

## **CREATING COMPACT, VIBRANT AND COMPLETE COMMUNITIES**

### **Residential Growth Strategy**

**CITY OF BRAMPTON**

**Public Workshop**

**October 9, 2008**

**HEMSON Consulting Ltd.**

## **PRESENTATION WILL FOCUS ON THREE TOPICS**

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- **Key Growth Plan Policies and Targets**
- **Future Residential Intensification in Brampton**
- **Future Greenfield Development in Brampton**



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## PROVINCIAL GROWTH PLAN POLICIES ESTABLISH WHERE AND HOW TO GROW

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## PLANNING IS BASED ON GROWTH PLAN FORECASTS

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- Forecast for the Region of Peel is 1.64 million people at 2031
- Brampton's preliminary forecast (Spring 2008) – 760,000 people
- Household size in Brampton increased from 3.2 to 3.4 between 2001 and 2006 Census



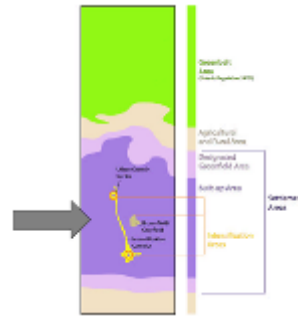
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## INTENSIFICATION TARGET AND POLICIES

- 40% of annual residential units to be accommodated within the "Built Boundary" by 2015
- *Growth Plan* promotes intensification in Urban Growth Centres, intensification corridors, major transit station areas and other suitable infill sites
- Municipalities will develop and implement official plan policies and outline a strategy to achieve the intensification policies



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## URBAN GROWTH CENTRES

- 25 Urban Growth Centres identified (UGCs)
- Plan to achieve a minimum density target of 200 residents & jobs combined per hectare in Brampton's Urban Growth Centre



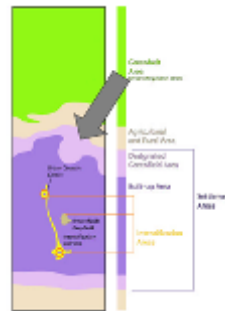
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## DESIGNATED GREENFIELD AREAS

- Minimum greenfield densities that are transit-supportive (average of 50 residents & jobs per hectare by 2031)
  - Target is averaged over all greenfields in Peel
  - Net of natural heritage features where development is not permitted by Provincial policy



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## STUDY OBJECTIVES

- Assess Brampton's ability to meet or contribute to the key targets in the Growth Plan
  - 200 Residents and Jobs in the UGC
  - 40% intensification target
  - 50 residents and jobs per hectare in the greenfields
- Propose new or revised policy as appropriate
- Ultimately, develop Brampton's revised population and employment forecast

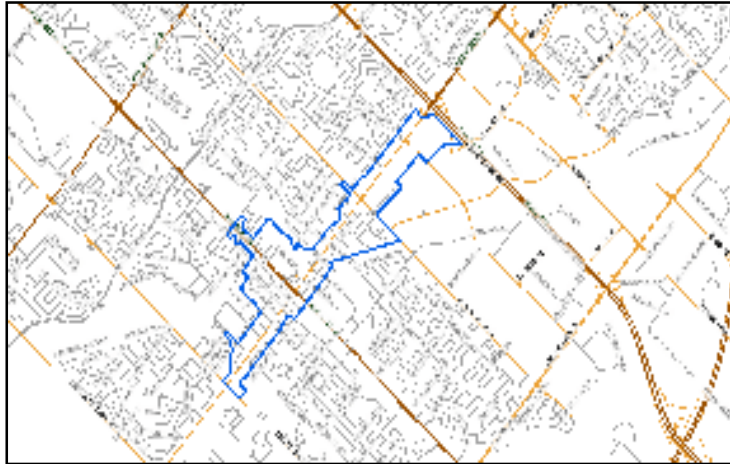


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## 200 PEOPLE & JOBS PER HECTARE IN THE URBAN GROWTH CENTRE



Source: Hemson Consulting Ltd. based upon GIS data provided by the City of Brampton's Planning, Design & Development Department



