

HOW SHOULD BRAMPTON GROW?



- Welcome!
- Introductory Workshop: Challenges & Opportunities
- Make Sure Your Voice is Heard!
- What's Next?
- Update on Brampton's Response to the Provincial Growth Plan: The Growth Plan Studies
- Proposed Size and Locations of UGCs in the Greater Golden Horseshoe

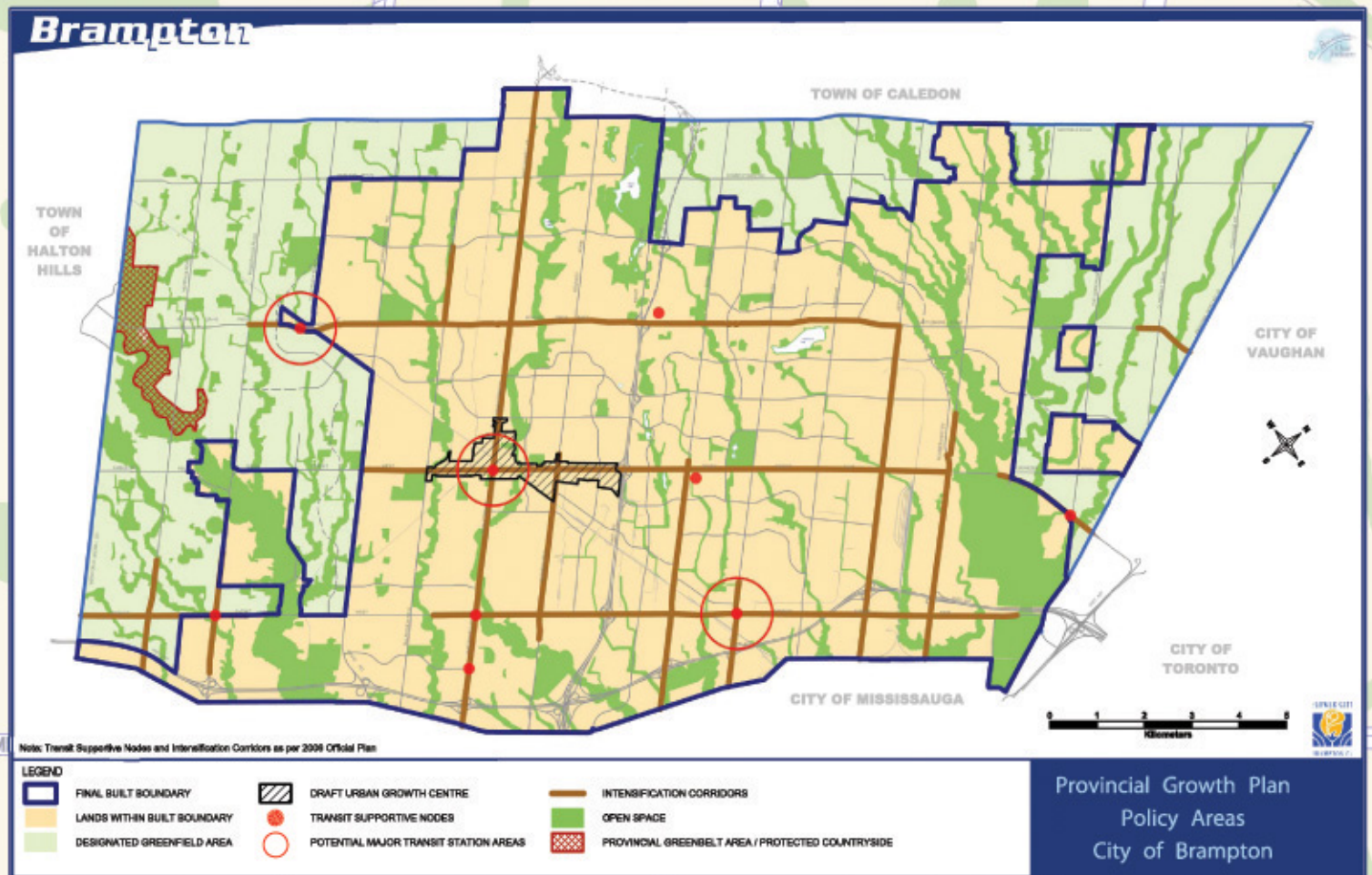
Land Inventory and Density Analysis

Tara Buonpensiero, Growth Management Policy Planner
905-874-2071

This Study examines the City's historic built densities for each Secondary Plan (SP) area and provides detailed information and analysis on vacant residential land capacity to accommodate the future population of Brampton.

