

SUBJECT: Heritage Heights Secondary Plan Comment Summary Table

DATE: June 2021

SECONDARY PLAN SECTION	POLICY	COMMENTER CITY/AGENCY/REGION/LANDOWNER/OTHER	COMMENT
Table of Contents		Andrew Walker (Heritage Heights Landowners Group)	Revisions to page numbers required to reflect revised numbering of the pages.
1	Introduction	Andrew Walker (Heritage Heights Landowners Group)	General comment – strong and definitive terms from a policy perspective such as ‘will’ and ‘shall’ throughout the entire document. Suggest softening language to provide flexibility such as ‘generally’, ‘where appropriate’, ‘as appropriate’. Specific examples identified in annotated comments.
1	This Secondary Plan sets out a planning framework and serves as a blueprint for future growth for the redevelopment of the Heritage Heights Secondary Plan Area shown on Map ‘XX-1’.	Andrew Walker (Heritage Heights Landowners Group)	The draft Secondary Plan provided does not include the various schedules. Difficult to provide comprehensive comments in the absence of Schedules.
1.1	The Vision for the Heritage Heights Secondary Plan Area was developed in collaboration with the City of Brampton, key stakeholders , and affected landowners, along with the broader public.	Jason De Luca (Region of Peel, Development Services)	Add Peel Region
1.1	The Vision for the Heritage Heights Secondary Plan Area was developed in collaboration with the City of Brampton, key stakeholders , and affected landowners, along with the broader public.	Andrew Walker (Heritage Heights Landowners Group)	Should state ‘role and function of the HHSP Area in implementing the Vision.’
1.1	City Council will use this Secondary Plan to make decisions on planning and development proposals within the Secondary Plan area shown on Map ‘XX-1’ – Secondary Plan Area. City Planning Staff will use this document to work with the public and land developers to achieve the vision described in this Secondary Plan, to educate and raise awareness about possible future development , and to make recommendations to City Council on development proposals, public works, and infrastructure.	Andrew Walker (Heritage Heights Landowners Group)	Further to discussion May 19, 2021, we understand that this is in reference to the narrative being given to Council re: finer street network in HH and its evolution over time, including evolution beyond the 30 year planning horizon.
1.1	This Secondary Plan is a tool for the community and provides a vision for development.	Andrew Walker (Heritage Heights Landowners Group)	Should state ‘guidance to implement a vision’ as the Secondary Plan is the tool that implements the vision as opposed to providing it.
1.3.1.a	Sets out the planned function and long-term planning vision for the Heritage Heights Secondary Plan Area for the next 30 years .	Andrew Walker (Heritage Heights Landowners Group)	What is the Precinct Plan Horizon Year? It should be tied to Provincial and Regional Plans such as PPS, Growth Plan, Regional Official Plan, etc. As an alternative, perhaps consider removing the reference to the 30 year planning horizon.
2	The Heritage Heights Secondary Plan functions as the north-western gateway from the City of Brampton to the neighbouring municipalities of Halton Hills and Caledon	Andrew Walker (Heritage Heights Landowners Group)	Amend the policy to state that the HHSP functions as the “...north-western gateway to the City of Brampton from the neighbouring municipalities of Halton Hills and Caledon
2	Entire blue box	Andrew Walker (Heritage Heights Landowners Group)	Is there any significance to the text in the blue boxes throughout the Draft Secondary Plan?
2	The Heritage Heights Area is planned to undergo significant change in the near future with the construction of the Heritage Heights mobility hub, Major Transit Station Areas, and The Grand Boulevard, which will be catalysts in transforming the Secondary Plan Area’s landscape from mainly rural and auto-oriented uses into a mixed-use, vibrant, and transit-supported community.	Andrew Walker (Heritage Heights Landowners Group)	Remove ‘and auto-oriented’
2	Development in the Heritage Heights community will celebrate its natural setting and will be a net contributor to climate mitigation and adaptation .	Andrew Walker (Heritage Heights Landowners Group)	Please clarify – it is not clear by this policy and paragraph how the HHSP “... will be a net contributor to climate mitigation and adaptation”. Perhaps some examples would assist in understanding the policy direction.

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2.2.1	Heritage Heights will include a high quality, connected public realm of streets, parks and open spaces, and natural areas , which will support The Grand Boulevard and the existing and planned transit system in forming the underlying structure of the Precincts and overall Secondary Plan area.	Gail Anderson (Region of Peel, Planning and Growth Management)	The Vision Statement should include goal or statement related to identifying and protecting a well-defined functional natural heritage system; in addition to support for the natural heritage which I located within the development areas.
2.2.2	The vision for the Heritage Heights Secondary Plan Area encourages urban, transit-oriented walkable communities that promote a vibrant pedestrian realm and experience. This goal will be achieved through Precinct Planning, Urban Design Guidelines, Character Areas, area specific policies, Community Planning Permit Systems , area specific zoning by-laws, and other supporting strategies, tools, and studies identified in this Secondary Plan.	Andrew Walker (Heritage Heights Landowners Group)	Community Planning Permit Systems is a new term being introduced. It is not clear what it is, and is not defined anywhere.
2.2.3	All development within the lands shown on Map ‘XX-1’ – Secondary Plan Area will conform to the overall Vision for change identified in this Secondary Plan.	Colin Chung (Heritage Heights Landowners Group)	Example of use of ‘will’. Should state ‘generally conform’ since vision is broad goal and there may be aspects to development proposed that may not completely conform to all vision principles.
2.3.1	Development in the Secondary Plan Area will be informed by the following seven guiding principles to bring about the Vision in:	Gail Anderson (Region of Peel, Planning and Growth Management)	Consideration of low-carbon, resilient community
2.3.1.c	Implementing sustainable and resilient plans, infrastructure, technologies, and design approaches.	Gail Anderson (Region of Peel, Planning and Growth Management)	It is unclear what “resilient plans” are being referred to. Consider specifically stating climate change resiliency plans.
2.3.1.e	Conserving and protecting natural areas and conserving cultural heritage assets in creating local destinations and opportunities for active uses.	Gail Anderson (Region of Peel, Planning and Growth Management)	The PPS 2020 sets a maintain, restores and improved standard for natural heritage system. To be consistent with the PPS, this policy should insert the word “improve”
2.3.1.e	Conserving and protecting natural areas and conserving cultural heritage assets in creating local destinations and opportunities for active uses.	Andrew Walker (Heritage Heights Landowners Group)	Recommend to use the wording from the PPS as noted in the track changes so that there is no confusion between the documents/policies.
2.3.2	Development in the Secondary Plan Area will be informed by the following Big Moves , which implement the Vision and guiding principles in this Secondary Plan:	Andrew Walker (Heritage Heights Landowners Group)	Support the vision of ‘Big Moves’, but when using this new term in the Secondary Plan, it is imperative to understand what it is in terms of the vision. Need to make clear what the vision and objectives are of ‘Big Moves’.
2.3.2.a	Communities will be premised on the ‘20-minute neighbourhood’ connected by The Grand Boulevard. A connected system of green corridors and pedestrian, cycling, and street networks will promote walkability, accessibility, and connections to transit, and local and regional destinations.	Colin Chung (Heritage Heights Landowners Group)(Region)	Is the location of the Grand Blvd such that the entire HHSP area is walkable within 20 minutes? If not, then this principle cannot be fulfilled.
2.3.2.d	Urban built form, and a mix of land uses which include retail development, is anticipated at the intersection of major thoroughfares. These intersections are identified as ‘Gateways’ in Map ‘XX-3’ - Structure Plan and Map ‘XX-4’ – Public Realm and Conceptual Park Plan, and as set out in this Plan. Higher densities and more intense uses will be concentrated in the Character Areas identified in Map ‘XX-3’ – Structure Plan.	Andrew Walker (Heritage Heights Landowners Group)	Difficult to provide comprehensive comments in the absence of Schedules.
2.3.2.d	Urban built form, and a mix of land uses which include retail development, is anticipated at the intersection of major thoroughfares. These intersections are identified as ‘Gateways’ in Map ‘XX-3’ - Structure Plan and Map ‘XX-4’ – Public Realm and Conceptual Park Plan, and as set out in this Plan. Higher densities and more intense uses will be concentrated in the Character Areas identified in Map ‘XX-3’ – Structure Plan.	Richa Dave (Region of Peel, Transportation Planning)	Any gateways identified at Regional intersections should be discussed with the Region of Peel

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2.3.2.e	An active, diverse, and vibrant community will be supported by a high-quality public realm. Character Areas, which are envisioned as hubs of activity accommodating a significant amount of growth in the Secondary Plan area, will be framed with buildings that have active at-grade uses, appropriate glazing on lower levels, and direct entrances from the public sidewalk.	Andrew Walker (Heritage Heights Landowners Group)	Difficult to provide comprehensive comments in the absence of Schedules.
2.3.2.f	Development and civic and/or private open spaces will respect and reinforce the natural and cultural heritage assets of the Secondary Plan Area through the conservation and restoration of natural heritage areas, heritage structures and landscapes.	Gail Anderson (Region of Peel, Planning and Growth Management)	Insert the words “and enhancement” after restoration
2.3.2.g	Development in the Secondary Plan Area <b>will</b> not outpace investment in community services and facilities that support a livable and complete community.	Andrew Walker (Heritage Heights Landowners Group)	Another example where strong terminology is used as the policy uses the term ‘will’. Recommend to revise with ‘should generally’ to provide greater flexibility.
2.3.2.h	The Plan envisions a connected network of protected green spaces, natural heritage areas, corridors, and linkages, which will provide opportunities for trails and multi-use cycling facilities and will enhance and provide an identity for the Secondary Plan Area. The intent of these spaces, corridors, and linkages will be to protect ecological biodiversity and naturally sensitive areas, while connecting the various neighbourhoods and areas of the Heritage Heights community.	Andrew Walker (Heritage Heights Landowners Group)	The NHS is important and formulating good policy is important. The policy needs to ensure that the NHS policies are implementable and protect the environment but not to the detriment of consuming tableland. The Plan needs to clearly differentiate between the natural heritage system which is to be protected and other green spaces like public parkland that do not need to be protected.
2.3.2.h	The Plan envisions a connected network of protected green spaces natural heritage areas, corridors, and linkages, which will provide opportunities for trails and multi-use cycling facilities and will enhance and provide an identify for the Secondary Plan Area. The intent of these spaces, corridors, and linkages will be to protect ecological biodiversity and naturally sensitive areas, while connecting the various neighbourhoods and areas of the Heritage Heights community.	Gail Anderson (Region of Peel, Planning and Growth Management)	While passive recreation can be supported within a natural heritage system, the support of recreation should not be the primary purpose for the NHS. The proposed wording should place emphasis on supporting natural heritage functions in order for the ecosystem to thrive.
2.3.2.i	Green spaces together with such as parks and linkages which form part of the public realm will support a range of local social and recreational activities and will be connected , comfortable, safe, and attractive, and contribute to the quality of life of all residents.	Gail Anderson (Region of Peel, Planning and Growth Management)	Consider clarifying that only recreational uses that are compatible with the NHS and can be supported within the natural heritage system will be permitted.
2.3.2.j	Central to the Plan is a Metrolinx mobility hub located at the intersection of The Grand Boulevard and the Kitchener GO Line, which is identified conceptually on Map ‘XX-3’ – Structure Plan and Map ‘XX-12’ – Transit and Travel Demand Management. The mobility hub will connect the Heritage Heights community with the City, Region, and Greater Toronto Area, will be a central hub of activity, and where significant growth will be directed and focused in the Secondary Plan Area.	Richa Dave (Region of Peel, Transportation Planning)	Metrolinx is no longer proceeding with their update to the Mobility Hubs Guidelines. Brampton is encouraged to touch base with Metrolinx on the terminology for this hub.
2.3.2.k	The location of the future mobility hub and planned transit stations along The Grand Boulevard will be supported by appropriate transit-supportive land uses and densities, including exploring opportunities for joint development, integrated transit stations, and re-thinking the traditional approach to surface parking lots and structures.	Andrew Walker (Heritage Heights Landowners Group)	It is not clear what this means.
2.3.2.n	A Regional Wellness Precinct, which may be anchored by a future regional hospital, will be the main hub of activity for the Secondary Plan Area. The Wellness Precinct will capitalize on its proximity and connections to higher order transit and The Grand Boulevard.	Andrew Walker (Heritage Heights Landowners Group)	Remove the word ‘regional’.

