

Date: 2023-10-23

Subject: **Recommendation Report: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan)**

Secondary Title: **Proposed Adoption of Major Transit Station Areas Policies**

Contact: Steve Ganesh, Commissioner, Planning, Building, & Growth Management

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Report Number: Planning, Bld & Growth Mgt-2023-876

Recommendations:

1. That the report from Integrated City Planning to the Planning and Development Committee Meeting of October 23, 2023, re: **Recommendation Report: Proposed Adoption of the City of Brampton 2023 Official Plan (Brampton Plan); Proposed Adoption of Major Transit Station Areas Policies**, be received;
2. That City Council authorize the passing of the By-law attached hereto as Attachment 1 to adopt the new 2023 Official Plan – *Brampton Plan*;
3. That the City Clerk be authorized and directed to make application to the Region of Peel for approval of the new City of Brampton 2023 Official Plan in accordance with *Planning Act* requirements; and
4. That the City Clerk give notice of the passing of the By-law adopting the new Plan in accordance with *Planning Act* requirements.

Overview:

- **This report provides a summary of the Official Plan Review process and recommends that the 2006 Brampton Official Plan be repealed and replaced with a new 2023 Official Plan, entitled *Brampton Plan* (Attachment 1).**
 - **Secondary Plans and Block Plans adopted under the 1984, 1993 and 2006 Official Plans will be included as a part of *Brampton Plan*.**

- The Minister of Municipal Affairs and Housing approved the Region of Peel Official Plan on November 4, 2022, and as per *Planning Act* requirements, local municipalities have one year to bring forward official plan amendments to conform to the polices and submit them for Regional approval.
- Since the Official Plan Review process started in 2019, a series of technical analyses, reports, and a robust consultation process has been undertaken to develop *Brampton Plan*.
- Three draft iterations of *Brampton Plan* have been presented to the public and stakeholders for comment and feedback, culminating in the final new *Brampton Plan* presented to Council for adoption.
- The new City Structure will help Brampton in realizing key benefits and respond to drivers of change, such as rapid growth, housing affordability, climate change, financial sustainability and creating a healthy and inclusive city.
- As identified in the [August 28th Planning and Development Committee Information Report on Major Transit Station Areas \(MTSAs\)](#), proposed MTSA land use schedules (Schedules 13a – 13n) and policies are incorporated into *Brampton Plan* and are being presented concurrently with *Brampton Plan* to Council for adoption. Brampton’s MTSA Study will continue with amendments to the City’s Secondary Plans and Comprehensive Zoning By-law in 2024.
- *Brampton Plan* sets the vision and foundations for future work, inclusive of the Comprehensive Zoning By-law, Secondary Plan Updates, Urban Design Guidelines, and Growth Management Program.
- Future amendments may be required for consistency with a new Provincial Planning Statement and to address changes coming from the Region of Peel dissolution.

Background:

An Official Plan provides clear direction and principles to guide city building and supports the city in realizing and attaining its vision for the future. Brampton’s current Official Plan was adopted by Council in 2006 and partially approved by the Ontario Municipal Board (now the Ontario Land Tribunal) in October 2008, with some portions of the 2006 Official Plan remaining under appeal. The 2006 City of Brampton Official Plan has been amended from time to time, and has been utilized by the City as the primary long-range planning and policy document that guides land use decisions and development in the city. The 2006 Official Plan has been a key document guiding the City through mainly greenfield development. Now with unprecedented growth and greater intensification, a new direction

is required to support the city to become a vibrant, urban city of over 1 million people by 2051.

An Official Plan Review is required under the *Planning Act* to be done 10 years after a new official plan has come into effect or every five years thereafter. The *Planning Act* directs Brampton Council to prepare and adopt an official plan for the City under sections 17 and 26. Official Plans must be consistent with the Provincial Policy Statement, 2020 and conform to key Provincial plans and legislation, including A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan), Greenbelt Plan, as well as the Region of Peel Official Plan (RPOP). The Minister of Municipal Affairs and Housing approved the Region of Peel Official Plan on November 4, 2022, and as per *Planning Act* requirements, local municipalities have one year to bring forward amendments to conform to regional polices and submit them for Regional approval.

