



CITY OF BRANTFORD
OFFICIAL PLAN
ENVISIONING OUR CITY: 2041



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PUBLIC INFORMATION CENTRE

September 11, 2017



Presentation Overview

- Welcome and Introductions
- Background and Project Objectives
- Project Team, Components and Process
- Questions

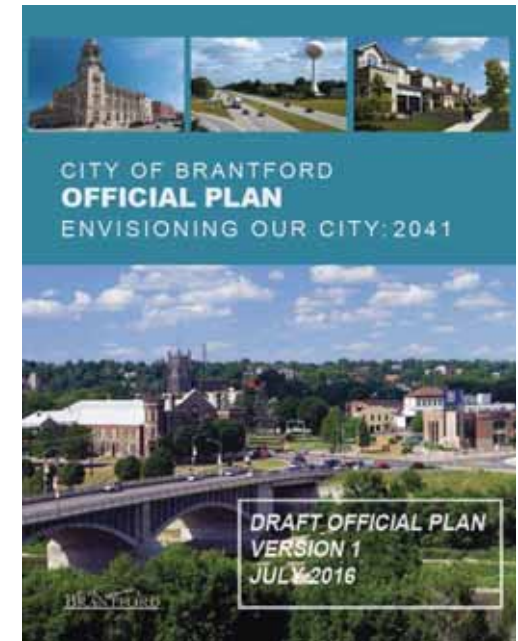
Background

The City of Brantford has been involved in an Official Plan Review process since 2013.

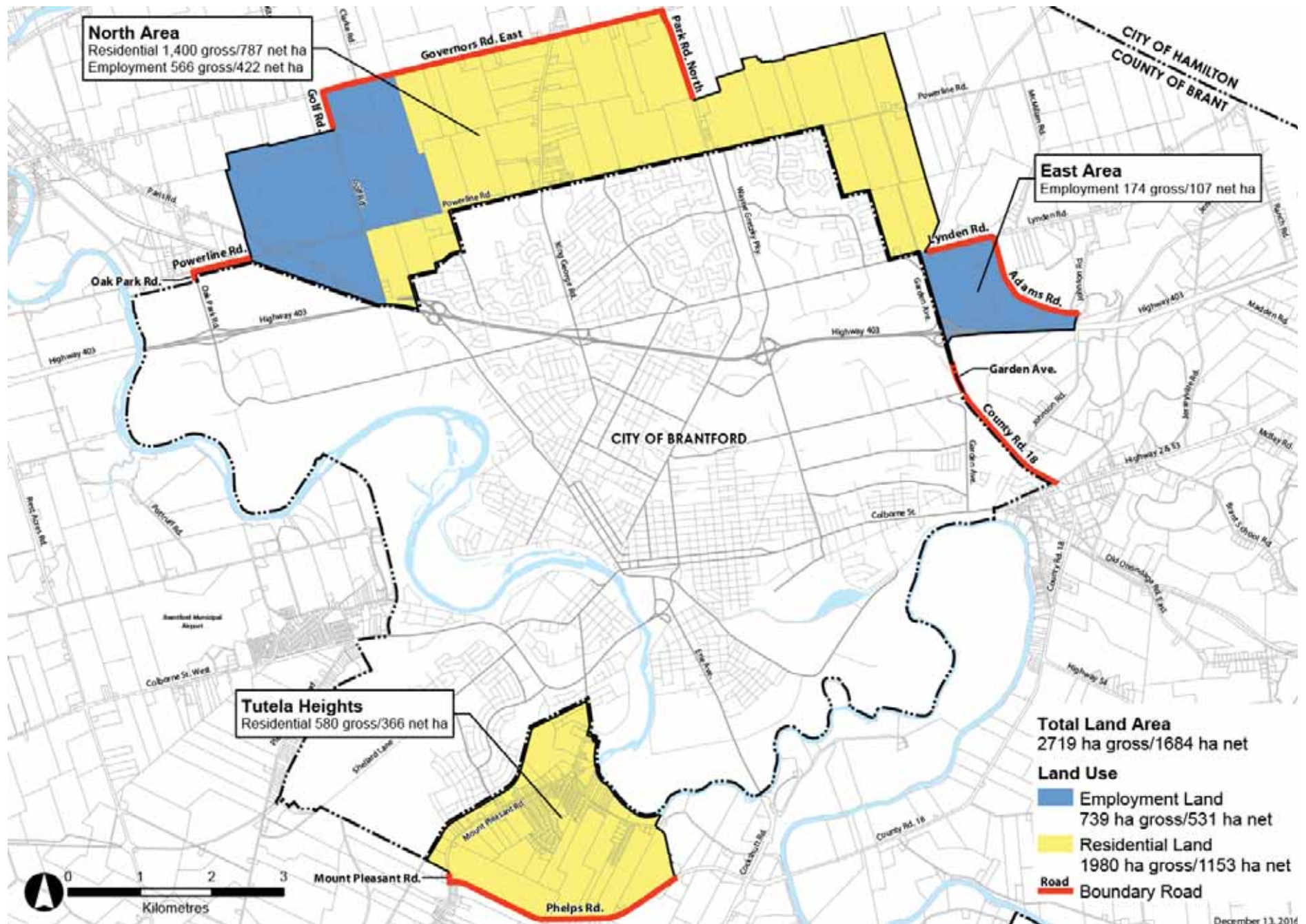
- Between 2013 and 2016, much work has been accomplished, including the hosting of visioning sessions, the preparation of technical background papers, and the creation of a new Draft Official Plan.

