



# CITY OF BRANTFORD **OFFICIAL PLAN** ENVISIONING OUR CITY: 2051

**New Draft Official Plan**  
Presentation by Long Range Planning Staff

**Virtual Open House**  
Thursday November 5, 2020

# Agenda

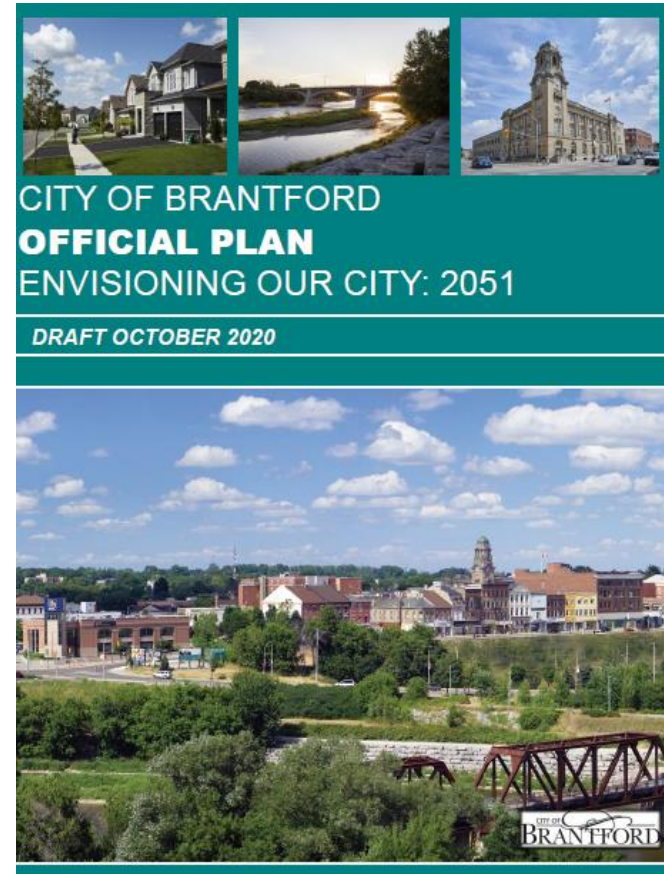


- **Opening Remarks - Mayor Kevin Davis**
- **Overview of Meeting Format**
- **Introduction of Staff and Consultants**
- **Staff Presentation**
- **Q and A**
- **Concluding Remarks**

# Introduction



- The City of Brantford has prepared a new Official Plan “**Envisioning Our City: 2051**” under Section 26 of the Planning Act.
- The Official Plan is the City’s overarching policy document that guides how and where the City will grow and intensify to the year 2051.



# Historic Background

- Official Plan Review (OPR) Began in 2013
- Put on hold in 2016
- 2017- Minister Approved Boundary Adjustment
- 2017- OPR 2.0 kick-off
- 10 public consultation opportunities; and
  - Meetings with First Nations
  - Meetings with property owners and agents
  - Advisory Committee's and Stakeholder Groups
  - Industry Experts
- In January 2020 – released internal draft
- June - released draft OP – for 1<sup>st</sup> round of public & agency comments
- October – issued revised Draft – staff continue to refine the draft OP for Council consideration @ Special Council meeting **November 19**

# Why Create a New Official Plan?

- Overarching policy document to plan for growth until 2051
- Address changes to Provincial Policy ( *i.e. Required to implement Growth Plan, Provincial Policy Statement* )
- Current OP in effect since 1987 (Population approx. 75,000 people growing to 165,000 )
- Require to update the Plan every 5 years, or 10 years after a new OP
- Subject to over 200 amendments

SGL Planning & Design Inc.  
 Urban Boundary Expansion, Secondary Plan  
 The Planning Partnership  
 Official Plan, Consultation  
 Cushman & Wakefield  
 Real Estate  
 AgPlan  
 Agricultural Consultants  
 GM BluePlan Engineering Ltd.  
 Municipal Servicing  
 Plan B Natural Heritage  
 Landscape Ecology and Natural Heritage Planning  
 ASI  
 Heritage Culture, Archaeology, Indigenous Engagement  
 Ecosystem Recovery Inc.  
 Natural Resources Engineering, Stormwater Management  
 Dillon  
 Transportation



# Growth Management

## Population and Employment Growth, 2016 to 2051

	Population			Employment		
	2016	2051	Growth	2016	2051	Growth
Built-Up Community Area	94,720	110,740	16,020	18,530	28,540	10,010
Existing Designated Greenfield Area	6,485	29,845	23,360	355	1,415	1,060
New Designated Greenfield Area	*	24,185	24,185	*	5,170	5,170
Existing Employment Area	n/a			25,575	35,245	9,670
New Employment Area	n/a			*	9,565	9,565
Rural	495	230	-265	430	70	-360
Total	101,700	<b>165,000</b>	63,300	44,890	<b>80,000</b>	35,110

