



Report
Staff Report
 The Corporation of the City of Brampton
 1/13/2025

Date: 2025-01-13

Subject: **Information Report – City-Initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4**

Secondary Title: **Heritage Heights Secondary Plan**

Contact: Vikram Hardatt, Advisor, Special Projects, Integrated City Planning
 Shannon Brooks, Manager, Integrated City Planning

Report number: Planning, Bld & Growth Mgt-2025-031

RECOMMENDATIONS:

1. That the report from Vikram Hardatt, Advisor, Special Projects to the Planning and Development Committee Meeting of January 13th, 2025, re: **Information Report – City-Initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4**, be received; and,
2. That Planning staff be directed to report back to the Planning and Development Committee with the results of the Public Meeting and a staff recommendation.

OVERVIEW:

- **This report is in relation to the subject lands located at the southeast corner of Winston Churchill Boulevard and Mayfield Road (identified as SPA-1 in Schedule 52-6 of the Revised Heritage Heights Secondary Plan), which are currently designated as an Employment Area in the Region of Peel Official Plan.**
- **The Heritage Heights Secondary Plan was adopted by Council in 2022. In July 2024, the Ontario Land Tribunal approved a settlement with the appellants of the Heritage Heights Secondary Plan with two “Deferred Areas” as shown on Schedule 52-6 of the Heritage Heights Secondary Plan. This report focuses on the Deferred Area subject lands identified as Special Policy Area 1 (SPA-1) on Schedule 52-6 of the HHSP.**
- **Staff are proposing an amendment to Schedule E-4 of the Region of Peel Official Plan, a now in-effect Official Plan of the City’s to implement,**

removing the Employment Area designation from the subject lands to allow for a broader range of uses. The details of what uses and policies will apply to the subject lands will be addressed in the Heritage Heights Secondary Plan.

- **Staff will report to the Committee the results of the public meeting and follow up with any additional engagement, if needed, prior to bringing forward a Recommendation Report.**
- **A comprehensive review and update of employment area mapping for Schedule E-4 of the Region of Peel Official Plan, Schedule 2 of Brampton Plan, and Schedule 52-6 of Heritage Heights Secondary Plan will be presented to Council at a later date.**

BACKGROUND:

On April 6, 2022, City Council adopted the Heritage Heights Secondary Plan (HHSP). The Adopted HHSP (2022) was appealed to the Ontario Land Tribunal (OLT) based on a wide range of concerns on both a site-specific and secondary plan area-wide basis. Following an extensive negotiation and private mediation process, the City of Brampton and Heritage Heights Secondary Plan appellants resolved all general and site-specific concerns with the policies and schedules of the Revised HHSP, except for two geographic areas within the HHSP. In a decision dated August 21, 2024, the OLT approved the Revised HHSP (2024), with the exception of the two areas noted as “Deferred Areas” on Schedule 52-6 (Attachment 1).

This report is focused on one of the Deferred Area subject lands, designated as Special Policy Area 1 (SPA-1) on Schedule 52-6 of the HHSP. These lands are approximately 13 hectares in size and located on the north-western quadrant of the Secondary Plan Area, at the south-eastern corner of Winston Churchill Boulevard and Mayfield Road.

Region of Peel Official Plan Designation

The Region of Peel Official Plan (RPOP) designates employment areas and identifies policy criteria for local municipalities to implement regarding employment area planning, set out in section 5.8 of the RPOP and Schedule E-4 (Attachment 2). Bill 185, the *Cutting Red Tape to Build More Homes Act*, removed planning authority and relevant responsibilities provided through the *Planning Act* from the Region of Peel and transferred this authority to local municipalities and the Province, effective July 1, 2024. Previously, legislative changes put forward through Bill 23, the *More Homes Built Faster Act* stated that the Region of Peel Official Plan (RPOP) would become an Official Plan of the lower-tier municipality and that the lower-tier Official Plan shall conform with the RPOP. As of July 1, 2024, the City is now responsible for all aspects of implementation of the RPOP until such a time that it is revoked and/or amended. As such, the City is currently required to administer the provisions of the RPOP and ensure applications conform to it.

