



Brampton

REPORT

Planning, Design & Development Committee

Standing Committee of the Council
of the Corporation of the City of Brampton

Date: October 28, 2005

File: P26 S40

Subject: **RECOMMENDATION REPORT**
Bram West Secondary Plan Review Land Use Concept
Ward Number 6

Contact: Malik Majeed (905-874-2076)
David Waters (905-874-2074)

OVERVIEW:

- This staff report responds to land use related issues raised at the October 4, 2004 and November 15, 2004 public meetings held to consider Option 1 and the Alternative Land Use Plan for Bram West and recommends a land use plan to circulate with the City's draft official plan amendment.
- The land use issues discussed in this report include the Villages of Riverview Heights Special Study Area; the proposed buffer zone surrounding Maple Lodge Farms; the employment land conversions; a number of land use adjustments and a request to expand the proposed Neighbourhood Retail designation opposite Lionhead Golf Course to a District Retail Centre.
- City staff are illustrating a 600 metre buffer zone around the Maple Lodge Farms 140 acre operation in the Bram West land use concept along with various adjustments to their employment land designations.
- Staff are illustrating the west side of Financial Drive south of Steeles Avenue as residential, subject to redesignating the east side of Mississauga Road across from the subject lands for offices and limited high performance light industrial uses. This scenario is expected to yield the City a net benefit of about 900 additional jobs.
- Staff continue to identify the Finger Lands for employment uses based on their accessibility, proximity to the arterial road network and their environmental attractiveness for campus-type business park.
- Staff continue to support the Special Study Area designation (on an interim basis) for the Riverview Heights proposal until the details regarding executive housing, the realignment of Heritage Road and the cost of providing an enhanced public realm have been addressed to the City's satisfaction.
- Staff do not support the requests to change the boundaries of Huttonville Village or certain woodlots. Staff are recommending that the proposed wetland designation on the Baldessara property be replaced with the existing residential designation of the approved Bram West Secondary Plan.

RECOMMENDATIONS

1. THAT the staff report dated October 28, 2005 and entitled “Recommendation Report, Bram West Secondary Plan Review Land Use Concept” and attachments (File:P26 SP40), be received;
2. THAT the City’s preferred land use concept be revised with regards to the lands north of Steeles Avenue under the control of Maple Lodge Farms to:
 - a) identify a 600 metre buffer zone around the existing 140 acre operation of Maple Lodge Farms;
 - b) redesignate the lands within the 600 metre buffer zone Standard Industrial, Business Park and Special Policy Area as shown on Figure 5 of this report;
 - c) delete the two parkette sites west of Heritage Road, replacing them with the adjacent employment lands designation.
3. THAT the “Finger Lands” located at the north west corner of Steeles Avenue and Mississauga Road continue to be illustrated for employment lands in the preferred land use concept to be circulated together with the draft official plan amendment;
4. THAT the Financial Drive lands south of Steeles Avenue be illustrated in the preferred land use concept as residential, subject to the redesignation of the lands fronting the east side of Mississauga Road north of Hallstone Road for offices and limited high performance light industrial uses in accordance with the Office Centre designation of Chapter 40(a) on the east side of Mississauga Road, north of Highway 407;
5. THAT staff be directed to add a policy to the draft official plan amendment pertaining to the lands at the northwest corner of Financial Drive and Highway 407 that sets out performance standards for the development of prestige industrial uses;
6. THAT the request to expand the proposed Neighbourhood Retail Centre designation on the west side of Mississauga Road opposite Lionhead Golf Course not be illustrated on the preferred land use concept;
7. THAT the separate elementary school designated within the southwest quadrant of the Riverview Heights community north of Financial Drive be relocated to the Erin Mills lands on the City’s preferred land use concept and that a policy be added to the draft official plan amendment that identifies the potential to relocate a high school site on the west side of Heritage Road;
8. THAT the Special Study Area designation pertaining to the Villages of Riverview Heights proposal continue to be shown on the preferred land use concept until the issues regarding executive housing, the realignment of Heritage Road and the cost of providing an enhanced public realm have been addressed to the City’s satisfaction;

9. THAT none of the woodlot designations illustrated on the preferred land use concept be adjusted at this time;
10. THAT the lands at the southeast corner of Embleton Road and 8957 Heritage Road continue to be designated Community Centre but that staff be directed to add a policy to the draft official plan amendment that recognizes the existing garden centre and provides for its expansion to a year round operation subject to addressing access, parking and urban design matters to the City's satisfaction;
11. THAT the lands under the ownership of Brampton West 1-2 remain designated Low/Medium Density and Special Policy Area 6 and that the lands under the ownership of Greccap Holdings remain designated Low/Medium Density and Medium Density, all as per the approved Bram West Secondary Plan;
12. THAT staff be directed to add a policy to the draft official plan amendment that recognizes the existing highway commercial use for the Imperial Oil site at the northeast corner of Mississauga Road and Steeles Avenue and restricts its expansion for highway commercial uses to the existing property boundaries;
13. THAT staff be directed to add a policy to the draft official plan amendment for Bram West that recognizes the existing gas bar and convenience store on the Unipetro lands at the southeast corner of Mississauga Road and Steeles Avenue under the ownership of Unipetro Investments, in addition to exploring potential opportunities for limited retail development (excluding retail warehousing and food stores) within the Office Centre designation;
14. THAT the wetland designation proposed for the French & Cross Property continue to be shown in the preferred land use concept pending the review of the Stantec environmental report by the City and Credit Valley Conservation;
15. THAT the Special Policy Area designation for the St. Eugene's Church not be amended to add a service commercial designation for the subject lands;
16. THAT staff be directed to identify the Fire Station designation on the preferred land concept at the southeast corner of the Erin Mills Development Corporation property with direct frontage and full access onto Mississauga Road;
17. THAT staff be directed to apply the Special Study Area designation to the lands subject to the Cliffside Estates proposed draft plan of subdivision and that it be evaluated as part of the Riverview Heights proposal and future development approvals be subject to the City's Block Plan and Growth Management Programs;
18. THAT the request to redesignate the Lipp-Stamp property at 8645 Heritage Road continue to be illustrated as residential on the preferred land use concept;
19. THAT the Wonderland Farms property at the south west corner of Mississauga Road and Steeles Avenue continue to be designated Office Centre in the preferred land use plan, but that staff be directed to add to the draft official plan amendment a

policy that identifies a range of suitable uses (excluding freestanding restaurants, personal service shops, community clubs, religious institutions or drive-throughs) and includes urban design criteria to produce a high quality development;

- 20 . THAT staff be directed to delete the wetland designation from the City's preferred land use plan and return the existing residential designation of the approved Bram West Secondary Plan on the Baldessera property at the southeast corner of Steeles Avenue and Churchville Road;
21. THAT staff be directed to formally circulate the draft official plan amendments of Chapters 40(a) and 40(b) of the Bram West Secondary Plan in order to collect input and comments from agencies, stakeholders and the general public; and,
22. THAT staff be directed to report back to Planning Design and Development Committee with the results of the circulation prior to a final recommendation on a final official plan amendment for the Bram West Secondary Plan.

BACKGROUND

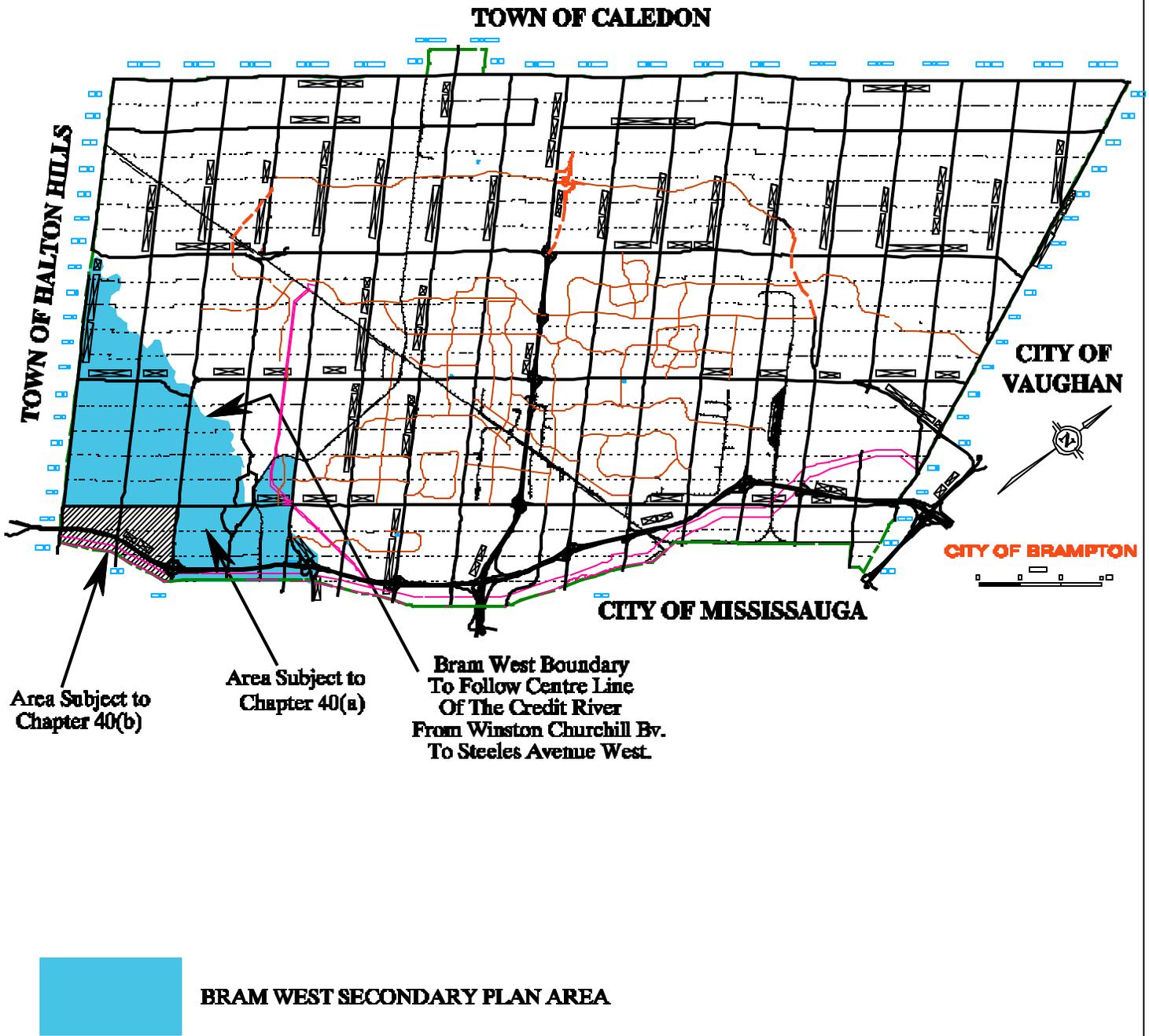
The Bram West Secondary Plan encompasses about 6,000 acres in the southwest quadrant of the City of Brampton and is divided into Chapters 40(a) and 40(b), with the latter covering the lands within the developing Churchill Business Park (see Figure 1).

The current Bram West Secondary Plan came into force and effect in 1998. The Secondary Plan designates about 40% or 2,420 acres for employment uses. Within the employment lands, the Standard Industrial designation predominates, representing 40% of the employment lands. Residential designations account for 23% of the total land budget in the secondary plan area.

Subsequent to the approval of the Bram West Secondary Plan, market, planning and growth management considerations have indicated the need to undertake a comprehensive review of its land use designations and policy structure. In particular, the objectives of the Bram West Secondary Plan Review are:

- to refine the land use designations of the Bram West Secondary Plan to more specifically designate a realistic amount of land at appropriate locations for signature office buildings and Prestige Industrial/commercial development;
- to update environmental protection measures;
- to implement specific growth management strategies for the Bram West Area; and,
- to address specific urban design issues.

In order to address these objectives, supplemental background studies were commissioned by the City in the areas of community design, municipal finance and



CITY OF BRAMPTON

Date: Sept. 27, 2004 Drawn By: J. Kennedy
 File no. gwfig1a.dgn Map no.



**FIGURE 1
 BRAM WEST SECONDARY PLAN REVIEW
 LOCATION MAP**

PLANNING, DESIGN & DEVELOPMENT DEPARTMENT

economic development. An update of the 1997 Bram West Secondary Plan Transportation Study was also completed. Part of this update included an assessment of realigning a section of Financial Drive north of Steeles Avenue West and east of Mississauga Road to avoid a significant woodlot.

