

Appendix F: Official Plan Review Process Summary

A summary of key steps undertaken to complete the MCR and prepare the new Official Plan, as reported to Council throughout the process, is provided below:

- ***Report CD2018-071, Official Plan Review – Status Update and Request for Alternative Intensification and Density Targets (June 5, 2018 Committee of the Whole – Community Development (COW-CD))*** – To inform the land needs assessment, the MCR examined the City’s housing supply, the amount of land available for residential, commercial and employment uses, capacity for intensification, and potential sites for employment land conversions. This analysis enabled the MCR to also assess the City’s ability to achieve intensification and density targets that need to be accommodated in the Official Plan and input to the land needs assessment. The new Growth Plan in 2017 had included significant increases to the minimum target requirements, but also introduced new policy through which alternative targets could be requested by Council. The MCR Part 1 Report identified alternative targets more appropriate for Brantford, recommended in Report CD2018-071 and approved by Council. As a result, a request to use the Brantford specific targets was submitted to the Province on July 9, 2018.
- ***Report CD2018-123, Official Plan Review – Revised Alternative Designated Greenfield Area Density Target, September 25, 2018 COW-CD)*** – Following feedback from Provincial Staff at the Ministry of Municipal Affairs and Housing and based on further MCR analysis, a revised alternative density target was approved by Council. A revised target request was submitted to the Province on October 4, 2018.
- ***Report 2019-88, Implications of the Proposed Growth Plan Amendment on the City of Brantford Official Plan Review (February 5, 2019 COW-CD)*** – In January 2019, the Province proposed an amendment to the 2017 Growth Plan, including reduced minimum intensification and density target requirements among other changes. Planning Staff advised Council about the implications of the proposed amendment on the Official Plan Review, noting that the proposed targets were closer to Brantford’s requested alternative targets. As directed by Council, Planning Staff provided a letter to the Province on March 6, 2019, advising that the City wished to proceed with its previously requested alternative targets.
- ***Report 2019-184, Official Plan Review – Preferred Settlement Area Boundary Expansion (April 9, 2019 COW-CD)*** – A major milestone in the MCR process was Council’s endorsement of a preferred Settlement Area expansion,

based on the results of the land evaluation documented in the MCR Part 2 and Part 3 reports. The decision was also approved by the Boundary Lands Task Force at its meeting on March 21, 2019.

To determine where the Settlement Area expansion should be located within the municipal boundary adjustment lands, the MCR evaluated 11 blocks for potential residential and community uses and 7 blocks for potential employment uses. The land evaluation applied a range of principles and criteria relating to agriculture, archaeology, environment, land use, transportation, water, wastewater and stormwater servicing to identify the most preferred blocks. The MCR Part 2 Report then assembled various blocks into two options for Settlement Area expansion for further analysis. The MCR Part 2 Report was released for public comment at the end of 2018, along with the MCR Part 1 Report.

The preferred Settlement Area expansion area endorsed by Council (Option 1) was recommended in the MCR Part 3 Report, based on the further evaluation of draft land use scenarios and preliminary transportation and servicing scenarios prepared for the two options under consideration. It should be noted that an added motion at the April 9, 2019 COW-CD meeting directed Planning Staff “to continually seek out ways to take in more land” within the Settlement Area. Section 8.1 of Report 2020-139 outlines how that direction has been addressed.

- **Report 2019-408, Implications of the New Growth Plan (2019) on the Official Plan Review and Preferred Settlement Area Boundary Expansion (July 11, 2019 Council Meeting)** – After the amended Growth Plan took effect on May 16, 2019, Council reconfirmed its’ requested alternative intensification target under the amended Growth Plan (2019), as suggested by Provincial Staff. The Council approved density target was no longer considered to be an “alternative” target requiring Provincial approval. As directed by Council, Planning Staff resubmitted the alternative intensification target request on July 17, 2019. The recommendation had also been approved by the Boundary Lands Task Force at its meeting on June 27, 2019.
- **Report 2019-691, Official Plan Review – Project Update (December 3, 2019 COW-CD)** – This project update advised that the Province had approved Brantford’s requested alternative intensification target for the Built-up Area in a letter received on November 18, 2019.
- **Report 2020-262, Official Plan Review Update – Future Release of the June 2020 Draft City of Brantford Official Plan (June 9, 2020 COW-CD)** – Report 2020-262 advised that Draft Official Plan, and companion documents including the Draft Comprehensive Block Plan Terms of Reference, Draft Urban Design Manual, and Draft Infrastructure Staging Report, would be released before the

end of June, for a public and agency commenting period lasting until August 28, 2020. In addition, Council's support of a modified boundary for the Downtown Urban Growth Centre (UGC) was reaffirmed through the approval of Report 2020-262. The modified boundary was recommended to support the achievement of the alternative intensification target approved by the Province, as well as the required minimum density of 150 residents and jobs combined per hectare within the UGC.

