



Brampton

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Report

Planning, Design & Development Committee

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

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

Date: November 16, 2009

File: P25GR

Subject: 2009 Development Allocation Update

DATE: November 16, 2009

Managing the Rate, Direction and Quality of Growth in Brampton

Contact: Janice Given, Manager Growth Management & Special Policy (874-3459)
Mat Vaughan, Growth Management Policy Planner (874-2416)

OVERVIEW

- On December 12, 2005 Council approved the Official Plan Amendment to implement the City's Response to Growth which included an annual development allocation of approximately 5,500 dwelling units to be applied on a Block Plan basis.
- On June 24th 2009, Council approved the 2009 Development Allocation Strategy, which detailed the allocation of 5,500 dwelling units on an application and block plan basis for the year 2009 and projected potential allocations for 2010 and 2011.
- The purpose of this report is to provide Council with an update on the 2009 Development Allocation Strategy including the progress of development applications and block plans, and comment on the need for any additional allocation in advance of the 2010 Development Allocation.
- Approximately 2,663 units have been approved in development applications including draft plans of subdivisions and official plan and zoning by-law amendments in 2009 as of September 30th 2009.
- From January 1st 2009 to September 30th 2009, 1,095 units have been received in new development applications.
- The current supply of Draft Approved and Registered units as well as units derived from lands suitably zoned to facilitate residential intensification available for building permits to be issued is approximately 18,400 units.
- This report does not recommend any additional allocation for 2009.

RECOMMENDATIONS:

1. **That this Report entitled "2009 Development Allocation Strategy Update: Managing the Rate, Direction and Quality of Growth in Brampton" dated Monday, November 16, 2009, be received;**

Background:

On December 12, 2005, Council approved the Response to Growth – Transition and Implementation Strategy and the corresponding Official Plan Amendment. Council endorsed a strategy that allows the City greater ability to manage and control growth across the City using both community block planning and an annual development allocation strategy. Prior to developing new residential areas, the City must approve a community block plan amendment and community block plan. Annually, a growth target of approximately 5,500 dwelling units is allocated for development. This allocation is implemented through the community block planning process, which includes staging and sequencing plans that must be approved to ensure the coordination of infrastructure with new development.

Since 2005, Council has approved 4 development allocation strategies. The 2007 Allocation Strategy allocated 4,058 dwelling units. In 2008 the Allocation Strategy allocated 4,730 dwelling units (including interim allocation), and in 2009 the Allocation Strategy allocated 5,500 units.

The following sections of this report will outline the residential development activity in 2009, status of 2009 Development Allocation Strategy, status of secondary plans, and next steps.

CURRENT SITUATION:

Residential Development Activity 2009

Greater Toronto Area

Total housing starts in the Greater Toronto Area (GTA) reached 2,202 by the end of August, marking an improvement from the previous month, which saw construction delays as a result of civic labour disruptions. Year to date, housing starts in the GTA are down 45 % from the same period last year and are at their lowest level in over 10 years. Across the GTA, development activity in Peel and York Regions has held up the best in 2009, registering below-average declines. (CHMC Housing Now September 2009 Report).

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Between January 2009 and the end of September 2009, there were 671 building permits issued for new dwelling units in the City of Brampton. Based on data from the Canada Mortgage and Housing Corporation, there were 492 housing starts in Brampton between January 2009 and the end of August 2009.

Since 2004 there has been noticeable variation in both the number of issued building permits and draft plan approvals. This can be attributed to a combination of factors.

- In 2004, there was a push within the development industry to obtain building permits prior to a regional increase in development charges in 2005.
- 2005 was also a benchmark year for the initiation of the block planning process and development allocation strategy.
- Collectively, these two processes ensure development occurs at the same rate as public infrastructure is provided.
- This contributed to a reduction in draft approvals in 2007 as a number of block plans were nearing completion. This trend began to stabilize in 2008 as more draft plans were positioned for final approval.
- Lower 2009 building permit numbers are reflective of a softening in the real estate market and general economic slow down.
- 2009 Draft Approvals are slowly beginning to recover from an early slow start. This gradual recovery can be attributed to the general recovery from a nation-wide economic recession.

