



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

**Envisioning Our City: 2051**

**The New Official Plan for the City of Brantford**

Presentation by Long Range Planning Staff (Report 2020-139)

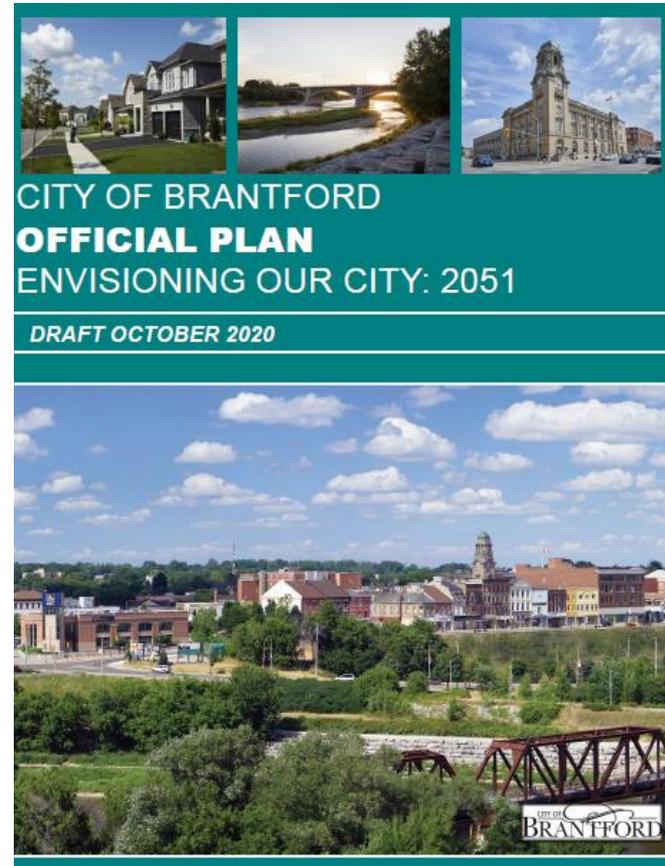
**Virtual Statutory Public Meeting**

Special Committee of the Whole – Community Development

Thursday November 19, 2020

# 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 Workshop
- In January 2020 – released internal draft
- June - released draft OP – for 1<sup>st</sup> round of public & agency comments
- October – issued revised Draft OP
- Statutory Public Meeting: November 19 - Presentation of Draft OP and supporting documents to Council for consideration
- Staff recommends a future adoption of the OP – January 2021, to address comments
- All comments received throughout consultation provided to Council and the province

# 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

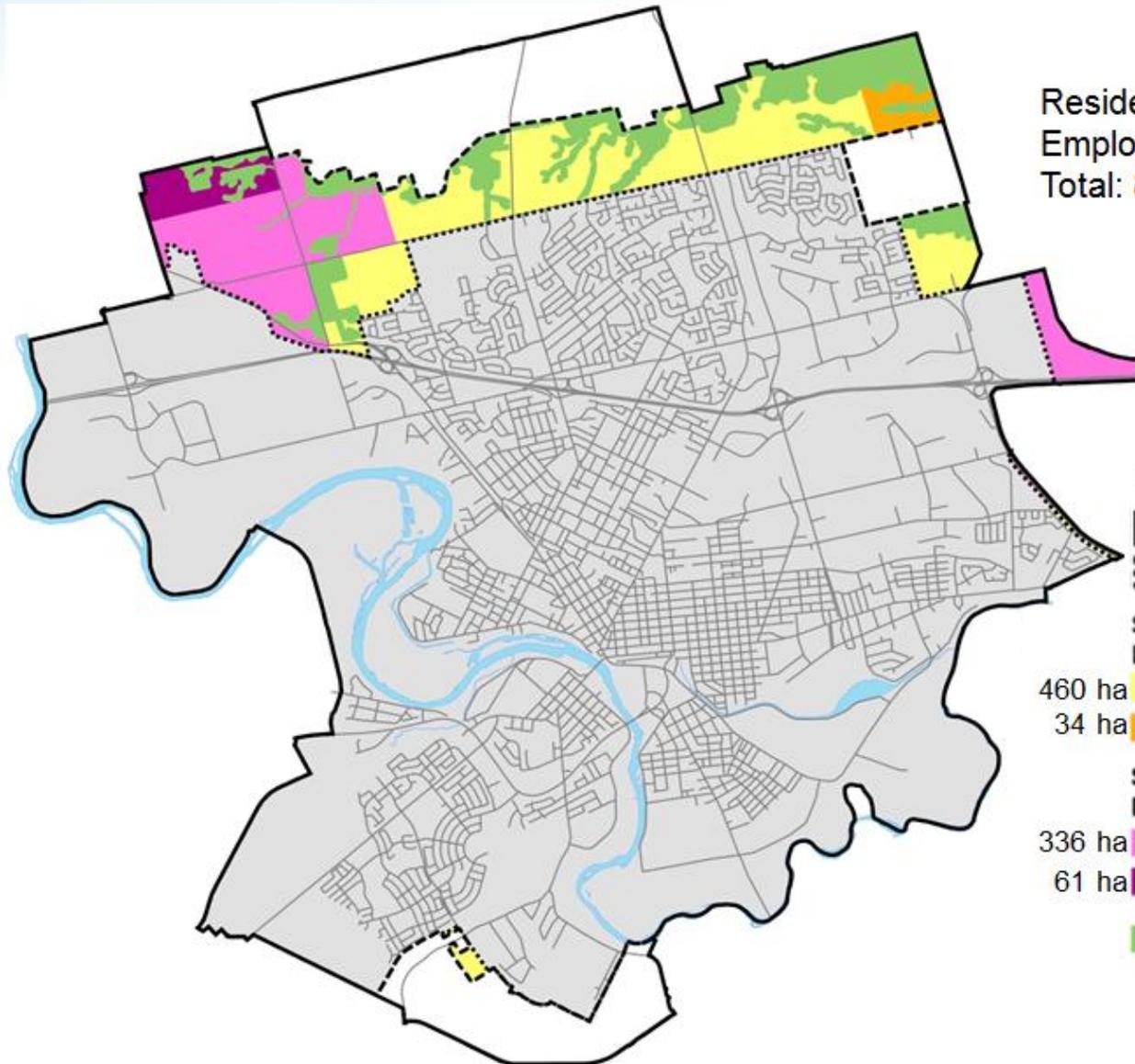
	Population			Employment		
	2016	2051	Growth	2016	2051	Growth
Built-Up Community Area	94,720	110,740	16,020	18,530	28,570	10,040
Existing Designated Greenfield Area	6,485	29,845	23,360	355	1,415	1,060
New Designated Greenfield Area	*	24,185	24,185	*	5,135	5,135
Existing Employment Area		n/a		25,575	35,245	9,670
New Employment Area		n/a		*	9,565	9,565
Rural	495	230	-265	430	70	-360
<b>Total</b>	<b>101,700</b>	<b>165,000</b>	<b>63,300</b>	<b>44,890</b>	<b>80,000</b>	<b>35,110</b>

