

Date: 2023-09-11

Subject: **Information Report: Update on Strategic Projects Supporting Growth and Development in Brampton**

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Recommendations:

1. That the report from Shannon Brooks-Gupta, Manager, Official Plan & Growth Management to the Planning and Development Committee meeting of September 11, 2023, re: **Information Report: Update on Strategic Projects Supporting Growth and Development in Brampton**, be received; and,
2. That staff be directed to report back to the October 23, 2023 Planning and Development Committee for Council's adoption to meet *Planning Act* requirements to conform Brampton's Official Plan to the Region of Peel Official Plan within one year from Ministerial approval.

Overview:

- **This report provides a status update for the following three projects that support growth and development in Brampton:**
 - **Official Plan Review – *Brampton Plan*;**
 - **Comprehensive Zoning By-law Review project, including the Urban Design Guidelines; and**
 - **Updates to growth forecast and servicing allocations being undertaken by the Region of Peel in consultation with City staff.**
- **These projects will help to support Brampton in meeting the housing targets identified through Bill 23, with the goal of achieving 113,000 new housing units by 2031 in the city.**

- **Adoption of *Brampton Plan* is set for early November 2023 to meet *Planning Act* requirements. The final stages of the work program are outlined in this report.**
- **A coordinated planning approach through the new Official Plan, Comprehensive Zoning By-law and Urban Design Guidelines will facilitate a streamlined and comprehensive framework to guide the planning and development process as Brampton experiences unprecedented growth and development in the coming years.**

Background:

This report outlines the history and status of three ongoing strategic projects that will support growth and development in Brampton. These projects are informed by the [City's Municipal Housing Pledge](#) to achieve 113,000 new housing units by 2031, providing the municipal framework to support the creation of an urban, vibrant, and sustainable future for Brampton while meeting the targeted growth identified by the Province's Housing Supply Action Plan.

These projects help to catalyze the framework for growth, ensuring the creation of complete communities where residents can live, work, play and thrive throughout the various ages and stages of life. Delivering new housing supply is imperative; however, it must be delivered in a manner that:

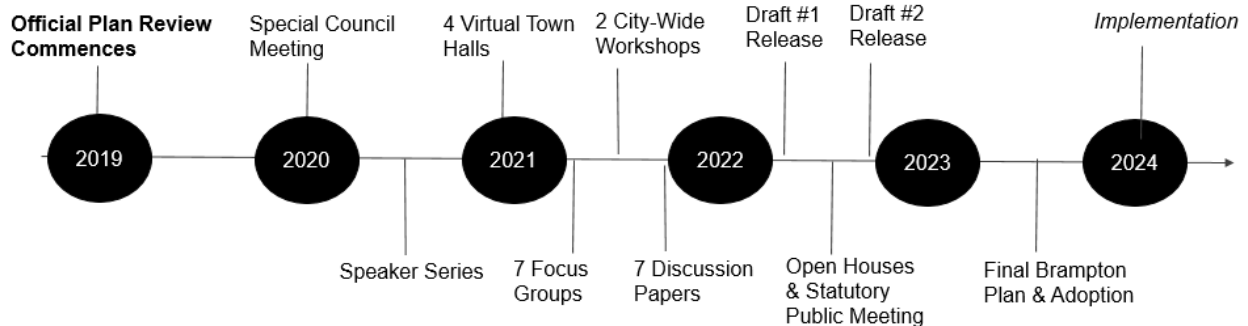
- is financially prudent;
- capitalizes upon new economic opportunities to support local employment growth;
- ensures infill and intensification is appropriate and contextually integrated into the surrounding community;
- implements a high-quality public realm; and
- delivers all essential hard and soft infrastructure to support the creation of complete communities.

The finalization of these strategic projects will support a coordinated, streamlined and comprehensive framework to guide the planning and development process while delivering on the elements outlined above as the City works to achieve the housing target of 113,000 new housing units by 2031.