The submission of *Brampton Plan* within *Planning Act* timelines will ensure the City is ready to adapt and change to new development pressures, setting up the framework for growth through the new City Structure that shifts away from traditional suburban developments and prepares the City to be flexible and agile to respond to the changing market conditions of a dynamic, urban city. A new, strategic official plan will reduce delays in the development process, result in less Official Plan Amendments, and set the vision for future city work that will implement key Council directions.

The Official Plan Review Process:

The City formally commenced the Official Plan Review to develop a new official plan - *Brampton Plan* - in 2019. The Review followed the 2040 Vision process, which outlined the aspirational vision of the public to guide Brampton's future as a connected, inclusive and innovative city.

City staff built on the partnerships formed during the 2040 Vision process to gather feedback from diverse community groups, engaging broadly on the City Structure and Policy Discussion Papers that have helped to inform the key policy directions for *Brampton Plan*. Ongoing communications have been provided through the City's webpage and through the project email mailing list during this four-year timeframe.

The City has engaged on three drafts of the *Brampton Plan* and held a statutory open house and public meeting, with multiple touch points with Council throughout this timeframe:

- A Special Meeting of Council on January 22, 2020 where staff received formal public input on the Official Plan Review and gathered feedback on revisions that may be required to the 2006 Official Plan. During this time, the Official Plan Review team held a speaker series on a variety of topic areas;
- Two City-Wide Workshops in April and October 2021;

- 7 Discussion Papers released on a variety of topic areas informing the Official Plan Review, with 4 Virtual Town Halls;
- 7 Focus Group Sessions;
- A first draft *Brampton Plan* released for public review on April 22, 2022;
- A second draft *Brampton Plan* released for public review on December 23, 2022;
- Two virtual Public Open Houses held on May 18 and 19, 2022, with a [statutory Public Meeting](#) on May 30, 2022; and,
- A third and final draft *Brampton Plan* was released for public review on September 20, 2023.

A commenting tool has been available on the Official Plan Review webpage for providing feedback and gathering input on the draft Official Plans from April 2022 to October 2, 2023.

Additional non-statutory open houses were hosted at the end of September both in-person and virtually to share information on the key updates outlined through the third and final draft of *Brampton Plan*. The project team has maintained ongoing communications through the City’s webpage and project mailing list throughout the five-phase work program, outlined in the graphic below.



The principal policy requirements of provincial and regional planning documents are addressed in *Brampton Plan*, including planning for population, household and employment growth to 2051, Major Transit Station Area (MTSA) policies, protecting natural and cultural heritage resources, supporting a multimodal transportation network, delivering a full mix and range of community services and amenities, and other elements that will ensure the creation of complete communities. The new City Structure will help Brampton in realizing key benefits and respond to drivers of change, such as rapid growth, housing affordability, climate change, financial sustainability and creating a healthy and inclusive city.

