



MEMO

TO: City of Brampton
PROJECT NO: 19M-01827-00
PROJECT: City of Brampton 2040 Official Plan Review (“2040 Plan”)
SUBJECT: **Document Review and Gaps Analysis Report**
DATE: May 14, 2020

1. INTRODUCTION

The Consultant Team led by WSP Canada Group Limited in partnership with Watson and Associates Economists Ltd., PRIME Strategy and Planning, and SHS Consulting have been retained by the City of Brampton (the City) to complete a new Official Plan, which is a long-term policy document that guides growth while conserving the environment and protecting important City resources over the next 25 years. This Document Review and Gaps Analysis Report is the first major deliverable as part of **Phase 1: Background Review and Community and Stakeholder Engagement Strategy** outlined in the Project Plan.

This report includes a consolidation of recent planning studies, a summary of the City’s 2040 Vision and a synopsis of the City’s current policy context. The purpose of this report is to determine whether additional studies and data are required to inform the new Official Plan. This report is organized into six sections and includes a comprehensive summary of Background Studies that will guide future work to develop the new Official Plan. The six sections are:

- **Section 1.0 – Introduction** includes the project team and introduction to the structure and purpose of the Document Review and Gaps Analysis Report as part of Phase 1 of the New Official Plan workplan.
- **Section 2.0 – Purpose** introduces the foundations and background context for undertaking a new Official Plan.
- **Section 3.0 – Policy Context** outlines recent Provincial, Regional, and Local legislative implication the project team and City will consider through the Official Plan Review Process.
- **Section 4.0 – Background Review** presents the various background studies and master plans reviewed and analyzed by the Consultant Team to inform the new Official Plan.
- **Section 5.0 – Gaps Analysis** summarizes gaps identified through the Background Review of studies and master plans and identifies where studies are consistent with the



City's 2040 Vision or where additional work is necessary to support the development of Official Plan policy.

- **Section 6.0 – Next Steps** discusses the next steps and action items which are required to proceed with the project.

2. PURPOSE

On December 10, 2012, City staff received direction from Planning, Design and Development Committee to initiate a review of the 2006 Official Plan (OP). On October 7, 2013, staff received direction from Planning, Design and Development Committee to initiate a scoped review of the 2006 OP following public engagement sessions where the need to undertake a review was confirmed. The scoped review focused on a wide variety of studies and housekeeping items such as updates to application submission requirements. In summary, the 2012 scoped review focused on the following core policy areas:

- Retail
- Housing
- Employment
- Environment
- Transportation
- Growth
- City-Building/Cultural Heritage

In 2017, the OP Review was put on hold pending the outcome of the 'Living the Mosaic - Brampton 2040 Vision' process (2040 Vision). Commencing in Fall 2017, the 2040 Vision process broadly engaged residents and stakeholders across the community to foster public discussion about the future of Brampton. Following extensive public engagement in the fall of 2017, the City's Vision was endorsed by City Council in June 2018.

The 2040 Vision is intended to reimagine and re-invent Brampton to 2040, and to capitalize on its strategic location in the Greater Toronto Area with existing transportation access, an integrated green network, and international linkages. The Vision includes a representation of the diversity of Brampton and outlines seven key focus areas that will be considered during the planning and accommodation of future population and employment growth.

The future structure of the community is outlined in the 2040 Vision at a high-level, including the focused areas for growth and intensification, key transit and transportation nodes and corridors, major transit station areas as well as key natural heritage, parks and open spaces.

The 2040 Vision contemplates the following land use planning components for future communities:

- **A green park framework**, which includes a continuous network of green space and ecological systems, and integrated sustainability solutions;

- **A network of diversified centres**, which are activity hubs across the City;
- This includes a core area comprised of **Downtown Brampton** and new **Uptown**;
- A new ‘Figure-8 Loop’ rapid transit network which links the core;
- **Five Town Centres** in each sector of the City which are lower-scaled and walkable;
- New **Ancillary Centres** to support existing industrial and logistics hubs;
- The **Brampton Arts Street** to act as an art hub for the City;
- Complete **neighbourhoods** which surround the cores, with local neighbourhood centres and civic facilities, including:
 - Revitalized existing neighbourhoods;
 - A refreshed **Bramalea**;
 - A vibrant, mixed-use **Queen’s Boulevard**; and,
 - **New neighbourhoods** clustered around the Town Centres.
- A **robust local and regional rapid transit network** which connects across the hierarchy of neighbourhoods;
- A **regional transit system**, with improved streetscaping and place making work;
- A **local street system** founded on the principles of Complete Streets and active mobility; and,
- A **tree canopy** that contributes to building the City’s urban forest.

Seven overarching vision statements were developed which realize the environmental, socio-economic, transportation, and cultural goals of Brampton. These vision statements will influence the City’s structuring elements in the 2040 Plan, with each statement containing direct elements of Brampton in 2040, such as the “Brampton Eco-Park” and new “Uptown Brampton” core, and broader goals, such as establishing partnerships, targeting ‘one-planet’ living, and creating local jobs. The seven vision statements contained in the 2040 Vision are:

- **Vision 1:** In 2040, Brampton will be a mosaic of sustainable urban places, sitting within an interconnected green park network, with its people as environmental stewards – targeting ‘one-planet’ living.
- **Vision 2:** In 2040, Brampton will be a mosaic of vibrant centres with quality jobs, a rich range of activities, and integrated living.
- **Vision 3:** In 2040, Brampton will be a mosaic of characterful and complete neighbourhoods.

- **Vision 4:** In 2040, Brampton will be a mosaic of safe, integrated transportation choices and new modes, contributing to civic sustainability, and emphasizing walking, cycling, and transit.
- **Vision 5:** In 2040, Brampton will be a rich mosaic of cultures and lifestyles, coexisting with social responsibility, respect, enjoyment, and justice.
- **Vision 6:** In 2040, Brampton will be a mosaic of healthy citizens enjoying physical and mental wellness, fitness, and sports.
- **Vision 7:** In 2040, Brampton will support a mosaic of artistic expression and production.

Vision 2040 will provide guidance for new Official Plan policy and sets overarching objectives for community and stakeholder engagement.

2.1. Project Plan

The Brampton 2040 Official Plan Review Process will be completed across five phases. An overview of the project timeline, including the purpose of the different phases, is presented in **Figure 1** and listed below. Each phase of this project is associated with major deliverables and tailored consultation and engagement tactics. This Document Review and Gaps Analysis Report is the major deliverable presented in Phase 1.

The project timeline in **Figure 1** was presented to and received by Brampton City Council on **January 22, 2020**.

- **Phase 1** – Background Review and Community Engagement Strategy | To introduce the project to the community and undertake a review of relevant background information. A Community Engagement Strategy will be prepared as a tool to guide engagement throughout the project.
- **Phase 2** – Test the Vision and Develop Growth Scenarios | To assess and identify growth scenarios to contribute to the development of population and employment forecasts and engage the community on targeted Official Plan Thematic areas.
- **Phase 3** – Policy Analysis and Community Structure | To review the existing Official Plan policy and confirm conformity with Provincial policy and plans. An updated community structure will be proposed and community and stakeholder meetings will be held to obtain feedback on the community structure.
- **Phase 4** – Discussion Papers and Policy Recommendations | To prepare discussion papers to organize City priorities regarding emerging planning issues and report back on community feedback. A Policy Directions Report will also be prepared to assess new and emerging planning policy and research on directions for the policies and schedules of the Official Plan.



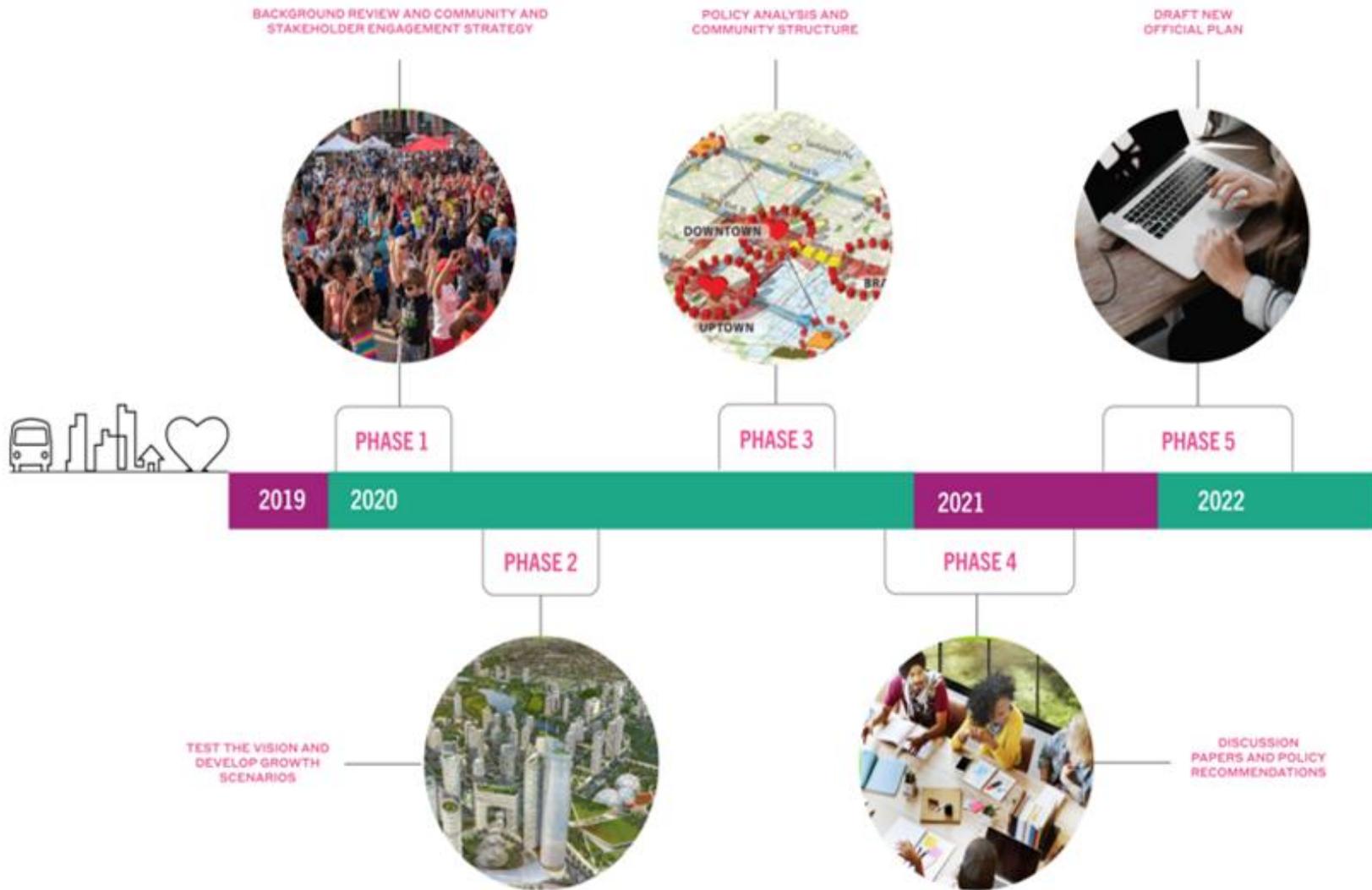
- **Phase 5** – Draft New Official Plan | To undertake the technical writing, reviewing, testing, and implementing updates to the Official Plan based on work completed to-date.

As part of **Phase 3 of the Project Plan**, a cursory review of the Secondary Plans will be completed to determine recommendations for the ongoing consolidation exercise taking place at the City. This cursory review in Phase 3 may identify key trends which are unfolding across the various Secondary Plan areas, such as the varying development directions or patterns occurring in the Plan areas. Ongoing discussion with the City is required to determine scope of this review.

The current Brampton Official Plan includes 35 Secondary Plans that cover the entire geography of the City and provide more detailed, area-specific policies to guide development. On September 12, 2018, Council adopted five City-initiated Official Plan Amendments that implement five new secondary plan areas, which replace former Secondary Plan Areas 1, 2, 3, 4, 5, 6, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 25 and 28. The City of Brampton is still undertaking Phase 1 of this Secondary Plan consolidation exercise with the objective of reducing the number of secondary plans.

Within the scope of this OP project, a high-level review of Secondary Plans will be undertaken. For example, the new consolidated Secondary Plans refer to specific policies in the current Official Plan, and the implications of updating those policies will need to be understood. This will include a summary of potential options on how to address Secondary Plan consolidation in **Technical Memo #3** as part of this project and is therefore not covered in detail in this report. Additional analysis and detailed consolidation of Secondary Plans is not part of this new Official Plan Project.

TIMELINE



2.1.1. PROGRESS TO DATE

As part of the project initiation and to inform the development of this Document Review and Gaps Analysis Report, the City requested that the WSP Consultant Team attend and provide information for the following meetings with the public and City Staff:

- Internal in-person kick-off Meeting and Presentation of Project Plan and Engagement Strategy on November 22, 2019 with members of the City of Brampton’s Planning Division;
- Participation in a full-day best practices meeting with Planning Staff at the City of London on December 10, 2019;
- Full day in-person meetings on December 12, 2019 with City Staff on various planning studies underway and completed;
- A full-day in-person project briefing meeting with interdepartmental City staff on January 9, 2020;
- A half-day in-person project briefing meeting with interdepartmental staff on January 22, 2020; and
- A special Meeting with Council, (s.26(3)(b) Planning Act), open to the public, to discuss the revisions that may be required to the Official Plan and present the 5-Phase Project Plan to City Council on January 22, 2020. “

In addition to the various working meetings the consultant team attended a City led 4-part speaker series at the Rose Theater to re-introduce the 2040 Vision, launch the introduction of the New Official Plan (2040 Plan) and spark discussion around common planning themes, such as but not limited to: healthy communities, affordable housing, civic engagement, growth, age-friendly cities and climate change.

3. POLICY CONTEXT

The planning framework in Ontario requires that municipalities, when making decisions that affect planning matters, shall be consistent with the Provincial Policy Statement (PPS) and conform to Provincial and Regional Plans under the Planning Act.



Figure 1. Brampton 2040 Plan Speakers Series

The City of Brampton's new Official Plan will have to conform to Provincial Statutes ([A Place to Grow: Growth Plan for the Greater Golden Horseshoe \(2019\)](#); [Planning Act](#), [Greenbelt Act](#), etc.) and will be a task explored throughout Phase 2 and 3 of the Project. While the 2040 Plan will also have to be consistent with the ongoing legislative changes that have been introduced by the Province, outlined below, there is an opportunity for the City to demonstrate innovation and policy leadership beyond that which is prescribed.

