

Interim Growth Management Policies

City of Brampton Council

October 24, 2007

Flower City



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Agenda

- City of Brampton 2006 Official Plan
- Brampton's Growth Management Initiatives
- Provincial Growth Plan
- Brampton's Growth Plan Response
- Interim Growth Management Policies

Brampton

Our Brampton, Our Future - The Vision



- Brampton will be a **dynamic urban municipality** with a population of 725,000 persons and over 300,000 workers by 2031.
- Brampton will be a **sustainable community**.
- Brampton will have a **compact and transit-oriented City** structure.
- Brampton will continue to celebrate and preserve its **unique cultural and natural heritage**, including the “Flower City” root.
- Brampton’s **multi-dimensional, full service urban economy** will provide residents with ample **live-work opportunities**.

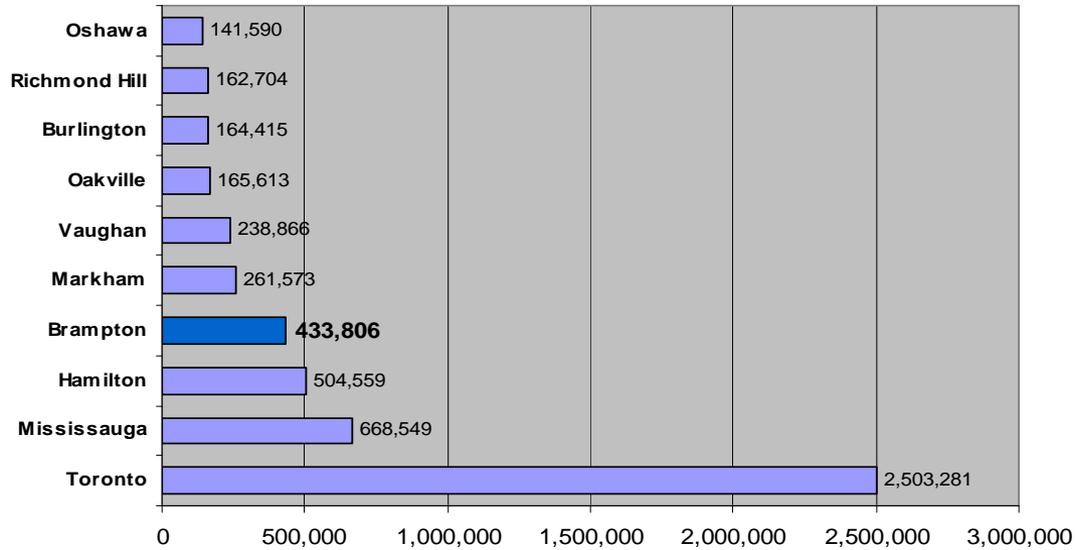


Flower City

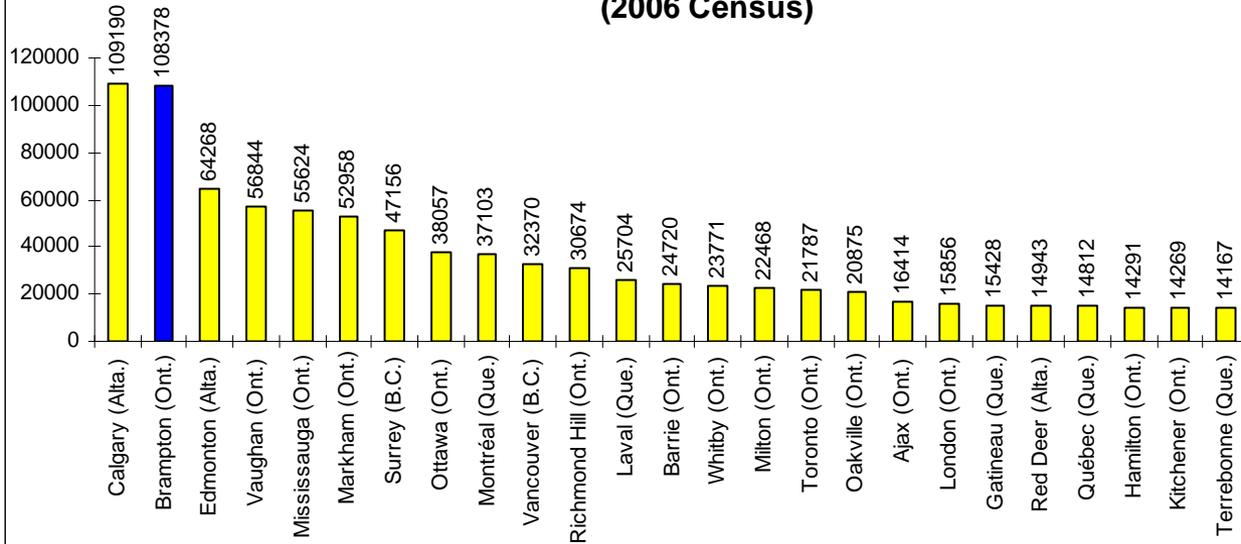


