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**Date** December 3, 2019 **Report No.** 2019-691  
**To** Chair and Members  
Committee of the Whole – Community Development  
**From** Paul Moore  
General Manager, Community Development

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### 1.0 Type of Report

Consent Item   
Item For Consideration

### 2.0 Topic **Official Plan Review – Project Update [Financial Impact – none]**

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### 3.0 Recommendation

THAT Report 2019-691, Official Plan Review – Project Update, BE RECEIVED.

### 4.0 Purpose

The purpose of this report is to provide Council with a status update regarding the Official Plan Review and next steps in the process, including future public consultation events.

### 5.0 Background

The Official Plan is a key policy document that guides how and where the City of Brantford will grow and intensify. The ongoing Official Plan Review will replace the current document with updated land use policy, and incorporate the municipal Boundary Adjustment Lands (formerly part of the County of Brant) into a new City of Brantford Official Plan.

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The City is required to undertake various technical studies to support the development of the new Official Plan and to ensure that the Official Plan will be in conformity with the Growth Plan for the Greater Golden Horseshoe. These studies collectively comprise the Municipal Comprehensive Review (MCR). A key component of the MCR has been to determine the amount of land required to accommodate projected population and employment growth, by following the Province's land needs assessment methodology.

## **6.0 Corporate Policy Context**

In addition to facilitating intensification within the Built-up Area, the new Official Plan will bring additional land into the City's Settlement Area to accommodate future growth in greenfield areas. The Settlement Area expansion is a Council priority given the limited supply of development ready land remaining in the current Designated Greenfield Area.

## **7.0 Input From Other Sources**

Six Public Information Centres (PICs) have been held to date for the purposes of sharing information and gathering feedback and input from the public and development stakeholders. The most recent PIC event held on October 7, 2019 provided the latest project update. The Official Plan Review and PIC events are co-ordinated with other ongoing master plan processes including the Transportation Master Plan (TMP) and the Master Servicing Plan (MSP).

## **8.0 Analysis**

### **8.1 Official Plan Review – Progress to Date**

Three main study reports have been prepared to document the Municipal Comprehensive Review. These studies (MCR Part 1, Part 2 and Part 3 reports) are available via the Official Plan Review project webpage: [www.brantford.ca/officialplan](http://www.brantford.ca/officialplan). The key outcomes thus far include a draft land needs assessment, a Council-endorsed Settlement Area boundary expansion, and a draft land use and transportation plan for the new growth areas in the City's north end and in Tutela Heights. The following subsections summarize key findings to date:

#### **8.1.1 Land Needs Assessment**

The draft land needs assessment contained in the MCR Part 1 report determined how much growth can be accommodated through

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intensification and the development of the remaining vacant lands within the City's current Settlement Area. It concluded that a Settlement Area expansion is warranted, based on intensification and density targets consistently endorsed by Council.

Over the course of the Official Plan Review, due to changes at the Province, the Growth Plan for the Greater Golden Horseshoe has been amended three times. The need to respond to proposed and finalized amendments to the Province's Growth Plan caused delay to the City's Official Plan Review, while minimum target requirements were reconsidered within a changing Provincial policy context. It has required the City to submit repeated Council resolutions to the Province requesting permission to use alternative targets.

In accordance with the latest version of the Growth Plan, the City needs permission from the Minister of Municipal Affairs and Housing to use a Council-endorsed alternative intensification target, but no longer needs permission to use the Council-endorsed DGA density target. On November 18, 2019, the City received a letter from the Minister approving Brantford's alternative intensification target, attached as **Appendix A**. Provincial approval of the alternative intensification target is a significant project milestone, as it enables the draft land needs assessment to be finalized as the Official Plan Review is completed.

### **8.1.2 Settlement Area Expansion**

The location of the preferred Settlement Area expansion into the municipal Boundary Adjustment Lands was endorsed by Council in April 2019, and is illustrated in **Appendix B**. It was identified through an evaluation of potential expansion areas described in the MCR Part 2 report, and further evaluation of draft land use scenarios and preliminary transportation and servicing considerations in the MCR Part 3 report.

### **8.1.3 Draft Land Use and Transportation Plan**

The preliminary land use and transportation plans contained in the MCR Part 3 report have been revised based on input from the project team, including TMP and MSP representatives, and continued feedback from the public and various stakeholders. The latest drafts of the plans for the northern expansion area and Tutela Heights were presented at PIC #6 on October 7, 2019 are contained in **Appendix C**. As City Staff continue to

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work through the technical analyses, further minor refinements to the Settlement Area may be required.

