

Date: 2022-06-17

Subject: Brampton Plan - Revised Adoption Timelines

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Report Number: Planning, Bld & Ec Dev-2022-700

Recommendations:

1. **THAT** the report titled “Brampton Plan – Revised Adoption Timelines”, to the July 6, 2022 meeting of City Council be received;
2. **THAT** staff be directed to release a second draft of Brampton Plan for public review and comment prior to Council adoption; and
3. **THAT** a second Statutory Public Meeting be held in the fall to provide a forum for the public to submit formal comments on the second draft of Brampton Plan, with staff reporting back with the results, and recommendations, to a subsequent meeting of Planning and Development Committee early in 2023.

Overview:

- A first draft of Brampton Plan was released to the public on April 22, 2022.
- Two public Open Houses were held on May 18th and May 19th 2022 to share highlights of the plan with the public.
- A Statutory Public Meeting was held on May 30th 2022 to provide an opportunity to receive formal comment on the draft plan.
- Comments on the draft were requested by June 3, 2022. Despite this commenting deadline, correspondence pertaining to Brampton Plan continues to be received by City Planning & Design Staff.

- **Staff continue to meet with stakeholders to review comments and modify Brampton Plan where appropriate.**
- **Staff recommend that a second draft of Brampton Plan be released for review and comment, given the additional changes that have been made to the Brampton Plan draft, and in response to requests from stakeholders.**
- **The City fulfilled the statutory requirements pursuant to the Planning Act by hosting an Open House and a Statutory Public Meeting; however, following circulation of a second draft, staff recommend that a second Statutory Public Meeting be held to provide a subsequent opportunity to receive formal comment on the revised Brampton Plan.**
- **The new Brampton Plan cannot come into full force and effect prior to Provincial approval of the Peel Region Official Plan, timing for this remains uncertain. Staff recommend using this time for additional engagement, to potentially minimize future appeals to Brampton Plan and ensure the draft fully reflects Council's intent.**
- **It is recommended that a second Statutory Public Meeting be held in the fall, with final consideration of Brampton Plan to occur early in 2023.**

Background:

At the January 2020 Special Meeting of Council, a work plan for delivering Brampton Plan was approved. Within that work plan, a target of the end of Q2, 2022 was identified for Council consideration of Brampton Plan. A tentative date of July 6, 2022 had been scheduled to bring forward Brampton Plan for Council consideration.

Current Situation:

Despite the challenges associated with the COVID-19 Pandemic, staff have managed the project and delivered on track with Brampton Plan project milestones, as outlined in the approved work plan for Brampton Plan. A draft of Brampton Plan was released publicly on April 22nd, 2022.

Approximately a month after issuance, Statutory Open Houses took place on May 18th and 19th, 2022, followed by a Statutory Public Meeting on May 30th, 2022. All meetings were advertised according to Planning Act requirements.

Following the Statutory Public Meeting, correspondence has been received from a number of stakeholders, as well as commenting agencies – including the Region of Peel, the Credit Valley Conservation Authority and the Toronto Region Conservation Authority,

and Indigenous Groups. A commenting deadline was conveyed to the public of June 3, 2022; however, correspondence continues to be received after the formal commenting deadline. Included on the Planning and Development Committee Meeting Agenda of June 20, 2022, were 37 pieces of correspondence pertaining to Brampton Plan that were received from various stakeholders.

In response to all correspondence, staff have reviewed the comments contained within letters and are meeting one-on-one with stakeholders, where appropriate and when requested. The comments received have been helpful to staff and the meetings with stakeholders have enabled productive discussion to clarify policy intent and fine-tune language within Brampton Plan. Numerous stakeholders have requested that the City incorporate requested changes to Brampton Plan and then issue a second draft of Brampton Plan prior to proceeding to Council for formal approval.

