



ENVISIONING OUR CITY: 2041 CITY OF BRANTFORD OFFICIAL PLAN REVIEW

**Overview of Proposed
Land Use Designations**

April 2020

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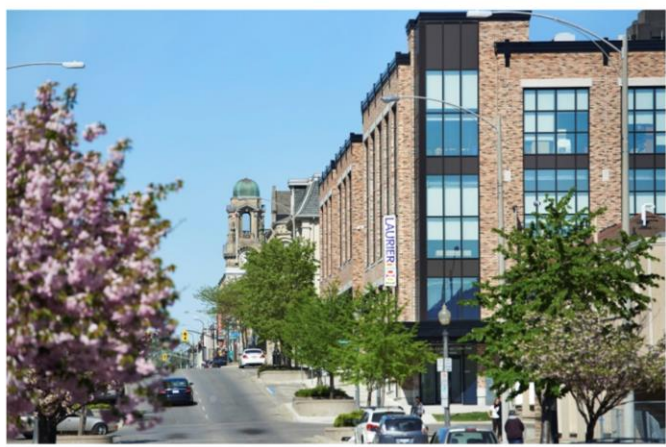
Introduction

The purpose of this document is to provide an update about the City of Brantford Official Plan Review and an opportunity for comments to be submitted on the content presented. The Public Information Centre originally planned for April 2020 has been cancelled due to the impacts of the global Covid-19 pandemic.

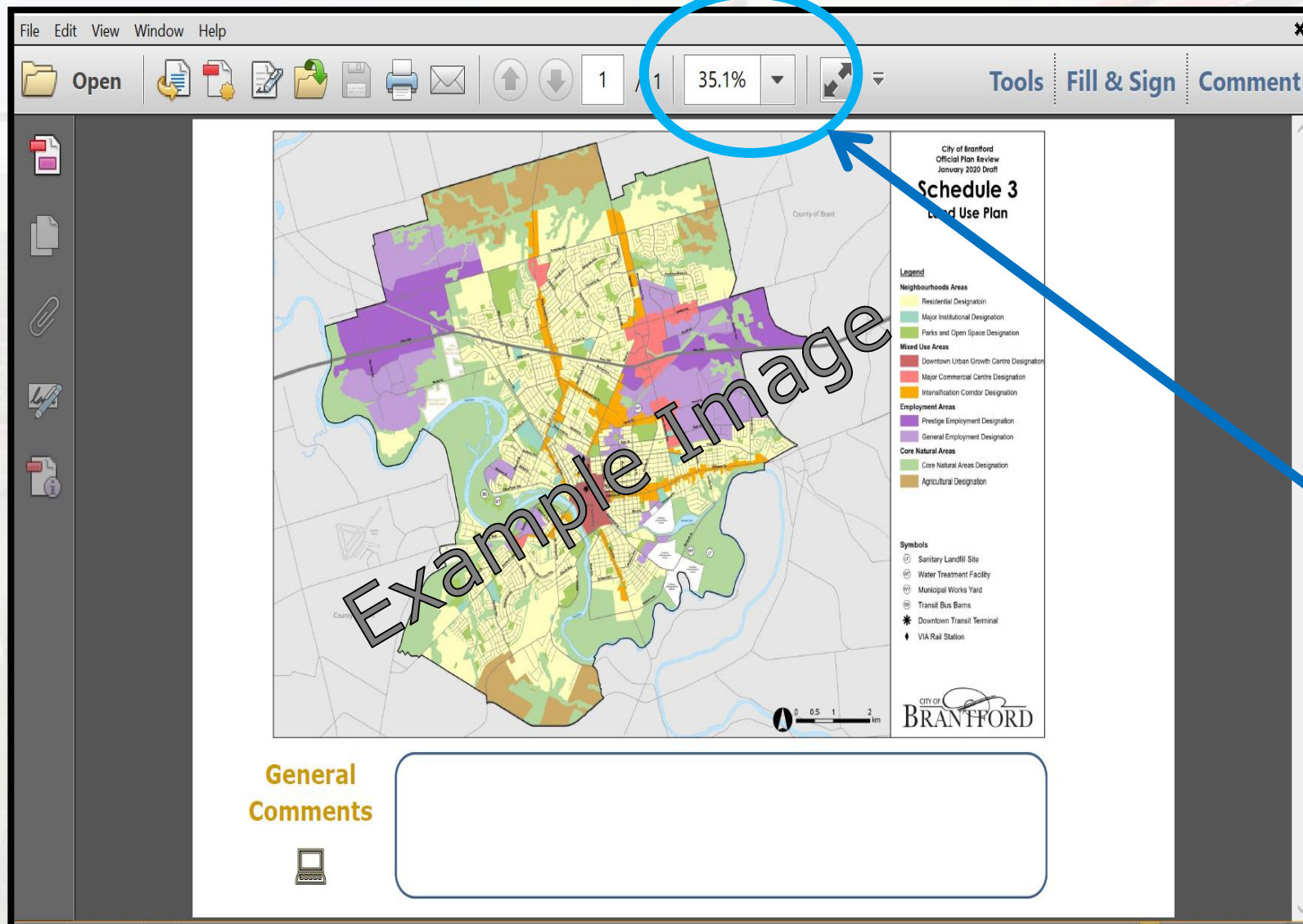
This document presents the growth management assumptions underlying the Official Plan's urban structure, and an overview of the proposed land use designations. They are illustrated on draft schedules (maps) and described to indicate the policy direction that will be detailed in the Official Plan. This document does not include all of the detailed policies.

Planning Staff is seeking comments on the draft schedules and policy direction to help shape the detailed policies that will be contained in the draft Official Plan. The following pages provide some tips on how to navigate this document by zooming in to see the schedules in greater detail, and how to submit comments.

Please note that a complete draft of the Official Plan including the full policies and additional schedules is planned for release in late June 2020, for a public and agency commenting period over the summer.

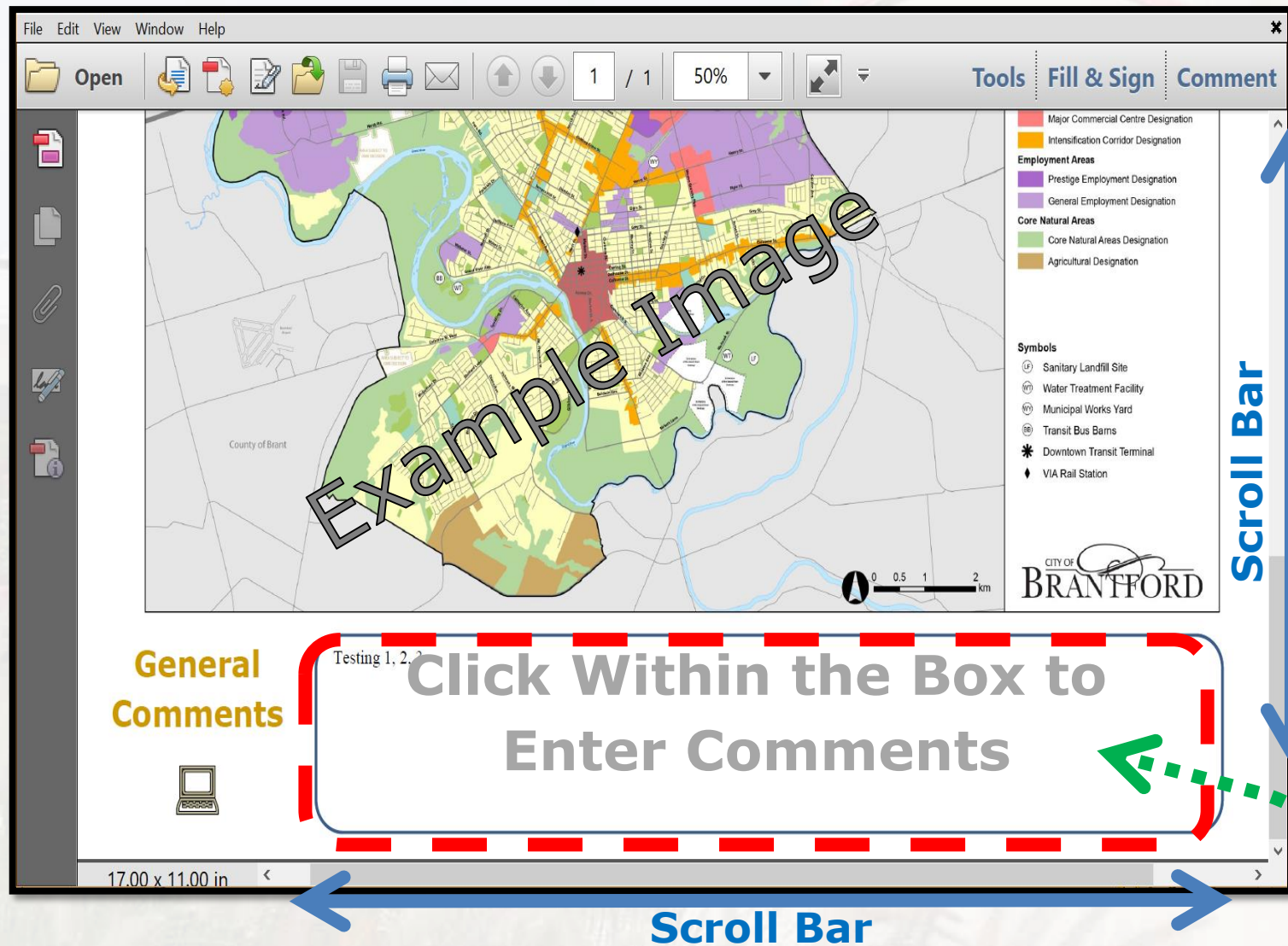


How to Navigate this Document and Submit Comments



Viewing Schedules and Images:

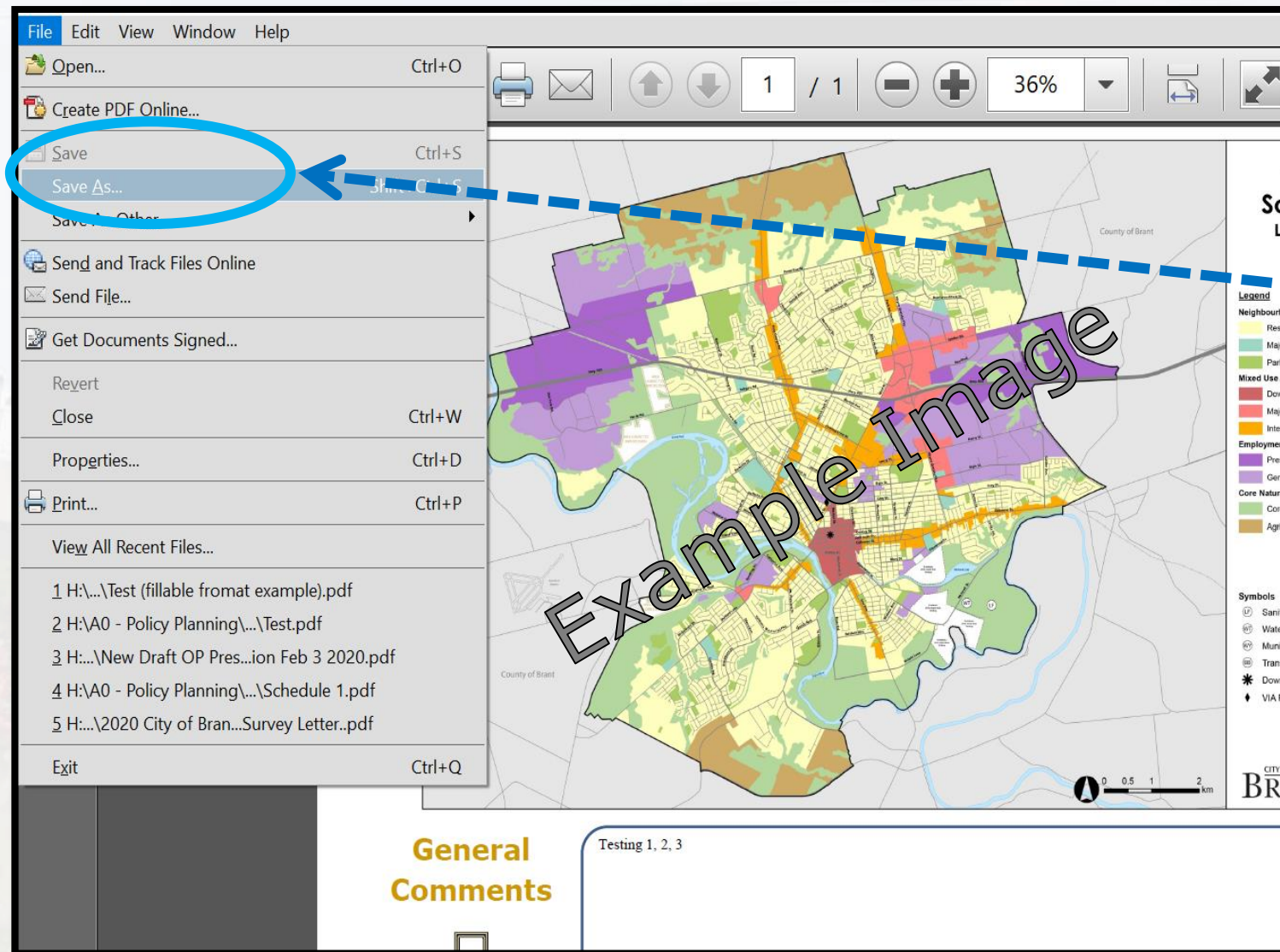
1. Using pdf viewing programs such as Adobe Reader, users can expand their viewing field to see schedules, text, and figures in greater detail.
2. Expanding (zooming-in) or retracting (zooming-out) can be done by adjusting percentage values (see example image for details).



Scrolling and Commenting:

- When zoomed-in, moving up and down or side to side within the document can be done using the **scroll bars**.
- To enter comments, click on the "Comments" box and begin typing. If the length of the comments exceed the visible dimensions of the box, additional scroll bars will appear in the box.

Saving and Submitting Comments



5. Once comments have been entered, save a copy of the document using the **"Save As"** function under the File menu button.
6. Note that you can reopen your saved file to add additional comments later.
7. After completing your comments, the saved file can be sent by attaching it to an email addressed to City of Brantford Planning Staff:

AWaterfield@brantford.ca or
JSchram@brantford.ca

Alternative Options

Instead of saving and submitting comments within this document, written comments can also be mailed or sent via email. If you would like to request a hard copy of this document, please email or call City of Brantford Planning Staff:

Alan Waterfield AWaterfield@brantford.ca 519-759-4150 x5163
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Address mail to: Alan Waterfield, City of Brantford Planning Dept., 100 Wellington Square, Brantford ON N3T2M2

PLEASE SUBMIT COMMENTS BY MONDAY JUNE 1, 2020

Background and Approach to the New Official Plan

The new Official Plan will contain a vision, principles and policies that shape where and how the City will develop to the year 2041. It will replace the Official Plans currently in effect and address the entire City, including the lands transferred from the County of Brant to the City of Brantford in 2017.

The Official Plan must meet the requirements of the Growth Plan for the Greater Golden Horseshoe, the Provincial Policy Statement and other related legislation. It has also been prepared with the objective to streamline the document, eliminate redundancies, and make it easier to use than the current version.

The approach reinforces the Official Plan as the framework to guide growth, enabling the implementing Zoning By-law to further refine the list of permitted uses in each land use designation. Details of development that can be appropriately regulated through the Zoning By-law have not been duplicated except as necessary to provide direction to the new Zoning By-law. The future City-wide rezoning project will follow the adoption of the new Official Plan.

The new Official Plan avoids unnecessary duplication of other plans, policies and guidelines, but references and relies on where appropriate City documents, currently existing or under development, such as:

- Brantford-Brant Housing Stability Plan
- Parks and Recreation Master Plan
- Municipal Cultural Plan
- Climate Change Action Plan
- Economic Development Strategy
- Heritage Conservation District Plans
- Urban Design Manual
- Block Plan Process
- Design and Construction Manuals for Linear Municipal Infrastructure
- Transportation Master Plan
- Master Servicing Plan

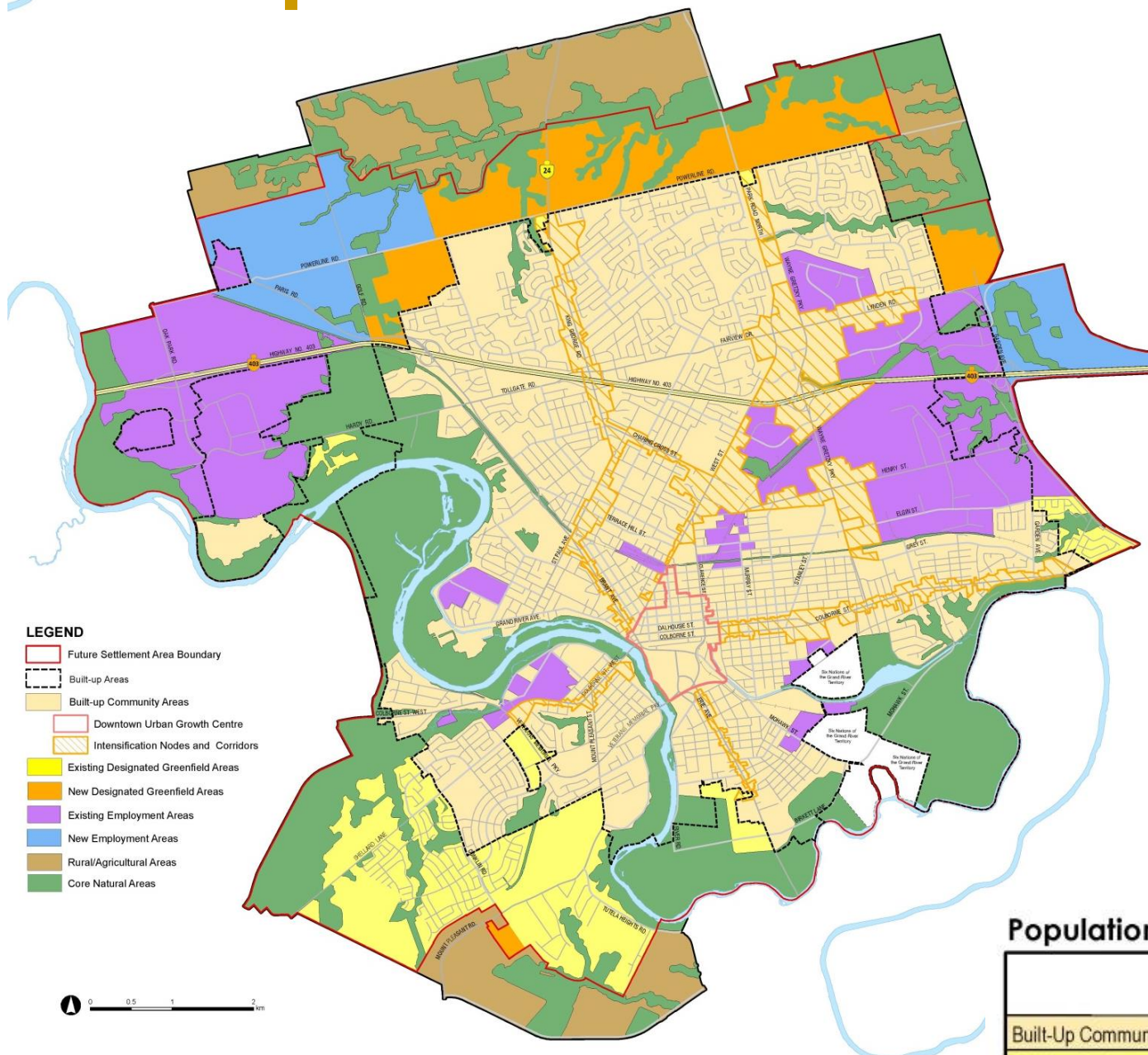


Growth Management Assumptions

Growth management assumptions influence how the City can accommodate forecasted growth and provide a basis for the Urban Structure as well as the development of land use designations and policies.

The Growth Plan for the Greater Golden Horseshoe projects that Brantford's population will reach 163,000 residents, with 79,000 jobs in the City, by the year 2041. As indicated in the table below, it is anticipated that new growth of 61,300 residents and 34,110 jobs will be distributed throughout the City, in a combination of intensification within the Built-up Area and growth in the city's new and existing Designated Greenfield and Employment Areas.