The activity noted above is addressed in Table 1 – Development Activity

Table 1: Development Activity – Dwelling Units (As of Sept 30 2009)

	Building Permits (units)	Draft Plan Approvals (units)	Registered Units
2004	9574	5061	7627
2005	2616	5827	2526
2006	4912	2272	6221
2007	6694	942	3217
2008	2,186	4,177	1033
2009	671	1802	810

In the Central Area, there are approximately 2,070 units that have been received in applications and out of those, applications for 1,060 units are expected to receive approval in 2009.

Between January and September 2009, 2,663 units were approved in draft plan, official plan and zoning by-law amendments, and 810 units were registered. Of the 2,663 approved units, 1,802 units were in draft plan approvals.

Since January 2009, new home sales have been on a steady incline. These sales include Single Detached units, Semi-Detached and Row townhouse dwelling units. For the month of January 2009, there were 60 new home sales across the city. In September 2009, there were 461 new home sales. In total, there have been 2,378 homes sold in the City of Brampton between January 2009 and the end of September 2009. Please refer to Appendix 4 – City of Brampton 2009 New Homes Sales and Building Permit Activity for more details.

Current Land Supply

The Provincial Policy Statement requires municipalities to maintain a three (3) year supply of housing between draft approved, registered and suitably zoned land. According to the City's recent and forecasted average of housing starts, the City would need to accommodate growth of approximately 2,600 units per year, for a 3 year total demand to accommodate 7,800 units.

As of September 30th 2009, there was a city-wide total draft plan inventory of approximately 7,150 units. There are approximately 1,250 vacant residential lots in registered plans available for development.

Including land within the Urban Growth Centre (which includes the Downtown and sections of the Central Area) suitably zoned to facilitate residential intensification, which accounts for approximately 10,000 units, there is a total land supply of approximately 18,400 units. This is approximately 1,500 units greater than the supply available at the time of the main 2009 Allocation report, and approximately 6,000 units greater than the supply available at this time last year during the 2008 Development Allocation update. 18,400 units is more than the required land supply to meet the Provincial Policy Statement land supply requirements.

2009 Development Allocation Status

- From January 2009 until September 30th 2009 there have been approximately 855 units approved with 2009 development allocation and approximately 1,290 approved with development allocation that was originally granted in 2007/2008 in the City of Brampton. This is an increase of approximately 550 units compared to last year's Development Allocation update. A large proportion of the allocated development approvals this year are in SP 41 (Bram East). For details, refer to Appendix 2 to review this year's development approvals.
- Of the 7,369 Allocated units listed under Priority A status available for development approval in 2009, approximately 1,300 units were approved to date. Of the 1,300 approved priority A units, 332 units are within block plan 28-1, 437 units are in block plan 41-1, 369 units are located in block

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plan 44-1 and 162 units are located in block plan 45-3. Significant further approval are anticipated by the end of the year.

- Out of the 2,070 units in applications that are exempt from the development allocation strategy, approximately 520 were approved between January and September 30 2009. A large proportion of the exempt development approvals this year are in the Central Area.
- Since the end of September 2009, there have been two draft plans of subdivision approved totalling approximately 1,000 units.
- Staff anticipate an additional 1,240 allocated development approvals and 540 exempt development approvals before the end of 2009, which would result in 4,445 approved units by year's end. Refer to Appendix 1 for a summary of development allocation activity and projections to the end of 2009.

Update on Development Facilitation

In the 2009 Development Allocation report, staff were directed to apply a number of changes to the implementation of the Single Source Delivery of the Development Charge Funded Road Infrastructure Agreement, and to further study a number of other development incentives in order to further facilitate recovery in development activity. The goal of this work was to streamline the development approval process in order to stimulate development activity in the City of Brampton.

As part of this process, the City established working teams together with representatives from BILD (Building Industry and Land Development). Over the course of the summer the following topics were reviewed as part of this process review:

- Engineering and Landscaping Submission;
- Subdivision Assumption;
- Sole Source Agreement;
- Securities Administration;
- Insurance;
- Community Design;
- Block Planning;
- Environmental Assessment;
- Expropriation; and
- Spine Servicing Agreement

Several of the processes identified in the 2009 Development Allocation Report were discussed and evaluated, including: Expropriation, Sole Source Agreements, Spine Servicing Agreements, a modified block plan process, municipal financial processes and fee reimbursement programs. The results of these sessions are being prepared for consideration by senior management and

eventually Council. The recommendation of this review are currently being considered by SMT.

