

March 9, 2012

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Town of Caledon
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Region of Halton
Ms. Susan Lathan, Clerk
1151 Bronte Road
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Mr. William Roberts
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1255 Old Derry Road
Mississauga, ON L5N 6R4

RECEIVED

MAR 23 2012

REGION OF PEEL
CLERKS DEPT.

Re: Heritage Heights Community – Secondary Plan Areas 52 and 53 – Mississauga Road to the East, Winston Churchill Boulevard to the West, Mayfield Road to the North and Credit River to the South – Ward 6 (File P25RE - 52 & 53).

The following recommendation of the Planning, Design and Development Committee Meeting of February 27, 2012 was approved by Council on March 7, 2012:

- PDD041-2012 1. That the report from J. Hogan, Planning Project Manager, NW Brampton, Planning, Design and Development, dated January 25, 2012, to the Planning, Design and Development Committee meeting of February 27, 2012, re: **Heritage Heights Community – Secondary Plan Areas 52 and 53 – Mississauga Road to the East, Winston Churchill Boulevard to the West, Mayfield Road to the North and Credit River to the South – Ward 6** (File P25RE - 52 & 53) be received; and,

LEGISLATIVE SERVICES	
COPY TO:	FOR:
Chair	<input checked="" type="checkbox"/> Committee
CAO	<input checked="" type="checkbox"/>
Corporate Services	<input checked="" type="checkbox"/> Council
Public Works	<input checked="" type="checkbox"/> April 12, 2012
Employee and Business Services	
Health Services	<input type="checkbox"/> File 2.
Human Services	
Peel Living	

That staff present the Framework Plan for Heritage Heights to Council for endorsement following its refinement based on input and comments received through community visioning workshops and public consultation; and,

REFERRAL TO RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED

cont.../

3. That a copy of this report be forwarded to the Clerks of the Region of Peel, the Region of Halton, the Town of Halton Hills, the Town of Caledon and Credit Valley Conservation for their information.

Yours truly,



Chandra Urquhart
Legislative Coordinator
City Clerk's Office
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e-mail: chandra.urquhart@brampton.ca
(PDD/F2)

cc: Regional Councillor P. Palleschi
City Councillor J. Hutton
John Corbett, Commissioner of Planning, Design and Development
H. Zbogor, Acting Director, Planning Policy and Growth Management
J. Hogan, Project Manager, NW Brampton, Planning, Design and Development

Date: January 25, 2012

File: City File: P25RE- 52&53

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

Subject: **STATUS REPORT
HERITAGE HEIGHTS COMMUNITY
SECONDARY PLAN AREAS 52 & 53
Ward: 6**

DATE: February 27, 2012

Contact: Jill Hogan, Planning Project Manager, NW Brampton (905)874-3450

Overview:

- The purpose of this report is to provide a status update on Secondary Planning for the "Heritage Heights Community" in North West Brampton and highlight next steps in the planning process.
- In December 2009, Council authorized staff to initiate secondary planning for Secondary Plan Areas 52 (Huttonville North) & 53 (Mount Pleasant West), collectively referred to as the "Heritage Heights Community".
- The City has initiated the following Phase 1 studies: a subwatershed study and landscape scale analysis update, a transportation master plan, a servicing and infrastructure study and an employment implementation study. Consultants have recently been retained by the City to undertake a shale resource update and a community visioning study.
- Staff is working collaboratively with the Heritage Heights Landowners' Group, agencies and other stakeholders to develop a Framework Plan for Heritage Heights that takes into account the City's growth forecasts, relevant Provincial Policy, the principles of OP93-245, all balanced against the realities of the market place and expected delivery of major infrastructure.

RECOMMENDATIONS:

1. **THAT** the report from Jill Hogan, Planning Project Manager, NW Brampton, dated January 25, 2012 to the Planning, Design and Development Committee Meeting of February 27, 2012 re: "**STATUS REPORT – HERITAGE HEIGHTS COMMUNITY, SECONDARY PLAN AREAS 52 & 53**" Ward: 6 File: P25RE – 52 & 53 be received;
2. **THAT** staff present the Framework Plan for Heritage Heights to Council for endorsement following its refinement based on input and comments received through community visioning workshops and public consultation; and,

3. **THAT** a copy of this report be forwarded to the Clerks of the Region of Peel, the Region of Halton, the Town of Halton Hills, the Town of Caledon and to Credit Valley Conservation for their information.