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2.3.2.p	Development, where possible, will strive to minimize environmental impact, mitigate and adapt to the effects of climate change by incorporating sustainable design practices as set out in this Plan.	Andrew Walker (Heritage Heights Landowners Group)	We acknowledge that Climate Change, zero carbon emissions, etc., are important, but in formulating the policy, need to be mindful to not have a policy created that makes it hard to implement.
3	Area and Precinct Structure	Andrew Walker (Heritage Heights Landowners Group)	Please clarify whether precincts and character areas overlap. It is not clear in the policies whether they do or not. Reiterates previous comments about need for schedules to prepare a comprehensive review of review of the draft policies.
3	Area and Precinct Structure	Colin Chung (Heritage Heights Landowners Group)	The matter of precinct, character areas and gateways will be further discussed once the SP schedules are shared with the LOG.
3.1		Andrew Walker (Heritage Heights Landowners Group)	Ensure that the policies are tied to and consistent with Provincial, Regional and Local Official Plan policies.
3.3	Map 'XX-2' – Precinct Plan Areas identifies the boundaries of these six Precincts, which are:	Andrew Walker (Heritage Heights Landowners Group)	Difficult to provide comprehensive comments in the absence of Schedules.
3.3	Map 'XX-2' – Precinct Plan Areas identifies the boundaries of these six Precincts, which are:	Richa Dave (Region of Peel, Transportation Planning)	Look forward to seeing the precinct plan areas and character areas. How do they overlap?
3.3	Map 'XX-2' – Precinct Plan Areas identifies the boundaries of these six Precincts, which are:	Andrew Walker (Heritage Heights Landowners Group)	The naming conventions used mixes references to place names i.e. Place, Roads, Area. Consider using a consistent naming convention. In addition, there are six (6) Precinct Plans – is this too many? Difficult to provide comprehensive comments in the absence of Schedules. With deferring the detail to the Precinct Plan, perhaps less is better, with servicing as a consideration. Request opportunity be considered to merge areas
3.5	Precinct Plans and Character Areas will serve as the basis for the comprehensive planning framework set out in this Plan.	Andrew Walker (Heritage Heights Landowners Group)	Difficult to provide comprehensive comments in the absence of Schedules. It is not clear how the Character Areas fit into the Precinct Plans without the mapping. The identification of the Precinct Areas and Character Areas must be based on their role and function and reflect their serviceability.
3.6.1.d	The Grand Boulevard will be a demonstration of multi-modal transit and active transportation, supported by planned Major Transit Station Areas. Accessible, safe, and comfortable pedestrian-scaled public boulevards will promote walking and at-grade amenity , while an efficient, interconnected, and direct network of public streets will connect to The Grand Boulevard to the larger community.	Richa Dave (Region of Peel, Transportation Planning)	What is this?
3.6.1.e	Character Areas	Andrew Walker (Heritage Heights Landowners Group)	Support in principle for not identifying the minimum and maximum performance numbers (i.e. density and heights) – support with deferral to and implemented with the Precinct Plans.



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3.6.1.e & f	<p>e) The <b>Regional</b> Wellness Character Area will function as the heart of the Heritage Heights community. This area will have a mix of transit-supportive land uses and employment opportunities, with connections within the Secondary Plan Area, to the City, and to the Region. The Regional Wellness Character Area is envisioned as being anchored by a future Regional Hospital and will capitalize on the proximity to the proposed “Main Street” on Fann Drive, the future Mobility Hub, and The Grand Boulevard.</p> <p>f) Although identified as a distinct character area within the Secondary Plan, with an emphasis on hospital and medical services, medical research, and associated uses, the area will be integrated and be well-connected with the surrounding area through public realm continuity and streetscape design along with the extension of the surrounding pedestrian, cycling and road network.</p>	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	<p>With respect to Character Area A – The Regional Wellness Area, as identified in our letter, dated July 24 2020, the Wellness Area policies should provide flexibility if the regional hospital is not located in this area. The wording in Policy 3.5 (e) &amp; (f) should speak to underlying uses and intent for Character Area A, in the event that a regional healthcare facility does not materialize as contemplated. Further, there is no timeline associated with how long these lands will be protected for the anticipated healthcare/hospital uses. There should be a time limit or a trigger to release the lands.</p> <p>We note that throughout the draft policies there is reference to precinct planning. Without the maps and schedules, it is difficult to determine where the precincts are located. Our concerns with the precinct plans is two-fold, related to the logistics as well as the planning process. We do not think that precinct plans should be required for all lands in the secondary plan area (e.g. precinct planning would not seem to be valuable in low density residential areas). Further, we have concerns about requirements for precinct plans to be completed before plan of subdivision and that they require Council adoption. It is not clear how this process would work in an area where there are multiple landowners. In particular, we have the following questions about the process: would the City be responsible for the preparation of the plan? If not the City, what if there are owners who are not at the same step in the planning process but the precinct includes their lands? How will the plan be prepared if owners are not all participating? And how can the precinct plan be modified after it is adopted by Council if an owner eventually participates?</p> <p>We suggest that if precinct plans are required, that they should be limited to the Character Areas and not apply to all lands (e.g. Neighbourhoods) and that the process be set up to be inclusive and coordinated by the City. This is particularly important in a secondary plan area with two different landowners groups.</p> <p>Furthermore, where the draft policies speak to the requirement for a precinct plan before subdivision approval, more flexible language should be provided in the policies to provide for instances where a precinct plan may not be necessary or to reflect areas of the secondary plan area will not require precinct plans.</p>
3.6.1.h	Character Area C - North Major Transit Station Area	Andrew Walker (Heritage Heights Landowners Group)	The identification of the Character Areas are out of order in the draft (B should precede C). Amend as appropriate.
3.6.1.k	The South Major Transit Station Area will include the greatest range of residential built form, ranging from areas with low-rise to mid-rise buildings, transitioning to mid-rise and tall buildings , as appropriate, fronting The Grand Boulevard and adjacent to and/or near the planned Major Transition Station Area.	Richa Dave (Region of Peel, Transportation Planning)	Where are low-rise, mid-rise and tall buildings defined?
3.6.1.k	The South Major Transit Station Area will include the greatest range of residential built form, ranging from areas with low-rise to mid-rise buildings, transitioning to mid-rise and tall buildings , as appropriate, fronting The Grand Boulevard and adjacent to and/or near the planned Major Transition Station Area.	Richa Dave (Region of Peel, Transportation Planning)	Is this area intended to be primarily residential? The character areas above mention employment lands however this one does not. Should this character area be primarily residential, consider including a policy that explains the City’s vision for mobility in this area (i.e. how people living in this character area will travel to work)

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3.6.1.m	Development in the South Gateway Area will include more modest <b>densities and</b> heights compared to the other Character Areas within the Central Precinct and will be predominantly comprised of lower scale built form which provide appropriate transition to existing neighbourhoods located at the edges of the Secondary Plan Area.	Andrew Walker (Heritage Heights Landowners Group)	What is meant by ‘modest’ densities and heights? <b>In addition, in all of the Character Areas (A through D) there are no references to densities as of yet.</b>
3.6.1.n	Mid-rise built form will be oriented to and locate around The Grand Boulevard with lower residential densities located at the edges of the character area.	Richa Dave (Region of Peel, Transportation Planning)	See previous comment
3.6.1.p	Protecting the Natural Heritage System and Enhancing the Green Space System and the Public Realm	Gail Anderson (Region of Peel, Planning and Growth Management)	Consider adding in a statement that confirms parks and community greenspaces also provide a protective buffer between the more sensitive environmental features and the urban development. Locating community parks and greenspaces next to the natural heritage system will help to support and enhance the system.
3.6.1.t	The Transportation Network will include a variety of mobility options to promote movement through the Secondary Plan Area and encourage access to walking, cycling and public transit use and enhance connectivity and circulation.	Richa Dave (Region of Peel, Transportation Planning)	In addition to movement through the secondary plan, how is the City planning for mobility between Heritage Heights and other employment lands and destinations out of the secondary plan area in Brampton, the broader Region of Peel, and beyond?
3.6.1.u	Together with a fine-grained street network and transit system, the walking and cycling network will form the underlying structure for the future development of the Secondary Plan Area. The Transportation Network will create connections between Precincts, to neighbouring communities, to the City, Region, and Greater Toronto Area, as identified in Map XX-9 – Street Network , Map XX-11- Pedestrian and Cycling Network and Map XX-12 – Transit and Travel Demand Management.	Richa Dave (Region of Peel, Transportation Planning)	What are the different levels of the street network? Looking forward to receiving further information as to what level of detail the secondary plan gets into
3.6.1.v	Map XX-9 – Street Network, Map XX-11- Pedestrian and Cycling Network, and Map XX-12 – Transit and Travel Demand Management establish the existing and planned transportation network that will support a mix of land uses and densities. The street network will be further refined during the Precinct Planning stage.	Richa Dave (Region of Peel, Transportation Planning)	What information is to be included on the transit and TDM schedule?
3.6.1.v	Map XX-9 – Street Network, Map XX-11- Pedestrian and Cycling Network, and Map XX-12 – Transit and Travel Demand Management establish the existing and planned transportation network that will support a mix of land uses and densities. The street network will be further refined during the Precinct Planning stage.	Richa Dave (Region of Peel, Transportation Planning)	The secondary plan should provide guidelines and policy that would inform what the street network looks like at the precinct planning stage
3.7.2	Precinct Plans will: a) Establish the location, scale and character of streets, buildings, parks and public spaces in a geographic area. b) Identify infrastructure requirements to support development. c) Identify community services and facilities priorities for that precinct, affordable housing strategies, and housing/density targets in the Precinct. d) Develop implementation strategies for community services and facilities and affordable housing priorities and infrastructure requirements to support growth in the Precinct. e) Set direction for establishing Urban Design Guidelines for the Precinct.		Understand through discussions with City staff the clarification that Precinct Plans is the new terminology for the same process currently identified as Block Plans. Acknowledge the clarification.
3.7.2.c	Identify community services and facilities priorities for that precinct, affordable housing strategies, and housing/density targets in the Precinct.	Tara Buonpensiero (Region of Peel)	<b>Affordable housing</b> in the precinct plans but should include policies and direction in the secondary plan

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3.7.3	The six (6) Precincts will be connected by a network of Natural Areas, and Parks and Open Spaces identified on Map ‘XX-4’ – Public Realm and Conceptual Park Plan and Map XX-5 – Natural Heritage Areas, including existing and new streets, trails, natural areas, parks and open spaces, and will define the physical structure of this Secondary Plan.	Andrew Walker (Heritage Heights Landowners Group)	Doesn’t the Grand Boulevard also provide a similar role and function? Perhaps it should be added here in the policy as well?
3.7.7	Stand-alone retail uses will not be permitted in the Central Precinct.	Andrew Walker (Heritage Heights Landowners Group)	Another example within the draft HHSP where use of strong terms such as ‘will’ is used and where more flexible terminology such as ‘encourage’ is recommended.
3.7.8	North and South Gateway Precincts – Mississauga Road North and Mississauga Road South	Andrew Walker (Heritage Heights Landowners Group)	Appears to be a combination of names and areas that is not clear.
3.7.9	A north-south green space corridor comprising of natural heritage areas and linkages, green space areas, public parks and community facilities, will link the Gateway Precincts with the wider Green Space Network and to the other communities in the Secondary Plan Area.	Colin Chung (Heritage Heights Landowners Group)	Need to see this in order to comment. Difficult to provide comprehensive comments in the absence of Schedules
3.7.10	New, pedestrian-friendly Gateways will be located at key entrances into the Heritage Heights community, as identified in Map ‘XX-3’ – Structure Plan and Map ‘XX-4’ – Public Realm Plan and Conceptual Park Plan, and as set out in this Secondary Plan.	Richa Dave (Region of Peel, Transportation Planning)	Requirements for any gateways at Regional intersections should be developed in consultation with Regional staff and in accordance with Regional policies, practices, and standards.
3.7.10	New, pedestrian-friendly Gateways will be located at key entrances into the Heritage Heights community, as identified in Map ‘XX-3’ – Structure Plan and Map ‘XX-4’ – Public Realm Plan and Conceptual Park Plan, and as set out in this Secondary Plan.	Colin Chung (Heritage Heights Landowners Group)	The use of the term ‘Gateways’ in the draft HHSP - Is this more focused on architectural design vs development form? In discussions and clarifications with staff we understand it is a bit of both, keeping of the gateway policies established in the MPSP.
3.7.11	Development within the North and South Precincts should be compatible with development on the east side of Mississauga Road.	Andrew Walker (Heritage Heights Landowners Group)	The policy is missing specifics regarding compatibility. Revised policy should include the specifics. We understand that the philosophy of like facing like is the basis of the this policy.
3.7.12	Mississauga Road and the new street network will have a pedestrian friendly streetscape with active ground floor uses and at-grade building entrances.	Richa Dave (Region of Peel, Transportation Planning)	Intersection spacing along Mississauga Road and other Regional roads should conform to the Region’s Road Characterization Study and access control by-law
3.7.14	The design of Gateway intersections will be comprised of both landscaped and architectural features and/or details and be coordinated with the City’s Gateway Beautification Program program.	Richa Dave (Region of Peel, Transportation Planning)	Gateway features should also be coordinated with the road authority (i.e. Region of Peel for Regional intersections).
3.7.16	The City currently owns the future Community Park in Heritage Heights on the south side of Bovaird Drive, west of Heritage Road. These lands are intended to serve as the main active recreational activity for Heritage Heights Secondary Plan Area. This future Community Park will contain active recreation areas, such as sports fields, day camps, and other amenities, such as a community centre and library, which will be enjoyed by all residents in Heritage Heights and the surrounding communities.	Colin Chung (Heritage Heights Landowners Group)	This should be moved to Heritage South section.
3.7.17	The Heritage Heights South Precinct is defined by the GO Transit corridor to the north, Bovaird Drive to the south, and Winston Churchill Boulevard and an extensive Natural Heritage Area to the west.	Colin Chung (Heritage Heights Landowners Group)	Shouldn’t this be Heritage North?