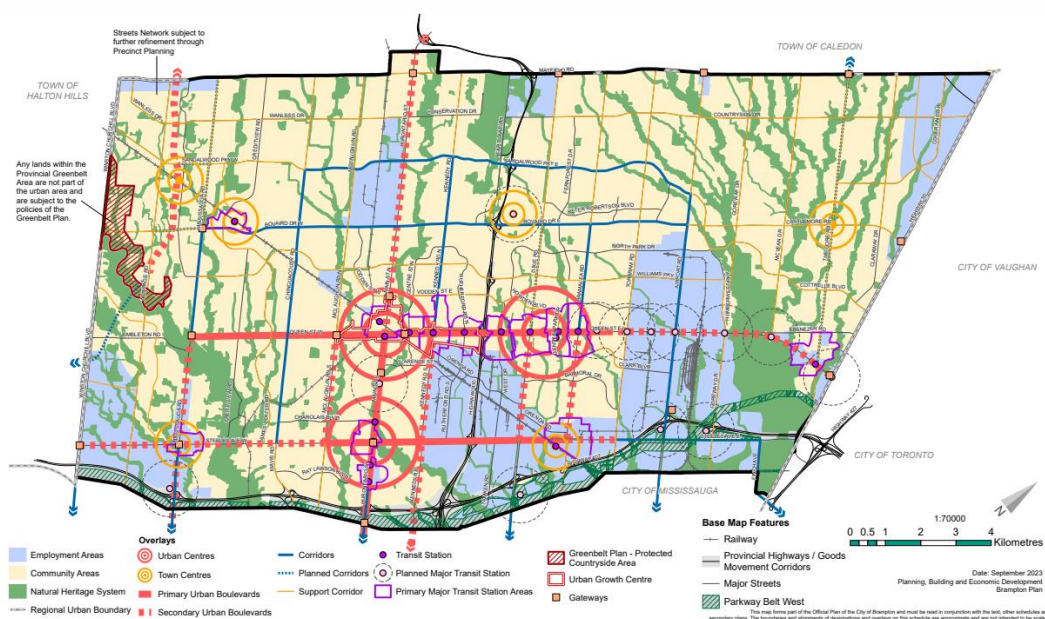
Throughout the review process, City staff have been actively engaging and receiving input from the public, internal and external stakeholders, the development industry, and special interest groups to ensure a robust and comprehensive approach to the development of Brampton to 2051. Feedback and comments received throughout the Official Plan Review process until October 2nd, 2023 have been recorded and addressed by staff through **Attachment 2**. Comment letters submitted throughout the process have been collated for review in **Attachment 3** to this report. Through this engagement process, the City had:

- Over 3,000 attendees across events and workshops
- Over 500 comments received and 1,000 contacts
- Over 25 meetings and focused sessions with stakeholders
- Over 100,000 webpage visits and over 25,000 document downloads.

Current Situation:

Through this report, the final *Brampton Plan* is proposed for Council review, approval and adoption. Former copies of the draft *Brampton Plan*, including track changes identified between different versions of *Brampton Plan* are available on the Brampton.ca/BramptonPlan webpage.

The policies outlined through *Brampton Plan* take a comprehensive approach to planning where and how to grow, while protecting the key resources most important to Brampton residents. This is enshrined through the new City Structure below, identifying key Centres, Boulevards, Corridors, and MTSAs where significant growth will be focused where supported by rapid transit options. Other locations across the city will experience gentle intensification as the city evolves and adapts over time.



Other important elements covered through the Plan include:

- Implementing the four pillars of sustainability, namely environmental, social, economic and financial and cultural sustainability;
- Locating jobs within communities, protecting existing employment areas and supporting a local workforce while fostering economic growth and prosperity across Brampton;
- Creating 15-minute neighbourhoods, where residents and business owners can undertake daily needs close by without the need to travel long distances;
- Connecting places through both rapid and active transportation modes;
- Integrating sustainable living in all that we do, providing a roadmap for low-carbon and green communities;
- Acknowledging and celebrating the City's rich Indigenous heritage, while displaying the incredible diversity of Brampton through arts and culture;
- Realizing social and health equity and using that in how we plan for Brampton's future; and
- Working together by building partnerships across different levels of government, stakeholders, community and special interest groups, the development industry, and the public to support the best outcomes for Brampton's future.

One of the key methods to support growth in the city in alignment with Brampton's new City Structure is through the implementation of Major Transit Station Area planning.

