

Date: 2022-04-11

Subject: **Recommendation Report – City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 – Ward 10**

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Report Number: Planning, Bld & Ec Dev-2022-424

Recommendations:

1. That the report titled “Recommendation Report – City Initiated Official Plan Amendment to correct the Right of Way widths for Clarkway Drive – Area 47 Block Plans” to the Planning and Development Committee meeting of May 16, 2022, be received, and;
2. That the Official Plan Amendment be approved, on the basis that it represents good planning, including that it is consistent with the Provincial Policy Statement, conforms to A Place to Grow: 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, and;
3. That the amendment to the Official Plan, attached as Appendix D to this report, be adopted.

Overview:

- **Block Plan Areas 47-1 and 47-2 located within the Highway 427 Industrial Secondary Plan were adopted by the Ontario Land Tribunal (former LPAT) on October 20, 2020.**
- **Although the technical studies recommended changes to the Clarkway Drive Right of Way (ROW) widths shown on Schedule B1 (City Road Right of Way Widths) of the Official Plan, the text of the amendment inadvertently**

missed to include a reference to this change and the recommended ROW widths did not get updated in the City's Official Plan schedule.

- **The proposed amendment to make technical corrections to Schedule B1 of the Official Plan was presented at a statutory public meeting on February 14, 2022.**
- **This report presents for Council adoption the Official Plan Amendment that proposes to align the Clarkway Drive ROW widths approved in the Block Plans with the ROW widths shown on Schedule B1.**

Background:

The Area 47 Block Plans, which were adopted by the former LPAT (now OLT) on October 20, 2020, implement the policies of the Highway 427 Industrial Secondary Plan through the completion of detailed environmental, servicing, transportation, urban design and growth management studies.

Through the Municipal Class EA that is currently being undertaken for the regional and municipal arterial roads, staff was made aware that there is a discrepancy between the Right of Way (ROW) widths shown for Clarkway Drive on Schedule B1 of the Official Plan and the approved Block Plans.

Although the Block Plans reflect the most up to date information with respect to the ROW widths recommended for the various cross sections of Clarkway Drive, there is a need to align this information with the ROW widths that are identified on Schedule B1 of the Official Plan.

Current Situation:

The Official Plan Amendment proposes technical corrections to Schedule B1 to reflect the ROW widths approved for Clarkway Drive as part of the Block Plan process.

The proposed amendments are as follows:

- From Mayfield Rd. to Countryside Dr.: change the ROW from **30m to 36m**
- From the E/W Arterial to the roundabout: change the ROW from **36m to 30m**, and
- From the roundabout to Castlemore Rd.: change the ROW from **36m to 31.5m**

The intent of this Official Plan Amendment is to align the Clarkway ROW widths approved by the LPAT in the Block Plans with the ROW widths identified on the Official Plan Schedule.

Community Engagement

The public meeting to present the proposed amendment was held on February 14, 2022. There were no members of the public in attendance.

Please refer to Appendix A for the minutes of the meeting. Comments received through the formal circulation of the draft amendments are attached as Appendix B.

Planning Analysis

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, 2019, as well as the Region's Official Plan. The proposed Official Plan Amendment 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 Official Plan Amendment 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, Section 2(h);
- the appropriate location of growth and development, Section 2(p), and;
- the promotion of development that is designed to be sustainable, and to support public transit, Section 2(q).

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 proposed Official Plan Amendment is consistent with Sections 1.1 and 1.3 of the Provincial Policy Statement in terms of ensuring the necessary road infrastructure will be available to meet current and projected needs:

- Ensuring that necessary infrastructure is or will be available to meet current and projected needs; Section 1.1.1(g);
- Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, to meet current and projected needs, Section 1.6.8.1.

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 and ensuring that infrastructure and land use planning are coordinated.

- Infrastructure planning, land use planning, and infrastructure investment will be co-ordinated to implement this Plan, Section 3.2.1.1;
- In the design, refurbishment, or reconstruction of the existing and planned street network, a complete streets approach will be adopted that ensures the needs and safety of all road users are considered and appropriately accommodated, Section 3.2.2.3.

Region of Peel Official Plan

The proposed Official Plan Amendment conforms to the Region of Peel Official Plan general goals contained in Section 1.3.6, in particular to:

- create healthy and sustainable regional communities for those living and working in Peel;
- support growth and development which takes place in a sustainable manner.

In addition, the protection of the appropriate right of way for Clarkway Drive conforms to Section 5.5.1.5 with respect to optimizing the use of the existing and planned infrastructure and services.

Brampton Official Plan:

The amendment conforms to policies contained within Section 4.5 Transportation of the Official Plan:

- The required minimum right-of-way widths for the designated major road network for the City of Brampton are shown on Schedule “B1”, Section 4.5.2.5
- The City shall endeavour to reserve or obtain the necessary Right-of-way shown on Schedule “B1” through subdivision, land severance, site plan control or agreements, Section 4.5.2.6

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Term of Council Priorities:

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 sustainable urban places and characterful and complete neighbourhoods

Conclusion:

The proposed amendment is merely intending to reflect at the Official Plan level, the right of way widths that have already been approved for Clarkway Drive when the block plans were approved by the LPAT in 2020. The Official Plan Amendment is not proposing any further changes beyond what has already been settled at the LPAT for the approval of the Block Plans.

The Official Plan Amendment 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 Amendments attached hereto as Appendix D. The amendments have been separated into two to minimize issues with potential appeals.

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Attachments:

Appendix A: Minutes, Planning Committee Meeting February 14, 2022

Appendix B: Department/Agency Comments

Appendix C: Planning Analysis

Appendix D: Official Plan Amendments