The Bram West Review has been subject to extensive public consultation with the residents and stakeholders of the area. These sessions were held on the following dates:

MEETING DATE	FORM OF PUBLIC CONSULTATION
February 21, 2001	Initial Bram West Review start-up meeting
May 31, 2001	1 st Community Design Study working session
July 25, 2001	2 nd Community Design Study working session
November 26, 2001	Community Design Study Presentation
March 4, 2004	1 st Planning Charette/Working Session
June 24, 2004	2 nd Planning Charette/Working Session
October 4, 2004	1 st Statutory Public Meeting
November 15, 2004	2 nd Statutory Public Meeting

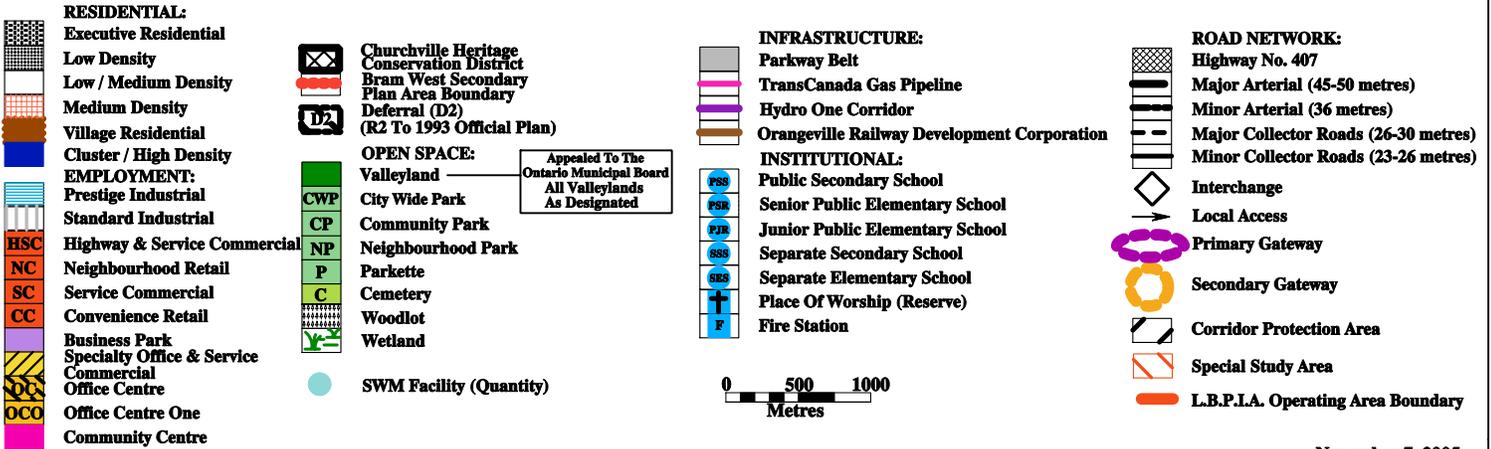
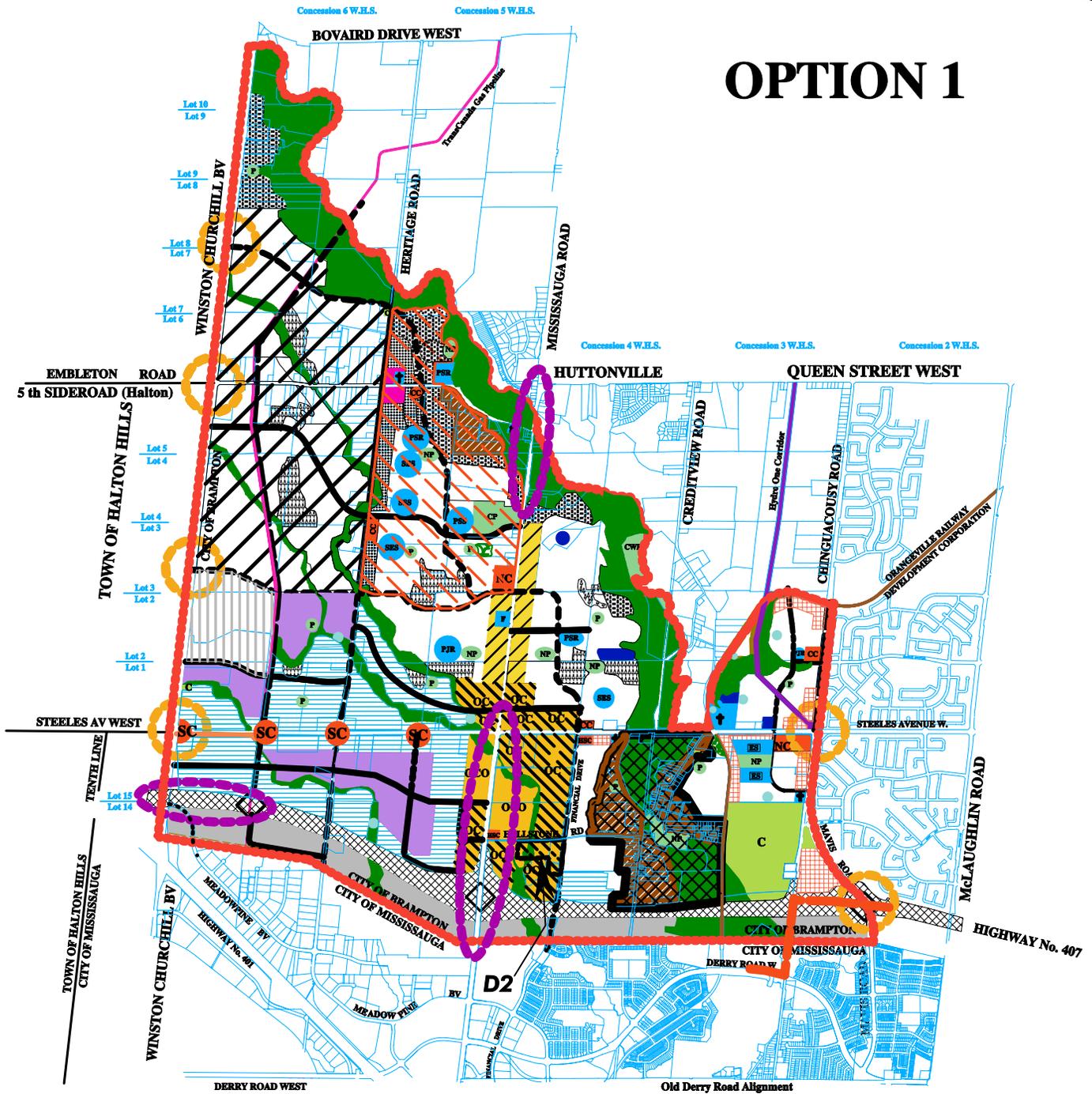
At the first statutory public meeting held on October 4, 2004, staff presented two land use concepts (see Figures 2 and 3) and a draft official plan amendment that proposed changes to certain land use designations and policies of Chapters 40(a) and 40(b) of the Bram West Secondary Plan. In order to provide further opportunity for public input, a second Public Meeting was held on November 15, 2004.

This report provides a response to the issues raised at the public meetings and recommends a preferred land use plan in order for staff to finalize the draft official plan amendments for circulation purposes and for the secondary plan process to continue. Staff note that policy and text changes submitted to the City as part of the public meeting process will be addressed following Council's determination of a land use plan for Bram West. These submissions will be fully evaluated and reported on by staff prior to the final adoption of the official plan amendments by Council.

Staff note that on September 26, 2005 City Council adopted OP93-251 that implemented a Bram West Corridor Protection Area designation and related policies for the lands between Heritage Road and Winston Churchill Boulevard, south of the Credit River Valley to the Brampton/Mississauga municipal boundary. Therefore, Corridor Protection is no longer part of this staff report or the draft official plan amendment but continues to be identified in the preferred land use plan for the Bram West area.

At the October 3, 2005 Planning, Design & Development Committee meeting, staff reported on the implications of the 2005 Provincial Policy Statement (PPS) and the Gateway West Subwatershed Study update on the Bram West Secondary Plan Review. Staff were directed, based on the report's recommendations, to continue with the secondary plan review and report to the November 21, 2005 Planning, Design & Development Committee meeting with a preferred land use concept for consideration prior to circulating a draft official plan amendment for public input and stakeholder comment.

OPTION 1



November 7, 2005

CITY OF BRAMPTON

Date: Dec. 02, 2003
 Revised: November 19, 2003
 Revised: June 23, 2004
 Revised: September 30, 2004

Drawn By: C.R.E./
 J. Kennedy

File no. bwalt1.dgn

Map no.

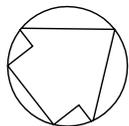
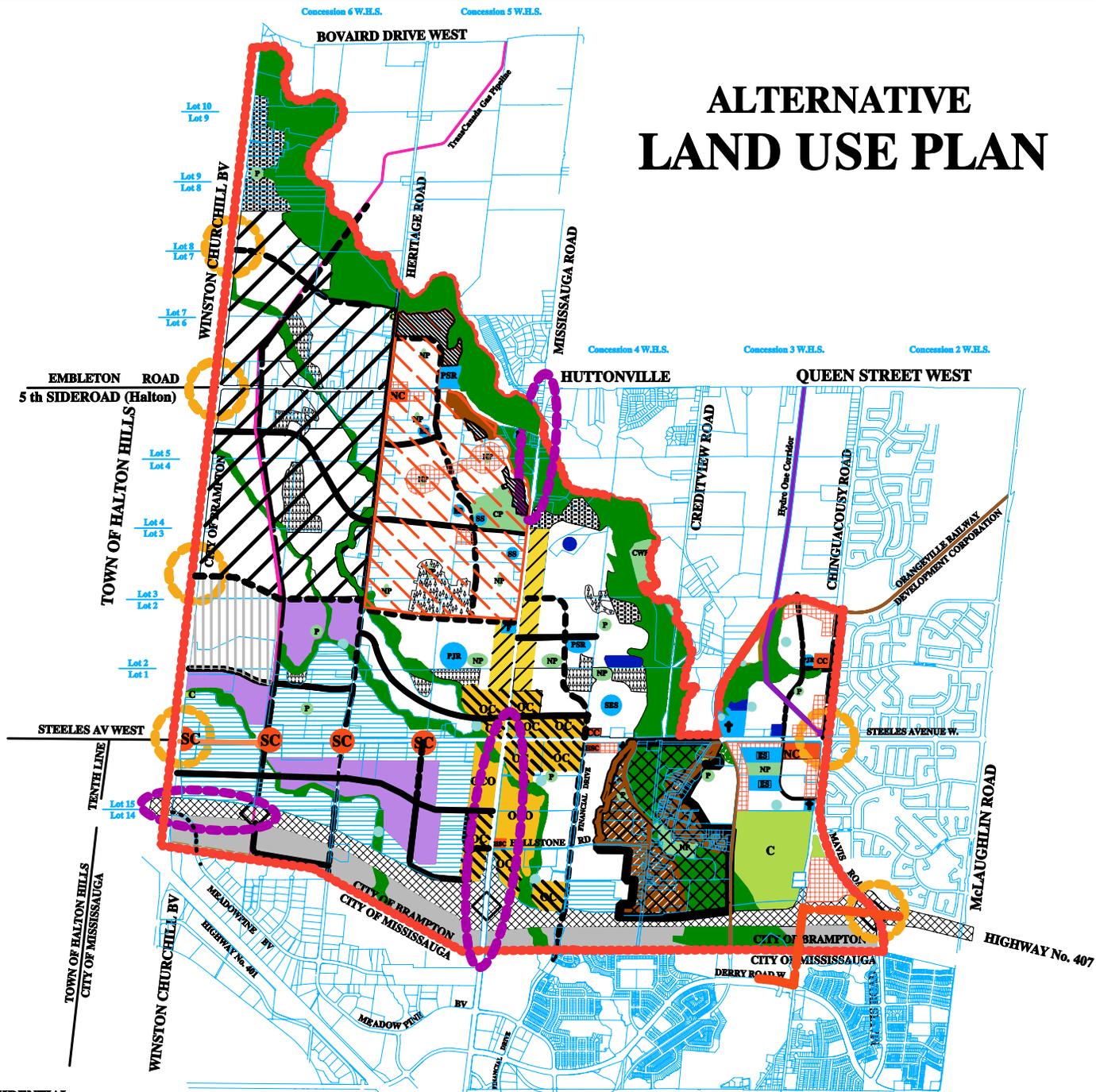


FIGURE 2
PROPOSED LAND USE STRUCTURE
BRAM WEST SECONDARY PLAN
Chapters 40(a) & 40(b)
 PLANNING, DESIGN & DEVELOPMENT

ALTERNATIVE LAND USE PLAN



<p>RESIDENTIAL:</p> <ul style="list-style-type: none"> Executive Residential Low Density Low / Medium Density Low Density / Executive Residential Medium Density Village Residential Cluster / High Density <p>EMPLOYMENT:</p> <ul style="list-style-type: none"> Prestige Industrial Standard Industrial Highway & Service Commercial Neighbourhood Retail Service Commercial Convenience Retail Business Park Specialty Office & Service Commercial Office Centre Office Centre One Community Centre 	<p> Churchville Heritage Conservation District</p> <p> Bram West Secondary Plan Area Boundary</p> <p>OPEN SPACE:</p> <ul style="list-style-type: none"> Valleyland City Wide Park Community Park Neighbourhood Park Parkette Cemetery Woodlot Wetland <p> SWM Facility (Quantity)</p> <p> Appealed To The Ontario Municipal Board All Valleylands As Designated</p>	<p>INFRASTRUCTURE:</p> <ul style="list-style-type: none"> Parkway Belt TransCanada Gas Pipeline Hydro One Corridor Orangeville Railway Development Corporation <p>INSTITUTIONAL:</p> <ul style="list-style-type: none"> Public Secondary School Senior Public Elementary School Junior Public Elementary School Separate Secondary School Separate Elementary School Elementary School Secondary School Place Of Worship (Reserve) Fire Station 	<p>ROAD NETWORK:</p> <ul style="list-style-type: none"> Highway No. 407 Major Arterial (45-50 metres) Minor Arterial (36 metres) Major Collector Roads (26-30 metres) Minor Collector Roads (23-26 metres) Interchange Local Access Primary Gateway Secondary Gateway Corridor Protection Area Special Study Area L.B.P.I.A. Operating Area Boundary
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November 7, 2005

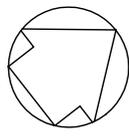
CITY OF BRAMPTON

Date: Dec. 02, 2003
 Revised: November 19, 2003
 Revised: June 23, 2004
 Revised: September 30, 2004

Drawn By: C.R.E./
 J. Kennedy

File no. bwal2.dgn

Map no.