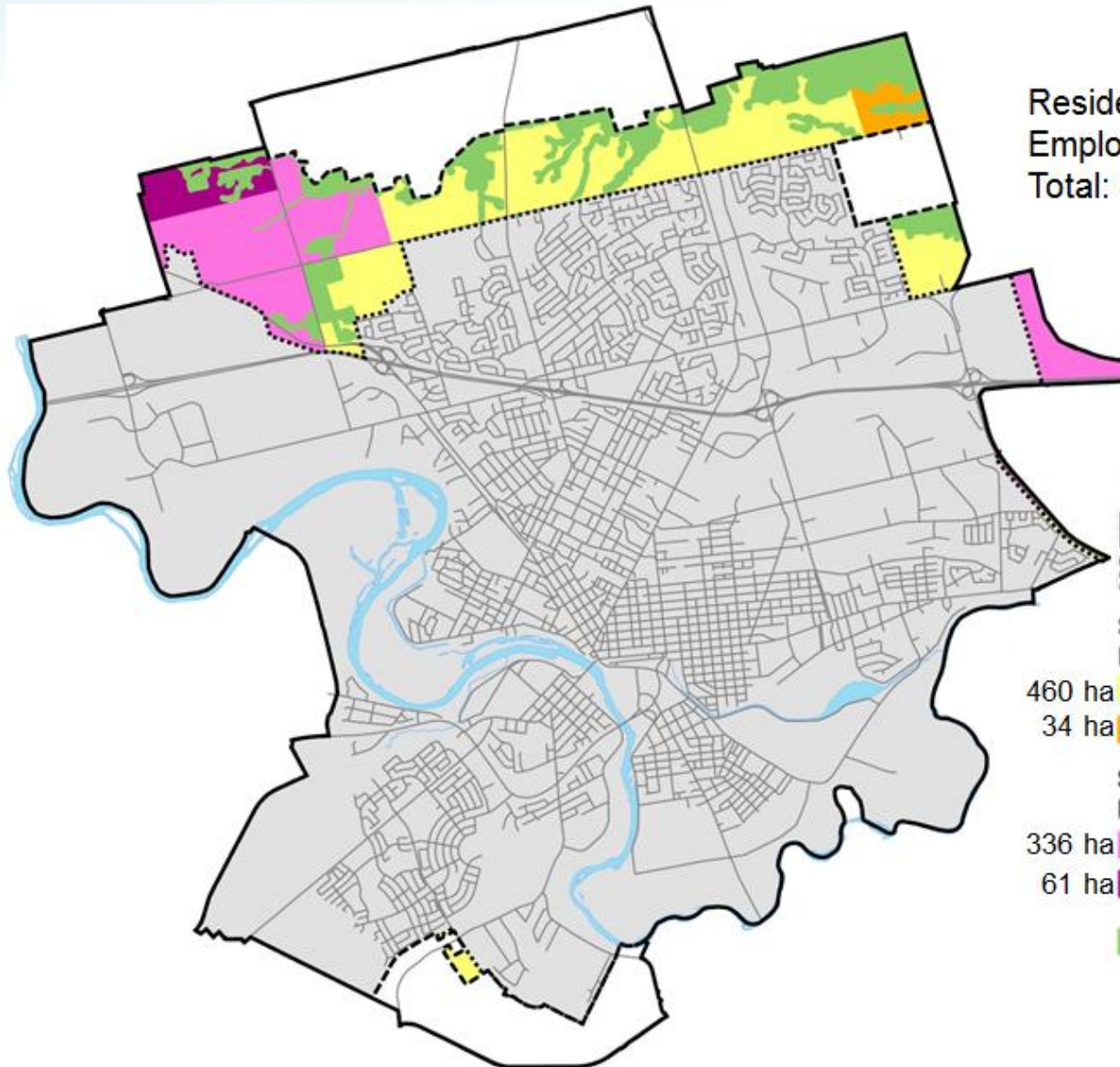
\* Accounted for in the Rural Area in 2016. Most of the 2016 Rural Area population and employment will be absorbed into the New Designated Greenfield Area or New Employment Area



# Settlement Area Expansion Lands



Residential/Community Area: 494 ha  
 Employment Area: 397 ha  
 Total: 891 ha



## Legend

- Municipal Boundary
- Current Settlement Area

## Settlement Area Expansion for Residential/Community Uses

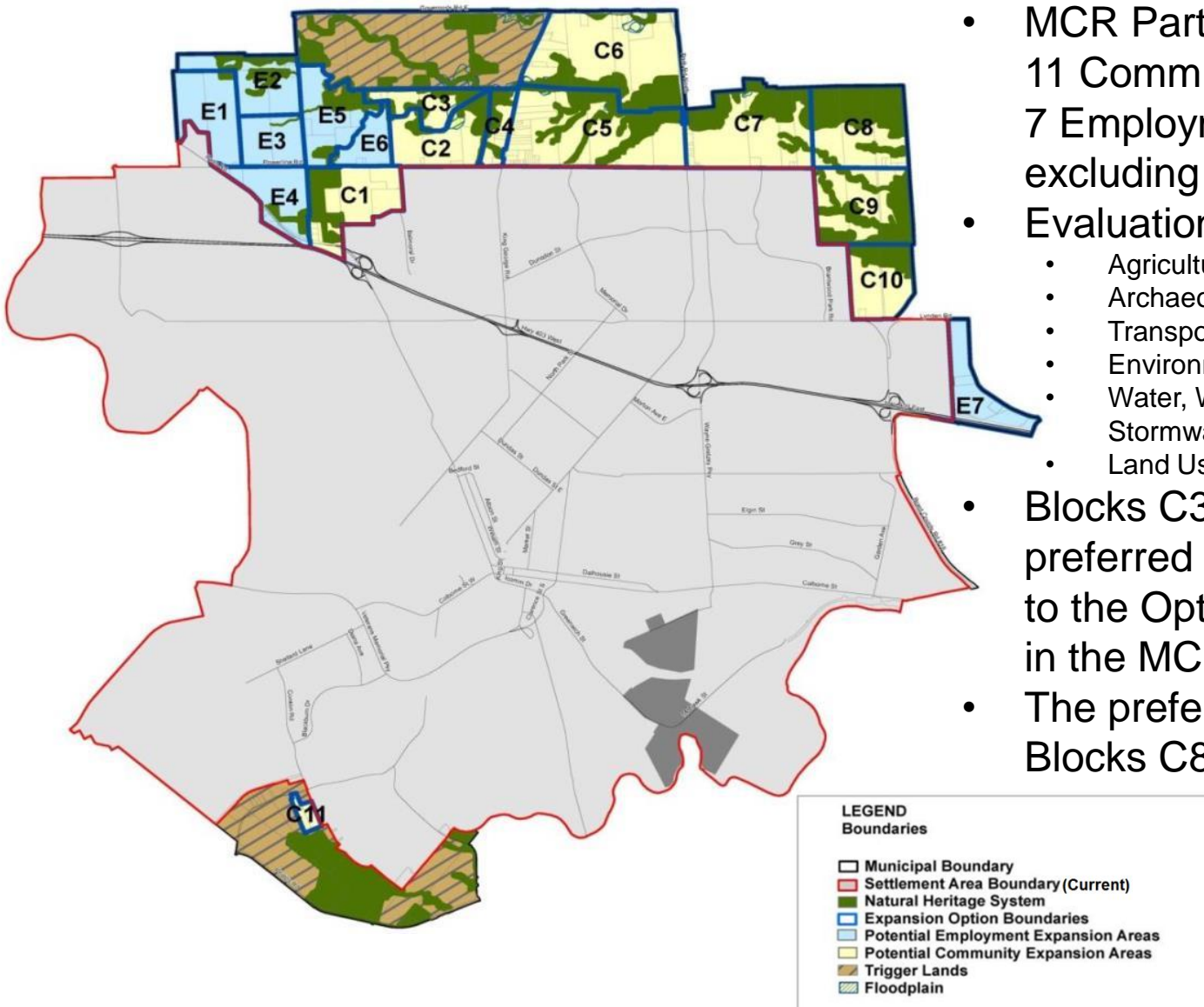
- 460 ha  June 2020 Draft Official Plan
- 34 ha  Added to the New Official Plan

