office node hierarchy has been further refined and the function of each node clarified as follows:

- Central Area
- Bram West (The Mississauga Road Corridor)
- Bramalea South Gateway
- South Fletcher's Courthouse Area
- Bram East.

The role of the Central Area as the premier location for business, shopping, dining, entertainment, tourism, cultural activities and programs is reinforced in the draft Official Plan. Bram West will be designated as a major transit supportive office node with the highest densities of office development outside of the Central Area.

### *Retail (Part of Section 4.2 Commercial)*

The revised policies of the draft Official Plan identify District Retail as a separate component of the retail hierarchy in addition to Regional and Local Retail to cater to current and forecasted retail market trends. In addition the draft Official Plan proposes to restrict commercial uses in industrial areas as reflected in the revised policies of the Retail section in 4.2 Commercial and section 4.3 Employment Lands. A new Schedule "A2" has been added to the draft Official Plan to identify the retail hierarchy of the City.

The revised retail policies of the draft Official Plan give greater emphasis to place making and superior urban design. There are also provisions to encourage live-work which is in line with the principle of sustainable development.

### *Employment Lands (Section 4.3)*

The previous Business Industrial designation is renamed Business Corridor to more accurately reflect that commercial is the predominant use within this designation. New policies have been added to the draft Official Plan that attempt to:

- protect Brampton's current industrial land base from incremental conversions to non-employment uses,
- to continue supporting the City's manufacturing base; and,

- to continue providing land use opportunities for growth in the non-retail service sectors.

In addition, commercial uses are proposed to be limited in industrial precincts and greater emphasis is placed on employment areas as a tool for place making.

#### *Transportation (Section 4.4)*

The changes made to the Transportation section are to implement the Council adopted Transportation and Transit Master Plan (TTMP). The policies speak to a balanced transportation system, priority to transit including the City's Acceleride Program, achieving a complete road network to facilitate the efficient movement of people and goods including the adoption of Transportation System Management (TSM)/Transportation Demand Management (TDM) measures. The draft Official Plan encourages the use of other modes of transportation including pedestrians and cyclists through integrating the City's Pathways System to form part of the transportation network.

#### *Environment (Section 4.5)*

The City has worked closely with the OP Review Environmental Steering Group which consists of the Toronto and Region Conservation Authority, Credit Valley Conservation Authority and the Region of Peel on the review and formulation of the environmental policies and related mapping.

The policies reaffirm the City's fundamental ecosystem approach to environmental planning based on watershed and subwatershed studies, Environmental Implementation Reports (EIR or MESP) and similar tools. Policies are updated to reflect current best practices in environmental planning, such as establishing guidelines for environmental buffers and setbacks; emphasizing linkages between natural features and protecting headwater tributaries in addition to defined valley corridors. In response to comments received from consultation, a new section is included to address public health and safety issues including noise, vibration, hazardous installations and contaminated sites issues.

#### *Recreational Open Space (Section 4.6)*

The updated Recreational Open Space policies place emphasis on a connected system of open spaces and integration with other land uses and the City's transit system. It provides a refined City Park Hierarchy which includes City Parks, Community Parks and Neighbourhood Parks. Private Commercial Recreation now forms part of this section and additional designations are included under this category.

Policies are streamlined by making reference to the Parks, Culture and Recreation Master Plan currently under preparation. The latest open space requirements for secondary and block planning are established. It is expected that further revisions to this section of the

draft Official Plan will be undertaken once the Parks, Culture and Recreation Master Plan is completed and approved by Council.

#### *Cultural Heritage (Section 4.9)*

The Cultural Heritage section has been revamped and strengthened to increase heritage protection as enabled by the recent Provincial legislation and policies notably the amended *Ontario Heritage Act*. The scope of the policies is expanded to implement a holistic approach to heritage planning and preservation including new policies for cultural heritage landscapes. New incentives and tools for heritage protection including financial measures form an important part of the new heritage policies including Heritage Property Tax Reduction and Cost Sharing.

#### *Urban Design (Section 4.10)*

This section reaffirms and strengthens the City's commitment to taking a leadership role in promoting superior urban design standards. The policies speak to the need for a high quality Public Realm. In line with the principles of new urbanism and sustainability, policies are established to promote preferred Built Forms including mixed-uses, walkable communities, transit-oriented development, infill/intensification etc. Implementation policies sanction the City's Development Design Guidelines, Design Brief and other design initiatives including urban design awards. The policies provide clear guidelines on the City's expectation for urban design yet allow sufficient flexibility to encourage innovative and attractive built form.

#### Official Plan Schedule Changes

The schedules have been amended accordingly to implement the policies changes. Almost all schedules have been subject to major revisions. As well, new schedules and maps are created including:

- Schedule "A2" Retail Structure
- Schedule "B" City Road Hierarchy
- Schedule "B1" City Road ROW Widths
- Schedule "C1" Major Pathway Network
- Schedule "H" Block Planning Areas
- Cultural Heritage Map

Schedule "A" General Land Use Designations provides a composite depiction of the mapping changes made to complement the policy changes. Major changes include:

- "Office" which replaces the previous "Primary Office Node" and "Office Node" designations;
- "Business Corridor" which replaces the previous "Business Industrial" designation;

- “Major Institutional” which is re-named from “Community Services” to reflect the contemporary terminology;
- “Provincial Greenbelt” in accordance with the Provincial Greenbelt Plan; and,
- “North West Brampton Urban Development Area” in accordance with OP93-245.

Omitted designations as follows:

- “Private Commercial Recreation” is now part of Schedule “E”
- “Agriculture” and “Urban Boundary” are deleted and changed to “North West Brampton Urban Development Area” as per OP93-245
- “Transportation Corridor Conceptual Alignment” is replaced by Corridor Protection Areas on Schedules “B” and “B1”.