**FIGURE 3
 PROPOSED LAND USE STRUCTURE
 BRAM WEST SECONDARY PLAN
 Chapters 40(a) & 40(b)**

PLANNING, DESIGN & DEVELOPMENT

As part of their peer review, Hemson was requested to advise the City whether the Bram West Secondary Plan Review was consistent with Sections 1.3.1 and 1.3.2 of the new PPS, which requires municipalities to plan, protect and preserve for an appropriate mix and range of employment areas to meet long term needs. In this regard, Hemson was also requested to advise the City whether the Bram West Review has met the test of a “comprehensive review” under the new PPS.

Hemson concluded that the Bram West Secondary Plan official plan amendment presented at the October and November 2004 public meetings was based on a comprehensive review and consistent with the policy in the new PPS that promotes economic development and competitiveness.

To protect Brampton’s interests, Stantec Consulting was retained by City staff to peer review and comment on the work program prepared by Credit Valley Conservation (CVC) to update the Gateway West Subwatershed Study. More specifically, Stantec was asked to provide advice to the City on how the proposed update related to the Bram West Secondary Plan Review and indicate how the proposed update related to the provisions of the new PPS.

Stantec recommended that the City work together with CVC to administer the update of the Gateway West Subwatershed Study, in addition to recommending a number of revisions to their work plan.

Stantec also suggested that policy wording be established and included in the revised Bram West Secondary Plan official plan amendment to recognize the ongoing Gateway West Subwatershed Study update; state the nature of the Subwatershed Study update and advise that subsequent Block Plan work must address the recommendations of the Subwatershed Study update prior to approval.

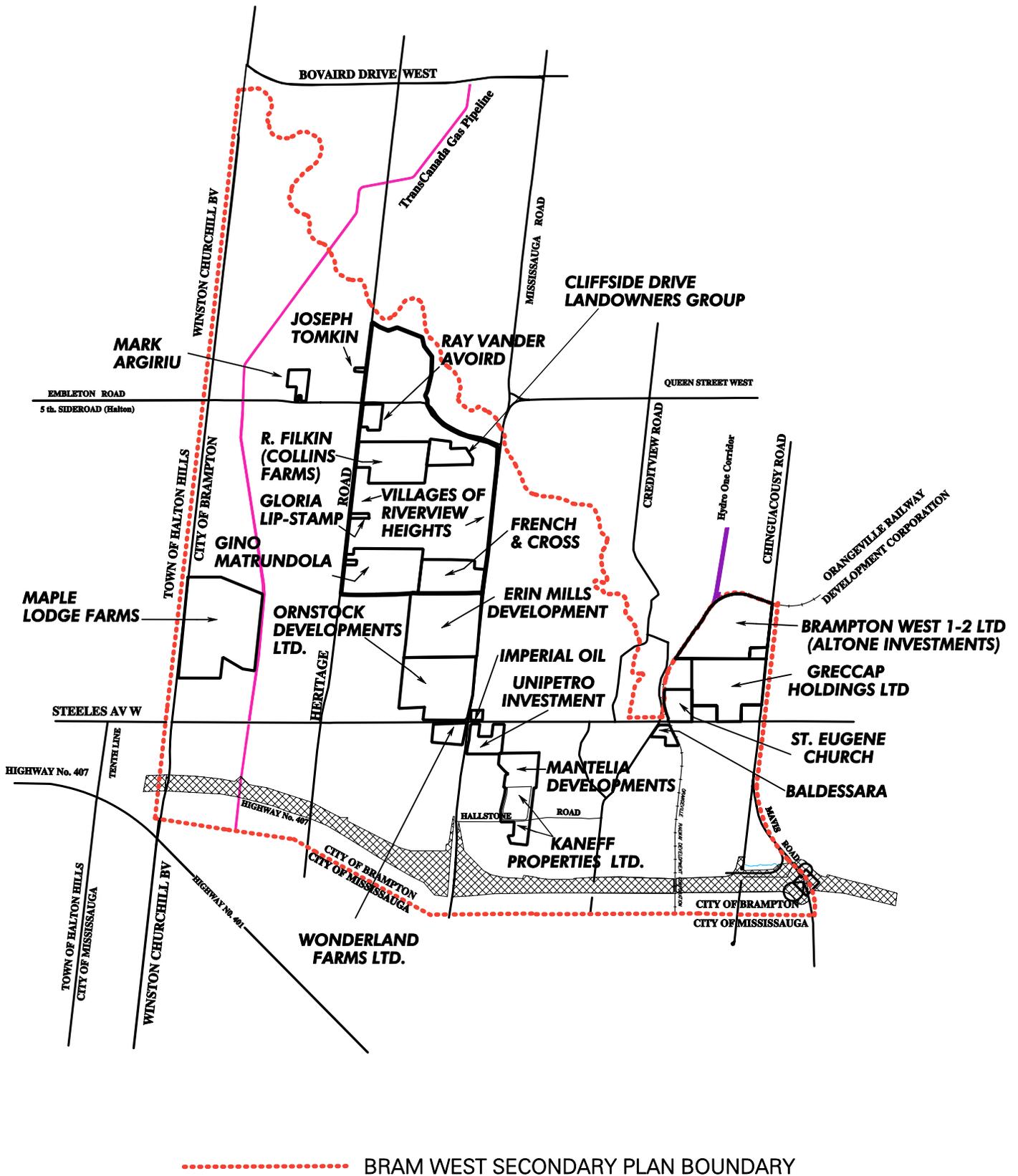
In recognition of the above, City Council adopted the following recommendations at their meeting of October 12, 2005:

“THAT the current Bram West Secondary Plan Review be completed and approved with a policy reference stating that the results of the Gateway West Subwatershed Study update will be implemented through subsequent amendments to the secondary plan and/or block plan and Environmental Implementation Report processes;

THAT Credit Valley Conservation continue to process and comment on substantially completed development applications under the currently approved Bram West Secondary Plan and Gateway West Subwatershed Study.”

CURRENT SITUATION

This section of the report summarizes and responds to the land use and related issues that were raised during the Bram West public meeting process. The meeting notes of October 4, 2004 and November 15, 2004 public meetings are found in Appendix A and Appendix B, respectively. Figure 4 identifies the general location of each property or issue discussed herein. Figure 5 presents the preferred land use concept that staff are



CITY OF BRAMPTON

Date: 2005 11 04

Drawn By: MGV

File: bwfigure2-Nov04-05.dgn Map no.

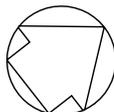
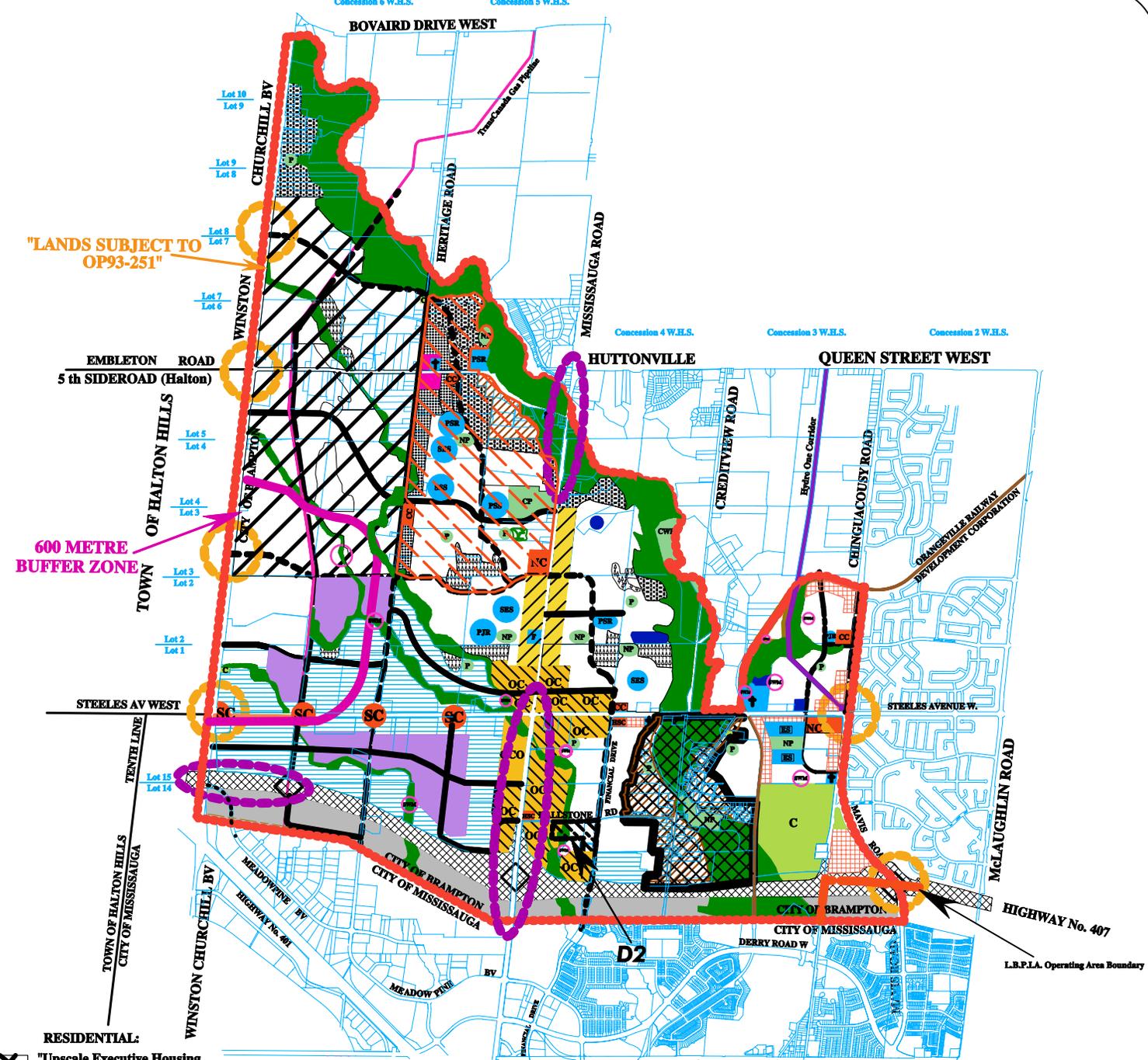


FIGURE 4 LOCATION OF FORMAL SUBMISSIONS TO THE BRAMWEST REVIEW

PLANNING. DESIGN & DEVELOPMENT



RESIDENTIAL:

- Upscale Executive Housing Special Policy Area
- Executive Residential
- Low Density
- Low / Medium Density
- Medium Density
- Village Residential
- Cluster / High Density

EMPLOYMENT:

- Prestige Industrial
- Standard Industrial
- HSC Highway & Service Commercial
- NC Neighbourhood Retail
- SC Service Commercial
- CC Convenience Retail
- Business Park
- Specialty Office & Service
- Commercial Office Centre
- OC Office Centre
- OC1 Office Centre One
- Community Centre
- Employment Estates

OPEN SPACE:

- CWP Valleyland
- CP City Wide Park
- NP Community Park
- NP Neighbourhood Park
- P Parkette
- C Cemetery
- W Woodlot
- Wetland
- SWM Facility (Quantity)

INFRASTRUCTURE:

- Parkway Belt
- TransCanada Gas Pipeline
- Hydro One Corridor
- Orangeville Railway Development Corporation

INSTITUTIONAL:

- PSS Public Secondary School
- PE Senior Public Elementary School
- JPE Junior Public Elementary School
- SES Separate Secondary School
- SES Separate Elementary School
- POR Place Of Worship (Reserve)
- F Fire Station

ROAD NETWORK:

- Highway No. 407
- Major Arterial (45-50 metres)
- Minor Arterial (36 metres)
- Major Collector Roads (26-30 metres)
- Minor Collector Roads (23-26 metres)
- Interchange
- Local Access
- Primary Gateway
- Secondary Gateway
- Corridor Protection Area
- Special Study Area

DEFERRAL (D2) (R2 To 1993 Official Plan)

Other Features:

- Churchville Heritage Conservation District
- Bram West Secondary Plan Area Boundary
- Old Derry Road Alignment
- City of Mississauga
- City of Brampton
- City of Halton Hills
- City of Markham
- City of Vaughan
- Orangeville Railway Development Corporation
- Hydro One Corridor
- Chingiacousy Road
- McLaughlin Road
- Highway No. 407
- L.B.P.L.A. Operating Area Boundary

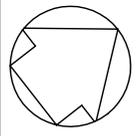
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November 8, 2005

CITY OF BRAMPTON

Date: Dec. 02, 2003
 Revised: November 19, 2003
 Revised: June 23, 2004
 Revised: November 7, 2005

Drawn By: J. Kennedy



File no. figure5.dgn

Map no.