- The City's Built-up Area (shown in the light peach tone on the map at left) will accommodate over 15,000 new residents through intensification.
- Over 23,000 new residents will be added to the existing Designated Greenfield Area (yellow on the map) as it continues to develop.
- Over 22,000 new residents will be accommodated in the boundary expansion lands in the new Designated Greenfield Area (orange on the map).
- 10,450 new jobs will be located in the existing Employment Areas (purple on the map), with 8,400 new jobs in new Employment Areas in the boundary expansion lands (blue on the map). The rest of the employment growth will be located in business, office and commercial developments located in the Downtown and other parts of the City.



Population and Employment Growth, 2016-2041

| | Population | | | Employment | | |
|-------------------------------------|----------------|----------------|---------------|---------------|---------------|---------------|
| | 2016 | 2041 | Growth | 2016 | 2041 | Growth |
| Built-Up Community Area | 94,720 | 110,305 | 15,585 | 18,530 | 28,055 | 9,525 |
| Existing Designated Greenfield Area | 6,485 | 29,845 | 23,360 | 355 | 1,495 | 1,140 |
| New Designated Greenfield Area | * | 22,620 | 22,620 | * | 4,955 | 4,955 |
| Existing Employment Area | | | | 25,575 | 36,025 | 10,450 |
| New Employment Area | | | | * | 8,400 | 8,400 |
| Rural Area | 495 | 230 | -265 | 430 | 70 | -360 |
| Total | 101,700 | 163,000 | 61,300 | 44,890 | 79,000 | 34,110 |

Note: * 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.

Source: Envisioning Brantford - MCR Part 1 Report, SGL Planning & Design et. al., Chapters 6 and 10.

Growth Management Assumptions Continued

Over 26,000 housing units will be required to accommodate the additional population. The table below indicates how Brantford's intensification target distributes housing unit growth between the Built-up Area and the Designated Greenfield Area. The new Official Plan will require a minimum of 45% of all new residential development within the City to occur within the Built-Up Area on an annual basis until 2031. After 2031, the target will increase to 50%. It is set at 40% in the current Official Plan.

Proposed Housing Unit Growth, 2016-2041

| | Designated Greenfield Area (Existing and New) | Built-Up Area (Intensification Target)* |
|--------------------|--|--|
| 2016-2021 | 1,125 | 750 (40%) |
| 2021-2031 | 7,855 | 6,400 (45%) |
| 2031-2041 | 5,295 | 5,230 (50%) |
| Total Units | 14,275 | 12,380 |

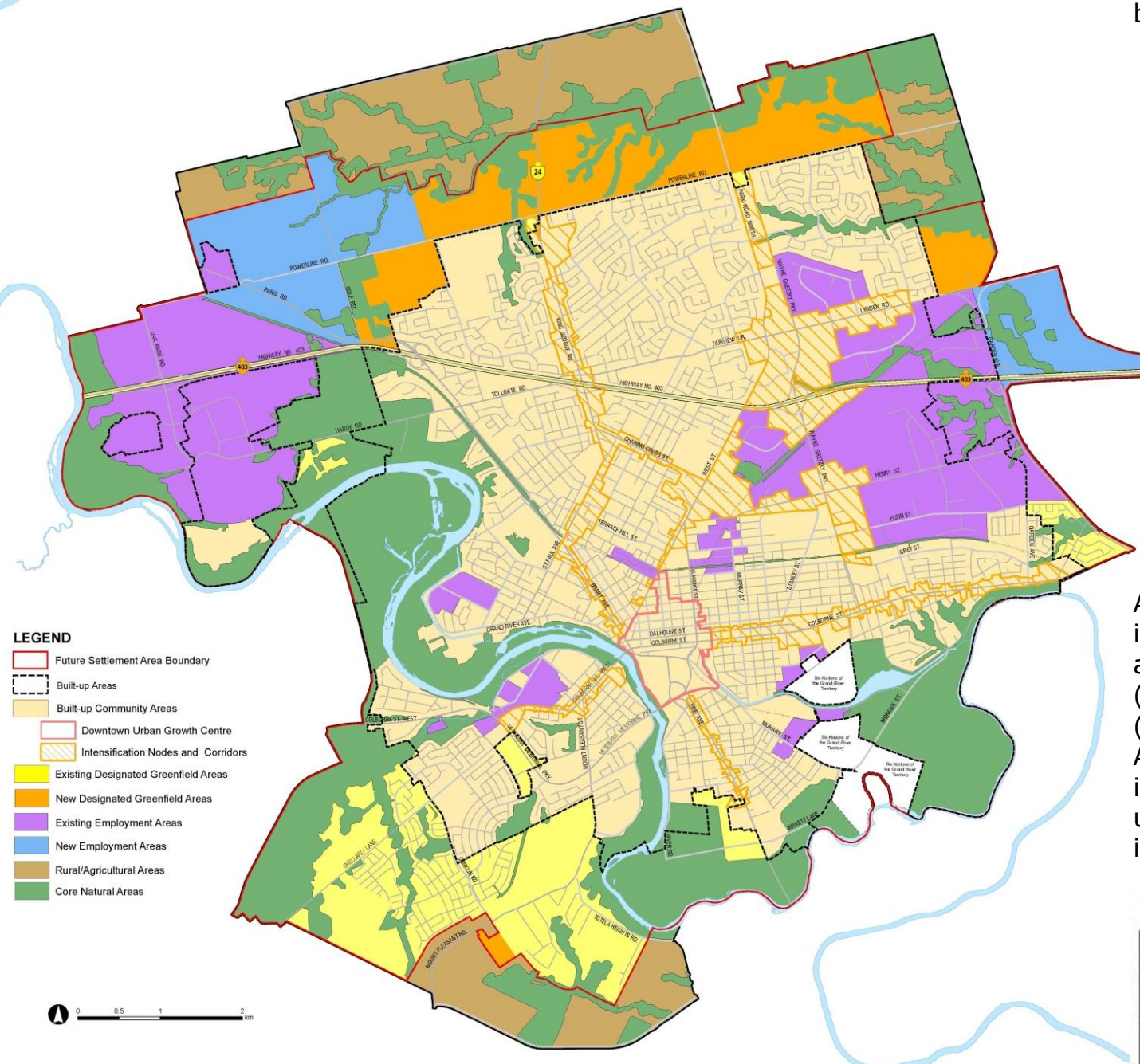
Note: * The Intensification Target is the percentage of all residential development (units) occurring annually in Brantford that will be located within the Built-up Area.

As shown in the table below, most of Brantford's intensification within the Built-up Area can be accommodated within the Downtown Urban Growth Centre (4,920 units) and the Intensification Nodes and Corridors (4,720 units). These areas form part the Strategic Growth Areas identified on Schedule 1 of the new Official Plan, illustrated on the next page. The rest of the intensification units will be distributed throughout other Neighbourhoods in the Built-up Area.

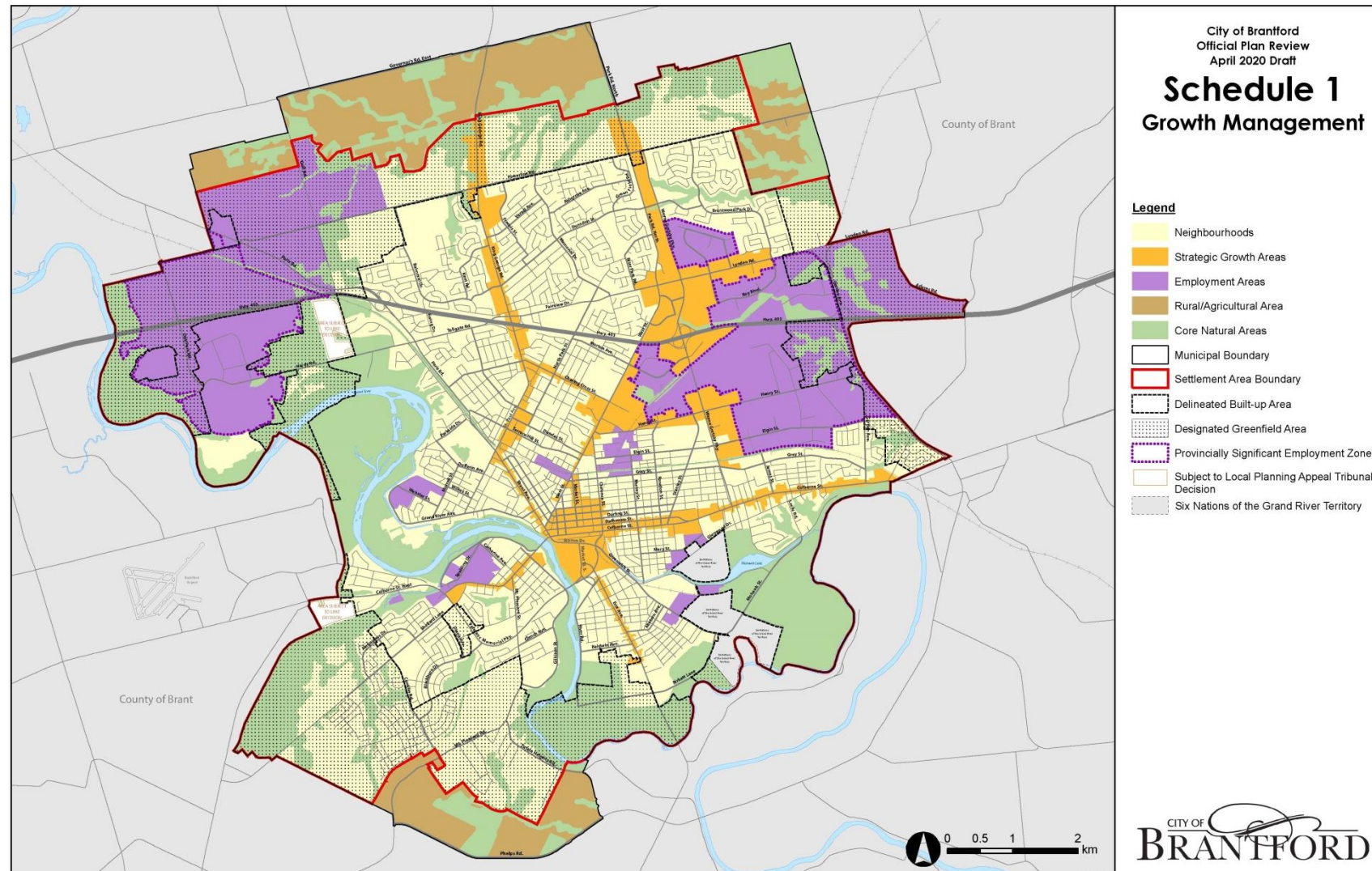
Proposed Distribution of Units in the Built-Up Area

| | |
|-------------------------------------|---------------|
| Downtown Urban Growth Centre | 4,920 |
| Intensification Nodes and Corridors | 4,720 |
| Other Neighbourhoods | 2,740 |
| Total Units | 12,380 |

Source: Envisioning Brantford - MCR Part 1 Report, SGL Planning & Design et. al., Tables 8.15 and 10.6



Urban Structure Overview



The Urban Structure is identified on **Schedule 1** to guide where and how growth will occur. It includes the following components for growth management:

The **Settlement Area Boundary** establishes the geographic limits for growth and development of serviced urban land uses.