3.1. Provincial Context

There have been many recent changes to the Provincial policy and legislative framework which will inform and have direct implications for this Official Plan Review. As part of the tasks undertaken in Phase 2 and 3 of Project, the following provincial legislation and plans will be reviewed to guide the new Official Plan:

- **Provincial Policy Statement (2020)** - On February 28, 2020, the Provincial Policy Statement, 2020 (PPS, 2020) was released, replacing the Provincial Policy Statement, 2014 and comes into effect on May 1, 2020.
- **Growth Plan (2019)** - effective May 16, 2019, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) herein referred to as the 2019 Growth Plan, replaces the 2017 Growth Plan for the Greater Golden Horseshoe. The 2019 Growth Plan is part of the Provincial Government's More Homes, More Choice: Housing Supply Action Plan, which aims to address the needs of the region's growing population, its diversity, its people and its local priorities.
- **More Homes, More Choices Act, 2019 (Bill 108)** - On June 6, 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. which aims to address the needs of the region's growing population, its diversity, people, and local priorities.
- Schedule 12 of the Act establishes a new authority under the Planning Act for municipalities to charge for community benefits for land being developed or redeveloped. The community benefits charge authority has not been proclaimed by the Provincial Legislature, and is not in effect at this time.
- Community benefits are envisioned to fund municipal infrastructure for community services, including parks, affordable housing, and child care facilities. On February 28, 2020, the Province of Ontario released proposed changes for comment and introduced the concept of a Community Benefits Authority. The changes include a replacement of the existing density bonusing provisions (Section 37), discounting development charges for soft services, and in some cases, parkland dedication (Sections 42 and 51.1).
- Should the City of Brampton wish to implement a community benefits charge by-law under the community benefits authority, the City will be required to complete a community benefits charge strategy.

- The introduction of the community benefits authority will have implications on the existing density bonusing (Section 5.12), Parkland Dedication (Section 5.21), and Development Charges By-law (Section 5.23) policies in the existing Brampton Official Plan.

Phase 2 and 3 of this Project will include a detailed discussion of and conformity analysis for Provincial policies and plans.

3.2. Regional Context – Peel 2041 Focus Areas

The Region of Peel’s Municipal Comprehensive Review (MCR) began in 2013 under the name “Peel 2041”. The MCR is anticipated to be completed and adopted by Regional Council in the last quarter of 2021 with Provincial Policy Conformity by July 1, 2022. In a presentation adopted by Regional Council, the following focus areas were presented for consideration in the MCR:

- Growth management
- Transportation
- Housing
- Climate Change
- Water Resources
- Greenbelt Plans Conformity
- Greenlands Systems Planning
- Aggregates Resources
- Agriculture
- Settlement Boundary Expansion
- Major transit station areas

Regional Official Plan Amendment 27 was adopted by Council in the first quarter of 2017, completed policy updates for focus areas – **Age-friendly Planning** and **Health and the Built Environment**.

The Workplan for the MCR is aligned with Local Official Plan Review. The workplan presented by the Region to the City of Brampton included the following priorities:

- Environment Related Review – 2019 Completed
- Growth Related Review – Completed by 2020 with additional public consultation in early 2021
- Current Regional MCR and other items – completed by end of 2021

As part of the Region’s Workplan, the City of Brampton is positioned to Consult with the public in 2020 and report to Council with Discussion papers at the end of 2020, with a Draft Official Plan in December 2021.

The Brampton OP is required to conform with the policies of the Peel ROP in effect at the time of adoption. Since the Brampton OPR process will overlap with the Peel 2041 process, it will be necessary to monitor the progress of the ROP Review and ensure that the Brampton OPR is based on the latest information available from the Region.



The Region of Peel will be consulted with by the Project team to better understand the data and current background information available to the City of Brampton, including obtaining meaningful background data and policy direction in Phase 2 and 3 of the Project Plan.

3.3. City of Brampton Official Plan (2015 Office Consolidation)

Brampton's current Official Plan was adopted by City Council in October 2006 and approved by the Ontario Municipal Board (OMB) in October 2008. It was then modified in September 2015 through an Office Consolidation. Parts of the 2006 Official Plan are still under appeal and are highlighted in the Office Consolidation.

The purpose of the Official Plan is to give clear direction as to how physical development and land-use decisions should take place in Brampton to meet the current and future needs of its residents. It is also intended to reflect their collective aims and aspirations, as to the character of the landscape and the quality of life to be preserved and fostered within Brampton. The Plan also provides policy guidance to assist business interests in their decision to invest and grow in the City of Brampton. Finally, the Plan clarifies and assists in the delivery of municipal services and responsibilities.

The Official Plan is required to conform with all applicable Provincial Plans and the Region of Peel Official Plan. As those plans have been updated in the intervening years, the policies of the Brampton Official Plan have become out of date and in some cases, may conflict with higher order planning policies.

The 2006 Official Plan (September 2015 Office Consolidation) policies are organized into the following three sections:

Part 1 – The General Plan

The Purpose of Part 1 is to introduce the purpose of the Official Plan, interpretation of and organization of the Official Plan document. Sections 1 – 3 describes the City's overarching Strategic Objectives, Vision and Framework including the overarching City Concept, Growth Centre and Corridor Master Plan (i.e. Schedule 1, 1A and 2).

Section 4 of the Official Plan includes the General and Area Specific Policies and corresponding Land Use Designations presented in Schedule A. Land Use policies in the current Official Plan are organized into the following sub-sections or policy areas:

- Section 4.1 Central Area
- Section 4.2 Residential
- Section 4.3 Commercial
- Section 4.4 Employment Lands



- Section 4.5 Transportation
- Section 4.6 Natural Heritage and Environmental Management
- Section 4.7 Recreational Open Space
- Section 4.8 Infrastructure and Utilities
- Section 4.9 Institutional and Public Uses
- Section 4.10 Cultural Heritage
- Section 4.11 Urban Design
- Section 4.12 Financial and Phasing
- Section 4.13 Parkway Belt West
- Section 4.14 Special Study Areas and Corridor Protection Areas and Special Land Use Policy Areas
- Section 4.15 North West Brampton Urban Development Area
- Section 4.16 Agriculture

This Document Review and Gaps Analysis Report is structured based on the background information received by the City of Brampton and consolidates information into technical subject areas that are in line with Section 4 of the current Official Plan.

Section 5 of the Official Plan covers policies relating to the operational aspects of an Official Plan, including but not limited to interpretation and definitions, decision-making procedures for site plan, zoning and secondary and tertiary plans, other applicable legislation and matters pertaining to development, public consultation and financial tools such as density incentive programs.

Part 2 & 3 – Secondary Plans and Block Plans

Part 2 of the Official Plan includes a description of and applicable policies of the City's 54 Secondary Plan Areas (Schedule G) and Community Block Plans containing the policies for implementing secondary plans (Schedule H).

In closing the appendices of the Official Plan present information pertaining to density measures, Regional Greenlands System and the Regulation Mapping for wetlands, hazard areas, watercourses and shorelines as prescribed under Ontario Regulations through the Conservation Authorities Act.

4. BACKGROUND REVIEW

Table 1 lists the background studies and master plans provided to the Consultant Team in January of 2020. A review and analysis of each study was completed to determine:

- The status of the study or master plan;
- Whether the study or master plan requires updated data and information applicable to regional and provincial legislation;
- Whether the study or master plan is not consistent with the 2040 Vision;
- Extraction of the relevant higher-level policy recommendations; and,
- Whether additional work is required from the author or whether a new study is required.

Table 1. Background Studies Provided to the Consultant Team organized by Discipline

	Status	Background Study
Land Use Planning and Urban Design Studies / Strategic Planning		
1	In-Process	<p><u>Comprehensive Zoning By-law</u></p> <p>The City is undertaking a comprehensive zoning by-law review to modernize its Zoning By-law (270-2004) to reflect current planning practice and implement the policies of the City's Official Plan.</p>
2	January 2019	<p><u>Toronto Gore Density Housing Review</u></p> <p>The Gore Density Review includes policy implications for estate residential areas, density requirements and criteria for development and severances in this area of the City. The Official Plan contains general criteria for development and severances within designated estate residential areas of the City.</p>
3	In-Process	<p><u>Heritage Heights Secondary Plan</u></p> <p>The City is working to prepare a Secondary Plan for Areas 52 (Huttonville North) and 53 (Mount Pleasant West) known as the Heritage Heights Community. The Study Area is one of the last remaining greenfield areas in the City, and involves assessing a number of issues including the GTA West Corridor, new GO Transit facilities/station, and health care facility.</p>

	Status	Background Study
4	Complete (2003)	<p><u>Development Design Guidelines</u></p> <p>The City’s Development Design Guidelines (2003) provide a minimum design standard that is expected from all developers in planning, designing, and constructing new communities or projects. They establish urban design principles and guidelines for key elements such as major block plans, site planning, built form, and architectural control.</p>
5	Complete (2019)	<p><u>2018-2022 Term of Council Priorities</u></p> <p>Stemming from the 2040 Vision, the 2018-2022 City of Brampton Council established their Term of Council Priorities to help implement this Vision. The five strategic directions envision Brampton as: a City of Opportunities, a Mosaic, a Green City, a Healthy & Safe City, and a Well-Run City. Each strategic direction is accompanied by a set of priorities to guide the direction of the community.</p>
6	In-Process	<p><u>Riverwalk Urban Design Master Plan</u></p> <p>The Riverwalk project presents an opportunity to revitalize Brampton’s downtown. Its main purpose is to engineer a long-term solution which eliminates the flood risk in Downtown Brampton, which in turn unlocks the potential for urban growth and development. In addition to a series of technical feasibility studies, urban design guidelines and a Master Plan will be prepared to guide future development in the study area.</p>
7	In-Process	<p><u>RioCan Shoppers World Redevelopment Master Plan</u></p> <p>The Shoppers World Redevelopment Master Plan is planned to be a comprehensive new community located at the intersection Main St. S. and Hurontario St. This new private development would add 380,000 sq. m. of floor space, including 88,000 sq. m non-residential and 295,000 sq. m. of residential floor space.</p>
8	In-Process	<p><u>Precinct Planning</u></p> <p>A series of precinct planning studies are currently being completed for the Queen Street East, Downtown, Uptown, and Bram GO areas in Brampton. These plans aim to establish design principles and a framework for development or redevelopment.</p>

	Status	Background Study
9	In-Process	<p><u>Community Hub Studies</u></p> <p>A community hub is a space that brings together health, social, cultural, recreational and other resources in one location for easier access from residents. The City's Parks and Recreation Master Plan recommends strategically optimizing the City's older and smaller community centres to minimize functional limitations and meet community needs. A key priority is supporting community hubs to increase flexible spaces and diversify education and program opportunities.</p>
10	In-Process	<p><u>Queen Street East Community Planning Permit System</u></p> <p>In conjunction with the Queen Street East Precinct Plan, a Community Planning Permit System (CPPS) is being proposed for the Study Area which streamlines the planning approval process to help realize the vision. This tool combines zoning, minor variances, and site plan control into one application. It is anticipated that a CPPS will be implemented in other intensification areas across Brampton.</p>
11	In-Process	<p><u>Secondary Plan Consolidation</u></p> <p>The City of Brampton is undertaking a Secondary Plan consolidation exercise with the objective of reducing the number of secondary plans. On September 12, 2018, Council adopted five City-initiated Official Plan Amendments that implemented five new secondary plan areas, which replace former Secondary Plan Areas 1, 2, 3, 4, 5, 6, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 25 and 28. The first phase of this exercise was intended to include three additional secondary plan consolidations pertaining to Secondary Plan Areas 2A, 13, 14, 22, 23, 24, 32, 37, 43, and 44.</p>
12	In-Process	<p><u>Bram East Secondary Plan</u></p> <p>The City is undertaking a review and update of the existing Bram East Secondary Plan to ensure conformity with Provincial policy, approved Official Plan Amendments, and updating the policy framework for employment land uses. Consideration will be given to the draft boundaries and implications from the Region of Peel Major Transit Station Area (MTSA) Study.</p>
Transportation Planning Studies		

	Status	Background Study
13	In-Process	<p><u>Region of Peel Major Transit Station Areas</u></p> <p>The Regional MTSAs study will establish policies to support the development of complete communities in Peel by planning for higher density mixed use growth in areas with existing or planned transit (i.e. GO Regional Express Rail Stations, Light Rail Transit, Bus Rapid Transit).</p>
14	September 2015	<p><u>City of Brampton Transportation Master Plan, 2015</u></p> <p>The purpose of the TMP is to provide a blueprint for strategic planning and decision-making to achieve a balanced transportation network that addresses the City's growth and development needs over the long term.</p>
15	In-Process	<p><u>City of Brampton Transportation Master Plan Review</u></p> <p>The TMP is currently being updated to reflect the City's evolving needs and challenges, and policies and objectives for an integrated network to be consistent with forecasted growth, legislative changes, best practices, and updated policy direction from all levels of government.</p>
16	2019	<p><u>City of Brampton Active Transportation Master Plan</u></p> <p>The ATMP includes 22 detailed recommendations to be incorporated into future updates of the Transportation Master Plan and/or City of Brampton Official Plan. The recommendations include policies for the consideration of active transportation in the land use planning and development approval process, including appropriate bicycle parking facilities, among other operational and program-oriented recommendations.</p>
17	In-process	<p><u>Brampton Complete Street Guidelines</u></p> <p>This study looks at a process to develop a complete streets approach for Brampton, considering policies, interim approaches, design parameters, and opportunities to update the city's design and engineering standards.</p>
18	2016	<p><u>Brampton Gateway Mobility Hubs and Intensification Corridors Background Study</u></p> <p>The Study includes 7 detailed policy recommendations to be incorporated into the City of Brampton Official Plan. The recommended policy and design enhancements relates to updating the Vision, incorporating a new</p>