FIGURE 5
PREFERRED LAND USE CONCEPT
BRAM WEST SECONDARY PLAN
Chapters 40(a) & 40(b)
 PLANNING, DESIGN & DEVELOPMENT

proposing to circulate as part of a draft official plan amendment. Table 1 and Figure 6 provides a summary of the requested changes to the land use concept.

Villages of Riverview Heights Special Study Area

Great Gulf's Riverview Heights proposal was first presented at the statutory public meeting of October 4, 2004. The lands subject to the Village of Riverview Heights proposal are bounded by the Credit River valley to the north, the proposed extension of Financial Drive to the south, Mississauga Road to the east and Heritage Road to the south (see Figure 4). Appendix C contains all of the submissions related to Riverview Heights, including Great Gulf's most recent land use structure dated February 1, 2005 (see the figure following this page of the report which is labelled as Attachment 1).

With respect to the Great Gulf Group's Village of Riverview Heights proposal, representatives from Great Gulf stated that the conceptual design of the residential area is compatible with the community and it addresses the issues raised by residents at previous meetings. They also expressed concern about the number of schools within the lands subject to the Riverview Heights proposal, as presented in Option 1 (see Figure 2), and requested that some of the schools be removed or relocated to reduce the impact on the area in the vicinity of Heritage Road.

Concern over the number and distribution of school sites within this area of Bram West was also expressed by Mr. Rob Filken, representing Collins Farms on Heritage Road. Mr. Filken asked for an equal and fair distribution of school sites in this area of the secondary plan.

Mr. Joe Tomkin, a resident of 9080 Heritage Road, questioned the ability of the Alternative Land Use Plan (see Figure 3) to provide executive-housing opportunities based on the proposed densities of the Riverview Heights concept. Mr. Tomkin also questioned the feasibility of widening Heritage Road in the Huttonville area as many existing dwellings are located within 4 to 6 metres of the existing right-of-way. Mr. Tomkin requested that the City give proper consideration for creating a by-pass road on the east side of Heritage Road as part of the Riverview Heights development plans.

Other residents of Huttonville noted that the Village of Riverview Heights proposal had positive aspects in terms of a balance of housing opportunities but concern was also expressed about higher densities and that the City should continue to protect Huttonville from large scale residential development.

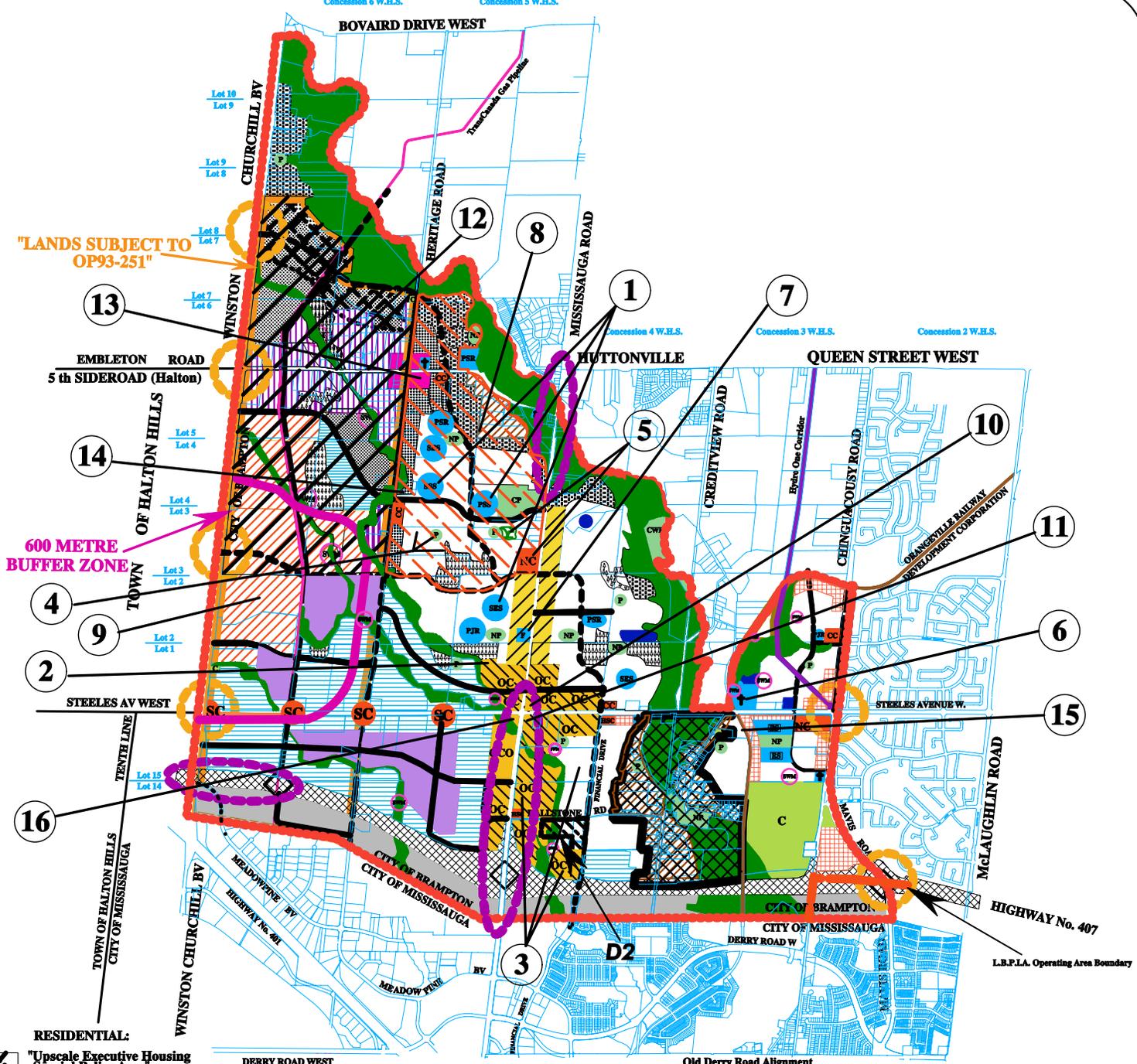
Staff Response:

Staff note that all school sites shown on Option 1 are Bram West are based on information from the Peel District and the Dufferin Peel Catholic District School Boards and are generally located at the centre of their service areas. These school designations provide for the student yield at full build out arising from a population of about 38,000 for Option 1. It should be noted that the school designations within Sub-Area 4 will accommodate students from areas outside its boundaries, including the lands within the Corridor Protection Area.

Table 1
Summary of Proposed Mapping Adjustments
(for actual changes, see Figure 6)

Map Number	Stakeholder	Mapping Request	Action
1	Great Gulf Group of Companies	Concern about the concentration of schools within the Riverview Heights – Special Study Area	Land use concept revised to relocate Separate Elementary School to the Erin Mills lands. The relocation of the Separate Secondary School to be addressed in opa.
2	Michael Gagnon (Ornstock Developments Ltd)	Ornstock proposes to convert about 31 acres of employment lands to residential at the NW quadrant of Mississauga Road and Steeles Avenue	No changes to land use concept
3	Glen Schnarr & Associates (Financial Drive Lands)	Request to convert a portion of the Financial Drive lands to residential Request for Prestige Industrial use on lands at northwest corner of Hwy 407 and Financial Drive	Land use concept revised. East side of Mississauga Road redesignated to Office Centre (OC). To be addressed in opa
4	Gino Matrundola on behalf of landowners within Lot 3 Conc. 5 W.H.S.	Request for Medium Density on lands presently proposed for Low and Low/Medium Density; Move park block on property to larger landholdings; Delete woodlot designation on property;	No changes to land use concept
5	Former French & Cross Properties (now Kaneff Properties)	Delete wetland designation on former Cross property. Change Neighbourhood Retail designation opposite Lionhead Golf Course to District Retail.	No changes to land use concept
6	Archdiocese of Toronto (St. Eugene Mission Church)	Include Service Commercial designation within subject lands.	No changes to land use concept
7	Brampton Fire & Emergency Services	Shift Fire Hall (Station 212) to SE corner of Erin Mills property	Land use concept revised. Erin Mills in agreement with relocation.
8	Gagnon Law Bozzo (Cliffside Estates)	Remove subject lands from Village Residential designation and designate portions as ‘Low/Medium Density’ and ‘Medium Density’.	No changes to land use concept. Continues to be designated as Special Study Area.
9	Maple Lodge Farms	Illustrate the boundary of the 600 metre buffer zone around Maple Lodge Farms and designate the buffer zone as a Special Policy Area;	Land Use Concept Revised.

		Refine the Standard Industrial designation within the 600 metre buffer zone to facilitate appropriate transition from heavy industry to Business Park and Prestige Industrial; Delete two parkettes within subject property.	Land use concept revised. Land use concept revised.
10	Imperial Oil (NE Corner of Steeles Ave and Mississauga Road)	The land use proposals do not illustrate Highway Commercial on the subject lands consistent with the Minutes of Settlement between the City and the OMB.	No changes to land use concept. Existing HC permissions to be addressed in the opa.
11	Unipetro Investments (SE Corner of Steeles Ave and Mississauga Road)	Permit a broader range of commercial uses within subject property. Permit existing gas bar to continue and provide for introduction of related automotive uses, convenience and drive-through facility. Permit Specialty Office and Service Retail, including food store, for the easterly portion of site fronting Steeles Ave. Delete Highway and Service Commercial designation on the northeast corner of Hallstone Rd and Mississauga Rd.	No changes to land use concept. Existing HC permissions to be addressed in the opa No changes to land use concept.
12	Mark Argiriu	Revise woodlot designation to reflect present woodlot boundary	No changes to land use concept.
13	Ray Vander Avoird (SE corner of Embleton Rd and Heritage Rd)	Designate subject lands as Neighbourhood Retail; Permit year-round garden centre on subject property with related gift shop and antique market.	No changes to land use concept. To be addressed in opa
14	Gloria Lipp-Stamp (8645 Heritage Rd)	Designate property for commercial use	No changes to land use concept.
15	Baldessara property (SE corner of Steeles Ave & Churchville Rd)	Delete wetland designation on property since a fill permit has been granted and the pond has been filled.	Land use concept revised.
16	Wonderland Farms (SW Corner of Mississauga Rd & Steeles Ave)	Permit greater range of commercial uses on subject property	No changes to land use concept. Range of uses to be addressed in opa.