## Settlement Area Expansion for Employment Uses

- 336 ha  June 2020 Draft Official Plan
- 61 ha  Added to the New Official Plan

- Core Natural Areas within the Settlement Area Expansion

# Blocks Evaluated for Expansion in the Municipal Comprehensive Review (MCR)



- MCR Part 2 Report examined 11 Community Blocks and 7 Employment Blocks, excluding the Trigger Lands
- Evaluation Criteria:
  - Agriculture
  - Archaeology
  - Transportation
  - Environment
  - Water, Wastewater and Stormwater Servicing
  - Land Use
- Blocks C3 and C9 were the least preferred and not carried forward to the Options assessed further in the MCR Part 3 Report
- The preferred option included Blocks C8 and C10 over C6



# Urban Structure

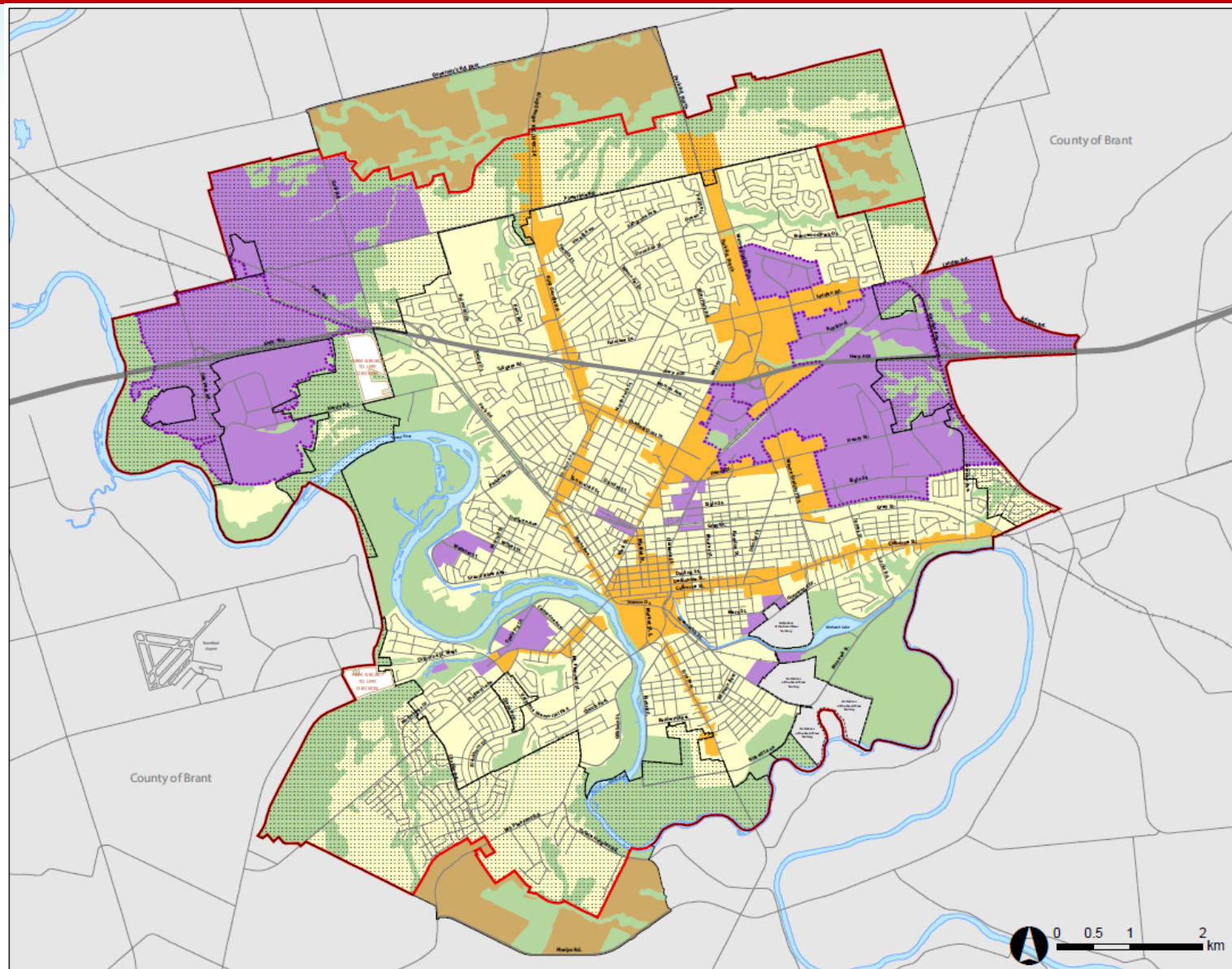


City of Brantford  
Official Plan  
October 2020 Draft

## Schedule 1 Growth Management

### Legend

- Municipal Boundary
- Core Natural Areas
- Settlement Area Boundary
- Delineated Built-up Area
- Designated Greenfield Area
- Neighbourhoods
- Strategic Growth Areas
