

Date: 2019-09-06

Subject: **Recommendation Report**
Official Plan Review
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, dated August 20, 2019, to the Planning & Development Services Committee Meeting of October 21, 2019, re: Official Plan Review, Ward: City-Wide (File: JBA OPR 19) be received; and
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 & Region Conservation Authority for their information.

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.
- Brampton's current Official Plan was adopted by Council in 2006 and was partially approved by the Ontario Municipal Board in October 2008. Portions of the 2006 Official Plan remain under appeal.
- A comprehensive review of Brampton's Official Plan is recommended 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 Official Plan, with Brampton 2040.
- Staff is seeking direction from Council to hold a Special Meeting of Council on January 22, 2020 to provide an opportunity for the public to provide comment on the approach to reviewing the Official Plan. Prior to the Special Meeting, staff will reach out to approval authorities and prescribed public bodies to seek their input on the review as required by the *Planning Act*.
- A detailed overview of the work plan for the Official Plan Review, including key project milestones, resourcing, timelines and community engagement strategy will be presented to Council at the Special Meeting.

Background:

The Official Plan (hereinafter referred to as the 'OP') 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 OP's land use designations and policies provide the context for the review and approval of development applications. The City's current OP was adopted by Council in October 2006 and partially approved by the Ontario Municipal Board (OMB) in

October 2008. Portions of the 2006 OP 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 OP; and every five years thereafter, unless it is replaced by another new OP.

2012 Scoped Official Plan Review

On December 10, 2012, staff received direction from Planning, Design and Development Committee to initiate a review of the 2006 OP. On October 7, 2013, staff received direction from Planning, Design and Development Committee to initiate a scoped review of the 2006 OP following public engagement sessions where the need to undertake a review was confirmed. The City works closely with the Region of Peel and the determination to undertake a scoped review made sense at that time given the work that was also underway at the Region. A significant amount of work was undertaken between 2012 and 2017 to inform the 2012 OP Review process, including undertaking a series of background studies. Attached as Appendix 1 is a summary list of background work that was undertaken as part of the 2012 OP Review.

Brampton 2040

In 2017, the City undertook the Brampton 2040 vision process. The OP Review was put on hold pending the outcome of the 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 OP in line with this new direction.

Policy Changes

In addition to Brampton 2040, numerous changes in policy direction have occurred since the OP Review began in 2013 that have shifted the context surrounding the review. Some of the contextual changes include the following:

- 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;
- Planning for increased growth, with preliminary forecasts estimating Brampton's population and employment to increase to approximately 890,000 residents and 321,000 jobs by 2041; and
- 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.

Collectively, the changes identified above have significantly impacted the context that previously informed the scoping of the 2012 OP Review. The current OP has served Brampton through its greenfield expansion years; however, Brampton is maturing and a different kind of plan is now required to guide the City's growth into the future. Staff recommends the initiation of a comprehensive review of the OP to ensure that the City's OP is innovative, forward-looking and that it implements the direction of the Brampton 2040 vision. The comprehensive review will benefit from all of the previous work that was undertaken as part of the 2012 OP Review process.

Special Meeting of Council

Section 26(3) of the *Planning Act* requires that prior to revising an OP, Council shall: “hold a special meeting of council, open to the public, to discuss the revisions that may be required.” Notice of the special meeting is required to be published at least once a week in each of two separate weeks, with the last publication taking place at least 30 days before the date of the meeting. In consideration of the requirements outlined above, staff recommends that a Special Meeting of Council be held on January 22, 2020 to discuss proposed revisions to the OP. Appendix 2 provides an overview of *Planning Act* requirements for an OP Review. In addition to the discussion of proposed revisions to the OP at the Special Meeting of Council, staff will also provide Council with a detailed overview of the work plan, including key project milestones for the OP Review. This will include an overview of how staff will engage Council, the community, City staff and relevant stakeholders in the OP Review process, in a manner that builds upon the highly successful community engagement process that delivered Brampton 2040.

Proposed OP Review Timeline

Council has identified the development of a new OP that aligns all City master plans with Brampton 2040 as a 2019-2022 Term of Council priority. Staff are of the opinion that a condensed timeframe for the comprehensive OP Review is realistic given that staff is not starting from scratch. Significant background work has already been completed and through the endorsement of Brampton 2040, Council has provided staff with a clear vision that can be used to inform the update. Staff are committed to undertaking the OP Review in an expeditious manner and are establishing a work plan that will set a target completion date of Q2 2022. This will provide Council with the opportunity to consider the new OP for adoption well in advance of the end of the current term of Council.

Corporate Implications:

Financial:

Funding for this initiative is available in the following sources:

Project #	Project Description	Available Funding*
157420 - 001	Official Plan Review	\$40,861.39
197400 - 001	Official Plan Review	\$500,000.00
		\$540,861.39

*Including commitments.

