Study Process

The City of Brantford is undertaking three studies to guide future development to 2041 and to take into account the Boundary Expansion Lands transferred from Brant County to the City in January 2017:

- Official Plan Review
- Master Servicing Plan Update
- Transportation Master Plan Update
Purpose of this PIC

1) Outline key outputs from Municipal Comprehensive Review:
   - Alternative Intensification Target
   - Alternative Designated Greenfield Density Target
   - Amount of Employment Land Needs
   - Amount of Community Land Needs

2) Options on where new Growth Should be Located

3) Land Use Options

4) Workshop on Growth and Land Use Options
Consultants

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
Opportunities to be Involved in the Process

2017

September 11
Public Information Centre #1
Update on project and process

November 16
Public Information Centre #2
Municipal Comprehensive Review, Employment Conversions & Growth Options
Kick off of Environmental Assessment for Boundary Expansion Lands

2018

May 17
Public Information Centre #3
Municipal Comprehensive Review, Land Needs Assessment, Urban Boundary Expansion

June 21
Public Information Centre #4
Vision and Principles for Development in the Boundary Expansion Lands

2019

January 17
Public Information Centre #5
Options for Community Design in the Boundary Expansion Lands

June
Public Information Centre #6
Preferred Land Use Plan for the Boundary Expansion Lands

Fall
Statutory Public Open House
Draft Official Plan

Winter
Statutory Public Meeting and Council Presentation
Official Plan
Municipal Comprehensive Review

– Alternative Target
– Alternative Greenfield Area Density Target
– Employment Land Needs to Accommodate 2041 forecast
– Community Land Needs to Accommodate 2041 forecast
# Municipal Comprehensive Review

## Land Needs

### Targets for employment and population growth

<table>
<thead>
<tr>
<th></th>
<th>2016</th>
<th>2041</th>
<th>Total 2016-2041 Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td>101,710</td>
<td>163,000</td>
<td>61,290</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td>44,890</td>
<td>79,000</td>
<td>34,110</td>
</tr>
</tbody>
</table>
Employment density determined by reviewing current job density and nature of future employment.

<table>
<thead>
<tr>
<th>Employment Area Land Needs – Additional Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Job Type</strong></td>
</tr>
<tr>
<td>Total Jobs forecast in Employment Areas at 2041</td>
</tr>
<tr>
<td>Less Total Jobs in Existing Employment Areas at 2041</td>
</tr>
<tr>
<td>Remaining Unallocated Employment</td>
</tr>
<tr>
<td>Density in Newly Developing Employment Areas (jobs/ha.)</td>
</tr>
<tr>
<td>Additional Employment Area Land Needs (ha.)</td>
</tr>
</tbody>
</table>
Substantial shift in the housing market required.
Recommend to continue shift towards medium and higher density housing.
Slowly increase intensification target:

40% to 2021
45% 2021 to 2031 = 12,400 units
50% 2031 to 2041
Intensification Strategy

- A reasonable distribution of units by type to the various geographical components of the Built-up Area would include:
  - 650 single and semi-detached units in the existing neighbourhoods;
  - 1,250 second units in the existing neighbourhoods;
  - 800 townhouses in the existing neighbourhoods;
  - 1,000 student housing units;
  - 3,400 townhouses in the Intensification Corridors and Major commercial sites;
  - 1,300 apartments in the Intensification Corridors and Major commercial sites; and
  - 3,900 apartments in the Downtown Urban Growth Centre.
Municipal Comprehensive Review

Designated Greenfield Area Targets

Figure 9 - DGA Mapping Analysis
City of Brantford

Legend
Boundaries
- Municipal Boundary
- Settlement Boundary
- Delineated Built-Up Area
- Six Nation Lands
- Rural Lands Outside of Urban Boundary