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3.7.18 and 3.7.19	The Heritage Heights South Precinct will be predominantly low-rise residential in character with strategically located parks within walking distance to communities. Parks and Open Spaces will be integrated with Natural Areas and potential trail systems to provide a local circuit within the greater network of parks in the Heritage Heights Secondary Plan area. Natural Heritage features, both planned and existing, will break up the Precinct into walkable Neighbourhoods. Residential areas adjacent to The Grand Boulevard Character Areas will transition in density and built form to lower-scale Neighbourhoods.	Andrew Walker (Heritage Heights Landowners Group)	Policies 3.7.18 and 3.7.19 appear to be in conflict with each other. Please look into and ensure consistent policy direction
3.7.20	The Greenbelt and its associated open spaces define the western edge of the Secondary Plan area.	Colin Chung (Heritage Heights Landowners Group)	This relates to Heritage North.
3.7.21	The Innovation Precinct will develop as an employment focused corridor along Mayfield Road consisting of a range of employment uses that are highly accessible, walkable, promote enhanced building design and urban built form, and achieve the employment targets set out in this Secondary Plan. This Precinct is envisioned as having an enhanced civic design and well-designed architecture and where higher order complimentary businesses that promote research, information technology, major institutional and office uses are prioritized.	Richa Dave (Region of Peel, Transportation Planning)	If all the employment is concentrated along the Mayfield Road corridor, adequate north-south connections are required to support the movement of people to and from this employment zone and the broader City of Brampton and Region of Peel
3.7.22	Working with the City's Economic Development department, the City will establish an Innovation Precinct to support new businesses in the Innovation and Technology sectors. This Innovation Precinct will be supported through incentive programs, grants, and business development services to incentivize business start-ups, attract research, educational and major institutions, the creative sector, the health sector, and businesses in the green technology sector.	Richa Dave (Region of Peel, Transportation Planning)	This area is identified in the draft concept plan as employment & light industrial however the policies seem to be proposing office
3.7.22	Working with the City's Economic Development department, the City will establish an Innovation Precinct to support new businesses in the Innovation and Technology sectors. This Innovation Precinct will be supported through incentive programs, grants, and business development services to incentivize business start-ups, attract research, educational and major institutions, the creative sector, the health sector, and businesses in the green technology sector.	Andrew Walker (Heritage Heights Landowners Group)	What does the yellow highlight on the text of the draft signify?
3.7.23	To ensure the long-term viability of the Innovation Precinct, development of this area will foster economic growth, development will contribute to and compliment the growth of the Precinct as an attractor for the Creative and Innovation & Technology sectors .	Colin Chung (Heritage Heights Landowners Group)	Does this mean that warehousing and logistics are not permitted? While the policy is not clear, we acknowledge clarification provided recently by staff to confirm that this is in fact the case.
4	There are significant natural heritage features and systems in the Secondary Plan area which provide habitats for wildlife and plant life, natural features and functions, places to recreate and enjoy passive enjoyment of these areas. The natural heritage features in the Heritage Secondary Plan Area and planned open space corridors are part of an open space network that extends beyond the Secondary Plan area and will be protected, restored and enhanced, where possible, as development occurs. The following policies are based on the City's ecosystem approach to land use planning and are intended to promote sustainable development and a complete community.	Stavroula Kassaris (City of Brampton, Environmental Planning)	Make sure language is consistent. Double check what is defined in the OP and make sure to capitalize those terms.



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4.1	Section 4.6 and other relevant policies of the Official Plan will apply to Natural Heritage Areas. Notwithstanding the provisions of Section 4.6 of the Official Plan, the restoration of natural heritage features and areas will be determined in accordance with the recommendations of the Heritage Heights Subwatershed Study and Environmental Implementation Report or Environmental Impact Study (date) and this Secondary Plan.	Stavroula Kassaris (City of Brampton, Environmental Planning)	Section 4.6 and other relevant policies of the Official Plan will apply to the <b>natural heritage system</b> . Notwithstanding the provisions of Section 4.6 of the Official Plan, <b>the conservation</b> and restoration of natural heritage features will be determined in accordance with <b>this Secondary Plan</b> and the recommendations of the Heritage Heights Subwatershed Study and <b>subsequent</b> Environmental Implementation Report(s) or Environmental Impact Study(ies).
4.1	Section 4.6 and other relevant policies of the Official Plan will apply to Natural Heritage Areas. Notwithstanding the provisions of Section 4.6 of the Official Plan, the protection, restoration and enhancement of natural heritage features and areas will be determined in accordance with the recommendations of the Heritage Heights Subwatershed Study and Environmental Implementation Report or Environmental Impact Study (date).	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	It is unclear based on the text when and who will be preparing these two reports and how the landowners will be able to review and comment on the findings and recommendations. Policies that refer and/or rely on content of a separate less-public document, can create challenges when reviewers have issues, with the separate document. Throughout the draft policies there are references to numerous different study types/titles. It is unclear how these various studies integrate? Or whether the references are erroneous and include report types that are not envisioned.
4.2	Natural Heritage Areas include: the Green Belt, valley lands, hazard lands, significant wildlife habitats, water courses, planned restoration areas, linkage areas, watercourses, wetlands, significant woodlands and buffers that contribute to the function of these natural systems.	Stavroula Kassaris (City of Brampton, Environmental Planning)	There is already a definition of the term Natural Heritage System in the OP (under the Implementation chapter). It does not have to be defined again here. An statement about what the NHS includes has also been added to the preamble.
4.2	The Natural Heritage system includes: the Green Belt , valley lands, hazard lands, significant wildlife habitats, water courses, planned restoration areas, linkage areas, watercourses , wetlands, significant woodlands and buffers that contribute to the function of these natural systems.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	This is not a trivial issue. Valleylands are specifically defined in the PPS, and the use/references in this plan are not intended to refer to the PPS defined term. The policies should refer to ‘valleys or ‘valley corridors’ (as per 4.3 (c))
4.3	<p>A linked open space and natural heritage system will be developed as generally shown on Map XX-5 – Natural Heritage System Plan with the following objectives:</p> <p>iProtecting, restoring and enhancing natural heritage features;</p> <p>a) Restoring and naturalizing areas identified as Restoration Areas ;</p> <p>b) b) Creating natural linkages and corridors to connect valley corridors, forested areas, woodlots, and open spaces.</p>	Stavroula Kassaris (City of Brampton, Environmental Planning)	<p>Replaced by Policy 4.2</p> <p>The boundaries of the Natural Heritage System area designation shown on Map XX-5, and the provisions of this Chapter, reflect the initial principles and findings of the Heritage Heights Subwatershed Study ??? (date). The boundaries of the final Natural Heritage System are to be confirmed through the Heritage Heights Subwatershed Study (SWS). Minor refinements to the boundaries of the Natural Heritage System may be considered to reflect the differences in scale and level of detail available through the preparation of the Environmental Implementation Reports (EIRs) and/or Environmental Impact Studies (EISs). However, minor refinements shall not adversely impact the functions or result in any significant decreases in size of the final Natural Heritage System. Refinements will ensure no net loss to the Natural Heritage System and ecological functions, and where possible, net ecological gain will be achieved.</p> <p>A connected natural heritage system and open space network will be developed as generally shown on Map XX-5 – Natural Heritage System Plan. The Natural Heritage System Plan aims to: identify and conserve a natural heritage system that supports and balances the protection, enhancement, restoration, diversity, and linkage of natural heritage features and their ecological functions along with other development principles for achieving compact and complete communities.</p>
4.5	Development will not be permitted within Natural Heritage Areas or naturalized buffers.	Stavroula Kassaris (City of Brampton, Environmental Planning)	A minimum 10 meter buffer width will be provided from the limit of the erosion hazard, and dripline of woodland.
4.5	Development will not be permitted within Natural Heritage Areas or naturalized buffers.	Stavroula Kassaris (City of Brampton, Environmental Planning)	Development will not be permitted within natural heritage features, including environmental buffers.

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4.5	Development will not be permitted within Natural Heritage Areas or naturalized buffers.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	It is unclear if this refers to Stormwater Management blocks, trails and grading. In many jurisdictions, some overlap of SWM blocks with the outer portions of buffers as well as grading (as addressed in policy 13.2.4) and trails are allowed.
4.6	Existing uses and structures within the Greenbelt shown on Map XX-5 – Natural Heritage System Plan are not permitted to expand or redevelop beyond the existing at-grade footprint.	Stavroula Kassaris (City of Brampton, Environmental Planning)	<p>Since the parent OP policies already provide specific minimums for buffers, should this be removed? We would only have to provide buffer minimums for those not already provided by the parent OP policies</p> <p>A minimum 15 meter buffer width will be provided from the limit of a wetland, and a minimum 30 meter buffer width will be provided from the limit of a Provincially Significant Wetland.</p>
4.7	<p>Development will provide ten metre naturalized buffers setbacks to protect and enhance natural heritage features will be provided from the staked dripline of [list features] and/or the stable top-of-bank, and 30 metres to the meander.</p> <p>a) Development near or adjacent to Natural Heritage Areas is encouraged to provide areas for planting of native species to extend the natural landscape of the valley into the community, increase biodiversity and support the natural habitat.</p>	Stavroula Kassaris (City of Brampton, Environmental Planning)	Development near or adjacent to the natural heritage system is encouraged to provide areas for planting of native species to extend the natural landscape into the community, increase biodiversity, and support the natural habitat
4.7		Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	Please confirm if this policy applies only to woodlands.
4.8	<p>4.8 Wildlife and Woodlands</p> <p>4.8.1 Lands identified as Significant Woodlands will remain in a natural state and be used for conservation, passive recreation where appropriate. The extent of significant woodland to be protected will be confirmed through the preparation of an Environmental Impact Study and Environmental Implementation Report. Any residual lands will revert to the adjacent land use designation without the necessity of further amendment to this Secondary Plan.</p> <p>4.8.2 The illumination of parking facilities will be directed away from Natural Heritage Areas and illumination of trails minimized to reduce disturbance to wildlife to the greatest extent practical.</p> <p>4.8.3 The preservation or treatment of Significant Woodlands will be in accordance with Section 4.6 and other relevant policies of the Official Plan.</p> <p>4.8.4 The illumination of parking facilities will be directed away from Significant Woodlands to reduce disturbance to wildlife to the greatest extent practical.</p> <p>4.8.5 The illumination of parking facilities will be directed away from the Natural Heritage System to minimize disturbance to wildlife to the greatest extent practical.</p>	Stavroula Kassaris (City of Brampton, Environmental Planning)	<p>4.8 Permitted uses and activities within the Natural Heritage System, including buffers and linkage corridors, will be limited to:</p> <ul style="list-style-type: none"> <li>a. fish, wildlife, and conservation management;</li> <li>b. transportation infrastructure and municipal services crossings;</li> <li>c. stormwater management outfalls;</li> <li>d. natural heritage restoration and enhancement works;</li> <li>e. channel relocation and lowering;</li> <li>f. passive recreational facilities and uses such as recreational trails, interpretative displays and signage; and</li> <li>g. site alteration to accommodate the above uses.</li> </ul>
4.8.2	The illumination of parking facilities will be directed away from Natural Heritage Areas and illumination of trails minimized to reduce disturbance to wildlife to the greatest extent practical.	Stavroula Kassaris (City of Brampton, Environmental Planning)	4.9.2 The illumination of parking facilities will be directed away from Natural Heritage Areas and illumination of trails minimized to reduce disturbance to wildlife to the greatest extent practical.
4.8.4	The illumination of parking facilities will be directed away from Significant Woodlands to reduce disturbance to wildlife to the greatest extent practical.	Stavroula Kassaris (City of Brampton, Environmental Planning)	Repeats policy above.
		Stavroula Kassaris (City of Brampton, Environmental Planning)	4.9 Where recreational trails are proposed within an environmental buffer, an additional 5 meters in width will be provided to the buffer to mitigate the impact of the trail.

