

PW-E1-1



Corporate Services
Council and Administrative Services

June 10, 2010

Regional Municipality of Peel
Ms. C. Reid, Clerk
10 Peel Centre Drive, Suite "A", 5th Floor
Brampton, ON L6T 4B9

City of Mississauga
Attention: Ms. C. Greer, Clerk
Civic Centre, 300 City Centre Drive
Mississauga, ON L5B 3C1

Town of Caledon
Ms. K. Landry, Clerk
P.O. Box 1000, 6300 Old Church Road
Caledon, ON L7C 1J6

REFERRAL TO	_____
RECOMMENDED	_____
DIRECTION REQUIRED	_____
RECEIPT RECOMMENDED	<input checked="" type="checkbox"/>

Re: Brampton's Response to the Provincial Growth Plan – Official Plan Amendment
(File G65 GP)

The following recommendation of the Planning, Design and Development Committee Meeting of May 17, 2010, was approved by Council on May 26, 2010:

PDD111-2010

1. That the report from J. Given, Manager, Growth Management and Special Policy, and N. Goss, Policy Planner, Planning, Design and Development, dated May 3, 2010, to the Planning, Design and Development Committee Meeting of May 17, 2010, re: **Brampton's Response to the Provincial Growth Plan – Official Plan Amendment** (File G65 GP) be received; and,
2. That a residential use may be considered as part of a mixed-use development on lands designated Business Corridor on the site located at Queen Street East and McVean Drive, as proper consideration has been given to the conversion of employment lands through a comprehensive review undertaken as part of this Growth Plan amendment process;
3. That a residential use may be considered on lands south of Ebenezer Road and east of Nexus Avenue on lands designated Business Corridor (currently appealed to the Ontario Municipal Board) as consideration has been given to the conversion of employment lands through a comprehensive review undertaken as part of the Growth Plan Amendment process;

LEGISLATIVE SERVICES	
PY TO:	FOR:
Mr	Committee
D	
Corporate Services	Council
Municipal Works	
Employee and Business Services	July 8/10
Health Services	File
Human Services	
Home Living	

RECEIVED

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REGION OF PEEL
CLERKS DEPT.

(a copy of the City of Brampton report is available from the office of the Regional Clerk for viewing)

cont.../

4. That staff be directed to prepare the necessary documents in order for Council to adopt the Growth Plan Official Plan amendment at their meeting of June 9, 2010;
5. That staff be directed to prepare a document that includes the recommendations on those parts of the 2006 Official Plan that have been appealed to the Ontario Municipal Board and that this document be formally considered for endorsement by Council together with the adoption of the Growth Plan Official Plan Amendment, and shall include the following key recommendations:

Bram East Appealed/Deferred Lands

- That the lands within the Bram East deferral/appealed area generally be designated Business Corridor and Office except as noted below;

Queen/McVean

- The addition of a Special Policy to enable the consideration of a future amendment to the Official Plan to permit a residential use on lands designated Business Corridor (appealed) at the northeasterly intersection of Queen Street and McVean Drive, provided the proposed mixed-use development continues to provide at least the amount of employment that would otherwise be accommodated on the site if the residential use were not included;

Ouray Developments Inc.

- That the lands at the southeast intersection of Nexus Avenue and Ebenezer Road (northerly block), may be designated Residential on Schedule A to the City's Official Plan, *General Land Use*, subject to the addition of a Special Policy on this block and the northeasterly intersection of Nexus Avenue and Fogal Road (southerly block);
- A recommendation that adds a Special Policy to both parcels noted above, owned by Ouray Developments Inc. to:
 - Permit residential development on the northerly block containing a mix of residential densities and high quality built form, landscaping and architectural details;

- Incorporate some employment uses on the northerly block, potentially in the form of live-work units and a mixed-use building;
- Require that the Secondary Plan and Zoning by-law be updated on the southerly parcel to the satisfaction of the City in conjunction with the approval of the implementing zoning on the northerly block for residential; new provisions on the southerly block shall include the accommodation of higher density employment uses;
- Acknowledge that the southerly block, designated Business Corridor, may be considered for residential uses following a municipal comprehensive review, provided the Official Plan policies for employment land conversion can be met;
- Require that the municipal comprehensive review take into account the City-wide need and objectives for accommodating employment growth to 2031, consideration of the outcomes of employment land studies in Secondary Plans across the City and the nature of the employment development contemplated for the lands south of Fogal Road;
- Permit the residential uses on the southerly block to be approved without an amendment to Part 1 of the Official Plan, subject to satisfying the above requirements.

TRCA Lands

- A recommendation that the deferral/appeal of the Land Use Designation remain on lands owned by the Toronto Region Conservation Authority located at the northwest and southwest intersection of Queen Street and McVean Drive.
6. That following Council's approval of the Growth Plan Official Plan Amendment, staff be directed to review the floodplain and open space zoning respecting passive and active recreation uses to ensure consistency with proposed Growth Plan Official Plan Amendment and report back to Council with a Zoning By-law Amendment;
 7. That staff be directed to review and amend the City's Secondary Plans to ensure compliance with the amended Official Plan with respect to the *Growth Plan* and to report back to the Planning, Design and Development Committee with a proposed work plan;

8. That Planning and Economic Development staff be directed to conduct a detailed review of the City's employment policies to identify strategies dealing with the policies, zones and implementation mechanisms to best further the City's long term vision for viable, prosperous employment lands of quality design;
9. That staff be directed to prepare master plans for the intensification corridors, mobility hubs and major transit station areas, to determine and refine, among other items, heights and densities within these areas and report back to the Planning, Design and Development Committee with a proposed work plan and scope of work including a recommended prioritization of the master plans;
10. That this report be forwarded to the Region of Peel, City of Mississauga and, Town of Caledon for information;
11. That the correspondence from Joel Farber, Fogler Rubinoff, Toronto, dated May 14, 2010, to the Planning, Design and Development Committee Meeting of May 17, 2010, re: **Brampton's Response to the Provincial Growth Plan – Official Plan Amendment** (File G65 GP) be received.

Yours truly,



Chandra Urquhart
Legislative Coordinator
City Clerk's Office
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e-mail: chandra.urquhart@brampton.ca
(PDD/F3)

cc:

J. Corbett, Commissioner, Planning, Design and Development
A. Smith, Director, Planning Policy and Growth Management
J. Given, Manager, Growth Management and Special Policy
N. Goss, Policy Planner, Planning, Design and Development
Joel Farber, Fogler Rubinoff LLP, 95 Wellington Street West, #1200,
Toronto-Dominion Centre, Toronto, M5J 2Z9