The process was put on hold in 2016:

- The Province announced changes to the Provincial Growth Plan which affect the City's Official Plan.
- The municipal boundary between Brant County and the City of Brantford was adjusted to secure lands in the City for future growth. These lands are known as the **Boundary Expansion Lands**.



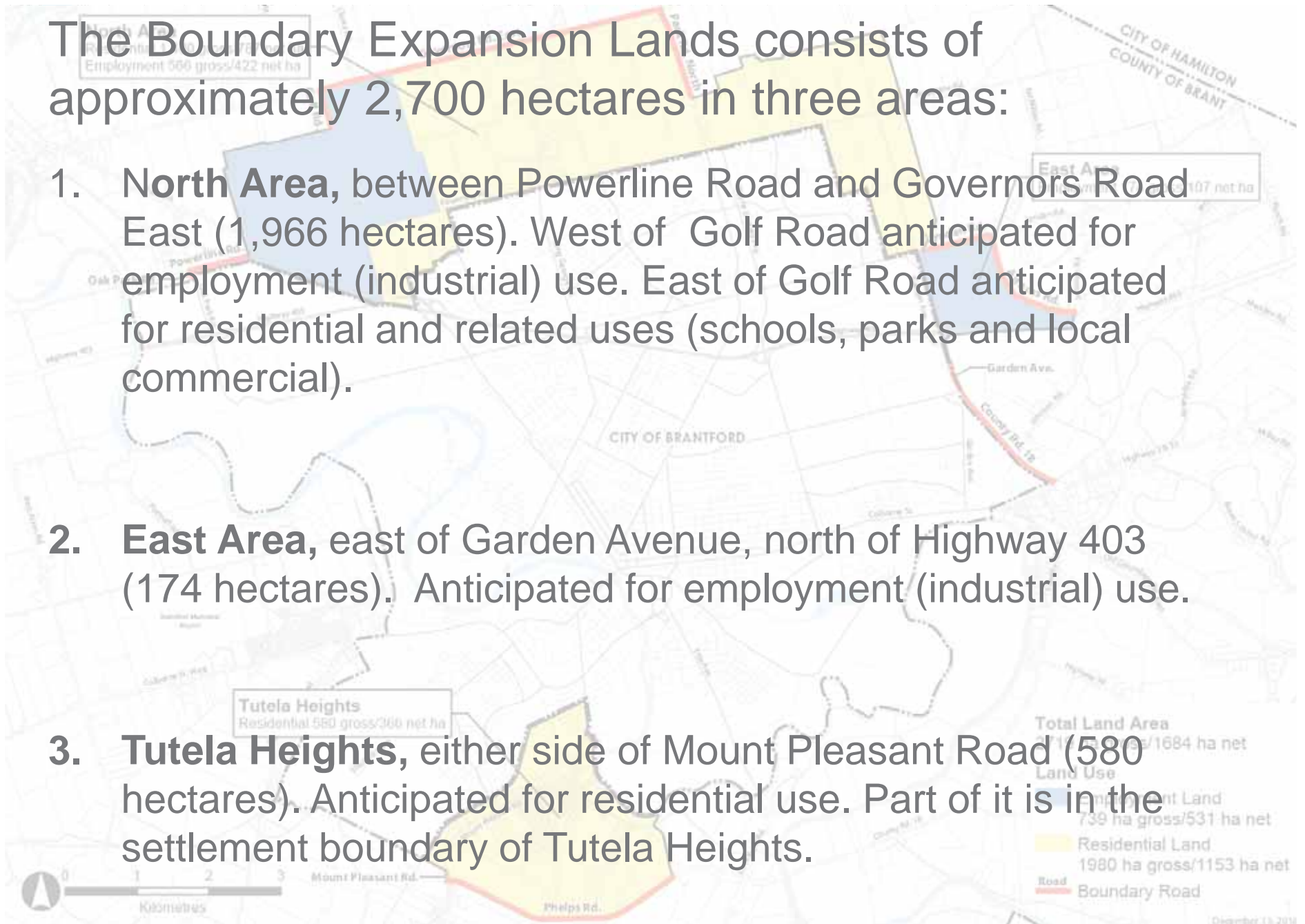
Boundary Expansion Lands



Boundary Expansion Lands

The Boundary Expansion Lands consists of approximately 2,700 hectares in three areas:

1. **North Area**, between Powerline Road and Governors Road East (1,966 hectares). West of Golf Road anticipated for employment (industrial) use. East of Golf Road anticipated for residential and related uses (schools, parks and local commercial).
2. **East Area**, east of Garden Avenue, north of Highway 403 (174 hectares). Anticipated for employment (industrial) use.
3. **Tutela Heights**, either side of Mount Pleasant Road (580 hectares). Anticipated for residential use. Part of it is in the settlement boundary of Tutela Heights.



Project Objectives

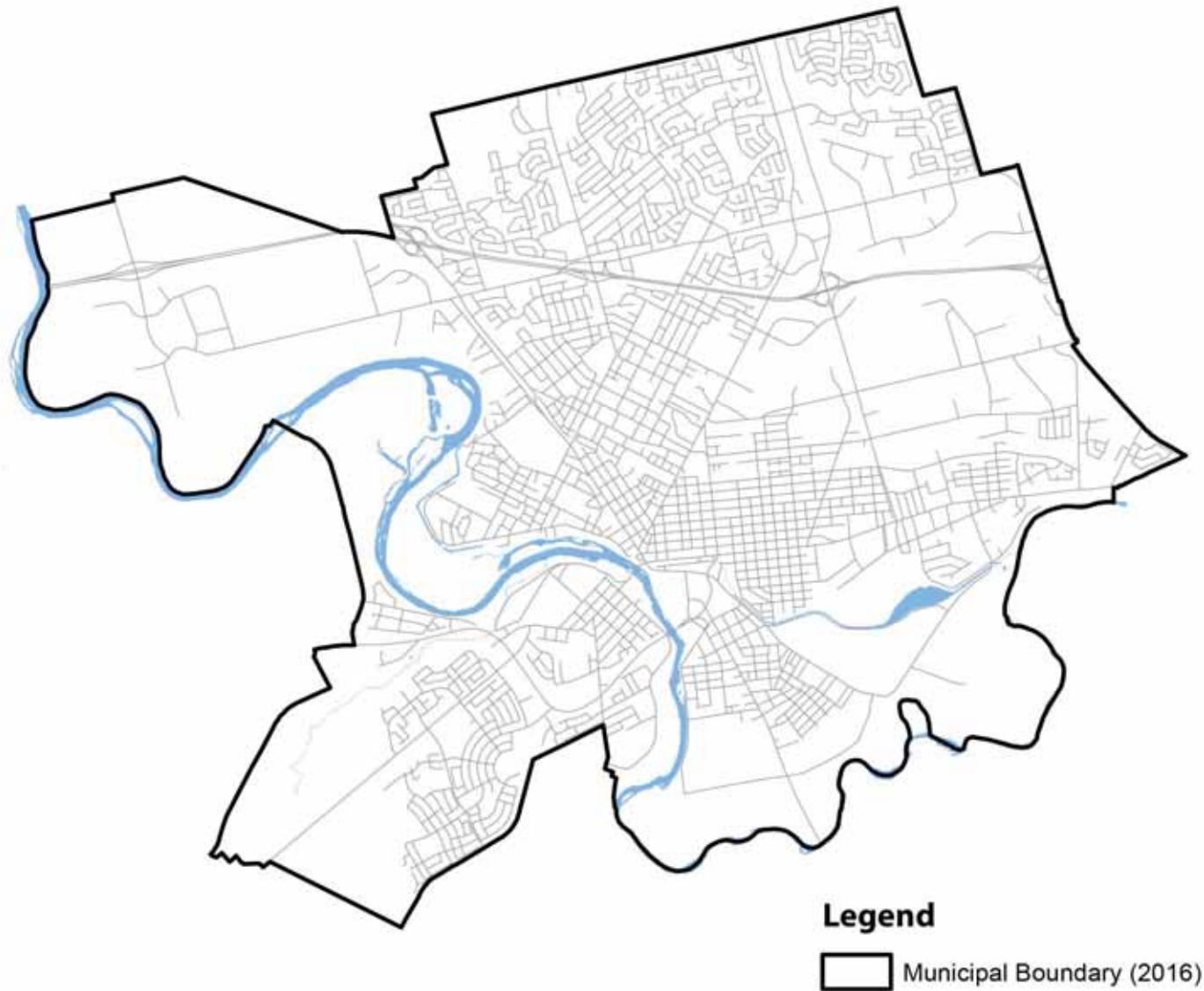
The City is now embarking on a process to:

- update the Draft Official Plan to conform with the July 2017 Provincial Growth Plan; and
- include the Boundary Expansion Lands in the City's Official Plan.