\* 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

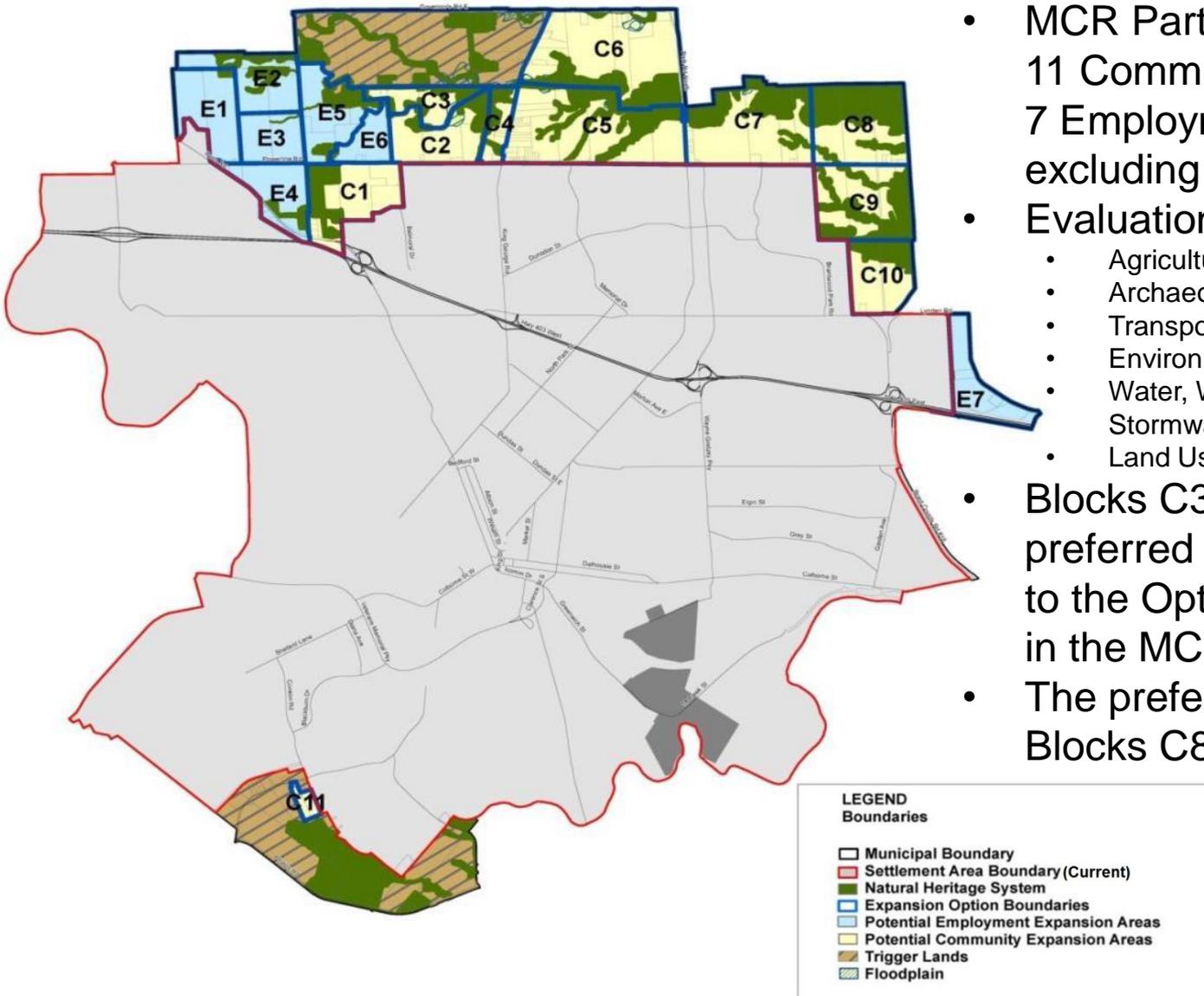
- 460 ha June 2020 Draft Official Plan
- 34 ha Added to the New Official Plan

