

Date: 2021-08-23

Subject: **Information Report**

Secondary Title: City Initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights

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Report Number: Planning, Bld & Ec Dev-2021-920

Recommendations:

1. That the report titled: Information Report – City initiated Amendments to the Official Plan to Establish and Implement Secondary Plan Area 52 – Heritage Heights, to the Planning and Development Committee Meeting of September 13, 2021, be received
2. That Planning, Building and Economic Development Department staff be directed to report back to Planning & Development Committee with the results of the Public Meeting and final recommendations.

Overview:

- The Heritage Heights Secondary Plan will create a policy framework to guide the creation of a complete and compact community that will protect and preserve the natural environment, and deliver a multi-modal transportation network.
- A Draft Secondary Plan was shared with Council at the July 26, 2021 meeting of Planning and Development Committee.
- Council directed staff to hold a statutory public in September 2021 to seek formal public comment on the draft Secondary Plan.

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| <ul style="list-style-type: none">• The purpose of this statutory public meeting is to present the proposed Official Plan Amendments |
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Background:

In November 2019, Staff initiated a public engagement process to establish a vision and concept plan for the Heritage Heights Secondary Plan area. The vision was presented to, and endorsed by Council in July 2020. One year later, in July of 2021, staff presented a Draft Secondary Plan to Planning and Development Committee and resolution PDC117-2021 was carried as follows:

1. That the staff report re: Heritage Heights Secondary Plan (Areas 52 and 53) Proposed Policy and Street Standards, to the Planning and Development Committee Meeting of July 26, 2021, be received;
2. That staff be directed to host a statutory public meeting in September 2021, to receive public input on the proposed policy and street standards for the Heritage Heights Secondary Plan;
3. That staff be directed to investigate means of lifting the existing interim control by-law in relation to the lands, and report back to a future Planning and Development Committee meeting with recommendations for consideration by Council;
4. That Brampton City Council requests, through Regional Council, that Regional staff be directed to update the detailed design work currently being undertaken on Bovaird Drive, west of Mississauga Road to implement the cross-section for Bovaird Drive that is included in the Heritage Heights Secondary Plan policy;
5. That the staff presentation re: Heritage Heights Secondary Plan – Areas 52 and 53, to the Planning and Development Committee Meeting of July 26, 2021 be received; and,
6. That the delegation from Sylvia Roberts, Brampton resident, re: Heritage Heights Secondary Plan – Areas 52 and 53, to the Planning and Development Committee Meeting of July 26, 2021, be received.

Current Situation:

The following section outlines four proposed Official Plan Amendments (OPA's) recommended to establish the Heritage Heights Secondary Plan.

Amendment 1

Proposed OPA to remove 10020, 10042, 10054 Mississauga Road and 2036 Bovaird Drive West (hereto referred to as the 'Apple Factory lands') that are remnant parcels on the north west corner of Bovaird Drive West and Mississauga Road from Area 52 - 'Mount Pleasant West', and add it to Area 51 'Mount Pleasant'.

Rationale:

Pursuant to the settlement of OPA-101 before the Ontario Municipal Board (OMB), the MCN Heathwood and Osmington lands, were removed from the Huttonville North Secondary Plan (Area 52) and placed into the Mount Pleasant Secondary Plan (Area 51). OPA 101 contains policy direction for studies and pre-conditions for future development of the affected lands.

As a result of this settlement, the Apple Factory Lands were left as a remnant parcel on the north west corner of Bovaird Drive West and Mississauga Road. Planning staff recommend that these lands be removed from Area 52 and put into Area 51 to support the coordinated development of this area, consistent with the wording proposed in Appendix A.

Amendment 2a

OPA to Amend Secondary Plan Boundaries to combine Area 52 ('Huttonville North') and Area 53 ('Mount Pleasant West'); and rename the new area as "Secondary Plan Area 52 - Heritage Heights"

Rationale:

Schedule G of the City's Official Plan identifies North West Brampton as two Secondary Planning Areas:

- Area 52 – "Huttonville North", which is located west of Mississauga Road (with the exception of the north west corner of Mississauga Road and Bovaird Drive West), east of Winston Churchill Blvd, south of the CN Rail way, and north of the Credit River Valley; and
- Area 53 – "Mount Pleasant West" which is located west of Mississauga Road, east of Winston Churchill Blvd, south of Mayfield Road and north of the CN Railway.