Major Transit Station Area (MTSAs):

Major Transit Station Areas (MTSAs) are lands generally within a 500 to 800 metre radius (a 10 minute-walk) of a transit station or stop, primarily located along existing or planned rapid transit corridors, such as a GO rail line, Light Rail Transit (LRT) or Bus Rapid Transit (BRT). Brampton has a total of 27 MTSAs classified as either "Primary" or "Planned" per the Region of Peel's Official Plan (ROP). The location of Brampton's MTSAs are shown on Schedule 1 and 1B of *Brampton Plan*.

Brampton's MTSA Study was initiated in December 2021 and includes the following three (3) phases of work for the "Primary" MTSAs:

- Phase 1 – Preliminary Area Plans
- Phase 2 – Policy Directions and Recommendations
- Phase 3 – Preparation of Zoning By-law and Urban Guidelines

As identified in the [August 28th, 2023, Planning and Development Committee Information Report \(statutory public meeting\) on Major Transit Station Areas \(MTSAs\)](#), the proposed MTSA land use schedules and policies are incorporated into *Brampton Plan* and are being presented concurrently with *Brampton Plan* to Council for adoption.

Brampton Plan includes land use schedules (Schedules 13a – 13n) for 13 “Primary” MTSA and associated land use and development policies (found in Chapter 4) to guide residential and employment growth and development until 2051 and beyond. Based on the proposed land uses and potential yield calculations, most of the “Primary” MTSA significantly exceed the province’s minimum density targets (persons and jobs combined per hectare).

In order to create complete communities, the majority of lands within MTSA will permit a broad range of uses, including residential, commercial, office, institutional, restaurant and services uses, as part of the mixed-use designations. Employment and office uses are primarily focused on the 4 employment designated “Primary” MTSA located at Steeles at Mississauga, Ray Lawson, Bramalea GO and The Gore to ensure the City’s meets its employment targets. Significant residential growth is expected to occur in the non-employment focused “Primary” MTSA to assist in achieving the City’s housing targets.

The proposed land uses, and associated policies have been informed by the comprehensive land use planning undertaken during Phases 1 and 2 of Brampton’s MTSA Study and comments received from the MTSA technical advisory committee, public stakeholders and the development industry.

The MTSA policies contained in *Brampton Plan* constitute a portion of the work to be undertaken in Phase 2 as part of Brampton’s MTSA Study. Future Official Plan Amendments to supplement the proposed *Brampton Plan* MTSA policies will be required to complete Phase 2. This may include the preparation of a Precinct Plan or a complete City-initiated review of a Secondary Plan area to add land use and development policies for each “Primary” MTSA. Phase 3 will include amendments to the Comprehensive Zoning By-law, as well as the preparation of Urban Design Guidelines. It is intended that the amendments to the applicable Secondary Plans will be forwarded to Council for adoption in Q2 2024 and that the amendments to the Comprehensive Zoning By-law will be forwarded to Council for enactment by November 2024.

An explanation on how the MTSA residential yield calculations will contribute towards meeting Brampton’s Municipal Housing Pledge will be addressed as part of the future reports staff will forward to Council in Q2 2024.

Attachment 4 to this report includes the following information pertaining to MTSA:

- Planning analysis;
- Technical studies summary;
- Response to both the correspondence received at the August 28th, 2023, statutory public meeting and comments from external agencies; and
- Correspondence received.

Submission to the Region of Peel:

The Regional Municipality of Peel as the upper-tier municipality is currently the approval authority under subsection 17 (31) of the *Planning Act* to approve the City's Official Plan. Once the Notice of Adoption is posted 15 days after Council approval, the City Clerk will submit all required documents identified under O. Regulation 543/06 to the Region of Peel.

City staff will continue to work with the approval authority of *Brampton Plan* to meet all submission requirements and keep Council apprised of any progress on the approval process.

Implementation of *Brampton Plan*:

Ongoing City initiatives will be undertaken to help realize this vision and implement the new directions set in *Brampton Plan*. A number of strategic projects have already begun, including the Comprehensive Zoning By-law Review, the Urban Design Guidelines and Secondary Plan Review processes. However, the next stage for implementation of *Brampton Plan* is the development of the Growth Management Program.