	Status	Background Study
		intensification hierarchy, refining the urban structure, introducing Strategic Growth Areas and regulating other areas.
19	2019	<p><u>Bramalea Mobility Hub Land Use Study</u></p> <p>This Study helps shape the future policy framework for the Bramalea GO station and surrounding area, designated as a Mobility Hub in the Growth Plan and Brampton’s Official Plan to accommodate significant growth.</p>
20	In-process (awaiting funding approvals)	<p><u>Brampton Transit Züm BRT/Priority Bus Network Expansion</u></p> <p>As recommended in TMP 2015, a transit network that consists of three key components: Rapid Transit corridors, Züm corridors, and Transport Priority corridors, will be critical in achieving the city’s transportation objectives.</p>
21	In-process	<p><u>Hurontario-Main LRT Extension Study</u></p> <p>The Study focuses on the Light Rail Transit (LRT) extension connecting the Gateway Transit Terminal, at Steeles and Hurontario, to the Brampton GO Station and Brampton Transit terminal. It will follow a three-step methodology: overall evaluation, long list evaluation, and a short list evaluation that uses Metrolinx’s Preliminary Design Business Case Framework to select a preferred rapid transit option along the Hurontario-Main corridor.</p>
22	In-process	<p><u>Queen Street – Hwy 7 BRT Planning Study and Initial Business Case</u></p> <p>The City is currently working with Metrolinx, Brampton Transit, Peel Region and York Region to develop a framework for advancing rapid transit along the Queen Street-Highway 7 corridor. The purpose of the Study is to recommend a preferred approach for upgrading the existing Züm services on Queen Street to a full rapid transit standard, along with extending the Viva Rapidway from York Region.</p>
23	2019	<p><u>Queen Street Corridor MTSA Study</u></p> <p>The Queen Street Corridor Major Transit Station Area (MTSA) Study was completed in December 2019. 16 MTSA’s are located along the corridor, with 8 identified to be assembled in to 6 key Focus Areas. The purpose of this Study is to develop a framework to transform Queen Street into a distinctive place within the city and regional context.</p>

	Status	Background Study
24	TBD	<u>Centre for Innovation (CFI) Transit Hub (Downtown Mobility Hub) Study</u>
Natural Heritage		
25	2015	<p><u>Natural Heritage and Environmental Management Strategy</u></p> <p>The NHEMS is a starting- point in defining a Brampton Natural Heritage System. It includes the development of a science-based Natural Heritage System for the City of Brampton, development of a mission, goals, objectives, targets, and actions to enhance the health and resilience of Brampton’s natural and built landscapes, and a detailed Implementation Action Plan for the City.</p>
26	2020	<p><u>Brampton One Million Trees Program</u></p> <p>Outlines plan to plant one million trees by 2040. The plan aims to build upon existing programs, establish incentives, utilize technology, develop collaborations, and monitor and report on progress.</p>
Housing		
27	In-Process	<p><u>Housing Brampton – Affordable Housing Strategy</u></p> <p>The Affordable Housing Strategy seeks to develop a policy response to the varying housing needs of residents in Brampton and improve housing choices for all. This project is currently underway and a first draft including policy recommendations/proposals is expected in the second quarter of 2020.</p>
28	2020	<p><u>Housing Brampton – Draft Staff Report – Draft Residential Rental Conversion Policy, Development of an Application Review Pilot Program, and Innovation Benchmarking (including appendices A to E)</u></p> <p>This Draft Staff Report and appendices will be presented to the Brampton City Council Planning and Development Committee on March 23, 2020. The purpose of this report is to provide an overview of the status of the development of the Housing Brampton: Affordable Housing Strategy and includes the results of a benchmarking exercise conducted by City staff, actions for consideration into the Strategy, a proposed rental conversion Official Plan policy and a proposed framework for an affordable housing</p>

	Status	Background Study
		application review pilot program. In addition, the Report seeks direction to move forward with an Inclusionary Zoning program.
29	2018	<p><u>Housing Needs Assessment</u></p> <p>The housing needs assessment provides a snapshot of the current housing context in Brampton as well as an overview of the need for affordable housing in the City. The study is an early deliverable of the City's Housing Strategy.</p>
30	2018	<p><u>Seniors' Housing Study</u></p> <p>The Seniors' Housing Study identifies potential sites in the built-up area of Brampton and areas in the City suitable for seniors' housing and provides several recommendations that could improve the availability of seniors' housing in Brampton. The study is an early deliverable of the City's Housing Strategy</p>
31	2019	<p><u>Housing Brampton – Student Housing Policy Review: Staff Report</u></p> <p>The Student Housing Policy Review examines the impact of post-secondary institutions on the demand, supply and type of the available housing options in the community by reviewing the existing policies in Brampton regarding housing options frequently used by students such as basement suites/second units and multi-unit dwellings. It is an early deliverable of the City's Housing Strategy</p>
Social and Cultural Heritage		
32	2019	<p><u>Age-Friendly Strategy and Action Plan</u></p> <p>The Plan has been developed based on best practices in age-friendly planning, a range of background research, and extensive input from community members throughout the Plan development and public engagement process. This information and knowledge forms the basis for the specific recommendations and actions to be taken to achieve Brampton's age-friendly vision and goals.</p>
33	2018	<p><u>Culture Master Plan</u></p> <p>The goal of this plan is to provide the City with a clear direction regarding its arts and cultural resources: how to leverage them, how to support them and</p>

	Status	Background Study
		how to develop them to support larger quality of life and economic development goals – and to contribute to the eventual realization of the Brampton Vision 2040 plan.
		Sustainability
34	2014	<p><u>Brampton Grow Green Environmental Master Plan</u></p> <p>Brampton Grow Green is the city's first Environmental Master Plan (EMP). It is an environmental sustainability plan that establishes strategic directions, actions and targets that will improve the environmental qualities of Brampton's built and natural landscapes. Staff are in the process of updating the Grow Green Plan to reflect the 2040 Vision and other planning strategies.</p>
35	In-Process	<p><u>Community Energy and Emissions Reduction Plan</u></p> <p>This Plan aims to integrate efforts of the municipality, local utilities and community stakeholders and create a roadmap that will improve energy efficiency, reduce greenhouse gas emissions, ensure energy security, create economic advantage, and increase resilience to climate change.</p>
36	2013	<p><u>Sustainable Community Development Guidelines</u></p> <p>The Guidelines will assist the City to evaluate documents and technical reports provided in support of development applications, such as Community Design Guidelines and Urban Design Briefs, that describe the sustainable aspects of proposed developments, and how sustainable initiatives will be achieved.</p>
37	2015 / 2018	<p><u>Sustainability Assessment Tool</u></p> <p>Working together with neighbouring municipalities, a set of Sustainability Metrics and Thresholds were developed to evaluate and score the environmental sustainability performance of new Block Plans, Plans of Subdivision, and Site Plans through the Sustainability Assessment Tool. City Staff are currently in the process of updating the sustainability metrics.</p>
		Growth Management & Economic Development
38	2018	<p><u>Brampton Economic Development Master Plan</u></p>

	Status	Background Study
		In 2016, Brampton City Council approved the development of a plan to guide the City of Brampton’s economic development activities for the next 25 years. This forward-looking plan is fully integrated with the City’s 2016–2018 Strategic Plan and is informed by the Brampton 2040 Vision: Living the Mosaic and the Culture Master Plan. The development and involvement of the steering committee was rooted in the desire for a collaborative process leading to the evolution of the master plan.
39	2005	<p><u>Retail Policy Review Study</u></p> <p>The study assesses Brampton Official Plan retail policies, examines the existing market context and expected demand over the study period to 2031, and recommends modifications to policies to ensure they respond effectively to current and emerging commercial trends and projected future growth.</p>
40	2005	<p><u>Office Strategy Discussion Paper</u></p> <p>A re-evaluation of the current office strategy in the Official Plan to reflect more realistic business development opportunities is considered necessary. This will enable the Official Plan to designate areas for office use that are better matched to the locational requirements of Greater Toronto Area office users.</p>
Parks and Open Space Planning		
41	2017	<p><u>Parks and Recreation Master Plan</u></p> <p>The plan provides a blueprint to guide the City’s planning and provision of parks, recreation facilities and the programs that take place within them. The PRMP contains 114 recommendations for the delivery of parks and recreation facilities and services to be implemented by 2031. This will enable the Official Plan to designate areas for new and consolidated parks facilities better suited to the needs of the growing population.</p>
42	2019	<p><u>Eco Park Strategy</u></p> <p>This document outlines the proposal for the Brampton Eco Park, a catalytic action of the 2040 Vision. The Strategy outlines seven principles to be applied towards the goal of expanding and amalgamating identified Eco Park Hubs, the city’s current and future natural heritage system, parks, green spaces, green infrastructure streetscapes, utility corridors, yards and other suitable</p>



	Status	Background Study
		spaces into a network forming one grand Eco Park. This will enable the Official Plan to designate areas for inclusion in the Eco Park network.

5. GAPS ANALYSIS

The following sections include a summary of gaps identified through a review of background studies and master plans. For each discipline we have identified whether studies are current with Vision 2040, whether the data on which the study was based is sufficient for planning to 2041, and key recommendations for ensuring the Official Plan Review is based on up to date information and policy direction.

5.1. Land Use & Strategic Planning

5.1.1. COMPREHENSIVE ZONING BY-LAW REVIEW

The City of Brampton commenced a comprehensive review of its Zoning By-law in 2017. Originally scheduled for completion at the end of 2019, the Zoning By-law Review was intended to implement the existing Brampton Official Plan. In 2018, a series of 9 Technical Papers were prepared which examine a wide range of specific zoning issues in detail, including mixed-use and intensification areas, commercial areas, employment areas, amenity areas and density bonusing, secondary plan conformity, and parking and loading standards. Many of these technical papers make broad policy observations or recommendations to consider in the Official Plan to provide a policy basis to address gaps in the existing Zoning By-law.

Recommended Revisions/Updates

At this time, the Zoning By-law Review and Official Plan Review projects are being aligned with one another. This will provide an opportunity for the new Zoning By-law to implement the policy directions of the Official Plan.

5.1.2. TORONTO GORE DENSITY REVIEW (2019)

The City is undertaking the Toronto Gore Density Policy Review to assess the merit of potentially introducing urban densities on the remaining undeveloped lands in the Study Area and review policies which protect the character of the established residential community. To-date, a Draft Supply and Demand & Recommendations Report has been prepared. This Report provides a policy overview, a summary of the analysis that has been completed, and includes preliminary policy options for the Toronto Gore estate residential area.



Firstly, for established estate residential areas, the Study contains no recommendations to amend the current Official Plan Policy that requires a minimum lot size of 0.8 ha for the Established Estate Residential Area. With respect to the undeveloped lands within the Study Area, the Study presents two scenarios. The first scenario involves re-designating all undeveloped lands from Estate Residential to Upscale Executive Housing in the Official Plan, as well as updating the maximum density and minimum frontage requirements. The second scenario involves re-designating a portion of the undeveloped lands to Upscale Executive Housing in the Official Plan, while the balance of the lands would be re-designated to Low and Medium Density Residential.

It is expected that a Final Report and Implementing Official Plan Amendment will be presented to City Council.

Recommended Revisions/Updates

There are no recommended revisions or updates proposed at this time; however, once the Final Report and implementing Official Plan Amendment are prepared, the policy directions and changes will be considered in the new Official Plan.

5.1.3. HERITAGE HEIGHTS SECONDARY PLAN

The City is working to prepare a Secondary Plan for Areas 52 (Huttonville North) and 53 (Mount Pleasant West) known as the Heritage Heights Community. The Study Area is one of the last remaining greenfield areas in the City, and involves assessing a number of issues including the GTA West Corridor, new GO Transit facilities/station, and health care facility. Following the completion of the 2040 Vision, this project was re-initiated. The 2040 Vision identifies Heritage Heights as a location for a new town centre which would be a complete, full-service, mixed-use space, as well as being a proposed location for a third healthcare facility in Brampton.

Recommended Revisions/Updates

Given that this project will be completed concurrently with the Official Plan Review, it is not anticipated that any changes to the Secondary Plan will be required. Technical Memo #3 prepared as part of the Official Plan Review will discuss secondary plans. There is an opportunity to consider the proposed urban structure and policy directions of the secondary plan through this Official Plan Review.

5.1.4. DEVELOPMENT DESIGN GUIDELINES

The City's Development Design Guidelines provide a minimum design standard that is expected from all developers in planning, designing, and constructing new communities or projects. They establish urban design principles and guidelines for key elements such as major block plans, site planning, built form, and architectural control.

Recommended Revisions/Updates

Development design guidelines are intended to help realize the design vision for the City of Brampton, and do not contain specific directions to consider in the Official Plan Review. Following the completion of the new Official Plan, the City may wish to update their Development Design Guidelines to align with the Official Plan and 2040 Vision.

5.1.5. 2018-2022 TERM OF COUNCIL PRIORITIES

The 2018-2022 City of Brampton Council established their “Term of Council Priorities” to help implement the 2040 Vision through activities, decisions, and budgets. The five strategic directions are accompanied by a set of priorities to guide the direction of the community. The directions express that Brampton is a:

- A City of Opportunities;
- Priorities: Creating Complete Communities, Unlocking Downtown and Uptown, Supporting Community Hubs, Prioritizing Jobs within Centres, Attract Investment and Employment
- A Mosaic;
- Priorities: Embed Diversity and Equity, Innovative Engagement, Support Inclusive Cultural Expressions, Inclusive and Flexible Community Spaces
- A Green City;
- Priorities: Equalize All Forms of Transportation, implement a Green Framework, Sustainable Growth, Lead Environmental Innovation
- A Healthy & Safe City; and,
- Priorities: Community Partnerships, Streets for People, Local Health Support, Healthy Citizens
- A Well-Run City.
- Priorities: Public Participation, Modern Workforce, Collaboration and Advocacy, Stewardship of Assets and Services, Service Excellence.

These strategic directions and priorities will be broadly considered through this Official Plan Review as they direct the initiation and completion of other concurrent projects and studies which will inform the new Official Plan.

Recommended Revisions/Updates

No revisions or updates are recommended as these Council priorities directly align with and work to implement the 2040 Vision. It is anticipated that this Official Plan Review will be completed within this term of Council.

5.1.6. RIVERWALK URBAN DESIGN MASTER PLAN

The Riverwalk project presents an opportunity to revitalize Brampton’s downtown. Its main purpose is to engineer a long-term solution which eliminates the flood risk in Downtown Brampton, which in turn unlocks the potential for urban growth and development. In addition to a series of technical feasibility studies, urban design guidelines and a Master Plan will be prepared to guide future development in the study area. It is anticipated that this project will not have implications on the planning horizon within the Official Plan.

Recommended Revisions/Updates

Given that this project will be completed concurrently with the Official Plan, it is anticipated that any policy directions which arise from future reports as part of the Master Plan will be considered. However, due to the timing of additional supporting work, like the Environmental Assessment, this will need to be incorporated into the Official Plan at a later date once approved.

5.1.7. RIOCAN SHOPPERS WORLD REDEVELOPMENT MASTER PLAN

The Shoppers World Redevelopment Master Plan is planned to be a comprehensive new community located at the intersection Main St. S. and Hurontario St. It will feature approximately 5,000 residential units and 88,000 sq. m. of non-residential building space. Given that this area is contemplated for intensification, it should be considered in the revised urban structure in the new Official Plan.

Recommended Revisions/Updates

There are no recommended revisions or updates with respect to the development project. The subject site’s location at Main St. and Hurontario St. aligns with a number of other City initiatives and projects including the Hurontario LRT and station area planning, and aligns with the 2040 Vision.

