



G2-1

Report

Planning, Design & Development Committee

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

Date: April 20, 2009

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

File: P00 GR

DATE: May 4, 2009

Subject: Brampton City-Wide Population and Employment Forecasts

Contact: Janice Given, Manager, Growth Management and Special Policy (905-874-3459)

OVERVIEW:

- The last population and employment forecast for the City of Brampton formally adopted by Council is contained in the City's 2006 Official Plan and was based on the 2001 Census;
- As part of the Growth Plan conformity exercise, the Province requires that all municipalities in the Greater Golden Horseshoe adopt official plans that conform to the Growth Plan, including planning to accommodate the population and employment numbers contained in *Places to Grow*
- In June, 2008, Council received the preliminary forecasts prepared by Hemson for the purpose of undertaking the various Growth Plan studies, including the TTMP update and the Infrastructure Capacity review, and used for regional studies such as the regional water and wastewater update;
- Hemson Consulting Ltd. (Hemson) is contracted to prepare final population and employment forecasts for the City to form part of the final Growth Plan conformity amendment;
- To facilitate the progression of a number of significant projects dependant on current forecasts, City staff have requested that Hemson prepare updated population and employment forecast generally consistent with the findings of the background studies;
- Adopting a more up to date forecast is important at this time for the following purposes:
 - to complete the TTMP Update which informs the DC By-law
 - to establish a Brampton Council position to be further advanced through the regional forecast and growth plan conformity exercise

- The City-wide forecasts include a projected population of 738,000 and 318,800 employees by 2031, both nominal increases over the forecast in the City's Official Plan;
- Higher than expected household sizes reflected in the 2006 Census account for some of the change in the population forecast;
- This forecast shows a total of 217,600 units by 2031, compared to 230,000 units forecast in the Official Plan for 2031;
- The 2006 census showed significantly less employment in 2006 than forecasted for both Brampton and Peel for 2006, due to declining employment densities;
- The current global economic recession impacts the short term projections but reflects more typical economic performance returning before 2031;
- The recommended forecast reflects suitable Brampton contributions to the Growth Plan requirements for distribution of growth and density of new development, including achieving a Greenfield density of 50 persons and jobs per hectare across all regional greenfields; 40% of new residential units within the built boundary after 2015; a planned density in the urban growth centre of 200 persons and jobs per hectare; and, planning for increased densities in intensification areas;
- The Region of Peel is requested to use this City-wide forecast in the preparation of the regional forecast and Growth Plan conformity work;
- Final detailed forecasts will be adopted by Brampton Council following the completion of the background studies and together with the final Official Plan Amendment to implement the Growth Plan; and,
- Given that the Region of Peel has not completed its Growth Plan conformity exercise, it is premature for the Region of Peel to adopt any population or employment forecast from Mississauga or any local municipality.

Recommendations:

1. That the report entitled "Population and Employment Forecasts" and attachments dated April 20, 2009 be received;
2. That the population and employment forecasts set out in this report be endorsed by the City of Brampton for use in completing the Growth Plan studies and further, that the Region of Peel be requested to use these forecasts in furthering its preparation of a Regional Official Plan Amendment conforming to the Growth Plan.

3. Notwithstanding Recommendation 2 above, it is acknowledged that minor changes to this forecast may be required by the Region of Peel to ensure Growth Plan conformity, subject to the concurrence of the City of Brampton. Further, following the completion of the remaining studies, including the market demand and feasibility study in respect of the employment forecast (as set out in the *Growth Plan Status Report Addendum: Employment Lands Study and Strategic Growth Plan Timelines*-March 23, 2009), minor changes may be required to reflect the final growth plan Official Plan recommendations.
4. That the Region of Peel be requested not to adopt any local, municipal population and employment forecast ahead of the consideration of a regional forecast by Regional Council, prepared in collaboration with the City of Brampton, Town of Caledon and City of Mississauga.
5. **That** this report be forwarded to the Region of Peel for direction as set out in Recommendation 4, and the City of Mississauga and the Town of Caledon and the Ministry of Energy and Infrastructure (Growth Secretariat) for information.