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Most Populated Municipalities in the GTAH (2006 Census)



Population Increase Figure 1: Canada's 25 Fastest Growing Communities (2006 Census)



OUR BRAMPTON, OUR FUTURE - A FRAMEWORK FOR STRATEGIC INITIATIVES



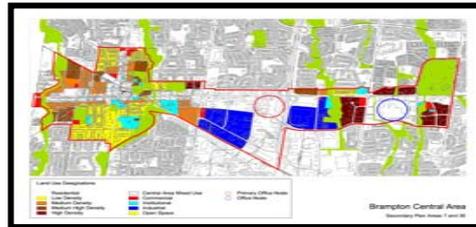
Growth Management Program



Mount Pleasant Smart/Sustainable Growth Initiative



Parks, Culture & Recreation Master Plan



Downtown & Central Area Vision



The Brampton Growth Management Program is: A program that coordinates and stages the levels and distribution of development growth in Brampton in conjunction with the planning, budgeting and delivery of the services and infrastructure required to support that growth in a way that minimizes public costs and optimizes public benefits.

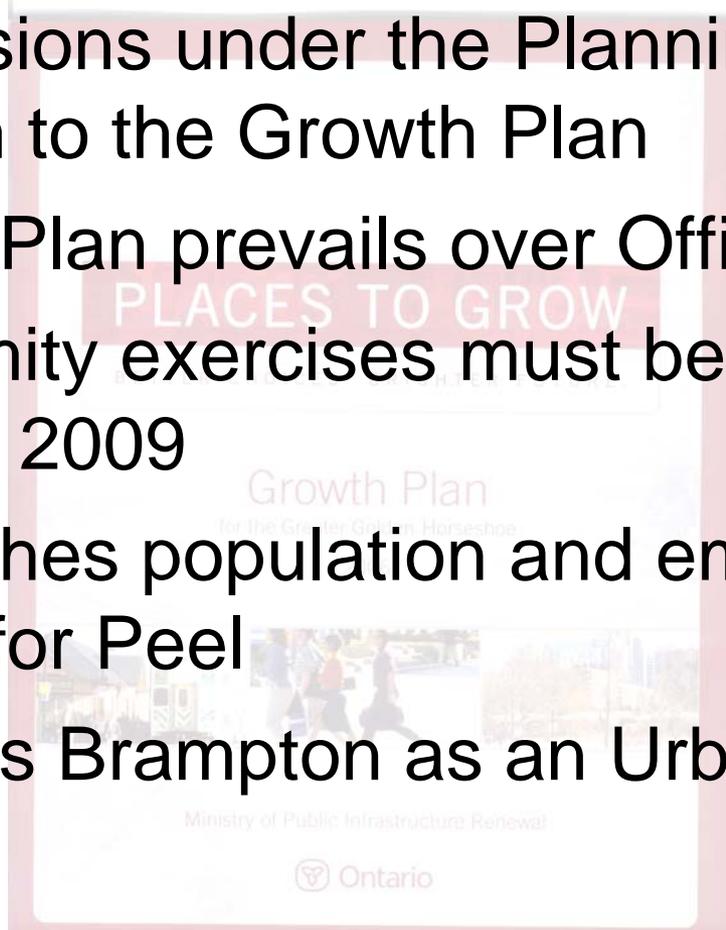
Roads
Transit
Sewer and Water
Schools
Recreation
Emergency Services
Natural Systems
Heritage
Economic Development