Brampton Plan – Official Plan Review

The Official Plan Review – *Brampton Plan* – commenced in 2019 following significant engagement to define a publicly infused vision for Brampton's future through the 2040 Vision. Since this time, the City has been actively engaging with internal and external

stakeholders, the public, the development industry, and community interest groups to build on this framework, finalizing Brampton’s City Structure and identifying guiding policies to achieve this. The project team has maintained ongoing communications through the City’s webpage and project mailing list throughout the work program, outlined in the graphic below.



Since 2019, the City has engaged on two drafts of the *Brampton Plan* and held a statutory open house and public meeting:

- The first draft of *Brampton Plan* was released for public review on April 22, 2022;
- Two virtual [Public Open Houses](#) were held on May 18 and 19, 2022, with a statutory Public Meeting held on May 30, 2022; and
- The [second draft of Brampton Plan](#) was released for public review on December 23, 2022 and is still currently online for commenting.

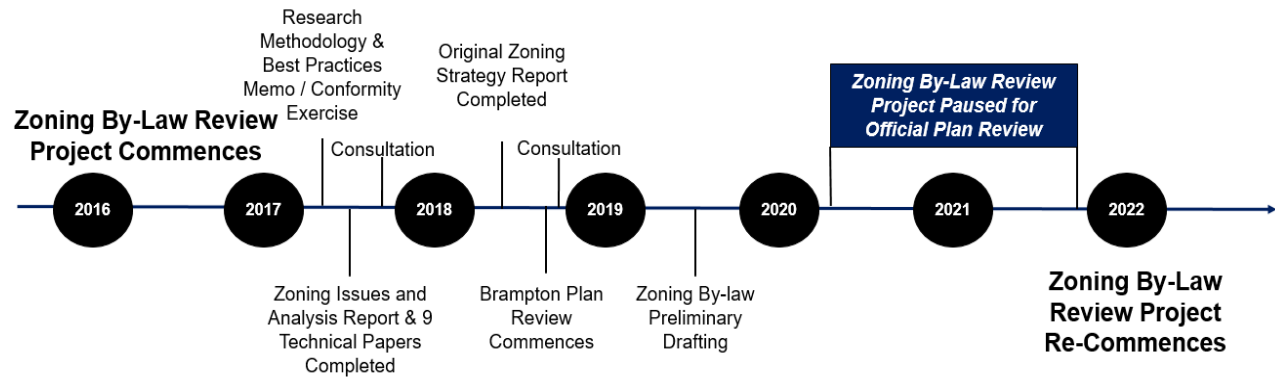
Feedback and comments received throughout the Official Plan Review have been addressed and will be shared with Council at the October Planning and Development Committee meeting.

Comprehensive Zoning By-law Review

The City of Brampton’s Comprehensive Zoning By-law Review commenced in December 2016. Previous reports to Council in [September 2018](#) and [January 2020](#) provided status updates of progress on the project and key next steps. At that time, a Zoning Issues and Analysis Report, draft Zoning Strategy Report and nine Technical Papers had been completed and posted online for public review.

As of January 2020, the Comprehensive Zoning By-law Review project was placed on hold to allow for the completion of the Official Plan Review process. As the City is required to update the Zoning By-law to conform within three years of approving a new official plan, the decision was made to ensure the By-law appropriately captured the updated policy directions from the 2040 Vision and *Brampton Plan* as a part of the

Review process. The project formally recommenced at the end of 2022, as significant work had been undertaken to draft the new Official Plan. A high-level overview of work conducted is outlined below.



Other major projects were advanced during this pause for the project that provide key inputs into the Comprehensive Zoning By-law Review. In addition to draft *Brampton Plan*, the City has delivered *Housing Brampton*, as well as made progress on other key projects that help to set the vision for city building as Brampton grows and develops, including the Major Transit Station Area policy framework.

As identified in the graphic below, the Comprehensive Zoning By-law will implement the vision set from key planning initiatives and studies.