Background:

The last population and employment forecast for the City of Brampton formally adopted by Council was contained in the 2006 Development Outlook Report and was based on the 2001 Census. The Development OUTLOOK forecast was adjusted to include census undercount and incorporated into the 2006 Official Plan, adopted by the OMB in 2008. As part of the Growth Plan conformity exercise, the Province requires that all GTA municipalities adopt official plans that conform to the Growth Plan, including planning to accommodate the population and employment numbers contained in Schedule 3 in *Places to Grow* for upper tier municipalities.

Current Situation:

To facilitate the completion of a series of background studies necessary to inform the Growth Plan conformity official plan amendment, the City commissioned Hemson Consulting to undertake a preliminary population and employment forecast in the spring of 2008. This forecast was received by Council in June, 2008 to be used for the modeling related to major transportation projects including the Transportation and Transit Master Plan update undertaken by iTrans and the joint Brampton/Mississauga Hurontario Higher Order Transit Study undertaken by MMM. The preliminary forecasts were also prepared for use in the Region's Water and Wastewater Master Plan Update, Brampton's Infrastructure Capacity study undertaken by UMA/Aecom, the Employment Lands Study and the Intensification and Greenfield Background studies. It also facilitated early discussion and preliminary analyses of growth management at the Region of Peel level for their Official Plan review.

While generally intended to be Growth Plan compliant, it was always envisioned that following the completion of the background studies, that the forecast would be updated to reflect the outcome of the further research and policy direction flowing from the studies. Given the recent release of the background papers for public review and comment, the City is not yet in a position to adopt final forecasts; this will only be done together with the final amendment reflecting the policy direction on all elements of the policies, in the fall of 2009.

However, at this point in the conformity process, a number of significant related projects and processes depend on an update and refinement to the City-wide forecast. These include:

- Incorporating final forecasts into the transportation model to complete the TTMP update which provides the needs analysis for the roads infrastructure component of the DC By-law Update,
- Establishing forecasts for use in the City's DC By-law, required for adoption in June;
- Establishing a Brampton Council position on a forecast that reflects the goals and vision for the City reflective of the directions arising from the Growth Plan conformity exercise
- Establishing a Brampton Council position on forecasts for final consideration by Regional Council, given that both Caledon and Mississauga now have Council endorsed forecasts

Methodology and Data Sources

The forecasts were undertaken by Hemson Consulting utilizing a broad range of resources, including the 2006 forecast included in the City's Development OUTLOOK Report, the 2006 Census information as a key basis, detailed secondary plan level data derived from corporate databases, preliminary planning information for communities without secondary plans, historic demographic and forecasting work undertaken by Hemson, and recent information about the state of the global and local economies.

Some of the general findings of the background studies: Employment Lands Inventory, Inventory of Intensification Opportunities and Greenfield Analysis provide integral foundational elements to the formulation of the forecasts; these will be discussed in more detail later in the report.

The forecast is intended to reflect the Growth Plan policies and respect the Growth Plan targets, notwithstanding that some of the targets are regional level targets and the City forecast must be considered at a regional level for regional Growth Plan conformity.

2006 Census

The population and employment forecast is built on the 2006 Census information, available City-wide and by Census Dissemination Area. Since the 2006 Census forms the basis for the forecast going forward, it is helpful to understand some of the underlying characteristics of Brampton through this census data. Table 1 provides a summary only of some of the key Census data for both 2001 and 2006, acknowledging that the Census summarizes 30 datasets, including Households and Housing and Population and Demographics.