The **Delineated Built-Up Area** was delineated in 2006 by the Province and includes lands within the Settlement Area Boundary where the intensification target is to be measured.

The **Designated Greenfield Area** includes lands within the Settlement Area Boundary that are outside of the Delineated Built-Up Area. It is subject to density targets.

The **Neighbourhoods** and **Strategic Growth Areas** comprise the areas where people live and work and include residential, institutional, and commercial uses as well as parks and open space.

Employment Areas provide jobs in clusters of business and other economic activities such as manufacturing, warehousing, offices and associated retail and ancillary facilities, and include Provincially Significant Employment Zones.

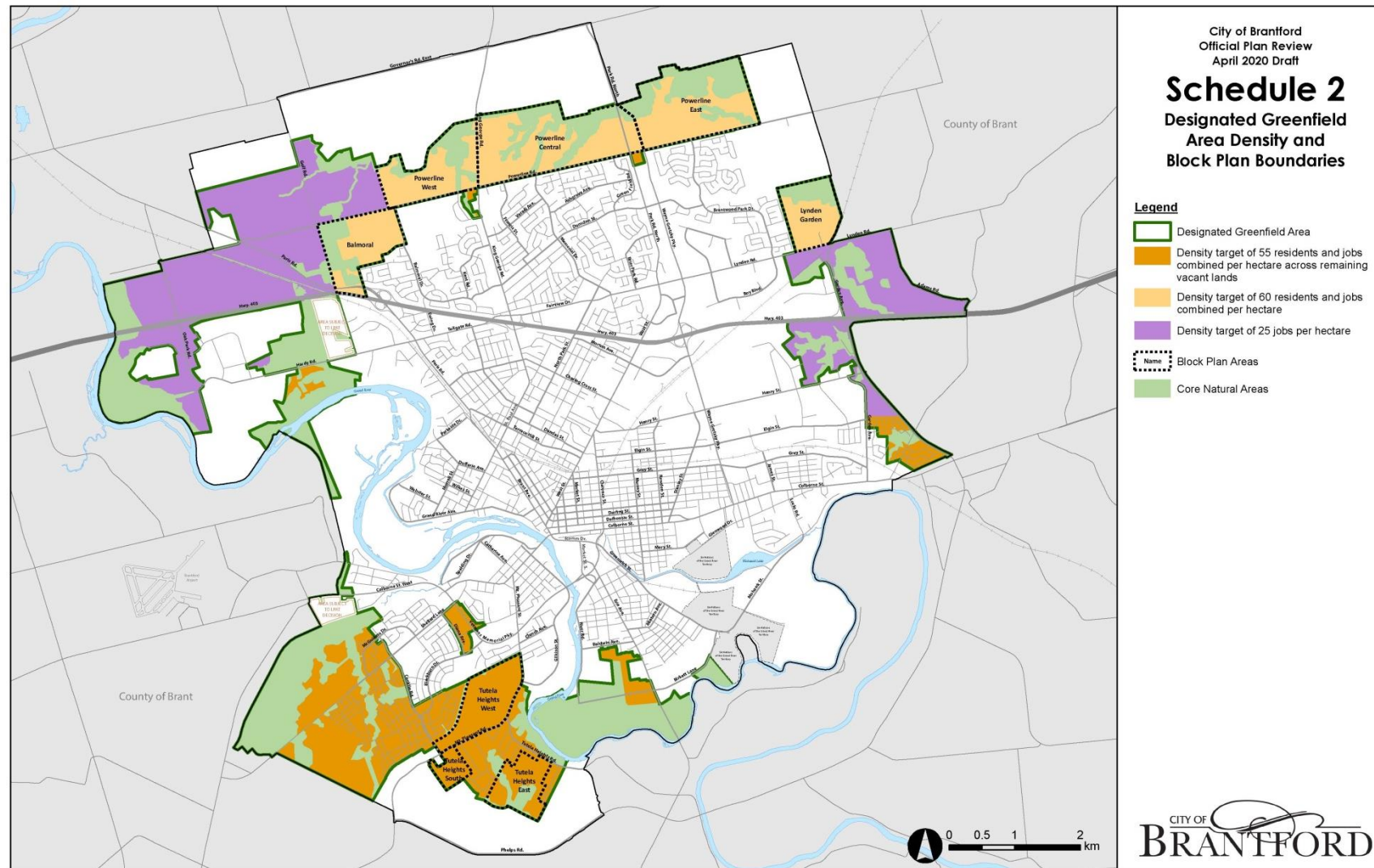
The **Rural/Agricultural Area** comprises the lands outside of the Settlement Area Boundary that will be used for agricultural and other rural land uses, until such time as they may be required for future urban development.

The **Core Natural Areas** generally identify areas where development will be prohibited in order to protect significant natural heritage features and their associated ecological functions.

Comments



DGA Density and Block Plan Boundaries Overview



In the new Official Plan, the Designated Greenfield Area (DGA) is planned to achieve an overall minimum **density** of 52 residents and jobs combined per hectare by 2041. This density target is measured over the entire DGA, excluding Employment Areas, Core Natural Areas, cemeteries and rights-of-way for Hwy 403, railways and major utility corridors. It is set at 40 residents and jobs combined per hectare in the current Official Plan.

Recognizing that some lands within the DGA have already developed at lower densities than the new target of 52, higher density targets of 55 or 60 residents and jobs combined per hectare are required over specific areas where identified on **Schedule 2**, in order to achieve the overall DGA density target of 52.

Employment Areas within the DGA shall be planned to achieve an overall minimum density of 25 jobs per hectare by 2041.

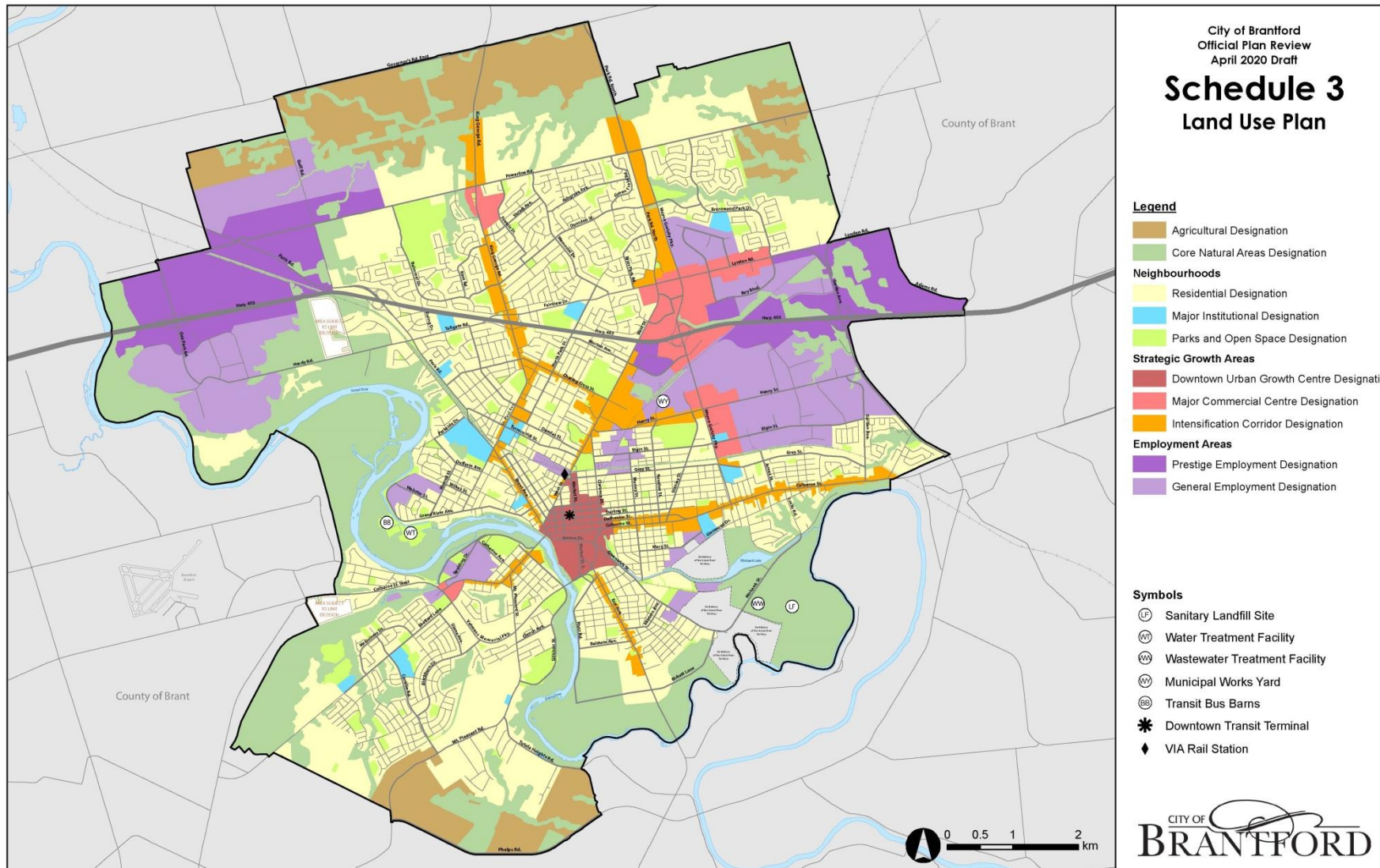
Schedule 2 also outlines the location of proposed **Block Plan** Areas. If approved, the new Official Plan would require the approval of Block Plans prior to acceptance of development applications in these areas. The purpose of the Block Plan is to promote comprehensive planning of the Block, and to:

- identify the detailed land use and density distribution, road pattern, and location of parks, trails and community facilities;
- confirm the boundaries of the Natural Heritage System;
- articulate the details for the provision of water, sewer and storm water management systems;
- identify network and system connections to properties adjacent to the Block Plan Area; and,
- form the basis for development agreements, where the Block Plan Area includes multiple landowners.

