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CITY OF MISSISSAUGA
PLANNING DEPARTMENT

ITEM:
FILE: Brampton O. P.
DATE: February 19, 1981

TO S. Mahoney, Chairman, and Members of the City of
Mississauga Planning Committee

FROM R. G. B. Edmunds, Commissioner of Planning

SUBJECT The City of Brampton Official Plan

ORIGIN Request for comments from the Ministry of Housing on
October 16, 1980.

COMMENTS Introduction

The November 1979 City of Brampton Draft Official Plan was circulated for comments by the Region of Peel to various local agencies and government departments, including the City of Mississauga. This Plan was a revised version of an initial draft released in November 1978. Planning Staff reviewed the 1979 Draft Plan and prepared a report to Planning Committee on January 15, 1980, identifying a number of concerns and recommending that certain revisions be made to the Plan. Council adopted the recommendations of this report on February 11, 1980, and forwarded it to the Region of Peel and the Ministry of Housing.

Further changes were made to the City of Brampton Draft Official Plan and the revised Plan was adopted by Council on August 11, 1980. Subsequently, application was made to the Minister of Housing for approval.

A copy of the 1980 Official Plan was referred to the City of Mississauga from the Ministry of Housing for comment on whether it will affect any of our present or future plans. This report will examine the Brampton Official Plan in the context of the recommendations of the January 1980 Planning Staff report, as well as identify any new or revised items in the Plan that are pertinent to Mississauga.

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Section 2.2.3.16 of the Brampton Official Plan contains policies relating to the Specialty Office-Service Commercial Area which is adjacent to the Parkway Belt Boundary and the Region of Peel Courthouse. It is intended to be predominantly used for offices related to business services, financial institutions, insurance, real estate, professional and governmental functions, and hotels and related facilities. Mississauga previously requested that an indication of the size of the Specialty Office-Service Commercial Area be provided, as was done with the Bramalea City Centre. The 1980 Official Plan did not address the question of size, although Amendment 61 to the Official Plan for the Fletchers Creek South Plan Area describes the various land uses in more detail. The Concept Plan for the Amendment gives an estimate of the size of the office and commercial development.

Additional Modifications

A number of modifications were made to the Brampton Draft Official Plan, that were not previously discussed in the January 1980 Staff Report. Of particular interest to Mississauga are the revisions that were made to: (i) the section on Anticipating and Managing Growth, (ii) the Aircraft Noise Policies, and (iii) the Parkway Belt West designation.

a) Anticipating and Managing Growth

This section has been expanded to include employment projections as well as population growth projections. Brampton's anticipated population capacity of 335,000 (1979 assessed population of 129,000) within the urban boundary has remained the same, while a capacity population of 344,000 for the entire City of Brampton as a whole was added. The additional 9,000 persons is accounted for in the rural area and rural settlements. A projected growth rate of 4%, compounded, was specified in the 1980 Draft Official Plan, resulting in a 25 year time frame for the Plan. A similar growth rate and time frame were not established in the 1979 Brampton Plan, but the capacity population was not expected to be reached until after the turn of the century. By 1986, it is projected that the population will be 176,000.

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The number of jobs in Brampton is expected to total 170,000 at maturity, based on an employment activity rate of approximately 50%. The employment activity rate refers to the ratio of the number of jobs to the total resident population. By 1986, employment opportunities are anticipated to total 80,400. This would reflect a slightly lower activity rate of 45.7%. The proportion of retail and service jobs compared with manufacturing jobs is expected to increase from 45% in 1979 to 55% at the turn of the century.

The population and employment projections in the 1980 Official Plan appear to reflect appropriate trends for Brampton and do not conflict with the goals contained in the Mississauga Official Plan.

b) Aircraft Noise Policies

A new policy relating to further expansion of the Toronto International Airport was added to the Aircraft Noise Policies as follows:

- 1.8.1.3 Council will oppose the construction of any additional runways or other expansion of Toronto International Airport that would increase its adverse impact on Brampton residents relative to the noise limits specified in policy 1.8.1.2.

This position is supported by Mississauga Council which approved the following recommendation on February 11, 1980:

"That Mississauga is opposed to the implementation of any alternative which would result in the construction of a fourth runway or the extension of the existing hours of operation of the Toronto International Airport."

c) Parkway Belt West

In the 1979 Draft Official Plan, several land uses were recognized within the boundaries of the Parkway Belt West on Seneale A. The Parkway Belt was comprised of the following land use designations:

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CONCLUSIONS

The concerns expressed in the January 1980 Planning Staff report have been addressed in the 1980 Brampton Official Plan. The inconsistencies that existed between the Mississauga and the Brampton Draft Official Plan respecting major road classifications and right-of-way widths have now been satisfactorily resolved. In addition, the metric standards approved by the Municipal Engineers Association/Ministry of Transportation & Communications have been employed as requested. With respect to the Commercial policies of the Plan, the inclusion of non-office services in the per capita retail gross leasable area figure of 20 square feet makes it more compatible with the standards used by Mississauga. With the preparation of a Secondary Plan for the Specialty Office-Service Commercial Area, an indication of the size of the development is now available. The new and revised policies of the Plan relating to Anticipating and Managing Growth, Aircraft Noise, and the Parkway Belt West are supported by Mississauga Planning Staff.

RECOMMENDATIONS

That the report of February 3, 1981, from the Commissioner of Planning on the Brampton Official Plan be forwarded to the Ministry of Housing and the City of Brampton.

RECOMMENDATION OF FEBRUARY 19, 1981 PLANNING COMMITTEE

That the report of February 19, 1981, from the Commissioner of Planning on the Brampton Official Plan be forwarded to the Ministry of Housing and the City of Brampton.