5.1.8. PRECINCT PLANNING

The City’s Official Plan provides direction that the City can adopt a range of planning tools to establish principles and guidance for development. One of these tools is a District Design Plan, otherwise known as a Precinct Plan. A series of Precinct Planning studies are currently being completed for the Queen Street East, Downtown, Uptown, and Bram GO areas in Brampton. These plans aim to establish design principles and a framework for development or redevelopment.

A Preliminary Queen Street East Precinct Plan has been prepared for the Queen Street East corridor. This Plan contemplates over 17,000 residential units and over 1,000,000 sq. m. of non-



residential floor area. The Precinct Plan is required to ensure that redevelopment occurs in a manner in a way that is consistent with the 2040 Vision and Term of Council Priorities.

Recommended Revisions/Updates

There are no recommended revisions or updates that need to be considered as part of the ongoing project as these precinct plans are intended to align with and implement the 2040 Vision. The Queen Street East Precinct Plan, and any subsequent plans, will be reviewed for its impact on the City's community structure and population and employment growth forecasts and a determination on how local planning studies may be guided moving forward.

5.1.9. COMMUNITY HUB STUDIES

A community hub is a space that brings together health, social, cultural, recreational and other resources in one location for easier access from residents. The City's Parks and Recreation Master Plan recommends strategically optimizing the City's older and smaller community centres to minimize functional limitations and meet community needs. A key priority is supporting community hubs to increase flexible spaces and diversify education and program opportunities.

The Parks and Recreation Master Plan (2017) identifies opportunities to consider the community hub model. The Plan recommends a new seniors' centre in the east end of Brampton using this model, which serves also as an intergenerational community facility.

Recommended Revisions/Updates

The new Official Plan will be required to define, reference, and consider the community hub model when drafting updated policies and new community structure.

5.1.10. QUEEN STREET EAST COMMUNITY PLANNING PERMIT SYSTEM

In conjunction with the Queen Street East Precinct Plan, a Community Planning Permit System (CPPS) is being proposed for the Study Area which streamlines the planning approval process to help realize the vision. This tool combines zoning, minor variances, and site plan control into one application. It is anticipated that a CPPS will be implemented in other intensification areas across Brampton. The area proposed to be included in the Community Planning Permit System is referred to as 'Queen's Boulevard' in the 2040 Vision. A Preliminary District Plan, or Precinct Plan, has been prepared for the Queen Street East corridor to outline initial principles and a framework for redevelopment and transformation, as previously discussed.

Section 5.33 of the City of Brampton Official Plan indicates that CPPS By-law Areas can be implemented to facilitate desired high-quality development and redevelopment, protect areas, and streamline the approval process



Recommended Revisions/Updates

The Official Plan will need to continue to establish a policy framework which permits the establishment of a Community Planning Permit System. There are no recommendations for revisions or updates to the CPPS as it is directly intended to help achieve the 2040 Vision.

5.1.11. SECONDARY PLAN CONSOLIDATION

The current Brampton Official Plan includes 35 Secondary Plans that cover the entire geography of the City and provide more detailed, area-specific policies to guide development. The City of Brampton is undertaking a Secondary Plan consolidation exercise with the objective of reducing the number of secondary plans. On September 12, 2018, Council adopted five City-initiated Official Plan Amendments, as part of Phase 1, that implement five new secondary plan areas, which replace former Secondary Plan Areas 1, 2, 3, 4, 5, 6, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 25 and 28. The first phase of this exercise was intended to include three additional secondary plan consolidations pertaining to Secondary Plan Areas 2A, 13, 14, 22, 23, 24, 32, 37, 43, and 44.

Recommended Revisions/Updates

As noted previously, Phase 2 of this Official Plan Review will include a cursory review of the Secondary Plans to determine recommendations for the ongoing consolidation exercise being conducted by the City. City staff have noted that further discussion will be required with respect to the three-remaining secondary plan consolidations.

5.1.12. BRAM EAST SECONDARY PLAN

The City is undertaking a review and update of the existing Bram East Secondary Plan to ensure conformity with Provincial policy, approved Official Plan Amendments, and update the policy framework for employment land uses. The Secondary Plan review needs to consider the context of the established residential community while also providing clarity, direction and a framework for the development of an office node area along the Highway 50 and Queen Street corridors. It will also consider the Region of Peel Major Transit Station Area Study, including the draft boundaries and policy implications.

Recommended Revisions/Updates

This ongoing study will result in an update to the Secondary Plan, and in turn an Official Plan Amendment. Any policy updates will be considered through this Official Plan Review.

5.2. Transportation

5.2.1. REGION OF PEEL MAJOR TRANSIT STATION AREA STUDY

The Region of Peel Major Transit Station Area (MTSA) Study is currently under development and is intended to delineate and prioritize MTSA's across Peel Region. The study is being undertaken as the Growth Plan 2019 introduced new direction for upper-tier municipalities to work collaboratively with lower-tier municipalities to align transit investment and land use planning by directing transit-supportive densities to MTSA's along priority transit corridors.

The Study will establish policies to support the development of complete communities in Peel by planning for higher density mixed use growth in areas with existing or planned transit, including GO Regional Express Rail, Light Rail Transit, Bus Rapid Transit. It will provide direction on the density of development within each MTSA and guide the development of Peel Region Official Plan policies. More importantly, its purpose is to support local municipal policy development processes and other planning initiatives that encourage transit-supportive development.

To date, 102 MTSA's have been identified, where 36 of them are located within the City of Brampton. The City of Brampton has worked with the Region to delineate the preliminary MTSA boundaries and provided feedback on the timing of planned and potential intensification around the preliminary MTSA's.

As the Regional MTSA's Study will guide the development of Regional Official Plan policies (to be completed in 2022), it is necessary for the project team to meet with the Region of Peel and the City of Brampton to ensure that the Brampton OPR is based on the latest information available from the Region. The project team will review the draft Phase 1A Policy Directions and Recommendation Report and incorporate the policy directions and recommendations in the MTSA study.

This study is consistent with the 2040 Vision which includes transit as a key component in various actions throughout the Vision. This study supports the 2040 Vision by identifying MTSA's that are intended to be developed as high density, mixed-use, transit-supportive neighbourhoods that provide access to local amenities, jobs, housing, and recreation opportunities, and establishing policies to support their development.

Recommended Revisions/Updates

No additional scope of work is required as it is consistent with the 2040 Vision, which includes transit as a key component of achieving the Vision.

5.2.2. CITY OF BRAMPTON TRANSPORTATION MASTER PLAN, 2015

The City of Brampton's 2015 Transportation Master Plan (TMP) was updated in September 2015. The TMP is Brampton's blueprint for strategic transportation planning to address the

mobility needs and guide planning and investment in the City's transportation network, including roads, transit, and active transportation in Brampton until 2040. The TMP's vision is to build towards a balanced transportation network, which embraces compact communities, sustainable development, protection of the natural environment, economic vitality, and healthy communities while providing safe, affordable, and efficient transportation for people and goods.

The TMP included recommendations to support all mobility uses, including Active Transportation, goods movement, transit and Transportation Demand Management (TDM). One of the key recommended strategic directions was to place emphasis on shifting travel from single occupancy vehicles, toward active modes, transit and car-pooling.

The 2015 TMP was completed prior to the 2040 Vision, therefore there are gap will need to be addressed the TMP Update. For example, 2040 Vision identifies new transportation priorities as first walking, then cycling, transit, goods movement, and then shared vehicles and private vehicles. However, the 2015 TMP selected transportation priorities through a public engagement session that were different from the 2040 Vision (e.g., transit was identified with the highest priority above all, including improvement on active transportation infrastructure and expansion of sustainable modes).

Recommended Revisions/Updates

No additional scope of work is required. The TMP is updated every 5 years and a TMPU 2020 is currently underway.

5.2.3. CITY OF BRAMPTON TRANSPORTATION MASTER PLAN UPDATE, 2020

The Transportation Master Plan (TMP) is updated every 5 years and is currently being updated to implement 2040 Vision and to reflect the City's evolving needs and challenges, and policies and objectives for an integrated network to be consistent with forecasted growth, legislative changes, best practices, and updated policy direction from all levels of government. The TMP Update (TMPU) is expected to be completed in 2020.

The TMPU 2020 will continue to address the mobility needs and guide planning and investment in the City's transportation network, with a focus on active transportation, transit and streetscaping and the Downtown/central area, Town Centres, Strategic Nodes and Corridors. Alternative future scenarios will be explored to understand their implications and to identify project prioritization, potential impacts on network and funding mechanism, etc. A user-based approach will be adopted as the decision-making framework. Plans, projects and processes will be re-evaluated using four lenses:

1. **Complete Streets Lens** to enhance place-making, multi-modal equity and safety.

2. **City-Building/ Integration of Transportation and Land use planning Lens** to plan for compact, higher density, mix of uses, and Connect urban centres, nodes, major transit station areas with sustainable transportation networks
3. **System Optimization Lens** to accommodate auto traffic using existing network without increasing capacity and accommodate overall transportation demand by improving facilities for more sustainable modes
4. **Asset Management Lens** to optimize the use of existing infrastructure

The TMPU 2020 will align with the proposed visions in the 2040 Vision, to directly support **Vision 4: Transportation and Connectivity**, including Actions #4-1 through #4-8 by addressing principles such as sustainable future, complete streets and active mobility. It will also support other visions such as identifying Queen Street Corridor as Brampton's grand urban boulevard outlined **Action #3-4: Queen's Boulevard** and address its associated transportation needs. In addition, the TMPU will also consider the Metrolinx 2041 Regional Transportation Plan (2018).

The project team will work with the TMP team to review the recommendations and transportation policies for inclusion in the 2040 Plan to ensure new strategic directions, as well as transportation mode priorities, are captured and reflected. It will be important that the transportation goals and objectives in the TMPU and 2040 Plan are integrated and consistent, and that the TMPU recommendations are strongly connected to the 2040 Plan's overarching vision, forecasted growth, and land use planning objectives.

Recommended Revisions/Updates:

No additional scope of work is required. The TMPU will run concurrently with the 2040 Plan project.

5.2.4. CITY OF BRAMPTON ACTIVE TRANSPORTATION MASTER PLAN

The City of Brampton's Active Transportation Master Plan (ATMP) was completed in July 2019. The purpose of the ATMP is to define existing opportunities, consider and evaluate solutions, and identify a recommended active transportation system that provides comfortable and attractive pedestrian and bicycle facilities, in addition to supporting policies and programs. The vision for the ATMP is:

- Through developing an integrated, attractive, and accessible system of sidewalks, cycling facilities and trails, Brampton will be a liveable city where all members of the community can safely and conveniently access places, goods and services and connect to transit using active modes of transportation.

Improving active transportation is a mandate of the Brampton OP. The current Brampton OP has land-use policies that promote active transportation access, inclusion of bicycle parking and



road planning objectives that encourage active transportation infrastructure, as well as develop pedestrian and bicycle connections to major transit hubs.

The ATMP outlined 22 detailed Active Transportation supportive policies that should be considered during the City's OPR. The recommendations include policies for the consideration of active transportation in the land use planning and development approval process, including appropriate bicycle trip end facilities like parking, among other operational and educational program-oriented recommendations.

The ATMP aligns with the City's 2040 Vision and supports the vision by providing the active transportation network plans, policies and programs. The ATMP aligns with Action #4-1: Active Transportation Charter by providing recommendations that encourage walking and cycling and improve the active transportation network. It also aligns with Action #4-3: Complete Streets by supporting design standards and designing for complete streets for people of all ages, abilities, and modes of travel to shape a people-friendly and environmentally compatible Brampton.

Recommended Revisions/Updates

No additional scope of work is required as the ATMP provides active transportation network plans, policies, and programs which align with Action #4-1: Active Transportation Charter and Action #4-3: Complete Streets of the 2040 Vision.

5.2.5. BRAMPTON COMPLETE STREET GUIDELINES

The Brampton Complete Streets Guidelines commenced in April 2018 and is expected to be completed in April 2020. This study looks at a process to develop a complete streets approach for Brampton – considering policies, interim approaches, design parameters, and opportunities to update the city's design and engineering standards. All current and future street projects shall adhere to the following principles to achieve the City's Complete Street vision:

- Create Safe and Accessible Streets
- Promote Healthy and Active Living
- Improve Transportation Choice and Balance Priorities
- Develop Connected Networks
- Respect Existing and Planned Context
- Create Vibrant and Beautiful Places
- Enhance Economic Vitality

Examples of recommended changes to design and engineering standards include reduced target speed, reduced travel lane width, targeted corner radii for control and design vehicles.



The Brampton Complete Street Guidelines aligns with the Vision 2040 Strategy. Action #4-3: Complete Streets, by developing and updating the City's design standards and to create streets that provide safe, equitable and convenient travel for people of all ages and abilities and accommodate all users.

Recommended Revisions/Updates

No additional scope of work is required as the Complete Street Guidelines align with the directions of the 2040 Vision.

5.2.6. BRAMPTON GATEWAY MOBILITY HUBS AND INTENSIFICATION CORRIDORS BACKGROUND STUDY

The Brampton Gateway Mobility Hubs and Intensification Corridors Background Study was completed in December 2016. The Background Study is a part of the OPR and designed to examine and update the location, form and function of the City's current system of Major Transit Station Areas (MTSA), Gateway Mobility Hubs and the hierarchy of connecting Intensification Corridors.

The purpose of the Background Study is to assess the evolving role and function of the Gateway Mobility Hubs, such as Bramalea GO and Mount Pleasant GO Mobility Hubs, Intensification Corridors and MTSA's designated in the Brampton OP, identify opportunities and constraints and assess their overall feasibility within the City system. The Study also provides an overview of the emerging planning and development trends in the Western GTA and their impact on the City, as well as forecasted growth.

Following the completion of the Background Study, a memorandum was prepared in August 2017 to detail an OP policy and design framework and recommended policy directions. The memorandum includes seven (7) policy recommendations to be considered during the OPR. Some of the key policy directions include:

- 1 Articulate a clear and compelling vision for growth and mixed-use, transit-supportive development, facilitating higher-density employment, and how this vision is important for the achievement of the City's economic, environmental and social sustainability;
- 2 Incorporate a new refined and clear intensification hierarchy;
- 3 Delete Bram East and Bram West MTSA's as there is little or no current potential for TOD at these areas;
- 4 Introduce Strategic Growth Areas (SGAs) – Nodes & corridors that have been identified as the focus for transit supportive, mixed-use intensification; and
- 5 Regulating areas not designated as SGAs within the Urban Structure (public investment in transit, public realm, active transportation etc.).



A Bramalea GO Proof of Concept was completed as a subsequent work.

While the Background Study was completed prior to the 2040, the vision is aligned with this Background Study.

