



Request for Delegation

Attention: City Clerk's Office, City of Brampton, 2 Wellington Street West, Brampton ON L6Y 4R2
Email: cityclerksoffice@brampton.ca Telephone: (905) 874-2100 Fax: (905) 874-2119

- Meeting: City Council Planning & Development Committee
 Committee of Council
 Other

Meeting Date Requested: January 31, 2022 Agenda Item (if applicable): OZS-2021-0027

Name of Individual(s): Natalie Boodram

Position/Title: Project Manager

Organization/Person being Represented: WSP, on behalf of Infrastructure Ontario

Full Address for Contact: 100 Commerce Valley Drive West, Thornhill

Telephone No. 289-982-4352 Email/ Fax No. Natalie.Boodram@wsp.com

Subject Matter to be Discussed	To be able to provide supplementary information regarding the subject application through a presentation.
--------------------------------	---

Action Requested	To be able to provide a presentation as the agent regarding the subject application.
------------------	--

Note: a delegation is limited to not more than five minutes. Attach additional page if required.

I am submitting a formal presentation to accompany my delegation: Yes No

I will require the following audio-visual equipment/software for my presentation:

- Computer Notebook DVD Player PowerPoint
 Other - please specify _____

Note: Delegates are requested to provide to the City Clerk's Office **well in advance of the meeting date:** (i) 25 copies of all background material and/or presentations for publication with the meeting agenda and/or distribution at the meeting, and (ii) for PowerPoint and other visual presentations, an electronic copy of the presentation (e.g., DVD, CD, .ppt file) to ensure compatibility with corporate equipment.

Once the above information is received by the City Clerk's Office, you will be contacted by a Legislative Coordinator **to confirm your placement on the appropriate agenda.**

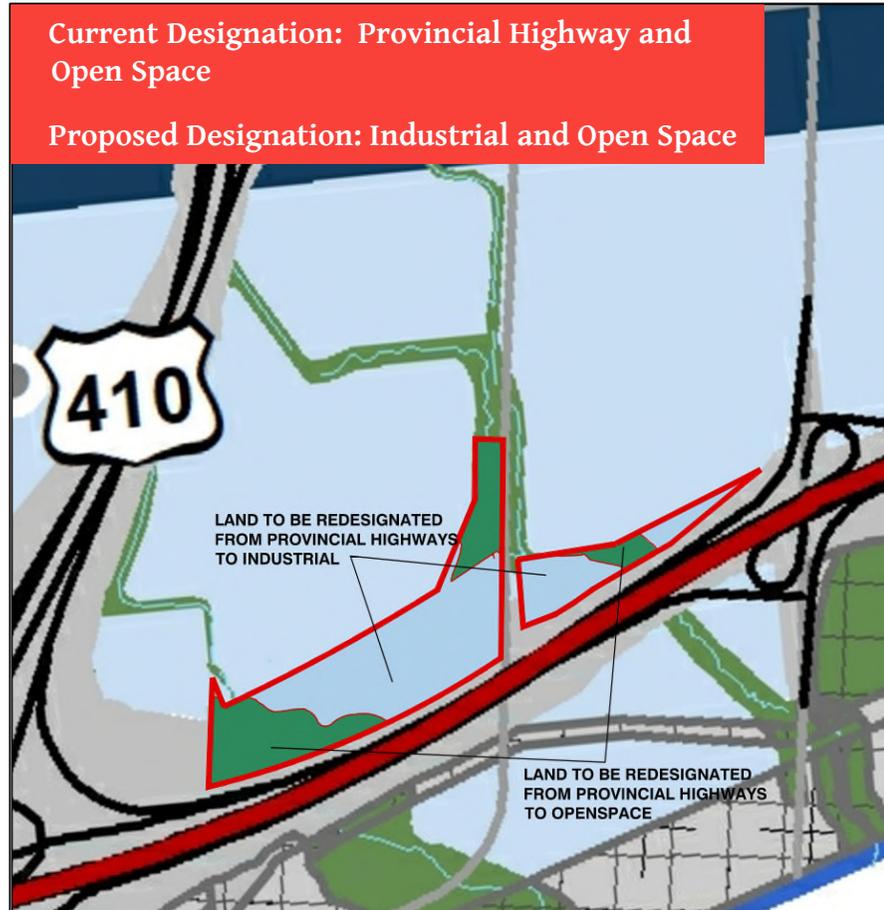
Application to Amend the Official Plan (OPA) North of Highway 407 at the Tomken Road overpass 4385 Farmhouse Court

Applicant: Natalie Boodram, PMP, MCIP, RPP, WSP Canada Inc.
On behalf of Infrastructure Ontario

