



Report
Staff Report
 The Corporation of the City of Brampton
 7/8/2024

Date: 2024-06-11

Subject: **Recommendation Report: Brampton's Major Transit Station Areas Project update – May 2024 Open Houses and Next Steps**

Contact: Natasha D'Souza, Policy Planner, Integrated City Planning
 Claudia LaRota, Principal Planner/Supervisor, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2024-541

RECOMMENDATIONS:

1. That the report from Natasha D'Souza, Policy Planner, City Integrated Planning Division, to the Planning and Development Committee Meeting of July 8, 2024, re: **Recommendation Report: Brampton's Major Transit Station Areas Project update – May 2024 Open Houses and Next Steps** be received.

OVERVIEW:

- This report provides an update on Brampton's MTSA Study (Phase 2b) and outlines next steps for this project.
- On April 8, 2024 a staff presentation was made to Planning and Development Committee on the implications of Bill 150 as it relates to regulating unlimited height and density. For reasons relating to urban design, housing diversity, place-making, and infrastructure and community services, staff recommended reestablishing regulation of height and density to appropriate areas of MTSA's which was supported by Council.
- The appeal period for *Brampton Plan* concluded on June 5, 2024. The majority of the 16 appeals received are related to MTSA's, expressing concern with the general policies, land uses, and the intention to impose height and density restrictions. Notwithstanding these appeals, planning work for the MTSA's will continue while awaiting direction from the Ontario Land Tribunal (OLT).
- In May 2024, Open Houses were held to present the preliminary information about maximum building heights, proposed density, and

visualizations of future development concepts that will be considered in amendments to specific Secondary Plans and the creation of new Precinct Plans.

- The draft amendments to the Secondary Plans will be brought forward to a statutory public meeting on September 9, 2024. Council adoption of these amendments is anticipated in November 2024.
- The Secondary Plan and Precinct Plan policies will inform MTSA zoning (Phase 3) which is intended to be completed by Q1 2025 as part of the Comprehensive Zoning By-law Review.

BACKGROUND:

This report provides an update on Brampton's MTSA Study (Phase 2b) and outlines next steps for this project.

Project Timeline:



On December 5, 2023, Bill 150 The *Official Plan Adjustment Act* was passed to ensure the Provincial goal of building 1.5 million homes in a manner that reinforces public trust. One of the key changes made was the ability of municipalities to implement maximum height and density requirements within protected MTSA's. On April 8, 2024 a staff presentation was made to Planning and Development Committee on the implications of

Bill 150 as it relates to regulating unlimited height and density. For reasons relating to urban design, housing diversity, place-making, and infrastructure and community services, staff recommended reestablishing regulation of height and density to appropriate areas of MTSA's which was supported by Council.

On May 9, 2024, the Region of Peel approved *Brampton Plan*, the City's new Official Plan, which was adopted by Brampton City Council on November 2023 (By-law 195-2023). *Brampton Plan* contains the land use plans for the city's 14 Primary MTSA's. The MTSA policies in *Brampton Plan* were modified in conjunction with the Regional approval to allow maximum building heights and densities for the approved land use designations applicable to Primary MTSA's.

Specifically, it is now proposed that the MTSA policies prescribe maximum heights for all designated lands that permit high-rise mixed-use in a MTSA. Unlimited height is to be permitted for lands where high-rise mixed-use directly abuts a high order transit station/stop and at the Highway 410/Queen Street intersection. This direction on height and density is being further developed as part of the forthcoming Secondary Plan amendments and Precinct Plans.

On May 14 and 23, 2024, Open Houses were held in the City Hall Atrium to present the preliminary information on forthcoming MTSA policies that will be considered in the final amendments to the Secondary Plans and Precinct Plans. Specifically, proposed maximum building heights, density and three-dimensional renderings that conceptually demonstrate how each MTSA may redevelop, were presented. The feedback from the approximately 25 people who attended these Open Houses will be incorporated into the forthcoming amendments.

Two of the Primary MTSA's – Brampton GO and Bramalea GO – are now considered outside of the scope of the Brampton MTSA project (Phase 2b) because additional study inputs are necessary before moving forward. As such, separate studies will be initiated, and public engagements will be conducted to inform the necessary amendments to the Secondary Plans before they are brought forward for Council approval.

Staff are in the process of preparing amendments to the relevant Secondary Plans and creating two Precinct Plans for the MTSA's along the Queen Street Corridor. The purpose of these amendments is to implement site-specific detailed policies in accordance with the MTSA land use plans in *Brampton Plan*.