Recommended Revisions/Updates

No additional scope of work is required as the Background Study aligns with the directions of the 2040 Vision.

5.2.7. BRAMALEA MOBILITY HUB LAND USE STUDY

The Bramalea GO station and surrounding area is designated as a Mobility Hub in the Metrolinx 2014 Regional Transportation Plan (RTP) and Brampton's Official Plan to accommodate significant growth. This Land Use Study was completed in January 2019 and was prepared in response to the Interim Control By-law 224-2017 (ICBL) covering the Bramalea Mobility Hub Area, passed in October 2017 by the City of Brampton Planning Committee. The purpose of the Study is to help shape the future policy framework for the study area.

The Land Use Study recommended the current Secondary Plan boundary to be expanded to include a larger area within the Mobility Hub. A renewed policy and development framework within the enlarged secondary plan boundary should be developed to support and capitalize on existing and planned transit services at the Bramalea GO station, after the completion of Peel Region's MTSA Study. The Land Use Study also recommended the City to undertake a Mobility Hub Study following the completion of a renewed secondary plan. This may require an amendment to the Official Plan.

The Study aligns with the 2040 Vision Strategy, which designates the subject lands as Bramalea GO Town Centre, one of Brampton's six projected future town centres. The area is planned to be a local-oriented work/live business magnet with an active streetscape network. Furthermore, the Study Area will be an Employment Hub near other services, such as daycares and community centre, supporting the live-work objectives of the Vision 2040.

Recommended Revisions/Updates

A Master Plan for Mobility Hubs should be completed to further define the land uses and appropriate densities following the completion of the Region of Peel MTSA study.

5.2.8. BRAMPTON TRANSIT ZÜM BRT/PRIORITY BUS NETWORK EXPANSION

Züm is Brampton Transit's Bus Rapid Transit (BRT) service that has limited stops, uses advanced technology and provides real-time next bus information. There are currently five transit routes in service comprising Züm Queen Street, Züm Main Street, Züm Steeles Avenue,

Züm Bovaird Drive and Züm Queen Street West. The Züm network expansion proposes changes to the following corridors:

- Airport Road Extension
- Chinguacousy-Mavis
- Bramalea Road
- Main Street North
- Castlemore Extension
- Sandalwood
- Kennedy (collaboration with MiWay needed)
- Mississauga Road (collaboration with MiWay needed)
- Dixie Road (collaboration with MiWay needed)
- Steeles East Extension (collaboration with TTC needed)

The proposed expansion is currently awaiting funding approvals. Discussion with other agencies, including Metrolinx, MiWay and TTC, will be required.

This expansion project is aligned with Vision 2040, particular **Action #4-3: Integrated Transit Network** as it improves the connection between local and regional transit system as well as transit experience and comfort.

Recommended Revisions/Updates

No additional scope of work is required. It is anticipated that the identified corridors will be reflected or revised in the TMPU.

5.2.9. HURONTARIO-MAIN LRT EXTENSION STUDY

The Hurontario-Main LRT Extension Study is currently under development and is expected to be completed in 2021. It builds on the vision set out in the Hurontario-Main LRT Environmental Project Report in 2014 and the problem statement stated in the Hurontario LRT Benefits Case Analysis (2016) and is consistent with the vision and goals in Metrolinx's 2041 RTP. The Hurontario-Main LRT Extension Visions are:

- 1 Provide higher order transit along Main Street from Steeles Avenue to the Brampton GO Station and fill a notable gap in the regional rapid transit network.
- 2 Connect directly to the Kitchener GO Rail line, existing Züm service, and future high order transit service on Queen Street.

- 3 Connect the Downtown Brampton Anchor Mobility Hub and Urban Growth Centre to the Hurontario-Steeles Gateway Mobility Hub. Support growth and development proposed for Uptown Brampton and Shoppers World Brampton.
- 4 Contribute to the development of Brampton's Downtown and Uptown areas as complete communities and support the vision set out in Brampton's Downtown Reimagined project.

The LRT Extension project's goals are: Strong Connection, Complete Travel Experiences, and Sustainable and Healthy Communities. The Study will follow a three-step approach: overall evaluation, long list evaluation and a short list evaluation. Metrolinx's Preliminary Design Business Case Framework will be used to evaluate the short list of options and select the preferred option.

The Brampton LRT Extension Study aligns with the Vision 2040 Strategy as the Study supports building a complete regional rapid transit network to provide travel choices as alternatives to vehicles and reclaiming road space for other activities. Its vision also supports connecting Mobility Hubs, other transit services, such as GO Transit.

Recommended Revisions/Updates

No additional scope of work is required for this Study as it aligns with the rapid transit vision and objectives contemplated in the 2040 Vision.

5.2.10. QUEEN STREET - HWY 7 BRT PLANNING STUDY AND INITIAL BUSINESS CASE

The City is currently working with Metrolinx, Brampton Transit, Peel Region and York Region to develop a framework for advancing rapid transit along the Queen Street-Highway 7 corridor. The purpose of the Study is to recommend a preferred approach for upgrading the existing Züm services on Queen Street to a full rapid transit standard, along with extending the Viva Rapidway from York Region. The study will review various BRT infrastructure options, identify opportunities for improved service integration between York Region Transit and Brampton Transit services, preferred BRT stop locations, as well as benefits and financial costs of the project. The study is expected to be completed in 2021.

Queen Street will be transformed into a pedestrian-friendly environment that moves people more efficiently and safely. A Complete Streets approach will be used to consider the needs of all users and uses, as well as to create a proportional and equitable street. Dedicated lanes will be implemented for faster, more reliable, and more frequent Züm BRT services. The stations along the Queen Street Bus Rapid Transit Corridor will be Major Transit Station Areas (MTSAs) (see Section 5.2.11 for more details).

Queen Street East is a designated rapid transit corridor in the Brampton OP and TMP 2015, a transit spine in the Brampton Vision 2040 document and a top transit priority as identified by Council. It is also identified as part of the Frequent Rapid Transit Network (FRTN) that will help connect urban centres, employment nodes and regional destinations within the GTHA with reliable rapid transit services in the Metrolinx 2041 Regional Transportation Plan. The desired outcome for Queen Street will be directed by policy established by these documents, as well as the Growth Plan and the ongoing Brampton Complete Streets Study.

This Study aligns with 2040 Vision as it sets the stage for the implementation of the vision of Queen Street. By 2040, Queen Street is envisioned to:

- Become a rapid transit spine;
- Support a higher density and scale; and
- Be a destination for living, working, and playing.

Recommended Revisions/Updates

No additional scope of work is required as the Study aligns with the vision for Queen Street as a higher density rapid transit spine, which will in part be implemented through the new Official Plan.

5.2.11. QUEEN STREET CORRIDOR MTSA STUDY

The Queen Street Corridor Major Transit Station Area (MTSA) Study was completed in December 2019. The study area runs along Queen Street East from Downtown Brampton in the west to Highway 50 in the east. 16 MTSA's are located along the corridor, with 8 identified to be assembled in to 6 key Focus Areas:

- 1 Downtown Brampton
- 2 Queen Street Central Area
- 3 Downtown Bramalea
- 4 Gateway Boulevard
- 5 Humber West Parkway
- 6 Gore Road

The remaining 8 are referred as “Outlying MTSA’s”. The purpose of this Study is to develop a framework to transform Queen Street into a distinctive place within the city and regional context. This includes an enhanced public realm network with improved physical and visual connections within each Focus Area and Outlying MTSA’s, improved connections, safe, comfortable, and complete streets that supports all users and uses.

The Vision 2040 Strategy was used as a guiding document throughout this study. MTSA's form significant anchors within the City and will be designed and developed into complete mixed-use communities that includes a range of housing and recreational options to attract talent, employment, in line with Brampton 2040 Vision and Term of Council Priorities. The MTSA's will prioritise open space and pedestrian linkages allowing seamless movement of pedestrians, cyclists, motorists, and transits and facilitate a healthy, safe and green city.

Recommended Revisions/Updates

No additional scope of work is required; however, the planning around MTSA's continues to be a relevant and defining feature of the City's future Community Structure. As such, this will be examined in greater detail when developing appropriate land use policies and review of the City's urban intensification areas in consultation with the work being undertaken by the Region. As this and other MTSA areas of the City continues to be relevant direction to develop Official Plan policies will be required.

5.2.12. CENTRE-FOR-INNOVATION (CFI) - TRANSIT HUB STUDY

The Centre for Innovation will be an iconic gateway building offering a new central library providing opportunities for digital creation and programming, performance and audio recording, assistive technologies for various abilities, and culture days. The CFI will be a landmark for train passengers entering or departing the city from the Downtown Brampton GO station.

As suggested in the Vision 2040 Strategy, Action #2-2: Downtown Brampton, where the GO station is identified as a major transit hub for the whole City. Through a Transit Hub Study, the City will explore the expansion of the existing Downtown Transit Terminal that is currently operating at full capacity, in conjunction with the CFI. To unlock Downtown and support the transit needs of Brampton residents, the Study will determine the best configuration and location of the future transit hub.

The CFI and Downtown Transit Hub are initiatives that build on the Vision 2040 Strategy. They focus on the City's efforts to create complete communities, unlock economic potential and reinforce Brampton's unique position on the Innovation Corridor.

Recommended Revisions/Updates

No additional scope of work is required as this Study is currently underway and will build upon the 2040 Vision. As this Study progresses, the Official Plan Review can consider policy implications.

5.3. Natural Heritage

5.3.1. NATURAL HERITAGE AND ENVIRONMENT MANAGEMENT STRATEGY (2015)

The Natural Heritage and Environment Management Strategy (NHEMS) was created with the intent of assisting the City in meeting the requirements of policies, such as the Ontario's Provincial Policy Statement, and defining a comprehensive management framework to direct the official plan update. The NHEMS was addressed as part of the 2006 Official Plan Review: Natural Heritage Discussion Paper produced by North-South Environmental (April 2018), however, this review did not incorporate the Vision 2040.

The NHEMS was prepared in two distinct phases and is presented as a compendium of three documents: The Conservation Authority Natural Heritage System for the City of Brampton – Final Report – 2014 (CA-NHS), the NHEMS Background Report (2015) and the NHEMS Implementation Action Plan (2015). Phase 1 of the process involved the development of a science-based Natural Heritage System for the City of Brampton that represents a refinement of TRCA's and CVC's watershed-based natural heritage systems (presented in the CA-NHS - 2014). The intent of the natural heritage system developed in Phase 1 was to inform an update to Official Plan Schedule D by identifying gaps and opportunities to improve the ecosystem function. Phase 2 of the NHEMS developed a mission, goals, objectives, targets, and actions to enhance the health and resilience of Brampton's natural and built landscapes, and identified policy gaps to be addressed in the Brampton Official Plan update. These are detailed in the NHEMS Implementation Action Plan (2015).

The NHEMS is a starting- point in defining a Brampton Natural Heritage System, and is generally in alignment with Vision 2040, as it uses an inclusive approach to planning for protection of the Natural Heritage features as a system. The 2006 Official Plan designates the City's natural areas and features as "Core Areas". The OP Review Natural Heritage Discussion Paper recommends revisions to Schedule D of the 2006 Official Plan, based on the assessment and mapping outlined in the CA-NHS. The recommendation from the discussion paper is that Schedule D be revised to include two maps: Schedule D1, which shows linkage and enhancement areas, and separates municipal parks from parkettes; and Schedule D2, which separates core natural heritage features into appropriate designations (e.g. woodlands, provincially significant wetlands, special policy areas, etc.,). Under the 2006 OP, all the natural heritage features are designated as "Open Space" (Schedule A) under the 2006 OP (Schedule A). While Vision 2040 aims to have natural areas as part of an inclusive "Eco-park" that combines all municipal parklands, naturalized areas of local significance, and natural heritage features, within the Eco-park system, it will still be essential to map and define each area



separately, to insure policy implications for each type of designation are appropriately based on sensitivity to disturbance, and to ensure compliance with the Provincial Policy Statement (2014).

Recommended Revisions/Updates

The NHEMS is a comprehensive and robust set of documents and it the opinion of WSP that reassessment is not required as part of this update. However, since the NHEMS and OP Review Natural Heritage Discussion Paper were finalized, the Province released 2019 Growth Plan. The 2019 Growth Plan includes mapping of a provincial Natural Heritage System that aims protect the region’s natural heritage and biodiversity. Key Natural Heritage and Hydrological features are afforded specific buffers to development. The Growth Plan was issued under the authority of section 7 of the Places to Grow Act, 2005 and was approved through an Order in Council under that Act to come into effect on May 16, 2019. The Growth Plan specifies that all decisions made on or after May 16, 2019 in respect of the exercise of any authority that affects a planning matter will conform with this Plan, subject to any legislative or regulatory provisions providing otherwise. Minor updates to the NHEMS mapping and policy recommendations sections should be considered to address for compliance with the Growth Plan (2019). An additional scope of work is recommended to ensure that this Official Plan Review appropriately incorporates the Growth Plan requirements.

5.3.2. BRAMPTON ONE MILLION TREES PROGRAM

The One Million Trees Program intends to plant one million trees by 2040. The program aims to build upon existing programs, establish incentives, utilize technology, develop collaborations, and monitor and report on progress.

This Program directly relates to Action #1-3: Brampton Trees Project of the 2040 Vision which aims to plant one million trees in the public and semi-public realm of Brampton, specifically along streets and roads, to enhance the green canopy. On February 19, 2020, Brampton City Council endorsed the planting of 50,000 new trees across the City each year as part of this program to help achieve the goal set out in the 2040 Vision.

Bill 68, Modernizing Ontario’s Municipal Legislation Act, which was proclaimed in 2018 by the Province, introduced a series of changes to the Municipal Act, including the requirement for municipalities to establish policies for the protection and enhancement of the tree canopy and natural vegetation within the municipality.

As part of the Official Plan Review, this Program will inform the development of tree canopy and greenspace policies to ensure that the Official Plan supports achieving the goal of one million trees, including provisions for greenspace, parkland, and tree canopy coverage.

Recommended Revisions/Updates



There are no recommended revisions to this Program as it directly aligns with Action #1-3: Brampton Trees Project of the 2040 Vision. There is an opportunity for the Official Plan to align with and support achieving this program's objective and enhance the City's tree canopy. Consideration should be given to direct planting initiatives to areas earmarked in the NHS as restoration or enhancement areas which would generally strengthen the NHS in Brampton.

