



# 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

**Virtual Statutory Public Meeting**  
Special Committee of the Whole – Community Development  
Tuesday January 19, 2021 (Continued from Nov. 19, 2020)

# Introduction and Presentation Outline

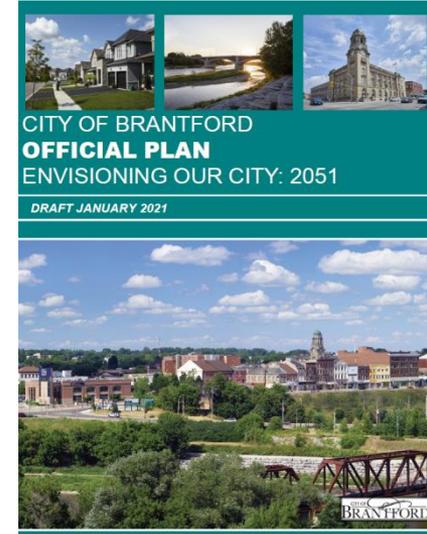
- Today's meeting is a continuation of the Official Plan Statutory Public Meeting held on November 19, 2020.
  - The Committee deferred decisions to adopt the Official Plan and endorse supporting documents to January 19, 2021.
  - Three pending amendments to the Draft Official Plan proposed by Committee members were also deferred.
- Presentation Outline:
  - A brief recap of the Draft Official Plan and supporting documents that were presented in November;
  - Address the three pending amendments;
  - Highlight changes made to the Draft Official Plan, Urban Design Manual, and Block Plan Terms of Reference;
  - Review Next Steps.

# Official Plan



## The Official Plan:

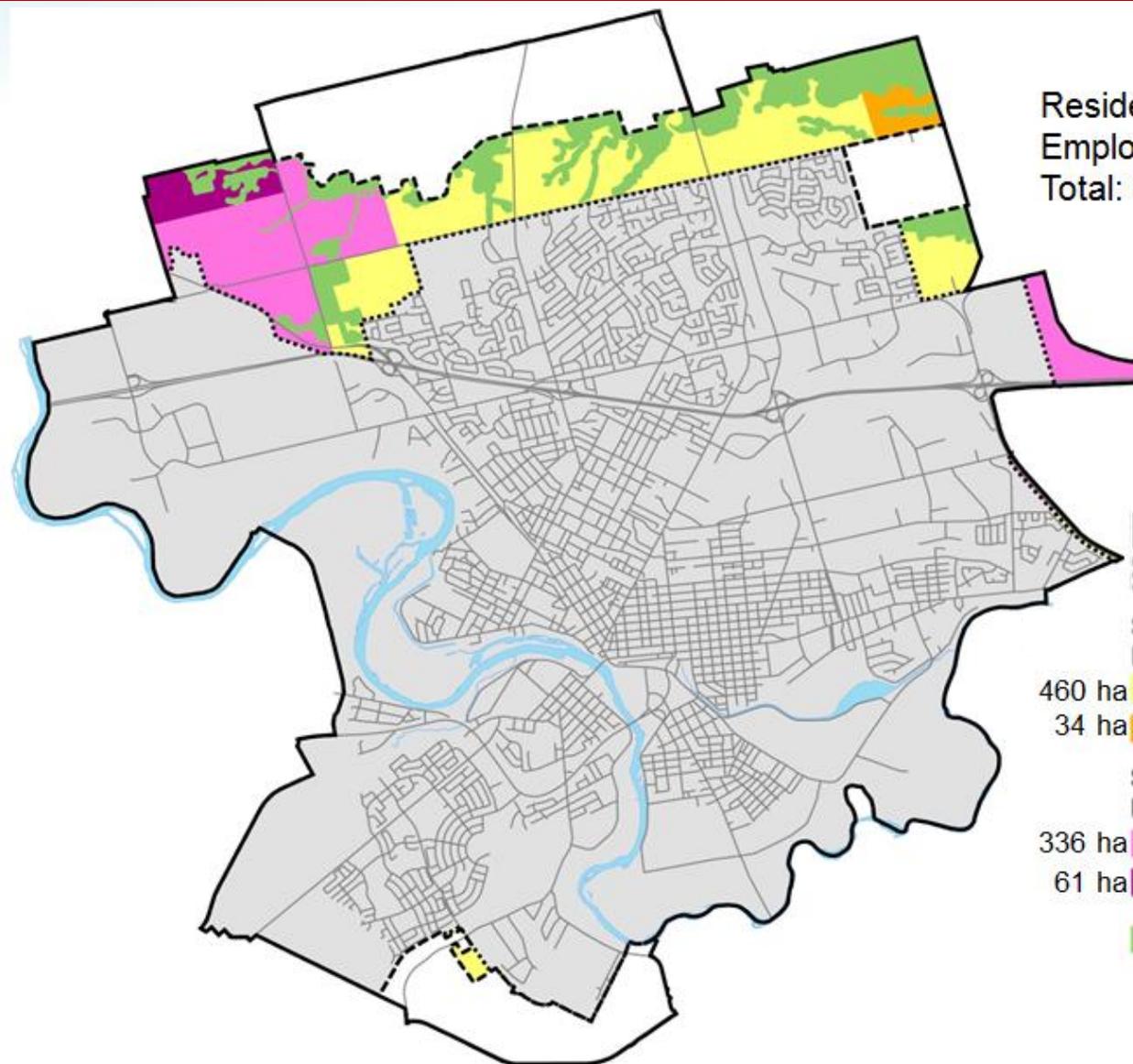
- guides how and where the City will grow and intensify to the year 2051;
- incorporates the 2,719 hectares transferred from Brant County to the City in 2017;
- accommodates 165,000 residents and 80,000 jobs in an expanded Settlement Area;
- conforms to the Growth Plan for the Greater Golden Horseshoe and Provincial Policy Statement;
- has considered input from the community through various public consultation opportunities, meetings with First Nations, property owners and agents, advisory committees, interest groups and industry expert workshops, as well as comments submitted on previous drafts.



