

## **SUPPORTING A STRONG AND COMPETITIVE ECONOMY**

### **Employment Lands Background Study City of Brampton**

**October 9, 2008  
HEMSON Consulting Ltd.**



## **UNDER THE PROVINCIAL GROWTH PLAN, MUNICIPALITIES MUST:**

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- Plan for complete communities including a balance of jobs and housing
- Provide adequate supply of employment land to accommodate Brampton's share of Peel's forecast employment of 870,000
- Plan for protection and preservation of employment areas
- Restrict conversion of employment land to non-employment uses
- Achieve minimum density target (people and jobs /hectare) of 50 within Greenfield Area and 200 within Urban Growth Centre
- Direct major office development to Urban Growth Centre and major transit areas



## STUDY IS BEING UNDERTAKEN FOR A NUMBER OF REASONS

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- Meet the conformity requirements of the *Provincial Growth Plan*

### Specifically:

- Assess employment land supply and ability to accommodate forecast employment to 2031
- Assess ability to meet density targets within Greenfield Area and Urban Growth Centre
- Advise on employment land conversion proposals
- Evaluate Brampton's live-work ratio



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## EMPLOYMENT LAND IS IMPORTANT TO THE CITY OF BRAMPTON

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- Accounts for major components of the economic base
- Brampton needs employment land to accommodate economic growth
- Economic growth is required to improve the live-work balance
- Achieve a healthy ratio of industrial/commercial to residential property assessment
- Density, however, is significantly below the *Growth Plan* targets for combined employees and residents



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## BRAMPTON HAS OPPORTUNITY TO IMPROVE ITS LIVE-WORK BALANCE

- A balanced community target rate is between 50% and 55%
- Improving the live-work balance is desirable for many reasons

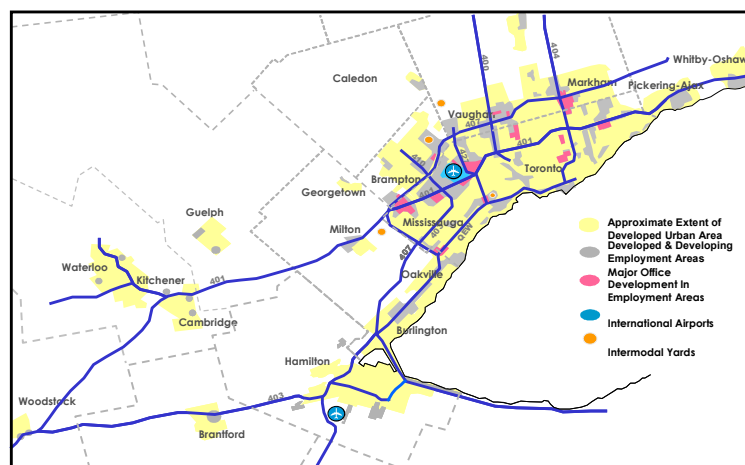


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## EMPLOYMENT LAND IS STRONGLY ORIENTED TO TRANSPORTATION INFRASTRUCTURE



Source: Hemson Consulting Ltd.

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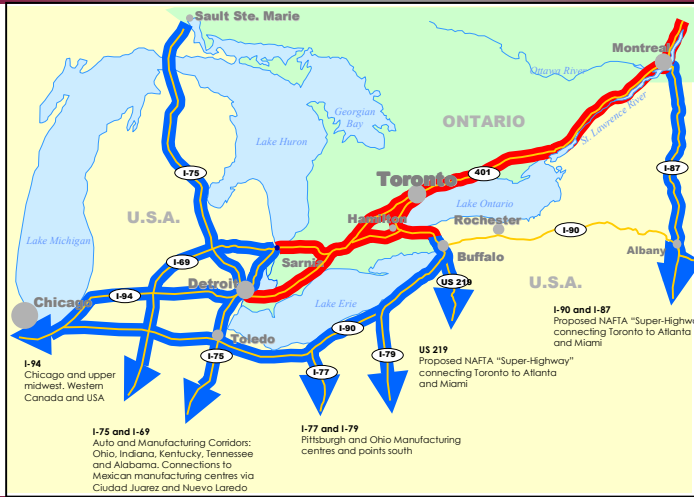