5.4. Housing

5.4.1. DRAFT STAFF REPORT AND APPENDICES (A TO E) – DRAFT RESIDENTIAL RENTAL CONVERSION POLICY, DEVELOPMENT OF AN APPLICATION REVIEW PILOT PROGRAM, AND INNOVATION BENCHMARKING¹

This Draft Staff Report and Appendices will be presented to the Brampton City Council Planning and Development Committee during the spring of 2020. The purpose of this report is to provide an overview of the status of the development of Housing Brampton: Affordable Housing Strategy as well as present the draft actions considered for inclusion in the Strategy. The report will also present the findings from the housing innovation benchmarking exercise completed as part of the Strategy. In addition, the report will seek Council direction to proceed with a statutory public meeting to advance draft rental conversion policies, the advancement of an inclusionary zoning program and a proposed framework for an affordable housing application review pilot program.

The housing actions that are currently considered for inclusion in the Affordable Housing Strategy are listed in Appendix A of the report and are organized in the following categories²:

- 1 Actions to support an increase in the affordable housing supply (9 actions)
- 2 Actions to support housing diversity (6 actions)
- 3 Actions to support communication and advocacy for affordable housing (6 actions)
- 4 Actions to monitor and measure the progress of the City of Brampton towards its housing goals and targets (4 actions).

All actions have been reviewed and support increasing, as well as diversifying the supply of affordable housing in the City of Brampton.

¹ Please note: The report reviewed is a draft report and may change before submission to Council.

² These are draft actions and have not been listed here as they might be subject to change while the City further develops the Strategy.

The findings of the benchmarking exercise are listed in Appendix B and examine housing policies and initiatives in several major cities in North America exploring the following topics:

- Multi-generational housing options
- Tiny homes
- Temporary modular housing
- Land trusts
- Family-friendly units
- Homeshare programs
- Alternative options for accessory units (e.g. granny flats and laneway housing)

The findings support opportunities for gentle density within existing low-density neighbourhoods and the implementation of regional housing targets. The report recommends the results to be incorporated into a **residential policy review** as part of the Official Plan Review.

The proposed Official Plan amendment to introduce a rental conversion policy is listed in Appendix E to the report and seeks to prohibit conversions of purpose-built rental units to condominium tenure when the City's vacancy rate is below 3% based on Canada Mortgage and Housing Annual Rental Housing Survey (the vacancy rate in 2019 was 1.2%). The report seeks direction to proceed with a statutory public meeting. In addition, it is recommended to develop a rental protection by-law to complement the conversion policy and prevent demolition of existing rental units.

With regards to Inclusionary Zoning, the Report describes it as a leading tool available to municipalities to help create more affordable housing through the development process. One of the requirements to implement an Inclusionary Zoning by-law is to conduct an impact assessment. The report indicates Peel Region is conducting this assessment and recommends collaborating with regional efforts to meet this requirement.

Lastly, the Report proposes a framework for an affordable housing application review program where a housing facilitator from the City's Planning Department provides concierge service for affordable housing projects. A future staff report will be presented to Council providing further details about the program's framework, process improvements and eligibility criteria.

The report also recommends that a housing market study be undertaken to support a more robust review of all residential policies as part of the Official Plan review.

This report and all its appendices align with the City's 2040 Vision, Living the Mosaic, as it supports Vision 3 regarding diversification of the housing stock and development of complete communities through a range of housing options.



The report also aligns with Vision 5, Action 5.2 of Vision 2040 by supporting a Brampton-Made Comprehensive Housing Strategy.

Recommended Revisions/Updates

Based on this review, no need to amend or update this study has been identified. It is noted that the Report recommends developing a housing market study as part of the Official Plan Review. This study could incorporate the suggested updates to the Housing Brampton: Housing Needs Assessment discussed below.

5.4.2. HOUSING BRAMPTON – HOUSING NEEDS ASSESSMENT

The Brampton Housing Needs Assessment was completed in June 2018. The purpose of the study is to provide a snapshot of the current housing context in Brampton, as well as an overview of the need for affordable housing in the City. The study is the first deliverable of Phase 1 of a larger initiative called Housing Brampton, which seeks to develop Brampton's first Affordable Housing Strategy.

The Needs Assessment includes the development of a definition of housing affordability in Brampton and provides a description of the current housing context, the need for affordable housing, an overview of the housing supply by provider (private market, non-profit providers etc.) and an evaluation of the affordable housing targets as set by the Region of Peel.

Lastly, the Needs Assessment provides an overview of the challenges of creating affordable housing in Brampton, as well as several recommendations the City should consider as it develops the Affordable Housing Strategy. These recommendations include the following:

- 1 Develop tailored solutions for improving the City's core housing needs, such as youth homelessness, and housing affordability for low income, as well as middle income families.
- 2 Diversify the City's housing stock by supporting a full spectrum of housing forms and unit types through innovation and collaboration.
- 3 Enact zoning regulations that ensure support for the development of a full mix of housing types and densities, with consideration of pre-zoning preferred sites.
- 4 Look for efficiencies in the development approval process including streamlining or fast-tracking of priority projects, where appropriate (i.e. affordable housing, infill development)
- 5 Develop conversion and rental protection policies that maintain and increase the supply of rental units and explore how demolition permits could support rental protection objectives.

- 6 Explore financial tools and incentives that encourage the development of affordable housing, including development charges grants, density bonusing, and cash-in-lieu provisions which recognize affordable housing as a community benefit.
- 7 Advocate for funding support from provincial and federal governments.
- 8 Develop a communication and education strategy to increase awareness around housing needs and choices, and facilitate ongoing dialogue with the Region of Peel as the Service Manager for housing.

This study in general is in alignment with Vision 2040, as it is part of Action 5.2 of Vision 2040: Adopt a Brampton Made Comprehensive Housing Strategy. In addition, the recommendations support complete communities and a further diversification of the housing stock as promoted in Vision 3: Neighbourhoods of Vision 2040.

Recommended Revisions/Updates

There are many areas where the report could be updated and expanded to better capture the nature of the need for affordable housing in the City of Brampton. These updates and additions include the following:

- 1 Data in the report is based on the years 2016-2017. It is recommended to update or estimate the data in the report to 2019/2020 where possible to ensure the need for housing is based on the latest available data.
- 2 The report includes a demographic analysis by age, but this analysis is based on individuals and not on households. It is recommended to expand the analysis with an analysis of households by age, as households better align with the need for dwellings compared to individuals.
- 3 The report includes a limited assessment of trends in household tenure, size and household type (e.g. lone parents, single households, households with a member with a disability). This could be updated to include a more fulsome analysis of these three-key metrics that are important indicators to determine the nature of the current and future need for housing.
- 4 The report includes an analysis of household income trends. However, this analysis does not include an overview of income trends by household income deciles. It is recommended to update the report by including such an analysis to ensure the need for low- and moderate- income households in Brampton is captured accurately.
- 5 The report includes an analysis of the housing supply in Brampton, but this analysis is not organized along the CMHC housing continuum. For example, the analysis does not include an overview of transitional housing and supportive housing and a limited overview of trends in the entire housing stock. This makes it hard to assess how the

current stock addresses the need along the housing continuum and where there could be improvements.

- 6 The report includes a list of current challenges to create affordable housing in Brampton, but these challenges do not take recent changes in the Planning Act introduced through Bill 108: More Homes More Choice Act into account. It is recommended to update this section to reflect the most recent policy framework in Ontario.
- 7 While the report includes an overview of the general need for affordable housing, it does not break this need down by the housing and/or income continuum. It is recommended to update the existing report to include such gap statements, which will lead to a more comprehensive overview of the housing need in Brampton for low- and moderate-income households.

Based on these suggestions and feedback received from Brampton City Staff, it is recommended to expand the scope of work of the Official Plan Review related to housing to streamline the development of the Housing Strategy and Housing Background Report building on the existing work as part of the Housing Strategy development process already conducted by the City of Brampton.

5.4.3. HOUSING BRAMPTON – SENIORS’ HOUSING STUDY

The Seniors’ Housing Study was endorsed by Brampton City Council in 2016 and completed in December 2018. The purpose of the study is to identify potential sites and areas in the City suitable for seniors’ housing and provide several recommendations that could improve the availability of seniors’ housing in Brampton.

The study is the second deliverable from Phase 1 of a larger initiative called Housing Brampton, which seeks to develop Brampton’s first Affordable Housing Strategy.

The Seniors’ Housing Study describes the Policy Framework that governs seniors’ housing and gives an overview of the socio-economic profile of seniors and the available housing options to them in Brampton. In addition, the study includes a benchmarking exercise of what constitutes a suitable site for seniors’ housing based on a best practice study in Vaughan, Toronto, Mississauga and Hamilton. Furthermore, consultation was conducted with several key stakeholders such as faith-based and community organizations representing seniors, the Region of Peel, the City of Brampton, CMHC and providers of seniors’ housing in Brampton.

Based on this work, the study identifies 15 sites that would be suitable for seniors housing and provides several recommendations for the City to take into consideration as it develops the affordable housing strategy. These recommendations are:

- 1 Additional affordable housing for seniors is needed to respond to challenges with affordability for seniors’ housing.

- 2 Culturally-sensitive seniors housing is needed given the City's growing level of diversity.
- 3 Development applications for seniors' developments should be assessed against the site selection criteria contained within this study, with consideration for socio-economic or market studies as a requisite submission report for seniors housing development applications;
- 4 The City should continue to support the creation of local partnerships which address the housing needs of local seniors, particularly partnerships that support the not-for-profit and faith community;
- 5 The City's official plan policies should be strengthened to support the direction of Provincial Policy to provide a range of housing options for residents, as well as consideration for pre-zoning the potential sites identified through the study; and
- 6 Incentives and tools to promote the development of seniors housing sites should be explored as part of the development of the City's Affordable Housing Strategy.

This study aligns with the City's 2040 Vision, Living the Mosaic, as it supports the development of complete communities through encouraging a range of housing options promoted in Vision 3: Neighbourhoods and is part of Action 5.2 of Vision 2040 to Adopt a Brampton-Made Comprehensive Housing Strategy.

Recommended Revisions/Updates

Based on this review, no need to amend or update this study has been identified. While the study is generally based on data from 2016 and 2017, the updates suggested above to the Housing Needs Assessment could include the assessment of the need for seniors' housing in Brampton and complement the findings of this study.

5.4.4. HOUSING BRAMPTON – STUDENT HOUSING POLICY REVIEW: STAFF REPORT

The Student Housing Policy Review – Staff Report was completed and presented to the Brampton City Council Planning and Development Committee on June 17, 2019. The purpose of the review is to assess the impact of post-secondary institutions on the demand, supply and type of the available housing options in the community.

The study is the third deliverable from Phase 1 of a larger initiative called Housing Brampton, which seeks to develop Brampton's first Affordable Housing Strategy. The review includes a description of the current approach with regards to registration requirements for second units and multi-unit dwellings, a review of protection policies for rental housing and the by-law enforcement practices regarding common by-law infractions associated with student housing



such as: unauthorized parking, improper garbage disposal, lack of maintenance and public nuisance.

The review also includes the results of a benchmarking exercise conducted as part of the study outlining the policies related to student and rental housing in the Cities of Waterloo, Oshawa, Guelph, Mississauga and Hamilton.

Lastly, the report outlines the options available to the City of Brampton to better regulate the sector. These options include maintaining the status quo, as well as the option to implement a licencing by-law and the policy context to which any licensing by-law should adhere.

The review provides the following recommendations:

- 1 To continue utilizing existing programs and enforcement measures to deal with rental housing issues affecting the City in favour of establishing a new Licensing program.
- 2 To further the student housing work through the City's Affordable Housing Strategy, Housing Brampton, along with Rental Protection Policies to provide the community a variety of housing options, including affordable units on a city-wide basis.
- 3 To continue participation of Enforcement, Zoning & Building Services in public outreach sessions to educate various stakeholder groups of current by-laws, enforcement measures, illegal uses and City programs.
- 4 To strengthen the City's partnerships with post-secondary institutions (i.e. Sheridan College and Algoma University) to aid students in finding safe, adequate and affordable housing.

This review aligns with the City's 2040 Vision, Living the Mosaic, as it supports the development of complete communities and supporting a range of housing options as promoted in Vision 3: Neighbourhoods. In addition, this study aligns with Action 5.2 of Vision 2040 by examining the current situation and issues of rental housing while offering solutions to improve the current condition of rental and student housing as well as potential options to improve the stock and the condition of rental housing.

Recommended Revisions/Updates

Based on this review, no further amendments or updates are required to this Study as it addresses the actions of the 2040 Vision and will provide guidance in developing housing policies in the Official Plan.

5.5. Cultural Heritage and Socio-Economic Studies

5.5.1. AGE-FRIENDLY STRATEGY AND ACTION PLAN, JUNE 2019

The City of Brampton Age-Friendly Strategy and Action Plan, was developed based on the World Health Organization's (WHO's) Guide for Age-Friendly Community Planning, 2007 to achieve the WHO's Age-Friendly Communities designation. The Strategy and Plan was prepared with extensive community engagement, as the City continues to grow with a vibrant and diverse population.

The Strategy and Action Plan aligns with the City's 2040 Vision and supports Vision 4: Transportation and Connectivity, and Vision 5: Social Matters and Housing. The Age-Friendly Strategy and Action Plan was adopted by Council in June 2019.

The Vision Statement for an Age-Friendly Brampton was: Brampton will be an age-friendly community that meets the needs of all ages and abilities. Eight (8) goals were established to implement this Vision Statement:

- 1 Include residents of all ages, abilities and cultural backgrounds in City initiatives and events.
- 2 Promote the creation of affordable and accessible housing, along with a range of housing types and tenures.
- 3 Effectively communicate information using a variety of methods.
- 4 Assess and improve routes, connections and transit stops as the City grows.
- 5 Youth will be recognized and supported in the community through opportunities for social interaction, civic engagement, volunteering and employment.
- 6 Inter-generational opportunities will be created in the community, such as programs or events for youth and seniors to share knowledge.
- 7 Develop vibrant Community/Social Hubs with a variety of activities, events, volunteer and employment opportunities for social participation by all ages.
- 8 Design complete and compact neighbourhoods, parks, and streets that create opportunities for social interaction and interconnectivity of neighbourhoods to a variety of uses.

Recommended Revisions/Updates

The Strategy and Action Plan included numerous recommendations that should be considered during the City's Official Plan review. The following recommendations refer to the Action Items in the Strategy and Action Plan:

- Action Item 1.3 recommended that the Community Design Guidelines be updated to ensure that the location and quantity of seating areas and shade structures be considered in parks and open space plans, and streetscape plans.
- Action Item 1.5 recommended that a new Community Improvement Plan Project Area be developed or expand the existing City's Central Area Community Improvement Plan, 2010 as tools to support businesses to retrofit buildings to provide accessibility features, such as public washrooms.
- Action Item 2.1 referred to the need for improving Brampton's local transit system routes and frequency of service.
- Action Item 2.6, recommended an increase in the number of transit stops within 300 metres (5 minutes) walking distance of residential areas.
- Action Item 2.8 recognized that the City was undertaking a Complete Streets Study.