# 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

# 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

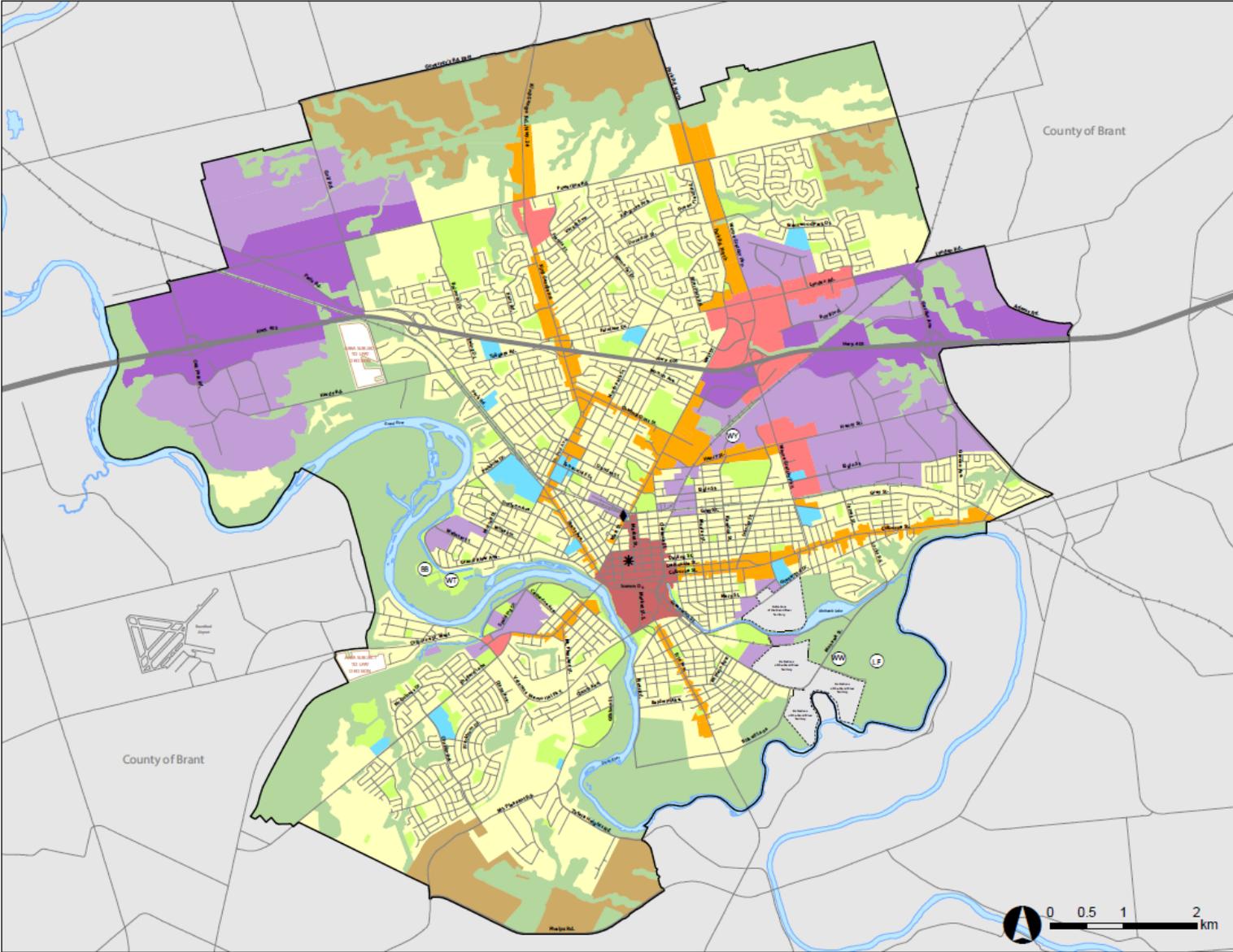
## Schedule 3 Land Use Plan

### 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

-  Sanitary Landfill Site
-  Water Treatment Facility
-  Wastewater Treatment Facility
-  Municipal Works Yard
-  Transit Bus Bams
-  Downtown Transit Terminal
-  VIA Rail Station



# Supporting Documents

## Urban Design Manual:

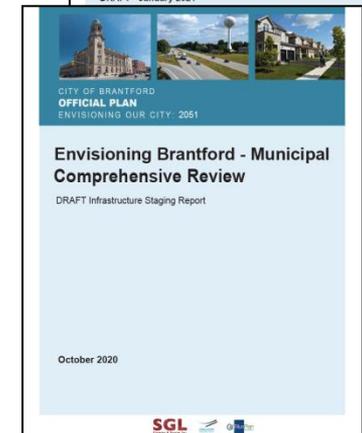
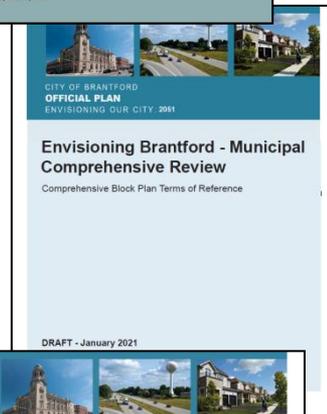
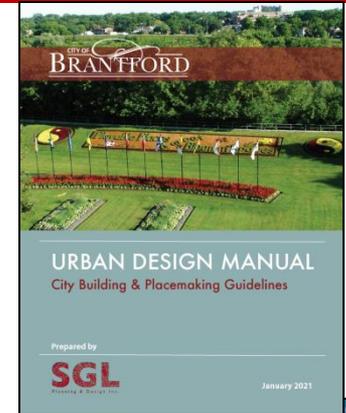
- Contains design guidelines to promote high quality design of buildings and spaces.

## Comprehensive Block Plan Terms of Reference:

- Supports the preparation of Block Plans, required to coordinate planning and servicing of future draft plans of subdivision within each Block.

## Infrastructure Staging Report:

- Provides a summary of infrastructure and servicing needs in the expansion lands, aligned with the City's Transportation Master Plan (TMP) and Master Servicing Plan (MSP);
- To be updated upon completion of TMP/MSP addendum updates.



# Three Pending Amendments

1. Museum uses in the Greenwich Mohawk Lands;
2. Earl Haig Park; and
3. Motel uses along Colborne Street, east of Wayne Gretzky Parkway.

# Museum uses on Mohawk Greenwich Lands

(Amendment 1/Recommendation C.i.)