**Table 1-Comparison of Key 2006 Census Findings to 2001 Census
City of Brampton**

	2006		2001	
Census Population	434,000		325,000	
Total Population (Including Undercount)	453,000		340,000	
Units	125,930		97,550	
	Singles	65,565	Singles	52,135
	Semis	17,000	Semis	13,455
	Row	14,125	Row	11,790
	Ap't	29,240	Ap't	20,160
Household Size (Average of all types)	3.4 ppu		3.3 ppu	
Total Employment	156,000		133,600	
	Major Office	9,300	Major Office	6,900
	Employment Land	79,200	Employment Land	76,600
	Population Based	67,400	Population Based	50,200

Between the 2001 Census and the 2006 Census, the average household size in Peel Region has seen a slight increase despite the long term trend of gradual decline in household size. Since the household size in both Caledon and Mississauga is gradually declining, the increase for the Region of Peel is a direct result of the increase in household size in Brampton. Brampton's average household size across all household types increased from the 2001 Census value of 3.3 to 3.4 in the 2006 Census, the same average size as that of both Vaughan and Markham, notwithstanding the long term trend of gradual declines in the average household size. The average household size across all of Ontario is 2.5. This has an impact on Peel's ability to plan for a 2031 population which aligns with that set out in the Growth Plan. This will be discussed in more depth later in the report.

Residential Forecast

Brampton's current population is approximately 487,000 persons and it is expected to reach approximately 738,000 by 2031. This would represent close to full build out (93%) for Brampton's Greenfield residential neighbourhoods.

Table 2: Summary of Horizon Year Forecasts

	2006	2011	2021	2031
Population Forecast	453,000	510,000	646,000	738,000

By identifying broad historic economic cycles of growth, the relative performance of the City can be anticipated. Between about 1996 and 2008, Brampton experienced unprecedented levels of residential growth, following a "90's recession and commensurate with an economic and housing boom throughout Ontario and across Canada. Brampton's supply of serviceable greenfield land coupled with the near depletion of Mississauga greenfields were contributors to the high demand. This peaked in 2002 when Brampton had 6287 housing starts and issued permits for 6462 units.

Similar to the low activity of the "90's", the 2008-2011 period is forecast to mark the bottom of the current decline in housing starts, with slow recovery reflected in an increase in housing completions in 2012. Housing activity is expected to peak again around 2015/2016 driven by demographic changes but subject to the overall economic market recovery. As Brampton's land supply diminishes toward 2031, housing completions taper off.

Table 3 below shows the 5 year trends in housing completions derived from the forecast.

Table 3: Average Annual Housing Completions

5 year period	Average Annual Housing completions
1986-1991	2940 units/year
1991-1996	1800 units/year
1996-2001	3020 units/year
2001-2006	6200 units/year
2006-2011	3482 units/year
2011-2016	4658 units/year
2016-2021	3996 units/year
2021-2026	3434 unit/year
2026-2031	2770 units/year

Census Undercount

There are two conventional ways of expressing population, with and without census undercount/undercoverage. The 2006 Census information recorded Brampton as having a population of 433,800. While the Statistics Canada survey is the prime source for recording population in Canada, there is a known undercounting of actual population in the order of 4% for Peel region. The City's forecasts in the 1993 Official Plan did not include the undercount; the City's 2006 DEVELOPMENT OUTLOOK forecast also does not include the undercount, so it is important that any historic comparisons take into account these differences or make the appropriate adjustments. The City's 2006 Official Plan forecast does include the undercount, consistent with the makeup of the forecasts in the Growth Plan.

Table 4 below compares the currently adopted forecast as found in the City's Official Plan with the revised forecast. The difference of 13,000 units in 2031 represents approximately 1 year of growth based on Brampton's growth rate

Table 4 – Comparison of Brampton's New Population Forecast to the 2006 Official Plan Population Forecast (all with census undercount)

	2011	2021	2031
NEW Population Forecast	510,000	646,000	738,000
2006 OP Population Forecast	522,000	652,000	725,000
Difference in Population	- 12,000	- 6,000	13,000

Appendix I, Table 1 shows the further breakdown of the population forecast, with Census population comprised of private households and institutions such as seniors and nursing homes and student residences, and the total population then comprised of Census population plus the undercoverage.