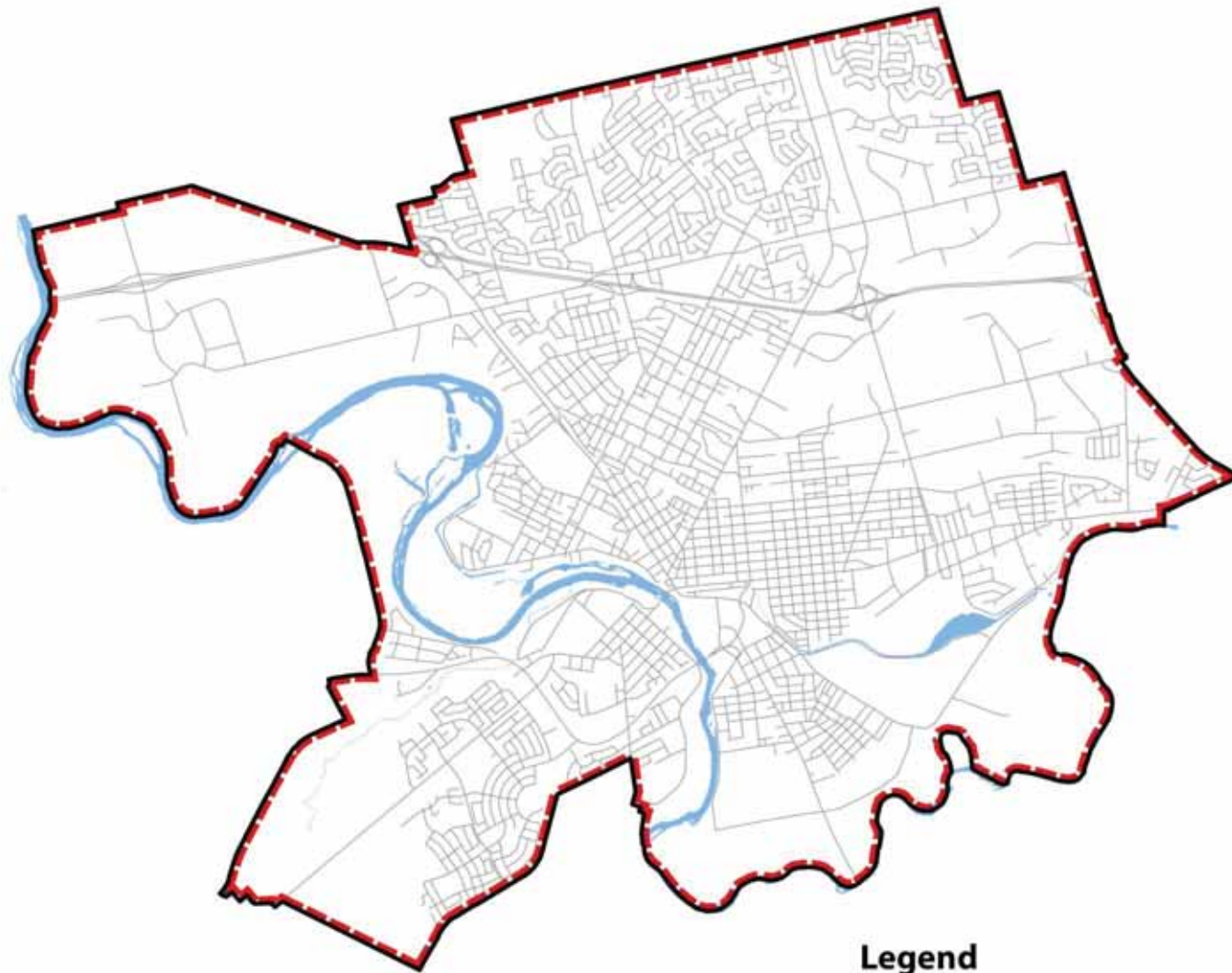
Need to determine:

1. how much of those lands are to be included within the City's urban boundary;
2. the land uses within them; and,
3. the transportation infrastructure, servicing infrastructure, environment management and urban design guidelines necessary to implement the land uses.