## **8.2 Official Plan Review – Next Steps**

The next steps in the Official Plan Review process include the preparation of a draft Official Plan containing updated land use policy, schedules (maps) and appendices. A companion urban design manual will also help guide future development and redevelopment throughout Brantford. The following is a summary of work currently underway.

- The Official Plan Review has appeared focused on the Boundary Adjustment Lands while the location of the Settlement Area expansion has been determined. The land use and transportation plans prepared for the lands in the expanded Settlement Area will now be incorporated into the city-wide schedules. These maps will identify the urban structure and land use designations including the Natural Heritage System across the entire City, as well as supporting transportation networks including active transportation.
- An urban design manual is in progress and it will promote high quality design of new buildings and communities that are attractive, sustainable and functional, in both the public and private realms. Strong urban design guidance is also necessary to support intensification that is compatible with existing development within the Built-up Area.
- Infrastructure analysis currently underway as part of the Transportation Master Plan and Master Servicing Plan process includes system modelling based on future 2041 population and employment projections allocated as per the land use plans and the future urban structure. The location of new services and their integration with existing networks and upgrades required across the City will inform a phasing and staging strategy for future development in the new Official Plan.

A complete draft of the new City of Brantford Official Plan including policies, schedules (maps) and appendices will be released in June 2020 for a public and agency commenting period. This input will be considered as the new Official Plan is finalized for presentation at a Statutory Open House, and Council adoption at the following Statutory Public Meeting in

the Fall 2020. Ongoing opportunities for continued public input to the Official Plan Review and related master plans are listed in Table 1:

**Table 1: Upcoming Consultation Events and Public Meetings**

<i>Event/Meeting</i>	<i>Timing</i>
PIC #7, Transportation Master Plan and Master Servicing Plan Constraints and Alternatives	Q1 2020
PIC #8, to present Draft OP policy, schedules (maps), and urban design guidelines	Q1 2020
PIC #9, Draft OP document released for Public Comment, Preferred Transportation Master Plan and Master Servicing Plan	Q2 2020
Statutory Open House (PIC #10) regarding the Final Draft OP	Q4 2020
Council Adoption of Final Draft OP at Statutory Public Meeting	Q4 2020

Once the new Official Plan is adopted by Council, it must be submitted to the Province for final approval before it comes into force and effect.

## 9.0 Financial Implications

There are no financial implications associated with the recommendation to receive this Report.

## 10.0 Conclusion

As previously noted, Planning Staff anticipate that a new City of Brantford Official Plan will be presented to Council for adoption in Q4 2020. This timeframe assumes that there will be no additional delays to the Official Plan Review due to further changes to Provincial plans and policies that affect the process. Planning Staff will continue to advise Council of potential impacts to the project schedule that could affect the Official Plan's adoption by Q4 2020.



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Long Range Planning  
Community Development



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Manager  
Long Range Planning  
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Lucy Hives, MCIP, RPP  
Director of Planning  
Community Development



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Paul Moore, MCIP, RPP  
General Manager  
Community Development

Attachments

Appendix A: Alternative Intensification Target Approval Letter, November 18, 2019

Appendix B: Council Endorsed Settlement Area Boundary Expansion, April 2019

Appendix C: Draft Land Use and Transportation Plans, North Brantford and Tutela Heights, October 2019

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required  yes  no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk  yes  no

Is the necessary by-law or agreement being sent concurrently to Council?  yes  no

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Municipal Affairs  
and Housing

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NOV 18 2019

MIN19-3815

His Worship  
Mayor Kevin Davis  
City Hall  
100 Wellington Square  
Brantford, ON N3T 2M2

Dear Mayor Davis:

In response to your municipality's request for an alternative intensification target to implement *A Place to Grow: the Growth Plan for the Greater Golden Horseshoe, 2019* ("A Place to Grow"), I am pleased to inform you that the request for alternative intensification target of 45 per cent to 2031 has been approved.

When we established A Place to Grow on May 16, 2019, we did so with the key principle that the Plan needs to recognize that one size does not fit all. We wanted to ensure that the Plan addresses the demands of the growing population, the diversity of the Greater Golden Horseshoe region, the uniqueness of local priorities and most notably the needs of the people. To do so, we are supporting municipalities so that they can not only respond to local needs and regional priorities, but also have the information and tools they need to implement A Place to Grow.