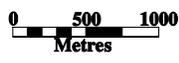


- RESIDENTIAL:**
- Upscale Executive Housing Special Policy Area
 - Executive Residential
 - Low Density
 - Low / Medium Density
 - Medium Density
 - Village Residential
 - Cluster / High Density
- EMPLOYMENT:**
- Prestige Industrial
 - Standard Industrial
 - Highway & Service Commercial
 - Neighbourhood Retail
 - Service Commercial
 - Convenience Retail
 - Business Park
 - Specialty Office & Service
 - Office Centre
 - Office Centre One
 - Community Centre
 - Employment Estates

- Churchville Heritage Conservation District
 - Bram West Secondary Plan Area Boundary
 - Deferral (D2) (R2 To 1993 Official Plan)
- OPEN SPACE:**
- Valleyland
 - City Wide Park
 - Community Park
 - Neighbourhood Park
 - Parkette
 - Cemetery
 - Woodlot
 - Wetland
- SWM Facility (Quantity)

- INFRASTRUCTURE:**
- Parkway Belt
 - TransCanada Gas Pipeline
 - Hydro One Corridor
 - Orangeville Railway Development Corporation
- INSTITUTIONAL:**
- Public Secondary School
 - Senior Public Elementary School
 - Junior Public Elementary School
 - Separate Secondary School
 - Separate Elementary School
 - Place Of Worship (Reserve)
 - Fire Station

- ROAD NETWORK:**
- Highway No. 407
 - Major Arterial (45-50 metres)
 - Minor Arterial (36 metres)
 - Major Collector Roads (26-30 metres)
 - Minor Collector Roads (23-26 metres) Interchange
 - Local Access
 - Primary Gateway
 - Secondary Gateway
 - Corridor Protection Area
 - Special Study Area



November 8, 2005

CITY OF BRAMPTON

Date: Dec. 02, 2003
 Revised: November 19, 2003
 Revised: June 23, 2004
 Revised: November 7, 2005
 Revised: November 13, 2005

Drawn By: MGJV

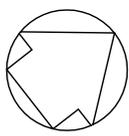


FIGURE 6 PREFERRED LAND USE CONCEPT BRAM WEST SECONDARY PLAN Chapters 40(a) & 40(b) PLANNING, DESIGN & DEVELOPMENT

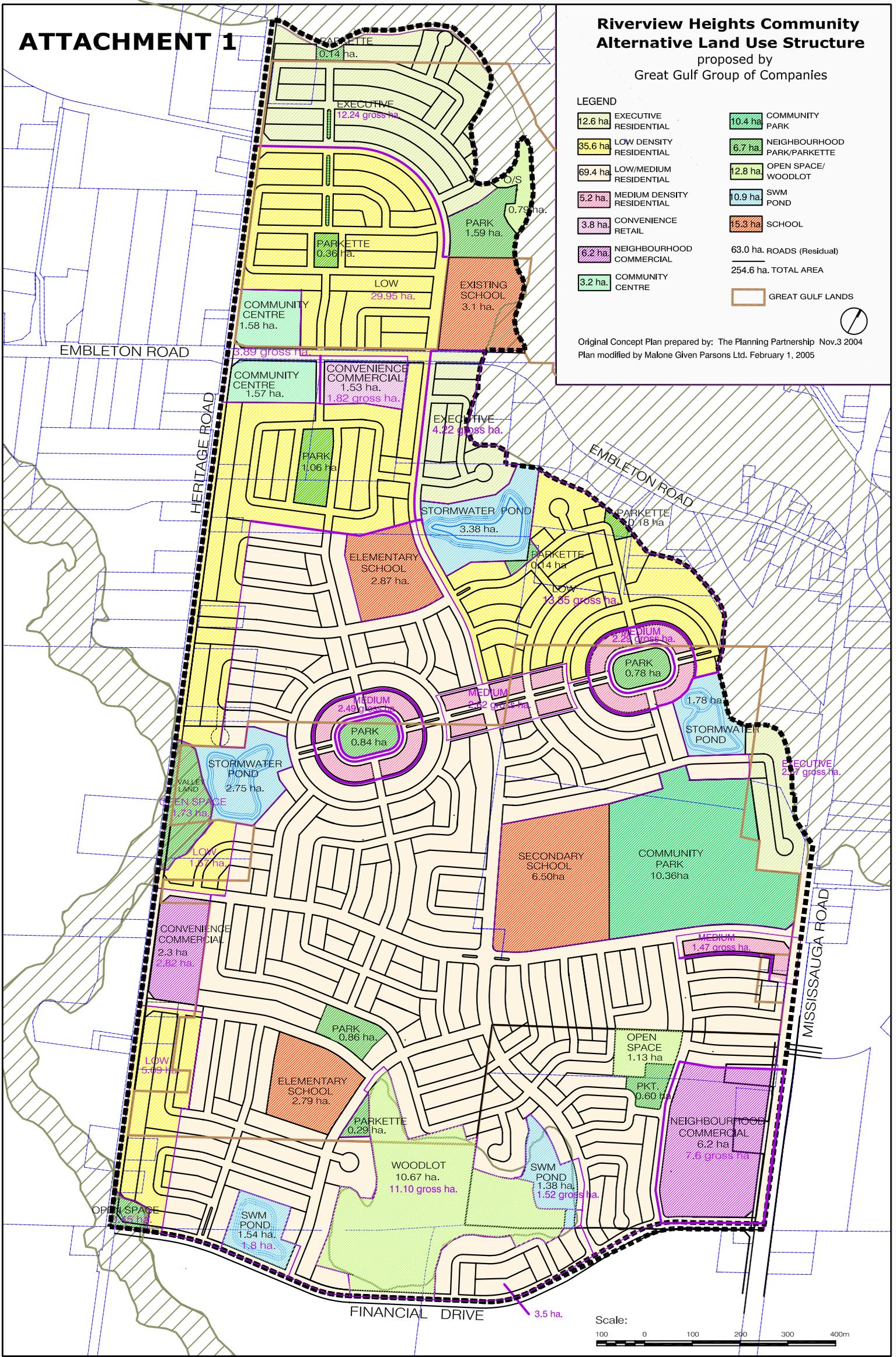
ATTACHMENT 1

Riverview Heights Community Alternative Land Use Structure proposed by Great Gulf Group of Companies

LEGEND

12.6 ha EXECUTIVE RESIDENTIAL	10.4 ha COMMUNITY PARK
35.6 ha LOW DENSITY RESIDENTIAL	6.7 ha NEIGHBOURHOOD PARK/PARKETTE
69.4 ha LOW/MEDIUM RESIDENTIAL	12.8 ha OPEN SPACE/WOODLOT
5.2 ha MEDIUM DENSITY RESIDENTIAL	10.9 ha SWM POND
3.8 ha CONVENIENCE RETAIL	15.3 ha SCHOOL
6.2 ha NEIGHBOURHOOD COMMERCIAL	63.0 ha. ROADS (Residual)
3.2 ha COMMUNITY CENTRE	254.6 ha. TOTAL AREA
	GREAT GULF LANDS

Original Concept Plan prepared by: The Planning Partnership Nov.3 2004
Plan modified by Malone Given Parsons Ltd. February 1, 2005



The population yield of 45,000 arising from the Alternative Land Use Plan would potentially increase the number of school sites. Great Gulf submitted a revised land use concept supported by population and housing data for the Villages of Riverview Heights which was forwarded to the local school boards for review. Further discussions were held between the City, the local school boards and Great Gulf that resulted in the relocation of a Separate Elementary School to the lands under the ownership of Erin Mills Development Corporation. This relocation has been agreed to by Erin Mills as stated in their letter of October 12, 2005 (see Appendix C) and is reflected in the preferred land use concept (see Figure 5).

With regards to the relocation of the Separate Secondary School, in a letter dated May 18, 2005 from the Dufferin-Peel Catholic District School Board, consideration was given to relocating this facility to the west side of Heritage Road. The Board indicated that they would consider relocating this site west of Heritage Road as additional information is provided for the lands subject to the Corridor Protection Area and only to an acceptable site being provided in the Riverview Heights area. In light of the May 18th letter, staff will continue to show the Separate Secondary School in its current location but will add a policy to the draft official plan amendment that provides the opportunity for its relocation to the west side of Heritage Road in accordance with the School Board's comments.

Continuing to apply the Special Study Area designation (on an interim basis) will enable the issue of how the municipality is to maintain an enhanced public realm from an operations perspective to be resolved to the City's satisfaction and consider appropriate residential density provisions to reflect the emerging community concept. Staff are continuing to discuss this matter with Great Gulf and are hopeful of a resolution before Council considers adopting a revised Bram West Secondary Plan in early 2006.

Staff are aware that widening the section of Heritage Road through Huttonville area will likely impact existing residential dwellings and businesses resulting in a significant disruption to the existing village. Initial investigations by staff reveal that the east side of Heritage Road offers a potential opportunity for realigning this section of the road. Therefore, staff would like the Riverview Heights proponents to consider the opportunity for accommodating a realigned Heritage Road and will add a policy to the draft official plan amendment that provides for such an opportunity to be considered.

Staff note that the proponents of Riverview Heights are currently preparing an Environmental Implementation Report in support of an eventual block plan submission to the City for Sub-Area 4. Staff have revised the boundaries of Sub-Area 4, in consultation with Credit Valley Conservation, to more accurately represent local area drainage boundaries, which now includes the Erin Mills and Ornstock lands.

Employment Land Conversions

Ornstock

Mr. Michael Gagnon presented the Ornstock proposal at the first statutory public meeting of October 4, 2004. Mr. Gagnon stated that a private official plan amendment application has been submitted to the City to convert about 31 acres at the northwest quadrant of

Steeles Avenue West and Mississauga Road from employment to residential of which some 25 acres are situated within the area referred to as the “Finger Lands.” Ornstock is also proposing retail and office uses within the most highly visible portions of the property fronting Mississauga Road.

Staff Response:

Staff continue to espouse the view that the Ornstock proposal to convert its interior lands for housing does not support the City’s objectives of maximizing employment and enhancing the financial position of the municipality. Preliminary urban design concepts prepared by City staff demonstrate that lots ranging in size from 10 to 15 acres contained within the two tributaries of Levi Creek could be developed within the “Finger Lands” in a campus form of employment land development.

Further, the following responses provided in the City of Brampton staff report of August 30, 2004 are still valid:

- the noise impact study submitted by Ornstock did not discuss or assess the potential noise impact associated with the Prestige Industrial designation abutting the property. The study also does not assess compliance of the Ornstock proposal with the Ministry of Environment’s Land Use Compatibility Guidelines;
- the proposed east-west collector road through the “Finger Lands” provides access for the interior lands to the arterial road network;
- there is a trend among name brand companies to prefer a campus setting on sites with less visibility and exposure, but with excellent accessibility. Such companies prefer interior sites with good location and accessibility attributes, like the Ornstock lands; and,
- other recommended conversions of employment lands to residential use in the proposed Bram West land use proposal were supported from an economic and municipal financial perspective by the reallocation of employment density and higher quality employment to more appropriate locations (i.e. Mississauga Road Corridor).

Staff are also concerned that noise originating from future employment lands to the south of the most southerly tributary of Levi Creek and from Churchill Business Park together with road noise from Steeles Avenue may result in the requirement for noise walls along the valley edge of Levi Creek and could potentially restrict the permissions on the adjacent industrial lands should the Finger Lands be converted for housing.

A key objective of the Bram West Secondary Plan review is to designate an appropriate proportion of employment lands at signature locations. The employment land designations proposed in Option 1 are based on the recommendations of the Brook McIlroy Community Design Study. This study generally designated employment lands

in areas with highway visibility and easy access to highways and arterial roads. Option 1 identifies valley corridors and arterial roads as effective separators between employment and residential lands, in accordance with the recommendations of the Brook McIlroy study. The locations of such features have largely influenced the northern boundary of the employment lands between Heritage Road and Mississauga Road and staff continue to support this land use arrangement.

In conclusion, converting a portion of the Ornstock lands to residential will result in all of the Finger lands being redesignated for housing. This results in a loss of some 77 acres of employment lands. Therefore, staff are continuing to illustrate the Ornstock lands for employment uses. Furthermore, staff are not in support of expanding the range of retail uses on the Ornstock lands fronting Mississauga Road to include a food store.

Financial Drive Lands

A letter from Glen Schnarr & Associates submitted in September 2004, continues to request a portion of the employment lands between Levi Creek and Financial Drive on both sides of Hallstone Road be converted from employment to residential. As such, the letter continues to support the residential designation as shown on the Alternative Land Use Plan (see Figure 3).

The letter of September 30, 2004 also requests the City change the Office Centre designation for the lands at the northwest corner of Financial Drive and Highway 407 to Prestige Industrial, consistent with the Prestige Industrial designation on the east side of Financial Drive opposite the subject lands. The letter states that the City can direct the desired architectural control for these lands to ensure that appropriate prestige industrial uses will be developed. The letter further states that both sides of Financial Drive north of Hwy 407 share the same locational and land use attributes and thus, the west side of Financial Drive should be treated the same as the east side.

Staff Response:

Given the input received from the a number of residents living in the new Streetsville Glen subdivision on the east side of Financial Drive regarding the Ryerson Tull operation combined with the City's experience in processing their site plan application, staff are concerned that based on the current range of industrial permissions, the lands fronting the west side of Financial Drive will generate interface and nuisance impacts (i.e. noise) that have will have to be mitigated through the site plan process.

However, if the west side of Financial Drive is designated for housing, then the existing secondary plan permissions for the lands north of Hallstone Road that front onto the east side of Mississauga Road will have to be modified in order to eliminate noise barriers along the valley edge of Levi Creek.

To create an environment that supports residential uses on the west side of Financial Drive, staff are recommending that the east side of Mississauga Road be redesignated from Office Centre One (OCO) to Office Centre (OC). This is the same designation that applies to the Orlando lands on the west side of Mississauga Road north of Highway 407

as part of the OMB settlement with the City in 2004. The Office Centre designation permits office and high performance light industrial uses which are capped at 35% of the site area. No warehouses or distribution centres are permitted.