All of the draft Official Schedules and related mapping have been created under Geographic Information System (GIS) which provides for more efficient storage, manipulation, analysis, and display of planning data.

#### General Housekeeping Amendments

A number of housekeeping revisions have been made throughout the draft Official Plan including:

- Implementing the latest approved Provincial planning initiatives including the Provincial Policy statement, , Greenbelt Plan, *Accessibility for Ontarians with Disabilities Act* etc;
- Implementing the latest City policies and initiatives including the Strategic Responses to Growth including the Development Cap and the latest block plan requirements (OPA93-256), Development Design Guidelines (OPA93-260), Flower City Strategy, accessibility policies, risk management guidelines etc.; and,
- Implementing a new user-friendly format for the document with photographs and images to facilitate the use and better understanding of the Official Plan.

#### NEXT STEPS

##### **Proposed Public Consultation Program and OP Adoption Schedule**

The draft Official Plan will be released for public consultation once Council has ratified the recommendations of this staff report. The key steps of the Official Plan Review program are depicted in the chart attached hereto as Appendix C.

Staff are planning for another round of public consultation to start towards the end of April and finish with the statutory public meeting proposed for June 26, 2006. In addition to the requisite public meeting under the *Planning Act*, additional opportunities will be provided for public participation including a day long workshop (late May/early

June) with agencies, stakeholders and interested members of the public and an open house prior to the statutory public meeting.

The draft Official Plan will be widely circulated through various channels including mailing, the City's website, and copies will be made available at Brampton Public Library branches and well as in the Clerks and Planning Departments at City Hall.

Subject to the public review and comments received, a revised draft Official Plan, based on the input collected through public consultation is proposed to be ready for presentation to the City Council for adoption on October 11, 2006.

### **Official Plan Review Communications Plan**

In partnership with the Public Relations Office, the PDD Department has implemented a Communications Plan to ensure that everyone who has an interest in the planning process- in essence, everyone who works, lives or invests in Brampton-has input into the City's OP Review process.

Building on the success achieved in the earlier stages of the OP Review, the Communications Plan for the next phase will include and focus on the following:

- A mailer to those on the Planning, Design and Development Department's OP Review mailing list;
- Newspaper advertisements for May and June;
- News releases;
- Bus Shelter ads and posters;
- Posters/Flyers in all Brampton Public Library branches, public kiosks and City recreation centres;
- Ethnic media promotions;
- Draft OP posted on the special OP Review website; and,
- Update in Ward Reports.

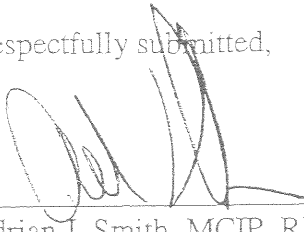
### **Interdepartmental Implications**

The draft Official Plan is an important planning document. It represents Brampton's blueprint for sustainable development over the next 20 to 30 years. A multi-disciplinary approach has been taken by City staff in creating this comprehensive Plan.

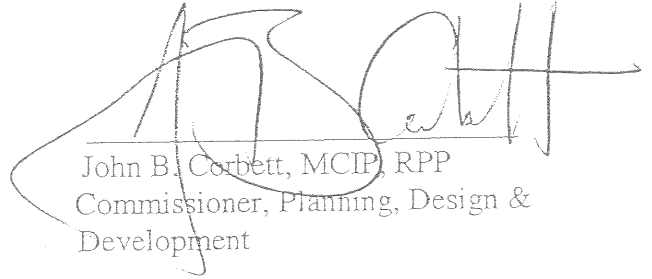
The Official Plan Review is primarily a Planning Department undertaking but it also represents a collaborative effort between many City departments. Within the City, many departments have been consulted throughout the process and provided valuable input including the various divisions within the Planning Department itself (including Development Services, Community Design, Parks Planning and Development, and Engineering and Development Services); Works and Transportation, Community Services, Legal Services and Economic Development.

G2-12

Respectfully submitted,



Adrian J. Smith, MCIP, RPP  
Director, Planning & Land  
Development Services



John B. Corbett, MCIP, RPP  
Commissioner, Planning, Design &  
Development

*Authored by: Christina Lo*

Attachments:

- Appendix A Draft Official Plan, April 10, 2006
- Appendix B Summary of Major Changes to the Official Plan
- Appendix C Official Plan Review Program – Remaining Timelines
- Appendix D List of Official Plan Review Reports (2002 to present)

## Appendix A

Draft Official Plan, April 10, 2006  
is appended to the report



Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
1. Introduction	1. Our Brampton, Our Future	Major revisions <ul style="list-style-type: none"> <li>• Provide updates on the background and scope of the current OP Review, and structure of this OP</li> </ul>
2. Context	2. Context of the 2006 Official Plan	Major revisions <ul style="list-style-type: none"> <li>• Provide updates on the context of this OP including:               <ul style="list-style-type: none"> <li>○ physical</li> <li>○ environmental</li> <li>○ social</li> <li>○ economic</li> <li>○ Brampton's latest Six Pillars Strategic Plan and other City policies</li> <li>○ Federal and Provincial policies</li> </ul> </li> </ul>
3. City Structure	3. Sustainable City Concept	Major revisions <ul style="list-style-type: none"> <li>• Reaffirm and strengthen the City's commitment to sustainability</li> <li>• Reinforce the City's sustainable planning framework which is built on:               <ul style="list-style-type: none"> <li>○ The City's long established ecosystem approach</li> <li>○ An integrated land use-transportation plan that creates                   <ul style="list-style-type: none"> <li>▪ A balanced transportation system giving priority to transit and pedestrians</li> <li>▪ Compact, complete and transit-oriented communities</li> </ul> </li> <li>○ A robust commercial and employment lands strategy that promotes economic vitality and diversity</li> <li>○ Priority to preserving and enhancing the City's rich cultural heritage</li> <li>○ The City's Growth Management Program that ensures growth takes place in a coordinated and fiscally responsible manner</li> </ul> </li> </ul>