Designated Greenfield Area
- Residential Built
- Residential Registered Plan
- Residential Draft Plan Approved
- Residential Application
- Residential Vacant
- Commercial Built
- Commercial Vacant
- Tutela Heights Built
- Tutela Heights Vacant
- Place of Worship, Built
- Place of Worship, Vacant
- Community Institutional, Vacant

Take Outs
- Environmental
- Major Infrastructure (Road/Railroad/Hydro)

Roads & Railroads
- Road
- Provincial Highway
- Railroad

Schools
- School Site
Alternative DGA Density Target

- Alternative DGA Density target is 52 residents and jobs combined per hectare.
- This will be achieved by:
  - Existing DGA – 47 residents and jobs combined per hectare;
  - Vacant lands in existing DGA – 55 residents and jobs combined per hectare;
  - New DGA – 60 residents and jobs combined per hectare.
- New DGA to be planned to achieve mix of 55% Singles and Semis / 40% Townhouses / 5% Apartments.
# Community Area Land Needs

## 2041 DGA Residents and Jobs

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>52,465</td>
</tr>
<tr>
<td>Employment</td>
<td>6,451</td>
</tr>
<tr>
<td><strong>Total Residents and Jobs in DGA</strong></td>
<td>58,916</td>
</tr>
<tr>
<td>Less Minimum Residents and Jobs to be accommodated in</td>
<td>31,344</td>
</tr>
<tr>
<td>Existing DGA</td>
<td></td>
</tr>
<tr>
<td><strong>Total Residents and Jobs in New DGA</strong></td>
<td>27,572</td>
</tr>
</tbody>
</table>

## New Designated Greenfield Area Total

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Residents and Jobs in New DGA</td>
<td>27,572</td>
</tr>
<tr>
<td>Divided by Minimum DGA Density Target in New Community</td>
<td>60</td>
</tr>
<tr>
<td>Area DGA</td>
<td></td>
</tr>
<tr>
<td><strong>New Community Area land need (ha)</strong></td>
<td>460</td>
</tr>
</tbody>
</table>
Presentation

Municipal Comprehensive Review
– Where New Growth Should be Located
Boundary Expansion Lands

Boundary Expansion

Total Area = 2,700 ha

Natural Heritage System = 980 ha

2017 Urban Boundary Lands = 270 ha

Trigger Lands = 360 ha

Total Developable Lands = 1,090 ha
Boundary Expansion Lands

• To accommodate 2041 population and employment forecasts, need:
  - 336 hectares Employment lands
  - 460 hectares Community lands
Boundary Expansion Lands

Divided into 18 Block Areas:
• 11 Community Blocks
• 7 Employment Blocks
Boundary Expansion Lands

- Study team developed a series of Principles and criteria to evaluate the 18 Blocks.
- Each Block was analyzed and ranked from Most Preferred to Least Preferred for each principle.
- Identified specific constraints and trade-offs for each Block.
- Identified potential for mitigation, management or phasing measures to address constraints for each Block.
• Community Area Options:
  - Blocks C1, C2, C4, C5, C7 and C11 are preferred.
  - Blocks C10, C8 and C6 each have constraints due to isolation and servicing.
  - Two Community Area Options carried forward.

• Employment Area Options:
  - Blocks E3, E4, E5, E6, E7 and south portion of E1 and E2 are preferred.
Most preferred Community Options:
• C1, C2, C4, C5, C7, C10, C11 and west portion of C8.
• Total of 460 hectares.

Most preferred Employment Options:
• E3, E4, E5, E6, E7 and South portion of E1 and E2
• Total of 336 hectares.
Boundary Expansion Lands

Option 2

Most preferred Community Options:
- C1, C2, C3, C4, C5, C7 and South portion of C6.
- Total of 460 hectares.