Urban Design Guidelines

In coordination with the Comprehensive Zoning By-law Review, the drafting of the Urban Design Guidelines has commenced. Together, *Brampton Plan*, the Comprehensive Zoning By-law, and Urban Design Guidelines will provide a coordinated

approach for guiding how Brampton will grow. They will help streamline the development approvals process by providing the development industry with clarity on the City's expectations, ensuring high-quality urban design guidance and the timely approval of development applications.

A draft of the Urban Design Guidelines will be released at approximately the same time as the Comprehensive Zoning By-law.

Provincial Legislative Changes: Bill 23 & Bill 97

Over the course of 2023, the province has released a number of legislative changes influencing the Official Plan Review process and Comprehensive Zoning By-law Review.

The [staff report](#) entitled *Recommendation Report - The Impacts of Bill 23, More Homes Built Faster Act, 2022 on Brampton Plan* was received at the January 23, 2023 Planning & Development Committee Meeting of Council to report on the impacts of Bill 23 to *Brampton Plan's* work plan and timing, based on an assessment by staff of the risks and implications of these provincial changes. This identified the potential of a new planning instrument consolidating the *Provincial Policy Statement* and *A Place to Grow* that would lead to new conformity requirements, the loss of upper-tier planning authority, and the Region of Peel Official Plan becoming an in-force Official Plan for Brampton.

Furthermore, the [staff report](#) entitled *Recommendation Report for City Comments on the Proposed Provincial Planning Statement, 2023* was received at the May 31, 2023 City Council Meeting which highlighted the impacts of Bill 97, the *Helping Homebuyers, Protecting Tenants Act, 2023* on *Brampton Plan*. Through this report, staff outlined that the Implementation Guide released with the proposed *Provincial Planning Statement* requires all municipalities to proceed with the current *Planning Act* timelines. This provided clarity that, despite provincial changes outlined through Bill 23 and Bill 97, the City would need to finalize *Brampton Plan* for adoption by November 4, 2023 in order to conform to the November 2022 approved Region of Peel Official Plan within one-year from approval by the Minister of Municipal Affairs and Housing

This May 2023 staff report provided clarity that further conformity updates from Bill 23 and 97 would require a future amendment to *Brampton Plan* after adoption. Additionally, these provincial changes outlined the new housing target set by the province to reach 1.5 million new homes by 2031, allocating 113,000 of this target to Brampton. As outlined in the City's Municipal Housing Pledge, the City identified the need for all levels of government, including the Region of Peel, to support in delivering the hard infrastructure required to support this targeted growth.

Growth Forecast Allocations

At the [February 23, 2023 Regional Council meeting](#), Region of Peel staff presented a proposed strategy to support municipal housing pledges consisting of three tactics:

- Tactic #1: Align growth to available infrastructure.
- Tactic #2: Update population growth allocations within 2051 Approved Forecast.
- Tactic #3: Complete master servicing plans and review advancement options.

Meetings between Regional and local municipal staff were subsequently held throughout April and May. Local municipal staff were asked at the time to identify key areas for growth acceleration to support updates to growth allocations and ensure the required servicing is available in alignment with municipal growth priorities.

Due to the widespread and rapid pace of growth in Brampton, city staff emphasized the need for increased growth allocations beyond those currently contained in the approved Regional Official Plan to 2051 to avoid the need to deemphasize or re-allocate growth in some areas to accelerate growth in others. In June, Region staff announced that they would prepare two scenarios, largely to address this concern.

Scenario 1, the base scenario, is a slightly modified version of the approved Region of Peel 2051 distribution which is currently being developed in-house by Region staff in consultation with the three local municipalities.

Scenario 2, the high growth scenario, will be developed with the assistance of a consultant over a longer timeframe. Incorporating more extensive revisions to the timing, quantity, and location of growth, it will address initial directions in the new local municipal official plans (including *Brampton Plan*), the Bill 23 housing targets, current development trends, and emerging provincial policy changes.

