

**Date:** 2021-10-18

**Subject:** **Recommendation Report – City-Initiated Draft Official Plan Amendment to implement the new “Airport Intermodal Secondary Plan Area 4**

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**Report Number:** Planning, Bld & Ec Dev-2021-936

**Recommendations:**

1. **THAT** the report titled “**Recommendation Report – City-Initiated Draft Official Plan Amendment to implement the new “Airport Intermodal Secondary Plan Area 4** to the Planning and Development Committee meeting of December 6, 2021, be received;
2. **THAT** the proposed City-initiated Official Plan Amendment to implement the Airport Intermodal Secondary Plan Area 4 be approved on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to the Growth Plan for the Greater Golden Horseshoe, the Region of Peel Official Plan and the City’s Official Plan for the reasons set out in this Report;
3. **THAT** a by-law be passed to adopt the Official Plan Amendment attached hereto as Appendix D, and;
4. **THAT** it is hereby determined that in adopting the attached Official Plan Amendment, Council has had regard for all matters of Provincial Interest and the Provincial Policy Statements as set out in Section 2 and 3(5) respectively of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

**Overview:**

- **A comprehensive review and consolidation exercise of the City's Secondary Plans was initiated with the intention of reducing the number of secondary plans, and updating policies and schedules.**
- **As part of the first phase of the Review, on September 12, 2018, Council adopted five Official Plan Amendments, which implemented new Secondary Plan Areas 1, 2, 3, 5 and 6.**
- **Although a draft "Airport Intermodal Secondary Plan Area 4" was presented at a public meeting in 2017 along with the five other secondary plans adopted in 2018, further changes were presented at a statutory public meeting on April 12, 2021.**
- **The Airport Intermodal Secondary Plan consolidates secondary plan areas 13, 14, 22, 23, 32, 37, and a small portion of Area 5 into one large secondary plan that will apply to this large employment area of the City.**
- **This report presents for Council adoption the Official Plan Amendment that will implement the new Airport Intermodal Secondary Plan Area 4. With the adoption of this new secondary plan, the first phase of the City's Secondary Plan Review will conclude.**

**Background:**

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

A comprehensive review and consolidation exercise of the City's Secondary Plans was initiated with the intent of reducing the number of secondary plans, and updating policies and schedules.

As part of the Official Plan Review, Planning, Building and Economic Development will evaluate the need to maintain secondary plans in older areas of the City that are largely built out, where significant change is not expected and there can be reliance in the policies of the new Official Plan. However, until Brampton Plan is fully in effect, there is still a need to provide direction and guidance when reviewing development applications in these areas.

Staff is proposing to consolidate the Bramalea North Industrial Area 13, Gore Industrial North Area 14, Bramalea South Industrial Area 22, Gore Industrial South Area 23,

Parkway Belt Industrial Area 32 and Airport Rd./Hwy 7 Business Centre Area 37, and a small portion of Airport Intermodal Area 5 into one large secondary plan that will apply to this large employment area of the City.

The Airport Intermodal Secondary Plan proposes to combine all the different land use designations that currently apply to the 7 secondary plans, to create one consolidated set of policies that will apply to the entire area. The consolidation of these existing land use designations may result in minor additional permissions for certain properties, however, this exercise is not intended to identify new areas for intensification, change existing density targets or redesignate any properties. Rather, this exercise is being undertaken to clarify the language and ensure the policies are updated so that a further review can be undertaken if necessary once the ongoing Official Plan Review is finalized. The Secondary Plans will be updated as appropriate to reflect changes in Official Plan policies.

The purpose of this staff report is to present for Council's adoption, the Official Plan Amendment that will implement the new Airport Intermodal Area 4, as attached in Appendix D.

### Community Engagement

The virtual public meeting was held on April 12, 2021. There were no members of the public in attendance at the meeting. Please refer to Appendix A for the minutes of the meeting.

The draft Official Plan Amendment was circulated electronically to City departments and commenting agencies in April 2021 as per *Planning Act* requirements. Copies of the comments received and corresponding responses are attached as Appendix B to this report.