Policy 2.2.2.5 of A Place to Grow provides that the Minister of Municipal Affairs and Housing may permit alternative intensification targets where certain matters are demonstrated. Based on the evidence provided by the City, these matters have been demonstrated in this instance. As such, in accordance with policy 2.2.2.5 your request for an alternative intensification target of 45 per cent, on an annual basis, to 2031 has been granted. Specifically, as noted in your alternative intensification target report, the City is permitted to use the following alternative target for the purposes of implementing A Place to Grow:

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- By the time the City's municipal comprehensive review for conformity with A Place to Grow is approved and in-effect, and each year thereafter until 2031, the City is permitted a minimum alternative intensification target of 45 per cent of all residential development occurring annually within the delineated built-up area

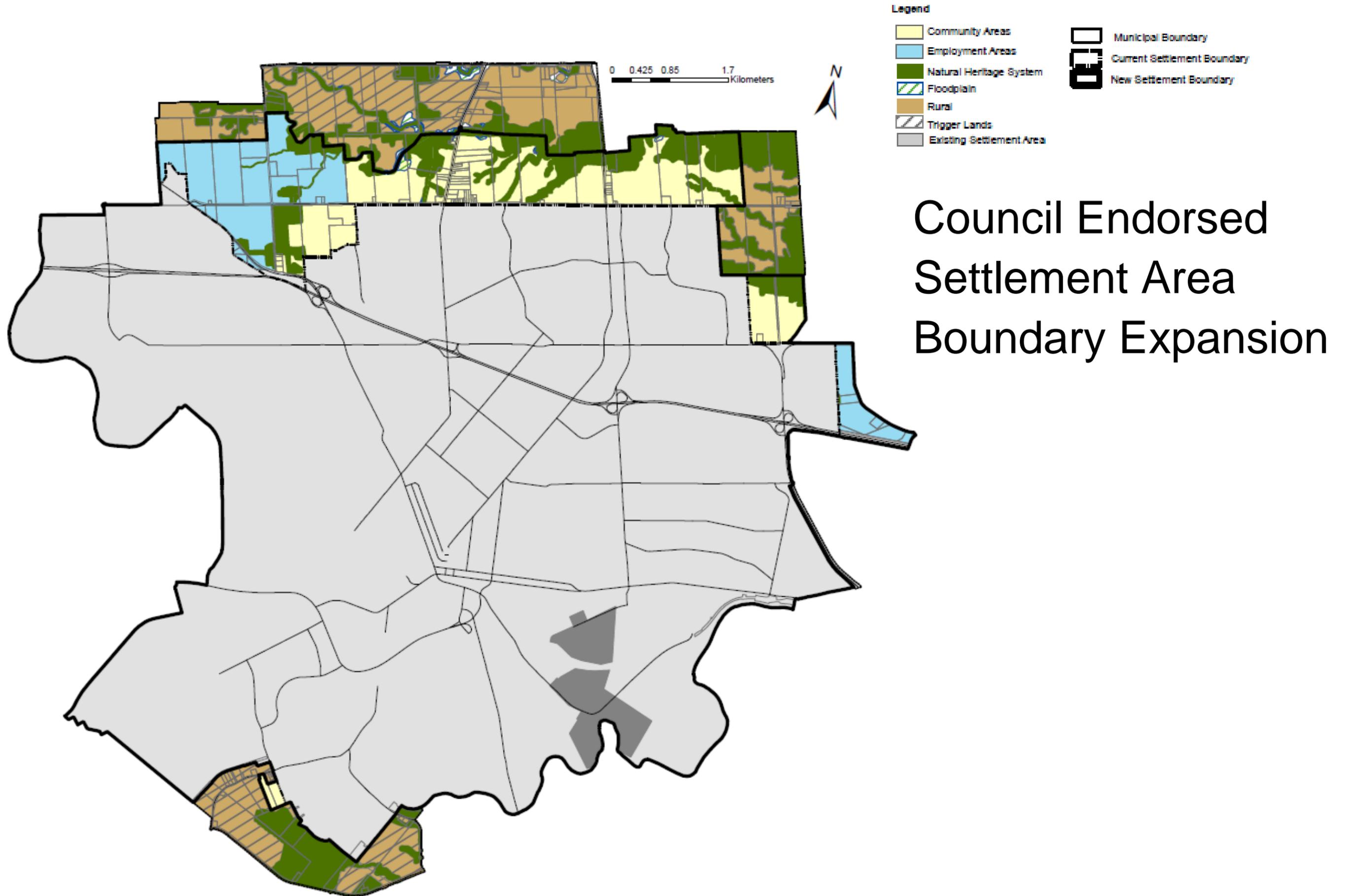
I look forward to working with you and your Council on advancing the implementation of A Place to Grow through updates to the City of Brantford Official Plan.

