



Report
Staff Report
 The Corporation of the City of Brampton
 10/7/2024

Date: 2024-09-16

Subject: **Recommendation Report – City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10**

Contact: Tristan Costa, Planner III, Integrated City Planning
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Report number: Planning, Bld & Growth Mgt-2024-749

RECOMMENDATIONS:

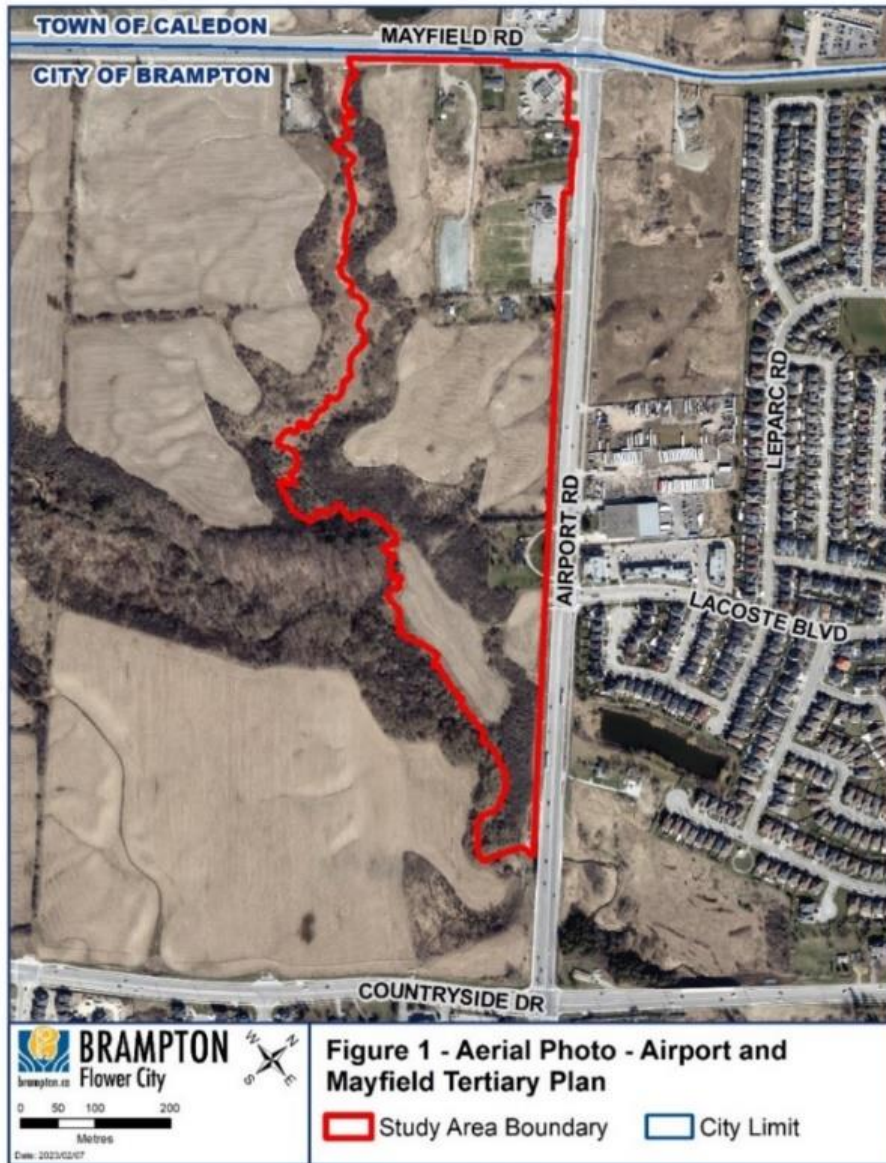
1. That the report from Tristan Costa, Planner III, Official Plan and Growth Management to the Planning and Development Committee Meeting of September 23, 2024, re **Recommendation Report – City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, Ward 10** be received;
2. That the Official Plan Amendment be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and, the City’s Official Plan for the reasons set out in this report; and,
3. That the amendment to the Official Plan, attached as Attachment 7 to this report, be adopted.