The Age-Friendly Strategy and Action Plan had a strong focus on Housing, as it is an important dimension in age-friendly community planning.

- Action Item 3.2 required the provision of more diverse housing options and sizes throughout the City, which could be established in the Official Plan through policies for inclusionary zoning. In addition, the City could establish policies in the Official Plan to develop a new CIP that would include incentives for affordable housing developments. Furthermore, the recommendations of the "Housing Brampton: Seniors Housing Study - City Wide, 2018" should be implemented, and policies should be included to develop complete communities in the City's Urban Design Guidelines.
- Action Item 3.3 is to increase the supply of affordable housing, which could be enabled by achieving the affordable housing targets as set out in the Official Plan through incentives and other tools to enable the supply to be increased.
- Action Item 3.4 encourages housing to be located near amenities and to avoid social isolation and loss of independence. Official Plan policies that enable complete communities by permitting a mix of uses that support live-work-play.
- Action Item 3.6 deals with the City's Official Plan and the development of Age-Friendly policies. Specifically, a new Age-Friendly Section and objectives in the City's Official Plan to:
 - Introduce the concept of age-friendly communities and that the City must apply an age-friendly lens in planning for its future in conformity with ROPA 27, specifically policies: 6.2.2.9; 6.3.2.1; 6.3.2.3; 6.3.2.4, which refer to providing policy direction for area municipalities, such as Brampton.
 - Recognize demographic changes will result in new priorities and challenges in the areas of affordable housing, accessible transportation, public spaces and infrastructure, recreation, and community health.

- Emphasize that the City recognizes the importance of adapting its infrastructure and service delivery to meet these challenges, and will support the development of age-friendly communities that promote active aging and a high quality of life among residents at all stages of life.

Furthermore, policies should be developed in the Official Plan to meet the objectives listed in a new Age-Friendly section in the OP related to, but not limited to housing, transit, active transportation, Healthy Development Framework, ethnicity, seniors, design guidelines, parks, pre-consultation and community engagement.

- Action Item 3.7 supports the achievement of the 2040 Vision objectives that relate to age-friendly communities, such as the development of community hubs, and a social planning department.
- Action Item 5.4 refers to early engagement by the community in the planning and preparation of City-led studies, including land development projects. The City should amend the OP policies to ensure that pre-application consultation meetings include the requirement for representatives from the Youth Council/Committee, Seniors Council, Age-Friendly Advisor Committee, and community associations.

5.5.2. CULTURE MASTER PLAN (2018)

The Culture Master Plan was undertaken in 2017 / 2018 to provide the City with clear direction regarding how to leverage, support and develop its arts and cultural resources to achieve broader quality of life and economic development goals.

This work was based on extensive research and a thorough public consultation process including stakeholder workshops, pop-up engagements, online surveys, and youth-centric outreach. In addition to research and consultation, the plan supports the vision and recommendations put forth in Living the Mosaic: Brampton 2040 Vision.

The Culture Master Plan sets Brampton on a strategic path to becoming a creative, expressive and connected urban city. The document is foundational for municipal cultural planning and service delivery in Brampton, enabling the City to take advantage of the opportunities for quality of life and economic development that a robust arts and culture sector can bring.

The Culture Master Plan identifies strategies and actions throughout, and next steps for implementation that may be integrated into the existing arts and culture Official Plan policies. This study is consistent with and was undertaken to support the Vision 2040 strategy.

Recommended Revisions/Updates

This Culture Master Plan will not be updated as part of this process and may be used to inform the Official Plan Review of arts and culture related policies. An additional scope of work is not required to ensure the Official Plan Review addresses these issues appropriately.

5.5.3. CULTURAL HERITAGE POLICY REVIEW PHASE 1 REPORT (2016 / 2017)

The City of Brampton Cultural Heritage Policy Review Phase 1 Report was completed in 2016 / 2017 to review cultural heritage policies set out in the City of Brampton's Official Plan. The report describes the existing policy framework for cultural heritage conservation in the Province of Ontario, provides an analysis of the City's existing Official Plan policies for conserving cultural heritage resources and benchmarks policies developed in other municipal jurisdictions. The study presents key policy direction recommendations as the basis for changes to the City's existing cultural heritage Official Plan policies.

This study was completed prior to and outside of the Vision 2040 study, however it is generally consistent with the Vision 2040 strategy.

The City of Brampton Cultural Heritage Policy Review Phase 1 Report should be updated to address the following issues:

- 1 Bill 108 – on June 6, 2019 the More Homes, More Choice Act, received Royal Assent. Bill 108 included amendments to the Ontario Heritage Act (OHA) which includes changes intended to improve the consistency, transparency and efficiency of decisions, while ensuring that the heritage of Ontario continues to be protected and conserved, and includes several amendments that may affect how municipalities approach certain heritage resources.
- 2 Municipal Official Plan Benchmarking – Since the completion of the study, one of the Official Plans used as a benchmark, the City of London Official Plan (1989, 2010 Office Consolidation) has been replaced by the London Plan (2016). This analysis should be updated to reflect policy updates.
- 3 Vision 2040 – The study should also be amended to include a discussion of Vision 2040 and to ensure policy recommendations are consistent with Action #2-2 of the strategy, which calls for Downtown Brampton to realize the full potential of Brampton's historic Downtown as an advanced education, arts, and life sciences hub.
- 4 Provincial Policy Statement, 2020 - Section 2.6.4 of the Provincial Policy Statement specifies that municipalities should consider and promote archaeological management plans and cultural plans to conserve cultural heritage and archaeological resources. The City of Brampton does not have an Archaeological Master Plan, or a Cultural Heritage Master Plan, and these studies are not discussed in the City of Brampton Cultural Heritage Policy Review Phase 1 Report. The report should be updated to include a discussion of these master plans, and how they may support and inform the OP process.

Recommended Revisions/Updates



An additional scope of work is not required to ensure the Official Plan Review addresses these issues appropriately as the City of Brampton Cultural Heritage Policy Review Phase 1 Report generally aligns with the 2040 Vision.

However, should the City of Brampton decide to complete an Archaeological Master Plan, or a Cultural Heritage Master Plan concurrently to the OP review, a scope change would be required.

5.6. Sustainability

5.6.1. BRAMPTON GROW GREEN ENVIRONMENTAL MASTER PLAN

Brampton Grow Green is the City's first Environmental Master Plan (EMP) and focuses on providing Brampton with a plan to be a municipal leader in environmental sustainability performance. The EMP establishes environmental sustainable directions, including a series of actions and performance targets that will serve to improve Brampton's environmental performance. The EMP outlines a framework with a vision where Brampton is a community that will conserve, enhance and balance our natural and built environments to create a healthy, sustainable city.

Recommended Revisions/Updates

City staff are in the process of updating the EMP to reflect the 2040 Vision and other planning strategies. The EMP outlines policy recommendations, including goals and objectives, that need to be incorporated into the 2040 Plan across various policy areas including transportation, urban design, parks, and land use.

5.6.2. COMMUNITY ENERGY AND EMISSIONS REDUCTION PLAN

The Community Energy and Emissions Reduction Plan (CEERP) is under development in partnership with Sheridan College, and is anticipated to be endorsed by Council in Spring 2020. The CEERP is intended to support the goals of Vision 2040 and the Brampton Grow Green Environmental Master Plan.

The CEERP will act as a roadmap to integrate the efforts of the municipal, local utilities, business, industry, institutions and community stakeholders working towards world-class energy performance while realizing positive economic, environmental, social and cultural outcomes.

The implementation of the CEERP is led by the CEERP Task Force which has been meetings on a regular basis since March 2019. As the Official Plan Review and the creation of the CEERP proceed it will be important to ensure the objectives of the two plans are aligned.

Recommended Revisions/Updates

Since the CEERP is still in process there is no need to update or amend the plan for consistency with 2040 Vision.

5.6.3. SUSTAINABLE COMMUNITY DEVELOPMENT GUIDELINES

The Brampton Sustainable Community Development Guidelines (SCDG) were prepared in 2013 to implement the direction of the 2010 Growth Plan conformity update of the Official Plan. The SCDG is a comprehensive document that encourages and guides development at a level of



planning and design that focuses on the community. The goal of the SCDG is to provide criteria for assessing development applications from a sustainability perspective.

The SCDG is guided by eleven principles that include:

- support for a mix and diversity of land uses;
- preservation of natural heritage features;
- walkability;
- a range and mix of housing options;
- reducing energy demand; and
- fiscal sustainability.

The twelve goals of the SCDG have a direct, and indirect, relationship to land use policy and development:

- 1 Compact development
- 2 Walkable streets
- 3 Mixed-use neighbourhood centres
- 4 Housing and job proximity
- 5 Reduced automobile dependence
- 6 Mixed income/diverse communities
- 7 Public health
- 8 Energy reduction and conservation
- 9 Water management and conservation
- 10 Stormwater management
- 11 Certified Green Building program
- 12 Heritage resource preservation

The SCDG, in concert with the GPOPA policies and the guidelines of the DDG, will be used to evaluate secondary plans, block plans, and draft plans of subdivision and site plan applications to ensure that a high level of urban design and the intended level of sustainability is achieved.

The SCDG provides guidelines and illustrations that address each of the goals at the secondary plan, block plan, subdivision and site plan scales of policy and development.

Recommended Revisions/Updates

While the SCDG pre-dates the 2040 Vision, they share many of the same goals and objectives and may only require minor updates to harmonize language or reference specific objectives. The accompanying Sustainability Metrics and Threshold are currently under review by City Staff. The SCDG does not single out specific geographic areas of Brampton and is therefore adaptable to policies updates that may result from the 2040 Plan.

5.6.4. SUSTAINABILITY ASSESSMENT TOOL

The Sustainability Assessment Tool (SAT) is used to implement the sustainability performance metrics (Block Plan/Draft Plan of Subdivision and Site Plan), as developed by the Cities Brampton, Vaughan and Richmond Hill. The point structure for the Recommended Minimum and Aspirational targets align with the Municipalities' sustainability priorities, in Brampton focused on a) Walkability, b) Natural Heritage, c) Energy, and d) Water.

These metrics are currently being updated based on alignment with other policies, redundancy and implementation. Provincial changes to legislation and provincial plans have impacted the need to update the sustainability metrics. This includes climate change mitigation and low carbon objectives through Provincial Plans and energy efficiency. Source water protection, green infrastructure updates, asset management regulations and the Peel Region Climate Change Master Plan are also changes being addressed by the update. Targets and actions are anticipated to support modified behaviour to achieve targets aligned with these policy updates. As these updated metrics align Official Plan policy areas, these changes will be reflected and incorporated to policy.

Recommended Revisions/Updates

No revisions or updates are recommended. City Staff are currently in the process of updating the Sustainability Assessment Tool.

5.7. Growth Management & Economic Development

5.7.1. PEEL REGION REVISED POPULATION FORECAST BY SMALL GEOGRAPHIC UNIT (SGU), 2016 TO 2041

While this is not a background study, this information is a core requirement to develop the growth forecast scenarios. It is our understanding that the City is still waiting for the release of Peel Region's final population, housing and employment growth forecast. Below is a brief description of the growth forecast information and background information required to update Growth Forecasts for the City of Brampton:

- Population, housing and employment forecast by SGU, including associated mapping output data;

- City of Brampton population forecast by age-cohort and associated headship rate forecast (if available);
- Employment forecast by 2-digit NAICS and details regarding how sectoral forecasts is “rolled up” to employment land use categories (i.e. employment lands employment, population-related employment, major office employment, and rural-based employment);
- Background information on key assumptions, including:
- Land supply (community and employment lands);
- Existing and forecast Designated Greenfield Area density assumptions and components of density (population and employment);
- Residential intensification target for Brampton;
- Employment density assumptions for employment lands, major office and population-related employment;
- Existing and forecast Employment Area density by Employment Area or type of Employment Area (e.g. newly developing employment areas, built employment areas); and
- Employment land intensification assumptions.

Recommended Revisions/Updates

As a supplement to the Region’s growth forecast, the following is requested from the City:

- Past forecasts completed by the City and completed reports;
- Growth monitoring reports and information (if available); and
- Reports on the status of the North-West Brampton Shale Resources Policy Review (ROPA 32) to inform an understanding of the potential impact on the Heritage Heights area.

5.7.2. RETAIL POLICY REVIEW, PHASES 1 AND 2, 2016 AND 2017

The Retail Policy Review reports (Phase 1 and 2) were completed in 2016 and 2017 and key assumptions were derived from data and research completed in mid-2015. It is important to recognize that population is a key input in determining the demand for commercial space and the Region’s forecast will impact the demand for additional commercial space. Further, given the changes occurring in the retail market, both nationally and locally, there is a need to update and review the key assumptions utilized in the Retail Policy Review. As noted in the Report, the impact of major retail trends, including e-commerce was largely unknown at the time of the study. It is our opinion that since the release of the Report there is need to examine e-commerce and other major disruptors for the retail market. We have provided more details



below on the updates and gaps that will need to be addressed to support the growth scenarios forecasts and the market study report.

Recommended Revisions/Updates

- It is recommended that the following technical components of the Retail Policy Review be updated:
- Update national commercial trends and local impact for Brampton over the long-term;
- Update commercial inventory of built retail space, including vacant retail space;
- Update commercial unbuilt retail space inventory;
- Complete a recent license plate survey and consumer survey or provide a rationale for not requiring an update; and
- Update existing population base and utilize the Region's population forecast to generate updated additional warranted retail floor space demand.
- The following gaps have also been identified in the past Retail Policy Review that will need to be addressed:
- Expanded discussion on the opportunity for retail within mixed-use environments (within Brampton context) and intensification areas;
- Expand the analysis to include a review broader range of commercial uses (e.g. hotels/motels, automotive services, non-major office uses);
- Identify commercial land needs (translating floor space to land area requirements);
- Review of retail building coverage trends and forecast coverage for commercial space within Designated Greenfield Areas;
- Commercial floor space demand and commercial land needs for Designated Greenfield Areas, in particular Northwest Brampton and Bram West Areas;
- Forecast employment based on identified commercial demand against the Region's population-related employment forecasts;
- Review of existing commercial density and impact on density levels on Designated Greenfield Area; and
- Breakdown of commercial forecast and demand by Community Area and Employment Area.