Sincerely,

A handwritten signature in black ink that reads "Steve Clark". The signature is written in a cursive, flowing style.

Steve Clark  
Minister of Municipal Affairs and Housing

c: Paul Moore, General Manager, Community Development Commission, City of Brantford



# North Brantford

## City of Brantford Boundary Adjustment Lands DRAFT Secondary Plan- Preferred Option

0 0.25 0.5 1 Kilometers



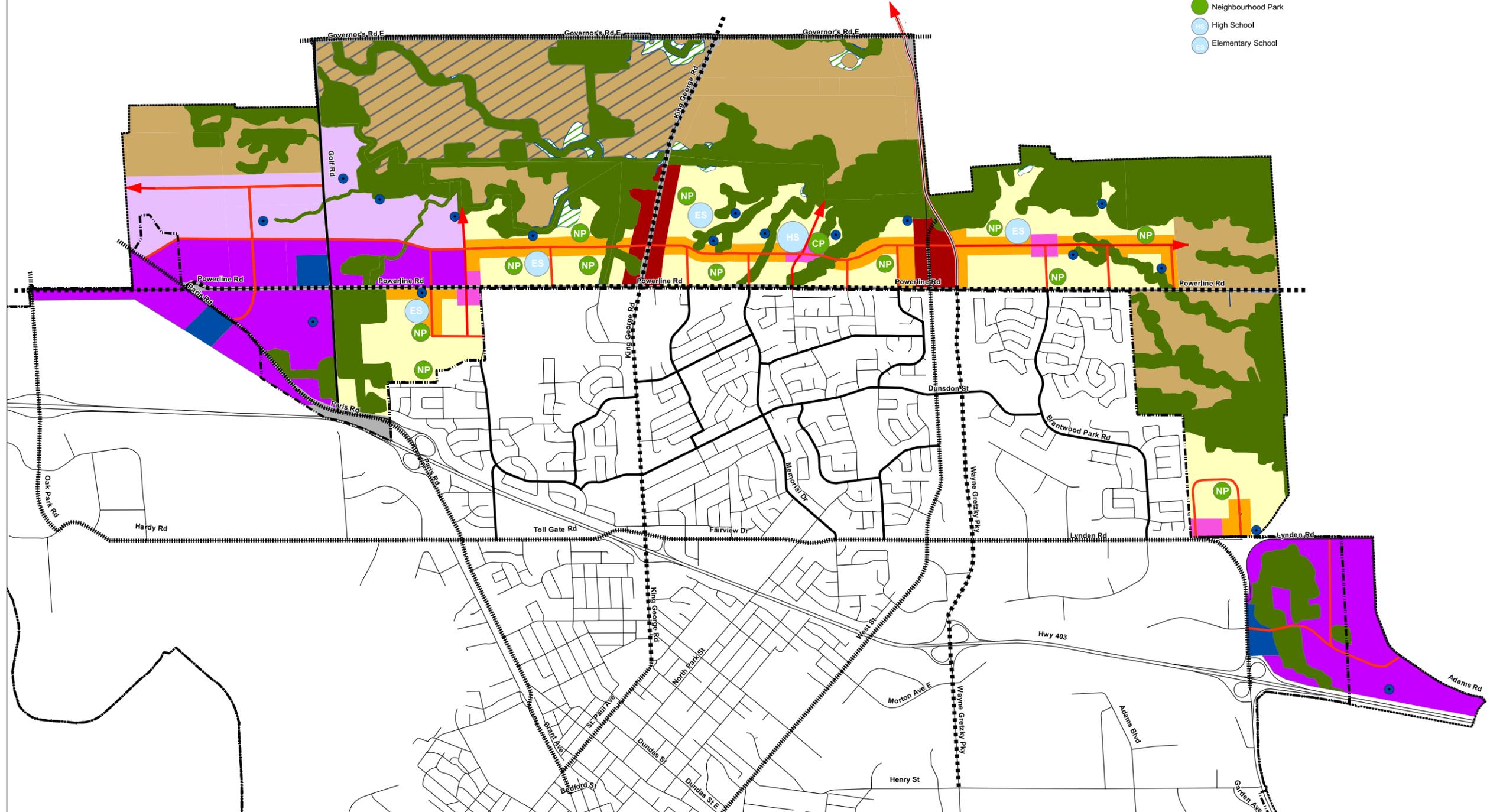
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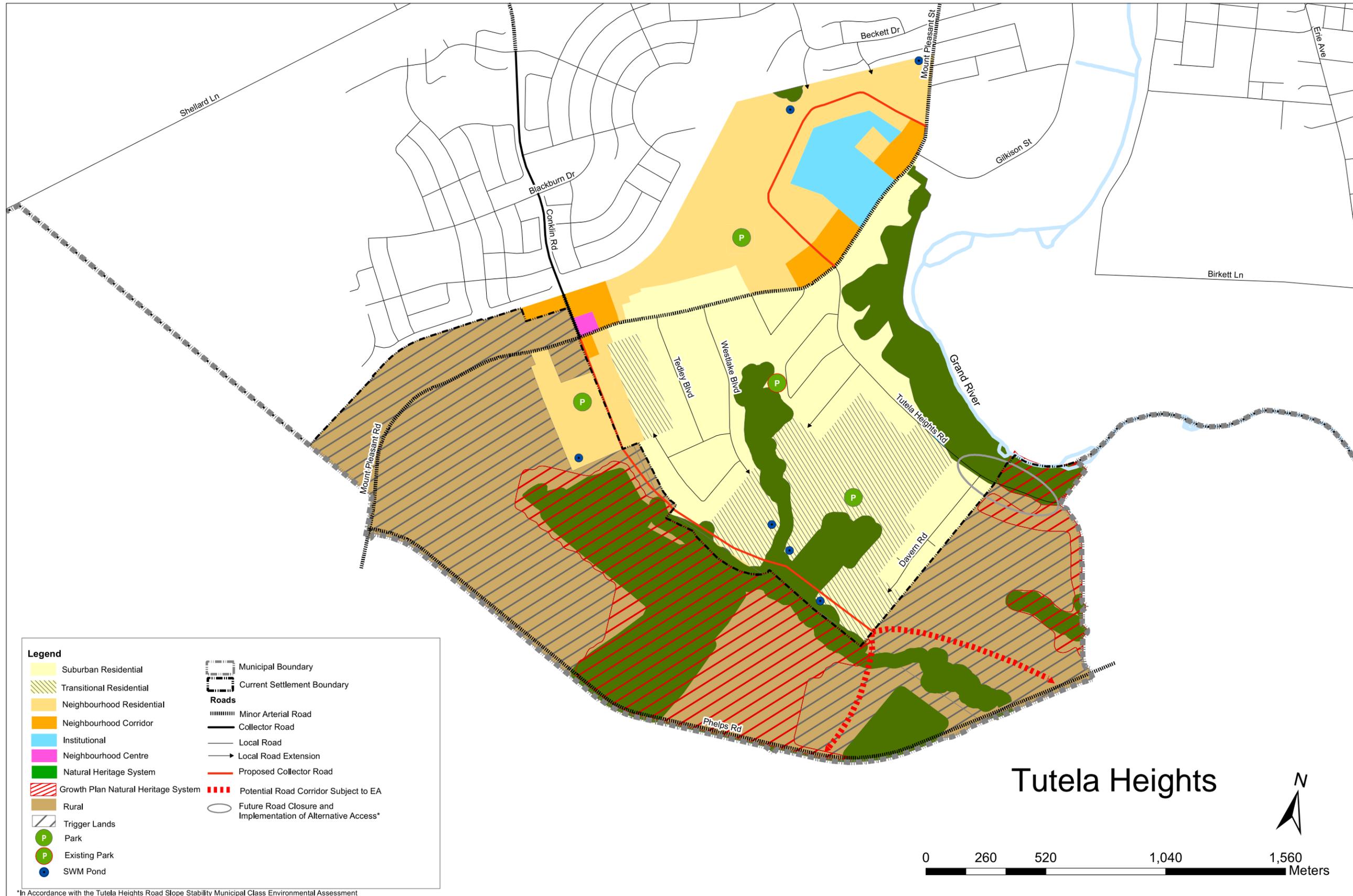
- Neighbourhood Residential
- Neighbourhood Corridor
- Neighbourhood Centre
- Intensification Corridor
- Employment Supportive
- General Employment
- Prestige Employment
- Natural Heritage System
- Floodplain
- Rural
- Trigger Lands
- SWM Pond
- Community Park
- Neighbourhood Park
- High School
- Elementary School

- Municipal Boundary
- Current Settlement Boundary

### Roads

- Controlled Access Major Arterial
- Major Arterial Road
- Minor Arterial Road
- Collector Road
- Local Road
- Proposed Controlled Access Major Arterial
- Proposed Major Arterial Road
- Proposed Collector Road





# Tutela Heights