City staff recently provided feedback to the Region regarding Scenario 1, emphasizing the need for revisions to forecasting and servicing allocations to enable development in key areas such as primary Major Transit Station Areas (including those located in and around Urban and Town Centres like Bram West, Uptown, Downtown, etc.). City staff also requested that the Region prioritize the Queen Street Corridor (between Downtown Brampton and Bramalea, as well as The Gore), and development occurring in and around the employment area lands in Secondary Plan Area 47 (inclusive of the Bram East Town Centre). At the same time, City staff stressed that all areas identified through the draft City Structure in *Brampton Plan* are priority areas for growth, and development should not be stalled in any of them.

Current Situation:

Brampton Plan – Official Plan Review

The third and final draft of *Brampton Plan* will be available for review and comment on the [project webpage](#) by mid-September 2023. A timeline of the remaining deliverables and engagement opportunities is outlined below:

- **End of September, 2023** – Virtual Open House & In-Person Open House
- **October 2, 2023** – Online commenting tool currently available on the project website will be closed to provide enough time for City staff to respond to the comments received
- **October 23, 2023** – Recommendation Report – Final *Brampton Plan*
- **November 1, 2023** – City Council Meeting – Council approval of the Recommendation Report and Adoption of *Brampton Plan* (inclusive of MTSA policies and schedules).
- **November 15, 2023** – Posted Notice of Adoption

Conformity updates to *Brampton Plan* will be required at a future date to implement the new *Provincial Planning Statement* (PPS), as outlined through the Bill 97 staff report responding to the comments on the proposed PPS released in April 2023.

Comprehensive Zoning By-law Review

An updated draft of the Zoning Strategy Report and a first draft of the Comprehensive Zoning By-law will be released on the [project webpage](#) in October 2023. The draft Urban Design Guidelines will be shared in a similar timeframe to align reporting.

The targeted work plan for the project is outlined below:

- Public Engagement on First Draft By-law – Q4 2023 – Q2 2024
- Second Draft By-law Released - Q2/Q3 2024
- Public Engagement on Second Draft By-law – Q3 2024 – Q4 2024
- Finalization of Comprehensive Zoning By-law – Q4 2024

A report to Planning and Development Committee will be presented in early November 2023 to meet the reporting requirements for the Streamline Development Approvals Fund.

Additional housekeeping amendments to the current Zoning By-law may be brought forward to address Council priorities and support growth and development in the short-term. Opportunities presented from discussions with the Federal Minister of Housing, Infrastructure and Communities regarding the City's CMHC Housing Accelerator Fund application to help accelerate growth and deliver on the City's Municipal Housing

Pledge, including enabling four units as-of-right on residential lots, will be explored through the Comprehensive Zoning By-law Review.

Growth Forecast Allocations

City staff will continue to work with Region of Peel staff in the coming months as they complete the Scenario 1 (base scenario) forecast allocations and begin work on developing the Scenario 2 (high growth) allocations with their consultant. Through this process, City staff intend to reiterate the need for higher forecast allocations for Brampton to ensure that the high levels of growth being experienced by the City can be sustained, development is not halted, and the timing of infrastructure delivery keeps pace with development.

Corporate Implications:

Financial Implications

There are no direct financial implications associated with this report. Any future financial implications will be incorporated in future budget submissions, pending Council approval.

Other Implications

The ability to deliver on these strategic priorities will help Council in achieving the corporate priorities of streamlining development and in achieving the City's Municipal Housing Pledge.

Strategic Focus Area:

This report directly aligns with the strategic focus areas of Government & Leadership by focusing on service excellence with equity, innovation, efficiency, effectiveness, accountability and transparency, as well as Growing Urban Centres & Neighbourhood by focusing on an economy that thrives with communities that are strong and connected.

Conclusion:

This report provides a status update and next steps on a number of strategic projects that will help to set the framework for guiding growth and development in Brampton. A coordinated planning approach through the new Official Plan, Comprehensive Zoning By-law and Urban Design Guidelines, as well as increased growth capacity through servicing allocation discussions with the Region, will facilitate a streamlined and

comprehensive framework to guide the planning and development process as Brampton experiences unprecedented growth in the coming years.

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