The review of developed communities will help to determine how well Brampton is positioned to meet the Growth Plan greenfield density target of 50 persons and jobs per hectare. The study also reviews the land uses in Brampton's newer communities and make recommendations on how best to plan these areas to provide complete communities which consist of a wide range of land uses in a compact, transit supportive built form.

Preliminary study findings indicate that achieving an overall density of 50 persons and jobs per hectare in greenfield development may be a challenge.



Provincial Growth Plan
Policy Areas
City of Brampton

Map showing elements of Brampton's current city structure and Provincial Growth Plan Policy Areas.

Update on Brampton's Response to the Prov

Financial and Municipal Management Review

Once preliminary recommendations are identified, an assessment of potential impacts on municipal operations and finances as a result of the Growth Plan conformity exercise will be conducted.

Brampton received top honours in the Canada Blooms competition.

Brampton has more than 5,000 acres of parkland and open space, including 90km of recreational pathways.

The City of Brampton is undertaking an Environmental Master Plan.

Natural System Conservation Review

Susan Jorgenson, Manager, Environmental Planning
905-874-2054

Brampton's 2006 Official Plan incorporates many of the Growth Plan principles related to natural systems and conservation. A policy review is being conducted to determine if additional changes are necessary to fully implement the Growth Plan.

Brampton's Transit ridership is increasing along with our population growth.

On average, Brampton residents travel 15km to get to work.

Financial & Municipal Management Review

Ongoing Reports & Monitoring

Natural System Conservation Review

Transit & Transportation Master Plan Update

Kant Chawla, Transportation Planner
905-874-2410

Brampton's existing Transit and Transportation Master Plan (TTMP) was approved in the fall 2004. The Plan defines policies and long-term infrastructure needs to meet future transportation demands in an economical, efficient and environmentally sustainable manner while providing a framework for future transportation decisions. The TTMP update, being undertaken by iTrans Consulting Inc., will reflect recent development trends and both growth management and Provincial Growth Plan objectives. This review will ensure Brampton is planning for a range of transportation choices including transit, roads, walking and cycling.

It is anticipated that this phase of study will be completed in the fall of 2008. The first of two Public Open Houses will be held on September 23rd 2008 in the City Hall atrium. Please call or visit the website for more information.

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Employment Study

Intensification Study

Infrastructure Capacity Review

Brampton's UGC can accommodate 200 residents and jobs per hectare.

Brampton experienced a 33% increase in growth from 2001 to 2006.

Brampton is able to accommodate approximately 55,000 residential units through intensification.

Intensification Study
Tara Buonpensiero, Growth Management Policy Planner
905-874-2071

Brampton's 2006 Official Plan outlines the Central Area, Transit Supportive Nodes and Intensification Corridors as focus areas for intensification. This study, undertaken by Hemson Consulting, reviews those areas and makes recommendations on their suitability for intensification.

Hemson is also conducting a detailed review of Brampton's draft Urban Growth Centre (UGC) to determine if the draft boundary is appropriate to meet the Growth Plan target of 200 persons and jobs per hectare (pj/ha). This Study will also determine how Brampton can contribute to the Regional intensification target of 40% of new residential development inside the built boundary.

A focus group meeting was held on March 17, 2008. Stakeholders, representing intensification developers and planning consultants provided input on possible changes to planning policy, market outlook and constraints to intensification.

Infrastructure Capacity Review
Sabeen Makki, Growth Management Policy Planner
905-874-3847

This study will determine the capacity requirements of municipal utility services (hydro, telephone, gas, water and wastewater and stormwater management) to support the proposed future development within the City of Brampton, building on the results of the employment and intensification studies.

UMA-Aecom Ltd., who are undertaking this study, are working in conjunction with the Region of Peel to review the water and expand on the wastewater master plan study being completed by the Region of Peel, particularly within the Urban Growth Centre. This study will be completed in the Fall of 2008.

