

**Date:** 2019-11-01

**Subject:** **Recommendation Report**  
Brampton 2040 Plan (Official Plan Review) - Work Program  
Ward: City-Wide  
City File Number: JBA OPR 19

**Contact:** Andrew McNeill, Strategic Leader, Planning & Development Services  
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**Recommendations:**

1. **THAT** the report from Andrew McNeill, Strategic Leader, Planning and Development Services Division, dated November 1, 2019 to the Special Meeting of City Council on January 22, 2020 re: “Brampton 2040 Plan (Official Plan Review) – Work Program”, be received; and
2. **THAT** the work program identified in the above noted report be endorsed as the basis for Brampton’s Official Plan Review.

**Overview:**

- **The Planning Act requires municipalities to update their Official Plans no less frequently than ten years after a new plan comes into effect and every five years thereafter.**
- **A comprehensive review of Brampton’s Official Plan is being undertaken to ensure conformity and consistency with provincial and regional legislative and policy frameworks as well as to align cross-departmental plans and strategies, through the Brampton 2040 Plan with the Brampton 2040 Vision.**
- **The creation of Brampton 2040 Plan has five phases that extend over two years to Q2 of 2022, including: 1) Background Review and Community and Stakeholder Engagement Strategy; 2) Testing the Brampton 2040 Vision and Developing Growth Scenarios; 3) Policy Analysis and Community Structure; 4) Discussion Papers and Policy Recommendations; and, 5) Drafting the Brampton 2040 Plan.**

## **Background:**

At the October 21, 2019 meeting of Planning and Development Committee, Resolution PDC161-2019 was carried as follows:

1. *That the report from A. McNeill, Strategic Leader, Planning and Development Services, dated August 20, 2019, to the Planning and Development Services Committee Meeting of October 21, 2019, re: Official Plan Review – City-Wide (File JBA OPR 19) be received;*
2. *That staff be directed to undertake a comprehensive review of the 2006 Official Plan;*
3. *That staff be directed to hold a Special Meeting of Council to provide an opportunity for public input to be received respecting the comprehensive review of the 2006 Official Plan, and that this meeting be held on January 22, 2020 to fulfill the requirements of Section 26(1) of the Planning Act;*
4. *That the City Clerk be directed to provide a copy of this staff report and Council resolution to the Regions of Peel, York and Halton, Town of Caledon, City of Vaughan, City of Mississauga, City of Toronto, Town of Halton Hills, Credit Valley Conservation Authority and the Toronto and Region Conservation Authority for their information; and,*
5. *That the presentation by Andrew McNeill, Strategic Leader, Planning and Development Services, to the Planning and Development Committee Meeting of October 21, 2019, re: Official Plan Review be received.*

Brampton's Official Plan provides planning policies to manage and direct the physical growth and development of the city and takes into account the effects of physical change on the social, cultural, economic and natural environment. The Official Plan's land use designations and policies provide the context for the review and approval of development applications. The City's current Official Plan was adopted by Council in October 2006 and partially approved by the Ontario Municipal Board (OMB) in October 2008. Portions of the 2006 Official Plan remain under appeal and work is underway to resolve outstanding appeals.

### Official Plan Review Requirement

Section 26(1) of the Planning Act requires that every approved Official Plan be considered for revision to ensure conformity and consistency with provincial plans and policies not less frequently than 10 years after it comes into effect as a new Official Plan; and every five years thereafter, unless it is replaced by another new Official Plan. Appendix 1 provides details of *Planning Act* requirements.

## **Current Situation:**

### Brampton 2040 Plan

In 2017, the City undertook the Brampton 2040 vision process. Following extensive public engagement in the fall of 2017, Brampton 2040 was endorsed by Council in May of 2018. Brampton 2040 depicts a more sustainable, urban and vibrant direction for the City. As a result, a shift in direction is required to bring the City's Official Plan in line with this new direction. The work plan and engagement tactics outlined in this report are designed to build upon the successful 2040 vision process to deliver a forward-looking official plan that reflects the framework vision that has already been established through the Brampton 2040 Vision process. To further connect the Brampton 2040 Vision process with the new Official Plan, the City will be referring to the new Official Plan as the "Brampton 2040 Plan".