2009 Interim Allocation

Several applications were identified in the 2009 Development Allocation Strategy that were identified for consideration for the Development Allocation Update. These applications are discussed in Table 2 below. Please refer to Appendix 3 – The City of Brampton 2009 Interim Allocation Map to review the location of the following applications within the City of Brampton.

Table 2: 2009 Interim Allocation

Block Plan #	City File #	Comments
45-1	C04W08.002 C04W10.007 C04W09.003 C04W09.004	There are several issues that need to be resolved prior to these plans being ready for draft approval. These issues includes the delivery of James Potter Road. It is likely that these issues will be resolved by 2010.
41-2	C09E09.005 C09E09.006 C09E10.004 C09E09.004 C09E10.005	This block plan is continuing to move forward, however staff do not anticipate that the plans will be ready for draft approval in 2009. Staff anticipate the need for allocation for these plans in 2010. Stage 2 Block plan approval is expected in early 2010.
45-6	BP45-6.001	The access issues associated with this block plan remain unresolved. Staff anticipate the resolution of these issues in 2010.

Based on the status of the above noted applications, no further development allocation is recommended at this time, but these will be considered very seriously in the 2010 Development Allocation process.

Conclusion

In conclusion, under the direction of the Growth Management Program including the implementation of the Development Allocation Strategy, the City of Brampton continues to manage growth in a way that meets the City’s objectives around the timely provision of services for new development.

In spite of a global economic recession, development activity is showing positive improvement.

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In preparation for the 2010 Development Allocation Report staff will meet with landowners and block captains to discuss the 2010 Allocation Strategy through the remainder of the year with a draft 2010 Development Allocation Report anticipated to be brought forward early in 2010.

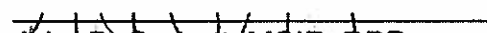
Respectfully submitted,

Original Signed By

Original Signed By



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Authored by Mat Vaughan and Janice Given

- Appendix 1:** 2009 Development Allocation Status
- Appendix 2:** City of Brampton 2009 Development Allocation Strategy Update – Detailed Table
- Appendix 3:** City of Brampton 2009 Interim Allocation Map.
- Appendix 4:** City of Brampton 2009 New Homes Sales and Building Permit Activity.

Appendix 1:

2009 Development Allocation Status

	Development Allocation Strategy (2009 Council Approved)	2009 Development Approvals (To Sept 30th 2009)	Potential Additional Development Approvals (To Dec. 31 2009)
Exempt	2,070	520	540
With 2007 & 2008 Dev. Allocation		1,290	1,240
With 2008 Dev. Allocation	5,500	855	
Total		2,665	1,780

Appendix 2:

**City of Brampton 2009 Development Allocation Strategy
Update- Detailed Table**

Appendix 2

Brampton 2009 Development Allocation Strategy Update - Detailed Table

SPA	Block Planning Area	City File #	Development Application #	Development Planner	Applicant	EXEMPT FROM ALLOCATION	2007/2008 Allocation available for Approval in 2009	2009 Recommended Allocation	Exempt Applications Approved YTD 2009	Allocated Applications Approved YTD, 2009	Exempt Applications - Potential 2009 Approval	Allocated Applications Potential 2009 Approval
1	N/A	C01E18.014	21T-05029	Paul Aldunate	CAM PIETRANGELO - Trevi Homes		8					
1	NA	C01E17.021	21T-01037B	Dana Jenkins	Glen Schnarr & Associates Inc. - E.L. Franceschini							
Total						0	8	0	0	0	0	0
3		C01E12.013	ZBA	Jill Hogan	Glen Schnarr & Associates Inc 517737 Ont. Ltd		8					
Total						0	8	0	0	0	0	0
4	4-1	C02E11.020		Allan Parsons	Gagnon Law Bozzo Urban Planners - Andrin (Heart Lake) Properties Ltd.			133				
4	4-1	C02E11.014	21T-06020	Allan Parsons	Jordon Enterprises Inc.							
Total						0	0	133	0	0	0	0
5		C02W08.011	21T-06020	Jill Hogan	Masongsong Associates - Lawrence Avenue Group		22					
Total						0	22	0	0	0	0	0
7		C01W05.039		Bernie Steiger	2093010 ONTARIO LTD.	26			26			
7		C01E06.051		Bernie Steiger	Weston Consulting Group - 404048 Ontario Limited	333						
7		C01W06.070		Bernie Steiger	KORSIAK & COMPANY LIMITED - STONE MANOR DEVELOPMENTS	350					350	
7		C01E06.052		Bernie Steiger	GLB - Brampton Christian Reformed Church	269						
Total						978	0	0	26	0	350	0
16		C01W02.015		Michelle Gervais	GAGNON LAW BOZZO URBAN PLANNERS LTD. - MADY DEVELOPMENT CORPORATION		112					
Total						0	112	0	0	0	0	0
21		C05E03.014		Paul Aldunate	Habitat for Humanity			11 [A]				
Total						0	0	11	0	0	0	0
26		C08E16.004	21T-07010B	Jill Hogan	KLM Planning Partners Inc - 85811 Ontario Ltd.		10			10		
Total						0	10	0	0	10	0	0
28	28-1	C03E15.006	21T-07006B/21CDM-07003B	Paul Aldunate	METRUS CENTRAL PROPERTIES - Sandringham Place Inc.			332 [A]		332		
28	28-1			Paul Aldunate	Rosedale Village (Phase 6) Metrus Development Inc.		310					
28	28-1			Paul Aldunate	Neighbourhood 703 - Metrus Development Inc. / Metrus Development Inc.							
	28-1 Residual											

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28	28-2			Paul Aldunate	Neighbourhood 601 - Metrus Development Inc.							
28	28-2 Residual											
28		C06E15.011	21T-04016	Toula Theocharidis	CANDEVCON LIMITED - Ryan Homes Inc.		9	23 [A]				
Total						0	319	355	0	332	0	0
36		C01E05.037 / SP07-014		Bernie Steiger	Mattamy	238			238			
36		C01E05.055 / SP08-017.000		Bernie Steiger	Mattamy (Bramview) Limited	32			32			
36		C03E04.021		Bernie Steiger	Ros Sol Group/IBI Group	224			224			
36		C02E5.030/SP 06-027		Bernie Steiger	History Hill (Queen/Hanson)	216						
36		C01E05.037 / SP07-064		Bernie Steiger	Mattamy Bramview	192						
36		C03E05.019		Bernie Steiger	Norton Lake Seniors (Queen East of 410)	190					190	
Total						1092	0	0	494	0	190	0
40	40-1	C04W01.011	21T-07007B	Michelle Gervais	METRUS DEVELOPMENT INC - Credit Manor		798					
40	40-1 residual											
40	40-2	T04W15.025		Michelle Gervais	Metrus Developments INC		75			Application Withdrawn		
40	40-2	T04W15.015	21T-04003	Jill Hogan	GLEN SCHNARR & ASSOCIATES INC - 2146836 Ontario Ltd.		102					
40	40-2	T04W14.012	21T-04005	Jill Hogan	GLEN SCHNARR & ASSOC. INC. -Kaneff Properties		135	18 [A]				148
40	40-2 Residual											
40	40-3 Residual							900				