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4.9	<p>4.9.1 Lands identified as Significant Woodlands will remain in a natural state and be used for conservation , passive recreation where appropriate. The extent of significant woodland to be protected will be confirmed through the preparation of an Environmental Implementation Report or Environmental Impact Study. Any residual lands will revert to the adjacent land use designation without the necessity of further amendment to this Secondary Plan.</p> <p>4.9.2 The illumination of parking facilities swill be directed away from the Natural Heritage System and illumination of trails minimized to reduce disturbance to wildlife to the greatest extent practical.</p> <p>4.9.4 The illumination of parking facilities will be directed away from Significant Woodlands to reduce disturbance to wildlife to the greatest extent practical.</p> <p>4.9.5 The illumination of parking facilities will be directed away from the Natural Heritage System to minimize disturbance to wildlife to the greatest extent practical.</p>	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	<p>Policies in 4.9 refer to lighting, and these appear to be repetition (4.9.2, 4.9.4, 4.9.5).</p> <p>Further, we request clarification with respect to meaning of “residual lands” (as referenced in draft policy 4.9.1) and an indication if “residual lands” refers to any part of the woodland that would be deemed by an EIS to be outside of the significant woodland.</p>
		Stavroula Kassaris (City of Brampton, Environmental Planning)	4.9.1 Transportation infrastructure crossing the NHS will include design elements and infrastructure to reduce wildlife injury and mortality
4.10	Water Courses	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	We note that further information is required on when policy 4.10, regarding watercourses, will be available for review.
4.10	Linkage Areas	Stavroula Kassaris (City of Brampton, Environmental Planning)	Linkage Corridors
4.11.1	A green corridor will provide passive connections for people and active connections for wildlife. Valley linkages will connect significant aquatic habitats and naturalized areas that facilitate the exchange between features.	Stavroula Kassaris (City of Brampton, Environmental Planning)	Linkage corridors will be identified through the Heritage Heights Subwatershed Study to provide passive connections for people and active connections for wildlife. Linkages will connect significant aquatic and terrestrial habitats, will be sized and designed to ensure ecological function. Linkage corridors will be considered part of the Natural Heritage System.
4.11.2	Valley linkages that connect significant aquatic – untouched, naturalized areas that facilitate the exchange between features.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	Policy 4.11.2 appears to be incomplete.
4.12	The existing and ecologically diverse Natural Heritage System will be supported by establishing Restoration Areas which will restore and naturalize these areas. Restoration Areas will be determined through a comprehensive Environmental Impact Study and Environmental Implementation Report at the Precinct Planning Stage and as identified through the Master Environmental Servicing Plan for the Heritage Heights Secondary Plan Area (date).	Stavroula Kassaris (City of Brampton, Environmental Planning)	The existing and ecologically diverse Natural Heritage System will be supported by establishing Restoration Areas that will restore and naturalize these locations. Restoration Areas will be determined as part of the Heritage Heights Subwatershed Study, and refined through Environmental Implementation Reports (EIRs) and/or Environmental Impact Studies during the Block Plan stage or through the development approval process. .
4.12.1	The existing and ecologically diverse Natural Heritage System will be supported by establishing Restoration Areas which will restore and naturalize these areas. Restoration Areas will be determined through comprehensive Natural Heritage Impact studies at the Precinct Planning Stage and as identified through the Master Environmental Servicing Plan for the Heritage Heights Secondary Plan Area.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	This requirements is not consistent with the previous policy that refers to the SWS, EIR or EIS.
4.12.2	Within Restoration Areas, natural features and functions will be created, restored, enhanced , managed and monitored such that the diversity and connectivity of these natural features and their long-term ecological functions are healthy and protected. Where Restoration Areas have been identified through comprehensive Natural Heritage Impact Studies, a Restoration Plan may be required.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	This is not consistent with previous policies.



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4.12.2		Stavroula Kassaris (City of Brampton, Environmental Planning)	4.12.2 Restoration areas will be considered part of the Natural Heritage System.
		Stavroula Kassaris (City of Brampton, Environmental Planning)	<p>In the implementation chapter of the Secondary Plan, please ensure there is a policy that states applicants will be required to implement the recommendations of the Natural Heritage Education and Awareness Strategy.</p> <p>4.13 As part of the Block Planning process, a Natural Heritage Education and Awareness Strategy will be required to ensure residents are informed of their local natural heritage features and how to be stewards of these community assets.</p>
Section 5	General Comments	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	<p>With respect to the draft land use policies, we will require further review upon the circulation of the draft secondary plan schedules to confirm the lands to which these policies apply.</p> <p>There is a land use category for civic and institutional uses (as per the permitted uses outlined in Section 5.7 of the Brampton Official Plan) but it is unclear from the draft secondary plan if this will be used for the hospital area or the hospital area will be within a mixed use designation.</p>
5.1	Land use designations are shown on Map XX-6 - Land Use Structure Plan. Land use designations will be confirmed during the Precinct Plan process as further outlined in Section 13 of this Secondary Plan.	Colin Chung (Heritage Heights Landowners Group)	<b>What does this mean?</b> The draft policy language suggests that the Secondary Plan will establish land use designations and that the Precinct Plans to follow will introduce additional land use designations. Difficult to provide comprehensive comments in the absence of Schedules. It is our understanding that this relates to the residential designation which will accommodate a large swath of ancillary uses – perhaps try to embody that in the policy.
5.2	The land use policies and development criteria for land use designations found in Chapter ‘XX’ of the Official Plan will apply. The following policies also apply and in the case of any conflict, the policies in the Secondary Plan will prevail.	Andrew Walker (Heritage Heights Landowners Group)	Which ones? It is not clear what land use designations and Chapter/Section of the Official Plan are being referred to in this policy.
5.4	Office uses are encouraged to locate in Mixed Use Areas near higher order transit. Office uses are also encouraged in the lands designated Employment Areas .	Andrew Walker (Heritage Heights Landowners Group)	Is this the Innovation Precinct? Use of different terms for the same area is confusing. The policies should apply consistent references to areas.
5.5.2	Major retail development is not permitted in Mixed Use Areas. New major retail development may be considered on lands designated Employment Areas on properties fronting Mayfield Avenue in accordance with the policies of the Official Plan, as well as the policies governing Public Realm, Minimum Density and Built Form in this Plan.	Colin Chung (Heritage Heights Landowners Group)	What does this mean? Need to be defined.
5.5.2	Major retail development is not permitted in Mixed Use Areas. New major retail development may be considered on lands designated Employment Areas on properties fronting Mayfield Avenue in accordance with the policies of the Official Plan, as well as the policies governing Public Realm, Minimum Density and Built Form in this Plan.	Andrew Walker (Heritage Heights Landowners Group)	Replace with ‘Road’
5.5.3	The provision of single-use residential or retail development will be limited in Mixed Use Areas.	Colin Chung (Heritage Heights Landowners Group)	Does this mean stand-alone retail?
5.5.3	The provision of single-use residential or retail development will be limited in Mixed Use Areas.	Andrew Walker (Heritage Heights Landowners Group)	Elsewhere in the Plan it is prohibited, such as 3.7.7. Need to resolve conflicting policies.



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5.5.4	At-grade street-related commercial and service uses will be encouraged as accessory uses to a main use in multi-storey buildings in all Mixed Use Areas. Commercial uses will be required at-grade in certain locations, as shown on Map XX-6: Land Use Structure Plan. Active at-grade commercial uses will be designed in accordance with the Built Form and Urban Design policies of this Plan and Section XX the Official Plan.	Andrew Walker (Heritage Heights Landowners Group)	Secondary Plans usually permit uses, not require. Example of strong use of terminology that should be softened to ensure flexibility. Difficult to provide comprehensive comments in the absence of Schedules.
5.5.5	Mixed Use Areas ‘A’	Andrew Walker (Heritage Heights Landowners Group)	Mixed-Use Areas ‘A’, ‘B’, and ‘C’ – where are these located? Difficult to provide comprehensive comments in the absence of Schedules.
1.1.1	The provision of single-use residential or non-residential development will be limited to lands designated Mixed Use Areas ‘C’ on Map XX-6-Land Use Structure Plan.	Colin Chung (Heritage Heights Landowners Group)	Why isn’t this stated in MUA A and B?
5.6.1	Development in Employment Areas in the Heritage Heights Secondary Plan Area will foster economic resiliency and growth, provide local and regional employment opportunities and promote uses in the Creative and Technology & Innovation sectors.	Colin Chung (Heritage Heights Landowners Group)	Are institutional uses not permitted? Understanding from conversation with Staff that they are allowed.
5.6.4	Small-scale retail uses in the form of accessory retail and commercial uses on the ground floor of buildings will provide amenity for workers.	Colin Chung (Heritage Heights Landowners Group)	I believe previous policy allow for stand-alone retail so this limits small format retail and retail centres?
5.7.2	Places of worship are permitted in residential land use designations outside of the Character Areas identified in Map XX-3 – Structure Plan, and subject to the approval of the City based on location, design, interface and compatibility with adjacent land uses as part of the Plan of Subdivision process without an amendment to the Official Plan.	Colin Chung (Heritage Heights Landowners Group)	What is the rationale for their exclusion from the Character Areas? In addition, difficult to provide comprehensive comments in the absence of schedules.
5.9.2	Lands designated Parks and Open Space Areas will permit the range of uses and development in accordance with the provisions of Section 4.7 of the Official Plan and this Secondary Plan and will be credited against the parkland dedication requirements.	Colin Chung (Heritage Heights Landowners Group)	Open space areas are parkland dedication?
5.9.2	Lands designated Parks and Open Space Areas will permit the range of uses and development in accordance with the provisions of Section 4.7 of the Official Plan and this Secondary Plan and will be credited against the parkland dedication requirements.	Andrew Walker (Heritage Heights Landowners Group)	The wording of the policy suggests that Parks and Open Space Areas is one designation, rather than two (2) separate designations. How does this fit with the Restoration Areas in Section 4?
5.10	Mitigating Sensitive Uses	Gail Anderson (Region of Peel, Planning and Growth Management)	According to the LPAT minutes of settlement for Regional Official Plan Amendment 32 the establishment of land uses adjacent to the Regional High Potential Mineral Aggregate Resource Areas which could preclude or hinder future shale extraction shall only be permitted in accordance with the policies of Section 3.3. of the regional official plan and applicable provincial policies.
5.10.2	Where “Residential” designations interface with “Retail” and ‘Employment’ designations on Schedule SP47(a),),), the City will require the implementation of appropriate buffering and mitigation measures in accordance with the Environmental Management policies and other relevant policies of the Official Plan while still providing for connectivity between such areas.	Joy Simms (Region of Peel, Planning and Growth Management)	SP# to be updated?

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6	A high-quality, connected public realm will provide the setting for a vibrant and healthy community life. The public realm includes all public and private spaces where the public has access, including streets, sidewalks, pedestrian connections, public parks, open spaces and natural areas, privately opened publicly accessible spaces and publicly accessible lands buildings. The layout and design of these spaces and the quality of buildings that define and support their edges are fundamental to achieving the objectives of this Secondary Plan. The public realm policies provide direction on creating a network of parks and open spaces that residents, workers, and visitors can enjoy. Further guidance will be provided through Precinct-specific Urban Design Guidelines.	Andrew Walker (Heritage Heights Landowners Group)	With regard to public realm, the policies need to be mindful of not taking too much land away from development by using too much public realm – land utilization vs. land development.
6.1.1	The public realm will be designed as a connected network of active and passive spaces where people can gather and recreate, while facilitating mobility and access to and from surrounding communities. Key public realm components in the Heritage Heights Secondary Plan Area includes parks, natural areas and open spaces which are identified on Map ‘XX-4’ – Public Realm and Conceptual Park Plan and Map XX-5 – Natural Heritage System Plan.	Colin Chung (Heritage Heights Landowners Group)	How about sidewalks and trails?
6.1.3.c	contribute to the urban tree canopy;	Colin Chung (Heritage Heights Landowners Group)	What does this mean?
6.1.8	Provided that the general intent of this Secondary Plan is not compromised, adjustments may be made to the size and location of Neighbourhood Parks , through the Precinct Planning and Subdivision Approval processes to accommodate design or park dedication matters without further amendment to this Secondary Plan.	Colin Chung (Heritage Heights Landowners Group)	Should be all parks and schools.
6.2.1	The areas shown as Parks on Map XX-4 – Public Realm and Conceptual Park Plan will be developed and maintained to provide a variety of active and passive recreation space to accommodate residents and employees within the Secondary Plan area, for residents in surrounding communities, and the City as a whole. The parks system will be comprised of a hierarchy of park types , sizes and functions that will be comprehensively planned and designed in the Precinct Planning stage to be safe, diverse and integrated into the Open Space System identified in this Plan.	Andrew Walker (Heritage Heights Landowners Group)	Hierarchy should be consistent with OP
6.2.2	The Parks and Open Space System will be refined through Precinct Planning process and the Subdivision Approval process and will be guided by the policies of this Secondary Plan.	Andrew Walker (Heritage Heights Landowners Group)	Did the Land Use Concept Plan not already show them? Difficult to provide comprehensive comments in the absence of Schedules.
6.2.3	Heritage Heights Community Park	Andrew Walker (Heritage Heights Landowners Group)	Where will it be located? Difficult to provide comprehensive comments in the absence of Schedules
6.2.3	A 25-hectare Community Park in the Heritage Heights North Precinct is intended to provide green space at the community scale, provide active outdoor recreational opportunities for residents and will be planned as a major destination and focal point for the community. Land identified for this community park will be developed in accordance with the Section 4.7 and other relevant policies of the Official Plan.	Colin Chung (Heritage Heights Landowners Group)	What is the rationale for such a large park?