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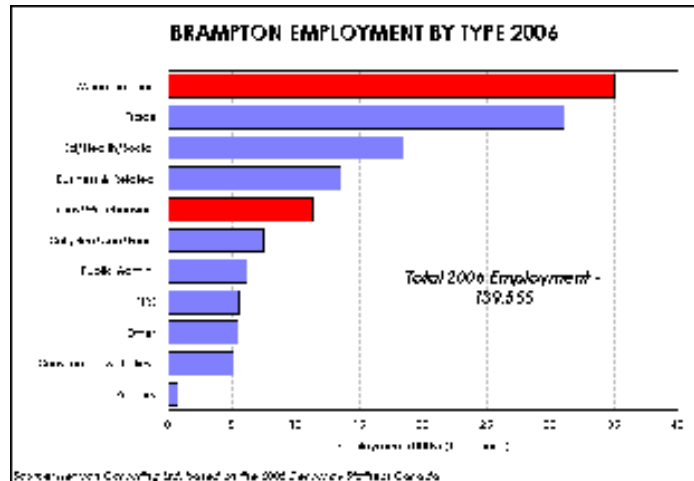
## EMPLOYMENT AREAS ARE PART OF A SYSTEM OF MAJOR TRADE CORRIDORS



Source: Hemson Consulting



## BRAMPTON'S ECONOMY IS HIGHLY INDUSTRIAL IN NATURE



Source: Hemson Consulting Ltd. based on the 2006 Census of Population and Housing.



## EMPLOYMENT WITHIN EMPLOYMENT LAND IS SIGNIFICANT

### City of Brampton Employment By Type, 2006

Employment Type	Number of Jobs	Percentage
Major Office Employment	9,200	6%
Population-Related Employment	66,200	43%
Employment Land Employment	79,500	51%
<b>Total</b>	<b>154,900</b>	<b>100.0%</b>



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## VALUE OF COMMERCIAL-INDUSTRIAL BUILDING PERMITS SHOW CONTINUED STRONG GROWTH

### Value of Commercial-Industrial Building Permits 2001 - 2007 City of Brampton (\$ millions)

Year	Industrial	Commercial	Total
2001	\$38	\$93	\$131
2002	\$66	\$96	\$162
2003	\$154	\$151	\$305
2004	\$110	\$257	\$367
2005	\$122	\$289	\$412
2006	\$76	\$210	\$286
2007	\$161	\$217	\$378
2008*	\$90	\$65	\$155
<b>Average</b>			
2001 to mid-2008	\$109	\$184	\$293

\*Note: January to June 2008.

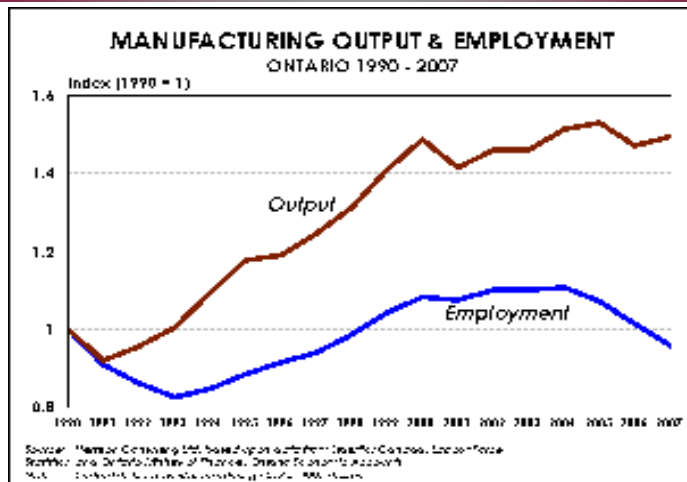


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## RISING OUTPUT MEANS CONTINUED DEMAND FOR EMPLOYMENT LAND

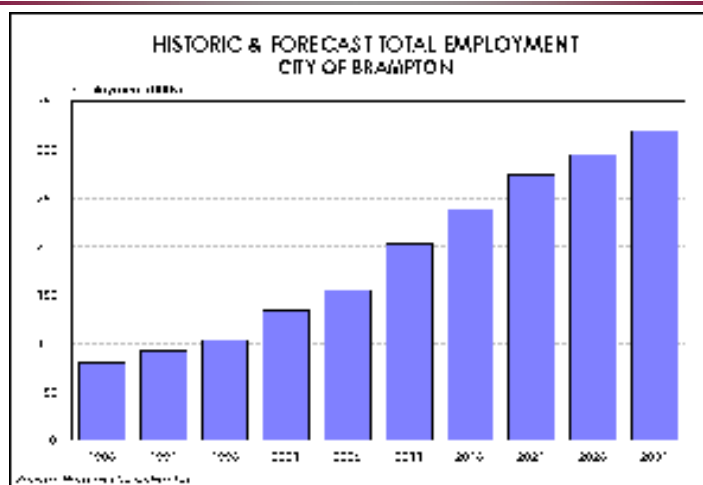


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## LONG-TERM ECONOMIC OUTLOOK FOR THE CITY OF BRAMPTON IS VERY POSITIVE