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40	40-5 Residual											
40		C108.002		Michelle Gervais	City Initiated		183			186		
40		T03W15.011		Jill Hogan	KLM Planning Partners Inc. - Paradise Homes Mahogany Inc.			18		Application Withdrawn		
40		T03W15.010	21T-07009B	Allan Parsons	KLM PLANNING PARTNERS - Baldesarra		40			39		
Total						0	1333	936	0	225	0	148
41	41-1	C10E09.005	21T-03013	Omar L	CRITERION DEVELOPMENT CORP. - Owner Same			203 [A]				
41	41-1	C10E09.006	21T-06015B	Omar L	EMC GROUP		38					38
41	41-1	C10E08.008	21T-03009	Omar L	ARMLAND GROUP - BERKSHIRE GLADE ESTATES INC.		282					282
41	41-1	C10E08.011	21T-03014	Allan Parsons	EMC GROUP LTD. - 1355272 ONTARIO LTD.		251			229		
41	41-1	C10E10.008	21T-05009B	Omar L	KLM PLANNING PARTNERS - Armland Group			20 [A]				20
41	41-1	C10E10.010	21T-05-011B	Omar L	EMC GROUP LTD - Winter Maple Homes Inc.			168 [A]				168
41	41-1	C10E10.011	21T-05012B	Omar L	LYNGATE DEVELOPMENTS INC.			157 [A]				157
41	41-1	C10E10.014	21T-05027B	Omar L	KORSIAK & COMPANY LIMITED - Mattamy (Clarkway) Limited			85 [A]				
41	41-1	C10E08.012	21T-06002	Allan Parsons	EMC GROUP LTD - Lyngate Development Inc		64			44		
41	41-1	C10E08.015	21T-07001	Allan Parsons	WESTON CONSULTING GROUP INC - DEMOCRAT HOMES		63			78		
41	41-1	C11E09.002	21T-06001	Omar L	EMC GROUP - Lyngate Development Inc			149 [A]				149
41	41-1	C11E10.005	21T-06009	Omar L	MATTAMY (Clarkway) Ltd			170 [A]				170

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41	41-1	C11E08.004	21T-05036	Omar L	KLM PLANNING PARTNERS - 1329343 Ontario Limited		86			86			
41	41-1	C11E10.004	21T-05023B	Omar L	YELLOW PARK MANAGEMENT LTD.			106 [A]				106	
41	41-1 Residual												
41		C10E05.017	21T-09001B	Allan Parsons	MATTHEWS PLANNING & MANAGEMENT LTD - OURAY DEVELOPMENTS INC.		104			104			
41		C10E07.015	21T-06023B	Allan Parsons	GLEN SCHNARR & ASSOCIATES - EDENFIELD DEVELOPMENTS INC.		194			162			
41	41-2	C09E08.016	21T-05039	Paul Aldunate	NULAND MANAGEMENT INC George Karakkokinos KLM Planning Partners		121			121			
41	41-2	C09E09.005	21T-09003B	Paul Aldunate	2073740 Ontario Inc. / 2073737 Ontario Inc.			393					
41	41-2	C09E09.006	21T-09006B	Paul Aldunate	2073913 Ontario Inc.								
41	41-2	C09E10.004	21T-09004B	Paul Aldunate	Florentine Design Corp. / Starvilla Homes Corp. / Applemoor Properties Ltd.								
41	41-2	C09E09.004	21T - 09002B	Paul Aldunate	Port Mark Investments Inc.								
41	41-2	C09E10.005	21T-09005B	Paul Aldunate	Vincenzo Bellissimo								
Total						0	1203	1451	0	824	0	1090	
42		C07E12.014	21T-07014B	Dana Jenkins	Candevcon Ltd - Fanshore Investments Inc		14			13			
42		C07E12.013	21T-06005	Dana Jenkins	CANDEVCON - 206578 Ontario Ltd - Eaglebay Estates		29			29			
42	42-1	C07E11.015	21T-07008B	Dana Jenkins	TEMPLETON PLANNING LIMITED - Ibrans Developments Limited		50	22 [A]					
42	42-1	C07E11.014	21T-07003	Dana Jenkins	CANDEVCON LIMITED - Rock Valley		76	13 [A]					
42	42-1 Residual												
Total						0	169	35	0	42	0	0	
44		C03W15.006	21T-07012B	Lindsay S.	ANNE McMCAULEY - 1167 Wanless Ltd.		24			24			

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44	44-1	C04W11.004	21T-07016B	Neal Grady	GLB Urban Planning Ltd - Mattamy (Credit River) Limited			385 [A]		369		
Total						0	24	385	0	393	0	0
45	45-1	C04W09.002	21T-04012	Michelle Gervais	KLM Planning Partners - Sandysore Property Developments							
45	45-1	C04W10.007	21T-6019	Michelle Gervais	KLM Planning Partners - Helpport Developments							
45	45-1	C04W09.003	21T-05035	Michelle Gervais	KERBEL GROUP - Tanyaville North Holdings							
45	45-1	C04W09.004	21T-05037	Michelle Gervais	EMC - Bluegrass Properties Ltd.							
45	45-1	C04W10.001	21T-02008B	Michelle Gervais	Creview Development Inc.			155		155		
45	45-1 Residual											
45	45-2 Residual											
45	45-3	C03W07.006	21T-05018	Michelle Gervais	EMC GROUP LTD - Denforth Estates			855* [A]				