Staff note that this scenario will benefit the City in the following ways:

- the east side of Mississauga Road will now be developed primarily for offices and include a limited amount of higher order prestige industrial uses such as research and development and light manufacturing. Warehouses or distribution centres are not permitted under the Office Centre designation;
- a net gain of about 900 additional workers will be realized for the Bram West area. Even with the loss of some 48 acres of employment lands fronting the west side of Financial Drive, the higher employment density associated with the Office Centre designation will yield more employees per acre than the prevailing Office Node designation of the approved secondary plan; and,
- the interface and noise mitigation issues surrounding the planning for the Ryerson Tull development will largely be avoided under this scenario as the predominant use for the Financial Drive lands would have been similar employment uses.

The redesignation of these lands for residential purposes will complete the “Streetsville Glen Community” with similar housing forms and densities.

Staff have consulted with Kaneff on this proposal and they have advised the City of their general support for this scenario. However, the other landowner, Mantelia, has advised the City that they do not want to give up the current range of prestige industrial permission of the Office Centre One designation.

To this end, staff are recommending that in order for the west side of Financial Drive to be redesignated for housing, the lands on the east side of Mississauga Road under the ownership of Kaneff (except for the existing Highway & Service Commercial site at the north east corner of Hallstone Road and Mississauga Road) and Mantelia must be redesignated from Office Centre One to Office Centre in order to limit the range of prestige industrial uses.

With regards to the northwest corner of Financial Drive and Highway 407, staff are concerned that similar interface and nuisance issues to that of the Ryerson Tull development. If the request to allow industrial uses on the subject lands is to be supported by Council, then specific performance standards will have to be added to the draft official plan amendment for Bram West: (these performance standards are based on the City’s experience in the processing of the Ryerson Tull site plan and reflect approved zoning requirements and site plan conditions for the site):

- minimum lot area of 5 acres;
- minimum building setback of 21 metres from a residential zone;
- restricted hours of operation;

- no outdoor storage of materials or goods;
- no overhead or loading doors or inlet ventilation louvers located on a wall facing a residential zone;
- no truck parking or truck idling next to a residential zone;
- maximum building heights of 13.7 metres, except for an office or hotel;
- loading spaces will be setback a minimum of 60 metres from a residential zone;
- restrictions on outdoor lighting impacting a residential zone.

Requests for Various Land Use Adjustments

Gino Matrundola (Part of Lot 3 Concession 5)

Mr. Gino Matrundola stated that he was representing landowners within Part of Lot 3 Concession 5 West of Hurontario Street. Mr. Matrundola stated his support for the Alternative Land Use Plan and added that tablelands should be developed at the highest possible density. The landowners he represents are requesting a medium density designation within their lands, in order to provide affordable housing in proximity to the proposed employment lands.

Mr. Matrundola stated that the landowners do not support the park block within their property and are of the opinion that such facilities should be located on larger landholdings. Mr. Matrundola stated that there were only a few trees within their property and, as such, it was not appropriate to show the woodlot designation within their property. He was of the view that institutional uses should be evenly distributed throughout the secondary plan area instead of being concentrated within the area subject to the Riverview Heights concept. Mr. Matrundola also requested that commercial nodes be reintroduced.

Staff Response:

Increasing Density & Deleting the Park Block

Staff consider the low density residential designation appropriate for the subject lands, which provides the opportunity for a portion of the lands to be developed for medium density housing and represents the same designation for the adjacent lands. Staff believe that redesignating the subject lands for medium density in an area planned to accommodate a range of low density housing types will result in land use compatibility issues. Therefore, staff are not supporting the request of Mr. Matrundola for increasing density on the subject lands.

A parkette, which is about two acres in size, has been designated within the subject property in Option 1. Staff note that park sites are based on their centrality to the neighbourhoods they are intended to serve. Provided the general intent of this secondary plan is respected, adjustments can be made to the number, size and location of park sites during subsequent stages of the planning process without further amending the secondary plan. Therefore, staff are not supporting the request of Mr. Matrundola to delete the park block on his subject lands.

Woodlot

The woodlot designations identified on Option 1 are from the approved Bram West Secondary Plan and are based on the Gateway West Subwatershed Study. In a recent version of the Riverview Heights concept, Great Gulf have represented the above-noted woodlot to be consistent with the woodlot designation shown on Option 1. To this end, staff are proposing to continue showing this woodlot designation in the preferred land use concept.

Staff note that all of the woodlot designations identified in the preferred land use plan are conceptual and will be refined in the field following the submission of a development application. At that time, a site walk will be held with staff from the City and Credit Valley Conservation to determine the extent of protection. As part of this evaluation, a tree assessment study may be a requirement before development approvals are granted.

Commercial Nodes

The commercial designations in the Bram West land use plan are based on the range and extent of uses considered necessary and appropriate to ensure the vitality and economic development of the area, distance from the Central Area, and the intended role and function of sites within broader land use designations. Staff note that the community-based shopping needs of Bram West residents will generally be serviced by the proposed Neighbourhood Centre opposite Lionhead Golf Course and the proposed specialty retail commercial corridor fronting Mississauga Road north of Steeles Avenue.

In recognition of the request for additional commercial nodes, staff have reintroduced the Community Centre designation at the intersection of Heritage Road and Embleton Road, which permits limited commercial uses and based on a recent submission from Mr. Vander Avoird. Furthermore, additional retail centres will be designated in the Corridor Protection Area once a corridor for the Bram West Parkway/North-South Transportation alignment has been determined.

Former French & Cross Properties (Kaneff Properties)

Wetland Designation

In a letter dated September 29, 2004 from Glen Schnarr & Associates, a request is made to delete the wetland designation from the subject property. The letter states that the designation was applied to the former Cross property without any technical or scientific rationale and based on the preliminary findings of their environmental consultant (Stantec), there is no environmental significance to warrant the wetland designation (staff note that at the time of writing this report, a copy of the Stantec environmental report has not been submitted to the City).

Staff Response:

Based on information received from Credit Valley Conservation, the Ministry of Natural Resources has determined that two wetlands within the Bram West Secondary Plan area

represent Environmentally Sensitive or Significant Areas. One of the proposed wetland designations is located on the west side of Mississauga Road north of the proposed extension of Financial Drive (French & Cross property) and the other wetland is located on the south side of Steeles Avenue and west side of the Orangeville Railway Development Corporation (ORDC) rail line. The latter wetland which is located on the Baldeserra property is discussed on a subsequent section of this report.

As part of the current Regional Official Plan Strategic Update (ROPSU), the Region of Peel included these two wetlands within their revised Core Greenlands mapping of ROPA 13. According to the Regional Official Plan, Core Areas contain ecological features, forms and/or functions that provide favourable conditions for uninterrupted natural systems and maximum biodiversity.

In light of ROPA 13 and the fact that the environmental report has yet to be submitted to the City, the preferred land use concept continues to show the wetland designation on the French & Cross property.

Neighbourhood Commercial Site Opposite Lionhead Golf Course

In letter dated January 13, 2005, Glen Schnarr & Associates is requesting the City expand the proposed Neighbourhood Commercial designation opposite Lionhead Golf Course to a District Commercial site. The reasons for the change include providing better service to future consumer and shopping needs and offering greater employment opportunities.

Staff Response:

Staff are concerned that the expansion of the proposed neighbourhood commercial site to a district retail centre is not compatible with Huttonville and Lionhead Golf Course. In addition to a supermarket, district retail centres are now being developed with another large anchor like a home improvement store. Staff are concerned that the additional floor space will result in significant traffic and urban design impacts that is not in keeping with the village image being proposed for this area of Bram West. Staff note that the prevailing trend for district commercial sites is for big box type users which engender urban design impacts. In addition to the above, staff are of the view that a district retail centre does not represent an appropriate use for this section of Mississauga Road considering its close proximity to wetlands and the future Community Park and Lionhead Golf Course.

In conclusion, staff are continuing to illustrate the subject site as a neighbourhood retail centre in the preferred land use concept.

Archdiocese of Toronto (St. Eugene Mission Church)

The letter of October 4, 2004, submitted by Glen Schnarr & Associates on behalf of the Archdiocese of Toronto, acknowledges their client's satisfaction that the lands on Steeles Avenue east of the ORDC rail line have been designated for a place of worship and cluster/high density residential use on both land use concepts.

The October 4th letter also states that a private official plan amendment and rezoning application prepared for the applicant with respect to this site also proposes a cultural centre that would provide for community events, a bank (Polish Credit Union), and other retail and office uses. To this end such, the letter is requesting that a service commercial designation be included within the subject lands. With respect to the cluster/high density designation proposed on the subject property, the October 4th letter is requesting that the proposed policies of the draft official plan amendment permit a housing density of 60 units per net residential acre.

Staff Response:

The subject lands have been designated Special Policy Area 7 on a land use schedule attached to the draft official plan amendment that was available at the time of the statutory public meetings. The policies permit the development of a place of worship and a stormwater management facility. In addition, a cultural centre and seniors housing would be permitted as accessory to the place of worship provided that they are developed in an integrated manner.

Staff are of the opinion, that limited retail uses may be permitted as part of the cultural centre. However, staff do not support a freestanding service commercial designation within the subject lands, as the commercial designation is intended to primarily serve the needs of local parishioners, not the general public. Staff are of the view that the retail uses proposed for the cultural centre are more appropriately determined as part of the private application currently under review by the City.

Mississauga Road Fire Hall (Station 212)

The Erin Mills Development Corporation have requested that the City consider shifting the proposed Fire Hall to the southeast corner of the Erin Mills property as it would be easier to incorporate their block within their draft plan of subdivision.

Staff Response:

The location at the southeast corner of the Erin Mills Development Corporation property was one of five sites reviewed by Brampton Fire & Emergency Services and determined as being acceptable in terms of response time. The site also satisfies the requirement of Brampton Fire that fire halls should be located at least 150 metres away from an intersection.

The new location of Station 212 represents a minor shift of the site shown on Option 1, however, Planning and Brampton Fire Department staff support the request to shift the Fire Station designation to the southeast corner of the Erin Mills Development Corporation property that continues to maintain street frontage and full turning movements onto the west side of Mississauga Road.

The City has begun the acquisition process for the land, where a funding allocation is present in the current Capital Budget. Construction of Station 212 is scheduled to commence in 2007 and be manned by 2008.

Cliffside Estates (49, 62 & 78 Cliffside Drive)

In the Spring of 2004, Gagnon Law Bozzo, representing Embleton Properties, submitted a proposal to the City to develop a subdivision of 98 single-family lots. A revised proposal was submitted to the City in May 2005 that amended the first submission to conform to the overall subdivision design of the Riverview Heights proposal. The revised application now proposes 118 single family units.

GLB Urban Planners still support in principle the designations shown on the Alternative Land Use Plan with respect to the subject lands since this proposal removes their clients' lands from the Village Residential designation, designates a portion of the lands "Low/Medium Density" and "Medium Density" and includes the property within the Special Study Area. GLB Urban Planners note that their support in principle for the Special Study Area designation is contingent upon assurances that the final planning and development of the lands is not delayed relative to the balance of the Secondary Plan Area.

GLB Urban Planners continue to support the inclusion of the subject lands as part of the Village of Riverview Heights proposal subject to further discussion with respect to densities, unit types, minimum lot frontages, location of roads, stormwater management ponds and community/institutional uses.

Staff Response:

In a previous report to Planning, Design & Development Committee, staff did not support the proposal as submitted, noting such issues as incompatible densities with the Village of Huttonville and visual impact on the valley. Staff continue to express the same concerns and believe it is premature to remove the subject lands from the Village Residential designation and revise its land use designations.

Staff note that the subject lands are within the Special Study Area designation that applies to the Villages of Riverview Heights concept. This designation provide a broader planning context for staff to evaluate this proposal which wasn't the case when GLB Urban Planners made their submission in the Spring of 2004. Therefore, staff are of the view that the Cliffside Estates submission should continue to be subject to the Special Study Area designation and that it be evaluated together with Great Gulf's Riverview Heights proposal. Future development approvals for the Cliffside application will be subject to the City's Block Plan and Growth Management Programs.

Maple Lodge Farms

Maple Lodge Farms owns and operates a large poultry processing plant on the east side of Winston Churchill Blvd and north of Steeles Avenue and also owns about 700 acres within Concession 6. The City has been advised that a significant portion of these lands are intended to serve as a buffer between the processing plant and neighbouring properties. These buffer lands are used in part to grow feed and spread sludge from the plant's waste treatment facilities.

In a letter dated November 15, 2004, Maple Lodge Farms is advising the City of its concerns regarding the implementation of the 600 metre buffer zone, the handling of the Corridor Protection Area in the context of the buffer zone, the retention of the Standard Industrial designation and the disposition of the residential lands east of Heritage Road.

In a further letter dated December 16, 2004, Maple Lodge Farms sets out the following issues:

- the retention of the Standard Industrial designation and associated policies as presented in the approved Bram West Secondary Plan;
- the Corridor Protection Area and its impact on the proposed 600 metre buffer zone; and,
- the residential land designations adjacent to the 600 metre buffer zone.