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<ul style="list-style-type: none"> <li>• Implement the latest City structure proposed as follows:               <ul style="list-style-type: none"> <li>○ Central Area (<i>new, replaces Mixed Use District</i>)</li> <li>○ Transit Supportive Nodes (<i>new, represent both Node and Core Node</i>)</li> <li>○ Employment Precincts (<i>new, replaces Industrial District</i>)</li> <li>○ Intensification Corridors (<i>new, replace Man Made Corridors</i>)</li> <li>○ Communities (<i>new, replaces Residential District</i>)</li> <li>○ North West Brampton Urban Expansion Area (<i>new</i>)</li> <li>○ Unique Communities (<i>new</i>)</li> <li>○ Open Space System (<i>new, replaces Natural Corridor</i>)</li> <li>○ Provincial Greenbelt (<i>new</i>)</li> </ul> </li> </ul>
<i>City Concept</i>	<i>City Concept</i>	Major revisions to align with the latest City Concept and to show the latest City Structure as described in Section 3 above. This map now forms part of the OP.

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
<i>Schedule A General Land Use Designations</i>	<i>Schedule A General Land Use Designations</i>	<p>Major Revamp</p> <ul style="list-style-type: none"> <li>• Include new designations <ul style="list-style-type: none"> <li>○ Office (<i>replaces Primary Office Node and Office Node</i>)</li> <li>○ Business Corridor (<i>replaces Business Industrial</i>)</li> <li>○ Major Institutional (<i>renamed from Community Services</i>)</li> <li>○ Provincial Greenbelt (<i>new</i>)</li> <li>○ North West Brampton Urban Development Area (<i>new</i>)</li> <li>○ Parkway Belt West (<i>replaces Parkway Belt West/Utility</i>)</li> </ul> </li> <li>• Delete designations <ul style="list-style-type: none"> <li>○ Industrial/Special Study Area (<i>shown as part of Special Study Area</i>)</li> <li>○ Private Commercial Recreation (<i>now shown only in Schedule E</i>)</li> <li>○ Agriculture (<i>Deleted per OP 93-245 and replaced by NWB Urban Development Area/ Special Study Area</i>)</li> <li>○ Transportation Corridor Conceptual Alignment (<i>shown as Corridor Protection Area on Schedules B and B1</i>)</li> <li>○ Urban Boundary (<i>deleted per OP 93-245</i>)</li> <li>○ All Referrals</li> <li>○ All Deferrals</li> </ul> </li> <li>• Major revisions to the boundaries and configurations of the various existing designations</li> </ul>
4.1 Residential	4.1 Residential	<p>Minor revisions, mainly housekeeping updates</p> <ul style="list-style-type: none"> <li>• Implement <ul style="list-style-type: none"> <li>○ the City's adopted Development Design Guidelines (DDG) in respect of residential development per OP93-260 (Section 4.1.1 and 4.1.8)</li> <li>○ Include approved policies for Vales of Humber Upscale Executive Housing Special Policy Area 4A (Section 4.1.2.9)</li> <li>○ Update policy on Estate Residential minimum lot size requirements (Section 4.1.3.3)</li> </ul> </li> </ul>

## Appendix B      Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<ul style="list-style-type: none"> <li>○ the City's community block plan requirements for some new residential areas per OP93-256 (Section 4.1.10)</li> <li>○ New Provincial policy requiring comprehensive review for conversion of employment lands for residential purposes (Section 4.1.10)</li> <li>○ A new Upscale Executive Housing Area 4A Vales of Humber (Section 4.1.2)</li> <li>• Includes new section for Retirement Housing under Section 4.1.7</li> <li>• Special Policy Areas policies moved to Section 4.13</li> </ul>
<i>Schedule A1 Upscale Executive Housing Special Policy Areas</i>	<i>Schedule A1 Upscale Executive Housing Special Policy Areas</i>	Boundary adjustments to accord with the latest Open Space designation
4.2 Economic Base	4.2 Commercial	<p>Major revamp based on the Retail and Office Focus Area Reviews</p> <ul style="list-style-type: none"> <li>• The previous Section 4.2 "Economic Base" is re-structured into two sections: Section 4.2 "Commercial" and Section 4.3 "Employment Lands".</li> </ul> <p>Office</p> <ul style="list-style-type: none"> <li>• Office nodes are re-structured to reflect the significantly lower demand forecasts and to better meet market needs.</li> <li>• The Central Area remains the major location for free standing or mixed-use development in addition to its role as the cultural heart of the City (Section 4.2.2)</li> <li>• Other Office Centers include:               <ul style="list-style-type: none"> <li>○ Bram West Mississauga Road Corridor (Section 4.2.4)</li> <li>○ Bramalea South Gateway (Section 4.2.5)</li> <li>○ South Fletcher's Courthouse Area (Section 4.2.6)</li> <li>○ Bram East (Section 4.2.7)</li> </ul> </li> </ul>