Housing Unit Type and Household Size

The forecast is based on the assumption that Brampton will continue to respond to a strong market demand for ground related product (singles, semi's and row dwellings) in the short term but will increasingly shift to a higher proportion of row dwellings and apartment units as land prices, the depletion of greenfield land, demographics, and land use planning policy changes influence both the demand for and supply of higher density housing. It should be noted that already in 2006, Brampton's share of row and apartment housing (34%) exceeded that of Vaughan (23%) and Markham (28%). Tables 2 and 3 in Appendix I include a more detailed breakdown of housing growth by type of dwelling.

Household size is expected to gradually decline from an average for all housing types of 3.4 in 2006, to an average of 3.2 by 2031. The trends in household size can be seen in Table 4 of Appendix I.

Employment Forecast

Brampton currently employs approximately 176,300 people. By 2031, this number is projected to nearly double, to approximately **318,800** jobs.

Table 5: Summary of Horizon Year Employment Forecasts

	2006	2011	2021	2031
Employment Forecast	155,900	181,900	273,600	318,800

Compared to the current forecast contained in the 2006 Official Plan, the new forecast shows lower than originally anticipated employment through 2021 but exceeding the current forecast by 2031.

Table 6: Comparison of Brampton's Employment Forecast to the 2006 Official Plan Employment Forecast

	2011	2021	2031
NEW Employment Forecast	181,900	273,600	318,800
2006 OP Employment Forecast	225,000	280,000	310,000
Difference in Employment	- 43,100	- 6,400	8,800

This overall forecast period shows continued strong economic performance by Brampton. Historically, Brampton has consistently outperformed the GTA as a whole in employment growth and industrial construction alone, contributing 15% of the average annual total construction in the Toronto CMA (2001-2008) (Hemson Employment Lands Study; November, 2008).

Notwithstanding Brampton's strong historic performance, the total employment in Peel and in the City of Brampton in 2006 fell short of the forecast expectations. For the Region the employment forecast was 36,000 short of the 2006 forecast. And 21,000 short for Brampton. This difference is largely a result of the trend toward transportation, warehousing and wholesale sectors, which contributed 30% of Brampton's employment growth between 2001 and 2006.

The short term employment forecasts are reflective of the OECD and the Bank of Canada views that 2009 will have recessionary performance and restrained recovery in 2010. Any changes to this prediction or significant deviations such as the potential closure of the Chrysler plant in Brampton, could impact the short term forecasts but the long term trend is consistent with both previous forecasts and the Places to Grow forecast for Peel.

Growth is expected to peak around 2015/16, consistent with the next projected peak in housing growth, with an average annual growth rate of approximately 5%,

whereas the average annual increase is about 2.9%. Table 5 in Appendix II demonstrates the 5 year average growth rates to 2031.

Employment Type

Traditional forecasting is based on 3 distinct types of employment: which together provide the range of employment opportunities required to drive a local economy:

1. employment land employment which is jobs accommodated on those lands which were traditionally known as industrial areas and includes a wide range of uses such as: manufacturing and distribution, warehousing, research and development and small offices.
2. Population-related employment is that employment which is a direct result of residential development and generally accommodated on residentially designated lands, including schools, institutions, health care, retail and other commercial, and work at home.
3. Major Office Development is defined as those more discreet office employment areas which provide for office buildings over 20,000 square feet (1,858 square metres) in size.

It is imperative that municipalities continue to plan for all types of employment to maintain economic viability and strive to achieve a healthy activity rate (the proportion of jobs to population). A healthy activity rate is generally considered to be one in which the proportion of employees to residents is close to 50%, or the “live/work” ratio is 2:1. This forecast results in an activity rate of 43%, an increase over the current activity rate of 36%.

Resulting from a maturing office market over the forecast period, the forecast contemplates an increase in the proportion of office employment, from 6% of all jobs in 2006 to 13% in 2031.