The City received a further submission from Maple Lodge Farms in January 2005 that illustrated a preferred land use plan for their holdings in Concession 6. All of the submissions made by Maple Lodge Farms are found in Appendix E.

Standard Industrial Designation

The December 16, 2004 letter notes that the City's draft official plan amendment proposes to designate the existing Maple Lodge Farms' operation (which is about 130 acres) Standard Industrial. Maple Lodge Farms states their support for the use of the Standard Industrial designation which reflects the "heavy" industrial characteristics of their operation and its potential to create off-site impacts.

The letter goes on to say that the Standard Industrial policies of the draft official plan amendment should be revised to reflect the Maple Lodge Farms' operation. More specifically, Maple Lodge Farms is requesting that the Standard Industrial designation permit specific uses to their operation, such as poultry slaughtering and processing, recycling, composting and a corporate head office. They are also requesting ancillary retail uses and related policies be added to the draft official plan amendment to recognize the existing chicken shop retail outlet.

Lands Within the 600 Metre Buffer Zone

The letter of December 16, 2004 states that the approach of the City's draft official plan amendment to prohibit the development of sensitive land uses within 600 metres of the Maple Lodge Farms property is to include notwithstanding clauses with respect to each of the set of policies for the Prestige Industrial, Business Park and Service Commercial designations.

Maple Lodge Farms is of the view that the above-noted approach is not ideal for the following reasons:

- the range of uses permitted within the Service Commercial designation includes uses permitted within the Prestige Industrial designation, offices, restaurants, retail and service commercial uses, retail warehouses, garden centres and motels, which Maple Lodge Farms believes are classified as sensitive uses within the Ministry of the Environment's D6 Guidelines. Given that these uses would not be permitted within the 600 metre buffer zone, as a result of the "notwithstanding" policy, Maple Lodge Farms believes there is no basis for having a Service Commercial designation within the 600 metre buffer zone;
- the Prestige Industrial designation permits, in addition to other uses, offices, day care nurseries, hotels and parkettes, which Maple Lodge Farms believes are classified as sensitive uses by the D6 Guidelines. Policies with respect to the Prestige Industrial designation directed at achieving a prestige image are also at odds with the purpose of creating a buffer zone around the plant. To this end, Maple Lodge Farms believes that the Prestige Industrial designation should be removed from the buffer zone; and,
- the extent of the lands affected by the 600 metre buffer zone will not be clear unless the buffer zone is designated on the Bram West land use plan.

In order to address these issues, the December 16th letter states that the 600 metre buffer zone could be more clearly and comprehensively established through appropriate land use designations and a Special Policy Area overlay with respect to the lands within the buffer zone. In particular, the December 2004 and January 2005 submissions requests the City adopt the following approach with respect to land uses within the 600 metre buffer zone:

- redesignate the Prestige Industrial lands within the buffer zone to Business Park and refine the boundaries of the revised Business Park designation to extend up to Heritage Road to the east and Steeles Avenue to the south;
- designate the 600 metre buffer zone as a Special Policy Area within the Bram West land use plan;
- delete the proposed Service Commercial designation on the north side of Steeles Avenue at Winston Churchill Boulevard and the proposed Bram West Parkway;
- delete the two parkettes designated within the 600 metre buffer zone on the basis that parklands and recreational uses are classified as sensitive uses under the D6 guidelines.

Maple Lodge Farms maintains the view that the above-noted approach provides a gradual land use transition moving from Standard Industrial to Special Policy Area, (permitting Business Park uses with restrictions on sensitive land uses) to Business Park and Prestige Industrial uses once outside the 600 metre buffer zone.

Staff Response:

As staff are only discussing land use changes within this report, the policy adjustments suggested by Maple Lodge Farms will be considered following the circulation of the draft official plan amendment for Bram West.

In general, staff are supportive of illustrating a 600 metre buffer zone around the existing operation of Maple Lodge Farms on the City's preferred land use schedule and believe it will provide clarity to the "notwithstanding" policy in the City's draft official plan amendment. Moreover, staff agree that a Special Policy Area designation for the lands within the 600 metre buffer zone provides an additional layer of protection for Maple Lodge Farms from incompatible land uses with the appropriate policies to be added to the City's draft official plan amendment.

Staff agree with the proposal to refine the Standard Industrial designation within the 600 metre buffer zone to cover the existing operation of Maple Lodge Farms. Their request to redesignate the balance of the lands within the 600 metre buffer zone to facilitate the appropriate transition from the heavy uses of the Standard Industrial designation to Business Park also represents an appropriate request that offers Maple Lodge Farms continued protection that does not diminish future economic development opportunities for the City.

The proposed parkette sites conceptually identified on both Option 1 and the Alternative Land Use concept that fall within the proposed 600 metre buffer zone were intended to provide future recreational opportunities to the surrounding employment area. After considering the future type of employment uses that Maple Lodge Farms' plans to attract, and the fact that a parkette is considered to be a sensitive land use, staff are proposing to delete the two parkette sites from the preferred land use concept.

Corridor Protection Area

Maple Lodge Farms advises that the Section 4.1.10 of the City's draft official plan amendment states that secondary plan designations within the Corridor Protection Area will be determined once a corridor has been defined and approved as part of the Brampton Official Plan and the Bram West Secondary Plan. Given the significant time to complete and approval the Bram West Parkway EA with respect to defining a corridor, Maple Lodge Farms is of the impression that the land use designations within the Corridor Protection Area will be adopted by way of a future official plan amendment. In this regard, Maple Lodge Farms is concerned that sufficient policy direction has not been provided in the City's draft official plan amendment regarding the intent to redesignate the northerly portion of the 600 metre buffer zone, on the north side of Financial Drive, from Corridor Protection Area to a Special Policy Area (permitting Business Park uses with appropriate restrictions). Maple Lodge Farms is concerned that future residents east of Heritage Road could object to such an official plan amendment.

In this regard, Maple Lodge Farms is proposing that the lands within Lot 3, between Winston Churchill Boulevard and Heritage Road, be designated as a Special Policy Area that would permit Business Park uses with appropriate restrictions. It was suggested that

the Corridor Protection Area symbol could be overlaid on this designation to represent a “holding” mechanism pending the outcome of the Environmental Assessment. Maple Lodge Farms’ believes this approach would send a timely signal to the public of the intent to complete the buffer zone on the north side of the Maple Lodge Farms operation.

Staff Response:

Council’s adoption of OP93-251 implements a Corridor Protection Area and related policies for the lands between Heritage Road and Winston Churchill Boulevard, south from the Credit River Valley to the Brampton/Mississauga municipal boundary in Concession 6. Included in OP93-245 are specific policies that enable Maple Lodge Farms to continue operating and allowing for expansion opportunities within the existing 140 acre operation. The City’s zoning amendment also excludes lagoons that are part of the Maple Farms operation and the existing retail outlet that fronts onto Winston Churchill Boulevard.

OP93-251 overlays a Corridor Protection designation over top of the existing land use designations of the Bram West Secondary Plan and includes a policy stating that these land use designations are schematic and will be subject to modification as a consequence of the Bram West Secondary Plan Review and the Bram West Parkway/North-South Corridor Environmental Assessment Study. For the lands south of the Corridor Protection Area, OP93-251 includes a policy that protects these lands for the possibility that a freeway alignment may need to be planned and developed within the Bram West Parkway alignment in the City of Brampton, with full movements to Highway 407 until such time as the ultimate role and function of the Bram West Parkway has been satisfactorily determined.

OP93-251 also includes a policy that recognizes the need to retain an appropriate buffer area designated for employment uses in Concession 6 during the preparation of the Bram West Parkway/North-South Corridor Environmental Assessment Study and during any subsequent planning process that determines the final land use disposition of the lands within the Bram West Corridor Protection Area.

However, staff agree with Maple Lodge Farms that incompatible land uses should not be permitted inside the 600 metre buffer zone that falls within the Corridor Protection Area and that these lands should be designated for employment uses. Staff agree that the final land use plan for Bram West should clearly identify this 600 metre buffer zone and have revised the preferred land use concept (see Figure 5) to show this.

Imperial Oil (North East Corner of Steeles Avenue and Mississauga Road)

In a letter dated October 4, 2004, Greg Dell advises of his client’s opposition to the Bram West Secondary Plan because it fails to illustrate the appropriate land use designation for the Imperial Oil site at the north east corner of Mississauga Road and Steeles Avenue as agreed to by the Minutes of Settlement reached between the City and his client that avoided a full Ontario Municipal Board hearing.

Staff Response:

The two land use options released in 2004 proposed an Office Centre designation for the entire northeast quadrant of Mississauga Road and Steeles Avenue, including the Imperial Oil site. Staff note that the Bram West Secondary Plan is intended to guide the development of the area for the next twenty to thirty years and for that reason the Imperial Oil site has not been identified as a highway commercial site in Option 1 or the Alternative Land Use Plan.

Staff acknowledge that in the interim, lower order uses like a gas bar may develop in areas with existing highway commercial zoning permissions. In keeping with the signed Minutes of Settlement between Imperial Oil and the City of Brampton, the Bram West Plan will not interfere with the development of the subject site under existing HC2 zoning. However, the long term vision the Bram West Secondary Plan is not to have a gas station at this key intersection. Therefore, expansion of the existing HC2 zoning is not part of the City's long term vision for Bram West and the key intersection of Mississauga Road and Steeles Avenue.

Staff note that paragraph 18 of the Minutes of Settlement states that "Imperial will not oppose or appeal the approval of the Bram West Secondary Plan policies for the site provided that it does not contradict the ability to preserve the existing HC2 zoning designation as contemplated by paragraph 9." It is the opinion of staff that under their existing zoning permissions, Imperial Oil is free to pursue a service station, notwithstanding the secondary plan designation.

To address the concerns raised by Mr. Dell's letter, staff will recognize the existing highway commercial use for the Imperial Oil site by adding a policy to the Bram West Secondary Plan amendment. In addition, this will restrict further expansion of the subject site for highway commercial uses beyond existing property boundaries.

Unipetro Investments (South East Corner of Steeles Avenue and Mississauga Road)

In November 2004, Davis Webb Schulze & Moon submitted a letter to the City on behalf of Unipetro Investments, owners of 22 acres at the southeast corner of Mississauga Road and Steeles Avenue in Bram West. A Sunoco gas bar/convenience store operates at the southeast corner and to the east of the gas bar is a converted single family dwelling fronting onto Steeles Avenue West that is home to an artist's studio.

The November 15th submission states that Unipetro is not in favour of designating the entire property Office Centre. The letter states that the existing gas bar/convenience store that has been operating for many years has not been acknowledged as part of the permitted uses within the Office Centre designation, and requested that these existing uses be recognized.

The November 15th submission states that the designation of the Unipetro lands in the approved Bram West Secondary Plan is Highway and Service Commercial and Office Node Commercial which recognizes the attractiveness of these lands for a broader range of commercial uses. Unipetro believes that a broader range of commercial uses should be

permitted within their lands subject to the provision of a high degree of urban design that would compliment the other permitted uses such as the office, hotel and conference/convention centre uses.

To supplement the November 15th letter, Sorensen Gravely Lowes Planning Associates prepared a planning analysis and land use assessment report of the Unipetro lands that was submitted to the City in March 2005. The report commented on the land use designations contained in the two land use concepts presented at the October and November 2004 statutory public meetings for the Bram West Secondary Plan review.

The report recommends the Office Centre designation be limited to the area fronting Mississauga Road and that the range of uses be expanded to include prestige industrial permissions (i.e. manufacturing, warehousing & distribution) as well as banks and restaurants with no drive-through facilities. The report recommends site specific policies be applied as part of the Office Centre designation that enable the gas bar to continue operating and provide for the introduction of related automotive uses like a car wash and a convenience restaurant with a drive-through facility oriented onto Steeles Avenue West.

For the easterly portion of the Unipetro lands that front onto Steeles Avenue, the report recommends a Specialty Office and Service Commercial designation that would also permit retail warehousing and a food store. The report also suggests that the highway and service commercial block designated at Hallstone Road and Mississauga Road be deleted since that function will be fulfilled by the Imperial Oil and Unipetro highway commercial sites at the intersection of Mississauga Road and Steeles Avenue.

Staff Response:

The two land use concepts presented at the recent public meetings reflect the City's long term vision for the Bram West area and the gateway intersection of Mississauga Road and Steeles Avenue. City staff are of the opinion that a gas station and a convenience store, are not representative of the long term vision prescribed by the objectives of the Bram West Secondary Plan review and the recommendations of the Bram West Community Design Study completed by Brook McIlroy. It is the opinion of staff that the Mississauga Road Corridor between Steeles and Highway 407 should be developed for pure employment uses such as offices and high performance prestige industrial uses.

To address the concerns raised by Unipetro, staff are proposing to recognize the existing gas station and convenience store at the corner in the draft official plan amendment by adding a policy to that effect. This policy will prohibit further expansion of the Unipetro site for highway commercial uses beyond its existing Highway Commercial zoning boundaries. This is the same proposal staff made to Imperial Oil for their site located at the northeast corner of Mississauga Road and Steeles Avenue.