“The City’s innovative and comprehensive response to the opportunities and challenges of growth and development”

Highlights of Provincial Growth Plan

- All decisions under the Planning Act must conform to the Growth Plan
- Growth Plan prevails over Official Plan
- Conformity exercises must be complete by June 2009
- Establishes population and employment targets for Peel
- Identifies Brampton as an Urban Growth Centre



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Highlights of Provincial Growth Plan (con't)

- 40% of new residential units accommodated within the built boundary by 2015
- Prescribes minimum densities of Greenfields (50 people/jobs per ha)
- Prescribes minimum densities of Urban Growth Centre (200 people/jobs per ha)
- Employment land conversions are only permitted through the preparation of a municipal comprehensive review

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Brampton's Growth Plan Response – A Multi-Phased Work Program

- Phase I Provincial Obligations (2007)
- Phase II Inventory and Analysis of Current Conditions (2007 - 2008)
- Phase III Strategy Development (2008)
- Phase IV Implementation (2008-2009)

Key to the success of the work program will be ongoing public communication and awareness and database development and monitoring.

Objectives of Interim Growth Management Policies

1. To reinforce policies included in the City's 2006 Official Plan by directing intensification to the City's transit nodes, intensification corridors and Central Area, pending the completion of Brampton's Growth Plan conformity exercise.
2. To protect established neighbourhoods from potential 'over-intensification.'
3. To strengthen policies prohibiting employment land conversions until the City completes the municipal comprehensive review.

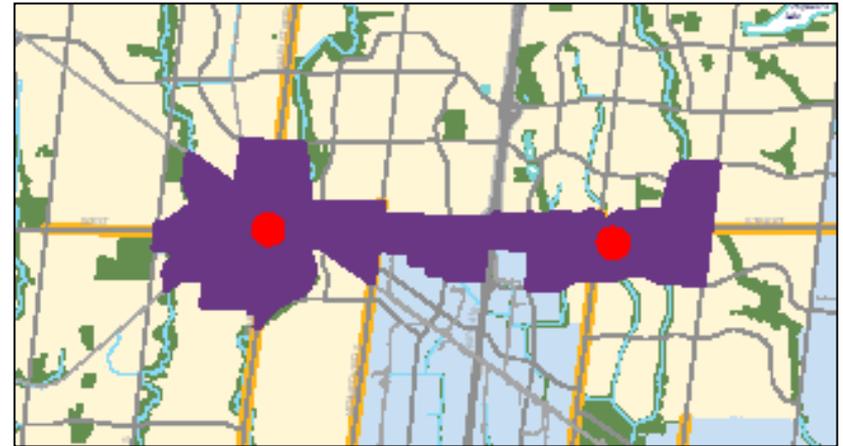
General Intensification Policies

These policies apply to all residential intensification applications four storeys or greater *outside* of the City's Central Area.

These policies are aimed at demonstrating compatibility with adjacent neighbourhoods, infrastructure implications and transit access among other things.

Central Area

- Primary focus for intensification
- No new intensification policies apply to the Central Area
- Conversion of employment lands are not permitted