- Employment Areas
- Rural/Agricultural Area
- Provincially Significant Employment Zones
- Subject to Local Planning Appeal Tribunal Decision
- Six Nations of the Grand River Territory



# Housing Unit Growth

## Proposed Housing Unit Growth, 2016 to 2051

	Designated Greenfield Area (DGA)	Built-Up Area (BUA) (Intensification Target)
2016-2021	1,160	775 (40%)
2021-2031	5,000	4,080 (45%)
2031-2041	4,985	4,930 (50%)
2041-2051	4,375	4,330 (50%)
Total Units	15,520	14,115

## Distribution of Units

	Units	Density Target*
Existing DGA	7,645	55 r + j / ha
New DGA	7,880	60 r + j / ha

	Units
Downtown Urban Growth Centre	4,900
Intensification Nodes and Corridors	6,365
Existing BUA Neighbourhoods	2,845

\* Achieves the Overall DGA minimum density target of 52 residents and jobs combined per hectare ( $r + j / \text{ha}$ )

# Land Use Designations



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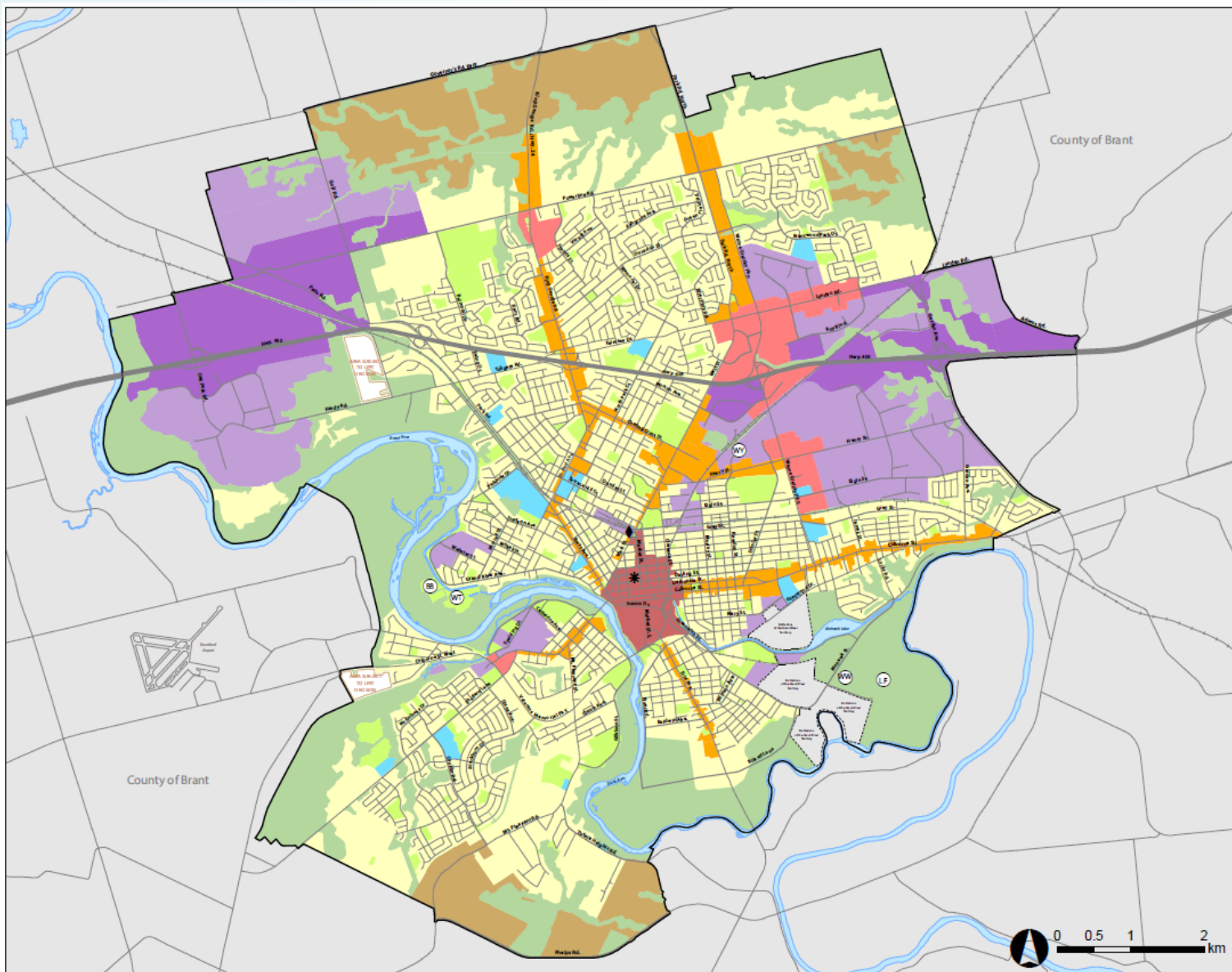
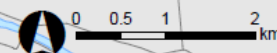
## Schedule 3 Land Use Plan