Comments



Land Use Plan



Schedule 3: Land Use Plan further articulates the Urban Structure through more detailed land use designations and associated policy. The land use designations are organized in the following categories linked to the Urban Structure:

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

Rural/Agricultural Area:

- Agricultural Designation

Natural Heritage System:

- Core Natural Areas Designation
- Adjacent Lands Overlay

Each designation is described in the following pages of this document, which highlight where the designation is located on Schedule 3.

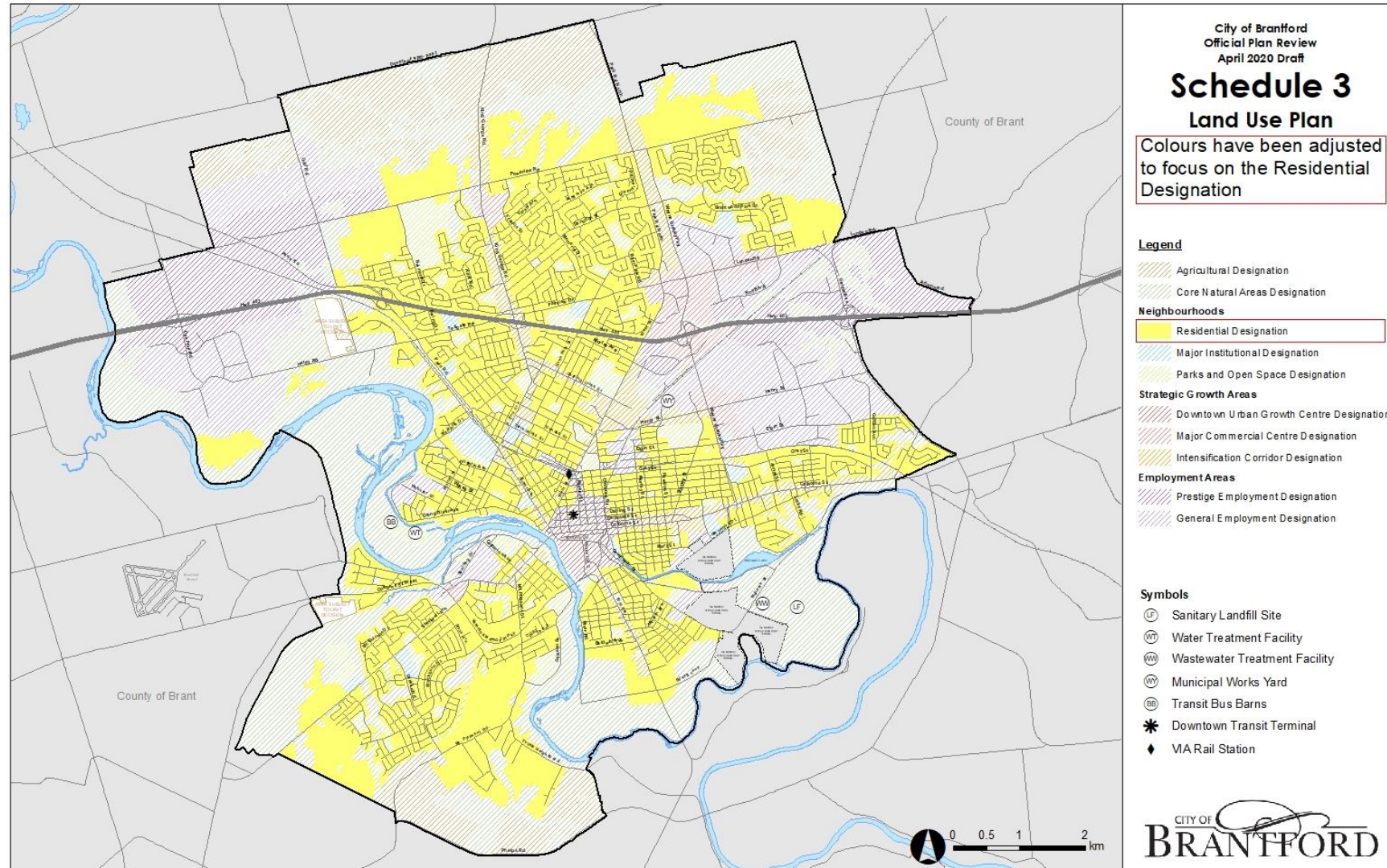
Comments



Additional detail for sub-categories within the Residential Designation in the boundary expansion lands is provided on Schedule 4.

The Downtown Urban Growth Centre Designation is illustrated in more detail on Schedule 5, and the Core Natural Areas Designation is shown on Schedule 6 with the Adjacent Lands Overlay.

Residential Designation Overview



Schedule 3 illustrates the **Residential Designation**, which is a part of the Neighbourhoods component of the Urban Structure. It allows for a full range of residential dwelling types and uses intended to serve local residents:

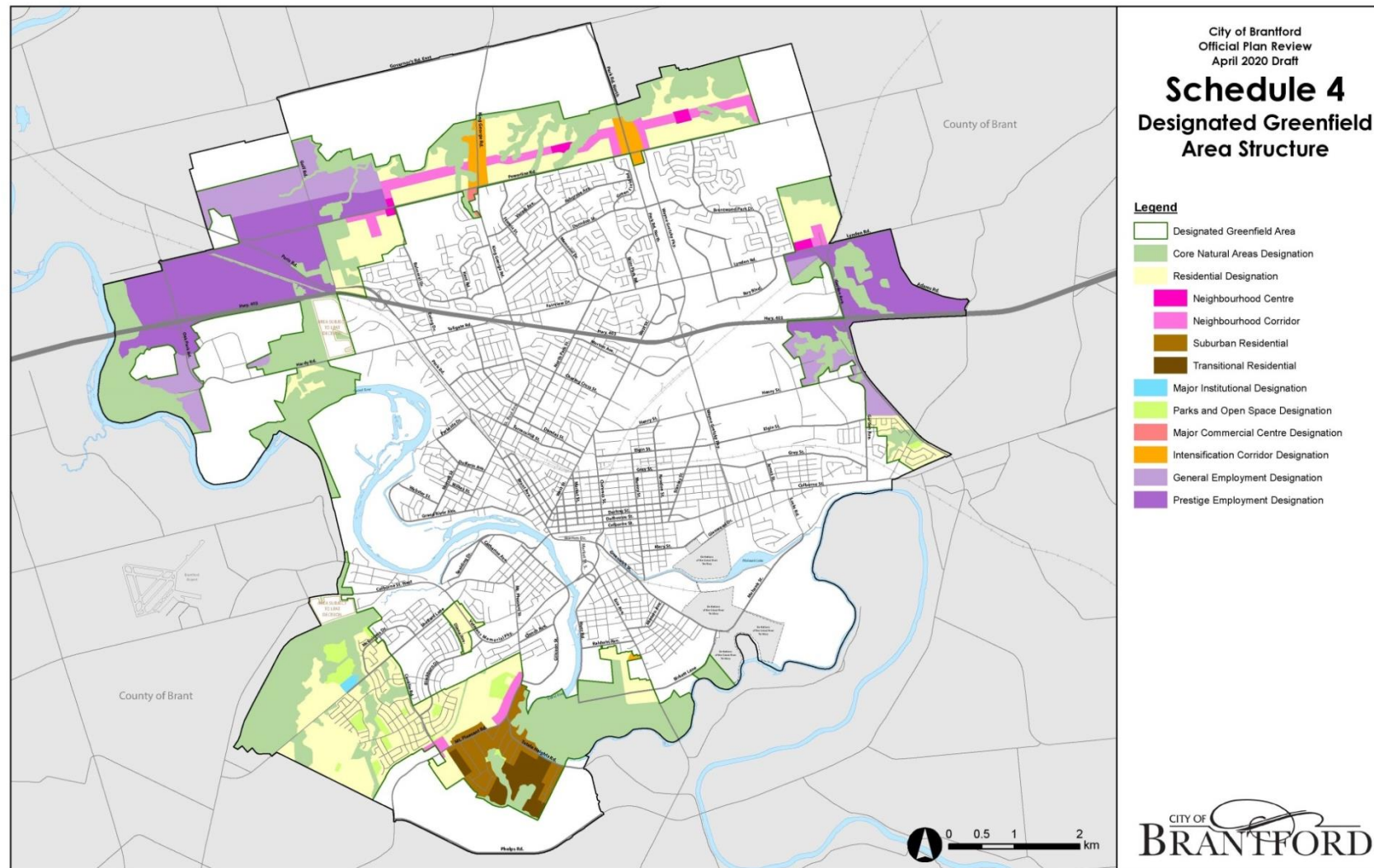
- Low Rise Residential: Single and semi detached houses, street townhouses, duplex and triplex dwellings up to 3.5 storeys in height;
- Mid Rise Residential: Street, Block and Stacked townhouses and apartment dwellings between 3.5 and 6 storeys;
- High Rise Residential: Apartment buildings greater than 6 storeys;
- Additional units in Low Rise Residential and accessory buildings (e.g. laneway housing and second suites);
- Communal housing which includes special needs housing and nursing homes;
- Home occupations, live-work units and B&Bs;
- Day cares, elementary schools and small scale places of worship; and,
- Neighbourhood supporting uses such as small scale convenience retail and restaurants, banks, health care offices, studios and craftsman shops. They are encouraged to locate on the ground floor below residential units in mixed use developments, and/or clustered to create neighbourhood focal points.

The Official Plan will include locational criteria to identify what areas would be appropriate for the different dwelling types and uses permitted in the Residential Designation, which will be implemented and further refined through the Zoning By-law.

Comments



Residential Designation Overview Continued- Sub-categories in the Expansion Lands



Schedule 4 illustrates the land use designations in the Designated Greenfield Area (DGA). Within the Residential Designation, there are four sub-categories that provide area-specific detail in the north boundary expansion lands and in Tutela Heights. They are based on the land use plans prepared during the Official Plan Review's Settlement Area expansion evaluation.