### 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

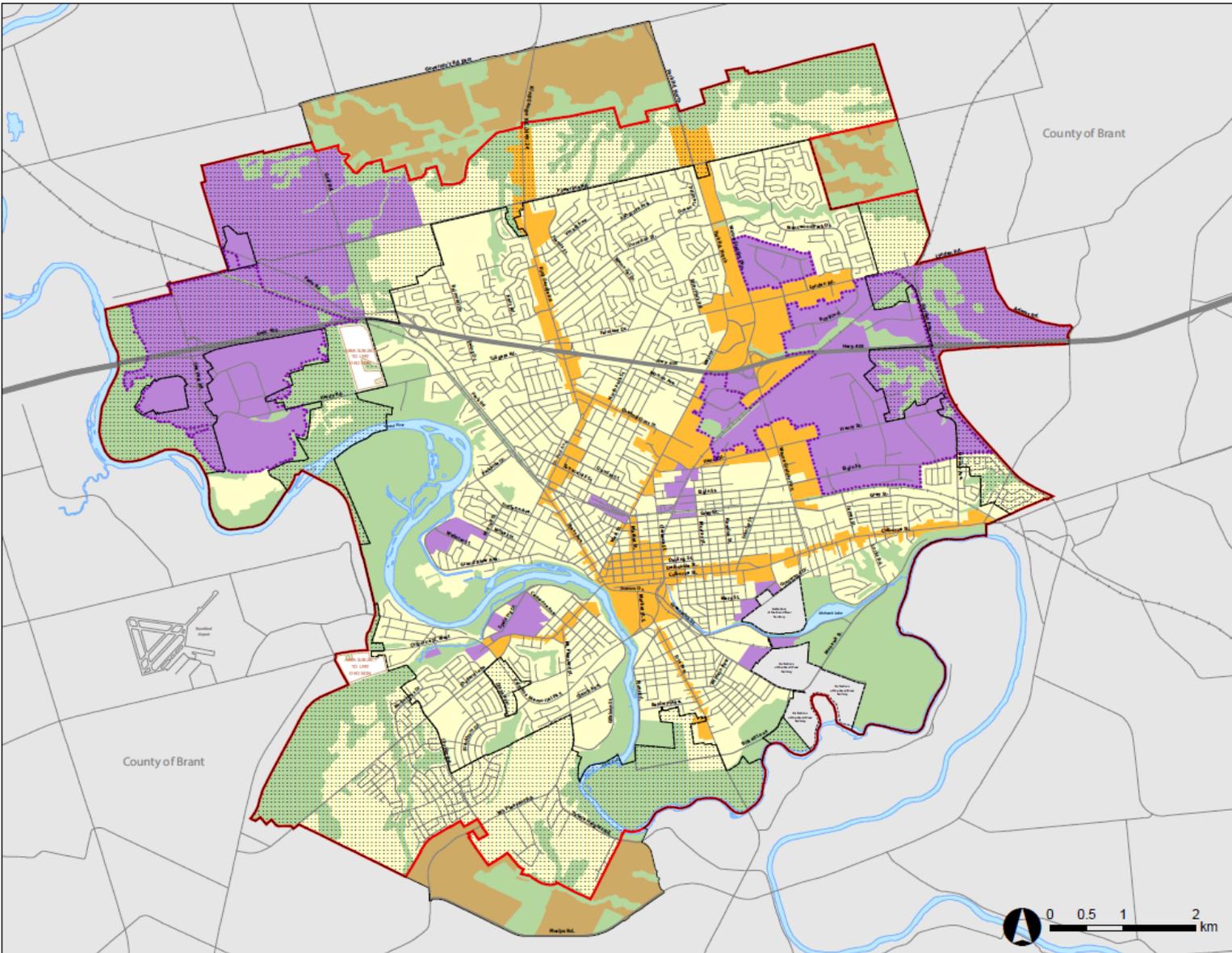
# Urban Structure



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%)
<b>Total Units</b>	<b>15,520</b>	<b>14,115</b>