To accommodate an increase of 163,000 jobs between 2006 and 2031, the forecast anticipates that more than half of the employment growth will be in employment land employment, distinct from population-related employment which is absorbed in residentially designated land, and major office development, having its own distinct discreet designation and market niche. This results in the need to accommodate approximately 76,300 employment land jobs on newly developed land, requiring approximately 2,000 hectares of new employment land.

Places to Grow

The Provincial Growth Plan (Schedule 3) establishes the distribution of population and employment that upper tier municipalities must use in the planning and management of growth, shown below for Peel.

	Population (000's)				Employment (000's)			
	2001	2011	2021	2031	2001	2011	2021	2031
Region of Peel	1,030	1,320	1,490	1,640	530	730	820	870

Places to Grow, Schedule 3

In accordance with the Growth Plan, the upper tier municipalities are responsible for

- Allocating the growth forecasts set out in Schedule 3 to the Growth Plan
- Identifying intensification targets for lower-tier municipalities
- Identifying greenfield density targets
- Provide Policy direction on matters that cross municipal boundaries.

Lower tier municipalities such as Brampton are required to work with upper tier municipalities and the Province to establish forecasts and policies that achieve all of the Growth Plan policies.

Region of Peel planning staff have endeavoured to develop regional forecasts based on the consolidation of the area municipal forecasts and analyses to determine what changes may need to be made to the distribution of growth over the region to achieve the Growth Plan policies. The initial consolidation of forecasts is based on Caledon's population and employment forecast endorsed by its Council in 2007, in OPA 203, which adds 23,500 people between 2021 and 2031, including some population and employment that would be assigned to a newly expanded urban boundary which would require an additional local official plan amendment and regional official plan amendment. This amendment would be required to meet the Provincial Policy Statement and Growth Plan policy requirements for a settlement area boundary expansion, which is aimed at ensuring regions fully develop existing urban lands in a compact and sustainable manner. A "municipal comprehensive review" is required to demonstrate the need for the expansion and the ability to maintain the Growth Plan targets and densities. Caledon is awaiting the outcome of the Regional Official Plan Review process before adopting OPA 203 as part of their conformity amendment.

For Mississauga, Hemson Consulting prepared two forecast scenarios, a Reference Scenario and a High Growth Scenario. Mississauga Planning and Design Committee considered a staff report on January 12, 2009 which recommended the adoption of the High Growth Scenario. In the January 12 staff report, it is noted that the lower reference Scenario is what Hemson Consulting Ltd. considers the most likely scenario for growth, whereas the High Growth Scenario would require stronger demand for high density forms. The High Growth Scenario provides for extensive intensification opportunities in support of their City's vision set out in the Draft Strategic Plan. It is recommended by staff to help direct growth to Hurontario Street in support of infrastructure funding for higher order transit, and generally, seen as a means of garnering more development charge revenue. On January 21, Mississauga Council referred the report back to staff to provide additional information including financial impacts. On March 30, Mississauga Planning and

Development Committee considered a supplementary staff report, which recommended:

- That the Region of Peel be requested to amend the Peel Official Plan to provide for the High Growth Scenario; and,
- That the High Growth Scenario be endorsed for the purpose of service and infrastructure planning and Development Charges Review.

Following a lengthy discussion during which time councilors expressed concerns over the potential impacts of the high residential forecast in neighbourhoods, and inquired as to how this forecast would fit in the regional context, the Committee moved to receive the report without a recommendation to Council. On April 8, Mississauga Council endorsed the High Growth Scenario forecast.

Using Brampton's new forecast, and each of the area municipal forecasts without any adjustments, the following Table 7 presents the total of these area municipal forecasts, including the Mississauga High Growth forecast. It can be seen that the total population by 2031 is relatively close to the Growth Plan control total, with only a variance of approximately 1.5%.

