

For Information

DATE: January 4, 2011

REPORT TITLE: **REGIONAL OFFICIAL PLAN AMENDMENT APPLICATION (ROP 10-001) -
OSMINGTON INC. TO ESTABLISH A NEW MIXED-USE REGIONAL
CENTRE
CITY OF BRAMPTON, WARD 6**

FROM: Dan Labrecque, Commissioner of Public Works

OBJECTIVE

To inform Council of a private Regional Official Plan Amendment (ROPA) application for lands located within the North West Brampton Urban Development Area. In addition, this report provides a preliminary identification of the Regional Planning issues and the anticipated process for considering the related planning applications.

REPORT HIGHLIGHTS

- Osmington Inc. has filed a Regional Official Plan Amendment application to support the proposed use of a site, located northwest of Mississauga Road and Bovaird Drive in the City of Brampton, for a mixed-use Regional Centre.
- A Regional Official Plan Amendment is required to support the proposal.
- Region of Peel Official Plan Policy 5.3.4.2.2 (f) (v) establishes a moratorium on the development of lands within this area until at least December 2016 for the protection and potential use of shale resources in advance of urban development.
- This policy originates from an Ontario Municipal Board Decision on ROPA 15, which established the North West Brampton Urban Development Area.
- Concurrent applications have been made to the City of Brampton for an associated Local Official Plan Amendment and Rezoning Application.
- Osmington Inc. proposes to move the subject property out of the Heritage Heights Secondary Plan Area and into the Mount Pleasant Secondary Plan Area.
- Regional staff is working together with City of Brampton staff on the processing of these applications and as such are not recommending proceeding to a Public Meeting until at least Phase 2 of the City's process for the associated Local Official Plan Amendment.

DISCUSSION**1. Background**

On March 2, 2010 Glen Schnarr & Associates, on behalf of Osmington Inc. filed an application to amend the Region of Peel Official Plan. The property is located on the west

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side of Mississauga Road, north of Bovaird Drive. See Appendix I for a map of the subject property.

The purpose of the Regional Official Plan Amendment (ROPA) is to seek a site-specific exemption from Region of Peel Official Plan Policy 5.3.4.2.2 (f) (v) and associated schedules, including:

- Schedule C: To remove the lands from the High Potential Mineral Aggregate Resource Area
- Schedule D: To remove the lands from the Northwest Brampton Urban Development Area
- Schedule E: To remove the lands from Conceptual North-South Corridor/Bramwest Parkway Study Area (currently before the Ontario Municipal Board (OMB))

In brief, ROP Policy 5.3.4.2.2 (f) (v) provides for a minimum 10 year waiting period (expiring in December 2016) for the protection and potential use of shale resources in the North West Brampton Policy Area in advance of urban development.

In addition to the ROPA, concurrent applications have been made by the same applicant to the City of Brampton for an associated Local Official Plan Amendment (LOPA) and Rezoning. The LOPA has been revised from its original submission and now proposes to amend the Mount Pleasant Secondary Plan to include the Osmington Inc. lands within its boundaries as a Special Policy Area – recognizing the linkage between the Osmington lands and the Mount Pleasant Mobility Hub; thereby proposing to remove the lands from the Heritage Heights Secondary Plan Area.

2. Proposed Development

This is a mixed-use development including retail, office, hotel, open spaces, residential and community uses. It is proposed to include both an indoor shopping centre and an outdoor retail promenade. The site is planned to be developed in three phases:

Phase 1 (Initial development)

- Enclosed Regional Retail Centre encompassing over one million square feet of retail space; and
- Promenade street retail space to complement the enclosed Regional Retail Centre, in excess of 140,000 square feet of retail space.

Phase 1 B (Office Development)

- Individual retail pads as an interim use of approximately 90,000 square feet of retail space; and
- Office development of approximately 300,000 square feet of space.

Phase 2 (Full Build-Out)

- Addition of a hotel with approximately 350 rooms;
- Medium and high density residential development of approximately 2,000 units.