## 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 / ha)

# Land Use Designations



City of Brantford  
Official Plan  
October 2020 Draft

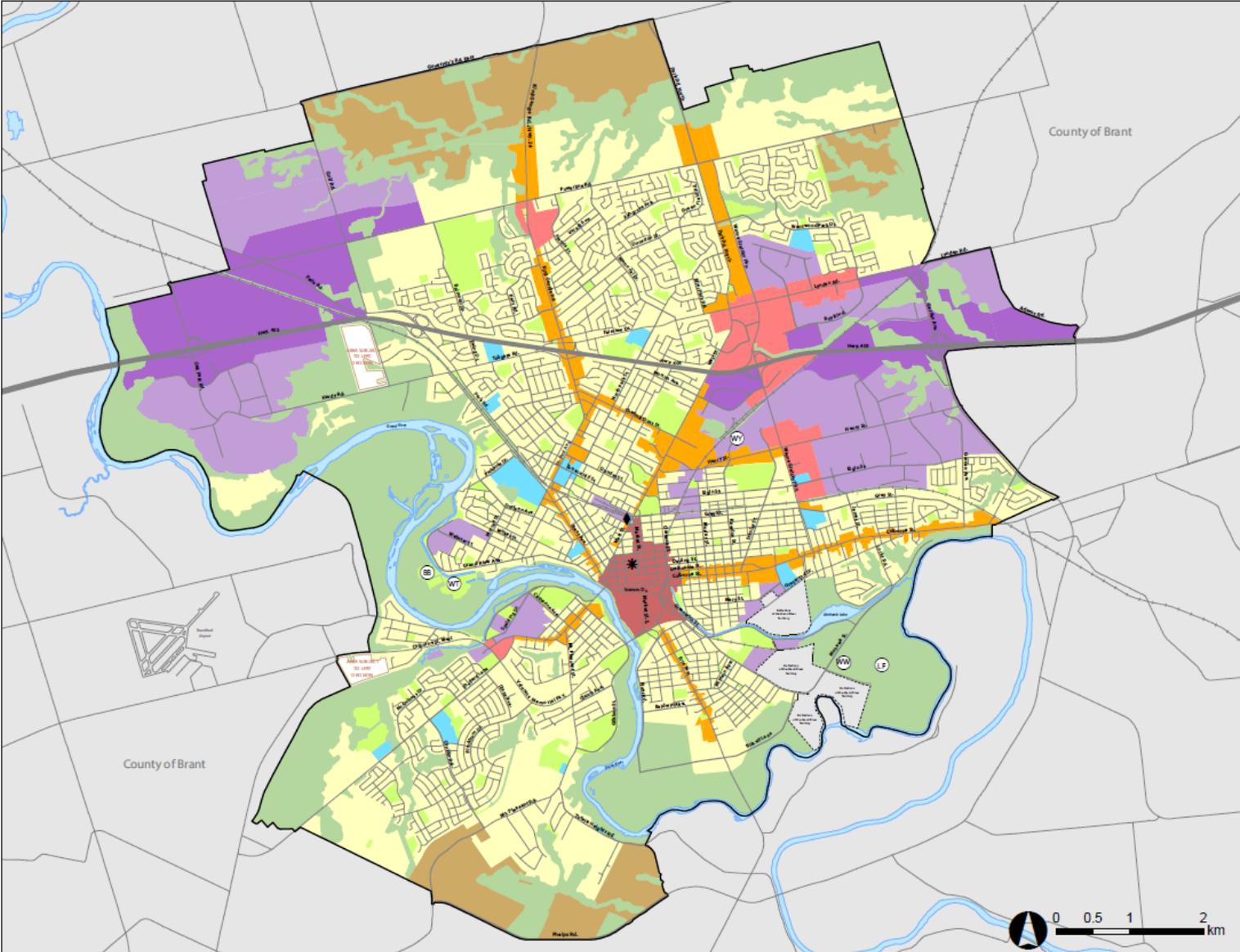
## Schedule 3 Land Use Plan

### 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

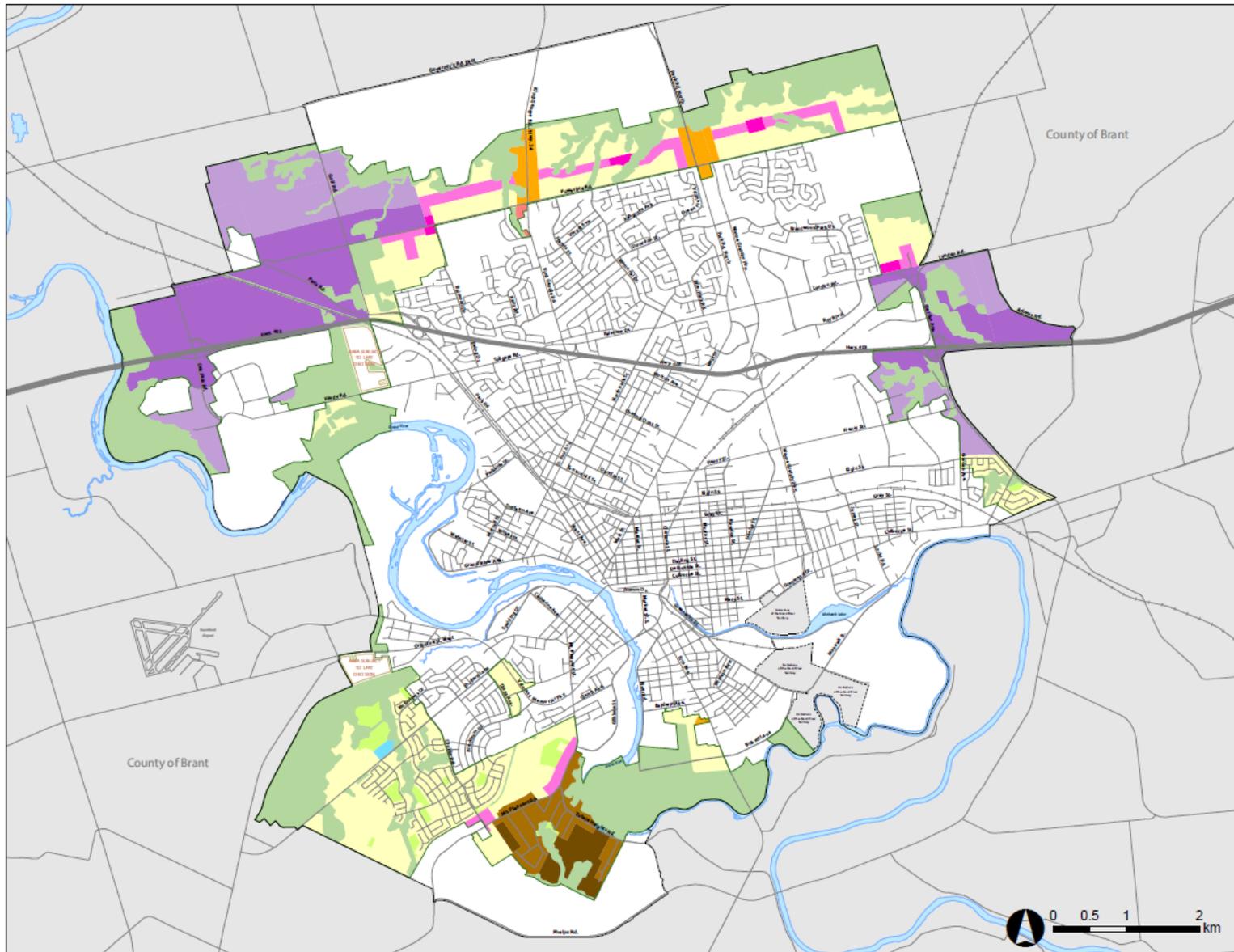
- LF Sanitary Landfill Site
- WT Water Treatment Facility
- WW Wastewater Treatment Facility
- M Municipal Works Yard
- TB Transit Bus Bams
- \* Downtown Transit Terminal
- ◆ VIA Rail Station