TABLE 7: Regional Population and Employment Forecast (Mississauga High)						
	Population			Employment		
	2011	2021	2031	2011	2021	2031
Brampton	510,000	646,000	738,000	181,900	273,600	318,800
Caledon	75,000	88,000	113,000	28,000	38,000	49,000
Mississauga (high)	738,000	775,000	812,000	455,000	500,000	519,000
Total	1,323,000	1,509,000	1,663,000	664,900	811,600	886,800
<i>Places to Grow</i>	1,320,000	1,490,000	1,640,000	730,000	820,000	870,000
Difference	3,000	19,000	23,000	-65,100	-8,400	16,800

Greenfield Density

The Growth Plan requires that the designated Greenfield area of each upper tier municipality (that area outside of the built boundary as defined by the Province) "be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare" (often expressed as PPJ/HA). Peel's Greenfield of nearly 12,000 gross hectares, is made up primarily of lands in Brampton (8,979 hectares) and Caledon (2,828 hectares), while Mississauga has a small amount of greenfield area (188 hectares). The Growth Plan defines the methodology for calculating Greenfield area, exclusive of features both identified in an applicable Official Plan or provincial plan where such policy prohibits development. In accordance with the Growth Plan definition, Brampton staff have calculated that these "take-outs" would amount to just over 2400 hectares. Brampton's Growth Plan conformity exercise demonstrates our ability to plan to achieve a Greenfield density of 50 persons and jobs per hectare. As shown in Table 8, with Brampton's 2031 forecast, Brampton would exceed the minimum required density. Because the greenfields will have some vacant higher density sites and undeveloped office space

at 2031, by the time the greenfields are fully built out (at capacity), the density would be even higher. The Growth Plan does not require that the Greenfield density be reached by 2031. Brampton's forecast allows the City's vision to guide development of the remaining Greenfield lands, where viable, sustainable and transit oriented communities can develop in accordance with the policies of the Growth Plan. The Region of Peel policies will need to ensure the minimum density is maintained over all of the Peel greenfields, as historically low densities in Caledon create challenges to Caledon reaching 50 ppj/ha.

	2,006	2031
Greenfield Population	5,490	231,000
Greenfield Employment	5,580	106,500
Total Persons + Jobs	11,070	337,500
Greenfield Area	8974 ha	
Environmental Take Outs	2456 ha	
Growth Plan Greenfield Area	6,518	
Greenfield Density (PPJ/HA)		52

Intensification

The Growth Plan policies state that from 2015 onward, a minimum of 40 per cent of all new residential development in the Region of Peel must be within the built up area (inside the built boundary). Brampton's forecast directs the majority of intensification the UGC, with significant amounts also to the remainder of the Downtown and Queen Street Corridor, Hurontario/Main Street Corridor and the other intensification corridors identified in the City's Official Plan. Intensification units are projected to build out in the later stages of the forecast and more opportunity exists to continue to intensify post 2031. Between 2015 and 2031, approximately 57,300 new housing units are forecast within the built boundary, at an average annual rate of just over 1,100 units. All three local municipalities are required to contribute to the intensification target. It is expected that all of Mississauga's new housing growth post 2015 will be deemed intensification (having only 188 hectares of Greenfield expected to be built out by that date). Brampton contributes approximately 36% of all intensification units, a realistic contribution given Brampton's state of maturity compared to that of a fully built out Mississauga.

Urban Growth Centre Density

Brampton's Urban Growth Centre is required to be planned to achieve, by 2031 or earlier, a minimum gross density target of 200 residents and jobs combined per hectare. Using 2007 employment survey information and GIS housing unit data, staff determined that existing density of persons and jobs/hectare in the UGC is approximately 94 residents and jobs per hectare. Brampton's draft UGC is approximately 245 hectares and is the third largest UGC in the GTA.

The forecast provides for approximately 18,000 new residents and 10,000 new employees by 2031, achieving a density in excess of 200 ppj/ha by 2031, as shown on Table 9 below.