BACKGROUND

In December 2006, OP93-245 was approved by the Ontario Municipal Board to expand the urban boundary of the Brampton Official Plan and to designate all of North West Brampton as a future urban area.

In December 2009, Council authorized staff to initiate secondary planning for the remaining two Secondary Planning Areas (52 & 53) in North West Brampton known as the Heritage Heights Community (west of Mississauga Road). Secondary Plan Areas 52 & 53 are bound by Mississauga Road to the east, Winston Churchill Boulevard to the west, Mayfield Road to the north and the Credit River to the south (see Figure 1).

These lands are currently designated: "Future Urban Development Area", "North West Brampton Policy Area" (NWBPA) and "Corridor Protection Area" in the Brampton Official Plan (see Figure 2). OP93-245 implemented policies and related mapping to protect an area of North West Brampton for the planning and development of the North-South Transportation Corridor; commonly referred to as the Halton-Peel Freeway. OP93-245 included a policy that requires the North South Transportation Corridor to be planned, designed and constructed in accordance with the recommendation of an Environmental Assessment Study prior to the full development of North West Brampton.

OP93-245 also implemented a Special Policy Area for the protection of shale for lands west of Mississauga Road in North West Brampton. The North West Brampton Policy Area (NWBPA) enables interim shale extraction to occur through the appropriate approval process, while recognizing the ultimate long term need of these lands for urban development. Accordingly, the purpose of the NWBPA is to provide for the protection and potential use of the shale resource for a period of 10 years (2016) following the approval of OP93-245. However, the policies enable all long range planning to proceed during this time.

The Mount Pleasant Secondary Plan (located east of Mississauga Road) was identified as the first phase of development. The Mount Pleasant Secondary Plan is now in force. The first block plan was approved by Council in March 2011 and subdivision planning is now underway. The second block plan (51-2) has been submitted and is currently proceeding through the approval process.