2016 Municipal Boundary



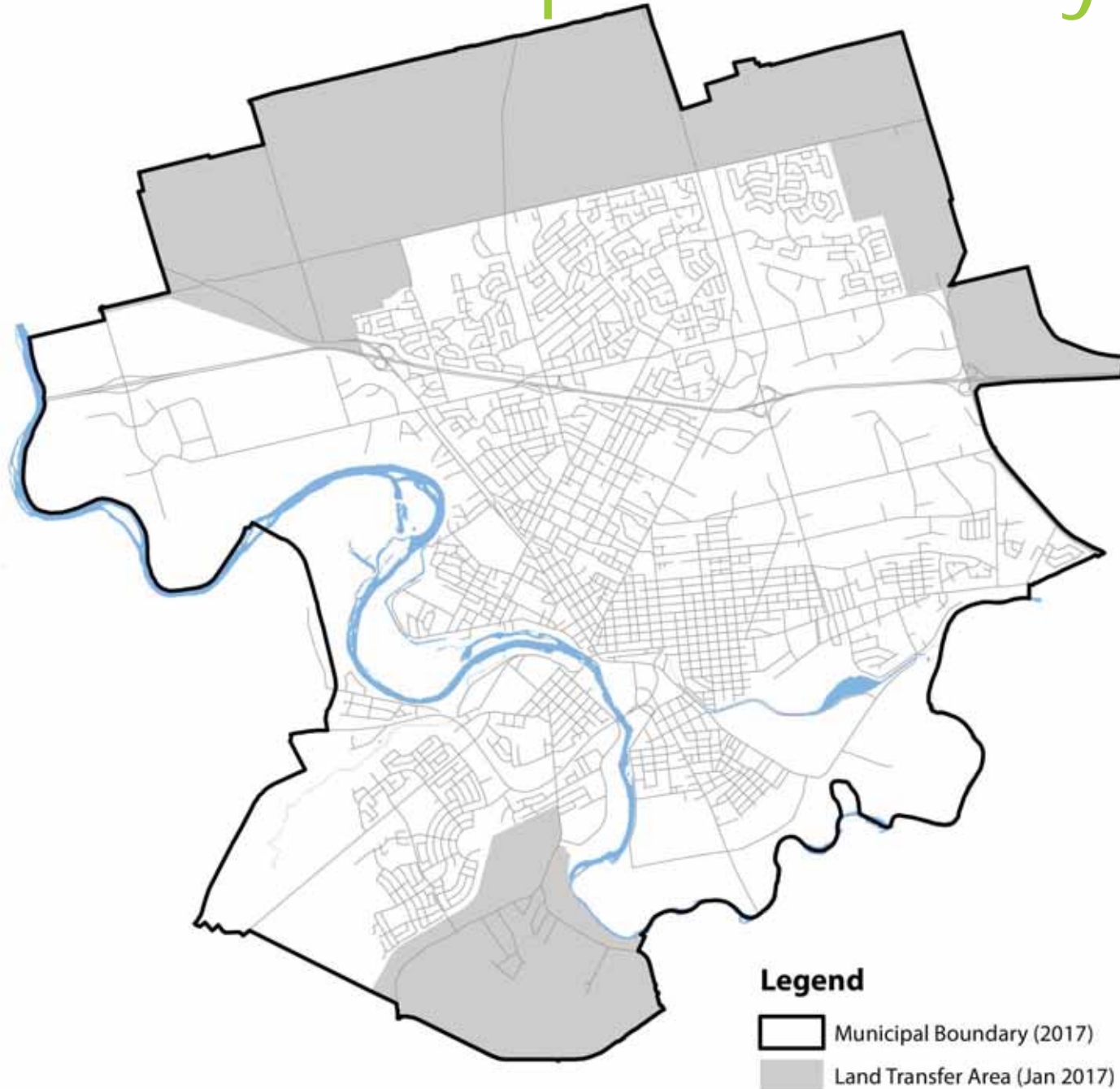
2016 Municipal Boundary/Urban Settlement Area Boundary



