



Report
Staff Report
 The Corporation of the City of Brampton
 2/10/2025

Date: 2025-01-17

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

Contact: Yin Xiao, Principle Planner/ Supervisor, Development Services and Design
 Mana Zavalat, Manager, Development Services and Design

Report number: Planning, Bld & Growth Mgt-2025-072

RECOMMENDATIONS:

1. That the report from Yin Xiao, Principle Planner/ Supervisor, to the Planning and Development Committee Meeting of February 10, 2025, re: Recommendation Report – City-Initiated Official Plan Amendment to the Region of Peel Official Plan Schedule E-4, be received;
2. That a Public Meeting be held to consider the proposed removal of the ‘Employment Area’ Designation on Schedule E-4 of the Region of Peel Official Plan from the subject lands, as shown in Attachment 1; and,
3. That staff report back to Planning and Development Committee following the Public Meeting to share feedback received, as well as recommendations for consideration.

OVERVIEW:

- **This report recommends a public meeting be held for a City-initiated administrative amendment to the Region of Peel Official Plan to remove the “Employment” designation from the subject lands (comprised of three small parcels (portion of one parcel)) to reconcile the Plan with current zoning permissions and intended development forms for “Live-Work” townhouse dwellings.**
- **The subject lands are located on the west side of Sky Harbour Drive and south of Financial Drive. The three parcels comprising the lands includes the easterly portion of 8383 Mississauga Road (subject to City file: OZS-2023-0007), and the small parcel located immediately to the north and to the south of it.**

- **The subject lands are currently zoned for ‘Agricultural’ and ‘Live-work Townhouse Dwellings’. Specifically, the portion of the lands municipally known as 8383 Mississauga Road, which are subject to development application File: OZS-2023-0007 are zoned ‘Agricultural’; and the lands located to the north and south are currently zoned ‘Live-work’.**
- **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 will be presented to Council at a later date.**

BACKGROUND:

The subject lands are located on the west side of Sky Harbour Drive and south of Financial Drive, and are comprised of three separate properties, which includes the easterly portion of 8383 Mississauga Road (subject to City development file: OZS-2023-0007), and the small parcel of land located immediately to the north, and the small parcel to the south of it. The lands are situated within the Credit Manor Heights Block Plan (Block 40-1), which was approved in 2008.

The noted northerly and southerly parcels are owned by DG Group, previously zoned to permit “Live-Work” units, and are blocks on the approved plan of subdivision 43M-1886, identified as Block 266 and 267, which was assumed in 2021. Those lands are currently vacant.

The remaining middle parcel of the subject lands is owned by Patel Land and Developments Ltd, and has not previously been zoned for development and contains a single detached dwelling.

8383 Mississauga Road - Active Development Application (File: OZS-2023-0007)

An application to amend the Zoning By-law has been filed with the City to facilitate the development of a 10 storey office building with commercial space on the ground floor at 8383 Mississauga Road. The Statutory Public Meeting for the application was held at the Planning and Development Committee Meeting on Monday, June 05, 2023. That application does not currently propose any “Live-Work” townhouse dwellings. However, during the review of the proposal, it was noted in the comments that live-work townhouses would be the most suitable use for the eastern portion of the property. This approach would help to ensure an appropriate interface and transition between the

employment lands and the existing residential area while also enhancing the development potential of the neighboring 'Live-work' zoned parcels. Development Services and Design staff are in discussion with the applicant about the addition of permissions for "Live-Work" units, which would be accommodated by this recommended amendment to the Regional Official Plan.

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.

CURRENT SITUATION:

The recommended City-initiated Official Plan Amendment aims to align the existing Region of Peel Official Plan mapping for "Employment Area." With the City's existing zoning and planned uses. In particular, the Region's Employment Area designation, as shown on Schedule E-4, overlaps with some non-employment zoned land uses along Sky Harbour Drive. The recommended amendment is an administrative measure intended to address a mapping inconsistency and accurately reflect the current land use conditions.

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.

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;

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;

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

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

The subject site is located within Block 40-1 and has been intended for live-work townhouse use through the previous Official Plan Amendment process to approve the Block Plan. While the northerly and southerly parcels of the subject lands are zoned for Live-Work Townhouse Dwellings, the remaining (middle) parcel (8383 Mississauga Road) is zoned Agricultural.

The implementing studies associated with the Block Plan Official Plan Amendment have satisfied the requirements for infrastructure and public service facilities. These studies also demonstrated how the employment targets for the Secondary Plan area can be achieved.

However, the "Employment Area" designation in the Region's Official Plan is inconsistent with the intended land use established during the block planning exercise. This inconsistency was not addressed at the time of the Block Plan approval. The proposed amendment aims to resolve this discrepancy by removing the Employment Area designation from the subject lands.

Staff are of the opinion that the removal of the Employment Area designation is warranted. These lands are not required for employment purposes, as the municipality has sufficient employment lands to accommodate projected growth. Additionally, removing the designation will not compromise the overall viability of the Employment

Area. Furthermore, existing or planned infrastructure and public service facilities are adequate to support the proposed uses.

City of Brampton Official Plan 2006

The subject lands are designated 'Employment' in Schedule 1 – City Concept and 'Business Corridor' in Schedule A – General Land Use Designation of the 2006 Official Plan. A portion of the subject lands were zoned for Live Work Townhouse Dwellings. The encroachment of residential uses within the Employment Designation represents a refinement of the interface between uses provided. The intent of the City's Official Plan objectives to retain and enhance business and employment opportunities within Brampton are met. An Official Plan Amendment is not required.

Brampton Plan, 2023 (under appeal)

Schedule 2 of Brampton Plan, 2024 is consistent with the employment designation in Schedule E-4 of the RPOP. As Brampton Plan remains under appeal, Schedule 2 of Brampton Plan is intended to be updated at a later date to reflect the proposed removal of the employment designation for the subject lands.

Bram West Secondary Plan

The subject lands are designated 'Specialty Office and Service Commercial'. Live Work Townhouse Units are permitted use. Removing the Employment Designation from the subject lands has no impact on the Secondary Plan Designation and Policies.

Credit Manor Heights Block Plan (Block 40-1)

The subject lands are designated as 'Mixed Use' within the Credit Manor Heights Block Plan. The accompanying Community Design Guidelines include a concept plan for the site, which envisions a block of live-work townhouses. Removing the Employment Area designation from the subject lands will enable a subsequent zoning amendment for the portions currently zoned Agricultural. This amendment will help realize the planning vision outlined in the Block Plan and Community Design Guidelines.

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 seeks Council’s direction for holding a Public Meeting to consider an Official Plan Amendment to remove the subject lands from the ‘Employment Area’ Designation in Schedule E4 of the Region of Peel Official Plan. The proposed amendment is consistent with the Provincial Planning Statement, conforms to the City’s Official Plan and the Secondary Plan. It represents an administrative amendment that reconciles the Regional mapping with the existing zoning and intended land use for the subject lands.

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Attachments:

Attachment 1 Location Map
Attachment 2 Aerial and Existing Land Use
Attachment 3 Official Plan Designation
Attachment 4 Brampton Plan Designation
Attachment 5 Secondary Plan Designation
Attachment 6 Block Plan Designation
Attachment 7 Regional Official Plan Designation
Attachment 8 Proposed Regional Official Plan Amendment