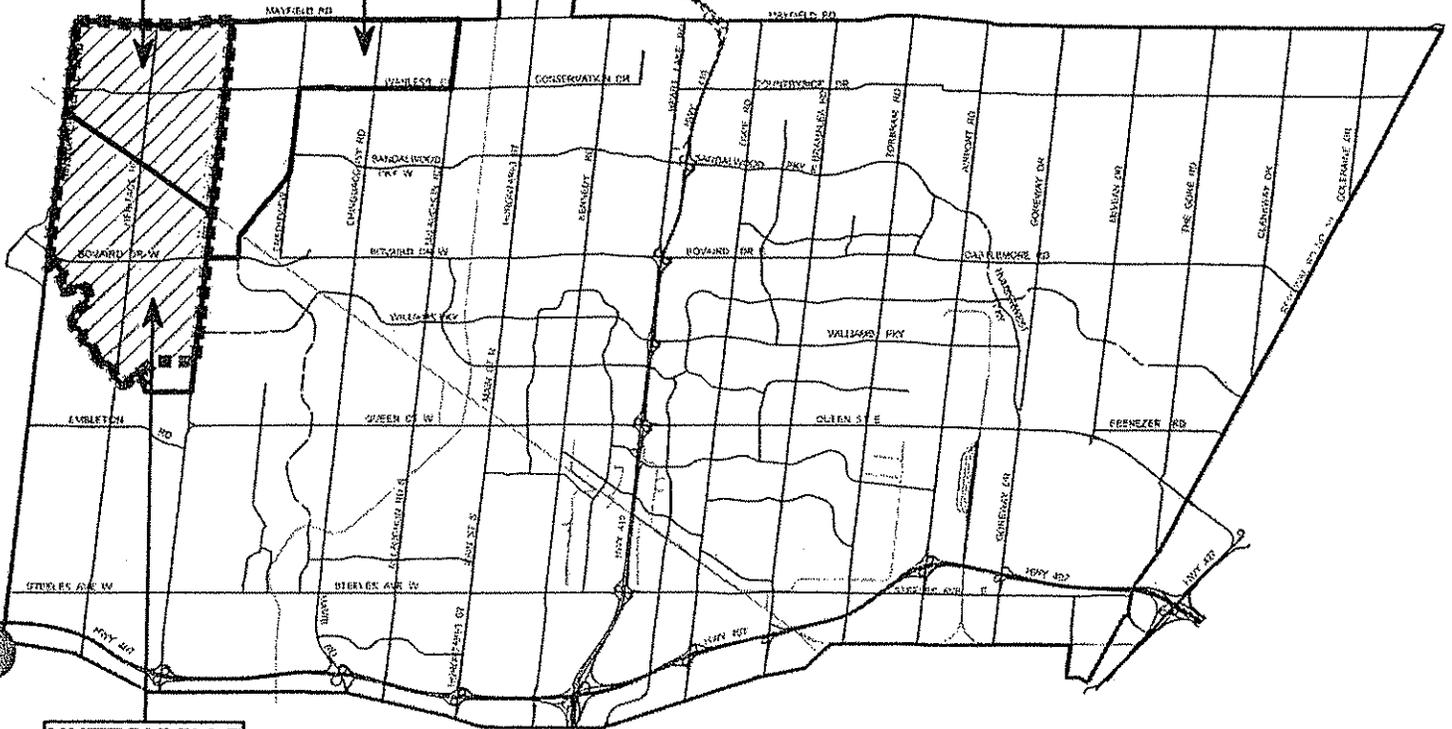
CURRENT SITUATION

The secondary planning program for Heritage Heights is structured in two phases. Phase 1 studies that have been initiated include subwatershed and a landscape scale analysis update, a transportation master plan, servicing and infrastructure an employment implementation study and a shale resource review update.

MOUNT PLEASANT WEST SPA 53

MOUNT PLEASANT SPA 51

HUTTONVILLE NORTH SPA 52



HERITAGE HEIGHTS COMMUNITY
 SECONDARY PLAN AREA BOUNDARY

**FIGURE 1 -
 SECONDARY PLANNING AREAS - NORTH WEST BRAMPTON**



PW-B1-6

Any lands within the Provincial Greenbelt Area are not part of the urban area and are subject to the policies of the Greenbelt Plan

TOWN OF HALTON HILLS



Extract from Schedule A (General Land Use Designations) of the City of Brampton Official Plan

- | | | | | | |
|--|----------------------------|--|---|--|---|
| | HERITAGE HEIGHTS COMMUNITY | | INDUSTRIAL | | CENTRAL AREA |
| | APPEALED TO THE OMB | | MAJOR INSTITUTIONAL | | N-W BRAMPTON URBAN DEVELOPMENT AREA |
| | RESIDENTIAL | | OPEN SPACE | | SPECIAL LAND USE POLICY AREA See Section 4.13 |
| | ESTATE RESIDENTIAL | | PROVINCIAL GREENBELT AREA/PROTECTED COUNTRYSIDE | | CORRIDOR PROTECTION AREA |
| | VILLAGE RESIDENTIAL | | | | |

BRAMPTON
Flower City
brampton.ca
PLANNING, DESIGN & DEVELOPMENT

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Kilometres



**FIGURE 2 -
OFFICIAL PLAN DESIGNATIONS
HERITAGE HEIGHTS COMMUNITY**

The Phase 1 studies will establish the natural heritage system for Heritage Heights, identify the general employment area(s) and recommend a transportation network that will lead to the development of a framework plan for Heritage Heights that is supported by a community vision and guiding development principles. The framework plan will form the basis for more detailed secondary planning to be undertaken in Phase 2.

The planning program for the Heritage Heights Community is being managed by the City of Brampton and steering committees have been established to oversee each component study lead by City Staff. The Heritage Heights Landowners' Group is responsible for the funding of the majority of the component studies and have been participants in the selection of consultants in accordance with the City of Brampton purchasing protocol.

The purpose of this report is to provide a status update on Secondary Planning for Heritage Heights and to highlight next steps in the planning process.

COMPONENT STUDY UPDATE

Transportation Master Plan

The City of Brampton has retained Cole Engineering to undertake the Heritage Heights Transportation Master Plan as the supporting transportation study for Secondary Planning for Areas 52 (*Huttonville North*) & 53 (*Mount Pleasant West*) – collectively referred to as "*Heritage Heights*" and more broadly as part of the overall planning program for North West Brampton. The transportation study is proceeding as a Transportation Master Plan (TMP) in accordance with the Municipal Class Environmental Assessment.