SECONDARY PLAN SECTION	POLICY	COMMENTER CITY/AGENCY/REGION/LANDOWNER/OTHER	COMMENT
6.2.3	A 25-hectare Community Park in the Heritage Heights North Precinct is intended to provide green space at the community scale, provide active outdoor recreational opportunities for residents and will be planned as a major destination and focal point for the community. Land identified for this community park will be developed in accordance with the Section 4.7 and other relevant policies of the Official Plan.	Colin Chung (Heritage Heights Landowners Group)	Is there no opportunity to explore indoor recreation, given the size of the Community Park?
6.2.5.b	Provide a linked and continuous open space and natural heritage system , to the extent possible, to connect neighbourhoods to community services and facilities.	Andrew Walker (Heritage Heights Landowners Group)	This explains how the system interrelate which is good but it should be clearer that they are two different systems. Open Space System and Natural Heritage System.
6.2.8	Privately owned, publicly accessible spaces (POPS) will be highly encouraged in the locations identified in Map XX-4 Public Realm and Conceptual Park Plan. The provision of POPS will be encouraged in all new development. These will:	Colin Chung (Heritage Heights Landowners Group)	What are these? Cemeteries? Places of worship? Please provide clarification and examples in the policy so there is no confusion.
6.2.8.e	not be considered to satisfy any portion of the parkland dedication requirement for a development approval.	Andrew Walker (Heritage Heights Landowners Group)	Must give credit for all land that is put to public use. Need to have flexibility in the policy.
6.2.9	Adjustments to the boundaries of parks identified in Map XX-4 Public Realm and Conceptual Park Plan may be considered without an amendment to this Plan , in such cases as part of establishing a surrounding urban context, including abutting land uses, alignment of the abutting new arterial and collector roads, to address potential impact of the Natural Heritage System, having regard for the impacts on the park, and providing for suitable compensation to address any losses in areas, facilities or park functionality.	Colin Chung (Heritage Heights Landowners Group)	Redundant. Already covered in 6.1.8.
6.2.12	Parks intended to serve the recreational needs of the immediate or local neighbourhood will be provided at a service level equivalent to approximately 0.5 hectares/1000 persons.	Colin Chung (Heritage Heights Landowners Group)	Is this consistent with the OP or a new standard for HHSP area?
6.2.15	In the interest of providing a variety of recreational opportunities at the neighbourhood level, lands designated Neighbourhood Park will be designated in accordance with the following sub-categories as part of Precinct Planning: ‘Local’, ‘Town Square’, ‘Parkette’, and ‘Vest Pocket’ . Policies with respect to these sub-designations will be included as part of Official Plan amendments for Precinct Plans based on the following :	Andrew Walker (Heritage Heights Landowners Group)	Need to define each.
6.2.15	In the interest of providing a variety of recreational opportunities at the neighbourhood level, lands designated Neighbourhood Park will be designated in accordance with the following sub-categories as part of Precinct Planning: ‘Local’, ‘Town Square’, ‘Parkette’, and ‘Vest Pocket’ . Policies with respect to these sub-designations will be included as part of Official Plan amendments for Precinct Plans based on the following :	Andrew Walker (Heritage Heights Landowners Group)	General comment – the park sizes for each level of park in the hierarchy is too large. If trying to create an urban community, smaller and more is better than larger and fewer, especially as it relates to being a walkable community. In addition, while not ignoring the Official Plan park hierarchy, perhaps a policy be added that notwithstanding this, when the proponent is processing the Precinct Plan, alternative standards can be explored.
6.2.15.a	Local Parks and Town Squares will generally be 0.8 to 2 hectares (2 to 5 acres) in size and provide a central common green space within both the immediate neighbourhood and the larger community by serving as key recreational and gathering spaces for residents. Local Parks and Town Squares will be planned as community focal points and located preferably at the corner of a minimum of two public roads. There will be at least one Local Park or Town Square per Precinct Plan	Colin Chung (Heritage Heights Landowners Group)	Too large – it should be 0.5 acres to 2 acres.
6.2.15.c	Local Parks and Town Squares may be smaller if situated in urban node areas, e.g. 0.25 to 0.75 hectares (0.6 to 1.85 acres).	Colin Chung (Heritage Heights Landowners Group)	Too large – it should be 0.25 – 0.5 acres.

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6.2.15.e	Parkette location locations are is preferred to be separate from school blocks to improve open space distribution in the community and to prevent overuse of the park.	Andrew Walker (Heritage Heights Landowners Group)	Policy refers to separation of schools and parks to avoid overuse, whereas other policies of the Secondary Plan encourage them to co-locate together (such as 6.2.5e). Perhaps this could be expanded to encourage the City and School Boards to share facilities between the uses (i.e. sports fields and play equipment, but dedicated for use exclusive by the School Boards during school hours Monday to Friday)
6.2.15.f	The design of Local Parks, Town Squares , and Parkettes should seek to locate key features as a means of terminating view corridors. The design of hard and soft landscape elements and features will be consistent with the character of the community, the surrounding houses, and other open space components. Hard and soft landscape elements and features will be designed to define and articulate activity areas, circulation, entry points, and seating/gathering areas.	Andrew Walker (Heritage Heights Landowners Group)	Town Square is not defined and is not part of OP Park hierarchy
6.2.15.g	Parkettes will generally be 0.4 to 1.0 hectares (1.0 to 2.5 acres) in size.	Colin Chung (Heritage Heights Landowners Group)	Too large – should be 0.5 to 1 acre.
6.2.15h	Vest Pockets are small soft landscaped areas that are designed for passive uses and limited active play. Vest Pockets will be planned to service the local neighbourhood and supplement other neighbourhood park types.	Andrew Walker (Heritage Heights Landowners Group)	Vest Pockets are not defined and is not part of OP Park hierarchy
6.2.15.i	Vest Pockets will generally be 0.2 to 0.6 hectares (0.5 to 1. 5 acres) in size.	Colin Chung (Heritage Heights Landowners Group)	Too large – should be 0.1 to 0.5 acres.
6.2.15.j	Development back-lotting onto a park space in its entirety will not be permitted, with frontage generally being required on a minimum of two public streets.	Andrew Walker (Heritage Heights Landowners Group)	Example of strong terminology used where it is recommended that this policy is an opportunity for the softening of the language, perhaps using ‘discouraged’ as language instead.
6.2.15.j	Development back-lotting onto a park space in its entirety will not be permitted, with frontage generally being required on a minimum of two public streets.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	This draft policy should be revised to discourage back-lotting or providing a minimum requirement with respect to back-lotting and not a complete prohibition.
6.3.1	Gateways should include pedestrian supportive hard and soft landscaping to provide a sense of entry into the Heritage Heights community and/or its Character Areas.	Richa Dave (Region of Peel, Transportation Planning)	Landscaping and gateway features at Regional intersections should be developed in consultation with the Region of Peel and as per the Region’s policies, standards, and guidelines
6.4.1	Mid-block pedestrian connections should be provided within the Heritage Heights where block lengths are excessive and greater permeability is desired to support pedestrian access and direct pedestrian connections to adjacent street networks.	Andrew Walker (Heritage Heights Landowners Group)	Mid-block connection present good opportunities if designed well, but can possibly gobble up large amounts of otherwise developable land. How are they to be treated in terms of area calculations, densities, parkland? Consideration should be given to providing parkland dedication.
6.4.4	Mid-block connections can vary in size and can be part of or integrated with an urban plaza that is well lit throughout the day, has active building program and clear glazing facing onto it, accommodates street furniture and hard and soft landscaping, and decorative paving materials.	Andrew Walker (Heritage Heights Landowners Group)	Specifications should be more broad and less specific to allow greater flexibility
6.5.1	Connections to mobility hubs and transit stations shall help to emphasize and focus the direct travellers MTSA through the employment of hard and soft landscaping , the provision of special street tree planting and closer spacing to provide visual cues of these focal transit facilities.	Joy Simms (Region of Peel, Planning and Growth Management)	Missing wording here?
6.5.1	Connections to mobility hubs and transit stations shall help to emphasize and focus the direct travellers MTSA through the employment of hard and soft landscaping , the provision of special street tree planting and closer spacing to provide visual cues of these focal transit facilities.	Richa Dave (Region of Peel, Transportation Planning)	Consider including a policy which promotes the provision of bicycle parking at transit stations and a policy that promotes the consideration for transit user comfort when planning transit stations (i.e. adequate seating, heated shelters, outlets for charging mobility devices, etc)



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6.6.2	Public Art should aim to expand and broaden the public’s understanding and knowledge of the cultural and historical significance of the community, showcase local heritage and culture, while contributing to place-making and beautification.	Colin Chung (Heritage Heights Landowners Group)	What is the incentive to provide public art for the proponent?
6.7.1	Gateways are indicated on Map ‘XX’ – Public Realm and Conceptual Park Plan and are further described in the Urban Design and Built Form policies of this Plan. Gateways will mark a sense of arrival for residents and visitors with an enhanced design treatment in setbacks, landscape medians, and other privately accessible open spaces. Public art is highly encouraged as part of the Gateways, in parks, urban plazas, street boulevards and other private open spaces.	Richa Dave (Region of Peel, Transportation Planning)	See previous comments regarding gateways at Regional intersections
7	General comments	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	With respect to the draft built form and urban design policies (Section 7), we have some concerns related to implementation, including the requirements associated with precinct planning. We request the following: <ul style="list-style-type: none"> <li>• Clarification if each precinct will have its own Urban Design Guidelines.</li> <li>• Clarification on who will be preparing the precinct Urban Design Guidelines if there are multiple owners.</li> </ul>
7	Development will limit shadow and wind impact on streets , parks and open spaces, will contribute to a comfortable pedestrian and cycling realm, and will incorporate sustainable building and community development principles.	Colin Chung (Heritage Heights Landowners Group)	Please do not require wind study as part of the site specific application. This is too bureaucratic and cumbersome. There is nothing to preclude an applicant being requested to do a wind study as part of an application, but it is not needed as a Secondary Plan policy. There is always the option to ask on individual applications.
7.1.1	The built form and urban design policies and development criteria found in Chapter ‘X’ of the Official Plan and other applicable municipal guidelines, including Urban Design Guidelines developed for the Secondary Plan Area through the Precinct Planning process and adopted by Council, will apply.	Richa Dave (Region of Peel, Transportation Planning)	What are the urban design guidelines
7.2	Scale and Transition	Andrew Walker (Heritage Heights Landowners Group)	Group general policies that apply to higher density development together and have another section that provide direction for low density residential neighbourhoods.
7.2.6	The vision for each Precinct will be supported by Urban Design Guidelines that will articulate and refine the built form policies in this Secondary Plan as set out in Section 13 – Implementation and Interpretation.	Colin Chung (Heritage Heights Landowners Group)	If UDG is required at Precinct Plan stage, then do not require UDB at site specific application stage.
7.3.2	Angular planes for mid-rise buildings will comply with a 45-degree angular plane extending from the front property line . Development, where appropriate, have a one-to-one relationship with the right-of-way which it faces.	Andrew Walker (Heritage Heights Landowners Group)	What does this policy mean? Is it intended to achieve transition between different densities or to achieve a built form objective? Same with the one-to-one policy
7.3.2	Angular planes for mid-rise buildings will comply with a 45-degree angular plane extending from the front property line . Development, where appropriate, have a one-to-one relationship with the right-of-way which it faces.	Andrew Walker (Heritage Heights Landowners Group)	Example of use of strong terminology. Use softer words like ‘encourage’, etc. to provide greater flexibility in the policies.
7.3.2	Angular planes for mid-rise buildings will comply with a 45-degree angular plane extending from the front property line . Development, where appropriate, have a one-to-one relationship with the right-of-way which it faces.		Should be <b>top of the fence</b> of a property line.
7.4.5	Any new development will be set back a minimum of 30 metres from the property line of the rail corridor and include appropriate crash protection features as identified by a qualified rail safety consultant. Alternative rail safety measures may be proposed where the 30 metres cannot be met subject to the policies of this Secondary Plan.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	Additional language should be added to Policy 7.4.5 regarding the 30-metre rail setback to permit/clarify that reduced setbacks can be accommodated where alternative rail safety measures can be applied without amendment to the plan.
7.5	Stepbacks for Tall and Mid-Rise Buildings	Andrew Walker (Heritage Heights Landowners Group)	Why not relegate to Urban Design Guidelines?