Most preferred Employment Options:
- E3, E4, E5, E6, E7 and South portion of E1 and E2.
- Total of 336 hectares.
Presentation

Land Use Options
– North Options
– Tutela Heights Options
Draft Planning Principles

- Natural Heritage Preservation
- Cultural Heritage Protection and Integration
- Housing Choice
- Full Range of Community Amenities
- Mobility Choice
- Walkability
- Sustainability
- Sense of Place
Land Use Options

Natural Heritage System
- Natural Heritage System same in all options.
- Includes significant natural heritage features and buffers.
- Includes headwater drainage features that have to be protected and maintained.
Land Use Options

**Natural Heritage System**
- All headwater drainage features evaluated.
- Categorized into Protection, Conservation and Mitigation.
- Protection: feature to remain with buffer.
- Conservation: feature to remain but can be altered.
- Mitigation: feature can be removed but function must be maintained.
Land Use Options

Natural Heritage System

- Other Environmental Features also identified.
- Features to be studied through an EIS at draft plan of subdivision stage.
Road Options - Option 1A

- Arterial Roads:
  - King George Rd. / Highway 24 - maintained as a Controlled Access Major Arterial.
  - Wayne Gretzky Pkwy. - Extended to Park Rd. as a Major Arterial.

- Collector Roads:
  - East-west collector road north of Powerline Rd.
  - North-south collector roads connecting to roads south of Powerline Rd.
Road Options - Option 2A

- Arterial Roads:
  - Same as Option 1A

- Collector Roads:
  - Additional east-west collector road north of Jones Creek
  - North-south collector road links area north and south of Jones Creek.
Road Options - Option 1B

- Arterial Roads:
  - King George Rd. is a Major Arterial;
  - Wayne Gretzky Pkwy. extended to Park Rd. as a Controlled Access Major Arterial;
  - Garden Ave. extended as a Major Arterial.

- Collector Roads:
  - Same as 1A
Road Options - Option 2B

- Arterial Roads:
  - Same as 1B

- Collector Roads:
  - Same as 2A
Active Transportation Network

On and Off-road Active Transportation Network Identified

Option: 1A

Option: 2A
Land Use Options

- Two land use options created for each of Boundary Options 1 and 2.
- Options 1A and 2A are similar except for the difference in Settlement Area Boundary.
Land Use Options

Option 1B and 2B are similar except for the difference in Settlement Area Boundary.
Land Use Options

Neighbourhood Corridor & Neighbourhood Centre
- Comprised of low rise multi-unit housing - townhouses, low rise apartments.
- Neighbourhood Centres also comprised of grocery stores and local retail, services, library and community centre.
- Option 1A focused along new east-west collector road.
Land Use Options

Neighbourhood Corridor & Neighbourhood Centres
   - Option 2A also focused along east-west collector north of Jones Creek.
Land Use Options

Neighbourhood Corridor & Neighbourhood Centres

- Option 1B focused along Powerline Rd.
Land Use Options

Neighbourhood Corridor & Neighbourhood Centres
  - Option 2B focused along Powerline Rd. and along King George Rd. and Park Rd. north of Jones Creek.
Land Use Options

**Greenfield Intensification Corridor & Community Commercial Mixed Use**

- Greenfield Intensification Corridor comprised of multi-unit housing, retail and mixed use.
- Community Commercial Mixed Use comprised of grocery stores and other major retail.
- Options 1A and 2A:
  - Greenfield Intensification Corridor along Park Rd.
  - Community Commercial along King George Rd.
Land Use Options

Greenfield Intensification Corridor & Community Commercial Mixed Use

- Options 1B and 2B:
  - Greenfield Intensification Corridor along King George Rd.
  - Community Commercial along Park Rd.
Land Use Options

Neighbourhood Residential
- Comprised primarily of single detached and semi-detached houses with some townhouses.
- Represents remaining Community Areas.
Land Use Options

Neighbourhood Residential
Land Use Options

Neighbourhood Residential
Land Use Options

Neighbourhood Residential
Land Use Options

Employment
- Prestige Employment comprised of offices & light industrial.
- General Industrial comprised of full range of manufacturing and outdoor storage.
- Employment Supportive comprised of retail and service commercial serving the employment areas.