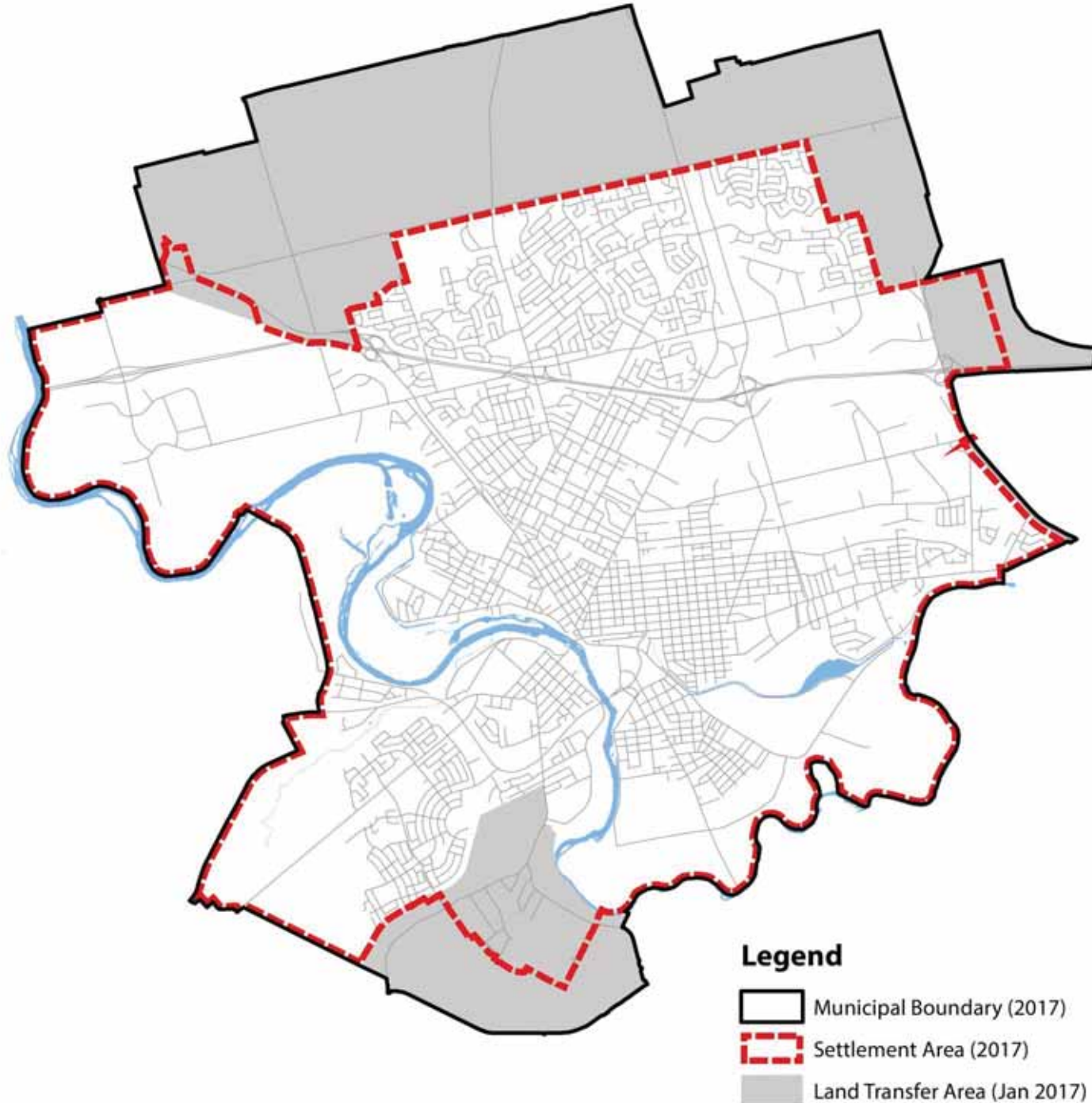
Legend

-  Municipal Boundary (2016)
-  Settlement Area (2016)

2017 Municipal Boundary



2017 Municipal Boundary/Urban Settlement Area Boundary



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

Component Projects



Municipal Comprehensive Review



Master Plan and Environmental Assessment
for Boundary Expansion Lands



Master Servicing Plan



Transportation Master Plan



New Official Plan



Municipal Comprehensive Review



- The Boundary Expansion Lands brought new lands into Brantford's municipal boundary.



- Does not automatically bring the lands into the settlement area boundary or allow them to be designated for urban uses.