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7.5.1	Above the height of the base building of a tall building, a minimum step back of 5metres is encouraged/required to the tower component of the building.	Andrew Walker (Heritage Heights Landowners Group)	This is a relatively high stepback and is a specific requirement in the SP that could result in the need for an OPA in the future for developments that may otherwise not require an OPA
7.5.1	Above the height of the base building of a tall building, a minimum step back of 5metres is encouraged/required to the tower component of the building.	Colin Chung (Heritage Heights Landowners Group)	Should be ‘encouraged’ only.
7.7.2	Gateway intersections are formed at the intersection of Arterial Roads and/or Collector Roads, as shown on Map XX-3 – Structure Plan and Map XX-3 – Public Realm and Conceptual Park Plan. These focal points <b>will</b> be developed with an appropriately scaled, and high-quality pedestrian-focused publicly accessible open spaces , that may be defined by buildings and entrance features to enhance the importance of these Gateway locations as important entrances into the Heritage Heights community.	Colin Chung (Heritage Heights Landowners Group)	You can’t always provide this at corners so this should be encouraged and not required.
7.7.2	Gateways intersections will be located	Andrew Walker (Heritage Heights Landowners Group)	Need to better understand what this means in terms of the locations of the intersections noted in a through k. Difficult to provide comprehensive comments in the absence of Schedules.
7.7.2	a) Mayfield Road and Mississauga Road, b) Mayfield Road and Winston Churchill Boulevard, c) Mayfield Road and Mid-collector road west of Heritage Road ,	Richa Dave (Region of Peel, Transportation Planning)	Regional Roads – see previous comments regarding gateways
7.7.2	h) Bovaird Drive and Mississauga Road, i) Bovaird Drive and mid-collector road west of Heritage Road,	Richa Dave (Region of Peel, Transportation Planning)	See previous comments
7.8.1	Development will create comfortable conditions for pedestrians by ensuring access to sunlight and mitigating wind impact .	Colin Chung (Heritage Heights Landowners Group)	This should not be required in a form of a study.
7.10.1	Any required rail safety, air quality and noise/vibration mitigation structures or other measures such as berms and noise walls should be of a high design quality. Berms should be landscaped and maintained and opportunities for murals and community artwork should be explored on the face of noise walls and other structures which are visible from the public realm.	Colin Chung (Heritage Heights Landowners Group)	This should not be a required study.
8	There are twenty-three (23) cultural heritage resources within the Secondary Plan Area, consisting of twenty-one active spaces, including farmscapes, rural residential properties, a place of worship and a cemetery. These resources have been identified as candidates for conservation and integration into future land use development in the Secondary Plan Area .	Andrew Walker (Heritage Heights Landowners Group)	Understand from discussion with City staff that these sites are the sites identified in the Cultural Heritage background study. The intent is to have flexibility on the sites to reflect the rural heritage and visual landmarks of the heritage assets.
8.3.c	Where possible and as directed in this Secondary Plan, principal cultural heritage elements will be integrated into the evolving future landscape within the Secondary Plan Area where opportunities may exist;	Andrew Walker (Heritage Heights Landowners Group)	How does this differ from subsection a. or I.4 Suggest editing and/or deletion so it is not duplicative
8.3.d	As much as possible, the rural character of the Secondary Plan area will be incorporated into the landscape design of streetscapes and open space areas associated with the portions of roadscares and agricultural land.	Colin Chung (Heritage Heights Landowners Group)	What does this mean?

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8.4	New development and public spaces will reinforce the historical character of the Secondary Plan Area by protecting for the long-term viability and presence of significant heritage resources and cultural heritage landscapes through the retention of heritage attributes that express the resources' cultural heritage significance. These attributes that express the resource's cultural heritage significance may include, but are not limited to: a) Standing buildings; b) Building remnants; c) Roadscapes; d) Entrance laneways; e) Tree lines and fences; Retention of resources on their original site should be a priority. Consideration should be given to appropriate adaptive reuse for the cultural heritage resources.	Andrew Walker (Heritage Heights Landowners Group)	Along with Policy 8.3b, considering the entire SP is farmland with tree lines, fences and entrance laneways, on mostly unimproved roadways, is the intention of this policy to preserve all of these features?
8.5 and 8.6	Development of lands adjacent to or incorporating cultural heritage resources will respect the scale, character and form of identified heritage buildings and landscapes. Appropriate setbacks, height, and massing relationships will be required for new development located in the vicinity of identified heritage buildings, structures and landscapes. All development adjacent to or incorporating a cultural heritage resource will be respectful of the resource, having regard for materiality and building design features.	Andrew Walker (Heritage Heights Landowners Group)	Seems duplicative.
9	Sustainability, Climate, Energy and Water	Andrew Walker (Heritage Heights Landowners Group)	Ask to re-look at this section to ensure that there are no issues with the policies in terms of their implementation.
9.2.c	Exploring opportunities for net or near-zero communities;	Gail Anderson (Region of Peel, Planning and Growth Management)	Heritage Heights represents an opportunity to build a low carbon, resilient community, and represents the best opportunity to achieve a net-zero emissions community through the recognition and implementation of the City's Community Energy and Emissions Reduction Plan.
9.2.e	The City's should be consulted to address the City's requirements around built form, community structure, and environmental sustainability. .	Richa Dave (Region of Peel, Transportation Planning)	Who is "City's" or is there a missing reference to a document or policy?
9.2.e	The City's should be consulted to address the City's requirements around built form, community structure, and environmental sustainability. .	Andrew Walker (Heritage Heights Landowners Group)	Unclear how this is an objective suggest deletion.
9.3	New development will incorporate active and passive strategies to reduce energy demand and increase energy efficiency to minimize the impact on the conventional energy distribution network while also promoting the use of alternative, clean, and renewable energy sources. Development will implement, where feasible, strategies to:	Tara Buonpensiero (Region of Peel)	9.3c) More opportunity here to co-locate facilities to maximize the potential for district energy – particularly in the higher density areas and areas with community facilities and employment uses nearby.
9.3	New development will incorporate active and passive strategies to reduce energy demand and increase energy efficiency to minimize the impact on the conventional energy distribution network while also promoting the use of alternative, clean, and renewable energy sources. Development will implement, where feasible, strategies to:	Gail Anderson (Region of Peel, Planning and Growth Management)	No policies regarding the feasibility of district energy or electric vehicle charging
9.3	New development will incorporate active and passive strategies to reduce energy demand and increase energy efficiency to minimize the impact on the conventional energy distribution network while also promoting the use of alternative, clean, and renewable energy sources. Development will implement, where feasible, strategies to:	Colin Chung (Heritage Heights Landowners Group)	It should state 'should' as this is too restrictive.

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9.3.f	Consider other methods for improving energy efficiency and air quality such as earth source energy, passive solar design, building orientation, ventilation, increased insulation, photovoltaic panels, green roofs, cool roofs, and high-quality windows.	Tara Buonpensiero (Region of Peel)	Terminology in this section is to consider – should be encourage or seek opportunities to... In other Secondary plans buildings in certain higher density areas are required to be build to be ready to hook up to district energy
9.4	Stormwater Management, Energy & Water Preservation	Richa Dave (Region of Peel, Transportation Planning)	Sally: Stormwater run-off should be dealt with on-site and/or directed to City of Brampton SW facilities.
9.4	Stormwater Management, Energy & Water Preservation	Colin Chung (Heritage Heights Landowners Group)	We need input from our civil engineer if this is doable.
9.4	Require Low impact development standards and stormwater management practices at the Precinct Planning Stage.	Gail Anderson (Region of Peel, Planning and Growth Management)	Energy policies should be separated from Stormwater and Water Preservation policies.  Recommend the preparation of a Community Energy and Emissions Reduction Plan that addresses (i) feasibility, planning and implementation of net-zero carbon emissions, (ii) feasibility of implementing alternative and renewable energy systems, including district energy, (iii) sustainable development guidelines, and (iv) electrical vehicle charging infrastructure as well as a Climate Change Adaptation Plan (addressing the reduction of community and environmental vulnerability to changing climate conditions) that directly support the development of Secondary Plan policies in Heritage Heights.
9.4	Require Low impact development standards and stormwater management practices at the Precinct Planning Stage.	Gail Anderson (Region of Peel, Planning and Growth Management)	The Growth Plan requires that 1) Proposals for large-scale development proceeding by way of a secondary plan, plan of subdivision, vacant land plan of condominium or site plan will be supported by a stormwater management plan or equivalent 2) Planning for large-scale development in designated greenfield areas, including secondary plans, will be informed by a subwatershed plan or equivalent.  These policies should be reflected in the Secondary Plan
9.4	Require Energy Strategy at the Precinct Planning Stage. which reflects the proposed type of development. Set out what that Strategy should be exploring (e.g. low carbon energy alternatives; thermal energy; renewable energy; near/net-zero energy use targets and strategies).	Andrew Walker (Heritage Heights Landowners Group)	Where will this be set out?
10.2	The Heritage Heights Transportation Master Plan (date, author) (HHTMP) forms the basis of the transportation infrastructure required to service the growth envisioned as part of this Secondary Plan. The work undertaken for the HHTMP satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process . The requirements from the HHTMP will be refined, protected, and implemented through the development application process	Richa Dave (Region of Peel, Transportation Planning)	To date, Regional staff have not been engaged in the TMP. Please engage Regional staff early in the transportation master planning process.
10.2	The Heritage Heights Transportation Master Plan (date, author) (HHTMP) forms the basis of the transportation infrastructure required to service the growth envisioned as part of this Secondary Plan. The work undertaken for the HHTMP satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process . The requirements from the HHTMP will be refined, protected, and implemented through the development application process	Richa Dave (Region of Peel, Transportation Planning)	For Regional roads, any recommendations should be consistent with Regional policies, practices, and standards and should be determined in consultation with Region of Peel staff.
10.2	The Heritage Heights Transportation Master Plan (date, author) (HHTMP) forms the basis of the transportation infrastructure required to service the growth envisioned as part of this Secondary Plan. The work undertaken for the HHTMP satisfies Phases 1 and 2 of the Municipal Class Environmental Assessment process . The requirements from the HHTMP will be refined, protected, and implemented through the development application process	Richa Dave (Region of Peel, Transportation Planning)	Can the City of Brampton provide the key milestones for the TMP process?



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10.3	Active transportation networks, such as transit, walking and cycling, together with the street network, will provide a range of sustainable travel options. The transit system, public streets, parks and open spaces in the Secondary Plan Area will be consistent with the following transit-supportive objectives :	Richa Dave (Region of Peel, Transportation Planning)	Judy: Will 10.3 also include but not limited to the following: cycle repair stations, electric charging stations for e-bikes/e-scooters, vehicles, and transit?
10.3.b	Prioritizing active transportation networks and a complete streets approach to the design of new streets and re-design of existing streets ;	Richa Dave (Region of Peel, Transportation Planning)	Manvir: Suggest defining complete streets as a complete streets approach applied to a local or collector road may look different compared to an arterial road.
10.3.b	Prioritizing active transportation networks and a complete streets approach to the design of new streets and re-design of existing streets ;	Richa Dave (Region of Peel, Transportation Planning)	Any changes to Regional roadways must be determined in consultation with the Region of Peel
10.3.e	Improving the public realm to create a comfortable environment for pedestrians and cyclists, with particular attention to transit stations, intersections, road-widths and streetscapes;	Richa Dave (Region of Peel, Transportation Planning)	Any changes to Regional roadways must be determined in consultation with the Region of Peel
10.3.g	Encouraging the diversion of through traffic to the GTA West Corridor and Regional Roads of Mayfield and Mississauga Roads ;	Richa Dave (Region of Peel, Transportation Planning)	Does this mean diverting traffic to the Urban Boulevard for the portion of the GTA West Corridor going through Heritage Heights?  The diverted traffic should be reflected and modelled through the technical work Brampton is undertaking for the TMP
10.3.h	Promote a complete streets approach to the design of the street network; and	Richa Dave (Region of Peel, Transportation Planning)	Manvir: overlap with b)?
10.3.i	Implementing Travel Demand Management programs with new development .	Richa Dave (Region of Peel, Transportation Planning)	Manvir: Provide additional details regarding TDM programs
10.5	The Grand Boulevard	Richa Dave (Region of Peel, Transportation Planning)	This section should outline the City’s vision for the alignment and jurisdiction of the Urban Boulevard. Is the boulevard intended to extend into Bramwest?  Who would the road authority be? Any specifications for the roadway should be determined in consultation with the intended road authority.
10.5.1	The vision for The Grand Boulevard is for six vehicular lanes separated by two dedicated transit lanes. Collector lanes will flank the boulevard and will include shared cycling facilities . Street parking, where appropriate is envisioned along the collector lanes as a means of traffic calming and supporting main street retail uses. The proposed right-of-way cross section for the Grand Urban Boulevard can found in the Heritage Heights Transportation Master Plan (date,author) . The following policies will guide the long-term planning and development for the Greater Toronto Area (GTA) West corridor:	Richa Dave (Region of Peel, Transportation Planning)	Manvir: Define “shared cycling facilities”. Shared may imply lanes are proposed to be used by both vehicles and cyclists
10.5.1	The vision for The Grand Boulevard is for six vehicular lanes separated by two dedicated transit lanes. Collector lanes will flank the boulevard and will include shared cycling facilities . Street parking, where appropriate is envisioned along the collector lanes as a means of traffic calming and supporting main street retail uses. The proposed right-of-way cross section for the Grand Urban Boulevard can found in the Heritage Heights Transportation Master Plan (date,author) . The following policies will guide the long-term planning and development for the Greater Toronto Area (GTA) West corridor:	Richa Dave (Region of Peel, Transportation Planning)	Manvir: Referred to as “Grand Boulevard” elsewhere – consistency.