Changes to Brampton Plan

As a result of considering feedback from stakeholders, changes have been made to the first draft of Brampton Plan. These changes include the following:

- Transit Hierarchy refined;
- Framework around Building Heights made more clear;
- Established context around Neighbourhood Centres and how they contribute to 15-minute neighbourhoods;
- Clarity on the difference between Primary and Secondary Boulevards and Corridors;
- Mixed-use District Designation replaced with Mixed Use Area designation – application of the designation broadened to apply beyond Major Transit Station Areas (MTSA's) to include the Urban Growth Centre (UGC), Urban, Town and Neighbourhood Centres;
- Neighbourhoods section revised to provide clarity on where land uses should be located based on the functional classification of the street; Low-rise density categories were introduced; and Place of Worship policies have been expanded upon;
- Neighbourhoods vs Community Supportive uses have been explained and elaborated upon, specifically as they relate to commercial uses;
- Employment Section revised to provide clarity on Mixed-use Employment designation's relationship to MTSA's;
- Additional consideration has been given to how the policy framework responds to Major Institutional and Major Office uses;
- General clarification was required on the relationship between designations and overlays, including clarification on how the overlays are to be applied;
- Schedules needed to be updated to conform to provincial mapping (PSEZ/UGC), as well as more recently approved employment conversions through the Region's Municipal Comprehensive Review;
- Document restructuring with updates of all relevant numbering to support wayfinding by users;

- Bill 109 implications to the Implementation Chapter are still being evaluated and incorporated; and
- Minor language changes in response to stakeholder meetings.

Proposed Second Draft of Brampton Plan

Within the written correspondence received, as well as during one-on-one meetings, stakeholders expressed a desire to have a second draft issued following completion of changes to Brampton Plan. Given that the changes made to Brampton Plan are more than just minor wordsmithing, it is recommended that a second draft of Brampton Plan be issued for review and comment. Issuing multiple drafts of new Official Plans is considered normal practice and will ensure transparency in the process.

Proposed Second Statutory Public Meeting

The Planning Act requires a minimum of one Statutory Open House and One Statutory Public Meeting prior to Council consideration of a new Official Plan. This requirement has been met and no further statutory meetings are required. In an effort to exceed minimum engagement requirements, staff recommend that a second Statutory Public Meeting be held following issuance of a second draft to ensure transparency and provide an additional formal opportunity to receive feedback on the plan. While it may not be possible to eliminate potential appeals to Brampton Plan, staff considers this additional step prudent to attempt to resolve issues in a collaborative manner with stakeholders prior to formal approval of the plan.

Regional Official Plan

Regional Council recently approved the Region of Peel's Official Plan early in Q2, 2022. Following Regional Council approval, the new Official Plan was forwarded to the Province for approval. The date for approval of the Region's Official Plan, where it will come into full force and effect, is still uncertain. Brampton Plan will require approval from the Region of Peel. As Brampton Plan is required to be in conformity with the Region's Official Plan, it will not be possible to receive Regional approval of Brampton Plan until the Region's Official Plan is in full force and effect. The City is ahead of Regional requirements to bring our Official Plan into conformity, therefore, it is recommended that the City use the available time period to refine Brampton Plan and build as broad constituency around the plan as possible.

Corporate Implications:

Financial Implications:

There are no financial implications associated with this report.

Other Implications:

There are no other implications associated with this report.

Term of Council Priorities:

Brampton Plan is noted as a Term of Council priority under the following:

Council Priority: A City of Opportunities

Strategic Priority: 1.4 Prioritize Jobs Within Centres

Project Number: 1.4.3 Develop a New Official Plan that aligns all master plans with Brampton 2040.

Conclusion:

As a result of considering feedback provided by stakeholders, Brampton Plan has undergone revisions. To further engage the community in a transparent manner, it is recommended that a second draft of Brampton Plan be released for review and comment during the summer. A second Statutory Public Meeting can then be held in the fall to receive formal comment on the revised draft. Following any subsequent revisions, staff can then report back to Council with the final Plan for consideration early in 2023. Given that Brampton Plan cannot be brought into full force and effect until after approval of the Region's Official Plan by the province, it is recommended that this time be used to conduct fulsome engagement with the Brampton community around the detailed policies of Brampton Plan to mitigate potential appeals.

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