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## 200 PEOPLE & JOBS PER HECTARE IN THE URBAN GROWTH CENTRE

- Brampton's UGC is 219 ha
- In 2008, Brampton's UGC contains:
  - 6,200 people
  - 14,100 jobs
- This equals about 94 persons and jobs per hectare
- The City is required to plan to achieve 200 p & j density by 2031

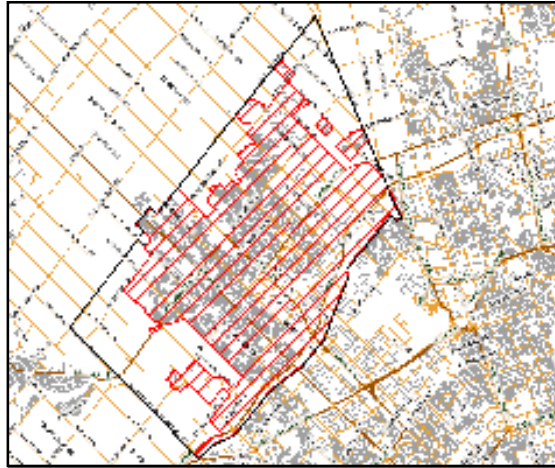


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## 40% OF NEW PEEL RESIDENTIAL DEVELOPMENT WITHIN BUILT BOUNDARY



Source: Hemson Consulting Ltd. based upon GIS data provided by the City of Brampton's Planning, Design & Development Department.



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## 40% OF NEW PEEL RESIDENTIAL DEVELOPMENT WITHIN BUILT BOUNDARY

- **Mandatory after 2015**
- **No specific target for Brampton**



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## INTENSIFICATION OPPORTUNITIES IDENTIFIED USING SEVERAL FACTORS

- Opportunities within the Built Boundary have been identified
- Various types of locations considered:
  - UGC
  - Central Area
  - Transit-supportive Nodes
  - Intensification & Transit Corridors
  - Other Sites
- Factors used to identify opportunities included:
  - Parcel size
  - Scale of site improvements
  - Current use
  - Land values