## **Key Work Program Elements**

### Conformity and Consistency

The legislative and policy context at the regional and provincial levels has seen dramatic change since the last Official Plan Review. This context continues to evolve. The Brampton 2040 Plan will need to conform to and be consistent with provincial and regional policy and legislation. Some of the key policy changes that will be reviewed and incorporated into Brampton 2040 Plan are as follows:

- Updates to the Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan);
- Updates to the Provincial Policy Statement, 2014 (PPS);
- Updates to the Greenbelt Plan, 2017;
- Introduction of Bill 108, More Homes, More Choices Act, 2019;
- A recognition that the City is transitioning from suburban greenfield approaches to those of urban intensification;
- A shift in focus towards intensification around Major Transit Station Areas (MTSA's), Gateway Mobility Hubs and Intensification Corridors;
- The Regional OP Review is currently underway. The Region's OP must conform to Provincial Plans by July 1, 2022 and the City has one year following the Region's adoption of its OP to bring the City's OP into conformity with that of the Region.

## Brampton Vision 2040 and Other City Initiatives

In addition to the evolving legislative and policy context at the region and province, there has been a significant amount of city-initiated work that has been undertaken since the last Official Plan Review. All of the strategies, master plans and studies will need to be reconciled, through the development of the Brampton 2040 Plan, with the Council endorsed Brampton 2040 Vision. Appendix 2 provides a list of some of the key initiatives that will be reviewed and incorporated as part of the development of the plan.

### **Work Program and Key Project Tasks**

The work program has five phases that extend over two years to 2022, as outlined below and illustrated in Appendix 3.

#### *Phase 1 – Background Review and Community and Stakeholder Engagement Strategy*

- Consolidate background reports
- Prepare a technical memo
- Brampton 2040 Speaker Series
- Community and Stakeholder Engagement Strategy

#### *Phase 2 – Testing the 2040 Vision and Developing Growth Scenarios*

- Engagement Series #1 – Testing the Vision and Identifying Data Gaps
- Growth projection verification
- Land Needs Analysis
- Intensification Opportunities Assessment
- Stakeholder Engagement Sessions

#### *Phase 3 – Policy Analysis and Community Structure*

- Policy benchmarking and conformity analysis
- Secondary Plan review
- Community Structure review
- Engagement Series #2 – Community Structure Workshops

#### *Phase 4 – Discussion Papers and Policy Recommendations*

- Engagement Series #3 – To inform Discussion Papers and Present Draft Policy Directions Report
- Draft Discussion Papers for each core topic area
- Finalize Discussion Papers for online posting
- Draft Policy Directions Report
- Finalize Policy Directions Report

## *Phase 5 – Drafting the Brampton 2040 Plan*

- Draft new OP Schedules
- Prepare Draft OP Chapters
- Engagement Series #4 – Final OP Policies
- Final Draft OP
- Public Meeting
- Final Official Plan Consultation – for Council adoption
- Submit to Region of Peel for approval

## Community Engagement

Before revising the Official Plan, Section 26(3) of the Planning Act requires that municipalities consult with the approval authority (Region of Peel) and with prescribed public bodies with respect to the revisions that may be required to the Official Plan. This requirement has been fulfilled, with public body comments outlined in Appendix 4. The Region of Peel has forwarded a letter of acknowledgement pertaining to the City's Official Plan Review attached as Appendix 5. Consultation with public bodies and with the Region of Peel will continue throughout the Official Plan review process.

The City has reached out to Indigenous Peoples to welcome their interest and participation in the development of the Brampton 2040 Plan.

Section 17(1) of the Planning Act calls for at least one public meeting and one open house in the course of preparation of an official plan. Staff will exceed minimum statutory engagement requirements. Included below are the key engagement milestones as well as a list of engagement tactics that will be used throughout the development of the Brampton 2040 Plan:

- Phase 1: ***Brampton 2040 Speaker Series*** – intended to build city planning knowledge capacity in the community with particular attention towards translating high level visions into successful plans.
- Phase 2: **Testing the 2040 Vision and Identifying Data Gaps** – the engagement program will seek input to test the 2040 Plan vision and identify any data gaps that may exist.
- Phase 3: **Community Structure Workshops** – the engagement program will seek input as the City builds upon, tests and confirms the community structure as outlined in the Brampton 2040 Vision.
- Phase 4: **Discussion Papers and Draft Policy Directions** – the engagement program will seek input on the core topic areas (seven core Vision Statement Areas of Brampton 2040 Vision) that will inform the direction of the Brampton 2040 Plan as articulated through discussion papers and a policy directions report. The seven Vision Statement Areas are: 1) Health; 2) Jobs and Living Centres; 3) Neighbourhoods; 4) Sustainability and the

Environment; 5) Transportation and Connectivity; 6) Arts and Culture; and 7) Social Matters and Housing

Phase 5: **Final OP Policies** – the engagement program will seek input on the draft policies contained within the Draft Brampton 2040 Plan.

Engagement Tactics

A variety of engagement tools and tactics will be used by the project team throughout the course of the development of the Brampton 2040 Plan. Listed below are the engagement tactics that will be used, as well as the corresponding phase of the project where they will be employed.

Engagement Tactic	Phase				
	1	2	3	4	5
Public Speaker Series	■				
Stakeholder Interviews		■	■		
Technical Working Group Meetings		■	■	■	■
Steering Committee Meetings		■	■	■	■
Community Leaders Advisory Group	■	■	■	■	■
Internal/External Workshops	■	■	■	■	■
Cross-Department Working Group	■	■	■	■	■
Presentations to Community Groups/Committees of Council	■	■	■	■	■
Public Open Houses			■	■	
Public & Stakeholder Community Structure Workshop			■		
Online Engagement (Social Media + Project Website)	■	■	■	■	■
Preference Surveys			■	■	■
Council Meetings	■			■	■
Council Briefing Notes and Updates	■	■	■	■	■
Statutory Public Meetings	■				■

## WSP Canada Group Limited

To assist City staff in the creation of the Brampton 2040 Plan, the multi-disciplinary consulting firm WSP Canada Group Limited has been retained at a cost of \$499,835.00 CDN (exclusive of HST). WSP brings expertise in the following areas:

- Land Use Planning, Policy Planning and Urban Design;
- Community and Stakeholder Engagement;
- Sustainability;
- Transportation;
- Environmental Planning;
- Parks and Open Space Planning; and
- Arts, Culture Planning and Heritage Preservation.

WSP will be supported by the following sub-consultants:

- Watson & Associates, who will assist with the growth management and real estate market analysis work;
- SHS Consulting will assist with the development of housing policies;
- GLP will assist with third party facilitation; and
- Prime Strategy and Planning will assist with the sustainability framework.

## Project Budget

The Project Budget is \$750K, broken down as follows:

\$500K	WSP Consultant Fees
\$50K	Speaker Series
\$200K	Additional studies, marketing + advertising, community engagement and project contingency.

## **Corporate Implications:**

### Financial Implications:

There are no direct financial implications associated with this report. The WSP Consultant Fees have been committed against existing approved Capital Budget. Funding for the Speaker Series and remaining items will be funded through an additional \$300,000 that will be requested in the 2020-2022 Capital Budget submission, pending Council approval.

### Other Implications:

There are no other implications associated with this report.

## **Term of Council Priorities:**

The Official Plan Review 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:**

Brampton 2040 Plan will bring into alignment City strategies, master plans and studies to implement the vision depicted in Brampton 2040. The process to create the Brampton 2040 Plan will build upon the successful community engagement process that led to the creation of the Brampton 2040 Vision. It will utilize a diverse set of engagement tactics to build planning capacity around the Brampton 2040 Plan with all relevant stakeholders. Upon completion, Brampton 2040 Plan will conform to and be consistent with recent regional and provincial policy and legislation and be a forward looking, strategic document that will guide Brampton into the future.

Approved by:

Approved by:

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Bob Bjerke, Director,  
Policy Planning

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Richard Forward,  
Commissioner, Planning &  
Development Services

## **Attachments:**

Appendix 1 Planning Act Requirements  
Appendix 2 City Initiatives  
Appendix 3 Work Program  
Appendix 4 Public Body Comments  
Appendix 5 Region of Peel Letter of Acknowledgement

Report authored by: Andrew McNeill