CURRENT SITUATION:

May 2024 Open Houses

On May 14 and 23, 2024, MTSA Open Houses were held in the City Hall Atrium to present information and seek feedback from the public on the main highlights of Brampton's MTSA Study (Phase 2b) - Official Plan Amendments (Precinct Plans and

Secondary Plan Amendments). The Open House material included a review of the approved land uses, proposed height, density, and demonstration plans for each approved MTSA in *Brampton Plan*.

The May 14, 2024 Open House was focused on Queen Street East - Precinct A (Kennedy, Centre and Rutherford MTSAs along Queen Street west of Highway 410), and Bramalea - Precinct B (Laurelcrest, Dixie, Central Park and Bramalea MTSAs along Queen Street east of Highway 410), as shown in Attachments A and B, respectively. Each Precinct Plan includes a planning area that encompasses a series of adjacent MTSAs. This will allow for planning on a more comprehensive level to enhance the function of the entire Queen Street corridor. The Precinct Plans recognize the unique contributions from specific character areas located within these geographies. It is expected that the two Precinct Plans will form part of a new Secondary Plan that will include the 7 MTSAs along the Queen Street Corridor.

The May 23, 2024, Open House focused on individual MTSAs: The Gore, Mount Pleasant GO, Gateway Terminal, Ray Lawson, and Steeles at Mississauga. Detailed policies for each one of these MTSAs will be implemented through site-specific Official Plan Amendments to the relevant secondary plans. Precinct Plans will not be created for these 5 MTSAs.

The materials presented at this Open House (Attachment C), showed the draft implementing heights as they correspond with the approved land uses (low-rise, low-rise plus, mid-rise, high-rise, high-rise mixed use) for each MTSA. In accordance with the direction for MTSAs in *Brampton Plan*, the provision of UHD is concentrated adjacent or within close proximity to high order transit stations or stops, and is intended to transition to a lower intensity-built form as it extends further away from the transit station or stop.

Character Areas within the Precinct Plans (presented at the May 14 Open House) were also displayed to the public to demonstrate the sense of place these areas conjure and where these areas are identified in relation to each MTSA within a continuous stretch along Queen Street. Potential demonstration plans were also displayed for feedback.

Properties that have been recently rezoned (within the past 5 years) are not currently being considered as part of the pre-zoning process in Phase 3. Landowners have the option to submit a specific written request to the MTSA team, if they wish to have the zoning standards that apply to their parcel(s) amended through Phase 3 of the MTSA study.

Comments on the material presented at the Open House focused mainly on where height and density has been assigned, and how it will be carried forward in the forthcoming zoning. A summary of comments from the Open House events and written submissions received subsequently, along with responses from staff is provided in Attachment D.

Out-of-scope Primary MTSA

There are two primary MTSA that will follow a separate process from the remaining Brampton MTSA Study namely, Brampton GO and Bramalea GO MTSA.

Brampton GO MTSA:

Brampton GO MTSA will be considered within a larger Secondary Plan review exercise for Downtown Brampton, which is anticipated to be initiated later this year. The scale of this exercise is coupled with other ongoing initiatives in the downtown to ensure a comprehensive policy environment that concerns this geography.

Bramalea GO MTSA:

The land uses prescribed in the Bramalea GO MTSA land use plan contemplate the introduction of residential uses in an area that currently functions as predominately industrial. In the absence of a City-initiated MTSA Land Use Compatibility Study to support the appropriateness of introducing residential uses to the industrial area, there was uncertainty regarding the Region's approval of the Bramalea GO MTSA land use plan in *Brampton Plan*, therefore this MTSA is not included as part of Phase 2b.

Since the Bramalea GO MTSA land use plan was ultimately approved by the Region as part of *Brampton Plan*, staff will pursue implementing a holding "H" provision on these lands to confirm the matter of land use compatibility before residential uses are permitted. As such, this MTSA will follow a separate process.

Brampton Plan Appeals

The appeal period for *Brampton Plan* concluded on June 5, 2024. 16 appeals were received, the majority related to MTSA. The appeal letters express concern with the MTSA land use plans and policies in *Brampton Plan*, specifically height and density provisions. Notwithstanding that these appeals are active, the Brampton MTSA project will continue to move forward until the OLT provides clarification on the scope of the appeals. Any MTSA that are not the subject of appeal will continue to be processed regardless of any associated matters before the OLT in order to meet the legislated requirement to bring forward the necessary Official Plan (Secondary Plan) amendments by Fall 2024.