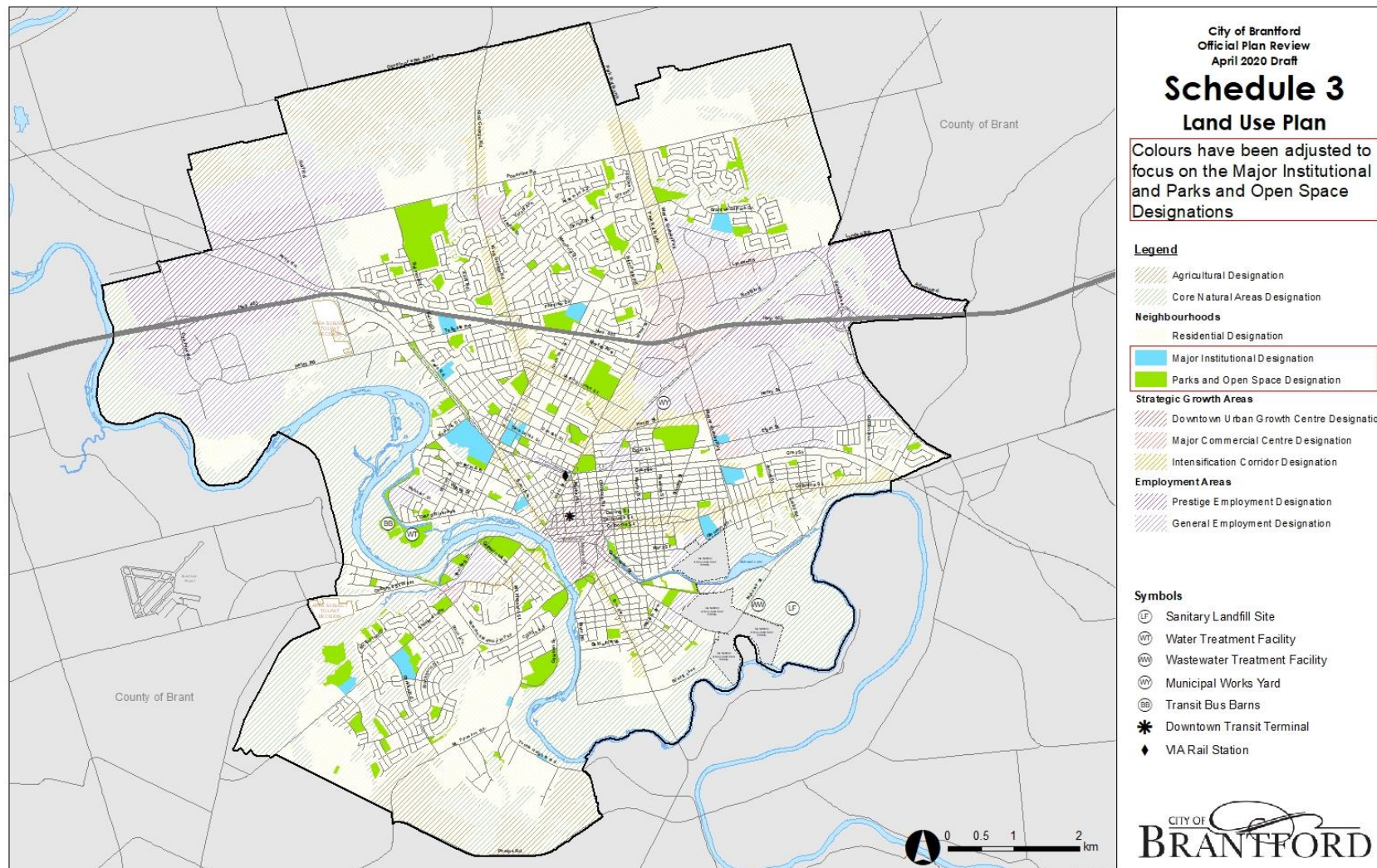
The **Neighbourhood Corridors** and **Neighbourhood Centres** would include the uses permitted in the Residential Designation with the exception of Low Rise Residential buildings, to support the new DGA density targets. Buildings heights may range from 3.5 to 6 storeys, except in Tutela Heights where 2 to 4 storey buildings would be permitted in the Neighbourhood Corridors. The Neighbourhood Centres may also be anchored with a grocery store.

The **Suburban Residential** and **Transitional Residential** areas are applied only in Tutela Heights to address the low density character of existing development. The Suburban Residential area recognizes the existing large lot residential uses serviced with municipal water and private septic systems. The Transitional Residential area is to accommodate fully serviced Low Rise Residential buildings, on larger lots when adjacent to the Suburban Residential area.

Comments



Major Institutional and Parks & Open Space Designations Overview



The **Major Institutional Designation** and the **Parks and Open Space Designation** illustrated on **Schedule 3** are also parts of the Neighbourhoods component of the Urban Structure.

The **Major Institutional Designation** includes institutional uses that are of a City-wide or regional scale, including high schools, post-secondary education facilities, hospital, police station, large places of worship and communal housing.

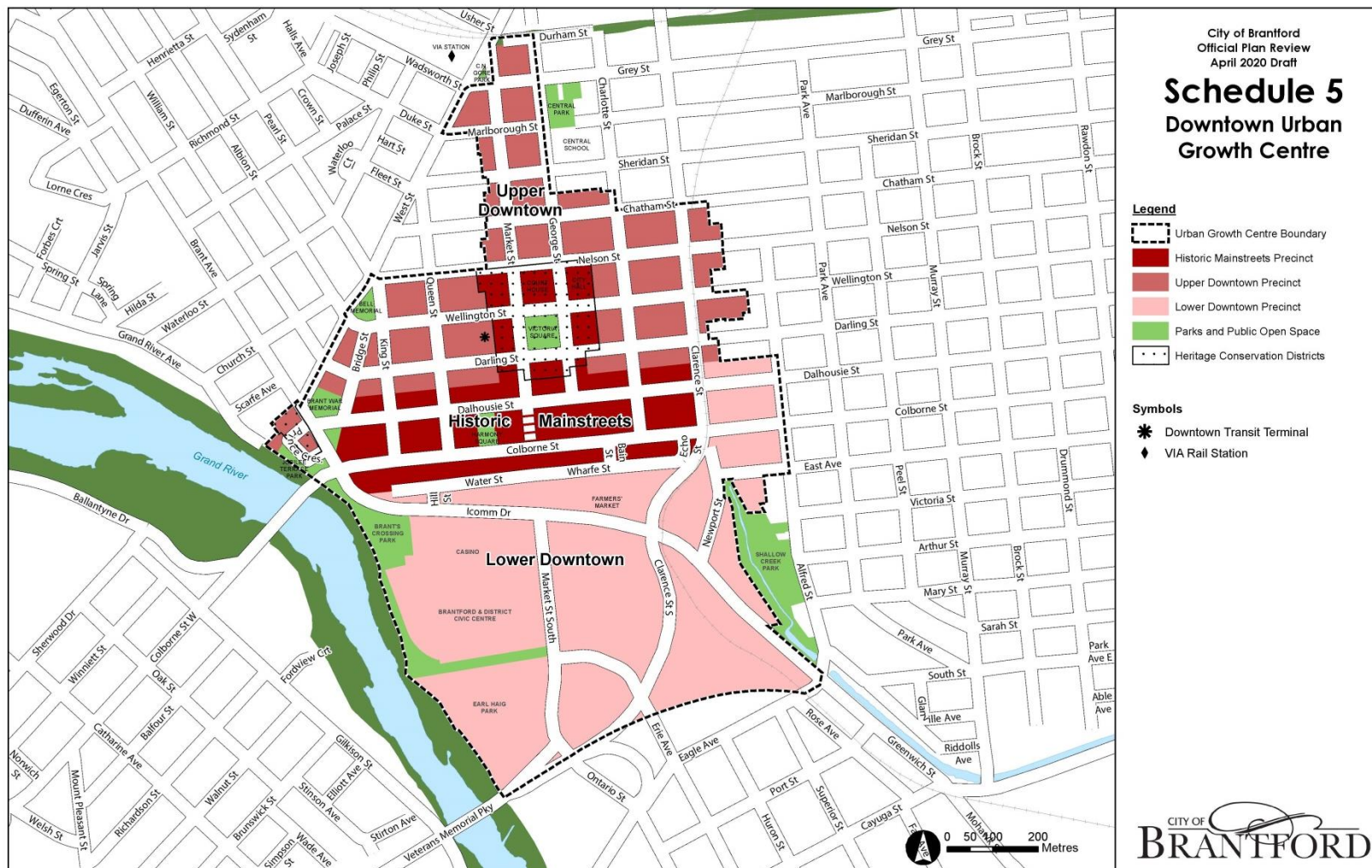
The **Parks and Open Space Designation** permits parks of varying sizes, open space linkages that can contribute to a continuous multi-purpose trail network, golf courses, cemeteries and accessory buildings. Some additional parks are also situated within the Core Natural Areas Designation.

It is anticipated that the location of future institutional uses and parks not shown on Schedule 3 would be identified through the Block Plan process proposed within the boundary expansion lands.

Comments



Downtown Urban Growth Centre Designation Overview



Schedule 5 details the **Downtown Urban Growth Centre (UGC) Designation**, which is one of the Strategic Growth Areas identified in the Urban Structure.

A mix of uses is encouraged throughout the Strategic Growth Areas, on individual development sites and within individual buildings. The UGC is the City's central focal area for office, institutional, retail and residential uses, cultural heritage and events. It is subject to a minimum density target set by the Province of 150 residents and jobs combined per hectare by 2031.

The UGC designation is divided into three precincts to recognize the different characteristics and development potential within the broader Downtown area.

The **Lower Downtown Precinct** provides the greatest opportunity for intensive, mid and high rise, mixed use development.