The Growth Management Program is the monitoring system that tracks and reports on how the city accommodates new population, household and employment growth in alignment with *Brampton Plan*, providing analytics to Council to support data-driven decision-making to ensure the creation of healthy and complete communities. It will be the key method for which the City can report on the progress to implement *Brampton Plan*, helping to balance the needs of development with infrastructure investments for major new servicing to guide sustainable growth in an orderly manner.

Future *Brampton Plan* Amendments:

A future amendment to *Brampton Plan* will be required to address provincial legislative changes that have not yet been proclaimed, as well as reconcile changes coming from the dissolution of Peel Region.

On May 19, 2023, a [staff report](#) entitled "Recommendation Report for City Comments on the Proposed Provincial Planning Statement, 2023" 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 identified that further conformity updates arising from Bill 23 and 97 would require a future amendment to *Brampton Plan* after adoption.

Additionally, Bill 112, the *Hazel McCallion Act* (Peel Dissolution), 2023 introduced changes that would have impacts to *Brampton Plan* as the City of Brampton transitions from a two-tier municipality to a single-tier municipality. Staff will keep Council apprised on timing of further revisions to *Brampton Plan*, when available.

Corporate Implications:

Financial Implications:

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

Other Implications:

Communications Implications - The notice of public meetings for both *Brampton Plan* and the Major Transit Station Area policies were posted respectively on April 28, 2022 and August 3, 2023.

As per the *Planning Act* requirements, the written Notice of Adoption will be given in the prescribed manner no later than 15 days after the day it was adopted and shared to the appropriate approval authority, to each person or public body filed with the clerk of the municipality that submitted a written request to be notified of adoption, and any prescribed person or public body.

Strategic Focus Area:

This report aligns with all six Strategic Focus Areas through the various thematic areas covered in *Brampton Plan*. *Brampton Plan* aims to create complete communities that take all Strategic Focus Areas listed below into account.

- **Health & Well-being:** Focusing on citizens' belonging, health, wellness, and safety.
- **Transit & Connectivity:** Focusing on transportation and a connected infrastructure that is safe, convenient, efficient, and sustainable.
- **Growing Urban Centres & Neighbourhoods:** Focusing on an economy that thrives with communities that are strong and connected.
- **Environmental Resilience & Sustainability:** Focusing on nurturing and protecting our environment for a sustainable future.
- **Government & Leadership:** Focusing on service excellence with equity, innovation, efficiency, effectiveness, accountability, and transparency.
- **Culture and Diversity:** Focusing on cultural diversity, cross-cultural understanding, and supporting artistic expression and production.

Conclusion:

Brampton Plan is the culmination of a four-year review process that has gathered significant input from Council, the public, community groups, development industry, Indigenous Communities, the Region of Peel, local municipal partners, conservation authorities, agencies and other diverse stakeholders. This input and feedback, alongside technical studies and discussion papers prepared, has helped to create a new Official Plan for Brampton that will set the course for achieving the 2040 Vision, presenting an approach that will ensure complete communities across Brampton to 2051.

Brampton Plan is consistent with the Provincial Policy Statement and conforms to direction set by upper levels of government, including the Growth Plan, Greenbelt Plan and Region of Peel Official Plan. Subject to further revisions directed by Council, this report outlines a recommendation to adopt *Brampton Plan* and repeal the 2006 Official Plan By-law 358-2006. Following approval, staff will work to implement the policy directions set through *Brampton Plan* through master planning exercises, secondary plan updates, development applications, amongst others, while monitoring new provincial changes that will inform future updates to *Brampton Plan*.

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Attachments:

- Attachment 1 – 2023 Brampton Plan
- Attachment 2 – Comment Matrix (Brampton Plan)
- Attachment 3 – Brampton Plan Comment Letters
- Attachment 4 – Major Transit Station Areas