# 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



City of Brantford  
 Official Plan  
 October 2020 Draft  
**Schedule 4**  
**Designated Greenfield**  
**Area Structure**

**Legend**

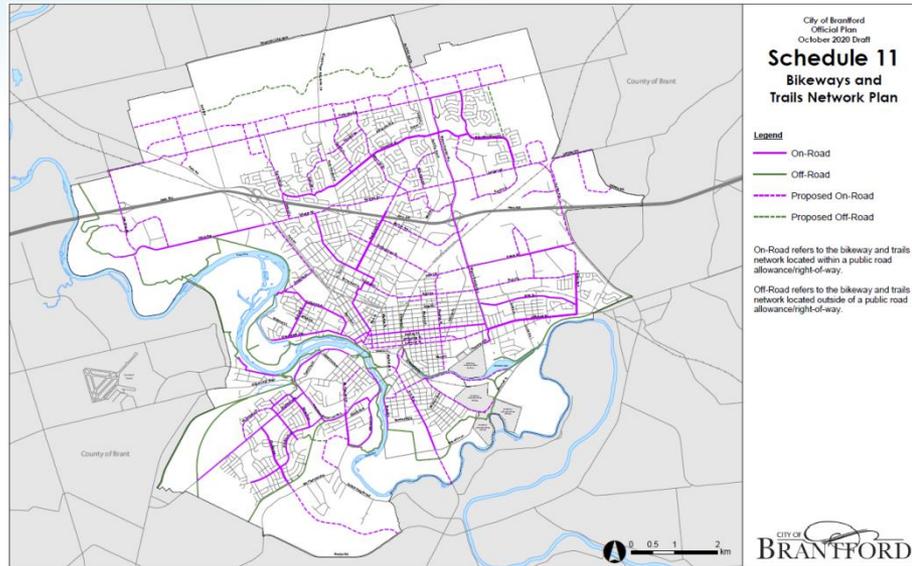
- Designated Greenfield Area
- Core Natural Areas Designation
- Residential Designation
- Neighbourhood Centre
- Neighbourhood Corridor
- Suburban Residential
- Transitional Residential
- Major Institutional Designation
- Parks and Open Space Designation
- Major Commercial Centre Designation
- Intensification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



# Other Land Use Designations

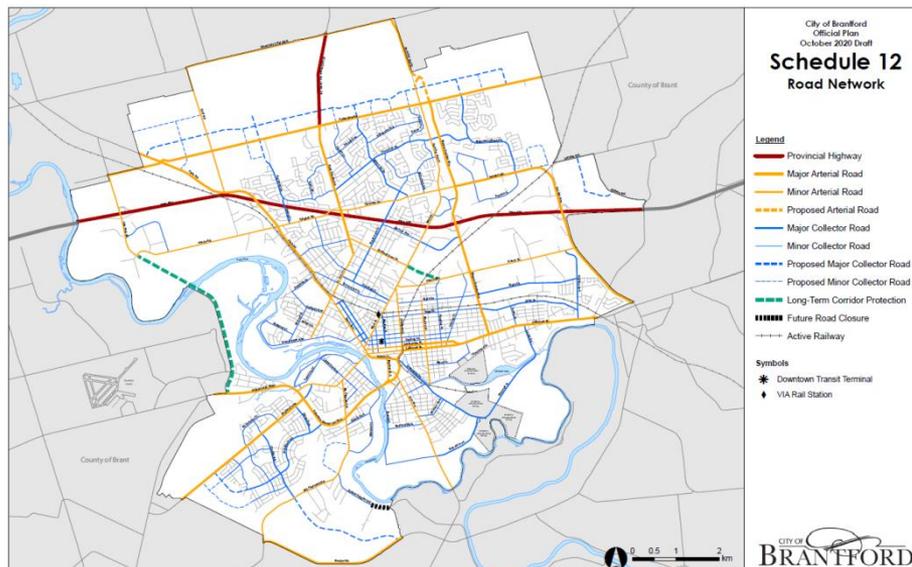
- **Parks and Open Space Designation**
  - Community Parks, Neighbourhood Parks, Urban and Specialized Parks
  - Open space linkages and Cemeteries
- **Major Institutional Designation**
  - “Minor” institutional uses permitted in the Residential Designation are no longer illustrated as Institutional 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)