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10.5.1.a	The City recognizes the importance of protecting the future GTA West Transportation Corridor and its associated interchanges and accesses. The City also recognizes the interests of the Province and neighbouring municipalities to ensure that the development of Heritage Heights does not preclude or predetermine the findings and requirements of the ongoing Environmental Assessment, the potential routing of the corridor, and the future location of interchanges and accesses. The City <del>and the Region of Peel</del> will continue to work with the Ministry of Transportation in the GTA West Corridor Environmental Assessment process.	Richa Dave (Region of Peel, Transportation Planning)	Why is Region of Peel mentioned here?
10.5.2	Once an alignment for the GTA West Corridor has been approved as part of an Environmental Assessment, the City will undertake a review to determine if any adjustments to the land use designations are required. The results of the review will be implemented by way of a Precinct Plan for the Central Precinct.	Andrew Walker (Heritage Heights Landowners Group)	This will impact the Precincts. In addition, this is the first time the term ‘GTA West Corridor’ is used in the Secondary Plan. How will the Federal EA review and Provincial EA process impact this policy?
10.5.3	The Grand Boulevard will develop its own identity as an urban main street with active uses at grade and landscaped setbacks at appropriate locations that provide for pedestrian amenity as set out in this Secondary Plan.	Richa Dave (Region of Peel, Transportation Planning)	Include policies which explain how pedestrians and cyclists are intended to cross the Urban Boulevard (105m ROW) safely and how vehicular/truck conflicts will be minimized.
10.5.3	The Grand Boulevard will develop its own identity as an urban main street with active uses at grade and landscaped setbacks at appropriate locations that provide for pedestrian amenity as set out in this Secondary Plan.	Richa Dave (Region of Peel, Transportation Planning)	Define “Active Uses” and confirm that this is not referring to at-grade active transportation crossings (i.e. at-grade pedestrian and cyclist crossings).
10.6.1	A fine grain street network with an enhanced streetscape environment will be implemented in the Secondary Plan Area to allow pedestrians, cyclists, transit users and vehicles to move efficiently and conveniently through the area. An integrated, multi-modal connected grid network of streets, which defines new and smaller development blocks , and improves access, will be developed at the Precinct Planning stage and will consider the needs of all users.	Richa Dave (Region of Peel, Transportation Planning)	For Regional roads, the intersection spacing should be consistent with the Region’s road characterization study. Any deviation must be justified through a technical evaluation which demonstrates that the safety and efficiency of the Regional road network is not compromised.
10.6.3	Precincts will require a new, fine grid network of public streets to support the development of smaller-scaled land parcels that promote walkability. The local street network will be developed at the Precinct Planning stage through the creation of a street grid with interconnected streets and blocks in order to:	Richa Dave (Region of Peel, Transportation Planning)	Mention here that for properties fronting onto Regional roads, accesses should be provided from the internal local streets
10.6.7	The planned street right-of-way widths for the public street network within the Secondary Plan Area is shown on Map ‘XX-10’- Street Right-of-Way Widths.	No name	For Regional Roads, the ROWs should be consistent with Schedule F of the Region’s Official Plan.
10.8.1	The GO Station planned at the intersection of the GTA West Corridor and the GO Train Corridor, as identified on Map XX-12 – Transit and Travel Demand Management, is intended to support the establishment of a high density, mixed use community and facilitate intermodal transit, linking directly to the Brampton and Zum transit systems. The Heritage Heights station will not include a public commuter surface parking lot associated with transit facilities.	Colin Chung (Heritage Heights Landowners Group)	Grand Blvd? It is recommended to revise the text to refer to the Grand Blvd so that there is consistency in the terminology used in the Secondary Plan.
10.11.1	Vehicular parking facilities will take multiple forms, including underground parking lots, small surface lots and on-street parking. In Mixed Use Areas, above-grade parking structures and parking between the buildings and adjacent streets is strongly discouraged.	Colin Chung (Heritage Heights Landowners Group)	What does this mean?

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10.11.2	In Mixed Use Areas, where there are no other feasible alternatives above grade parking structures may be permitted if it is wrapped in residential, commercial, institutional or employment uses on all floors , as appropriate. Alternatively, where the City determines it is appropriate, above grade parking structures may be permitted if the structure is wrapped with active uses at grade, and screened appropriately along streets, other than The Grand Boulevard.	Colin Chung (Heritage Heights Landowners Group)	What does this mean?
10.11.3	Where surface parking is proposed as part of an initial phase of development, a phasing plan will demonstrate how in subsequent phases surface parking will be incorporated into development and secured in the appropriate development agreement . Surface parking lots will be permitted in Neighbourhoods to support civic, recreational, and institutional uses.	Colin Chung (Heritage Heights Landowners Group)	What does this mean?
10.11.4	c) The amount of office parking that could be made available to the public in the evenings and on weekends. d) The potential for public and commercial parking facilities to be used by GO Transit commuters.	Colin Chung (Heritage Heights Landowners Group)	How would the City program this when these are private property?
10.11.6	The City will consider adopting a cash-in-lieu-of-parking by-law to permit development proposing office, major institutional, or other uses identified in Section <span style="background-color: yellow;"> </span> - Employment Uses in this Secondary Plan, to contribute funds toward public parking facilities in lieu of some or all of the on-site parking spaces required for these uses. The cash-in-lieu rate be based on the parking requirements established for the Heritage Heights Secondary Plan Area through a Parking Management Plan/Study in the Precinct Planning Process	Colin Chung (Heritage Heights Landowners Group)	Not supported. This needs to be removed. This has not been applied elsewhere in the City and if the City is truly interested in planning for a walkable community, then the cost should not be borne by the developers. In addition, this is a new community being built from the ground up, as opposed to an existing built environment. In this regard, the genesis of the policy is not clear, and is recommended that it be removed. As an example, the City recently removed the parking requirements in Downtown and there is no cash-in-lieu of parking there, so it is puzzling why it is being introduced in HH.
10.11.7	The City will encourage a portion of parking provided for office and major institutional uses in Character Area A – Wellness/GO Station Area to be available for visitor public parking. The number of parking spaces for public use and their location will be determined with the submission of parking study with development applications. These public parking spaces may be owned and operated by the building owner or, if procured by the City, be operated by a municipal authority.	Colin Chung (Heritage Heights Landowners Group)	As long as the City is prepared to compensate the owner. Otherwise, this needs to be removed.
11.1.1	The policies and development criteria for community services and facilities and affordable housing found in Chapter ‘X’ of the Official Plan will apply .	Tara Buonpensiero (Region of Peel)	This section of the OP is not very comprehensive and says the City may require an applicant to provide an appropriate amount of affordable housing. Additional policies should be included in the secondary plan to implement the broad OP policies.
11.2.1	To support the achievement of a complete and inclusive community, a full range of housing in terms of types, tenure, and affordability will be provided with development in the Secondary Plan Area to meet the different and changing household needs over time .	Farad Wahab (Region of Peel)	Should we mention density as well?
11.2.1	To support the achievement of a complete and inclusive community, a full range of housing in terms of types, tenure, and affordability will be provided with development in the Secondary Plan Area to meet the different and changing household needs over time .	Tara Buonpensiero (Region of Peel)	Other policies in Section 5.8 of the Regional OP need to be considered. Encourage rental housing? Low and moderate income housing specifically? Establish minimum new housing targets with a diverse mix of housing types and tenure Opportunities for reduced development standards for affordable housing projects (reduced parking standards, narrower lot sizes etc) Policies for co-locating facilities with affordable housing Policies to support the development of special needs housing and identify it as a permitted use Meet the needs of diverse populations

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11.3.3	Where new development in the Heritage Heights Secondary Plan Area generates Section 37 and/or Community Benefits under the Planning Act, the provision of community services and facilities will be: a) Distributed to provide broad access to those services and facilities; b) Located in visible and accessible locations with frontage on public streets and strong connections to pedestrian, cycling and transit routes; c) Delivered in a timely manner to support residential growth in the Secondary Plan Area; d) Where appropriate, incorporated into mixed-use buildings or as stand-alone facilities; and e) Designed to provide flexible multi-purpose facilities which can adapt over time to meet the community's evolving needs.	Colin Chung (Heritage Heights Landowners Group)	What does this mean? Section 37 has not been applied in greenfield SP areas in Brampton. There is no benchmark to justify the ask. If implemented, it would be the area where the City and its departments are asked to deal with Section 37, and in this regard, if the Secondary Plan is going to include it, it has to be clear and transparent on what benefits it is supporting.
11.3.6	Agreements, which will outline the anticipated timing and phasing of these new facilities to ensure the timely provision of the required community services and facilities to support development.	Colin Chung (Heritage Heights Landowners Group)	What does this mean?
12.4.3.c	Stormwater management facilities will be located and designed to conserve and maintain the environmental and ecological integrity of the Natural Heritage System and to provide a net benefit to the environmental health of the community.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	No comments are made as to the location of outlets (e.g. through buffers to receivers), and/or overlap with outer portions of buffers.
12.4.2	Stormwater management facilitiesponds are arranged and located to serve the future development in the most cost and land efficient manner. These are required to ensure that all stormwater that is generated from development on the site is treated from both a quality and quantity perspective in Heritage Heights and directed to appropriate receiving systems (watercourses and other natural features). In this regard, the City will consider the design of stormwater management facilities to be contemporary, technologically advanced, innovative, and be located as such to maximize efficiency while supporting natural systems and minimizing land consumption.	Colin Chung (Heritage Heights Landowners Group)	Need a policy that the removal, relocation and size of SWM ponds will not require an OPA. The revised document should have a general overall statement on the types of uses and infrastructure that will not require amendments (i.e. SWM ponds) – did for some element but not all.
12.5.1	Where there is the potential that a site may be contaminated due to the previous use of the property, a soils study will be prepared in accordance with the provincial guidelines for the decommissioning and cleanup of contaminated sites and submitted along with any application for development. Development for any contaminated site will not be permitted until the site is decommissioned or cleaned up in accordance with provincial guidelines.	Colin Chung (Heritage Heights Landowners Group)	How does this apply if the site is phased in development?
12.5.1	Where there is the potential that a site may be contaminated due to the previous use of the property, a soils study will be prepared in accordance with the provincial guidelines for the decommissioning and cleanup of contaminated sites and submitted along with any application for development. Development for any contaminated site will not be permitted until the site is decommissioned or cleaned up in accordance with provincial guidelines.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	As many cases of contaminated soils found under features and buffers, it would be appropriate to expect some comment her on integrating clean up with the other policies regarding NHS.
12.7.1.a	All permanent structures, excluding municipal road right-of-way, will be located at least 7 metres from the limits of TransCanada's right-of-way.	Colin Chung (Heritage Heights Landowners Group)	I believe TCPL also requires 12m setback from their pipes.



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12.8	Infrastructure Phasing	Tara Buonpensiero (Region of Peel)	ROP Policy 5.3.4.2.2 b) c)d) Phasing to consider development from other developed parts of NW Brampton, that a Phase 1 area and amount of development be defined and only Phase 1 of a development can proceed if it can be supported by a north south transportation corridor
12.8.2.a	<p>a) If a required public street is fully within a development site or land assembly, the full required right of way will be secured with the approval and construction of the first phase of development.</p> <p>b) Where a required public street forms the boundary between development sites, the full conveyance of the right of way may be achieved in two stages provided interim measures to facilitate access and travel are put in place with the first site to redevelop.</p> <p>c) If required transportation infrastructure does not form part of a development site or land assembly, financial contributions towards the acquisition of land and construction of transportation infrastructure off site may be secured through the development approvals process.</p>	Colin Chung (Heritage Heights Landowners Group)	What is the basis for this policy requirement?
13.1	Precinct Plan	Gail Anderson (Region of Peel, Planning and Growth Management)	<p>In accordance with the ROPA 32 minutes of settlement, it is unclear how studies to determine appropriate separation, buffering and mitigation of land uses adjacent to lands identified as HPMARA in the Provincial Greenbelt Plan Area or adjacent to sites within the North West Brampton Urban Development Area that are subject to an application for a licence or are licensed for extraction under the ARA is being considered within the implementation of the Heritage Heights policies.</p> <p>Through the implementation of the ROPS 32 policies Brampton is required to insert a map identifying resource areas into its Official Plan. How will that official plan schedule be cross referenced in this secondary plan.</p> <p>It is unclear how conditions for shale resources recovery can be considered, if feasible, during the development of Heritage Heights.</p>
13.1	Precinct Plan	Jason De Luca (Region of Peel, Development Services)	Please refer to Section 5.0 – Implementation - of Comment Memo.