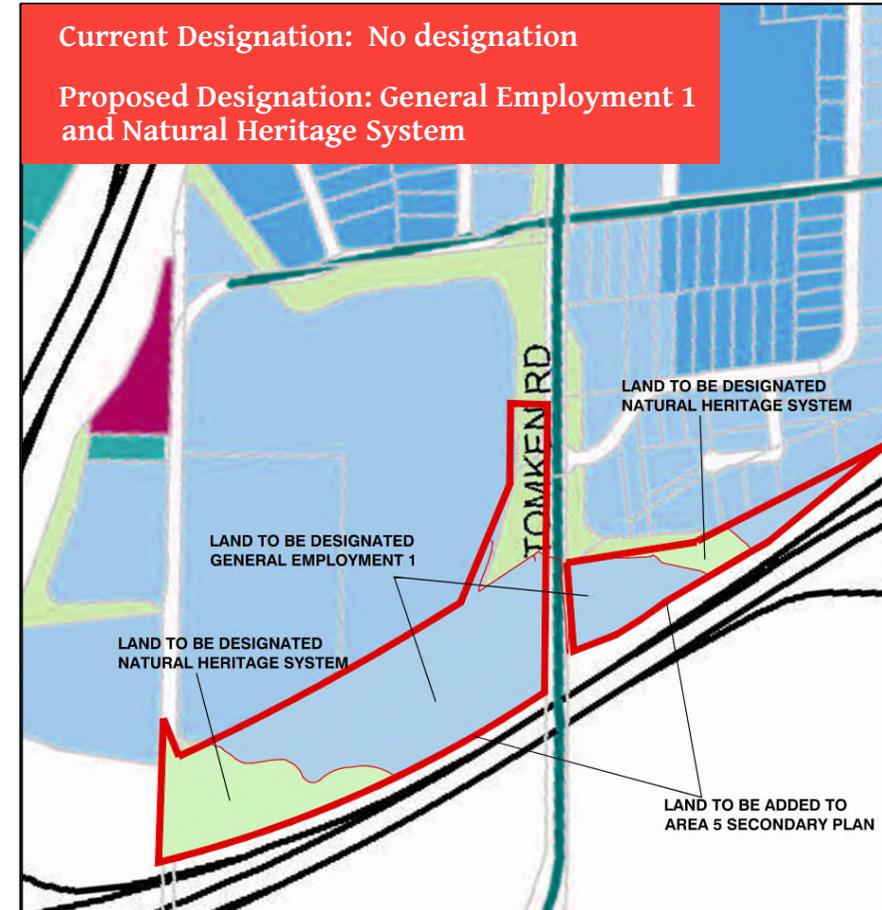
City File #: OZS-2021-0027

Proposed Official Plan Amendment

Official Plan - Schedule A



Highway 410 and Steeles Secondary Plan Area 5 - Schedule 5



Location of the Subject Lands

Aerial Photo & Site Context



	Site A	Site B
Area	13.53 hectares (33.45 acres)	3.96 hectares (9.78 acres)
Frontage	30 metres onto Westcreek Boulevard and 433 metres onto Tomken Road	150 metres onto Tomken Road

Surrounding context:

- East:** Highway 407
- South:** A pedestrian and cycling path follows Etobicoke Creek, and the 407/410 interchange is located approximately 700 metres to the south.
- North:** Dixie Road.
- West:** Employment lands.

Planning Justification

Consistent with the following Planning Policies:



Provincial Policy Statement (2020)

- Located within the Built Boundary and Settlement Area
- Proposed to provide additional employment lands to the City
- Promote efficient development patterns and infrastructure
- Protect existing natural heritage and open space



Growth Plan for the Greater Golden Horseshoe (2020, Consolidated)

- Located within a Strategic Growth Area
- Supports growth and development of currently un-used lands
- Supports employment lands along a Goods Movement corridor
- Promotes employment uses within a Provincially Significant Employment Zone (PSEZ)

Parkway Belt West Plan

- Currently designated as Public Use Area/Road
- An application has been submitted to remove the subject lands from the Plan
- Once approved, the Parkway Belt West Plan will no longer apply to the Subject Lands

Planning Justification

Consistent with the following Planning Policies:

Region of Peel Official Plan

Office Consolidation September 2021



Region of Peel Official Plan (2018, Consolidation)

- Located within the Region's Urban System and Parkway Belt West Plan designation
- Assist in developing employment and industrial uses adjacent to highways
- Intensifies vacant lands within the Urban System
- Takes advantage of available infrastructure



City of Brampton Official Plan (2006, Consolidation)

- Located within the City's built boundary and designated as Provincial Highways
- The proposed OPA will permit future employment
- Well-suited for employment uses
- While protecting the existing natural areas

Planning Justification

Parkway Belt West Plan

- Concept Plan
- Planning Justification Report including Public Consultation Strategy,
- Functional Servicing Report
- Urban Design Brief
- Natural Heritage Report including Constraint Map10. Phases 1 and 2 Environmental Site Assessment
- Traffic Impact Study
- Stormwater Management Brief
- Floodplain Study
- Archaeological Assessment, Record of Engagement, and Supplementary Document

Planning Justification

Supporting Documents:

- Concept Plan
- Planning Justification Report including Public Consultation Strategy,
- Functional Servicing Report
- Urban Design Brief
- Natural Heritage Report including Constraint Map10. Phases 1 and 2 Environmental Site Assessment
- Traffic Impact Study
- Stormwater Management Brief
- Floodplain Study
- Archaeological Assessment, Record of Engagement, and Supplementary Document

Process and Next Steps



Review and address comments:

- City Staff
- Agency
- Public Comments



Seek Council Approval

Thank you



wsp.com