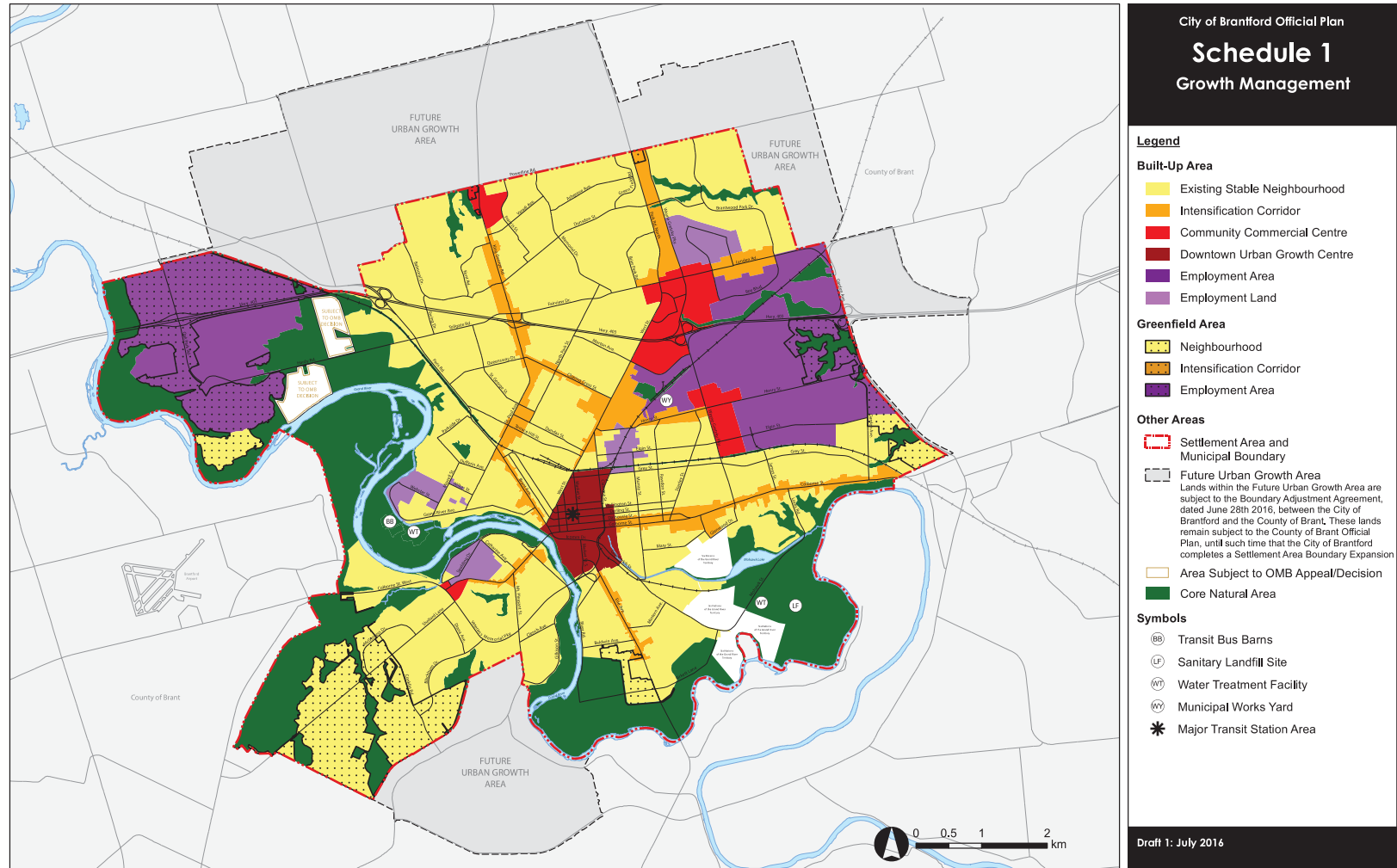
- To bring additional lands into the City's settlement area boundary (or urban area), the Province requires municipalities to conduct a Municipal Comprehensive Review.



- This Review requires that specific analyses be undertaken to demonstrate the amount of lands required to accommodate the City's forecast population and employment growth to 2041.
- The Municipal Comprehensive Review is to be adopted through a municipally initiated Official Plan Amendment.



Municipal Comprehensive Review



As per Draft Official Plan, July 2016

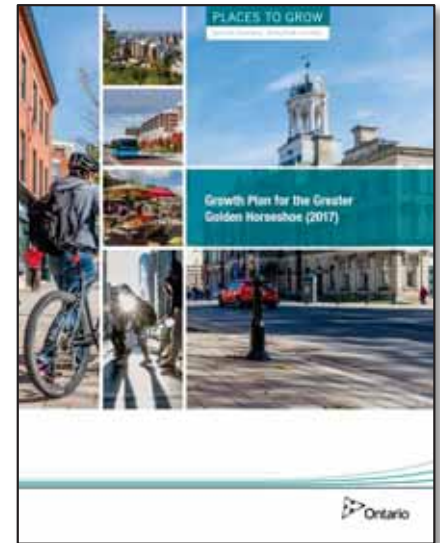


Municipal Comprehensive Review



New Growth Plan by the Province of Ontario

- The Province released a new Growth Plan which took effect on July 1, 2017.
- It directs population and employment growth to settlement areas and requires:
 - compact and high quality built form
 - a diverse mix of housing and land uses within settlement areas.
- The new Growth Plan has new density and intensification targets:
 - a minimum intensification target of 50% is required to 2031, increasing to 60% thereafter
 - for greenfield areas, a minimum density target of 80 persons and jobs per hectare is required post-2031
- The new Growth Plan allows for municipalities to explore an alternative intensification target and alternative greenfield density target
- It also requires additional studies and analyses to be completed as part of a Municipal Comprehensive Review.





Municipal Comprehensive Review



Municipal Comprehensive Review – Land Needs

- Will determine the residential, commercial and employment land needs to accommodate Brantford's population and job growth to 2041



How?



- Review existing housing supply and densities in Brantford and determine the residential land needs and alternative density requirements for the Boundary Expansion Lands;
- Review existing intensification rates and determine an appropriate alternative intensification target for Brantford's Built-up Area;
- Conduct market analysis to review supply and demand for employment and commercial lands; and
- Determine employment and commercial land needs and density requirements for the Boundary Expansion Lands.