With respect to the request Unipetro to permit a broader variety of commercial uses along the Steeles Avenue frontage in the draft official plan amendment, staff are prepared to add a policy that sets out a list of complimentary uses on a limited basis (like higher order retailing or specialty commercial) as part of the Office Centre Designation, but are not

supportive of adding a food store. In addition to capping retail space, the policy would specify urban design criteria.

Staff are not in favour of deleting the designated highway & service commercial site at Hallstone Road and Mississauga Road as suggested by Unipetro. In fact, staff consider the Hallstone Road site to be a more appropriate location for a gas bar and related uses over the long term and fully expect the two automotive commercial sites at the intersection of Mississauga Road and Steeles Avenue to eventually redevelop for higher order uses in accordance with the City's long term vision for the Bram West Secondary Plan.

Request to Revise Woodlot Boundaries (2696 Embleton Road)

In a letter to City staff dated November 17, 2004, Mr. Mark Argiriu of 2696, Embleton Road, expressed concern with the woodlot designation on a large percentage of land on the west side of his property. Mr. Argiriu states that a significant amount of topsoil had been removed from his property before he purchased the land in 1992 and, that as a result, very few trees remain. On this basis, Mr. Argiriu requests that his lands be redesignated appropriately.

Staff Response:

The woodlot designation is based on the mapping of the approved Gateway West Subwatershed Study and based on recent air photo interpretation, some changes to the boundaries of this natural feature have taken place. However, the woodlot designation is regarded as conceptual and will be refined in the field following the submission of a development application for the subject property. At that time, a site walk will be held with City staff and Credit Valley Conservation to determine the extent of protection. As part of this evaluation, a tree assessment study may be required to support a future development proposal. In light of the above, staff do not support adjusting the woodlot boundaries at this time.

8957 Heritage Road (Ray Vander Avoird)

In a letter dated January 17, 2005, Mr. Ray Vander Avoird is requesting a Neighbourhood Commercial designation for the lands located at the southeast corner of Embleton Road and Heritage Road. Mr. Vander Avoird would like to protect the existing homestead located to the east at 8957 Heritage Road and continue to operate a year round garden centre with related uses such as a gift shop and antique market.

Staff Response:

Staff consider Mr. Vander Avoird's garden centre to be typical of the commercial uses presently operating in the Huttonville area. However, staff are concerned that a neighbourhood retail designation for the subject lands may impact the local area residents from a traffic and built form perspective as this designation could potentially displace the garden centre with a a supermarket or home improvement outlet.

To address Mr. Vander Avorid's future plans, staff are proposing to add a policy to the Community Centre section of the existing Bram West Secondary Plan to recognize the existing garden centre at the southeast corner of Embleton Road and Heritage Road and allow for its redevelopment to a year round operation, subject to addressing access, parking and built form issues through the development approvals process.

8645 Heritage Road (Gloria Lipp-Stamp)

The City has received a request from GLB Urban Planners, representing Gloria Lipp-Stamp, opposing the proposed residential designation of her property and the location of a local road that splits the property in half. Consisting of about 2 acres fronting the east side of Heritage Road, the subject property is located at the entrance way to the proposed Riverview Heights community and is directly across from a proposed convenience commercial block.

GLB Urban Planners is requesting the subject property be designated for commercial purposes and adjusting the proposed road pattern that is generally consistent with the Riverview Heights proposal.

Staff Response:

Staff are not in support of the redesignation request by GLB Urban Planners. The Riverview Heights proposal already designates a larger site for convenience retail uses at the entrance way to the community from Heritage Road opposite the subject site. This larger site with a square configuration is more appropriately positioned to be more sensitive to the adjacent residential area and offer better opportunities to incorporate high quality urban design. The subject site is small (about 2 acres) and narrow and also abuts a Levi Creek which in this case, represents a better attribute for housing than retail development. Moreover, its rectangular shape will result in a strip development that is not in keeping with the proposed image and character being touted by the proponents of the Riverview Heights community.

Therefore, the subject site continues to be designated for housing in the City's preferred land use concept.

Request to Delete A Proposed Wetland Designation (Baldesarra property)

The City received a written request from Davis, Webb, Schulze & Moon, representing the owners of the Baldesarra property at the south east corner of Steeles Avenue and Churchville Road to delete from the City's land use concepts a wetland designation from the subject site. The letter, dated August 12, 2005, provides a history of the property, including information on recent City approvals for a permit to fill in the pond on the subject property.

Staff Response:

Staff reviewed the fill permit by the City and completed a site walk with CVC and are in agreement with Davis, Webb, Schulze & Moon that the pond no longer exists on the

Baldesarra property and that the wetland designation is no longer appropriate. Therefore, staff will remove the wetland designation from the land use concept and return the current residential designation of the approved Bram West Secondary Plan.

Brampton West 1-2 & Greccap Holdings

In letters dated October 26, 2004 and October 28, 2004, Glen Schnarr & Associates wrote the City on behalf of Brampton West 1-2 (Altone Investments) and Greccap Holdings. With regards to Brampton West 1-2, the consultant is requesting the City return the Special Policy Area status and related density permission to this particular section of the Brampton West property. The October 26th letter also requests the City to remove the medium density designation adjacent to the southern boundary of the ORDC rail line on the Brampton West property as shown in the approved Bram West Secondary Plan and replace it with a low/medium density designation as indicated in the January 2004 version of the Bram West Secondary Plan land use structure.

With regards to the lands under the ownership of Greccap Holdings, the letter of October 28th requests the City show the land use designation in the January 2004 version of the Bram West Secondary Plan land use structure in the final land use schedule for the triangular block bounded by Steeles Avenue, a future north-south collector road and the Hydro Corridor. Staff note that the subject lands are designated medium density and low/medium density in the approved Bram West Secondary Plan.

Staff Response:

Staff are not intending to adopt a new secondary plan but make strategic changes to the approved version through a comprehensive official plan amendment. Staff believe that such an approach is the preferred way to go because it reduces the opportunity for appeals to the Ontario Municipal Board.

With regards to the triangular Brampton West 1-2 site bounded by the ORDC rail line, the Hydro One Corridor and valleyland, staff are not proposing to amend the approved low/medium residential or Special Policy Area 6 designations of the approved Bram West Secondary Plan. Schedule E of the draft official plan amendment for Chapter 40(a) continues to identify the Brampton West lands as Special Policy Area 6.

With regard to the residential designations in the approved Bram West Secondary Plan that apply to the Brampton West 1-2 and Greccap sites, the applicants' draft plans generally conform to the density provisions of Bram West Secondary Plan. Furthermore, if further refinement to the subdivision applications plans are needed, staff are of the view that Section 3.1.2 of the approved Bram West Secondary Plan provides sufficient flexibility to address variations to the residential designations through the subdivision approval process. Therefore, staff prefer that all of the secondary plan land use designations that apply to the Brampton West 1-2 and Greccap lands continue to remain unchanged.

Staff note that the only change being proposed that applies to the Brampton West 1-2 and Greccap lands is the designation of the New Creditview Road alignment which is planned to be extended southward from the approved Credit Valley Secondary Plan into the Bram West area.

Wonderland Farms (SW corner of Mississauga Road & Steeles Avenue)

Glen Schnarr & Associates, representing Wonderland Farms, submitted two letters in January 2005 and February 2005 requesting the City consider expanding the range of retail/commercial uses on their client's property. Located at the southwest corner of Mississauga Road and Steeles Avenue, the subject lands are split diagonally by Levi Creek. Together with access restrictions, the uses proposed by the City for the subject site under the Office Centre One designation are not realistic and should be reviewed.

Staff Response:

Staff acknowledge that Wonderland's property is subject to both site and access restrictions which will impact the overall development of the site. However, the subject site is located at the north end of the Mississauga Road Corridor and is one of the key corners at Mississauga Road and Steeles Avenue. Therefore, the range of uses and the ultimate built form must be consistent with a gateway location.

Staff do not favour changing the Office Centre designation but are willing to identify the Wonderland's property as a policy area in the draft official plan amendment. The special policy area will list the range of permissions and include urban design criteria necessary for promoting a high quality development. At this time, the range of permissions has not been defined, but staff consider drive-throughs, freestanding restaurants, personal service shops, community clubs or religious institutions as inappropriate uses for this high profile Bram West site.

Brampton Board of Trade Submission

In a letter dated November 30, 2004, the Brampton Board of Trade points out the importance of retaining prime employment lands, as presented in Option 1 of the Bram West land use plan, that have been identified and supported by staff reports and background studies undertaken for the Bram West Secondary Plan review. A copy of the Board of Trade's letter is found in Appendix F.

The Board of Trade has expressed concern about the proposals to convert the Financial Drive and the Finger Lands to residential and note that staff reports from Brampton's Planning, Design & Development Department and Economic Development Office strongly recommend the retention of these lands for employment uses. In addition, the Board of Trade strongly recommends that the lands north of Levi Creek and south of the proposed extension of Financial Drive between Mississauga Road and Heritage Road be designated Prestige Industrial.

With regards to the above, the Board of Trade has expressed strong support for the retention of those lands that have been designated Executive Residential with a minimum lot width requirement of 70 feet. In the opinion of the Board of Trade, ensuring an adequate supply of executive housing in Bram West, with minimum 70 foot lot widths, will be critical to attracting the Prestige Industrial and Office Centre tenants being sought for the Bram West employment areas.

In support of its recommendation, the Board of Trade notes the following goals and objectives of the City of Brampton Strategic Plan:

- “Continue to foster the emergence of Brampton, as one of Canada’s dynamic and prosperous local economies by attracting and retaining targeted employment growth in strategic locations....”;
- “...targeted industrial and commercial growth in planned business park locations in east and west Brampton.”

The Board of Trade notes that the City’s Growth Management Program stresses the importance of preserving high quality industrial-commercial land designations and providing opportunities to achieve the full potential of premier employment locations such as Office Nodes and gateways. It is also noted that the Growth Management Program strongly discourages proposals that preclude realizing the full potential of the premier locations.

The Board of Trade states that Brampton’s Industrial Development Strategy recognizes Bram West as a strategic location. The Industrial Development Strategy states that “existing Official Plan designations providing for industrial and office development not be displaced by residential development.”

With regard to Maple Lodge Farms, which is a major employer in the City, the Board of Trade is expressing satisfaction that consideration is being provided to protect the future operation of Maple Lodge Farms within Bram West. The Board’s letter also notes that the potential future growth of Maple Lodge Farms must be supported by proper land use planning within its proximity.

Staff Response:

Staff have carefully considered the submission from the Brampton Board of Trade in preparing this recommendation report. Staff continue to maintain the view that an adequate supply of 70 foot lots adjacent to the Credit River valley as part of the Executive Housing designation is critical if Bram West is to be developed as a high quality community that attracts its fair share of corporate head offices and related uses.

In addition, staff continue to support retaining the employment land for the Finger Lands and are proposing changes to the draft official plan amendment to strengthen the protection of the Maple Lodge Farms operation. With regards to the west side of Financial Drive, staff consider the best scenario for the City over the long term is to

restrict the east side of Mississauga Road to just offices and limited higher order light industrial uses. By limiting the range of prestige industrial permissions, the east side of Mississauga Road will develop into more of a pure office corridor. This scenario is expected to yield the City an additional 900 jobs. This strategy will assist in achieving the Board of Trade's stated objectives to maximize employment opportunities in the Bram West area.

NEXT STEPS

Together with the preferred land use concept, staff will circulate to agencies and stakeholders draft official plan amendments for Chapters 40(a) and (b) of the Bram West Secondary Plan following the November 21st Planning, Design & Development Committee meeting. Land use designations and policies will be refined by staff following the external circulation of the draft official plan amendments.

A final recommendation report that includes final versions of Chapters 40(a) and 40(b) is planned to be presented to City Council for adoption in the Spring of 2006. The amendment presented to Council for adoption will also address implementation issues such as the City's new block plan process, growth management and the Development Cap initiatives and responsibilities respecting the planning and financing of the Bram West Parkway and future North-South Transportation Corridor. Prior to presenting a official plan amendment to Council for adoption, staff will report on the findings of the iTrans study currently being undertaken for the City regarding the financing of Bram West Parkway and the North-South Corridor.

Respectfully Submitted:

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Policy Planner

David Waters MCIP, RPP, PLE
Manager, Land Use Policy

Agreed:

Adrian Smith, MCIP RPP
Director, Planning & Land Development Services

Attachments:

- Appendix A – Notes of the October 4, 2004 Public Meeting
- Appendix B – Notes of the November 15, 2004 Public Meeting
- Appendix C – Riverview Heights Correspondence
- Appendix D – Stakeholder Written Submissions
- Appendix E – Maple Lodge Farms Submissions
- Appendix F – Brampton Board of Trade Submission