This study will identify the road network and transit requirements in Northwest Brampton and consider a wide range of options to satisfy future travel demands. The Transportation Master Plan will undertake to refine the corridor protection area through examining and defining a window for a bridge crossing of the Credit River Valley. The TMP will also focus on innovative, pedestrian/cycling-friendly, and transit-oriented community road and transit projects as part of a preferred transportation network and strategy needed to support the full development of the new community.

The study's first Public Information Centre (PIC) is targeted for the first quarter of 2012.

Infrastructure Servicing Study

The City of Brampton has retained Urbantech Consulting to undertake the Servicing and Infrastructure Study for Heritage Heights. The Infrastructure Servicing Study, at the Secondary Planning stage represents a high level component Study that is intended to confirm the following:

- The planning area that may be serviced through the logical extension of existing and planned infrastructure, and a conceptual plan is developed to demonstrate the same; and,
- That there are no significant downstream or off-site constraints which may preclude development, or where such impediments exist, a strategy is developed to address the issue.

The Study will provide co-ordination with the findings of the Heritage Heights Subwatershed Study to examine storm water management requirements at a preliminary level of detail, keeping in mind that the Block Plan Environmental Implementation Report subsequently being prepared for Secondary Plan Areas 52 and 53 will address stormwater management in greater detail.

To date, Urbantech has presented their review of current and future Region of Peel infrastructure plans and phasing sequences, including identifying the existing surrounding local network of sewer and water infrastructure and storm water facilities that are designed to service Heritage Heights.

To proceed to Part 2 of the study (*Conceptual Network and Routing Design*), Urbantech requires the "*Preliminary Road Network*", which will be established through the early stages of the Transportation Master Plan for Heritage Heights.

Subwatershed Study & Landscape Scale Analysis Update

The City of Brampton has retained a team of consultants lead by AMEC Environment & Infrastructure to undertake the Subwatershed Study and Landscape Scale Analysis Update for the Heritage Heights lands.

The Subwatershed Study and LSA Update commenced in Fall 2011. The team is currently undertaking technical tasks as part of the Phase 1: Subwatershed Characterization and Integration, which will provide an understanding of the physical environmental issues across the Credit River Tributaries and West Huttonville Creek subwatershed study areas. By combining both the physical and land use elements of subwatershed issues, a comprehensive understanding of the area's opportunities and constraints will be available. Key interrelationships between water quantity, water quality, natural heritage, aquatic habitat and land use will be identified. Phase 1 is targeted for completion within the second quarter of 2012.

Shale Resource Update Study

The Shale Resources Review Final Report was completed for the North West Brampton Urban Boundary Expansion in July 2002. It is now appropriate to update this study as a Phase 1 component study for input into secondary planning for the Heritage Heights Community.

The strategic objective of the Shale Resource Review Update is to evaluate the relevance of current City of Brampton and related Region of Peel Official Plan policies for the continued protection of shale resources in North West Brampton

and to determine if the policies should be removed in whole or in part. It is expected that the findings of this study will contribute to the Region's review of their policies for the shale resource in NW Brampton in this area and/or justify an earlier review request (prior to 2016) by the Region of Peel to the Province. The study is targeted to commence February 2012.

Employment Implementation Study

The purpose of this study is to identify the geographic location(s) of a sustainable employment land employment area(s) within the Heritage Heights Community. The Study will also indicate type and amount of employment generated in this Secondary Plan, while taking into consideration long term employment growth that could be accommodated on existing employment lands in the City; provided that the City-wide forecasts for employment lands are not compromised. It is vital that this study considers the Growth Plan forecasts while balancing the realities of the market place in determining the employment land requirements in Heritage Heights.

In addition, it is expected that this study will recommend planning policy to ensure the overall competitiveness and marketability of the Heritage Heights community for employment purposes and to set out strategies to mitigate impacts of potential competing land uses. Future employment lands within Heritage Heights will be targeted to generally attract higher order, higher density employment uses and limit lower density uses (e.g. warehousing and distribution).

The City has retained Cushman & Wakefield Ltd. and MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) as the consultants to undertake the study. About two-thirds of the analysis is complete.