	2011	2016	2021	2026	2031
People	6,600	10,600	15,200	20,300	24,500
Jobs	10,800	14,200	17,000	19,000	21,100
People+Jobs	17,400	24,800	32,200	39,300	45,600
Area	219 ha	219 ha	219 ha	219 ha	219 ha
Density	79 ppj/ha	113 ppj/ha	147 ppj/ha	179 ppj/ha	208 ppj/ha

Peel Process and Timelines

The Region and area municipal staff continue to work toward adjustments to the forecasts to meet the Schedule 3 requirements as found in the Growth Plan, together with Greenfield and UGC densities and the intensification target. It is intended that the revised City-wide forecasts contained in this report be utilized in the further discussion and analyses with the Region of Peel Planning Department.

Regional planning staff have scheduled a workshop of Regional Councillors, area and regional staff and stakeholders April 30 to consider and discuss the regional growth management issues and the options for developing a Regional forecast that is Growth Plan compliant and which allocates population and employment to the 3 area municipalities in a way that respects both local and regional interests. This is a critical time to ensure Brampton's vision as set out in its Official Plan, growth plan studies and revised forecasts is articulated by both Brampton Council and staff. The draft ROPA on Managing Growth is intended to be brought to Regional Council on June 18 for direction to consult agencies and the public.

Brampton's Growth Plan Conformity- Next Steps

These new City-wide population and employment forecasts are intended to provide a frame of reference for advancing the Growth Plan conformity exercise and the detailed policies and distribution of these overall numbers would be contingent upon the further steps in the Growth Plan conformity exercise discussed below, including the completion of the market feasibility study for employment lands.

Consideration of these forecasts will also allow the modeling exercise for the TTMP update to be completed, which provides the needs analysis for the roads infrastructure component of the DC By-law Update.

It is recognized that in order to finalize forecasts and a managing growth strategy for the Region's Official Plan Amendment, some adjustments to area municipal forecasts may be necessary.

In accordance with the timelines and process set out in the staff report dated March 23, 2009, ***Growth Plan Status Report Addendum: Employment Lands Study and Strategic Growth Plan Timelines***, scheduled for consideration by Planning Design and Development Committee on April 6, the Growth Plan Conformity Amendment would be completed within the following general timeframe:

- Preparation of Draft Official Plan Amendment-Spring 2009
- Public Consultation-Spring through Fall 2009
- Public Meeting-Fall 2009
- Council Adoption –Fall 2009

The formal public meeting of Council to consider the full Growth Plan Official Plan Amendment will be held late in the fall of 2009. On or before that date, final detailed SGU level forecasts will be prepared for adoption by Council in the final Official Plan Amendment.

Conclusion:

The revised City-wide forecasts represent an important step in Brampton's Growth Plan conformity process, allowing the completion of both Brampton background studies but also regional level studies and analyses related to growth distribution. These City-wide forecasts represent Brampton's ability to conform to the Growth Plan while maintaining the City's vision for vibrant and sustainable communities, set out in the 2006 Official Plan.

Respectfully submitted,



Adrian Smith, MCIP, RPP
Director, Planning and Land
Development Services



John Corbett, MCIP, RPP
Commissioner,
Planning, Design and Development

Authored by: Janice Given, Manager, Growth Management and Special Policy

List of Appendices

Appendix I – Brampton City-Wide Residential Forecast (Tables 1-4)

Appendix II –Brampton City-Wide Employment Forecast (Tables 5, 6)

APPENDIX I

Table 1: Brampton Forecast Population

Brampton Forecast Population					
	Private Household Pop.	Non-Household Population	Census Population	Net Census Undercoverage	Total Population
1986	187,000	1,000	188,000	9,000	197,000
1991	233,000	2,000	234,000	11,000	245,000
1996	267,000	1,000	268,000	12,000	280,000
2001	324,000	1,000	325,000	15,000	340,000
2006	431,000	3,000	434,000	19,000	453,000
2011	486,000	3,000	489,000	21,000	510,000
2016	557,000	3,000	561,000	24,000	585,000
2021	615,000	4,000	619,000	27,000	646,000
2026	664,000	4,000	668,000	29,000	697,000
2031	703,000	4,000	707,000	31,000	738,000

Note: Non-household population is mainly persons living institutions such as some seniors facilities, nursing homes, some student residences and correctional facilities.