OVERVIEW:

- **This report presents for approval a City-Initiated Official Plan Amendment to the Vales of Castlemore North Secondary Plan Area 49, which proposes to implement the Airport and Mayfield Tertiary Plan.**
- **The objectives of the Tertiary Plan are to introduce new land uses and develop a comprehensive land use plan, which will assist the City in assessing future development applications.**
- **The Tertiary Plan will ensure new uses are compatible with existing and surrounding uses and provide guidance for the relevant infrastructure required to support future development (i.e., road connections, access, stormwater management and municipal servicing) while recognizing existing uses and environmental constraints.**
- **The public meeting to present the draft Official Plan Amendment was held on October 23, 2023.**

BACKGROUND:

In April 2022, staff conducted a four-day virtual workshop for lands located at the southwest quadrant of Airport Road and Mayfield Road. The workshop was prompted in response to the volume of development applications submitted to the City by various landowners within the site boundaries. Figure 1, below, shows the subject area boundary.



Staff engaged with landowners, and staff from the Region of Peel, Town of Caledon, and internal departments/divisions over a span of four days, in addition to over fifteen virtual meetings, stakeholder interviews and working sessions to produce a draft concept for the area.

A series of employment conversion requests for sites within the subject area were also proposed and submitted to the Region of Peel, which were approved through the Region of Peel Municipal Comprehensive Review (MCR) process ([Resolution Number: 2022-348 and 2022-349](#)).

The purpose of this staff report is to present the proposed Official Plan and Vales of Castlemore North Secondary Plan amendments resulting from the April 2022 charrette exercise and to conform with the approved employment conversions and conversion provisions.

CURRENT SITUATION:

The Official Plan Amendment implements the outcomes of the April 2022 Charrette and several stakeholder meetings and will introduce a policy framework that will ensure the comprehensive development of the area that is compatible with the existing structures.

The proposed Official Plan Amendment designates all lands at the southwest quadrant of Airport Road and Mayfield Road as 'Airport and Mayfield Tertiary Plan on Schedule 49(a) and include the Tertiary Plan (included as Attachment 1) as new Schedule 49(b) to the Vales of Castlemore North Secondary Plan which introduces new land use designations and policy provisions that will apply to the area.

This report provides an overall planning vision for the area, and guiding principles to establish as part of the Tertiary Plan.

Tertiary Plan Vision

The vision expressed in the Tertiary Plan is a result of the April 2022 workshop and reflects feedback and comments submitted by landowners, municipalities, government agencies and internal staff. The general intent of the Tertiary Plan is to introduce new land uses and densities, maintain jobs and ensure future development is compatible and well-integrated into the site. Certain modifications will be required to reflect the current and changing contexts.

Key Principles and Policy Elements:

Low-Rise Plus Residential

Low-Rise Plus Residential uses are to be developed with a mix of semi-detached, townhouse units, apartments, or other denser built form, with a maximum height of six storeys. Single detached dwellings may be permitted along the valley edges.

Mixed-Use

Development within the Mixed-Use designation is medium scale and compatible with other residential uses in terms of form and architectural style. Uses should generally be commercial (retail or other services) and/or office, with residential uses above. Buildings should be oriented to address the streetscape, with parking at the rear or side of the building.

Office Mixed-Use

The sites located at the north and south of the Tertiary Plan are designated Office Mixed-Use and intend to support employment uses, focusing on major office as the predominant use and office-supported, commercial, and retail uses at grade.

The intersection of Airport Road and Mayfield Road is a major entry point into the City and development will be of a superior urban design with respect to the built form and streetscape. As identified in the Tertiary Plan vision, the Gateway designation aims at creating a sense of place and arrival into the area.

Natural Heritage System, Stormwater Management and Servicing

A Natural Heritage System (NHS) is identified as part of the Tertiary Plan, and it is intended to serve as a guide to illustrate potential development constraints of the area and opportunities for enhancement and connectivity.

The detailed delineation of natural heritage features will occur through the development approval process in accordance with applicable Official Plan and Secondary Plan policies. The Tertiary Plan also considers conceptual pedestrian trails and connections within the NHS to be implemented in a sustainable manner.

Stormwater management ponds, including their actual location and size, are conceptual and will be determined as part of the development approval process.

Cultural Heritage

St. Mary's Anglican (Tullamore) Cemetery is a heritage cemetery designated under Part IV of the Ontario Heritage Act. Future development proposals must consider the heritage character of the cemetery, and buffer zones determined by the City.

The Tullamore Village Blacksmith shop is located at 11903 Airport Road and is a listed resource on the City of Brampton's Municipal Register of Cultural Heritage Resources. Appropriate mitigation and protection measures will be undertaken as part of future development within the Tertiary Plan area.

Finalization of the key principles and policy elements concepts will be defined further through technical studies as part of the development process.

Road Network and Access

A significant role of the Tertiary Plan is to ensure a coordinated street network and approach to access is provided, meeting the Region of Peel and City of Brampton standards, and to ensure optimization of development opportunity.