## Appendix B      Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<p>Retail</p> <ul style="list-style-type: none"> <li>• Identify District Retail as a separate component of the Retail hierarchy in addition to Regional and Local Retail (Section 4.2.8-4.2.11). The latter includes Neighbourhood and Convenience Retail.</li> <li>• Include new policies for live-work units (Section 4.2.14)</li> <li>• Give greater emphasis to the place making role of commercial development <ul style="list-style-type: none"> <li>◦ Sanction the use of the City's DDG and design briefs per OP93-260</li> </ul> </li> </ul> <p>Industrial</p> <ul style="list-style-type: none"> <li>• Move Industrial Dominant Sector and related policies to form the new Section 4.3 Employment Lands</li> <li>• Clarify the restriction of commercial use within industrial areas</li> <li>• Change the Business Industrial Section as the new Business Corridor Section within Section 4.3</li> </ul>
	<i>Schedule A2 Retail Structure</i>	<p>New schedule showing the retail designations including:</p> <ul style="list-style-type: none"> <li>• Regional Retail</li> <li>• District Retail</li> <li>• Neighbourhood Retail</li> <li>• Convenience Retail</li> </ul>
	4.3 Employment Lands	<p>New section for industrial and related policies</p> <ul style="list-style-type: none"> <li>• Refine industrial structure and policies to include <ul style="list-style-type: none"> <li>◦ Business Corridor which replaces the previous Business Industrial designation, and</li> <li>◦ Industrial</li> </ul> </li> <li>• Limit retail uses in Business Corridor and Industrial designations</li> <li>• Clarify the permitted and restricted uses within the Business Corridor section and emphasize the need for superior urban design</li> </ul>

## Appendix B      Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<ul style="list-style-type: none"> <li>Implement the City's DDG in respect of industrial development per OP93-260</li> </ul> <p>Site Specific Employment Land Designations moved to Section 4.13 and re-named Special Policy Areas 1 to 4</p>
4.3 Transportation	4.4 Transportation	<p>Major revamp to implement the adopted Transportation and Transit Master Plan (TTMP) to provide the overall policy framework for achieving a balanced transportation system. The policies are set out in nine sections to:</p> <ul style="list-style-type: none"> <li>Ensure an efficient road network (Section 4.4.2)</li> <li>Encourage the adoption of Transportation System Management (TSM) and Transportation Demand Management (TDM) strategies to optimize the capacity of the existing transportation system (Section 4.4.3)</li> <li>Support and encourage the increased use of public transit including the City's "Acceleride" Program (Section 4.4.4)</li> <li>Address parking management (Section 4.4.5)</li> <li>Provide the policy framework for implementing a pathways system as part of the balanced transportation system (Section 4.4.6)</li> <li>Provide policies for trucking and goods movement strategies (Section 4.4.7)</li> <li>Provide clear policies to reflect the role of GO Transit, railways and the airport (Section 4.4.8 and Section 4.4.9)</li> </ul>
	<i>Schedule B City Road Hierarchy</i>	<p>Information on the road network is now presented in two schedules:</p> <ul style="list-style-type: none"> <li>Schedule B City Road Hierarchy</li> <li>Schedule B1 City Road Right- of-Way (ROW) Widths</li> </ul>
<i>Schedule B Major Road Network Right- of-Way Widths</i>	<i>Schedule B1 City Road Right- of-Way Widths</i>	New schedule showing ROW widths
<i>Schedule C Mass Transit Network</i>	<i>Schedule C Transit Network</i>	Updating to present corridor based transit network

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
	<i>Schedule CI</i> <i>Major Pathway Network</i>	New Schedule showing the City-wide multi-use trail system
4.4 Environmental Management	4.5 Natural Areas and Environmental Management	<p>Major revamp based on the Environment/Open Space Focus Area Review</p> <ul style="list-style-type: none"> <li>• This section now focuses on environmental policies. Recreational open space policies are moved to Section 4.5.</li> <li>• Reaffirm the City's commitment to ecosystem approach and to base environmental planning decisions on watershed planning (Section 4.5.1) and other environmental planning tools including Environmental Implementation Reports (EIR) (Section 4.5.2)</li> <li>• Include new policies for protecting important headwater tributaries in addition to defined valley corridors (Section 4.5.8)</li> <li>• Establish guidelines and minimum requirements for environmental buffers and setbacks (Section 4.5.13).</li> <li>• Include new policies to implement the Provincial Green Belt Plan (Section 4.5.14) and the latest Provincial Policy Statement in respect of natural heritage and natural hazards throughout this section.</li> <li>• Include a new section on Protecting Public Health and Safety (Section 4.5.16) by consolidating existing policies from the various sections in the OP as well as establishing new policies to address aspects including: noise, vibration, hazardous installations and contaminated sites</li> </ul>

## Appendix B      Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
<i>Schedule D Environmental Features</i>	<i>Schedule D Environmental Features</i>	<p>Major revisions based on the best data available from the City, the Conservation Authorities, Peel Region, and the Ministry of Natural Resources. Revisions include new designations as well as changes to boundaries of existing designations:</p> <ul style="list-style-type: none"> <li>• Valleyland/Watercourses (<i>replace Valleylands/ Floodplains and Steep Slope Areas</i>)</li> <li>• Woodlands (replace woodlots)</li> <li>• Provincially Significant Wetlands )( <i>replaces Wetland Areas</i> )</li> <li>• Other Wetlands )</li> <li>• Special Policy Areas</li> <li>• Environmentally Sensitive Areas and Areas of Natural and Scientific Interest (<i>replace Sensitive Areas</i>)</li> <li>• Provincial Greenbelt (<i>new</i>)</li> </ul>
4.5 Open Space	4.6 Recreational Open Space	<p>Major revamp based on the Environment/Open Space Focus Area Review</p> <ul style="list-style-type: none"> <li>• This section now focuses on recreational open space policies while Section 4.4 focuses on environmental policies.</li> </ul> <p>General Policies</p> <ul style="list-style-type: none"> <li>• Update policies on parkland dedication (Section 4.6.2) including that utility easements or right-of ways will no longer be credited towards parkland dedication.</li> <li>• Remove the policy that the City may purchase lands released by the school boards (Section 4.6.2).</li> <li>• Streamline policies by making reference to the Parks, Culture and Recreation Master Plan which is currently under preparation.</li> <li>• Implement DDG design principles respecting open space per OP93-260 (Section 4.6.1)</li> </ul>



Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<p>Park Hierarchy The City's park hierarchy is re-defined as follows (Section 4.6.3):</p> <ul style="list-style-type: none"> <li>• City Parks</li> <li>• Community Parks</li> <li>• Neighbourhood Parks</li> </ul> <p>Private Commercial Recreation (Section 4.6.6)</p> <ul style="list-style-type: none"> <li>• Previous Section 4.13 moved to form this new section.</li> </ul> <p>Secondary Plan Considerations (Section 4.6.8)</p> <ul style="list-style-type: none"> <li>• Remove some open space requirements from secondary plans as they will be addressed by the block plans including <ul style="list-style-type: none"> <li>○ Pedestrian/cyclist circulation system analysis</li> <li>○ Master Open Space Landscaping and Pedestrian Concept Plan</li> </ul> </li> </ul> <p>Community Block Plan Considerations (Section 4.6.9)</p> <ul style="list-style-type: none"> <li>• New section to specify recreational open space requirements for block plans.</li> </ul> <p>Bikeways</p> <ul style="list-style-type: none"> <li>• Moved to form part of Multi-Use Trails in Section 4.4</li> </ul> <p>Site Specific Open Space Designations</p> <ul style="list-style-type: none"> <li>• Moved to Section 4.13 and renamed Special Policy Areas.</li> </ul>

## Appendix B      Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
<i>Schedule E Open Space</i>	<i>Schedule E Major Recreational Open Space</i>	Major revisions to align with the refined recreational open space structure and the most up-to-date park plans <ul style="list-style-type: none"> <li>• Distinguish recreational open space from environmental open space such that Valleylands and Provincial Greenbelt are now shown for context only</li> <li>• Include changes in designation and boundary</li> <li>• The latest open space designations include: <ul style="list-style-type: none"> <li>○ City Park (<i>renamed from City-Wide Park</i>)</li> <li>○ Community Park (<i>new designation</i>)</li> <li>○ Private Commercial Recreation</li> <li>○ Conservation Areas</li> <li>○ Cemetery (<i>renamed from Major Cemeteries</i>)</li> </ul> </li> </ul>
4.6 Public Utilities and Resources	4.7 Infrastructure and Utilities	Minor changes, mainly housekeeping updates <ul style="list-style-type: none"> <li>• Remove the sections on sanitary landfills and mineral resources as all landfill sites and quarries in the City have ceased operations.</li> </ul>
<i>Schedule F Public Utilities and Resources</i>	<i>Schedule F Infrastructure and Utilities</i>	Major revisions <ul style="list-style-type: none"> <li>• Updates based on information provided by the Region of Peel in respect of the water, drainage and sewerage systems and facilities</li> <li>• Remove Licensed Pit and Quarries and Shale Resources designations</li> </ul>
4.7 Agricultural		Deleted per OP 93-245
4.8 Community Services	4.8 Institutional and Public Uses	Minor Changes, mainly housekeeping updates <ul style="list-style-type: none"> <li>• Section re-titled to “Institutional and Public Uses” to reflect contemporary terminology</li> <li>• Implement the DDG in respect of institutional development per OP93-260 (Section 4.8.2)</li> <li>• Special Needs Housing: Large Scale/ Retirement Homes is re-titled to “Long Term Care Home” (Section 4.8.4) while policies for Retirement</li> </ul>

## Appendix B      Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		<p>Housing are included in Section 4.1 Residential</p> <ul style="list-style-type: none"> <li>• Cemeteries moved from “Open Space” section to become Section 4.8.13</li> </ul>
4.9 Heritage	4.9 Cultural Heritage	<p>Major revamp based on the Cultural Heritage Focus Area Review</p> <ul style="list-style-type: none"> <li>• Include policies throughout this section to implement the latest enabling Provincial policies to strengthen heritage protection particularly the amended <i>Ontario Heritage Act, Municipal Act, and the Provincial Planning Statement</i>.</li> <li>• New sections added for <ul style="list-style-type: none"> <li>○ Cultural Heritage Landscape (Section 4.9.2)</li> <li>○ Areas with Cultural Heritage Character (Section 4.9.4)</li> <li>○ Flower City Strategy (Section 4.9.7)</li> <li>○ City-owned Heritage Resources (Section 4.9.8)</li> </ul> </li> </ul>
	<i>Cultural Heritage Map</i>	A new map showing designated and listed cultural resources.
4.10 Urban Form	4.10 Urban Design	<p>Major revamp based on the Urban Form/Development Design Focus Review</p> <ul style="list-style-type: none"> <li>• Reaffirm the City’s commitment to high quality physical design standards</li> <li>• Re-structure policies around three main areas: <ul style="list-style-type: none"> <li>○ The Public Realm (Section 4.10.2)</li> <li>○ Built Form (Section 4.10.3)</li> <li>○ Implementation (Section 4.10.4)</li> </ul> </li> <li>• Implement the DDG and other City design initiatives</li> <li>• Promote and provide guidelines for preferred urban/development form including higher density, compact development, mixed-use development, transit-oriented development, infill/intensification etc..</li> </ul>
4.11 Financial and Phasing	4.11 Financial and Phasing	<p>Minor changes, mainly housekeeping updates</p> <ul style="list-style-type: none"> <li>• Incorporate amendments approved under OP93-256 respecting the</li> </ul>