### **Current Situation:**

The draft Official Plan Amendment attached to this report represents good planning for the reasons identified in this report, and therefore staff recommend that it be approved.

### **Planning Analysis Summary:**

The proposed Official Plan Amendment is consistent with the Provincial Policy Statement, 2020 and is in conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, as well as the Region's Official Plan. The proposed secondary plan is also generally consistent with Brampton's Official Plan, and appropriately considers matters of provincial interest as set out in Section 2 of the *Planning Act*.

A detailed planning analysis can be found in Appendix C.

## Matters of Provincial Interest

### ***Planning Act***

The proposed secondary plan has regard for Provincial Interest as set out in Section 2 of the *Planning Act*. The Official Plan Amendment is consistent with the following policies:

- The orderly development of safe and healthy communities, and;
- The appropriate location of growth and development.

### ***Provincial Policy Statement, 2020***

The 2020 Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS aims to guide appropriate development while ensuring that resources, safety, public health and the natural environment are protected. Section 3 of the *Planning Act* requires that decisions affecting planning matters “*shall be consistent with*” policy statements issued under the PPS.

Section 1.0 *Building Strong Healthy Communities*, of the PPS outlines policies associated with future development, encourages a variety of land use patterns within communities, and promotes initiatives that make efficient use of infrastructure.

The Secondary Plan Review promotes the efficient use of land uses, as it updates and clarifies definitions of existing land use designations and consolidates policies that guide land use planning in built out areas of the City.

### ***A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020***

The Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) is a higher level plan intended to provide further direction on managing growth by building complete communities, curbing sprawl and protecting natural heritage. While the 2020 PPS and 2020 Growth Plan promote the efficient use of land and infrastructure, and intensification within built-up areas, they also place constraints on growth and development in order to ensure the appropriate management and conservation of resources and the protection of public health and safety.

The Airport Intermodal Secondary Plan is located within the Delineated Built-Up Area of the Brampton Official Plan. The City’s secondary plans identify areas where intensification and higher densities is prioritized, to make efficient use of land and infrastructure, while at the same time identifying the appropriate type and scale of transition areas to lower densities.

## Region of Peel Official Plan

The designations and policies contained in the secondary plan is consistent with the Region of Peel Official Plan general goals contained in Section 1.3.6, regarding the creation of healthy and sustainable communities, preserving and restoring ecosystems and supporting growth that is sustainable.

## Official Plan:

The City-wide Secondary Plan Review is being undertaken to update and consolidate policies and mapping so that previous versions of the Brampton Official Plan no longer apply:

Section 5.4.9 of the Official Plan indicates that the City shall endeavor to consolidate and reformulate all Secondary Plans within the City to eliminate the continued use of portions of the dated Consolidated Official Plan of the City of Brampton Planning Area.

Following the adoption of Brampton Plan, Planning, Building and Economic Development will evaluate the need to update any of the existing secondary plans in the Built Up Area.

## **Corporate Implications:**

### Financial Implications:

There are no financial implications associated with this report.

### Other Implications:

No other implications have been identified at this time.

## Term of Council Priorities (2019-2022)

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

## Living the Mosaic – Brampton 2040 Vision

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

## **Conclusion:**

The consolidation of older secondary plans is being undertaken with the objective of updating applicable policies and schedules, and improving the overall clarity of the documents to be more user friendly.

The Official Plan Amendment that proposes to implement the Airport Intermodal Secondary Plan is consistent with the 2020 PPS and in conformity with the 2019 Growth Plan, the Regional Official Plan, and the City's 2006 Official Plan, therefore it is recommended that Council adopt the Official Plan Amendment attached hereto as Appendix D.

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Attachments:

Appendix A: Minutes, Planning Committee Meeting April 12, 2021

Appendix B: Comments Received and staff Responses

Appendix C: Planning Analysis

Appendix D: Official Plan Amendment – Airport Intermodal Secondary Plan