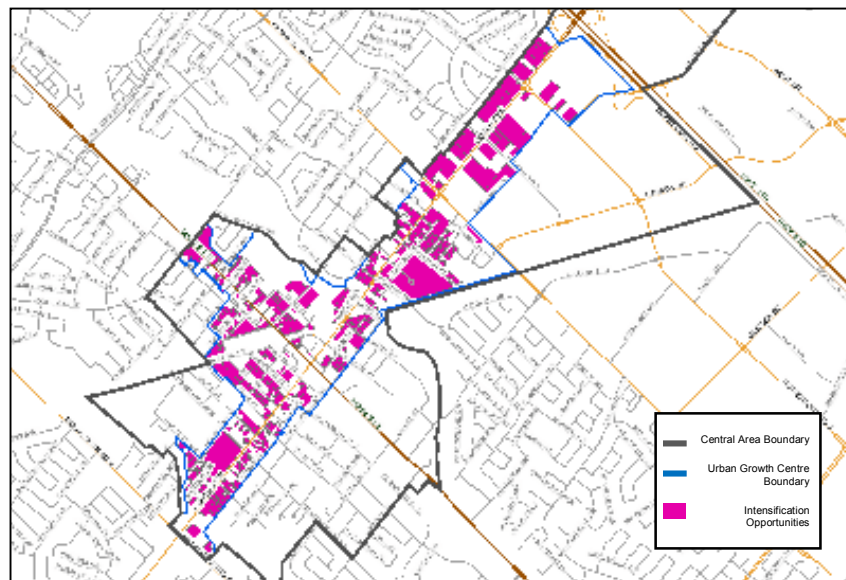


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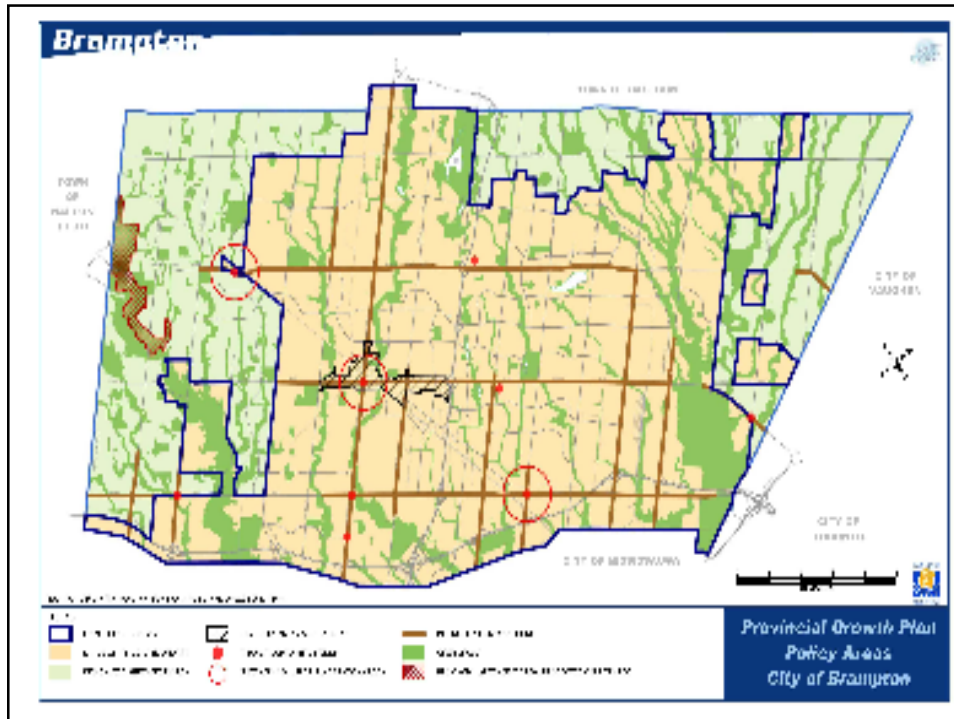
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### UGC – INTENSIFICATION OPPORTUNITIES



Source: Hemson Consulting Ltd. based upon GIS data provided by the City of Brampton's Planning, Design & Development Department.

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## AREAS WITHIN BUILT BOUNDARY HAVE SUBSTANTIAL POTENTIAL

	Units	Ha
UGC	9,300	83
Central Area (except UGC)	10,400	104
Transit-supportive Nodes	9,400	128
Corridors - Intensification	5,200	93
Corridors - Transit	4,200	68
Scattered Sites	200	2
<b>TOTAL</b>	<b>38,700</b>	<b>478</b>

- Yields estimates based on higher of SP designation or medium density (50 uph)
- Estimates based on potential - not market demand

## BRAMPTON'S SHARE OF BUILT BOUNDARY INTENSIFICATION TARGET

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- Estimated Region of Peel "40%" intensification target is approximately 37,000 units (40% of 92,000 total units – 2016-2031)
- Brampton's estimated intensification target requirement – 16,000 units
- Intensification units represent 27% of Brampton's projected 2015-2031 unit growth



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## INTENSIFICATION FINDINGS

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- Target for UGC is approximately 10,000 additional units based on Province recommended people/jobs mix (60:40)
- Given UGC's intensification potential, target is likely achievable
- Brampton's contribution to Regional 40% intensification target can be met by identified intensification opportunities
- Consideration is warranted for recognizing Transit-supportive Corridors as additional areas for intensification



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# BRAMPTON'S INTERIM GROWTH MANAGEMENT POLICIES

- Key policies relate to height:
  - Central Area: Flexible (subject to analysis)
  - Rapid Transit Routes/Nodes: max 10 storeys
  - Other Corridors and Nodes: max 8 storeys
  - Other Areas: max 4 storeys
- Policies are generally appropriate for residential intensification purposes
- Higher densities and higher maximum building heights (more than 10 storeys) may warrant consideration in Transit-oriented Nodes and at stations, given superior transit connections