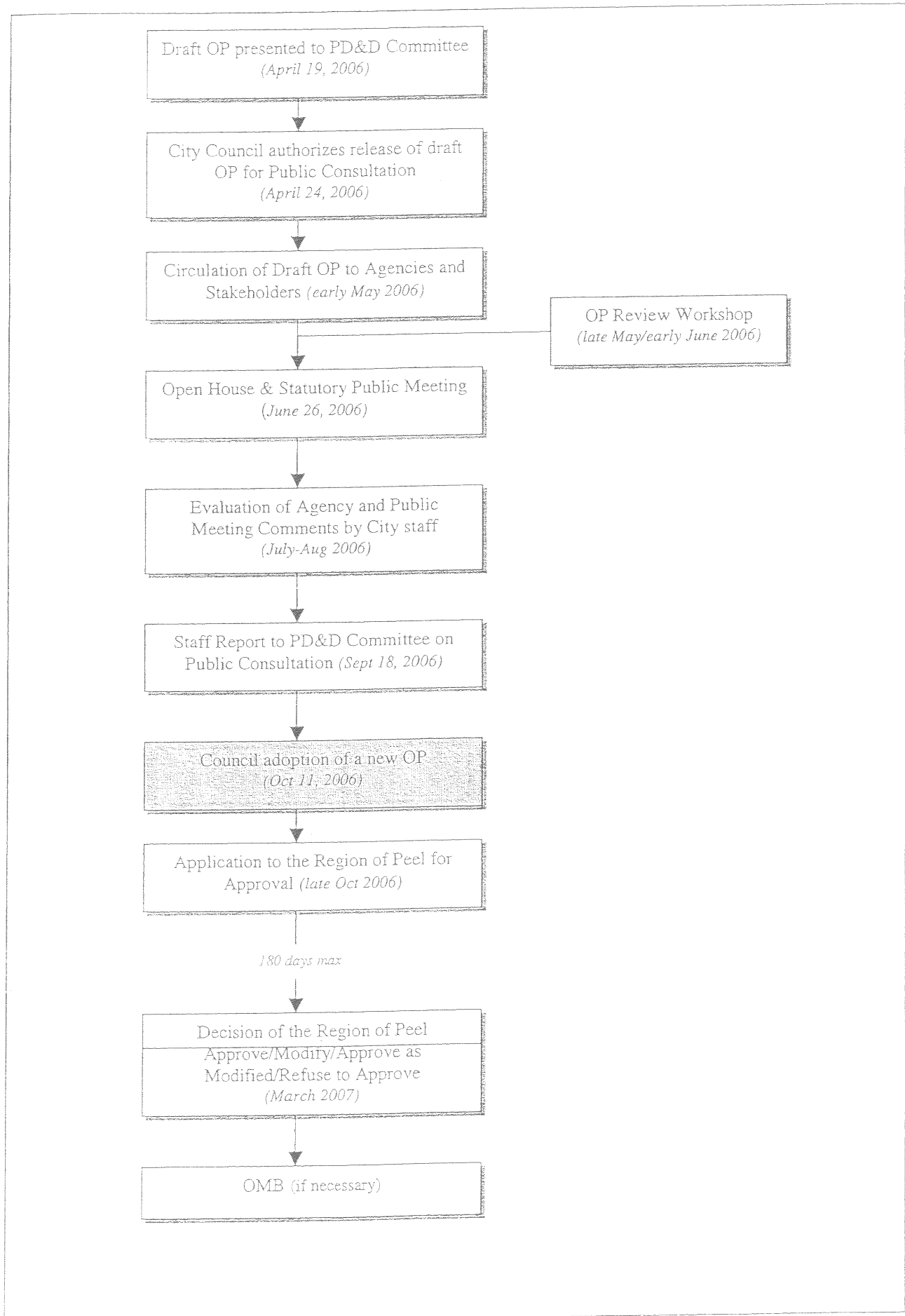
## Appendix B      Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
		City's latest Growth Management strategies including the Development Cap
4.12 Parkway Belt West	4.12 Parkway Belt West	Housekeeping updates Update designations of some land abutting Parkway Belt West as per the latest Secondary Plan for the area south of Hwy 407 between Torbram Road and Hwy 410 (Section 4.12.3)
4.13 Special Study Areas	4.13 Special Study Areas and Special Policy Areas	Major changes, include a new section for Special Policy Areas  Special Study Areas <ul style="list-style-type: none"> <li>• Delete Airport Road/North Park Drive Special Study Area which is now designated Industrial based on assessment completed.</li> <li>• Include two new Special Study Areas <ul style="list-style-type: none"> <li>○ North South Corridor Protection Area (North West Brampton) per OP93-245 (Section 4.13.1.3)</li> <li>○ North South Corridor Protection Area (Bram West Secondary Plan) per OP93-255 (Section 4.13.1.4)</li> </ul> </li> </ul> Special Policy Areas <ul style="list-style-type: none"> <li>• Include the former Amendment Sites 1 to 7 now named Special Policy Areas 1 to 7 (Section 4.13.2.1 to 4.13.2.7)</li> <li>• Include Residential Special Policy Areas from Section 4.1 as Special Policy Areas 8-10 (Section 4.13.2.8 to 4.13.2.10). Embleton Road/Heritage Road Special Policy Area deleted and will be addressed as part of the North South Corridor Protection Area (Bram West Secondary Plan) Special Study Area (Section 4.13.1.4).</li> </ul>
4.14 Private Commercial Recreation <i>Deleted and policies moved to Section 4.6</i>	4.14 North West Brampton Urban Development Area	New section on policies regarding NW Brampton Urban Development Area per OPA93-245.