Opportunities to extend and connect to the adjacent street network on the east side of Airport Road, as well as providing connections to the Sikh Heritage Centre, should be a priority.

The Tertiary Plan contemplates a series of conceptual access points and an internal street network to encourage the future functionality of the site. The exact location, alignment and design of streets will be determined and refined through future development processes. The draft policy framework will encourage landowners to coordinate and ensure a cohesive and well-connected internal street network is established.

Planning Analysis Summary:

The proposed Official Plan Amendment is consistent with the Provincial Policy Statement, 2020 and is in conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as well as the Region's Official Plan. The proposed Official Plan Amendment is also generally consistent with the City of Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the Planning Act.

A detailed planning analysis can be found in Attachment 2.

Matters of Provincial Interest

Planning Act

The Tertiary Plan promotes redevelopment in a sustainable manner, encouraging a mix of uses that are pedestrian and transit oriented, and include urban design policies that promote well-design buildings. The Official Plan Amendment was drafted with regard for matters of provincial interest such as:

- the orderly development of safe and healthy communities
- the adequate provision of employment opportunities
- the protection of public health and safety
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians, and;

- the promotion of built form that is well-designed and that encourages a sense of place.

Provincial Policy Statement, 2020

Section 1.0 Building Strong Healthy Communities, outlines policies associated with future development, encourages a variety of land uses, and promotes initiatives that make efficient use of infrastructure.

The Tertiary Plan promotes the efficient use of land, as it clarifies the permissions within the different land use designations and guides the future redevelopment of properties within the secondary plan area.

The Tertiary Plan also introduces new land use designations not contemplated previously within the current secondary plan that promotes a mix of uses and residential unit types to meet the long-term needs of residents.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow, The Growth Plan for the Greater Golden Horseshoe (Growth Plan) is the province's plan intended to provide further direction on managing growth by building complete communities, curbing sprawl, and protecting natural heritage.

The Tertiary Plan promotes intensification of the Vales of Castlemore North Secondary Plan Area through the redevelopment of existing properties and increasing existing densities in accordance with Provincial legislation, and promoting the development of mixed-use development that is also sensitive to the existing context. The Tertiary Plan provides the opportunity to redevelop the area with a variety of housing types to meet the different needs of residents.

The Tertiary Plan also supports the achievement of a complete community by proposing a mix of residential and employment uses through moderate intensification of existing residential lots.

Provincial Planning Statement, 2024

On October 20, 2024, the Provincial Planning Statement, 2024 will come into effect, replacing both the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Until that time, the two existing Provincial policy documents remain in effect and apply to a decision of Council on the proposed Official Plan Amendment.

Region of Peel Official Plan

The Regional Official Plan (RPOP) was approved by the Province in November 2022. One of the main goals of the RPOP is to ensure that growth is accommodated in a compact and sustainable manner that supports the development of compact complete communities that are transit supportive and provide a range of choice in mobility options, while ensuring the protection of the natural heritage system.

The Tertiary Plan establishes a policy framework to guide future redevelopment within the subject area, contributing to the creation of healthy and sustainable communities, while ensuring the protection of existing natural and cultural heritage features in the area.

2006 City of Brampton Official Plan

The Tertiary Plan lands are currently designated Business Corridor, Residential and Open Space on Schedule A – ‘General Land Use Designations’, and identified as Employment, Communities and Open Space on Schedule 1 – ‘City Concept’ of the 2006 Official Plan. Schedules A and 1 of the 2006 Official Plan remain in effect while the equivalent schedules in Brampton Plan are under appeal before the Ontario Land Tribunal.

The 2006 Official Plan provides a holistic approach to planning that sets out the goals, objectives and policies that guide development within the City including providing an appropriate mix of housing opportunities, a good range of jobs, high quality open space and access to retail and services. The Tertiary Plan is consistent with the land use designations and permissions prescribed by the current Official Plan.

Brampton Plan

The new Official Plan adopted by Council in November 2023 (Brampton Plan) provides the path forward to implement the aspirations of the Brampton 2040 Vision and achieve a sustainable, urban, and vibrant future for the City. The Plan was approved by Peel Region in June 2024 and has partially come into effect. Some portions of the Plan are under appeal before the Ontario Land Tribunal.