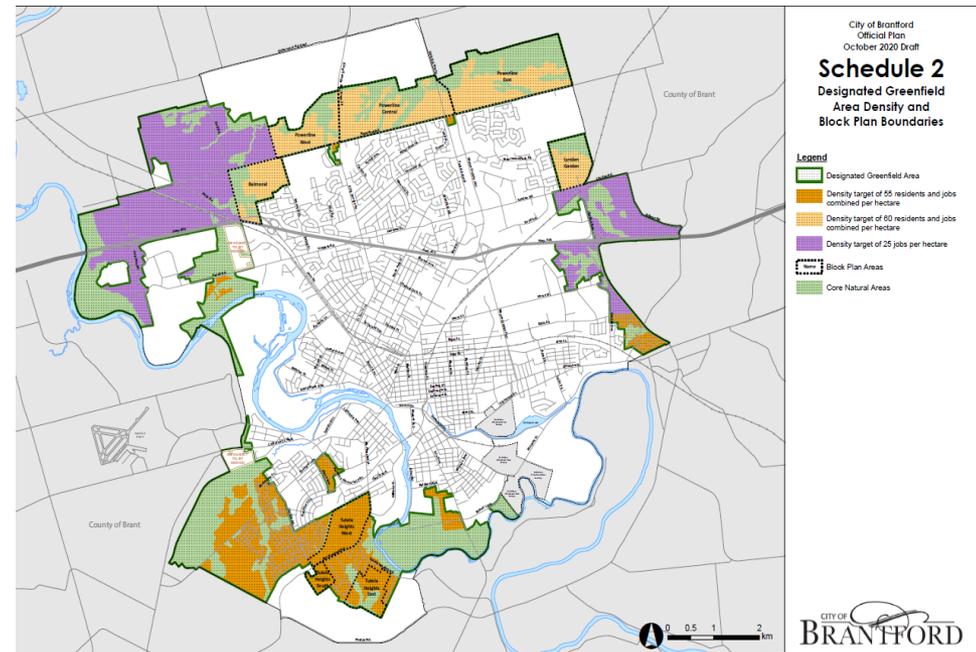


- Co-ordinates with transportation network improvements and enhanced transit set out in the TMP

- **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)