Official Plan Amendments – Precinct Plans and Secondary Plan updates

Staff are preparing Official Plan Amendments to provide implementing policies that reflect the approved MTSA land uses through the development of Precinct Plans and Secondary Plans.

The forthcoming Official Plan amendments will recognize the MTSA planning areas and apply MTSA specific policies for height and density ranges as shown on Attachments A, B and C. The range of heights in these amendments do not illustrate properties that have received recent zoning approvals (within the past 5 years). However, landowners

have the option to submit a specific written request to amend the zoning that applies to their parcel(s) within this phase of work.

Two Precinct Plans have been created for an entire stretch of Queen Street that encompasses multiple, contiguous MTSAs, to enable a comprehensive planning approach. The Precinct Plans will form part of a new secondary plan area that applies to the 7 MTSAs along the Queen Street Corridor, between Centre Street and Bramalea Road, and will provide additional detailed direction and design guidelines for this area.

The Secondary Plans and Precinct Plans will also provide criteria for specific applications within the high-rise designation that propose additional height and density, beyond what has been prescribed in the policies established in the forthcoming amendments. The forthcoming amendments will also contain direction related to transition, in order to address those development applications that may be in the queue before this exercise is complete.

Next Steps

A statutory public meeting is targeted for the September 9, 2024 Planning Committee Meeting. That report will present the Phase 2b MTSA Study Official Plan Amendments (Secondary Plans and Precinct Plan) and seek feedback from the public. The final MTSA Official Plan Amendments are intended to be forwarded to Brampton Council for adoption in November 2024.

The adoption of the amendments to the Secondary Plans and creation of Precinct Plans will inform the related MTSA zoning review (Phase 3) which is intended to be completed by Q1 2025 as part of the Comprehensive Zoning By-law Review.

Initiating the planning work for the Planned MTSAs will be undertaken in Phase 4 (post 2025). The *2019 Growth Plan* required upper tier municipalities to work collaboratively with lower-tier municipalities to align transit investment and land use planning by directing transit-supportive densities to MTSAs along priority transit corridors. As such, the Region of Peel delivered the studies that delineated the boundaries of the Primary MTSAs and assigned minimum density targets. To determine this detail, the Region undertook the necessary study inputs to evaluate mobility, market and growth potential, land use and built form and community considerations for each MTSA.

The regional MTSA exercise was undertaken over a period of approximately three years as part of the Peel 2041 Official Plan and Municipal Comprehensive Review. Per Bill 185 *Cutting Red Tape To Build More Homes Act*, the Region of Peel will no longer be involved in the MTSA planning process. As such, Brampton attains additional responsibility from the Province that complements local decision making for city building outcomes. This will be considered in the upcoming budget discussions to ensure adequate resources to complete the technical analysis and additional responsibility for this exercise for the Planned MTSAs. Staff will report back to Council in advance of initiating Phase 4 of the MTSA study.

CORPORATE IMPLICATIONS:

Financial Implications:

There is no financial impact resulting from the adoption of the recommendations in this report.

STRATEGIC FOCUS AREA:

This report provides an update on the Brampton's MTSA policies and the harmonious alignment of policies that further the following strategic focus areas:

- **Transit & Connectivity:** Focusing on transportation and a connected infrastructure that is safe, convenient, efficient, and sustainable.
- **Growing Urban Centres & Neighbourhoods:** Focusing on an economy that thrives with communities that are strong and connected.

CONCLUSION:

In May 2024, staff held two Open House events to present the MTSA Study Phase 2b preliminary information on maximum building heights, proposed density, and visualizations of future development concepts that apply within specific Primary MTSA's. The information presented at the Open Houses, as well as feedback from the public, will be considered in amendments to specific Secondary Plans and the creation of new Precinct Plan Areas. The draft amendments to the Secondary plans will be brought forward to a statutory public meeting on September 9, 2024. Council adoption of these amendments is anticipated in November 2024.

Authored by:

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Attachments:

Attachment A: Precinct A Open House Presentation Boards

Attachment B: Precinct B Open House Presentation Boards

Attachment C:

1. Mount Pleasant GO MTSA Open House Presentation Boards
2. The Gore MTSA Open House Presentation Boards
3. Steeles at Mississauga Road MTSA
4. Ray Lawson MTSA
5. Gateway MTSA

Attachment D: May 2024 MTSA Open House Comment and Response Table

- May 22, 2024 Letter from Ambria (Church) Limited
- June 10, 2024 Letter from MHBC (Morguard) re: Bramalea City Centre
- June 11, 2024 Letter from TACC HOLBORN (BLOCK 140) INC.