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45	45-3	C03W08.005	21T-06016B	Michelle Gervais	KLM PLANNING PARTNERS INC - HELPORT DEVELOPMENTS INC.			235* [A]					
45	45-3	C03W06.003	21T-04009	Michelle Gervais	METRUS - Deacon Investments Ltd.		195			162			
45	45-3	C03W06.004		Michelle Gervais	KLM Planning Partners Inc - Cherry Lawn Estates			123* [A]					
45	45-3				KLM Planning Partners Inc. - Loteight Confour Investments Limited			239* [A]					
45	45-3	C03W09.003	21T-01014B	Michelle Gervais	Mattamy Credit Valley Ltd.			45					
45	45-3 Residual												
45	45-4	C04W05.09	21T-05031B	Michelle Gervais	Kaneff - Springbrook - Lionhead		14						
45	45-4 Residual												
45	45-5	C03W05.010	21T-05004B	Michelle Gervais	GLEN SCHNARR & ASSOCIATES - Paradise Homes Creditview Inc.		1800	100 [A]					
45	45-5	C03W05.012	21T-05034	Michelle Gervais	GLEN SCHNARR & ASSOCIATES - 1624882 Ontario Limited								
45	45-5	C03W03.006	21T-05033	Michelle Gervais	GLEN SCHNARR & ASSOCIATES - Credit Valley Estates Ltd.								
45	45-5	C03W05.013	21T-05042B	Michelle Gervais	GLEN SCHNARR & ASSOCIATES INC								
45	45-5	C03W03.005	21T-05030	Michelle Gervais	GLEN SCHNARR & ASSOCIATES - Helpport Development Inc.								
45	45-5	C03W03.007	21T-07005	Michelle Gervais	GLEN SCHNARR & ASSOCIATES - Diblasio Corporation								
45	45-5	C03W03.009	21T-08007B	Michelle Gervais	Glen Schnarr & Associates - Quintessa Developments Inc.								
45	45-5 Residual												