### Legend

- Agricultural Designation
- Core Natural Areas Designation
- Neighbourhoods**
- Residential Designation
- Major Institutional Designation
- Parks and Open Space Designation
- Strategic Growth Areas**
- Downtown Urban Growth Centre Designation
- Major Commercial Centre Designation
- Intensification Corridor Designation
- Employment Areas**
- Prestige Employment Designation
- General Employment Designation

### Symbols

- Sanitary Landfill Site
- Water Treatment Facility
- Wastewater Treatment Facility
- Municipal Works Yard
- Transit Bus Bams
- Downtown Transit Terminal
- VIA Rail Station

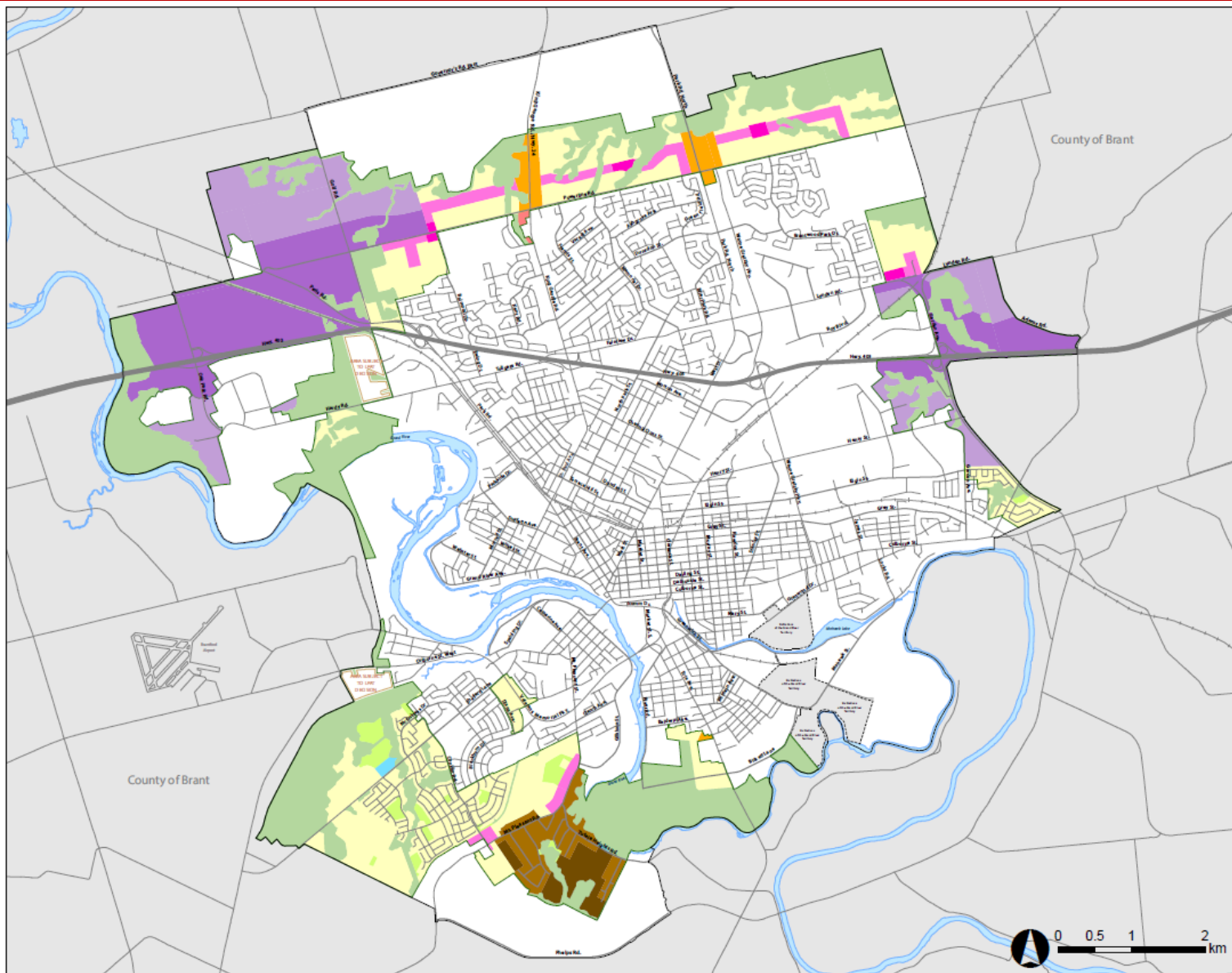


# Land Use Designations and Policy

- **Residential Designation** in the Neighbourhoods
  - Focus on built form, compatibility and design vs. density and unit counts
  - Permits a variety of uses for a complete community, including neighbourhood supporting land uses
  - Low-, Mid- and High-Rise buildings and mix of uses, to be located based on policy criteria
- Sub-categories applied in the Expansion Lands
  - Provide additional policy guidance to implement the MCR Land Use Plans
    - Neighbourhood Centre, Neighbourhood Corridor
    - Suburban Residential and Transitional Residential specific to Tutela Heights



# Land Use Designations – DGA

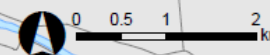


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## Schedule 4 Designated Greenfield Area Structure