Phase 1 reviewed Employment and Occupancy Trends, a Real Estate and Market Overview and assessed Transportation Infrastructure. Phase 2A consisted of a SWOT Analysis (Strengths Weaknesses Opportunities and Threats). Phase 2B will recommend land needs.

The results of the study will contribute to the development of a secondary plan and will take into consideration Council's direction to designate an appropriate amount of employment land employment for Heritage Heights.

The study has progressed to a point where input from the Visioning Study is required to provide a holistic overview of all the structural elements that contribute to a successful community before proceeding to its final phase.

NEXT STEPS

Community Visioning Study

The Phase 1 studies described above will establish the natural heritage system for Heritage Heights, identify the general area of employment lands and

recommend a transportation network that will lead to the development of a framework plan and community vision for Heritage Heights.

The City will be retaining a consultant specializing in urban design, open space planning and community development to undertake a Community Visioning Study for Heritage Heights. This study will recommend a strategic and high level community vision supported by a framework plan and development principles. Major structural elements of the community will be identified and mapped (i.e. natural heritage, Halton-Peel Freeway and land uses).

OP93-245 establishes the general framework for the Heritage Heights Community. Some of the key principles of this framework include:

- maximizing the opportunities for mixed-use and higher density development at appropriate locations;
- creating viable employment areas that provide a range of employment opportunities;
- promoting nodal development at appropriate locations;
- protecting and preserving local features; and,
- promoting complete communities that include nodes, neighbourhoods and corridors planned around transit and active transportation with an open space network complementing and integrating the environment.

Planning Vision

In accordance with the Growth Plan and the policies of OP93-245, the Heritage Heights Community will be planned as a complete, compact and connected community, which provides opportunities for a mixed-use development, live-work and includes a variety of housing types and densities, employment lands and a robust natural heritage system.

Notwithstanding the Growth Plan forecasts for the City, an appropriate supply of employment lands will be designated in Heritage Heights based on practical and realistic expectations, keeping in mind the principles of the Growth Plan, the Provincial Policy Statement and OP93-245. Establishing a viable employment area that can attract supporting businesses will be essential to determining the ultimate land needs for Heritage Heights.

The Visioning Exercise for Heritage Heights is expected to set the stage for determining the employment area in Heritage Heights and to guide detailed secondary planning in Phase 2.

The component studies to be undertaken that will contribute to secondary planning in Phase 2 include:

- Commercial & Institutional;
- Community Design and Open Space;
- Cultural and Archaeological Heritage;

- Noise Assessment;
- Growth Management, Staging and Sequencing Analysis; and,
- Alternative Development Standards.

A conclusion of Phase 2 will be a draft secondary plan that will be subject to public comment and review.

Public Consultation

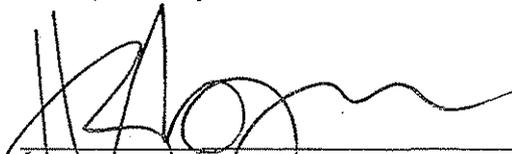
Public participation is a key component of the planning program for Heritage Heights. Opportunities throughout the planning for Heritage Heights will be available for local area residents, landowners and stakeholders to participate in the planning process through open houses and formal public meetings. A Visioning Workshop is targeted for spring 2012.

CONCLUSION

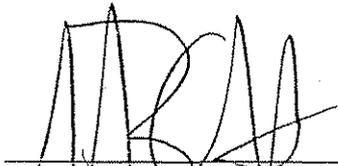
The Community Visioning strategy for Heritage Heights shall achieve a successful, progressive approach to the integration of employment and commercial lands with identifiable residential neighbourhoods that maintains the intent of Provincial Policy by providing opportunities for mixed-use development, live-work, a variety of housing types, employment lands and the preservation of the natural heritage system. Defining a critical mass of employment land is key to attracting viable, higher order employment uses and supporting businesses.

Planning for Heritage Heights needs to recognize the City's growth forecasts while balancing the realities of the market place and the expected delivery of major infrastructure. Staff will present the Framework Plan to Council for endorsement following its refinement based on input and comments received through community visioning workshops and public consultation.

Respectfully submitted:



Henrik Zbogor, MCIP, RPP
**Acting Director, Planning Policy
& Growth Management**



John B. Corbett, MCIP, RPP
**Commissioner, Planning, Design
and Development**

Authored by: Jill Hogan, MCIP, RPP