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13.1	Precinct Plan (General Comments)	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	<p>As noted above, the proposed precinct planning process needs to be further explained and refined. Precinct planning is not a statutory requirement but is being treated as such. Given the varied landownership, precinct planning would be difficult with multiple landowners in a precinct, presenting logistical challenges regarding the participation and timing in preparing these plans. We have concerns about the precinct plans process being triggered as part of a development application when landowners and parcels may be at different stages of planning. Furthermore, the first landowner in a precinct should not be responsible to prepare/facilitate the completion of a precinct plan to get their application approved.</p> <p>We suggest using conceptual block plans as a reasonable alternate approach to precinct planning. Conceptual block plans would demonstrate the proposed development in light of the context to City staff without tethering the process to Council endorsement. We request the following:</p> <ul style="list-style-type: none"> <li>• Revision of policies with respect to where Precinct Plans are required, given they are more appropriate for higher density character areas. The requirements for Precinct Plans don't seem to apply to all types of development. For example, Policy 13.1.3 (f-h) policies are intended for high density developments and are not applicable to low density areas.</li> <li>• Where the draft policies speak to requiring a precinct plan and Subdivision Approval, more flexible language (such as "refined through the precinct plan process or the Subdivision Approval) is necessary to reflect that certain areas of the secondary plan area will not require precinct plans.</li> <li>• Alternatives to a precinct plan should be provided, particularly in lower density areas.</li> <li>• Clarification on the mechanisms of Council adopting a precinct plan in situations where not all lands/landowners are prepared to develop.</li> <li>• Clarification on how precinct plans will be coordinated with all landowners and who will be leading this process.</li> <li>• Clarification as to whether sub-precinct plans are intended to go before council.</li> <li>• Revise policy wording to make provisions for conceptual block plans to be prepared by the applicant.</li> <li>• Information on the types of studies that would be required in support of Precinct Plans.</li> </ul>
13.1.1	The boundaries of precinct areas on Map XX – 2 - Precinct Plan Areas are general. Where the general intent of the Secondary Plan is maintained, minor adjustment to boundaries will not require amendment to this Secondary Plan.	Andrew Walker (Heritage Heights Landowners Group)	Difficult to provide comprehensive comments in the absence of Schedules.
13.1.1	The boundaries of precinct areas on Map XX – 2 - Precinct Plan Areas are general. Where the general intent of the Secondary Plan is maintained, minor adjustment to boundaries will not require amendment to this Secondary Plan.	Tara Buonpensiero (Region of Peel)	Precinct areas should be phased in the secondary plan or policies to guide the phasing of the precinct plans

SECONDARY PLAN SECTION	POLICY	COMMENTER CITY/AGENCY/REGION/LANDOWNER/OTHER	COMMENT
13.1.2	Precinct Plans will be required for each Precinct with the submission of any Draft Plan of Subdivision and/or significant Zoning By-law Amendment application within that Precinct. Precinct Plans will be prepared to the satisfaction of the City prior to approval of any significant Draft Plan of Subdivision or Zoning By-law Amendment application within that Precinct. Precinct Plans which have been prepared in accordance with the City’s Terms of Reference will be submitted for consideration to City Council concurrent with the consideration of an implementing Plan of Subdivision and/or Zoning By-law.	Jason De Luca (Region of Peel, Development Services)	and to the satisfaction of Peel Region
13.1.2	Precinct Plans will be required for each Precinct with the submission of any Draft Plan of Subdivision and/or significant Zoning By-law Amendment application within that Precinct. Precinct Plans will be prepared to the satisfaction of the City prior to approval of any significant Draft Plan of Subdivision or Zoning By-law Amendment application within that Precinct. Precinct Plans which have been prepared in accordance with the City’s Terms of Reference will be submitted for consideration to City Council concurrent with the consideration of an implementing Plan of Subdivision and/or Zoning By-law.	Jason De Luca (Region of Peel, Development Services)	May want to insert language indicating that Precinct Plans are required to conform to the Secondary Plan and all applicable policies
13.1.3.j	A phasing plan for development.	Jason De Luca (Region of Peel, Development Services)	Please refer to Section 5.0 – Implementation - of the Region Comment Memo.
13.1.6	The City may enact Zoning By-laws and approve Site Plan Applications without a Precinct Plan process, as set out in Section 13.1 of this Plan, for uses that the City deems are in the City’s interest, such as a Regional Hospital, civic works, or transit facilities, provided that such proposals meet all applicable policies and legislation, and provided the proposed development:	Jason De Luca (Region of Peel, Development Services)	and in the Region’s interest
13.1.8	The City will use its powers as the municipal approval authority to ensure that residential development does not outpace provision of infrastructure, services, facilities, and amenities needed to support intensification of the Secondary Plan Area.	Jason De Luca (Region of Peel, Development Services)	In consultation with the Region
13.1.10	The City may enter into Agreements pursuant to the Planning Act, to secure matters required to support the development provided for by this Secondary Plan.	Jason De Luca (Region of Peel, Development Services)	And the Region
13.1.13	New development will protect for the long-term vision of the Heritage Heights Community within the planned right-of-way consistent with the policies of this Secondary Plan and [list any other relevant studies/EAs here].	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	This list should be coordinated with the list of studies referred to throughout the secondary plan.
13.2.6	Minor refinements to the boundaries of the Natural Heritage System designation may be considered to reflect the differences in scale, and level of detail available through the preparation of the Environmental Implementation Report or Environmental Impact Study without an official plan amendment. However, minor refinements will not adversely impact the functions or result in any significant decrease in size of the final Natural Heritage System designation.	Colin Chung (Heritage Heights Landowners Group)	Please explain.

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13.3.4	A fine-grain grid of streets is fundamental to this plan. Map XX-9 - Street Network identifies the public street network planned for Heritage Heights. It is intended to optimize connectivity providing flexibility for a range of development scenarios. Minor modification to the location and alignment of planned streets are permitted without amendment to this plan, provided the intersections in Map XX-9 that include a major or minor collector street or arterial street are maintained in their general location.	Andrew Walker (Heritage Heights Landowners Group)	This is an issue identified in the ground truthing of the location of the north-south collector road and determining how it crosses the NHS, CN Rail and TCPL. As others conduct the same exercises, the intersection points may need to change and should not require an OPA to do so. It is suggested that consideration be given to deleting the highlighted text in its entirety from the policy, and then on a case-by-case basis a determination can be made if it is a minor modification or not.
13.4	Transportation Master Plan	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	Revisions to Policy 13.4 to confirm which roads alignments are in fact covered and which will require EAs in the future.
13.4.1	The Secondary Plan Transportation Master Plan has fulfilled Phases 1 and 2 of the Municipal Class EA process justifying the need for and identifying the general location of the new arterial and collector roads designated within the Secondary Plan. The new arterial roads include Grand Boulevard. The City will undertake Phases 3 and 4 of the Class EA for these new arterials as well as for improvements to existing arterial roads in order to finalize the road alignments and preliminary design in accordance with the Municipal Class EA process.	Andrew Walker (Heritage Heights Landowners Group)	Can you confirm whether Lagerfeld Drive is an ‘arterial’ or ‘collector’?
13.4.2	In order to continue to fulfill the requirements of the Environmental Assessment Act, all Collector Road projects where the proponent is not a public agency, as determined by the City of Brampton, will require the completion of an Environmental Assessment or equivalent process as permitted in the Municipal Engineers Association guidelines document for Municipal Class Environmental Assessment.	Andrew Walker (Heritage Heights Landowners Group)	Can you confirm/clarify whether all collector roads require an EA, or is there a threshold (i.e. cost to construct) to determine which ones require them and which one’s don’t. if it is the latter, perhaps the policy wording to this effect be added to the Secondary Plan. It is noted that the determination of whether an EX is required for a collector/arterial road is based on compliance with the MEA Class EA process and there are cost and ‘character’ thresholds. If an EA is required it is run concurrently with the plan of subdivision process to avoid duplication and prolonging the process. The Secondary Plan should simply suggest that an EA may be required, and if so, that it can be run concurrently with a planning application.
13.5.1	The City may require with applications for development, the submission of a Traffic Impact Study that assesses the impacts of the proposal on the street network, including the impacts of truck traffic that accommodates neighbouring industrial uses, and/or a pedestrian and bicycle circulation plan that demonstrates how the development facilitates access and circulation by transit users, cyclists and pedestrians.	Jason De Luca (Region of Peel, Development Services)	And the Region
13.8.1	In addition to the Complete Application submission requirements of Appendix 1 and the Official Plan, and the policies of this section, a complete application to amend the Zoning By-law for lands within the Secondary Plan identified on Map XX-3 – Structure Plan - will include a Precinct Plan, in consultation with residents, stakeholders, the City, and relevant agencies.	Jason De Luca (Region of Peel, Development Services)	To emphasize its importance, it may be a good idea to identify the Phasing Plan for Development (referenced in Section 13.1.3 j) as a stand-alone required submission document.
13.8.2.j	Defined conditions for the use of a Holding (H) symbol pursuant to Section 36 of the Planning Act; (j) The permitted uses of the lands and buildings when the Holding (H) symbol is removed by amendments to the by-law;	Jason De Luca (Region of Peel, Development Services)	Where deemed necessary by the Region and the City a Holding (H) symbol pursuant to Section 36 of the Planning Act can be established to ensure the coordinated delivery of development and infrastructure, in accordance with the strategy outlined in the approved DSSP for the HHSP.
13.8.5	The Zoning By-law will define and incorporate the conditions that must be satisfied prior to the removal of the Holding (H) symbol. In addition to those conditions identified in the City's Official Plan, conditions to be met or secured to the City's satisfaction prior to the removal of a Holding (H) symbol may include:	Jason De Luca (Region of Peel, Development Services)	Also to Region’s satisfaction, where appropriate.



SECONDARY PLAN SECTION	POLICY	COMMENTER CITY/AGENCY/REGION/LANDOWNER/OTHER	COMMENT
13.8.6	The City may remove the Holding (H) symbol only as the associated conditions have been satisfied and matters appropriately secured through an agreement or agreements entered into pursuant to the Planning Act.	Jason De Luca (Region of Peel, Development Services)	In consultation with the Region
	CPPS XXX	Colin Chung (Heritage Heights Landowners Group)	????
13.10.1	In addition to the school sites conceptually identified in Map XX-4 – Public Realm Plan and Conceptual Park Plan, the Peel District School Board has identified the need for an additional elementary school and secondary school to satisfy its long term requirements for school accommodation in the Heritage Heights Secondary Plan Area in consideration of the forecasted number of residential units and students in the Secondary Plan and adjacent school catchment areas. Through the City’s Precinct Planning process, the need for and location of additional school sites will be determined to the satisfaction of the City in consultation with the Peel District School Board. The designation of additional school sites will be implemented by way of an official plan amendment and site and area specific policy appended to Chapter 14 of this Plan.	Andrew Walker (Heritage Heights Landowners Group)	If additional schools have been determined to be required, is it better to put the schools on the plan now, or to complete an OPA later?
13.13.1	During processing of development applications, the City will require the preparation of Vegetation Assessment and/or Tree Preservation Plans by qualified professionals in core areas. Approval by the City of such plans, incorporating suitable implementation programs, will be required prior to final approval of development applications, in accordance with Section 4 and other relevant policies of the Official Plan and the City’s Woodlot Development Guidelines.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	Policy 13.13.1 refers to the need for tree preservation plans by “qualified professionals in core areas”. This is uncommon terminology, and the authors should consider re-wording to specify (i.e. Certified Arborists, etc.).
13.20.1	The application of Alternative Development Standards for roads and municipal infrastructure will be considered for use in this Plan . This includes, but is not limited to, the application of public rear lane-way based housing, modified right-of-way standards, cross walk construction and decorative treatments, pavement construction materials and stormwater management ponds. Operational and maintenance requirements and related costs arising from the implementation of Alternative Development Standards will be identified and addressed to the satisfaction of City Council prior to the issuance of final Precinct Plan Approval.	Jason De Luca (Region of Peel, Development Services)	To the satisfaction of the Region and the City.
13.21.2	Although the specific shapes, sizes, locations, and relative positions of land use, road, and other designations in this Plan are intended to indicate a desirable arrangement of these elements and will be refined through the Precinct Plan process provided that the intent of this Secondary Plan is maintained. This flexibility may be invoked by the City or other public agency to ensure implementation of this Plan in an equitable manner relative to property lines and parcel sizes. Specifically, this flexibility may include an adjustment to the shape of a designation, or an adjustment to its size, or to its absolute or relative location without further amendment to this Plan, provided the City is satisfied of the following:	Jason De Luca (Region of Peel, Development Services)	To be revised for clarity.

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13.21.4	The limits of the Natural Heritage System which includes Valleylands and Watercourse Corridors, Woodlands and Wetlands designations will be determined based on the findings of the Subwatershed Study and will be refined based on an SIS or Environmental Impact Study prepared to the satisfaction of the City of Brampton in consultation with CVC. In the event that minor modifications can be made to the Natural Heritage System that would have the effect of reducing the extent of the Natural Heritage System but enhance its ecological and hydrological functions to the satisfaction of the City of Brampton and CVC, the adjoining residential designations will apply without further amendment to this Plan.	Emma West (Brampton Areas 52, 53 Landowners Group Inc.)	Policy 13.21.4 refers to ‘SIS’ this term is not used elsewhere in the policies and is not defined.
	Appendix 1 – Complete Application	Colin Chung (Heritage Heights Landowners Group)	Isn’t this already in the City OP so why need it here?
List of Maps	Map XX – 8 Minimum Development Density in Character Areas	Tana Buonpensiero (Region of Peel)	This map is not provided yet.