The new Provincial Planning Statement, 2024 (PPS 2024) came into effect on October 20th, 2024. Previously, employment land conversion requests were submitted through a Municipal Comprehensive Review process undertaken by the Region of Peel. The PPS 2024 removes this requirement, and now, the City is required to conduct this process to remove lands from employment areas through a set of criteria outlined in PPS 2024 policy 2.8.2.5.

As the Region of Peel was previously responsible for employment area planning and employment land conversions, the employment area mapping in the RPOP is currently the prevailing schedule and policy framework that the City must amend if it seeks to remove lands from designated employment areas.

In 2022 when the approved HHSP was adopted by Council, the proposed land uses along the southern portion of Mayfield Road had been designated employment in Schedule 52-7 (Attachment 3) through the Secondary Plan process. The RPOP, approved by the Province in April 2022, implemented the direction of the mapping from the Secondary Plan and identified these lands for employment to correspond with the adopted Secondary Plan direction. Since this time, the Revised HHSP has reconciled the Province's plans for a 400-series highway through the Secondary Plan area and identified land uses compatible to a goods movement corridor.

The purpose of this staff report is to present the proposed amendment to the subject lands by removing them from the current Employment Area designation on Schedule E-4 of the RPOP to reflect the new direction outlined in the Revised HHSP.

CURRENT SITUATION:

The Revised HHSP, excluding the deferred areas, contains approximately 113 hectares of employment land, primarily adjacent to Mayfield Road and Highway 413. The employment area in the Revised HHSP has been reconfigured to reconcile the Province's plans for Highway 413 and establish land uses compatible to a goods movement corridor, aligning with the provisions established in the PPS 2024. In the Revised HHSP, the subject lands remain under appeal and are shown as Special Policy Area 1 in Schedule 52-6 of the Revised HHSP.

Provincial Policy Statement (2024)

In light of the provincial changes to employment area planning, notably the removal of the Municipal Comprehensive Review process, Section 2.8.2.5 of the PPS 2024 identifies four criteria that set the minimum requirements for planning authorities to meet to justify the removal of lands from employment areas. The four criteria are outlined below, with a response demonstrating a justification for the removal of the employment area based on the site and area-specific contexts relevant to the Revised HHSP.

PPS 2.8.2.5 Criteria #1:

- 2.8.2.5 a) *there is an identified need for the removal and the land is not required for employment area uses over the long term;*

The overall vision for Heritage Heights fosters a competitive environment for employment and economic development, providing a full range of employment opportunities that will make it a sustainable, complete, urban, and resilient community. Specifically, by removing the employment designation from the subject lands, there is an opportunity to consider a broader range of uses which may include employment, institutional, residential, and commercial, providing a gateway into the HHSP area from adjacent municipalities. The balance of lands designated as “Employment” in Schedule 52-6 of the Revised HHSP and Schedule E-4 of the Region of Peel Official Plan will remain protected for employment uses to deliver employment options in the Revised HHSP. The employment area in the Revised HHSP has been reconfigured to be located adjacent to Highway 413, and these modifications have resulted in a net gain in the amount of protected employment lands for the entire HHSP planning area.

PPS 2.8.2.5 Criteria #2:

- 2.8.2.5 b) *the proposed uses would not negatively impact the overall viability of the employment area by:*
1. *avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with policy 3.5;*
 2. *maintaining access to major goods movement facilities and corridors;*

The proposed uses will not negatively impact the viability of the overall employment area. The adjacent lands to the east of the subject lands are designated as Employment in Schedule 52-6 of the Revised HHSP and will remain employment in Schedule E-4 of the RPOP. Relevant studies will be prepared by applicants, as requested by the City, during the development application process to minimize and mitigate any potential impacts to the planned employment areas adjacent to the subject lands. Staff will also ensure that access to major goods movement facilities and corridors will be maintained during the development application process due to the proximity of these lands to the proposed Highway 413.