Together, these lands have been planned congruently as a single secondary plan. The proposed amendment eliminates Area 53, and amends the boundaries of Area 52 to combine, and rename it formally as "Area 52 – Heritage Heights", consistent with the wording proposed in Appendix B.

Amendment 2b

OPA to establish a policy framework to guide the future development of Heritage Heights and establish block planning/precinct planning areas to guide the coordinated and sequenced development of the area.

Rationale:

Staff have been working with the development community, other levels of government and the public over the last two years to establish a planning policy direction for the future development of Heritage Heights. The proposed Official Plan Amendment, seeks to establish the policy framework to guide development of the lands to 2051; and create the planning boundaries for block planning/precinct planning areas to assist in the co-ordination and further refinement of:

- the delivery of services and infrastructure;
- the phasing of development;
- the location and configuration of streets;
- the character, size and form of development parcels; and
- the layout/function of open space corridors, valleylands, woodlots and other natural features.

Amendment 3

OPA to Amend Secondary Plan Area 51 – ‘Mount Pleasant’ and Schedule 51(A) - to include the Apple Factory lands (remnant parcel on the north west corner of Bovaird Drive West and Mississauga Road) and designate the lands as "Osmington Special Policy area (Mixed-Use Centre)", with a note added to the schedule stating, "Refer to Secondary Plan Area 52 - Heritage Heights, for more detail on Special Policy Areas 2, and Osmington Mixed-Use Centre". The policies of the Mount Pleasant Secondary Plan will be amended accordingly.

Rationale:

Staff recommend that the Apple Factory lands be designated as "Special Policy Area Osmington Mixed- Use Centre" to be consistent with the development permissions of the surrounding area, and that policies of the Mount Pleasant Secondary Plan be amended to ensure that any development application submitted for any of the Mount Pleasant lands west of Mississauga Road respect the policies of the Heritage Heights Secondary Plan, consistent with the wording proposed in Appendix C.

Technical Considerations

The following technical studies have been undertaken to inform the development of the Heritage Heights Secondary Plan (HHSP):

Subwatershed Study (SWS)

Phase 1: Characterization was circulated to the City, Region of Peel, Credit Valley Conservation Authority, as well as additional stakeholders and consultants. This study provides input on a range of environmental and water resources related matters, focused on their influence on the Natural Heritage System (NHS) and storm water management (SWM) components of the HHSP. It is important to note that while the schedules associated with the HHSP show a refined NHS, the final width and delineation of features may change as the SWS study advances through future phases. As such, the final Natural Heritage System map will be refined to ensure appropriate conservation, protection and enhancement practices are implemented.

Heritage Heights Community Energy Plan (CEP)

The city-wide Community Energy & Emissions Reduction Plan (CEERP) is Brampton's climate mitigation strategy. It provides a plan to achieve a clean, sustainable and resilient energy future in Brampton by focusing on energy efficiency, sustainable transportation and sustainable energy supply and distribution. With these, and other broader sustainability objectives of the CEERP in mind, following Council's endorsement of the Heritage Heights Plan in July, 2020, staff commenced a Community Energy Study to inform the HHSP. Community energy planning considers all local energy flows that impact activities within a community. Through community energy planning, solutions are identified to increase efficiency from supply through to distribution and end-use. Improved energy efficiency and alternative energy sources can reduce overall energy costs for residents and local businesses, as well as lower greenhouse gas (GHG) emissions. From an emissions perspective, community energy planning places an emphasis on reducing energy related emissions. Energy related emissions arise from the heating and cooling of homes and buildings, the powering of industries and the movement of people and goods. Community energy planning may also consider measures that address non-energy related sources of emissions, e.g., local opportunities for waste-to-energy or methane-to-energy. The HHSP has considered a policy framework that enables and encourages climate friendly practices within the legislative parameters prescribed through the *Planning Act*, *Provincial Policy Statement*, and the *Ontario Building Code*.