### Legend

- Designated Greenfield Area
- Core Natural Areas Designation
- Residential Designation
- Neighbourhood Centre
- Neighbourhood Corridor
- Suburban Residential
- Transitional Residential
- Major Institutional Designation
- Parks and Open Space Designation
- Major Commercial Centre Designation
- Intensification Corridor Designation
- General Employment Designation
- Prestige Employment Designation

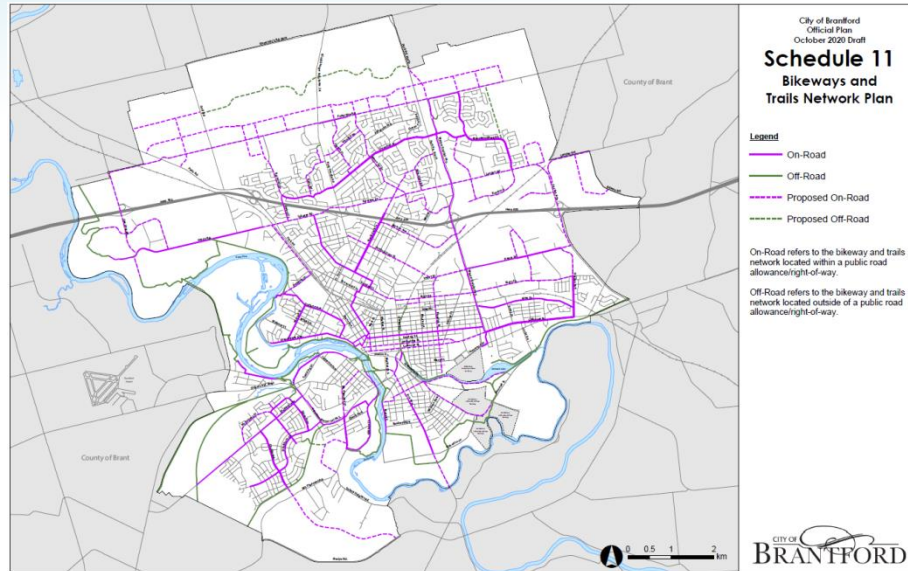




# Other Land Use Designations

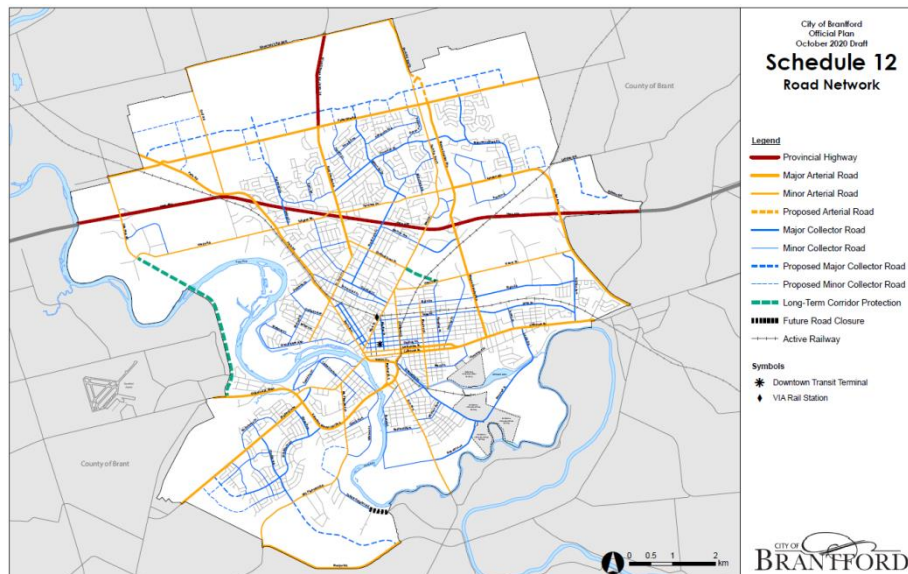
- **Parks and Open Space Designation**
  - Community Parks, Neighbourhood Parks, Urban and Specialized Parks
  - Open space linkages and Cemeteries
- **Major Institutional Designation**
  - “Minor” institutional uses permitted in the Residential Designation are no longer illustrated as Institutional on the land use schedule
- **Downtown Urban Growth Centre Designation**
  - Historic Mainstreets, Lower Downtown and Upper Downtown Precincts
- **Major Commercial Centre and Intensification Corridor Designations**
  - To transition to mixed-use growth areas
- **Prestige and General Employment Area Designations**
  - Manufacturing, warehousing, limited office and ancillary commercial
- **Agricultural Designation**
  - New policy area, supporting the agricultural system
- **Natural Heritage System**
  - Protected Core Natural Areas Designation and Adjacent Lands Overlay

# Transportation and Servicing



- Policies support implementation of the Master Servicing Plan (MSP) and Transportation Master Plan (TMP)

- All development in the Settlement Area to be on **full municipal services** (existing private service areas recognized)