Appendix B      Summary of Major Changes to the Official Plan

Current OP Section/Schedule/Map	Draft OP Section/Schedule/Map	Summary of Changes
5. Implementation	5. Implementation	<p>Minor changes, mainly housekeeping updates</p> <ul style="list-style-type: none"> <li>• Incorporate DDG and block plan policies per OP93-256 and OP-260 (Section 5.2 and 5.5)</li> <li>• Implement revised Parkland Dedication policies (Section 5.21): 2% for commercial and industrial, and 5% for residential and all others.</li> <li>• Update existing definitions and include new definitions such as Design Brief, Flower City Strategy, sustainability, and terminologies related to Accessibility and risk management etc.(Section 5.2)</li> </ul>
<i>Schedule G Secondary Plan Areas</i>	<i>Schedule G Secondary Plan Areas</i>	Minor revisions to show new/proposed secondary plan areas including 50 to 53.
	<i>Schedule H Block Planning Areas</i>	New schedule showing areas subject to block planning

## Appendix C - Official Plan Review Program – Remaining Timelines



## Appendix D

### List of Official Plan Review Reports since 2002

The progression of the Official Plan Review has been documented in a number of reports including:

Status Report: Brampton Official Plan Review dated September 13, 2005 (PDD227-2005)

Information Report: Brampton Official Plan Review Office Strategy Discussion Paper dated June 27, 2005 (PDD162-2005)

Information Report: Brampton Official Plan Review Retail Policy Review Study dated May 30, 2005 (PDD161-2005)

Information Report: Brampton Official Plan Review Urban Form/Development Design Discussion Paper dated May 20, 2005 (PDD132-2005)

Information Report: Brampton Official Plan Review Environment and Open Space Discussion Paper dated May 5, 2005 (PDD113-2005)

Information Report: Brampton Official Plan Review Cultural Heritage Discussion Paper dated April 8, 2005 (PDD087-2005)

“Recommendation Report-Strategic Response to Growth and New Development Forecasts for the Official Plan Review and Growth Management Program” dated February 11, 2005 (PDD037-2005).

“Progress Report: City of Brampton Official Plan Review” dated November 18, 2002 (PDD 361-2002)

“Recommendation Report: City of Brampton Official Plan Review” dated July 3, 2002 (PDD2001-2002)

“Information Report: City of Brampton Official Plan Review” dated May 17, 2002 (PDD 266-2002)

“Status Report: City of Brampton Official Plan Review” dated April 8, 2002 (PB085-2002)

**RESPONSE OF NEW BRAMPTON OFFICIAL PLAN TO THE RECOMMENDATIONS  
ADOPTED BY MISSISSAUGA CITY COUNCIL ON AUGUST 2, 2006**

<b>Recommendation</b>	<b>New Official Plan</b>	<b>Comment</b>
<b>Land Use</b>		
Amend Section 4.7.4.5, Hydro-Electric Power, Telephone and Other Cabled Services, to prohibit power generating facilities south of Steeles Avenue.	This section has been amended by deleting power generating facilities from the list of permitted uses.	This recommendation has been satisfied. No action required.
Amend Section 4.7.5, Waste Management, to delete reference to the Britannia Landfill site as an active public landfill site in Peel.	This section has been amended by deleting reference to the Britannia Landfill site.	This recommendation has been satisfied. No action required.
<b>Transportation</b>		
Include a policy to state that where there is a transition of function and right-of-way widths at or near municipal boundaries, a suitable transition between right-of-way widths and cross-section designs will be accommodated in consultation with the municipalities involved.	This has been addressed in section 4.4.2.20 which states that "the City shall work collaboratively with neighbouring municipalities to accommodate suitable transitions between different right-of-way widths and cross-section designs at or near municipal boundaries.	This recommendation has been satisfied. No action required.
Extend Edwards Boulevard to link opposite the Highway 407 eastbound off-ramp.	This has not been addressed.	That the Region of Peel be requested to amend Schedules B and B1 to conceptually show the extension of Edwards Boulevard to the vicinity of Hurontario Street and the Highway 407 east bound off-ramp.
The arrows showing the extension into Mississauga of transit corridors at the Mississauga boundary in Schedule C should be removed.	Schedule C has been revised to terminate the arrows showing the extension of transit corridors at the Mississauga boundary. Further, a note has been added to the Schedule to indicate that	This recommendation has been satisfied. No action required.