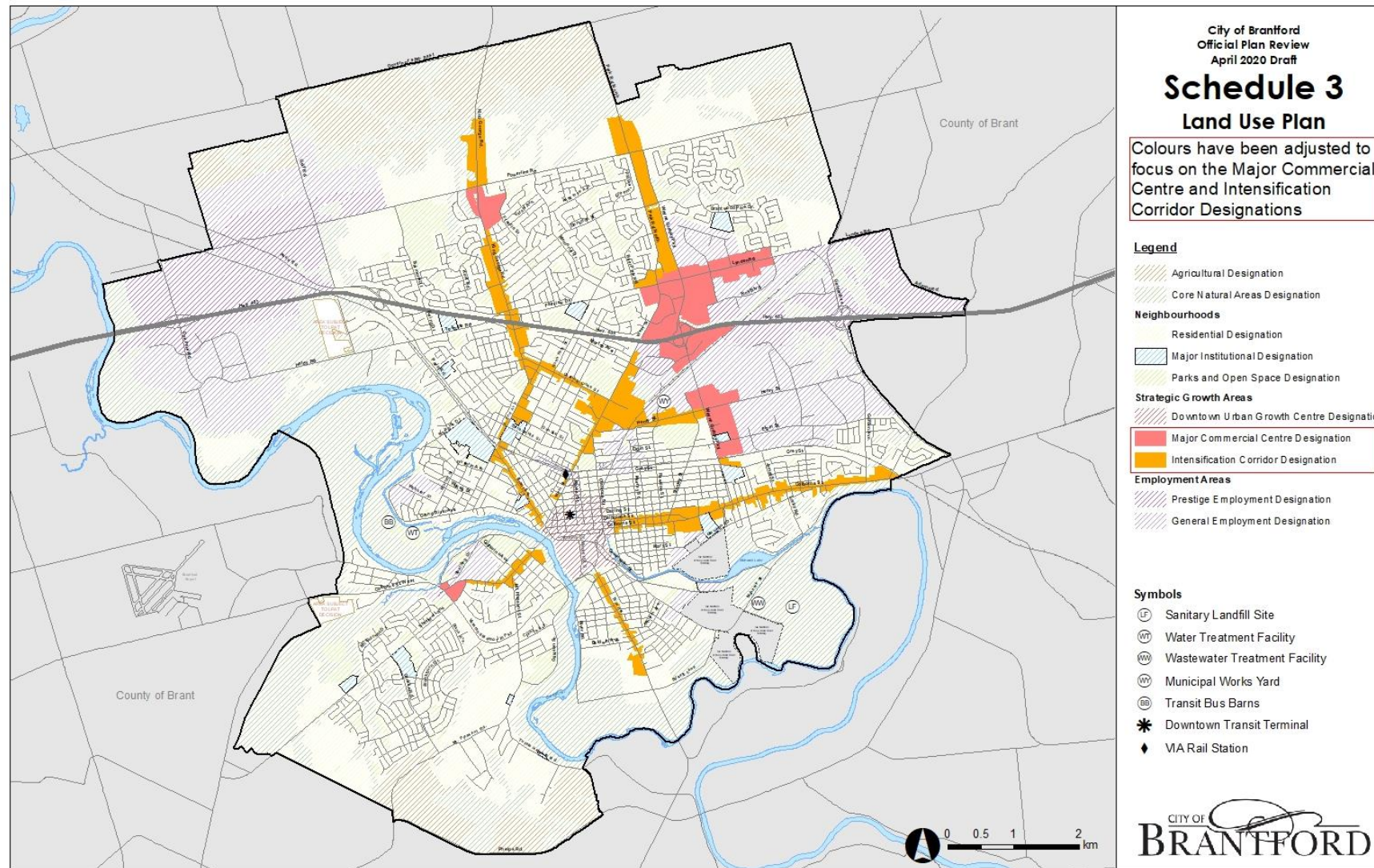
Historic Mainstreets Precinct policies support the existing heights in the precinct (generally 3 storeys). They also prohibit residential units from directly fronting certain streets to reinforce the continuity of commercial uses along those streets.

Low-rise residential buildings are permitted among the mix of uses within the **Upper Downtown Precinct**, reflecting the existing form of development in the Upper Downtown.

Comments



Major Commercial Centre and Intensification Corridor Designations Overview



Strategic Growth Areas also include the **Major Commercial Centre** and **Intensification Corridor Designations** where illustrated on **Schedule 3**. Both designations support a mix of uses on individual development sites and within individual buildings, including mid and high rise residential built forms.

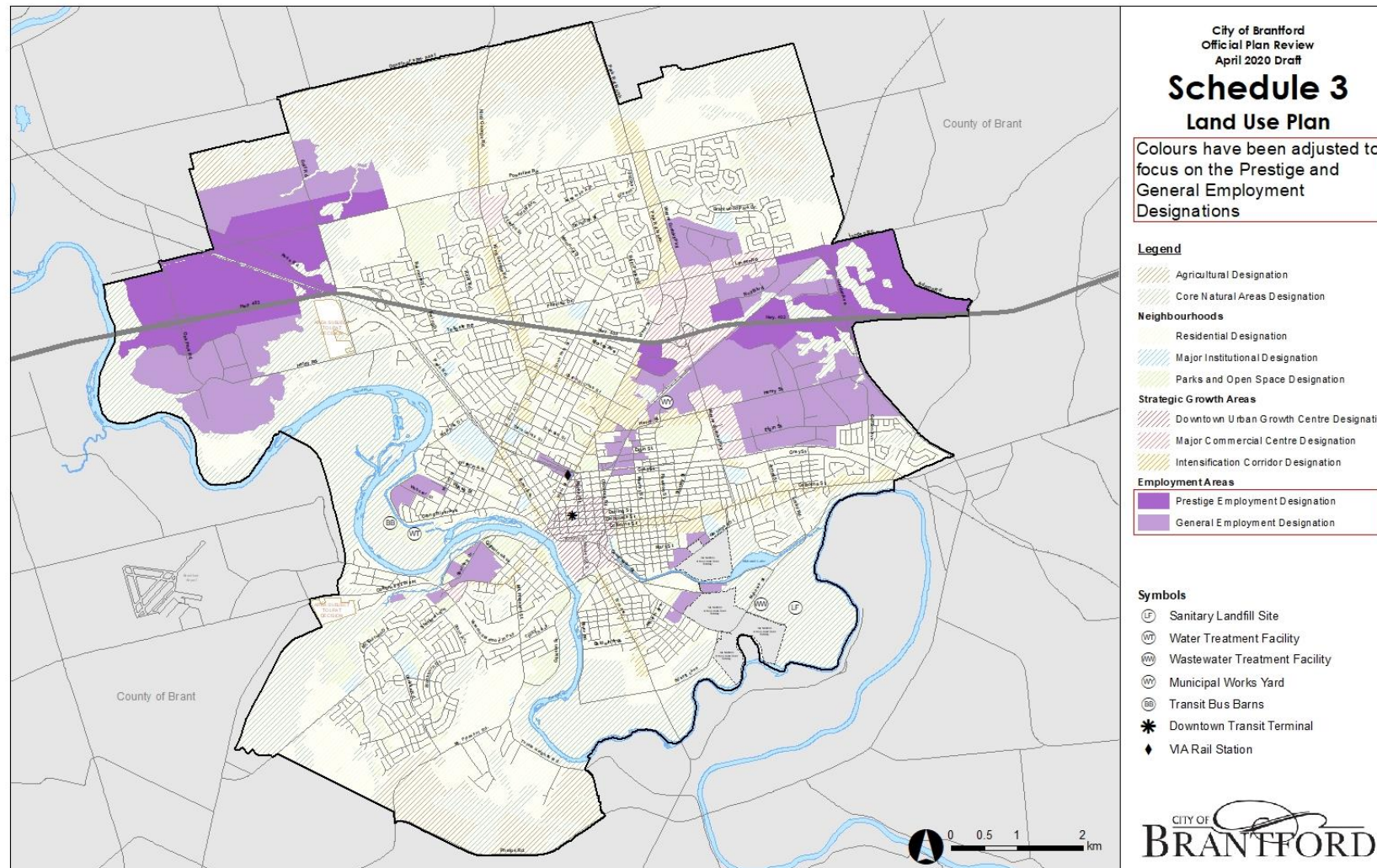
Large sites in the Major Commercial Centre Designation have potential to intensify with a broader mix of uses around existing shopping centres and large floor plate retail stores.

The Intensification Corridor Designation connects the other Strategic Growth Areas in the Downtown and Major Commercial Centres, providing opportunities to create pedestrian and transit supportive development along major roads. Building heights permitted within the Intensification Corridors may vary depending on the character of the area. Some corridors can accommodate greater height and density, while others such as the Brant Avenue Heritage Conservation District and Erie Avenue will be more limited.

Comments



Prestige Employment and General Employment Designations Overview



Schedule 3 divides the Employment Area component of the Urban Structure into two related land use designations.