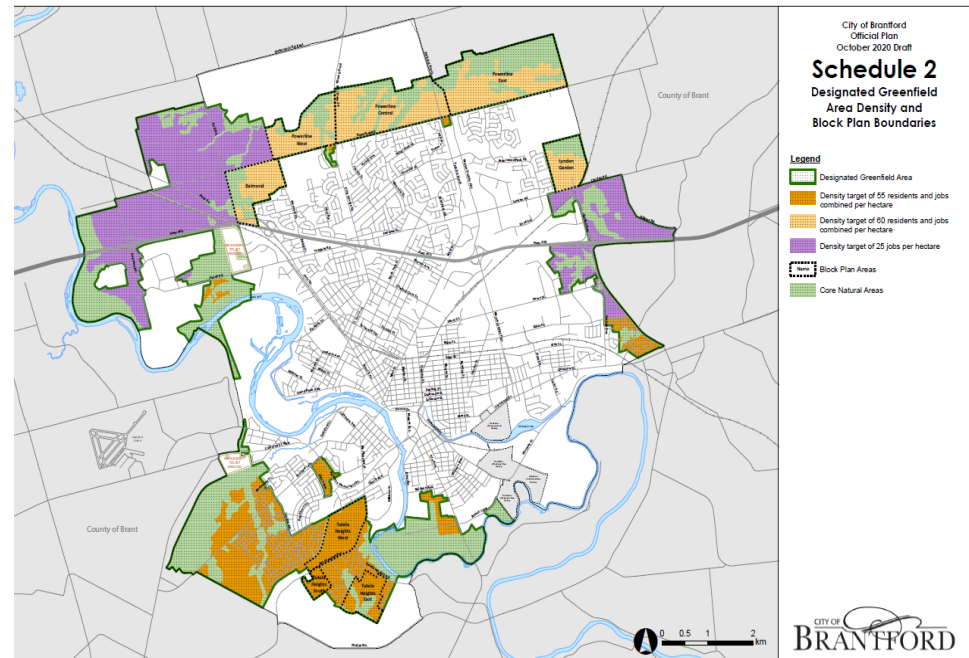
- Co-ordinates with transportation network improvements and enhanced transit set out in the TMP

- **Infrastructure Staging Report** provides a summary of municipal servicing infrastructure requirements and prerequisites in the expansion lands

# Block Plan Areas



- Coordinate the comprehensive development of each block – establish connections to adjacent blocks
- Required for all development within the Block Plan Areas
- Developer/Landowner driven
- New Process – informed by Industry experts
- TOR – minimum requirements for Block Plans
- Options to Scope Block Plan requirements
- Can expedite future development applications (i.e. draft plans)
- Non- statutory



# Emphasis on Strong Urban Design



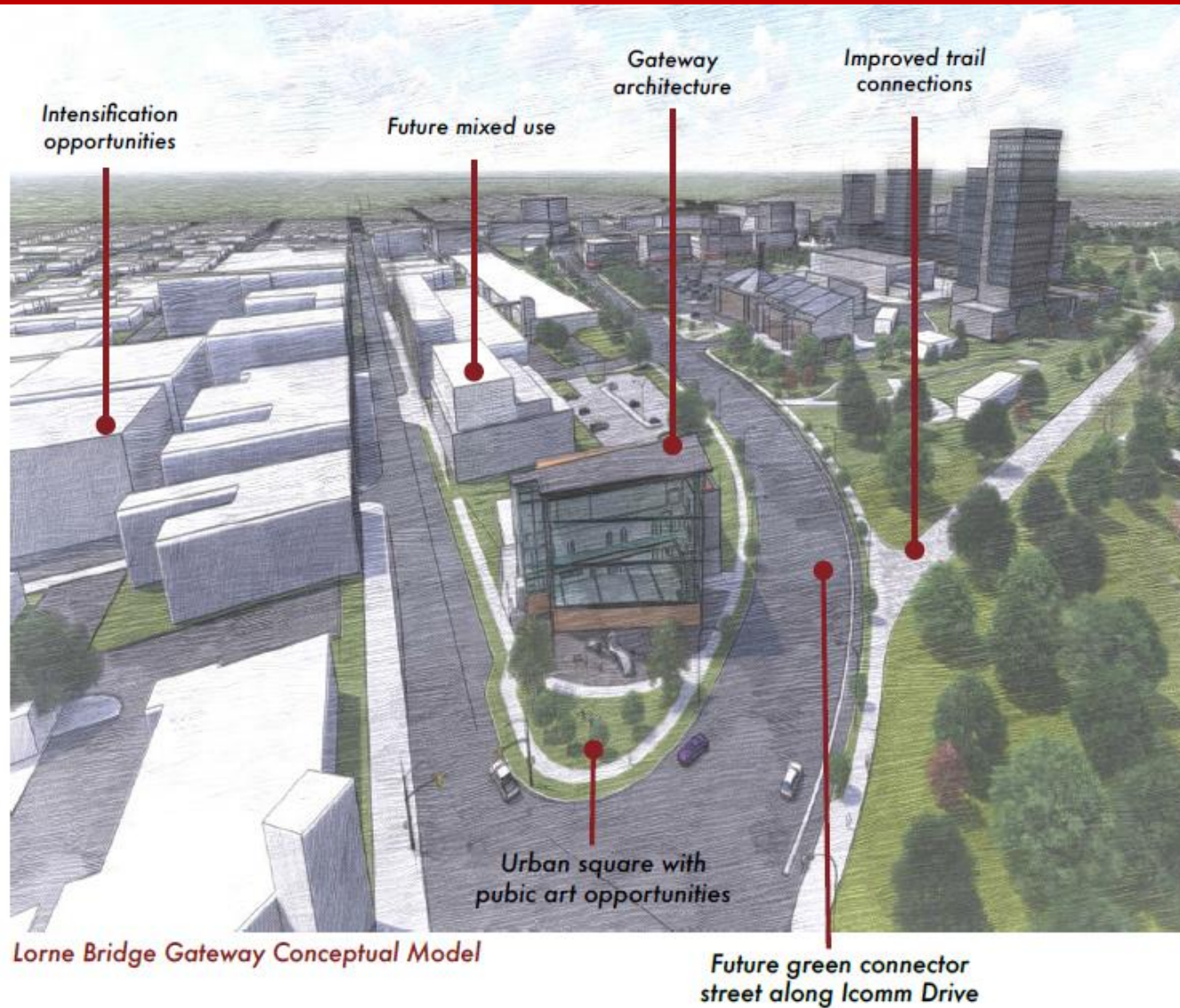
The Urban Design Manual is a consolidated set of City-wide urban design guidelines.