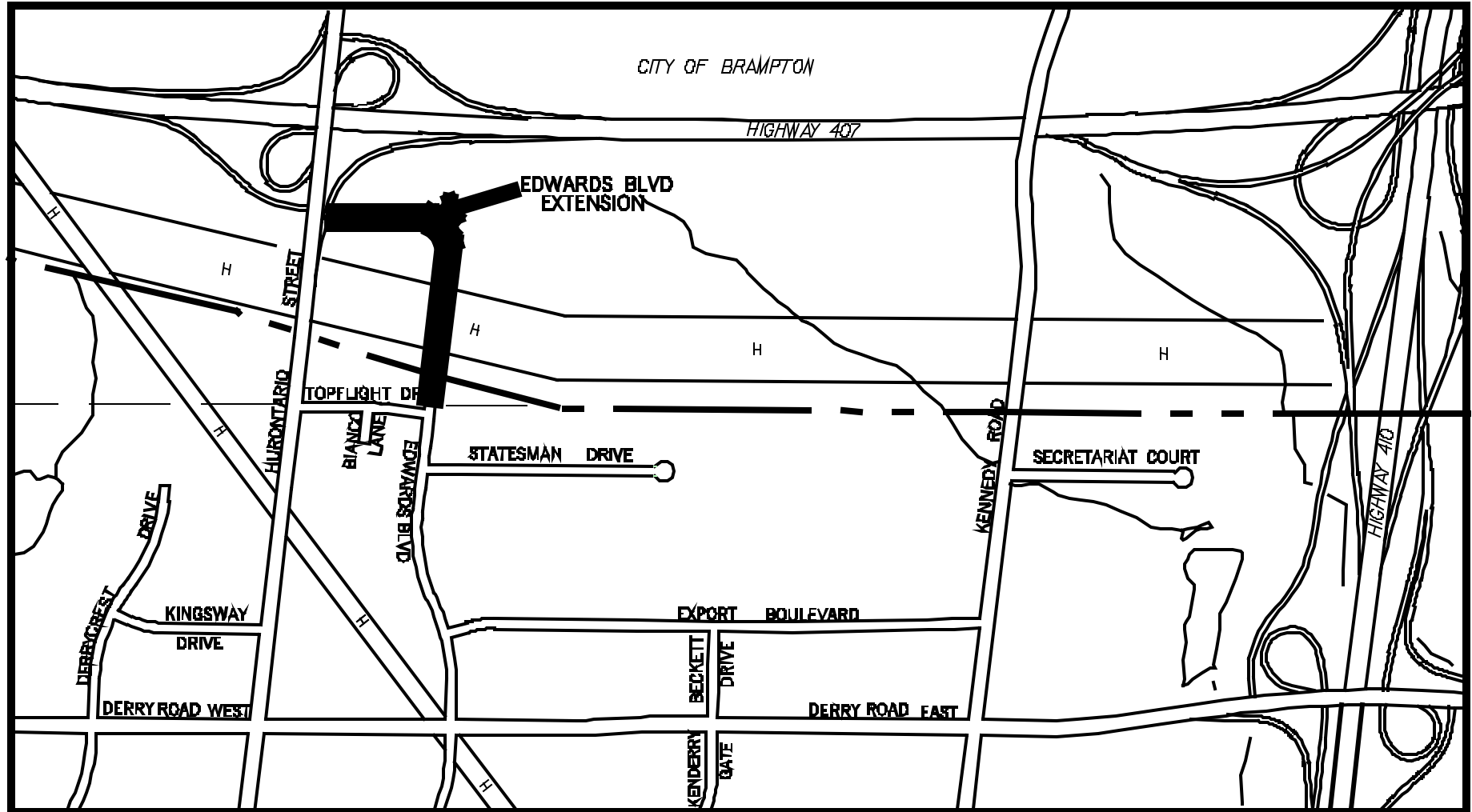


Recommendation	New Official Plan	Comment
	the establishment of transit facilities in these corridors is subject to future EA studies. Brampton's intent is that the connections represent the need for future EA studies to assess and ascertain travel demand to provide a coordinated transportation services across municipal boundaries.	
<b>Natural Areas and Environmental Management</b>		
Amend the Sustainable Planning Framework in Section 3.1 to also state that, where required, Brampton will work closely with adjacent municipalities, (in addition to the Conservation Authorities), within a watershed or air shed to ensure no impacts on other municipalities.	This has not been addressed.	That the Region of Peel be requested to amend the second bullet point under Natural Heritage and Environmental Management in Section 3.1 by adding the words "and adjacent municipalities, where required" after Conservation Authorities.
Add to Section 4.5.1, Watershed Plans and Subwatershed Studies: "In those cases where a sub-watershed study finds that it is necessary or desirable to deviate from the goals and objectives of the Watershed Plan, the sub-watershed study will be circulated for comment to the City of Mississauga."	Section 4.5.1.8 has been revised to state that adjacent municipalities will be consulted on subwatershed studies where there is likely to be potential impact on downstream watercourses.	This recommendation has been satisfied. No action required.
References to "appropriate agencies" should include "adjacent municipalities".	Addressed in Section 4.5.1.8.	This recommendation has been satisfied. No action required.
Section 4.5.3, should be amended to also address storm water management for infill and redevelopment.	Section 4.5.3 has been amended to amended to also address storm water management for infill and redevelopment.	This recommendation has been satisfied. No action required.

Recommendation	New Official Plan	Comment
“Stormwater Management Master Plan” should be added to the list of approved studies in section 4.5.3.2.	Section 4.5.3.2 has been amended to include reference to a stormwater management master plan.	This recommendation has been satisfied. No action required.
That Section 4.5.4, Water Supply and Conservation, be amended to include the following additional policy: “That the Region of Peel be encouraged to develop a Water Conservation Policy, against which new development proposing to use large volumes of water be reviewed and required to utilize water conservation techniques.”	Section 4.7.2.2 indicates that Brampton supports the Region of Peel in any programs related to water conservation.	This policy should be addressed in the forthcoming review of the Region’s Official Plan.
A new section is required to address Dust, Odour and other Air Emissions, and include the following “Those applications which have the potential to generate dust, odour and other emissions to air must be evaluated in accordance with the Ministry of Environment’s D-6 Guidelines.	This policy has been included in Section 4.5.15.2 Air Quality and Energy.	This recommendation has been satisfied. No action required.
Section 4.5.16.3, Contaminated Sites and Water Disposal Sites should be amended to include the following: “A Record of Site Condition is also required where a property is changing use from a non-sensitive use, such as industrial or commercial, to a more sensitive use such as residential, institutional or parkland.”	This policy has been included in Section 4.5.15.4.4.	This recommendation has been satisfied. No action required.

# EDWARDS BOULEVARD EXTENSION

APPENDIX 3



## LEGEND

 HYDRO CORRIDOR  
 CITY BOUNDARY

 LOCAL STREETS  
 EXTENSION OF EDWARDS BLVD



**MISSISSAUGA**  
 Leading cities in innovation

Produced by  
 T&M, Geomatics