## Pending Amendment:

- *“A. THAT Staff BE DIRECTED to include the Museum Use to the Mohawk Greenwich Lands and to apply a modified policy to permit the museums within the Greenwich Mohawk Lands; and*
- *B. THAT a Zoning By-law amendment PROCEED in the future.”*

## Change recommended in Report 2021-20:

- Build upon **Modified Policy Area 4 – Mohawk Lake/Greenwich Mohawk Lake District Area**, to specifically include “museum uses and associated outdoor education and interpretive centres” as permitted uses;
- A City-initiated Zoning By-law amendment will proceed once the new Official Plan is approved, as per the approved Mohawk Lake District Plan.



# Earl Haig Park

(Amendment 2/Recommendation C.ii.)

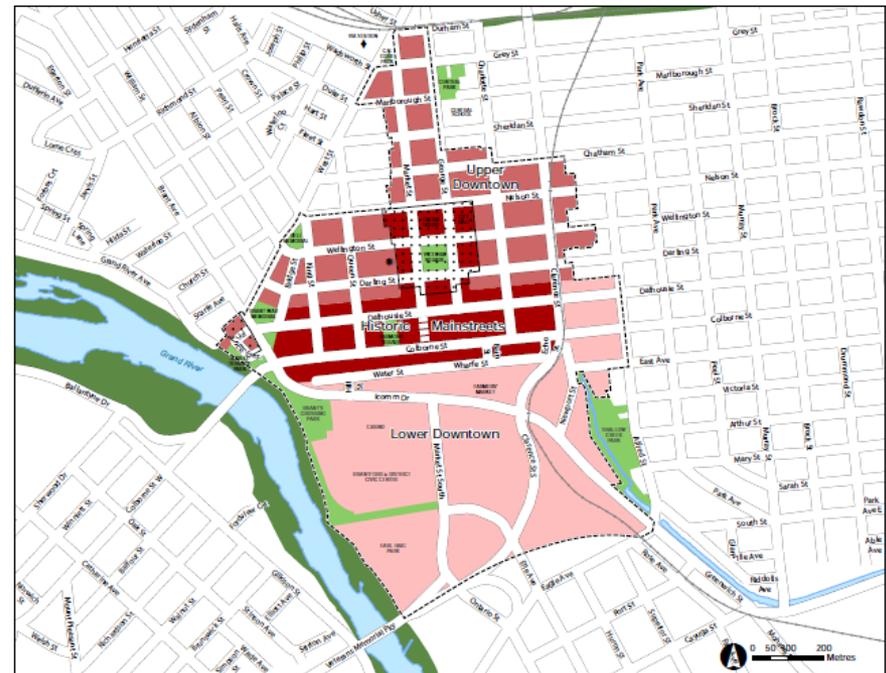


## Pending Amendment:

- “A. THAT Staff BE DIRECTED to remove Earl Haig from the Urban Growth Centre; and
- B. THAT Staff BE DIRECTED to move the designation of Earl Haig back to Parks and Public Open Space.”

## Change recommended in Report 2021-20:

- Revise Schedule 5: Downtown Urban Growth Centre to apply Parks and Public Open Space upon Earl Haig Park;
- Keep Earl Haig Park within the Urban Growth Centre (UGC), consistent with other parks in the UGC.





# Other Changes

- Draft Official Plan:
  - Policy discouraging agricultural investment was deleted as recommended by Provincial Staff;
  - Policy was clarified regarding the ability to modify the limits of the Core Natural Areas Designation, including buffers, through Environmental Impact Study;
  - Modified Policy Area 24 – Cornell Lands, reinserted to recognize development potential for employment uses on land near the Northwest Business Park, subject to Environmental Impact Study.
- Urban Design Manual:
  - Photo of awnings over sidewalks and the prioritization of bike lanes over on-street parking facilities were removed;
  - Other revisions in response to meeting with BHBA.
- Comprehensive Block Plan Terms of Reference:
  - Added Ward Councillors to the Draft Block Plan circulation list.
- Minor mapping refinements

# Next Steps

- City Approval Process:
  - Strike the November motion (Report 2020-139) with the revised January motion (Report 2021-20);
  - Approve recommendation to adopt the Official Plan:
    - Special Committee of the Whole – Community Development (COW-CD),
    - Council;
  - Enact the adopting By-law in March 2021, to better align final approval by the Province with the City's fiscal strategy for servicing the Settlement Area expansion lands;
  - Submit the Official Plan to the Province for final approval.
- Completion of a new Comprehensive Zoning By-law will follow, after the new Official Plan is in effect.