The Manual reflects the City's commitment to good urban design and provides a consistent baseline for assessing development proposals on both public and private lands.





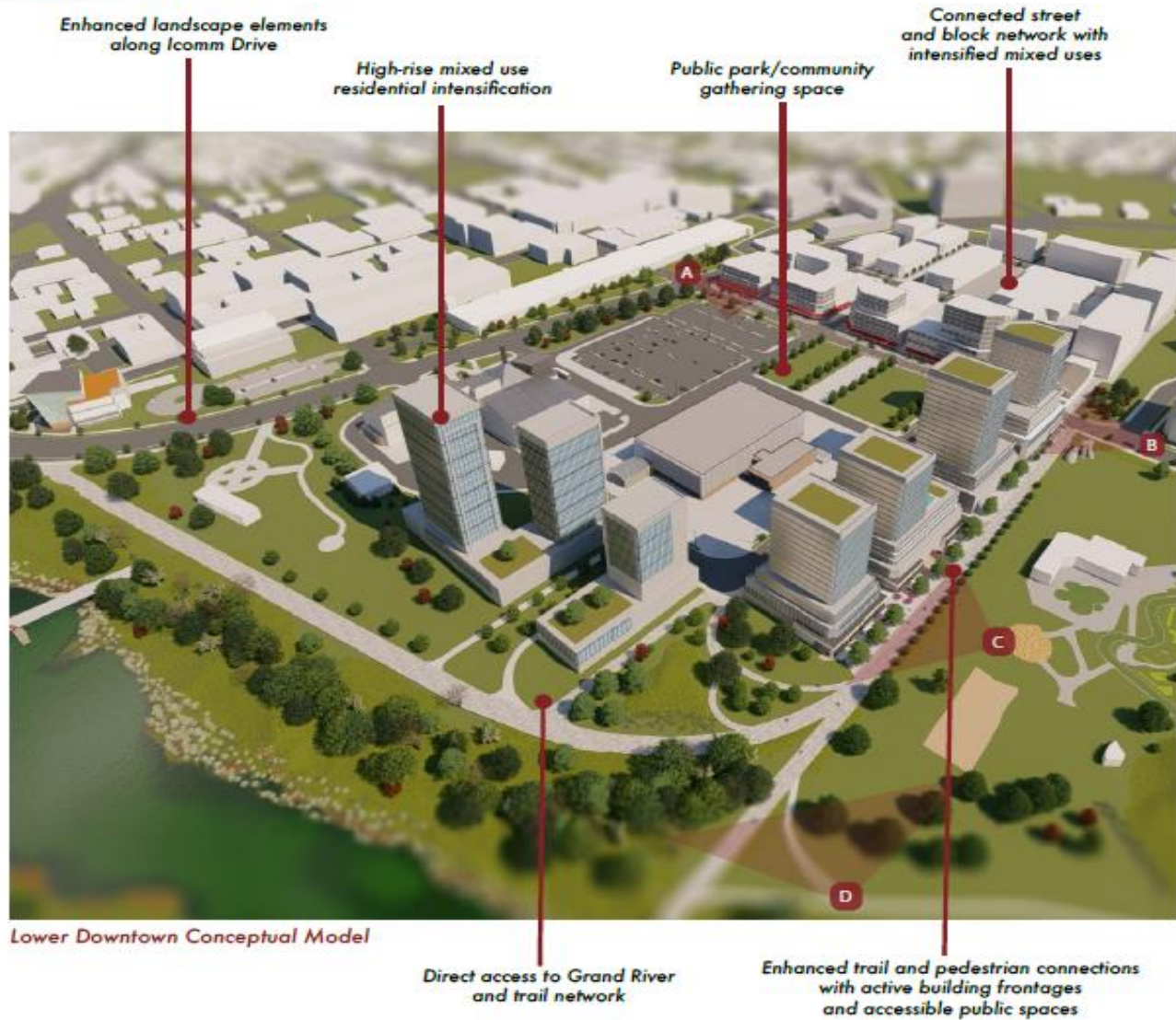
# Lorne Bridge Gateway





# Lower Downtown

Lower Downtown Precinct Boundary Map



Lower Downtown Conceptual Model

# Next Steps Toward Implementation

## Approval Process

- Council adoption of the new Official Plan:
  - November 19 Special COW-CD
  - January 2021 Council meeting
- Submit the Official Plan within 15 days of adoption to the Province for final approval
  - A decision is to be issued within 120 days after the Official Plan and supporting documentation are received
  - The Province may approve the Official Plan as it is submitted, request changes be made to it, or modify and approve the modified Official Plan
  - The approval authority is the Minister of Municipal Affairs and Housing
- The Minister's decision is final
  - There is no appeal to the Local Planning Appeal Tribunal (LPAT)

# Next Steps Toward Implementation

## Future Official Plan Reviews

- The new Official Plan must be reviewed no later than 10 years after it comes into effect
  - Then every 5 years until it is replaced by another new Official Plan
  - Or whenever amendments are necessary to conform with updated Provincial policies, legislation, regulations and plans such as the Growth Plan for the Greater Golden Horseshoe

## Future Comprehensive Zoning By-law

- The Zoning By-law must conform to the new Official Plan within 3 years
  - Preparation of a new Comprehensive Zoning By-law will commence next year
  - To replace City of Brantford Zoning By-law 160-90 and County of Brant Zoning By-law 61-16 (as it relates to the municipal boundary expansion lands)

# Questions?

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