The Tertiary Plan is located within the ‘Community Areas’ and ‘Employment Areas’ on Schedule 1A – City Structure and ‘Neighbourhoods’ and ‘Mixed-Use Employment’ areas on Schedule 2 – Designations within Brampton Plan. The general intent of the ‘Neighbourhoods’ designation is to comprise a mix of uses and mid-lower scale built form. The ‘Mixed-Use Employment’ designation is characterized by a mix of employment uses that support predominantly major office employment uses, as well as population-serving uses.

The Official Plan Amendment introduces new residential and employment designations which provide additional densities, an appropriate mix of housing typologies and employment types for the secondary plan area. The amendment is also reflective of the designations and permissions introduced through Brampton Plan. Land uses within the Tertiary Plan are intended to facilitate healthy and sustainable communities with a mix of housing and employment opportunities to meet the daily needs of residents, while ensure the protection of existing natural and cultural heritage.

Vales of Castlemore North Secondary Plan, Area 49

The lands subject to the Tertiary Plan at Airport Road and Mayfield Road are located within the Vales of Castlemore North Secondary Plan (SPA 49) and contain a combination of land use designations in accordance with Schedule SP49(a) of the secondary plan. These designations include Service Commercial, Commercial/Institutional, Cemetery, Mixed Institutional, Residential Special Policy Area and Open Space.

The Secondary Plan does not currently recognize the potential for the Vales of Castlemore North to develop additional residential densities and office uses. The Official Plan Amendment and Tertiary Plan introduce higher densities in the form of mid-rise residential and mixed uses and provides a policy framework to guide future development. The Tertiary Plan land use designations encourage a mix of residential and employment uses, establishes urban design guidelines for each use, and a conceptual local road network and natural heritage system to achieve a vision for the area.

Public Consultation

The public meeting to present the Tertiary Plan and the proposed Official Plan Amendment for are included within Attachment 3.

Two members of the public were in attendance and spoke at the public meeting. In addition, two public review and comment was held on October 23, 2023. The minutes of the meeting letters were received and one email submission. A summary of the public comments and staff responses are provided in Attachment 5.

Landowners raised concerns through the public consultation process regarding the Office Mixed-Use designation, and staff have worked with landowners to amend this land use designation and corresponding policies ensuring consistency with the Council approved Brampton Plan and maintaining a high number of jobs within the area and deliver on jobs beyond the existing commercial uses. Other concerns related to access and land use permissions are reflected in the revised Tertiary Plan and accompanying policy framework.

The draft Official Plan Amendment was circulated to City departments and commenting agencies as per *Planning Act* requirements. The correspondence received is included as Attachment 6.

CORPORATE IMPLICATIONS:

Financial Implications:

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

Economic Development Implications:

Economic Development supports the intent to provide employment opportunities within the Airport Mayfield Tertiary Plan. Brampton currently does not have enough employment to support the level of population growth experienced over the past 10 years. Vacant rates for office are very low compared to the rest of the GTA, especially for quality Class A inventory, which is approximately 1%. Brampton residents and entrepreneurs should be given options to work or open a professional business, close to home. Brampton has been aggressively building an ecosystem for entrepreneurs and business to grow, which requires an inventory of readily available space. Packaged together with the City's financial incentives, the Tertiary Plan can help set the stage for further investment attraction and employment growth.

STRATEGIC FOCUS AREA:

This report and associated recommendations support the Strategic Focus Area "Growing Urban Centres & Neighbourhoods" by creating strong and connected communities and "Health & Well-being" by focusing on citizens' belonging, health, wellness, and safety.

Living the Mosaic – 2040 Vision

This report generally aligns with the vision that Brampton will be a mosaic of complete neighbourhoods and vibrant centre with quality jobs and a rich range of activities for its residents

CONCLUSION:

This report presents for approval, a City-initiated amendment to the Vales of Castlemore Secondary Plan that will introduce a Tertiary Plan, which develops a comprehensive land use plan that ensures that proposed development is coordinated and compatible.

The Official Plan Amendment is consistent with the Provincial Policy Statement and in conformity with the Growth Plan, the Regional Official Plan, and the City's Official Plan. All submissions related to these amendments have been taken into consideration. Staff recommends that Council adopt the Official Plan Amendment attached hereto as Attachment 7.

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Attachments:

- Attachment 1 – Airport and Mayfield Tertiary Plan
- Attachment 2 – Detailed Planning Analysis
- Attachment 3 – Minutes of October 23, 2023, PDC Meeting
- Attachment 4 – Correspondence Received
- Attachment 5 – Staff Responses to Correspondence Received
- Attachment 6 – Internal/Agency Comments
- Attachment 7 – Official Plan Amendment