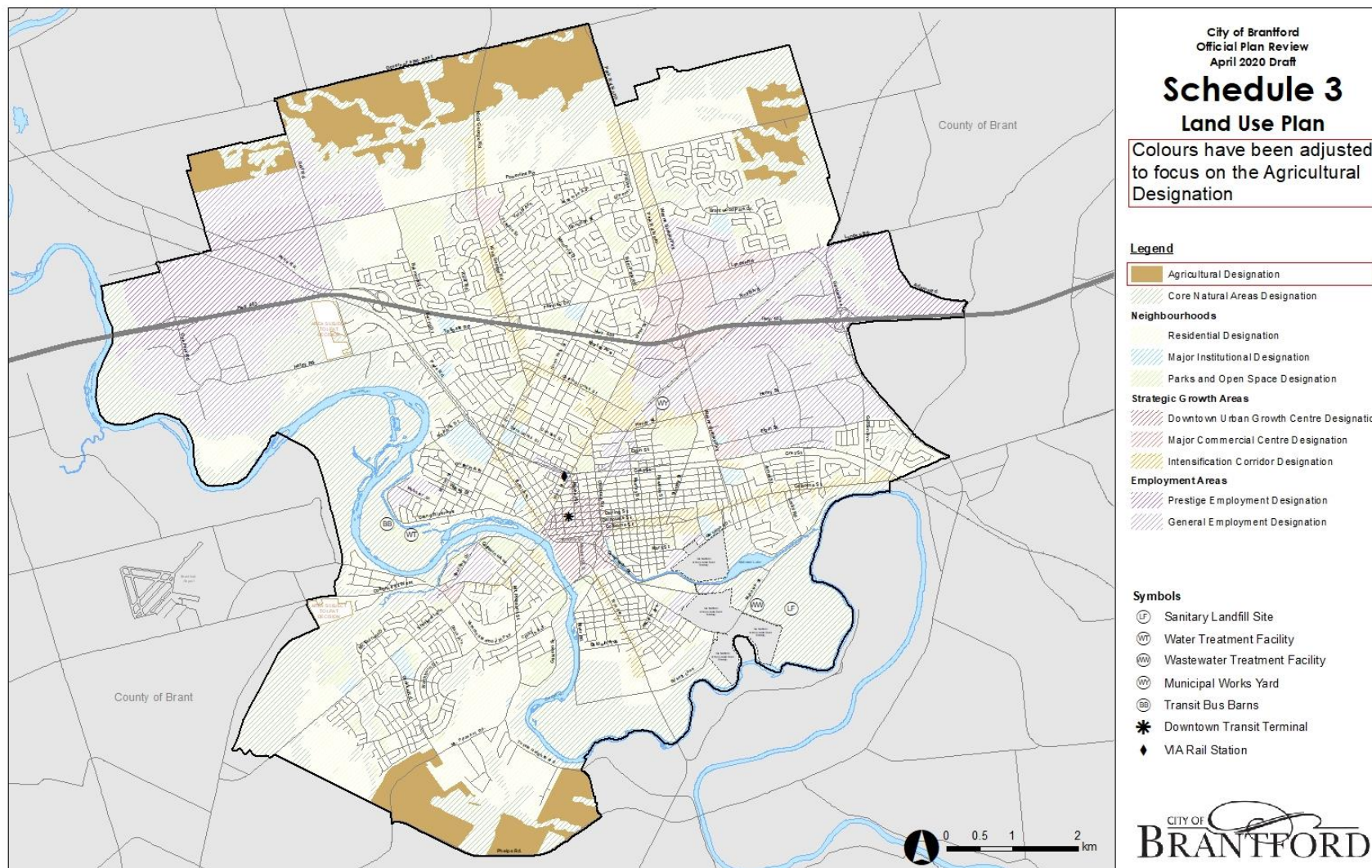
The **Prestige Employment Designation** permits manufacturing and research and development facilities within enclosed buildings, limited sales of products manufactured, processed or assembled on the premises, and warehouse and distribution centres. It also permits office uses not greater than 4,000 sq. m. in any building. Some ancillary retail and service commercial uses that support the Employment Area are also permitted.

The **General Employment Designation** permits industrial uses, manufacturing and research and development facilities, warehouse and distribution centres, and outdoor storage yards. Ancillary office space and a more limited range of ancillary retail and service commercial uses that support the Employment Area may also be permitted. Uses that emit pollution such as noise, vibration, smoke, dust or odours are directed to the General Employment Designation, where they must be conducted in a manner that mitigates the pollution in compliance with applicable municipal and Provincial policies and guidelines.

Comments



Agricultural Designation Overview



The **Agricultural Designation** illustrated on **Schedule 3** coincides with the Rural/Agricultural Area in the Urban Structure. It includes lands outside of the Settlement Area Boundary that will be used for agricultural and other rural land uses, until they may be required for future urban development.

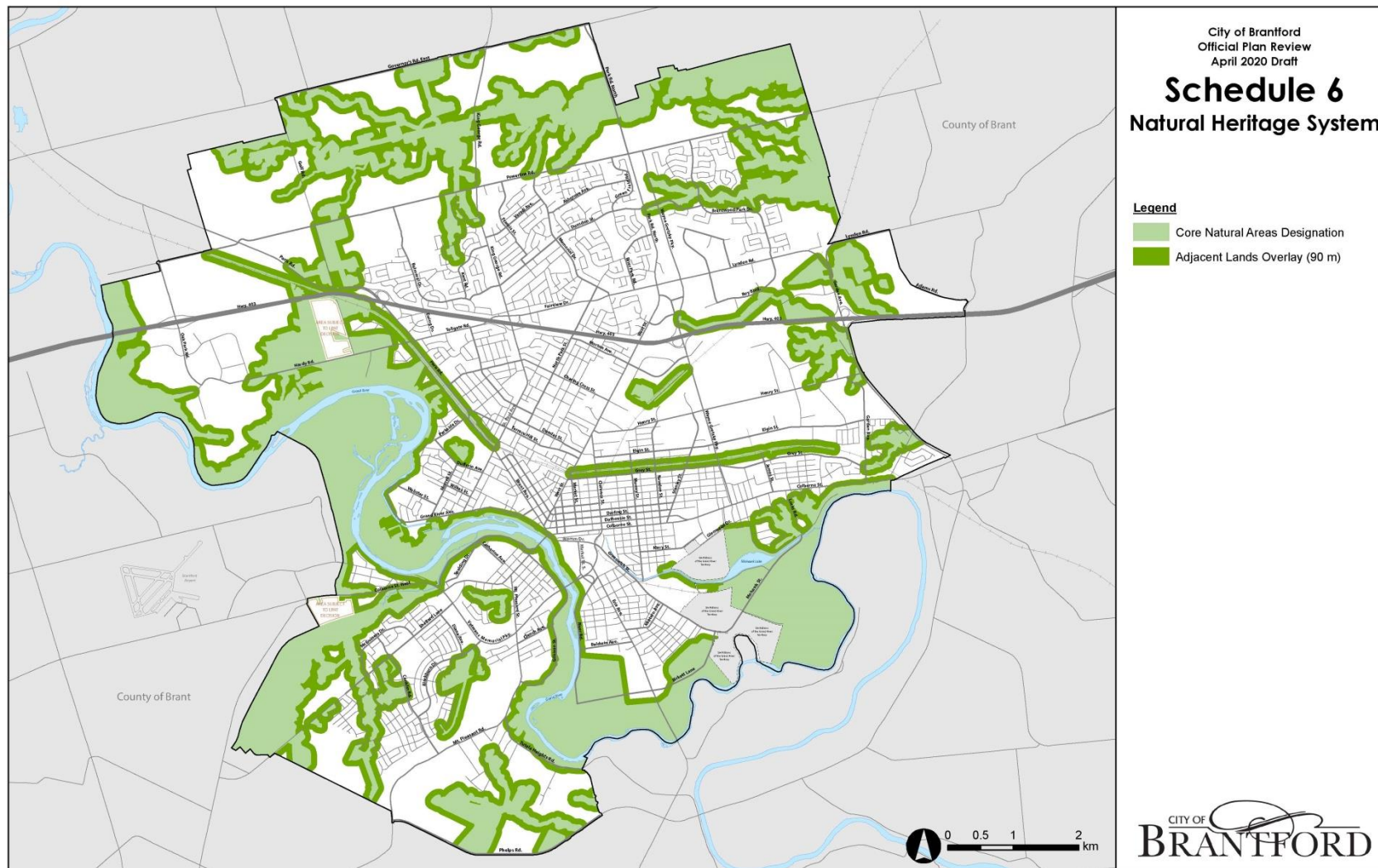
The Agricultural Designation permits agricultural related uses as well as agri-tourism, home industries and on-farm diversified uses. Residential uses are limited to single-detached dwellings on existing lots of record and farm help houses.

The creation of new lots will be limited, to protect lands suitable for agricultural production from fragmentation and non-agricultural land uses, and to support the existing agricultural industry.

Comments



Core Natural Areas Designation Overview



Schedule 6 identifies the Natural Heritage System which includes the **Core Natural Areas Designation** that is also a key component of the Urban Structure. This intent of this designation is to protect significant natural heritage features and their associated ecological functions. It is delineated with a 30 metre buffer to those features, which include significant wetlands, woodlands, valley lands, wildlife habitat including species at risk and rare plants, enhancement and restoration areas.

Development within these areas is subject to the results of an Environmental Impact Study. Permitted uses include conservation uses, flood and erosion control, public parks, trails and passive recreation, and existing lawfully established uses, as well as municipal infrastructure projects approved through an Environmental Assessment.

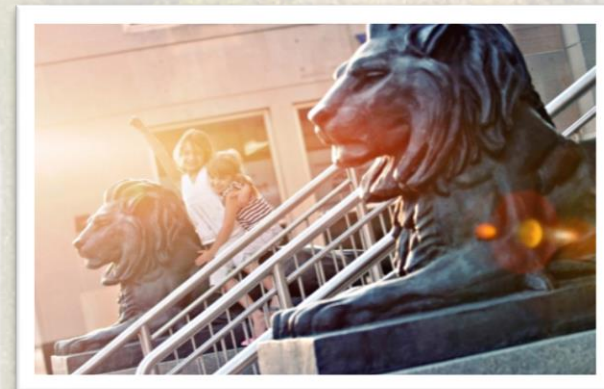
The Natural Heritage System also includes the **Adjacent Lands Overlay**, which identifies lands within 90 metres of the buffered features in the Core Natural Areas Designation. Permitted uses within the Overlay may include those land uses permitted by the underlying land use designation, as identified on Schedule 3, subject to the results of an Environmental Impact Study.

Comments



Next Steps in the Official Plan Review

- Comments received on the draft schedules and land use designation policy direction presented in this document will help shape the detailed policies that will be contained in the draft Official Plan.
- A complete draft of the new City of Brantford Official Plan including the more detailed policies and schedules will be released in June for a public and agency commenting period through August 2020. The complete draft will include additional schedules and policies related to transportation networks and infrastructure staging, related to the City's Transportation Master Plan (TMP) and Master Servicing Plan (MSP) projects.
- In addition to the Official Plan, a companion urban design manual, and proposed terms of reference for the Block Plan process, will also guide future development in Brantford.
- Also in June, the preferred TMP and MSP strategies will be presented, including high level cost estimates and a draft implementation plan. Notice of study completion for the TMP and MSP projects is anticipated in the Fall 2020.
- Comments received on the draft Official Plan released in June 2020 will be considered as the new Official Plan is prepared for presentation at an Open House in the Fall, and finalized for Council adoption at a Public Meeting in November 2020.





Additional Comments



Comments

**Please submit
comments on this
document by
Monday June 1,
2020, as per the
process outlined on
page 6.**

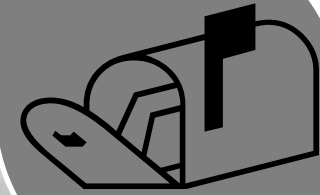


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Additional Information

Official Plan

www.brantford.ca/officialplan

Master Servicing Plan

www.brantford.ca/masterservicingplan

Transportation Master Plan

www.brantford.ca/tmp