Table 2: Brampton Total Occupied Housing Units by Type

Brampton Total Housing Units by Type					
	Single	Semi-Detached	Row	Apartment (inc. Duplex)	Total
1986	25,000	9,500	6,300	15,300	56,100
1991	32,700	9,900	7,700	20,500	70,800
1996	36,800	10,700	9,200	23,100	79,800
2001	44,500	10,800	11,700	27,900	94,900
2006	65,600	17,000	14,100	29,200	125,900
2011	76,000	19,600	15,900	31,800	143,300
2016	88,700	24,100	19,200	34,600	166,600
2021	98,000	27,800	22,500	38,300	186,600
2026	104,500	31,100	25,800	42,400	203,800
2031	108,500	33,800	29,300	46,000	217,600

Table 3: Brampton Forecast Housing Growth

Brampton Housing Unit Growth					
	Single	Semi-Detached	Row	Apartment (inc. Duplex)	Total
1986-91	7,700	400	1,400	5,200	14,700
1991-96	4,100	800	1,500	2,600	9,000
1996-01	7,700	100	2,500	4,800	15,100
2001-06	21,100	6,200	2,400	1,300	31,000
2006-11	10,400	2,600	1,800	2,600	17,400
2011-16	12,700	4,500	3,300	2,700	23,300
2016-21	9,200	3,700	3,300	3,700	20,000
2021-26	6,500	3,200	3,300	4,200	17,200
2026-31	4,000	2,700	3,500	3,600	13,900

Note: Measured in occupied housing units by the Census definition.
Due to a data discontinuity between 2001 and 2006, the historic data is based on 2006 Census "Period of Construction" data.

Table 4: Person per Unit Factors by Unit Type

Brampton Persons per Unit by Unit Type					
	Single	Semi-Detached	Row	Apartment (inc. Duplex)	Total
1986	3.53	3.86	3.57	2.12	3.29
1991	3.63	3.71	3.37	2.23	3.29
1996	3.61	3.57	3.38	2.48	3.29
2001	3.64	3.52	3.25	2.42	3.32
2006	3.73	3.52	3.20	2.78	3.42
2011	3.68	3.47	3.16	2.75	3.39
2016	3.62	3.42	3.11	2.71	3.34
2021	3.57	3.38	3.07	2.67	3.30
2026	3.54	3.34	3.04	2.64	3.26
2031	3.52	3.32	3.02	2.62	3.23

G2-17

APPENDIX II

Table 5: Employment and Employment Growth

Brampton Forecast Employment			
	Employment	Growth	Growth Rate
1986	80,000	---	---
1991	93,000	13,000	3.1%
1996	104,000	11,000	2.3%
2001	134,000	30,000	5.2%
2006	156,000	22,000	3.1%
2011	182,000	26,000	3.1%
2016	234,000	52,000	5.1%
2021	274,000	40,000	3.2%
2026	296,000	22,000	1.6%
2031	319,000	23,000	1.5%

Table 6: Employment by Type

Brampton Employment by Type				
	Major Office	Population Related	Employment Land	Total
1986	4,400	31,400	43,800	79,600
1991	5,800	39,100	47,700	92,600
1996	5,700	41,400	56,700	103,800
2001	6,900	50,200	76,600	133,600
2006	9,300	67,400	79,200	155,900
2011	13,000	76,900	92,100	182,000
2016	19,800	91,800	122,100	233,800
2021	26,900	101,500	145,200	273,600
2026	31,700	107,800	156,100	295,600
2031	37,400	113,500	167,900	318,800