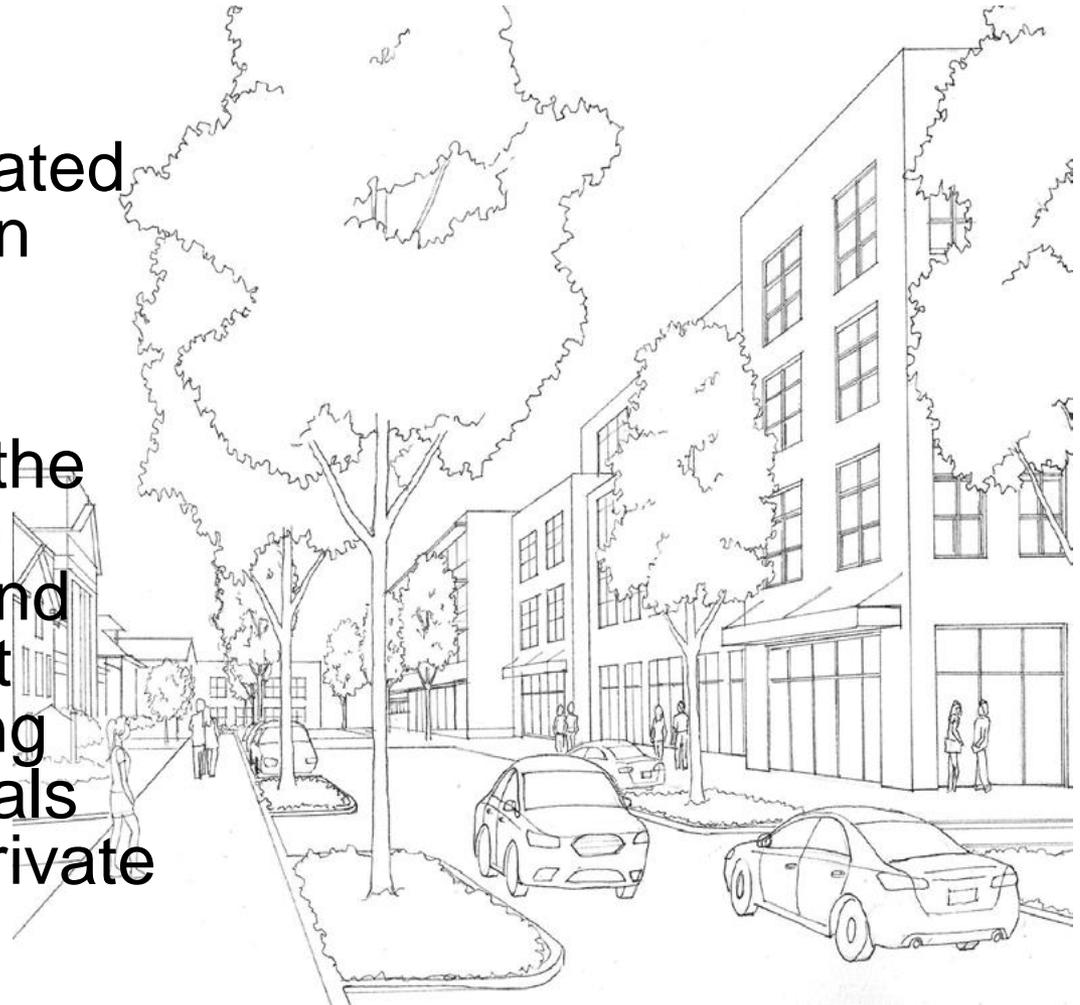


# Emphasis on Strong Urban Design



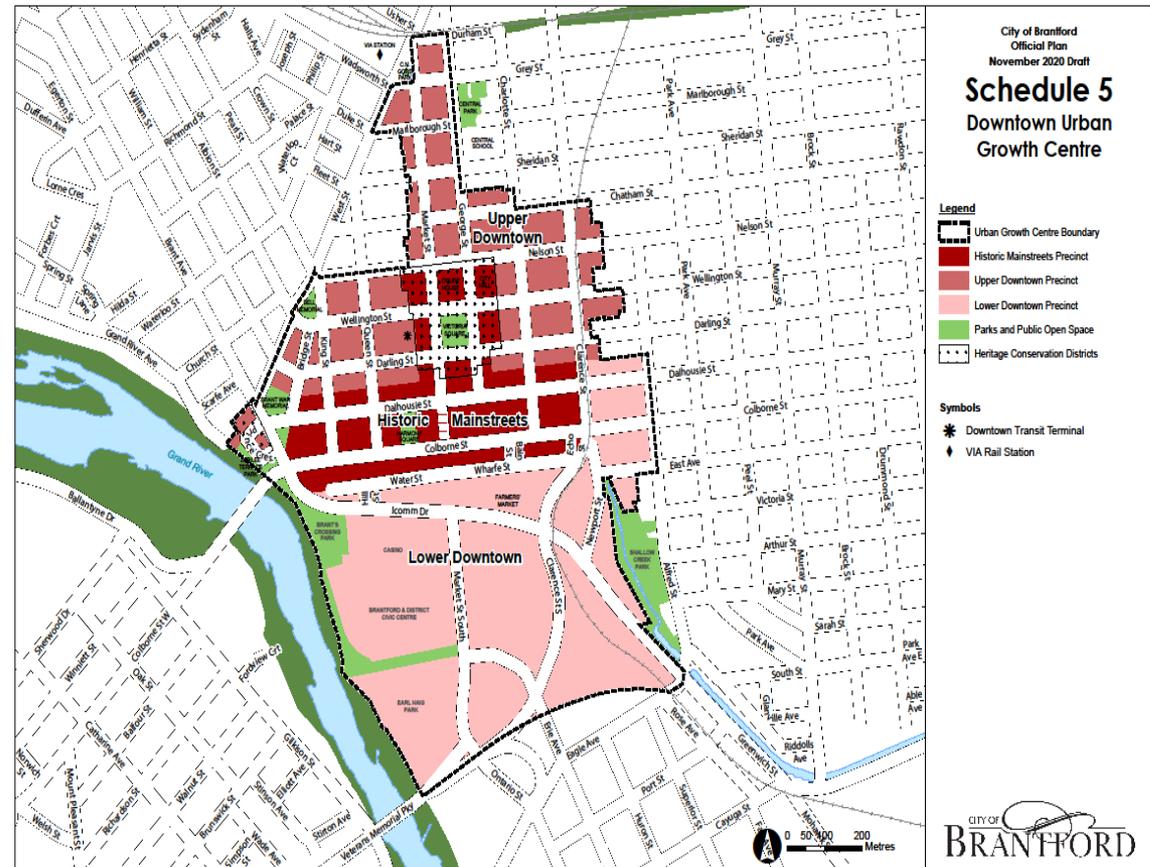
The Urban Design Manual is a consolidated set of City-wide urban design guidelines.

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.