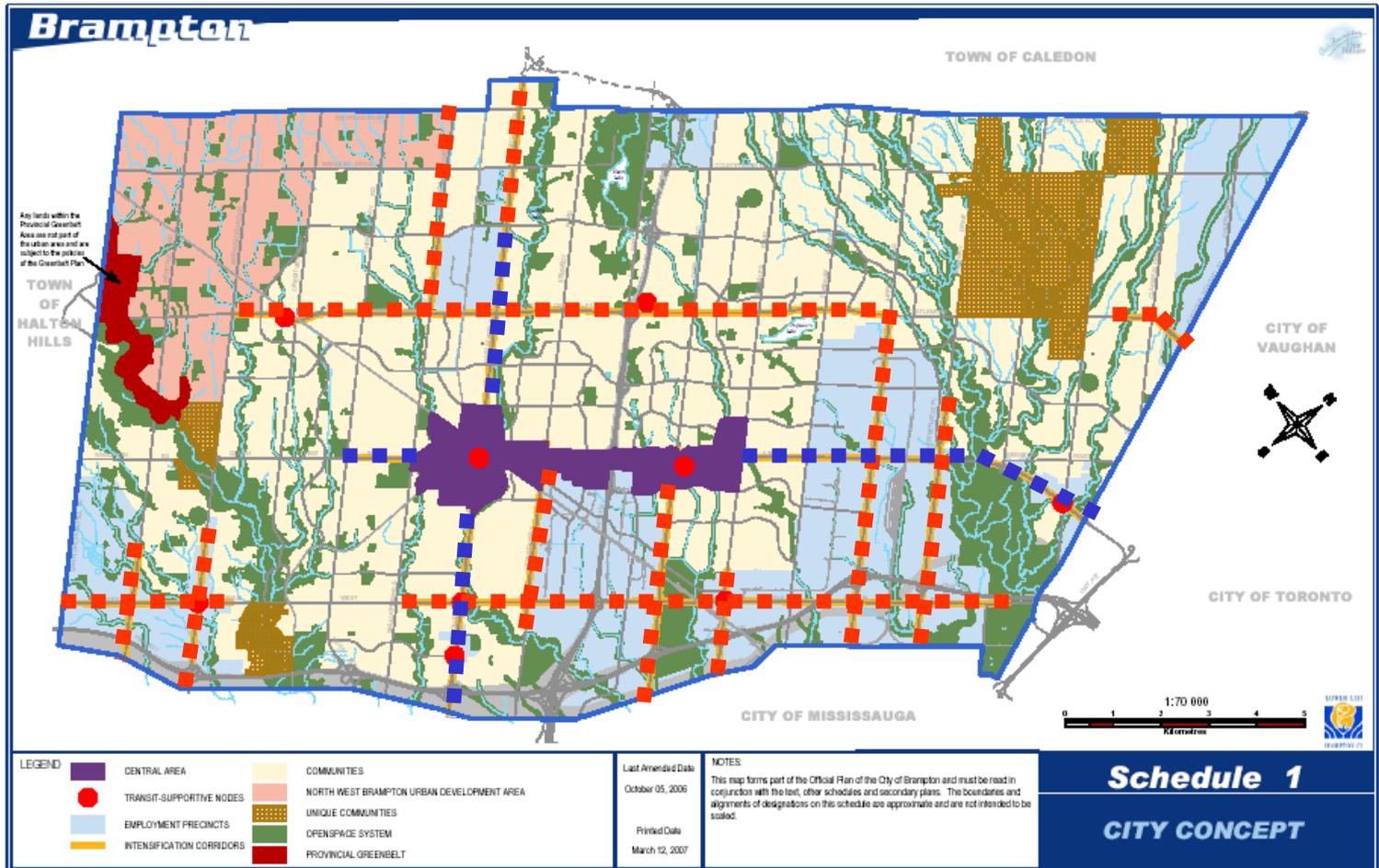
 Central Area

Intensification Corridors/Transit Nodes Outside Central Area

- These policies do not apply to Nodes and Corridors within the Central.
- Residential intensification in the majority of nodes and corridors will be considered to a maximum of 8 storeys and 200 units per net residential hectare.
- Along the portions of Queen Street and Highway 10 that will be the primary routes for Acceleride, the maximum is increased to 10 storeys and 200 units per net residential hectare.

Transit Supportive Nodes and Intensification Corridors

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- Residential intensification considered to a maximum of 10 storeys and 200 units per net residential hectare
- Residential intensification considered to a maximum of 8 storeys and 200 units per net residential hectare

All Other Areas of the City

- All other areas of the City refer to those areas outside of the Central Area and outside of Transit Nodes and Intensification Corridors
- Minimal intensification
- Conversion of employment lands are not permitted
- Residential intensification will be considered to a maximum of 4 storeys

Conclusion

It is anticipated that the Growth Plan conformity exercise will take 2 years to complete. These interim growth management policies will be replaced upon completion of the City's Growth Plan conformity exercise.

In the meantime, these interim growth management policies are one more tool available to help Brampton deal with unprecedented growth levels and will provide policy guidance until the Growth Plan conformity exercise is complete.

At that time, detailed analysis will have been completed to determine the appropriate location, form and scale of employment lands and residential intensification in the City of Brampton.