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## EMPLOYMENT LAND WILL PLAY A MAJOR ROLE IN ACHIEVING THE CITY'S ECONOMIC GOALS

- More than half of employment growth to 2031 will be on employment land
- Major office employment is also forecast to grow significantly
- There are no significant servicing constraints in existing employment areas



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## EMPLOYMENT FORECAST BY MAJOR TYPE

Employment Type	2006	2031	Growth	Share
Major Office	9,200	42,300	33,100	20%
Population-Related	66,200	110,000	43,800	27%
Employment Land	79,500	166,700	87,200	53%
<b>Total</b>	<b>154,900</b>	<b>320,000</b>	<b>165,100</b>	<b>100%</b>

Note: Totals may not add due to rounding

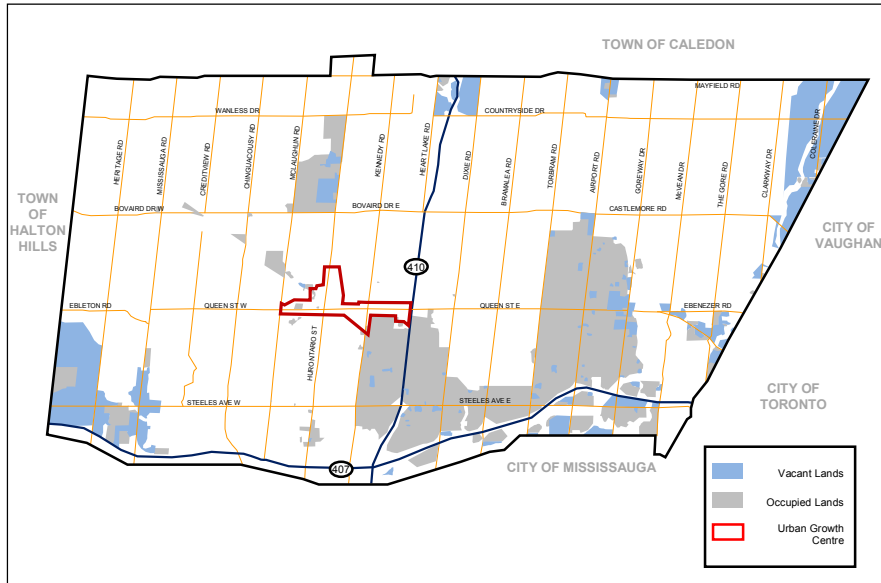


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## CITY OF BRAMPTON VACANT AND OCCUPIED EMPLOYMENT LAND



Source: Hemson Consulting Ltd. based upon City of Brampton's Official Plan & Places to Grow, *Built Boundary for the Growth Plan for the Greater Golden Horseshoe*, 2006, Ministry of Public Infrastructure Renewal.

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## EXISTING INVENTORY OF EMPLOYMENT LAND

- Occupied 2,900 Net ha
- Vacant 1,400 Net ha
- Total 4,300 Net ha

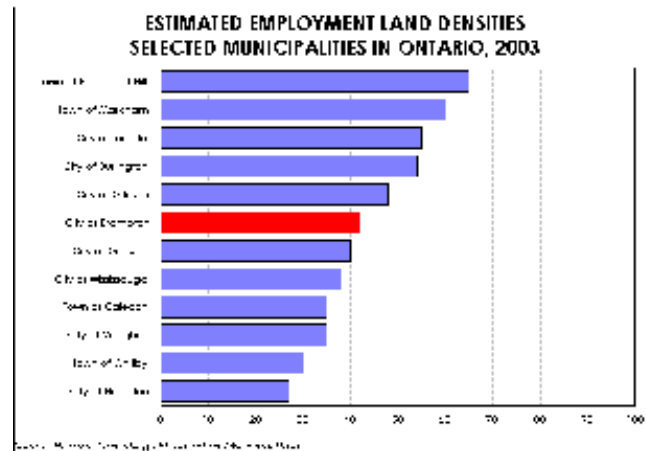


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## EMPLOYMENT LAND DENSITIES IN SOUTHERN ONTARIO



## EMPLOYMENT LAND SUPPLY IS NOT SUFFICIENT TO ACCOMMODATE FUTURE DEMAND

- At prevailing densities, additional employment lands need to be designated
- At a minimum, the current employment land supply is required
- Increasing employment land density is a major planning challenge