- ***Report 2020-302, Proposed Amendment No. 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Proposed Land Needs Methodology – Impact on the Draft Official Plan (July 14, 2020 COW-CD) –***
On June 16, 2020, two weeks prior to the release of the June 2020 Draft Official Plan, the Province proposed an amendment to the 2019 Growth Plan and a new Land Needs Assessment Methodology. As a result, the June 2020 Draft Official Plan included notation to acknowledge the Growth Plan amendment that was pending, and that the Draft Official Plan would need to be revised, to extend the plan horizon from 2041 to 2051 and adjust the population and employment forecasts. As recommended in Report 2020-302, Council supported the use of the Reference Forecast scenario proposed by the Growth Plan amendment, providing 165,000 residents and 80,000 jobs in Brantford by 2051.

Report 2020-302 indicated that an addendum to the MCR would be prepared to account for the changes to the land needs assessment and related adjustments to the Settlement Area boundary once the Growth Plan amendment was finalized. This latest Growth Plan amendment and new Land Needs Assessment Methodology came into effect on August 28, 2020. The outcome of the MCR Addendum Report is discussed further in Section 8.1 of Report 2020-139.

A summary of the seven **Public Information Centres (PICs)** held during the Official Plan Review, prior to the release of the April 2020 *Overview of Proposed Land Use Designations* document and the June 2020 Draft Official Plan, is provided below:

- ***PIC #1 – Monday September 11, 2017, Brantford & District Civic Centre Auditorium***
The purpose of PIC #1 was to inform those in attendance about the Official Plan Review and opportunities to stay involved, and to answer questions about its components and the process. Over 100 people attended this event.
- ***PIC #2 – Thursday November 16, 2017, North Park Collegiate & Vocational School***
Over 80 people attended this presentation about the ongoing Official Plan Review, Transportation Master Plan and Master Servicing Plan. Following the presentation, attendees were asked to join and move among five discussion

group tables: Draft Official Plan; Housing, Intensification and Growth Options; Employment; Transportation Master Plan Update; and Master Servicing Plan Update.

- ***PIC #3 – Thursday May 17, 2018, Brantford & District Civic Centre Auditorium***

The proposed alternative targets for intensification in the City's Built-up Area and for density in the City's Designated Greenfield Area were presented, along with results of the draft Land Needs Assessment and the evaluation of alternative settlement area boundary expansion options. Topic based discussion tables included Agriculture, Archaeology, Environment, Land Use, Transportation, Water and Wastewater Servicing and Stormwater. Over 80 people attended this event.

- ***PIC #4 – Thursday June 21, 2018, North Park Collegiate & Vocational School***

The purpose of this visioning workshop was to present and review draft planning principles and precedent images for the potential future growth areas within the Boundary Expansion Lands to inform the community design options. Approximately 50 people attended.

- ***PIC #5 – Thursday January 17, 2019, Brantford & District Civic Centre Auditorium***

The City and its consultants presented the Settlement Area boundary expansion options, which included draft land use scenarios and preliminary transportation and servicing considerations to help illustrate how the Boundary Expansion Lands may ultimately be developed. A summary of the land needs assessment and other technical analyses that form the basis of the options were also provided. About 120 people attended.

- ***PIC #6 – Monday October 7, 2019, Brantford & District Civic Centre Auditorium***

This meeting provided an update on the City of Brantford's Official Plan Review, along with some examples to illustrate city building and urban design principles proposed for the Urban Design Manual to guide the future development and redevelopment of Brantford.

- ***PIC #7 – Monday February 10, 2020, Brantford & District Civic Centre Auditorium***

This PIC was focused on the Transportation Master Plan and Master Servicing Plan, for the whole City in addition to the expanded Settlement Area.