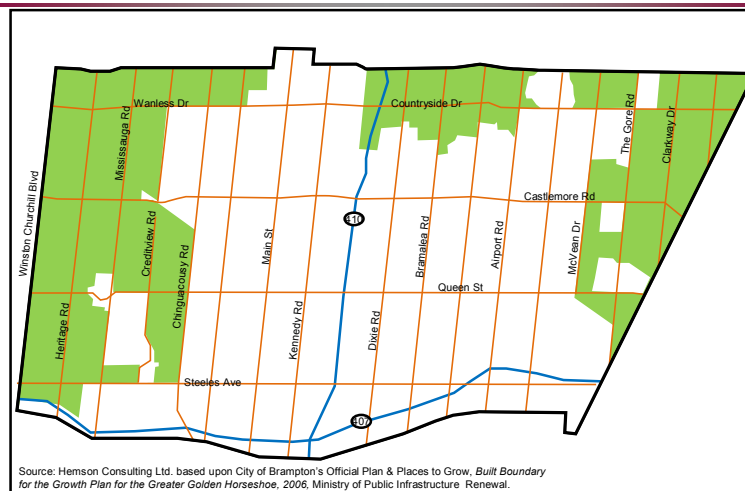


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# GREENFIELD AREAS IN PEEL MUST BE PLANNED FOR 50 P&J PER HECTARE



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



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## GREENFIELD DATA

- Approximately 1/3 (8,975 ha) of Brampton's land designated Greenfield (June 2006)
- Approximately 1,500 ha of Greenfield area is Environmental land (e.g. Provincially significant wetlands, valleylands, etc.)
- To achieve 50 p&j/ha Greenfield target, Brampton would need to plan to accommodate approximately 374,000 people & jobs by 2031
- Preliminary analysis suggests target may be a challenge

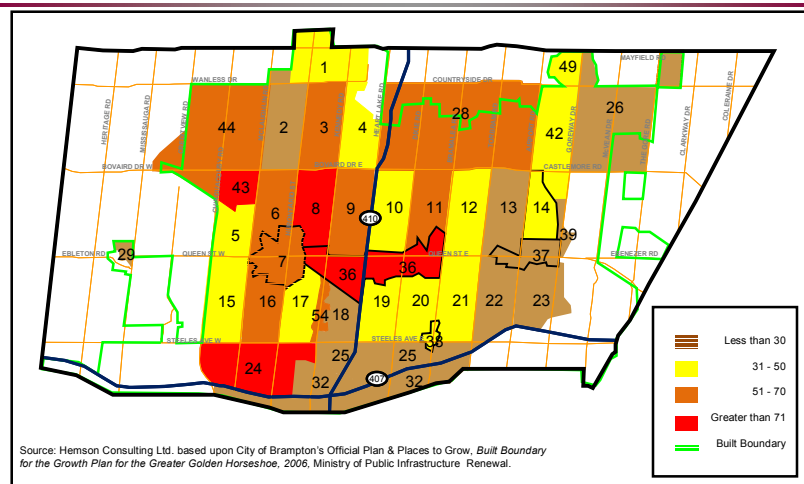


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## BUILT DENSITIES BY SECONDARY PLAN 2008



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## GREENFIELD FINDINGS

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- Employment densities are significantly lower than residential densities
- Residential densities may generally have to be higher to offset projected employment density



## SUMMARY OF FINDINGS

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- Not all opportunities in the UGC will be practical
- Intensification must be compatible with host neighbourhood
- Higher maximum density should be considered along Queen Street Corridor
- In UGC, medium density should be set as minimum density (barring surrounding constraints)



## SUMMARY OF FINDINGS

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- Policies to safeguard individual and groups of heritage properties and existing stable neighbourhoods will likely require strengthening
- Within the Built Boundary intensification should largely be limited to the major Intensification and Transit Corridors and Nodes



## SUMMARY OF FINDINGS

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- Density and height limits could be considered within the Built Boundary
- Projects proposing extra height or density should be considered on a site-by-site basis
- It may be necessary to implement some of the following approaches to increase densities in Greenfield areas such as:
  - Minimum densities
  - Additional intensification corridors
  - Greater proportion of medium density housing
  - Encouragement of higher-density development where appropriate (e.g. transit stations)
  - Higher densities in the nodes and particularly in major transit station areas