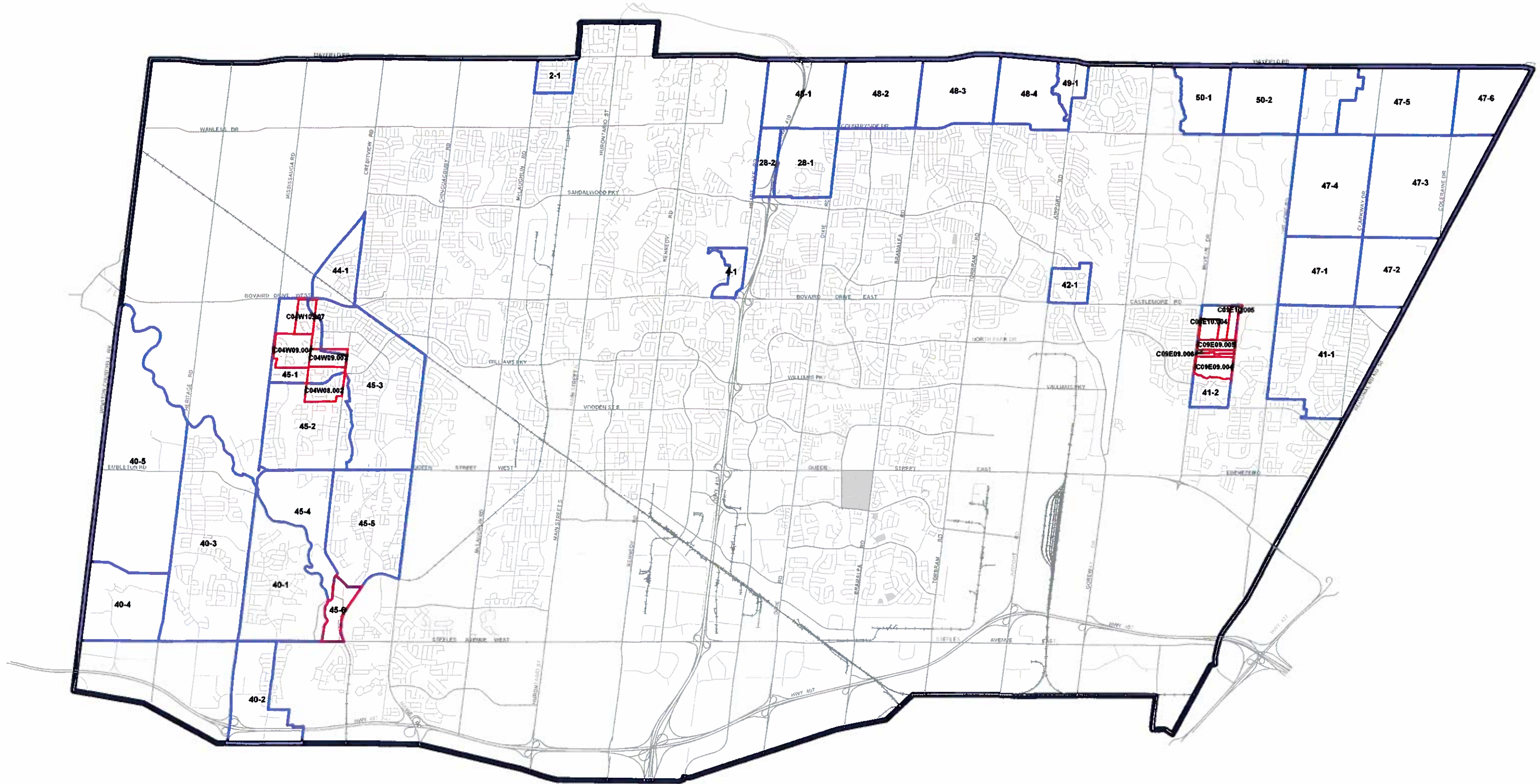
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45	45-6	BP45-6.001		Jill Hogan	GLB - Sequoia Grove Homes							
45	45-6 Residual											
Total						0	2009	1752	0	317	0	0
48												
Total						0	0	0	0	0	0	0
50	50-1 / 50-2							442				
50												
Total						0	0	442	0	0	0	0
Grand Totals						2070	5217	5500	520	2143	540	1238
*This summary does not include all received applications - only those that have received allocation in 2007, 2008 and 2009 and those applications that												
[A] Indicates priority allocation												

Appendix 3:

City of Brampton 2009 Interim Allocation Map



- BLOCK PLAN AREAS
- LOCATIONS OF APPLICATIONS CONSIDERED FOR 2009 INTERIM ALLOCATION

LOCATION OF APPLICATIONS CONSIDERED FOR 2009 INTERIM ALLOCATION



PLANNING, DESIGN AND DEVELOPMENT DEPARTMENT



Appendix 4:

**City of Brampton 2009 New Home Sales and Building
Permit Activity**

City of Brampton

2009 New Home Sales and Building Permit Activity

(as of September 30, 2009)

(Single, Semi-Detached and Row Townhouse Dwelling Units only)

2009	New Home Sales *		Building Permit Applications **		Building Permits Issued **		New Homes Sales Office Permits **	
	East	West	East	West	East	West	East	West
January	45	15	0	0	61	33	0	0
February	79	40	5	5	3	0	0	2
March	93	95	39	0	30	7	0	0
April	197	79	50	35	16	1	1	0
May	198	72	29	12	61	0	0	0
June	231	77	31	5	38	13	0	0
July	208	127	230	31	30	14	0	1
August	268	93	31	42	229	11	0	0
September	371	90	129	22	43	81	0	0
October								
November								
December								
Totals	1690	688	544	152	511	160	1	3
		2378		696		671		4

Sources: * New home sales figures from RealNet Canada as of September 30, 2009

**Building permit information from permit tracking system

Hwy. 410 is the division line for east and west Brampton as defined by the Toronto Real Estate Board (TREB)