

Date: 2020-12-09

Subject: **Recommendation Report – Bram East (Area 41) and Goreway Drive Corridor (Area 39) Secondary Plans Review**

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Report Number: Planning, Building and Economic Development-2021-027

Recommendations:

1. **THAT** the report titled “**Recommendation Report – Bram East (Area 41) and Goreway Drive Corridor (Area 39) Secondary Plans Review**” to the Planning and Development Committee meeting of February 1, 2021, be received;
2. **THAT** staff be authorized to hold a statutory public meeting to present the City’s draft updated “Bram East Secondary Plan” in the form of an Official Plan Amendment, and to report back to Council with the results of public consultation and a final recommendation.

Overview:

- **A comprehensive review of older secondary plans was initiated in 2014 to ensure conformity with the 2006 Official Plan, as well as improving the overall clarity of the documents and update mapping. Secondary plans within the greenfield area were not included in this review.**
- **The Bram East Secondary Plan Area 41, and Goreway Drive Corridor Secondary Plan Area 39 were adopted by Council in 1995 and 1994 respectively, and have not been substantially updated since then.**
- **Policy Planning staff has initiated a review of the Bram East Secondary Plan to update existing policies, schedules and ensure conformity with the 2019 Growth Plan. It is proposed to consolidate the Goreway Drive**

Corridor Secondary Plan into Bram East to create one larger secondary plan that incorporates both areas.

- **The review of this secondary plan is being undertaken parallel to the City's Official Plan Review.**
- **The purpose of this report is to present the proposed approach for undertaking the review of the Bram East and Goreway Drive Corridor Secondary Plans, and to seek direction to proceed to a statutory public meeting to present the draft Official Plan amendment for public input.**

Background:

Secondary Plans provide greater detail on how policies and land use designations of the Official Plan are to be implemented for a defined area of the City. They guide how a community will grow and develop over time.

The City of Brampton currently has over 30 designated Secondary Plan Areas, some of them dating back to the mid 1980's.

A comprehensive review of older secondary plans was initiated in 2014 to ensure conformity with the 2006 Official Plan, as well as improving the overall clarity of the documents and update mapping.

As part of the first phase of the Review, eighteen of the former Secondary Plans were consolidated into five new larger Secondary Plan areas. Policies that already exist in the Official Plan were deleted to avoid duplication and all the schedules were converted from CAD into GIS to facilitate the manipulation and updating of the maps. On September 12, 2018, Council adopted five Official Plan Amendments, which implemented new Secondary Plan Areas 1, 2, 3, 5 and 6.

The first phase of this Review will be completed once staff forwards the remaining two new Secondary Plans for adoption (Airport-Intermodal Secondary Plan Area 4 and Fletcher's Meadow Secondary Plan Area 8). A public meeting to present the proposed Official Plan Amendments for public comments is anticipated in early 2021.

Secondary plans within the greenfield area were not included in the first phase of the review, as many of these areas are still being developed. However, there is a need to update some of these older secondary plans, as some of the policies are no longer relevant or applicable, and changes to provincial legislation are to be incorporated.

The Bram East Secondary Plan Area 41 was adopted by Council in 1995, and has not been significantly updated since then. Although a significant portion of the secondary plan has been developed, there are some areas that remain vacant and have significant potential for development.

Current Situation:

A comprehensive review and consolidation exercise of the City's Secondary Plans has been initiated with the intention of reducing the number of secondary plans, and updating policies and schedules. This work is being undertaken in conjunction with the Official Plan Review.

Although it is anticipated that some secondary plans in built up areas of the City will be removed once Brampton Plan is in effect, there is an opportunity to review and consolidate secondary plans in greenfield areas to provide direction and guidance for the review of planning applications in these areas that are still experiencing development.

Policy Planning staff initiated a review of the Bram East Secondary Plan Area 41, with the objectives of updating existing policies and mapping to ensure conformity, and developing a comprehensive policy framework for employment uses in the area, including the office node centred around Queen Street and The Gore Road.

Staff is proposing to include the Goreway Drive Corridor Secondary Plan as part of this review. The Goreway Drive Corridor Secondary Plan Area 39, which was adopted by Council in 1994, applies to a small section along both sides of Goreway Drive, north of Queen Street East. A few parcels around the Queen Street and Goreway Drive remain vacant.

It is proposed to consolidate these two secondary plans into a larger planning area, which will continue to be identified as "Bram East".

Proposed Approach

The process for updating the secondary plan requires the collection and consideration of a significant amount of data. All existing land uses were verified to ensure they are adequately reflected in the schedule. Through the approval of the block plans and plans of subdivisions within the secondary plan, some uses such as parks and schools were slightly shifted, and their location is not accurately reflected in the current schedule.

Policies that are already contained in the 2006 Official Plan or that are no longer relevant are proposed to be deleted, as well as some special policy areas that are already built and have appropriate zoning in place.

The policies of the secondary plan will be updated to reflect recent changes to Provincial legislation, including the designation of the Highway 50 and Queen Street area as a Provincially Significant Employment Zone (PSEZ), and the proposed Major Transit Station Areas (MTSAs) along the Queen Street corridor.

This exercise will also include the review of existing employment policies in the secondary plan, including the office node designation at Queen Street and The Gore Road, and will identify parcels that should be retained exclusively for employment purposes within the PSEZ, or areas around MTSAs that may redevelop with a mix of higher order uses as part of future planning for these areas.

A dedicated page will be created on the City's website with relevant information on the policy review, and provide an opportunity for the public to provide comments. Staff is

planning to schedule a virtual open house in early Spring to obtain feedback from relevant stakeholders, prior to presenting the proposed Official Plan Amendment for Council's consideration at a Statutory Public Meeting.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Other Implications:

No other implications have been identified at this time.

Term of Council Priorities (2019-2022)

This report is consistent with the "A City of Opportunities" theme as it supports the creation of complete communities.

Living the Mosaic – Brampton 2040 Vision

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

Conclusion:

The comprehensive updating of the City's Secondary Plans is an important undertaking that is beneficial in guiding community growth and development. The review of the Bram East Secondary Plan will enable staff to respond to public inquiries and review development applications in an efficient and expeditious manner. The review will also incorporate policies that have been brought forward through recent changes to Provincial legislation.

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Appendices:

Appendix A: Schedule 41(a) of the Bram East Secondary Plan

Appendix B: Schedule 39(a) of the Goreway Drive Corridor Secondary Plan