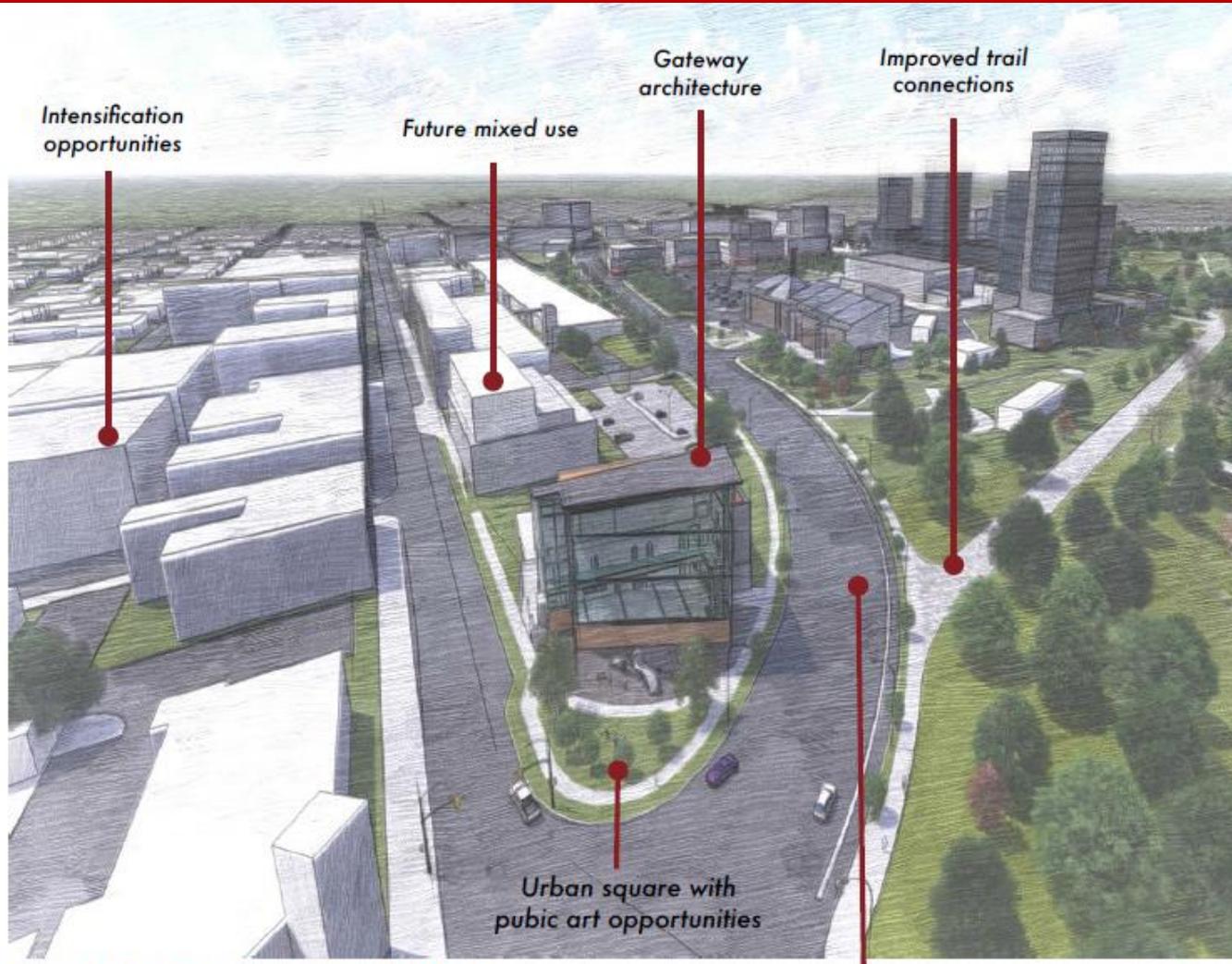


# Urban Growth Centre

- Significant Growth Area
- Anticipate Approx. 4,900 new units
- Modified area in which the intensification target is to be measured
- Strong emphasis on urban design to ensure new development is compatible with existing development



# Lorne Bridge Gateway



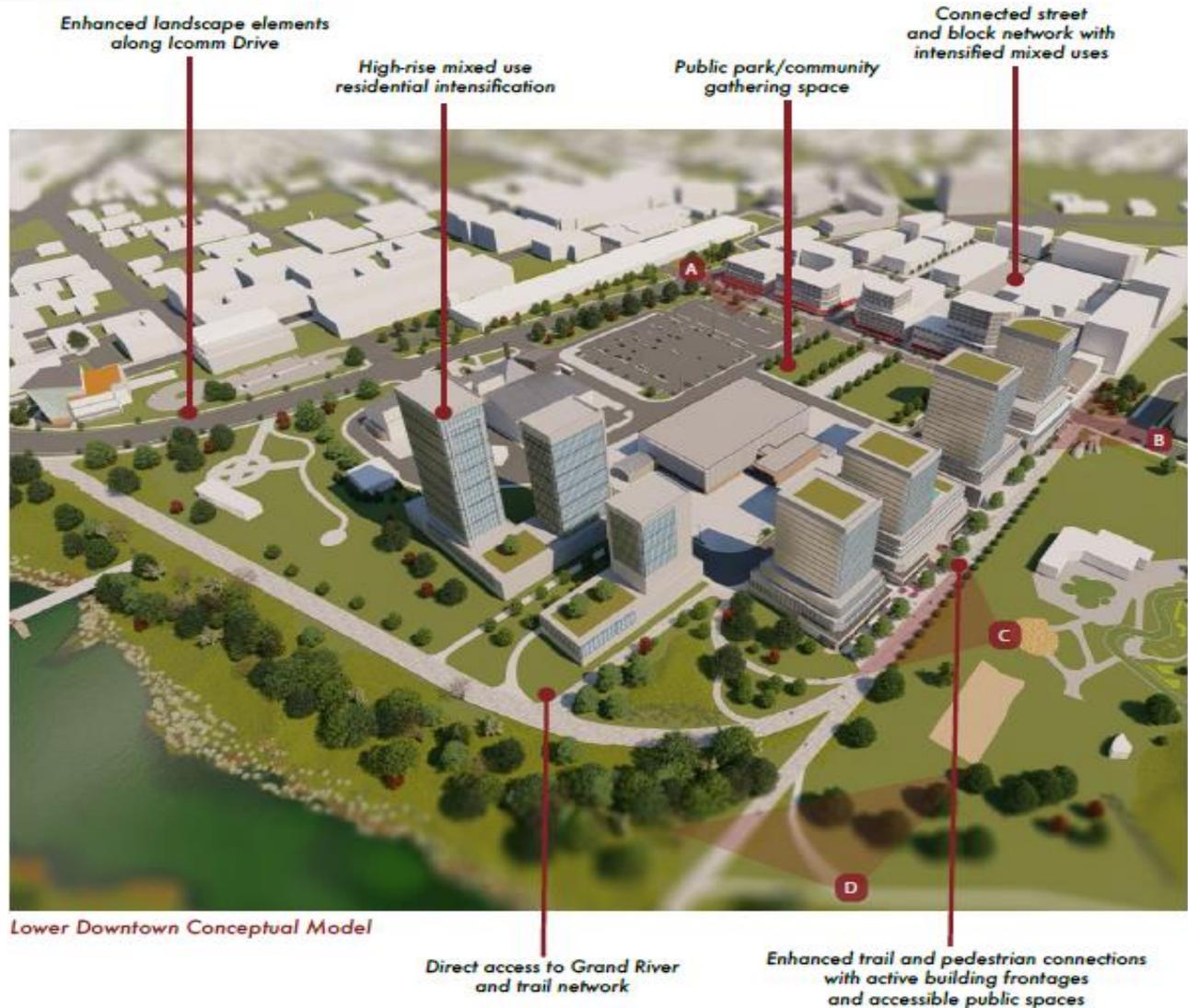
*Lorne Bridge Gateway Conceptual Model*

*Future green connector street along Icomm Drive*

# 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 to consider the Plan
  - Future date to adopt the Plan – January 2021
- 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 Official Plan is posted to the Environmental Registry for review and the public can submit comment to the ministry
- 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
  - Staff will continue to monitor growth and related land needs

## 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)