PPS 2.8.2.5 Criteria #3

- 2.8.2.5 c) *existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and*

Updates to the Heritage Heights implementation studies such as the Heritage Heights Infrastructure Servicing Study and Heritage Heights Transportation Master Plan are in progress to reflect the Revised HHSP. The implementation studies ensure that the existing and planned infrastructure can accommodate the overall vision for the subject

lands and the appropriate infrastructure required to service the subject lands will be available, subject to approval of this Official Plan Amendment. Relevant studies will be prepared by applicants, as requested by the City, during the development application process.

PPS 2.8.2.5 Criteria #4

2.8.2.5 *d) the municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.*

There are sufficient employment lands to accommodate the projected employment growth in the Revised HHSP to 2051 that meets the intent of the employment planning direction set in the RPOP and Brampton Plan, 2023. The adopted 2022 HHSP contained approximately 83 hectares of employment lands to accommodate approximately 47,000 jobs. The proposed removal of the subject lands from the employment area designation results in approximately 113 hectares of employment land in the Revised HHSP, excluding the deferred areas. The Revised HHSP provides a net gain of 30 hectares of employment land compared to the Adopted HHSP (Table 1).

Table 1 - Comparison of Adopted and Revised HHSP Employment Areas

| Heritage Heights Secondary Plan | Employment Area (ha) |
|--|-----------------------------|
| Adopted 2022 HHSP | 83 |
| Revised 2024 HHSP (excluding deferred areas) | 113 |

Once the land uses in both deferred areas are confirmed, the projected employment growth is expected to increase due to the increase in overall employment lands available in the Revised HHSP. For the subject lands, additional jobs are planned to be delivered through higher density forms of development and a mix of uses, supporting the overall projected employment growth for HHSP. The final land use designations for both deferred areas will be provided to Council at a later date which will outline the final net gain of employment area (ha) as part of the Revised HHSP. Lands designated as Employment in Schedule 52-6 of the Revised HHSP will remain protected for employment uses to deliver employment options in the HHSP area.

Brampton Plan, 2023 (under appeal)

Schedule 2 of Brampton Plan, 2023 reflects the employment designations from the 2022 adopted HHSP, consistent with the employment designation in Schedule E-4 of the RPOP. As Brampton Plan remains under appeal, Schedule 2 of Brampton Plan, 2023 is intended to be updated at a later date to reflect the proposed removal of the employment designation for the subject lands, the final land uses for the two deferred areas, and the reconfiguration of the employment area based around the goods movement corridor.

Heritage Heights Secondary Plan

The overall vision of the HHSP is to accommodate both people and jobs through a full range of uses including employment, mixed-use and institutional, as well as through various housing forms, types and tenures. The employment lands have been reconfigured to reconcile the Province's plans for Highway 413 and establish land uses compatible to a goods movement corridor that has led to a net gain of employment lands in the Revised HHSP. The proposed removal of the employment designation enables the subject lands to be developed with a vision that is consistent with the Revised HHSP, while protecting employment lands that are adjacent to Highway 413.

Public Consultation

The public meeting notice was circulated to the adjacent landowners within 240 meters of the subject lands and posted on the City's website, outlining the proposed changes detailed in this report. Staff will report to Committee the results of the public meeting with a future Recommendation Report.

CORPORATE IMPLICATIONS:

Financial Implications:

There are no financial implications at this time.

Other Implications:

Other technical planning and development implications will be discussed within the future Recommendation Report.

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.

CONCLUSION:

This report proposes the removal of the subject lands from Schedule E-4 of the RPOP. In accordance with usual practice, staff intend to report back to Committee with the results of the public meeting in a future Recommendation Report. This report provides the planning justification for the removal of the subject lands from the Employment Area designation in Schedule E-4 of the RPOP for public review and comment. A comprehensive update to land use schedules addressing employment area-related changes including Schedule E-4 of the RPOP, Schedule 2 of Brampton Plan, and Schedule 52-6 of the Revised HHSP, will be presented to Council at a later date.

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Attachments:

- Attachment 1 – Revised Heritage Heights Secondary Plan Schedule 52-6 (July 2024)
- Attachment 2 – Region of Peel Official Plan Schedule E-4
- Attachment 3 – Adopted Heritage Heights Secondary Plan Schedule 52-7 (April 2022)