Municipal Comprehensive Review



Municipal Comprehensive Review - Conversion



- Examine existing employment sites within the City to determine whether any of these sites warrant conversion from employment to non-employment uses.
- The Growth Plan requires any conversion of employment land to be considered on a City-wide comprehensive basis rather than on a site-by-site basis as requests are made.
- The review of potential employment conversions through a Municipal Comprehensive Review ensures that the City is not compromising its ability to provide a sufficient amount of land for employment to accommodate growth.



Municipal Comprehensive Review – targets for employment and population growth

Year	2031	2036	2041
Employment	67,000	72,000	79,000

Year	2031	2036	2041
Population	139,000	152,000	163,000



Municipal Comprehensive Review



Determining Where to Locate Future Growth



- Develop high level options for settlement expansion;
- Develop evaluation criteria to assess the settlement expansion options;
- Conduct an agricultural impact assessment of the expansion options;
- Update the transportation demand model and use the model to assess the expansion options;
- Conduct a high level water & wastewater servicing review of the expansion options;
- Review the potential impacts of the options on the water resource system;
- Conduct a high level review of key hydrologic areas and the Natural Heritage System (NHS) for the expansion options;
- Conduct a high level archaeological review; and
- Finalize the evaluation of the urban boundary options.



Master Plan and Environmental Assessment for Boundary Expansion Lands



Secondary Plan will be completed for the Boundary Expansion Lands to be brought into Brantford's urban boundary



The Secondary Plan for the new urban lands will include:



- land use, transportation and servicing options;
- an environmental impact study of the land use options;
- geomorphic constraints and evaluate the options;
- an agricultural impact assessment of the options;
- evaluation of land use options;
- preferred land use plan;
- policies for Natural Heritage System (NHS) and recommendations for post-development management;
- an active transportation plan, transit plan and road classifications for the preferred option;
- a stormwater management plan;
- servicing plans for water and wastewater;
- an infrastructure staging and phasing plan for the preferred option;
- urban design guidelines; and
- area specific policies necessary to implement the Secondary Plan.



Master Servicing Plan



For settlement areas that receive their water from rivers or groundwater and discharge treated sewage to rivers, the completion of Phases 1 and 2 of a Class Environmental Assessment (EA) is required to determine:



- capacity requirements of the existing water and wastewater treatment facilities
- required upgrades to those facilities to accommodate forecast growth.





Transportation Master Plan



In order to determine where the urban boundary should be expanded, a Transportation Master Plan will determine:

- high level transportation principles
- transportation network options for urban expansion
- transportation demand



As a component of the Secondary Plan for Urban Boundary Expansion Lands, the Transportation Master Plan will include:



- detailed transportation network options
- an Active Transportation Plan, Transit Plan, Road Classifications Plan
- infrastructure staging and a phasing plan



New Official Plan



The City's Draft Official Plan will be revised to incorporate all of the work completed, including:

- the land use designations for the Secondary Plan,
- land use designations for the rural/agricultural lands,
- revised growth management, natural heritage, servicing, phasing and other policies.



Indigenous Consultation Strategy

- **The history of Brantford is intimately tied to the history of the Six Nations people in Brant County**
- **Brantford is in the traditional and treaty territory of Six Nations of the Grand River First Nation and the Mississaugas of the New Credit First Nation**
- **According to 2011 Census data, off-reserve Indigenous peoples constitute the fastest growing segment of Canadian society, with most living in urban centres.**

Six Nations of the Grand River First Nation and the Mississaugas of the New Credit First Nation have been contacted about the project and plan to meet with the City to discuss in the coming months.

Both nations have an interest in the project and its impact on their treaty rights.

An official notice will be circulated to each community shortly, with follow up correspondence in October to ensure that the community is fully aware of the project and able to comment and participate in the goals and results of the study.

Opportunities to Stay Involved in the Process

2017

September 11

● **Public Information Centre #1**

Update on project and process

November 18

● **Public Information Centre #2**

Municipal Comprehensive Review Employment Conversions & Growth Options
Kick off of Environmental Assessment for Boundary Expansion Lands

2018

Spring

● **Public Information Centre #3**

Preferred Urban Boundary
Vision and Principles for development in the Boundary Expansion Lands

Early Summer

● **Public Information Centre #4**

Options for Community design in the Boundary Expansion Lands

Fall

● **Public Information Centre #5**

Preferred land use plan for the Boundary Expansion Lands

2019

Winter

● **Statutory Public Open House**

Official Plan

Spring

● **Statutory Public Meeting and Council Presentation**

Official Plan



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FOR MORE INFORMATION
PLEASE CONTACT

Alan Waterfield, Senior Policy Planner

519-759-4150 ext. 5163

AWaterfield@brantford.ca

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