Any additional resources and funding required will be identified and considered as part of the 2020-2022 Capital Budget submission, subject to Council approval.

Resourcing:

The Core team will be supported by a cross-departmental project working team to ensure that all City departments have a hand in shaping the new OP, as well as to ensure that all City plans and studies are aligned through the OP with Brampton 2040.

2019-2022 Term of Council Priority:

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 provides a compelling vision for the future of Brampton. Brampton is maturing and a different kind of Official Plan is now required to guide the City's growth.

A comprehensive review of the OP will provide an opportunity to create a new OP that is more strategic in its approach. It will result in an OP that is forward-looking, that will align City plans and strategies with Brampton 2040 and ensure that the City is in conformity with plans, policies and legislation of the Province and the Region.

Approved by:

Approved by:

Bob Bjerke,
Director, Policy Planning,
Planning and Development
Services

Richard Forward
Commissioner, Planning
and Development Services

Attachments:

Appendix 1 - Official Plan Background Work
Appendix 2 - Official Plan Review Requirements

Report authored by: Andrew McNeill

APPENDIX 1 - OFFICIAL PLAN BACKGROUND WORK

The following is a summary of work that was undertaken for the 2012 scoped Official Plan review:

Focus Areas	Study Components
Retail	<ul style="list-style-type: none"> • Retail Policy Review
Housing	<ul style="list-style-type: none"> • Second Units Policy Review • Infill Residential in Mature Neighbourhoods • Toronto Gore Estate Residential Density Review
Employment	<ul style="list-style-type: none"> • Employment Policy Review (office and employment lands) • Municipal Comprehensive Review
Environment	<ul style="list-style-type: none"> • Greenbelt Conformity • Urban Agriculture/Urban Forest • Recreational Open Space/Parks Hierarchy/Pathways (Parks and Facilities Master Plan) • Sustainable Development Design Guidelines • Sustainable Urban Form and Culture of Conservation • Environmental Policy Review
Transportation	<ul style="list-style-type: none"> • Sustainability and Active Transportation • Transportation/Transit • Pathways/trails • Update various policies to reflect current legislation
Growth	<ul style="list-style-type: none"> • New Growth Forecasts (2031/2041) • Associated revisions to Growth Management Policies
City-Building	<ul style="list-style-type: none"> • Urban Design and Healthy Communities • Complete Streets/Communities • Central Area/HACE • Go Mobility Hub Study
Housekeeping Changes	<ul style="list-style-type: none"> • Update application submission requirements • Conformity with new Provincial Policy Statement/Regional OP • Incorporate the new Strategic Plan and other City initiatives • Update Cultural Heritage policies based on Heritage Act (Bill 60) • Update according to new Environmental Noise Guidelines • Update Parkway Belt West policies • Telecommunication towers and various infrastructure issues • Schedule updates/other housekeeping issues

As input to the scoped OP Review, a number of background studies were prepared, they are as follows:

- Toronto Gore Housing Density Review;
- Retail Policy Review;
- Employment Policy Review;
- Office Strategy; and
- Mobility Hubs and Intensification Corridor Study.

Appendix 2 – Official Plan Review Requirements

Planning Act, R.S.O. c. P.13

Section 26 (1) of the *Planning Act* requires that the council of a municipality that adopted a new official plan revise the plan no less frequently than ten years after the plan comes into effect and every five years thereafter.

Section 26(3) of the *Planning Act* requires that before revising the official plan a special meeting of council, open to the public, must be held to discuss the revisions that may be required to the official plan.

Section 26(3) of the *Planning Act* requires consultation with the approval authority and with prescribed public bodies with respect to the revisions that may be required to the official plan.

Section 26(1) of the *Planning Act* requires that the official plan conform with provincial plans or not conflict with them, be consistent with policy statements and have regard for matters of provincial interest.

Section 27(1) of the *Planning Act* requires that the official plan of the lower-tier municipality conform with the official plan of the upper-tier municipality.

Section 2 of the *Planning Act* lists matters of provincial interest that regard must be given to. These are:

- a) The protection of ecological systems, including natural areas, features and functions;
- b) The protection of the agricultural resources of the Province;
- c) The conservation and management of natural resources and the mineral resource base;
- d) The conservation of features of significant architectural, cultural, historical, Archaeological or scientific interest;
- e) The supply, efficient use and conservation of energy and water;
- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) The minimization of waste;
- h) The orderly development of safe and healthy communities;
- h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- j) The adequate provision of a full range of housing, including affordable housing;
- k) The adequate provision of employment opportunities;
- l) The protection of the financial and economic well-being of the Province and its municipalities;

- m) The co-ordination of planning activities of public bodies;
- n) The resolution of planning conflicts involving public and private interests;
- o) The protection of public health and safety;
- p) The appropriate location of growth and development; and
- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- r) The promotion of built form that,
 - i. Is well designed,
 - ii. Encourages a sense of place, and
 - iii. Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.