

Motion to Council – Wednesday, June 8, 2016

Whereas the Brampton City Council needs to focus on and reflect the 2016-2018 Strategic Plan when making decisions affecting the City and its residents;

Whereas Brampton is expected to grow to a 2041 forecasted population in the order of 890,000 with a forecasted employment number in the order of 329,000 which, despite the city's competitive advantages, will only achieve an activity rate of approximately 38%;

Whereas in 2015 the City of Brampton's residential construction rate comprised 89% of the \$388 million in total building permits, and in 2016, 71% of the \$420 million in building permits, compared to Mississauga's 47% of the total \$1.3 billion total building permits;

Whereas the initial report on the Municipal Comprehensive Review for Employment Lands (May 25, 2015) prepared by Hemson Consulting Ltd. states that "it is important to retain as much employment land as possible, both inside the built boundary and in the greenfield lands designated for growth to 2031 and beyond" [because] these lands and their related employment cannot be replaced, once redesignated;"

Whereas Brampton currently has a lower activity rate compared to other large urban municipalities across the GTA significantly – provincially and nationally, at 33% , creating a larger gap in residents compared to job opportunities in the City, resulting in significant net out-commuting;

Whereas in the City of Brampton's Official Plan, consideration needs to be given to where the City can strengthen and clarify policies to reduce the opportunities for the conversion of employment lands to other uses that may be permitted within existing policy;

Whereas the final Hemson report (May, 2016) concludes that there is sufficient land for residential use and no need for more conversions because it is important to protect employment lands and green fields;

Whereas the supply of employment land is finite;

Whereas the City of Brampton Economic Development Master Plan will determine our economic direction for the next 25 years;

Therefore be it resolved that:

1. Recommendation PISC148-2016 be amended to refer back to the Planning and Infrastructure Services Committee for further consideration after the City's Economic Development Master Plan is completed and adopted by Council, the following Clause 2 of the Recommendation:
2. The following requests for conversion to non-employment uses in the Official Plan not be supported, in principle, as described in the following reports:
 - a) Ouray Development Inc.: Redesignation to Residential (3ha/7.4 acres);
 - b) Alpa Stone: Redesignation to Residential (2.06 ha/5 acres);
 - c) Castlemore Country Properties: Redesignation to Residential (4.8ha/11.8 acres);
 - d) 10534 Hurontario St.: Redesignation to Business Corridor (12.06 ha/29.8 acres);
 - e) TACC Holborn: Partial redesignation to Residential of northern portion of site, up to an approximate area of 14ha (34.5 acres), while approximately 3.1ha (7.6 acres) fronting on Queen Street and The Gore Rd. remain designated Office and Business Corridor, and;
 - f) Royal Pine: Partial redesignation to Residential of the central portion of the property, up to an approximate area between 5.8 to 4.3ha (14.3 to 10.6 acres), while approximately 4 to 5.5ha (9.8 to 13.5 acres) fronting on Queen Street continue to be designated Business Corridor and Office;"
3. Any future employment land conversion requests not be processed by the City until after the City's Economic Development Master Plan is completed and adopted by Council.

Moved by: Councillor Gurpreet Dhillon

Seconded by: Councillor Martin Medeiros