Transportation Study

The goal of the Heritage Heights Transportation Study is to ensure that transportation, land uses and economic development are being considered in a holistic manner such that the resulting community achieves the desired outcomes of the HHSP. In a deviation from other plans, the HHSP places the human being at the centre of the planning and decision-making process and not the automobile. This fundamental change affects the plan's street network, scale, and multimodal nature, as well as the land use placement, mix, density, and value. The plan recognizes the economic, environmental, health, equity, and quality of life shortfalls of conventional planning that is primarily concerned with vehicle throughput, and, instead, employs practices that are proven to achieve better outcomes on all fronts. In other words, the HHSP diverges from a suburban, low-density, dendritic street hierarchy-based plan to promote an urban, network-focused

approach to transportation and human mobility. The transportation foci of the suburban model were high speeds, level of service for motorists, and the separation of land uses. The transportation foci of the HHSP are place-making, quality of life, climate resilience, human health, modal choice, convenience, equity, safety, comfort, and integration with land uses. This urban, network-based plan outperforms the suburban model in accommodation of growth, job creation, and quality of life metrics such as natural conservation and access to parks, schools, goods and services for people of all ages and abilities. This change in planning is timely considering the growing support and need to address the health and climate emergencies and simultaneously do better economically. Furthermore, it is timely to prevent adverse impacts that the proposed Highway 413 could cause to Brampton by perpetuating suburban sprawl. The technical analysis undertaken as part of this study support and validate these finding.

Infrastructure Servicing Study (ISS)

The ISS that will support the HHSP is intended to confirm the following:

- That the planning area may be serviced through the logical extension of existing and planned infrastructure with a conceptual plan developed to demonstrate same; and
- That there are no significant downstream or off-site constraints which may preclude development, or where such impediments exist, a strategy is developed to address the issue(s).

The ISS will incorporate results from previous studies undertaken in the general vicinity of the subject lands. In particular, the ISS shall provide co-ordination with the findings of the Heritage Heights Subwatershed Study to examine storm water management requirements.

Shale

A moratorium by the Province was in place on development in northwest Brampton between 2006 and 2016 in order to protect shale resources for extraction. During the moratorium, neither the City, nor the Region, received any expressions of interest to pursue aggregate extraction. Following expiration of the moratorium, the Region of Peel proposed a Regional Official Plan Amendment (ROPA 32) to formally delete shale protection policies and permit urban uses. ROPA 32 was appealed to the Land Planning Appeals Tribunal (LPAT) by the Province. ROPA 32 was ultimately approved through the LPAT and the policy direction and mapping related to shale resource protection areas has been reflected in the proposed Heritage Heights policy framework.

Zoning, Urban Design and Open Space Guidelines

In parallel with the HHSP, staff are advancing work on Zoning, Urban Design and Open Space Guidelines. These guidelines and standards are intended to articulate expectations around the form and character of the built environment as well as the public realm in Heritage Heights. These documents will build on the City's Sustainable Community Development Guidelines, which provides citywide guidance on built environment, mobility, natural environment and open space, and green infrastructure and buildings. These documents will also address Peel Health requirements of the Healthy Development Assessment required for all secondary planning documents. It should be noted that while the *Minimum Development Density in Character Areas* Map is forthcoming, the intent is captured through the policy. This map will be completed for the final approval of the plan.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Other Implications:

GTA West Corridor

Heritage Heights Boulevard contrasts with current MTO thinking for the GTA West Corridor. MTO is proposing a limited-access 400 series highway. The highway would be a barrier that would repel people from living within the area, lower value and quality of life, and would be anti-transit - prioritizing auto trips through the city. Conversely, the HHSP's boulevard will be a seam that will attract people, increase value and quality of life, and is pro-transit. City Staff continue to work with the Province (MTO) to encourage support of the Boulevard concept within and through Heritage Heights.

Interim Control By-law (ICBL 306-2003)

Interim Control By-Law (ICBL) 306-2003 has been in place in North West Brampton since 2003. It restricts development within North West Brampton to protect for an eventual transportation corridor. A report from Legal, under a separate cover will offer recommendations for Council's consideration.

Term of Council Priorities:

This Information Report and the associated public meeting facilitate compliance with the Term of Council Priority "A Well-run City (Good Government)", with respect to encouraging public participation by actively engaging the community.

Living the Mosaic – Brampton 2040 Vision: This Report has been prepared in full consideration of the overall vision that the people of Brampton will 'Live the Mosaic.'

Conclusion:

Staff will continue to refine the HHSP, taking into account the recommendations of the various technical studies being finalized in support of the plan. Staff will also consider the input from other levels of government through formal circulation of the attached policies as well as through feedback provided by the public and relevant stakeholders through statutory and non-statutory forums. Staff are intending to bring forward the final HHSP to Council for consideration of formal approval by year-end 2021.

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Attachments:

Appendix A Official Plan Amendment #1

Appendix B Official Plan Amendment #2

Appendix C Official Plan Amendment #3