## **PRESSURE TO CONVERT EMPLOYMENT LAND IS STRONG**

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- Many communities in the GTAH are under pressure to convert employment land to other uses
- “Value Gap” is the main factor driving conversion pressure
- Province has provided strong new policies to address the issue



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## **THREE KEY POLICY DIRECTIONS ARE SUGGESTED FOR EMPLOYMENT LAND**

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- Conversion of employment land should be resisted
- Additional employment land should be designated
- Actions to encourage higher employment densities are also suggested



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## **STRONG POLICIES SHOULD BE CONSIDERED TO PROTECT EMPLOYMENT LAND SUPPLY**

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- Policies must establish the key role of employment land
- Conversion of viable employment land should be limited
- Major retail development should be discouraged in employment areas



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## **ADDITIONAL EMPLOYMENT LAND SHOULD BE DESIGNATED**

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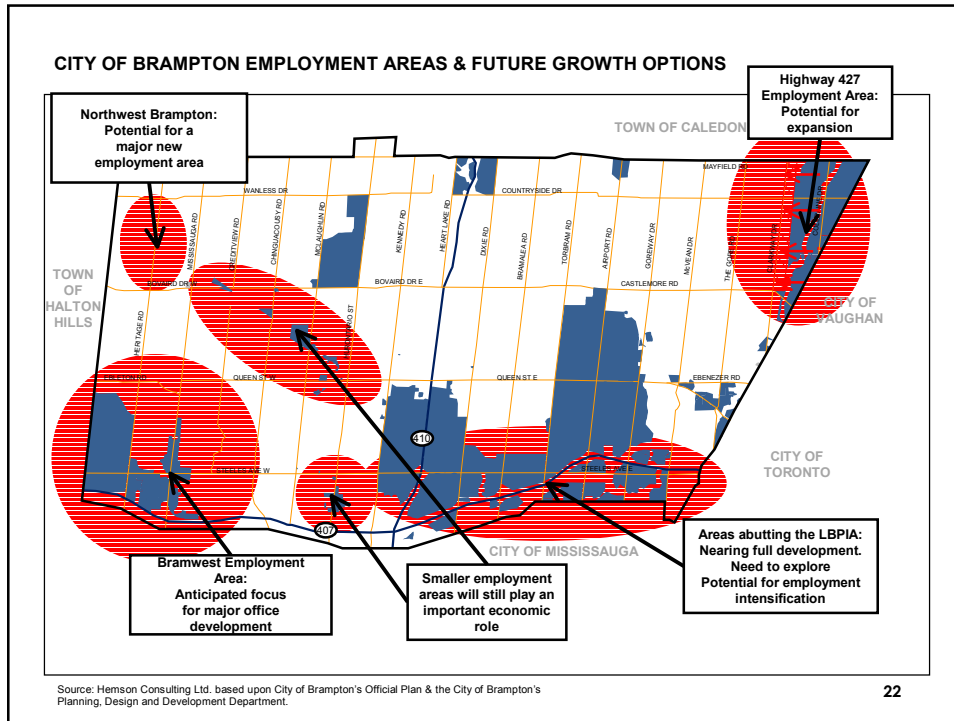
- Additional employment land should be considered for Northwest Brampton
- Additional potential may exist for minor expansion of Highway 427 Employment Area
- Trend towards lower employment densities is a major planning challenge



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## INVESTMENT AND POLICY SUPPORT ARE REQUIRED TO PROMOTE MORE EFFICIENT LAND USE

- Some actions can be taken to maximize density of new development
- Achieving employment intensification requires more than just planning policy



## **CITY SHOULD CONTINUE TO PROMOTE EMPLOYMENT IN THE URBAN GROWTH CENTRE**

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- **Growth potential depends significantly on office development**
- **Historically, planning has had a weak influence on office location**
- **Extent to which Brampton can “direct” office development will be a key planning issue**



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## **YOUR INPUT IS IMPORTANT**

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- **General policy recommendations**
- **Specific aspects of employment land in Brampton**
- **Please provide your thoughts and insights through your round table discussion**



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## NEXT STEPS

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- Present Discussion Paper to Planning Design and Development Committee
- Continue with public consultation through posting of Discussion Paper on City web site
- Finalize policy recommendations and prepare draft official plan amendment
- Council adoption of official plan amendment to implement employment land strategy



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QUESTIONS?



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