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3. Preliminary Assessment of Regional Issues

Regional staff have identified the following key Regional planning and service delivery issues and have advised City of Brampton of such:

Transportation Corridor Protection:

The subject lands fall within a transportation corridor protection area as identified on Schedule E of the ROP (the OMB has not yet had the opportunity to consider appeals to ROPA 16 on this matter). Discussions are currently taking place between the Halton Peel Boundary Area Transportation Study (HPBATS) partner municipalities, being Halton Region, the Town of Halton Hills, the City of Brampton, the Region of Peel and the Town of Caledon regarding a Memorandum of Understanding for the Environmental Assessment(s) required to determine the alignment of the HPBATS recommended road network. As such, the impacts of this development proposal on the transportation corridor protection area will need to be assessed.

North West Brampton Urban Development Areas - Protection of Shale Resources:

As a result of the Ontario Municipal Board decision on ROPA 15 (to include the North West Brampton lands within the Regional Urban Boundary), the subject property is currently affected by a minimum 10 year development moratorium to allow for the possibility of aggregate extraction (until at least December 2016). The Region, City, and the Province will all have a role in determining how the Osmington Inc. development proposal affects existing policies in the Region of Peel and City of Brampton Official Plans resulting from the prior OMB decision and in assessing the suitability of the proposal.

Mount Pleasant Secondary Plan – Subwatershed Study:

The Osmington Inc. lands are within the Huttonville Creek Subwatershed and are part of the subwatershed study area for the Mount Pleasant Secondary Plan. This subwatershed study is not yet complete. Additionally, the Terms of Reference for the Subwatershed Study for the Heritage Heights Secondary Plan is currently being developed. Given the current status of both subwatershed studies – it is expected that the Credit Valley Conservation Authority (CVC) will identify natural environmental protection issues to be taken into consideration when evaluating the merits of the planning applications with the Region and the City.

Servicing

There is currently no sanitary sewer or water service available within the vicinity of the subject lands. It is anticipated that a 1200 mm (47 inches) diameter sanitary trunk sewer on Mississauga Road will be in service sometime in 2012. Additionally, in 2013 and 2014 the Region plans to construct watermains on Mississauga Road and Bovaird Drive respectively. There is no predicted in-service date for these watermains.

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4. Planning Approvals Process

Given the integrated nature of the three planning applications, it is anticipated that the timing of any potential approvals will need to be closely coordinated between the Region of Peel and the City of Brampton. At this early stage in consideration of the ROPA, it is envisioned that the approval process should be informed by the City of Brampton's determination on the suitability of the proposed land use, because the ROPA is in essence a policy exemption that is required in order to facilitate the use.

The application and supporting information has been circulated to the Province, the area municipalities, Credit Valley Conservation, and other interested agencies for their preliminary comment.

Attached as Appendix II is a City of Brampton Council report that provides a status update and outlines a three-phase planning approvals process (see Appendix II, PW-A2-18) for the LOPA. In short, Phase 1 constitutes a feasibility analysis; Phase 2 will require detailed study assessments resulting in a further detailed LOPA to establish specific land uses and a Secondary Plan policy framework; and Phase 3 involves the processing of detailed planning applications necessary to support this development proposal.

Typically the next step in the ROPA approvals process would be for staff to recommend that Council hold a statutory public meeting. However, given the integrated nature of the ROPA and LOPA and the process that the City of Brampton has established for the LOPA, staff are of the opinion that there is merit in waiting for an appropriate point in time during the City's Phase 2 before making such a recommendation to Council. This will assist in ensuring that both the ROPA and LOPA approvals processes work together.

Staff will continue to work with City of Brampton staff to coordinate the approvals process for the Regional and local planning applications and in evaluating the merits of the applications. Regional staff will continue to keep Regional Council apprised of key milestones/outcomes.

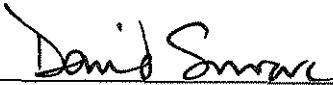
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Dan Labrecque
Commissioner of Public Works

Approved for Submission:



D. Szwarc, Chief Administrative Officer

*For further information regarding this report, please contact Andrea Warren at extension 4355 or
via email at awarren@peelregion.ca*

TS

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c. Legislative Services

DS-11-3-Osmington

APPENDIX I

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PW-A2-6



Tab 4 - Aerial Photo
Illustrating Existing Woodlots



Subject Lands

Existing Mid-Block Woodlots



FEBRUARY 23, 2010



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