Options 1A and 2A are the same:
- Prestige Employment located close to Hwy 403 & Powerline Rd.
- Employment Supportive distributed along Paris Rd., Powerline Rd. & Garden Ave.
Land Use Options

Employment

- Options 1B and 2B are the same.
- More Prestige Employment along west boundary with Brant County.
- Employment Supportive along Powerline Rd. at Paris Rd. and Golf Rd. and along Adams Rd.
Land Use Options

Parks and Schools
- Same number in each option.
- Neighbourhood Parks distributed to achieve 5 minute walking distance:
  - Approximately 1.5 ha.
  - Accommodate one sports field and play structures.
- One Community Park in each option:
  - 4 ha. to accommodate multiple sports fields
- Elementary schools located adjacent to a Neighbourhood Park.
- One Secondary School in each option.
- Options 1A and 2A:
  - Community Park Central.
  - Secondary School near Wayne Gretzky Parkway extension.
Land Use Options

Parks and Schools
- Option 2A
Land Use Options

**Parks and Schools**

- Options 1B and 2B:
  - Community Park located further to the west.
  - Secondary School near King George Rd.
Land Use Options

Parks and Schools

- Option 2B
Land Use Options

Natural Heritage System
- Natural Heritage System same in all options.
- Includes significant natural heritage features and buffers.
- Includes headwater drainage features that have to be protected and maintained.
Land Use Options

Natural Heritage System

- All headwater drainage features evaluated.
- Categorized into Protection, Conservation and Mitigation.
- Protection to remain with buffer.

- Conservation to remain but can be moved.
- Mitigation can be removed but function must be maintained.
Land Use Options

Natural Heritage System

- Other Environmental Features also identified.
- Features to be studied through an EIS at draft plan of subdivision stage.
Tutela Heights Land Use Options

Option 1

- Conklin Rd. extended to link to Phelps Rd.
- Suburban Residential:
  - Existing Residential Area.
  - Large estate lots.
- Transitional Residential:
  - Large urban lots act as a transition to estate lots.
  - Abutting Suburban Residential lots.
- Neighbourhood Residential:
  - Similar permitted uses as in North Options.
- Neighbourhood Corridor:
  - Similar permitted uses as in North Options.
  - Located at Conklin Road and opposite Tutela Heights Road at Mount Pleasant Road.
- Parks: 3 new parks.
- Road Closure.
Option 2

- Transitional Residential:
  - Larger area than in Option 1.

- Neighbourhood Corridor:
  - Located on new collector road.
North Lands– Water, Wastewater, and Stormwater Servicing
Tutela Heights – Water, Wastewater, and Stormwater Servicing

Water

Wastewater Option 1 – Connect at Mount Pleasant Rd

Wastewater Option 2 – Connect at Gilkison St

Stormwater
Table Group Discussion #1

OPTION 1

OPTIONS 2

LEGEND
Boundaries
- Municipal Boundary
- Settlement Area Boundary
- Natural Heritage System
- Expansion Option Boundaries
- Preferred Employment Expansion Areas
- Preferred Community Expansion Areas
- Not Preferred Expansion Areas
- Trigger Lands
- Floodplain

Options 1 and 2 illustrate choices for expansion in Areas C6, C8 and C10.
What do you prefer Option 1 or 2 and why?
Table Group Discussion #2

OPTION 2A

OPTION 2B

Looking at:
- Parks
- Schools

Looking at:
- Greenfield Intensification Centres
- Neighbourhood Centres
- Neighbourhood Centres

Looking at:
- Employment Sensitive
- Prestige Employment

Which do you prefer and why?

Which do you prefer and why?

Which do you prefer and why?

ENVISIONING OUR CITY: 2041
PIC #6 January 17, 2019
Two options illustrate choices for Tutela Heights. Look at areas 1, 2 & 3. They show choices for:

- Neighborhood Residential
- Transitional Residential
- Neighborhood Corridor

Which options do you prefer and why?