Specific Comments, Questions and Information Requests:

- It is recommended that JC Williams, the commercial consultant that prepared the commercial demand analysis Retail Policy Review Phase 1 and Phase 2 Reports, update the commercial space requirements, including updating the key inputs utilized in

deriving the analysis as listed in items 1 through 5 noted above. To support the land needs analysis task as part of the growth forecast scenarios, there is a need to expand the scope of the original retail analysis to include a broader range of non-office commercial uses and translate the commercial floor space requirements into land area requirements, for the Designated Greenfield Area. We recommend that JC Williams also complete the above expanded analysis as part of the update. It is appropriate for the commercial demand analysis to be completed in a technical memo.

- Watson will translate the commercial demand forecast into associated employment growth, including a review of the commercial employment against the Region’s population-related employment forecasts. Further, Watson will review the existing commercial density and the density impact of the forecast commercial demand on Designated Greenfield Areas.
- Watson will integrate the results of the update commercial analysis into the broader market study report and provide further supplemental analysis on the anticipated demand for commercial uses in Employment Areas.

5.7.3. BRAMPTON EMPLOYMENT LAND POLICY STUDY

This report is now several years out of date and many relevant technical aspects of this report will need to be updated to support the City’s long-term employment land needs assessment. These technical aspects include:

- 1 Recent macro-economic and regional market trends generally related to employment growth and employment lands development;
- 2 Recent employment growth and employment activity on employment lands, including nature of recently developed employment lands by sub-sector, parcel size and density;
- 3 Revised employment land supply inventory (developed and vacant by location),
- 4 Revised major office employment trends, including nature of recently developed major office development by sector, size and location; and
- 5 Revised major office land supply inventory (developed and vacant).

Recommended Revisions/Updates

The report will need to be updated in accordance with current legislation and policy (i.e. Growth Plan, 2019) as well as the revised Provincial Land Needs Assessment (LNA) Methodology when it becomes available. This will require the following:

- 1 A breakdown of the employment lands employment forecast between built employment areas and newly developing employment areas. This analysis should be supported by an updated discussion and analysis of employment intensification opportunities;

- 2 Removal of reference to prime employment areas;
- 3 Discussion regarding Provincially Significant Employment Zones (PSEZs);
- 4 Review of opportunities with designated Employment Areas identified within Major Transit Station Areas in Brampton; and
- 5 Review of proposed employment conversion sites.

Specific Comments, Questions and Information Requests:

- It is recommended that Watson update specific sections of the report as they relate to the City's OP update. This would specifically include an analysis of the City's long-term employment land needs to 2041 in accordance with the LNA and Growth Plan requirements. It is noted that if Hemson has gathered updated employment land supply information as part of the Peel GMS/OP growth forecast update, we would appreciate if this information could be shared through the City of Brampton. This would include the employment supply tables provided in Table 2 and 3 of the 2016 Report. We would also request a revised employment land map (Figure 10);
- The 2016 Report does not appear to provide details regarding employment demand by land use category. We would request that the revised employment forecast by land use category prepared as part of the Peel GMS/OP be provided to Watson through the City of Brampton. We would also request that the City provide the specific employment forecast by two-digit NAICS (via Hemson) to better understand how the employment sectors are then "rolled up" to employment land use category;
- The 2016 report does not provide mapping data regarding existing vacant employment lands. If available, through the City of Brampton, we would request this information; and
- It is also requested that any base employment estimates by sector and land use category for 2020 be provided to Watson by the City via Hemson.

5.7.4. OFFICE STRATEGY, MAY 2016

The report is now several years out of date and many relevant technical aspects of this report will need to be updated to understand the demand for office space within the City of Brampton. Further, there is an opportunity to provide clarity around key recommendations and explore best practices in accommodating office employment.

Recommended Revisions/Updates

It is recommended that the following technical components of the Office Strategy be reviewed and updated:

- 1 High level review of recent local and regional market trends generally related to office growth and development, including understanding the share of office growth by municipality within the GTHA;
- 2 Review of floor space per worker assumption and employment land density assumptions for the City of Brampton; and
- 3 Review and further clarification regarding the of prioritization of major office development by location.

We have identified some gaps in the past Office Strategy that will need to be addressed:

- 1 Compare the office forecast demand against historical actuals to understand how the City is tracking;
- 2 Comment on the Region's Major Office Employment forecast in the context of market reality within the short and medium term;
- 3 Explore best practices (suggested up to six case studies) in accommodating office employment by location types (e.g. commercial mixed-use areas, employment areas and downtown areas); and
- 4 Prepare a SWOT analysis that considers opportunity for major office development by built-form, tenant type, sector and location.

Specific Comments, Questions and Information Requests:

We would recommend that Watson update specific sections of the report as they relate to the City's OP update. This would include providing the City with clear direction for targeting office development, prioritizing locations for office development and reviewing the office forecast against market reality within the context of historical trends and future prospects. Further, Watson will provide a more fulsome discussion on the potential of office use by built-form and tenant type which will consider the evolving office market and opportunities for office space in a range of environments (e.g. mixed-use, retail sites, etc.).

5.8. Parks and Open Space Planning

5.8.1. PARKS AND RECREATION MASTER PLAN

The Parks and Recreation Master Plan (PRMP) provides a blueprint to guide the City's planning and provision of parks, recreation facilities and the programs that take place within them. The PRMP contains 114 recommendations for the delivery of parks and recreation facilities and services to be implemented by 2031. This study is aligned with the 2040 Vision, which envisions a green park network and providing adequate recreational opportunities for residents.



The PRMP provides a series of strategic recommendations which require consideration in the 2040 Plan, as well as technical recommendations which may inform the revised community structure, including:

- #1. Integrate Urban Park and Linear Connector classifications into the City's Official Plan parkland hierarchy (currently investigating new park classifications)
- #2. Proactively provide parks at a ratio of 1.6 hectares per 1,000 population, which will require around 240 hectares of new parkland by 2031 – supported by the undertaking of a Parkland Acquisition Strategy. To support this target, pursue documentation of park supply service level targets in the Official Plan as part of the ongoing Official Plan review. Continue to ensure that any parklands obtained under this ratio should quality, useable tableland to ensure cost-effective and recreationally focused park development.
- #4. Align the PRMP's parkland objectives with those contained within the City of Brampton Official Plan and its implementing Zoning By-law.
- #5. Through Official Plan policy, the City should continue to require parkland dedication as permitted by the Planning Act – including alternative conveyance requirement – through acquisition of physical parkland or cash-in-thereof.
- #9. Continue to work with the Peel District School Board and Dufferin-Peel Catholic District School board in the planning and provision of joint school-park campuses, as per Section 4.7.1.16 of the current City of Brampton Official Plan.
- #6. Through the Official Plan Review process and future reviews of its Parkland Dedication Policy, the City should explore ways to align its parkland dedication requirements, as permitted through the Planning Act, with density of proposed developments and continuing to leverage the Planning Act's density bonusing provisions.
- #18. The PRMP should be considered in tandem with the City of Brampton's Official Plan policies regarding the Natural Heritage System, the Environmental Master plan, the Natural Heritage and Environment Management Strategy, and the Active Transportation Master Plan.
- #67. The PRMP recommends that playgrounds are provided with a focus on serving major residential areas, generally within an 800-metre radius of major pedestrian barriers such as major roads, railways, and watercourses. Opportunities to help achieve this objective can be considered in reviewing the City's urban structure.

Recommended Revisions/Updates

That the planning horizon for the PRMP will have to be aligned with the growth scenarios of the 2040 Official Plan and updated accordingly by City Staff. Considering recent Provincial changes to the development charges and parkland dedication regulations and the implementation of



community benefits charge authority, the City may wish to consider the implications on parkland dedication and acquisition.

5.8.2. BRAMPTON ECO PARK STRATEGY

The Brampton Eco Park Strategy (2019) outlines a proposal to create an amalgamated park network interwoven throughout the City. The goal is a catalytic action for Vision 1 of the 2040 Vision, which calls for 'one-planet living'. This theme permeates the entirety of the 2040 Vision through the inclusion of more sustainable urban spaces, green space connectivity, and increased environmental stewardship.

Recommended Revisions/Updates

Overall, the Strategy aligns with Vision 1 of the 2040 Vision. There is an opportunity for the Official Plan to align with and support achieving this goal and enhance the City's municipal and natural heritage park network.

While Brampton's NHS policies focus on the conservation and enhancement of ecological systems, Brampton's Parks and Recreation policies focus on the recreational and social needs of the community. As work is done to address the Goals of this program, consideration should be given to ensuring that if locations earmarked as "prime candidates" are part of the Natural Heritage System, that the permitted uses are in alignment with relevant provincial policy. Installation of trails or even low-density public spaces should be avoided in high quality natural features, such as large wooded or wetland areas. Practices and targets discussed in the NHEMS can provide insight into these considerations.

6. NEXT STEPS

Phase 2 and 3 of the Project Plan includes an analysis of Growth Scenarios and development of Discussion Papers. Before Discussion Papers can be formalized, gaps and issues identified in this Document Review and Gaps Analysis Report should be addressed.

The formulation of Discussion Papers and an update to the 2015 Office Consolidated Official Plan through the re-structuring and possible re-write of new policies will require that the City of Brampton Staff remain engaged in and informed on ongoing City projects. Continued engagement will be a part of the Engagement Strategy as part of a separate deliverable for this project.

Specific information required from the City is summarized by subject matter. Once this information is received and reports have been updated, the information will help inform the preparation of Discussion Papers for the next phase of the Project Plan.

STUDIES THAT CAN BE COMPLETED AND CARRIED FORWARD IN THE OFFICIAL PLAN

Through completion of a background review and analysis, the following studies can be carried forward to prepare discussion papers and analyze/update/re-write Official Plan policies:

- Toronto Gore Density Review
- Heritage Heights Secondary Plan (in-process)
- RioCan Shoppers World Redevelopment Master Plan
- Riverwalk Urban Design Master Plan
- Community Hub Studies
- Precinct Plans (Queen Street East Precinct Plan)
- Queen Street East Community Planning Permit System
- Bram East Secondary Plan
- Secondary Plan Consolidation
- Region of Peel Major Transit Station Area Study
- Brampton Gateway Mobility Hubs and Intensification Corridors Background Study
- Bramalea Mobility Hub Land Use Study
- Brampton LRT Extension Study
- Queen Street – Hwy 7 BRT Planning Study and Initial Business Case



- Queen Street Corridor MTSA Study
- Centre for Innovation (CFI) – Transit Hub Study
- Housing Brampton – Senior’s Housing Study
- Housing Brampton – Student Housing Policy Review: Staff Report
- Housing Brampton – Draft Staff Report – Draft Residential Rental Conversion Policy, Development of an Application Review Pilot Program and Innovation Benchmarking
- Culture Master Plan (2018)
- Age-Friendly Strategy and Action Plan, June 2019
- Community Energy and Emissions Reduction Plan (in-process)
- Sustainable Community Development Guidelines
- Brampton Eco Park Strategy
- Brampton Grow Green Environmental Master Plan
- Brampton One Million Trees Program

STUDIES THAT ARE OUTDATED AND REQUIRE UPDATES

Table 2. Identification of Gaps in background information received

RESPONSIBILITY FOR UPDATES

STUDY NAME	CITY OF BRAMPTON	WSP CONSULTING TEAM	3 RD PARTY
City of Brampton Transportation Master Plan Update	●		
City of Brampton Complete Streets Master Plan	●		
Natural Heritage and Environment Management Strategy	●		



RESPONSIBILITY FOR UPDATES

STUDY NAME	CITY OF BRAMPTON	WSP CONSULTING TEAM	3 RD PARTY
Housing Brampton – Housing Needs Assessment		Additional Scope Required	
Cultural Heritage Policy Review Phase 1 Report (2016/17)		● Additional Scope May be required	
Peel Region Revised Population Forecast by Small Geographic Unit (SGU), 2016 to 2041	●		Peel Region
Retail Policy Review reports (Phase 1 and 2)		●	JC Williams
Brampton Employment Land Policy Study		●	
Office Strategy, May 2016		●	
Parks and Recreation Master Plan	●		
Sustainability Assessment Tool	●		



ADDITIONAL INFORMATION THAT WILL NEED TO BE EXAMINED/EXPLORED IN THE OFFICIAL PLAN

The following information is required from the City (and Peel Region where noted) to aid in updating the above-noted studies.

Housing

- Data for the years 2017-2020
- Demographic analysis of households by age
- More detailed information on household tenure, size and housing type (e.g. lone parents, single households, households with a member with a disability)
- Income trends by household income deciles
- Alignment of housing supply analysis along the CMHC housing continuum

Population Forecast

The following is required from Peel Region:

- Population, housing and employment forecast at the Small Geographic Unit (SGU) scale, including associated mapping output data;
- City of Brampton population forecast by age-cohort and associated headship rate forecast (if available);
- Employment forecast by 2-digit NAICS and details regarding how sectoral forecasts is “rolled up” to employment land use categories (i.e. employment lands employment, population-related employment, major office employment, and rural-based employment);
- Background information on key assumptions, including:
- Land supply (community and employment lands);
- Existing and forecast Designated Greenfield Area density assumptions and components of density (population and employment);
- Residential intensification target for Brampton;
- Employment density assumptions for employment lands, major office and population-related employment;
- Existing and forecast Employment Area density by Employment Area or type of Employment Area (e.g. newly developing employment areas, built employment areas); and
- Employment land intensification assumptions.

The following is required from the City of Brampton:

- Past forecasts completed by the City and completed reports;
- Growth monitoring reports and information (if available); and
- Reports on the status of the North-West Brampton Shale Resources Policy Review (ROPA 32) to inform an understanding of the potential impact on the Heritage Heights area.

Employment

- Commercial inventory of built retail space, including vacant retail space;
- Commercial unbuilt retail space inventory;
- Retail building coverage trends and forecast coverage for commercial space within Designated Greenfield Areas;
- Existing commercial density;
- Expanding the scope of the original retail analysis to include a broader range of non-office commercial uses and translate the commercial floor space requirements into land area requirements, in particular for the Designated Greenfield Area;
- Recent employment growth and employment activity on employment lands, including nature of recently developed employment lands by sub-sector, parcel size and density;
- Revised employment land supply inventory (developed and vacant by location);
- Nature of recently developed major office development by sector, size and location;
- Revised major office land supply inventory (developed and vacant);
- Proposed employment conversion sites;
- Updated employment land supply information as part of the Peel GMS/OP growth forecast update, including the employment supply tables provided in Table 2 and 3 and a revised employment land map from the 2016 Employment Land Policy Study Report;
- Revised employment forecast by land use category prepared as part of the Peel GMS/OP be provided through the City of Brampton;
- Specific employment forecast by two-digit NAICS (from Hemson via Brampton);
- Mapping data regarding existing vacant employment lands;
- Base employment estimates by sector and land use category for 2020 from Hemson via Brampton;
- Prioritization of major office development by location; and,
- Office forecast demand against historical actuals.