Employment Land Strategy

Malik Majeed, Land Use Planner
905-874-2076

The Employment Land Strategy, undertaken by Hemson Consulting Ltd., includes a detailed employment land inventory undertaken by the City's GIS and planning staff and an assessment of the employment land market and an analysis of the potential and constraints of the existing and future employment areas.

The Region of Peel is using this information as input to Peel's employment land study that will address region wide requirements for Growth Plan conformity.

A focus group meeting was held on February 29, 2008. Industry stakeholders raised a number of issues including employment land supply, market outlook and built form trends, and possible changes to planning policy.

Since 1997, Brampton has averaged of 20% of the GTA's total employment land absorption.

Brampton has approximately 4,300 Net ha of employment land, of which about two-thirds is occupied.

Employment densities are declining due to the demand for logistics and warehouse space in employment lands.

Brampton's average household size across all housing types has increased from 3.2 in 2001 to 3.4 in 2006.

The increase in household size in Brampton, means the number of units required to accommodate the forecasted population has decreased.

Population and Employment Allocation

Tara Buonpensiero, Growth Management Policy Planner
905-874-2071

Upon completion of the various component studies, Hemson Consulting Ltd. will prepare a revised population and employment forecast for the City of Brampton. The 2006 Census data shows that Brampton's average household size (or persons per unit, PPU) increased from 3.2 to 3.4 from 2001 to 2006. This increase in household size will result in a higher population forecast to 2031.

The Region of Peel, in consultation with the area municipalities, will compile population and employment forecasts from the area municipalities and ultimately determine the population and employment allocation for the Region.

City	People per unit
Brampton	3.4
Mississauga	3.1
Vaughan	3.4
Milton	2.9
Markham	3.4
York	3.2
Oakville	2.9
Toronto	2.5
Ontario	2.6
Canada	2.5

Source: 2006 Census

For more information on any of the Growth Plan studies, including Background reports which will be posted later in the fall of 2008, please feel free to visit the website, www.brampton.ca/GrowthPlanResponse or the contact the Project Manager at the contact information provided. Once the studies are completed, the City will begin the formal Official Plan Amendment process to conform to the Growth Plan.

Make Sure Your Voice Is Heard!

Upcoming Events:

The upcoming stakeholder workshops have been scheduled to focus in greater detail on the four key policy areas within the Growth Plan. These workshops will be held at the **Courtyard by Marriott Hotel, Windsor Ballroom B** at **90 Biscayne Crescent** in Brampton at the following dates and times:



Supporting a Strong and Competitive Economy:

Thursday October 9th 2008, 1:00 – 4:00pm

RSVP by: Monday October 6th 2008



Creating Compact, Vibrant and Complete Communities:

Thursday October 9th 2008, 6:00 – 9:00pm

RSVP by: Monday October 6th 2008



Protecting Natural Resources:

Thursday October 23rd 2008, 6:00 – 9:00pm

RSVP by: Monday October 20th 2008



Optimizing Infrastructure to Support Growth:

Thursday November 13th 2008, 6:00pm – 9:00pm

RSVP by: Monday November 10th 2008



The workshops will begin with a presentation providing information on the key policy area and the relevant key study followed by breakout group discussions on key issues. As seating is limited, please RSVP no later than the date indicated. If you wish to be added to the mailing list to receive email updates, including notification of these and future workshops, please contact us at any of the methods outlined in this newsletter. Please feel free to visit our website, www.brampton.ca/GrowthPlanResponse for current information on an ongoing basis.

Event Timeline

Winter 2008

Mayor's Town Hall:
February 27th 2007

Newsletter 1

April 2008

Workshop #1:
The Provincial
Growth Plan

Fall 2008

Workshop #2:
Supporting a Strong
and Competitive
Economy

Workshop #3:
Creating Compact,
Complete and
Vibrant Communities

Workshop #4:
Protecting Natural
Resources

Workshop #5:
Optimizing
Infrastructure to
Support Growth

Newsletter 2

Winter 2008

**Statutory Public
Meeting**

Newsletter 3

*Note: Timelines are subject to change

What's Next?

- Completion of various Growth Plan Conformity studies
- Report to Planning Committee
- Posting of various studies on the City's Growth Plan Response website
- Prepare Official Plan Amendments
- Hold Statutory Public Meeting
- Council meeting
- Provincial deadline for Official Plan Approval: June 16, 2009



Backgrounder:

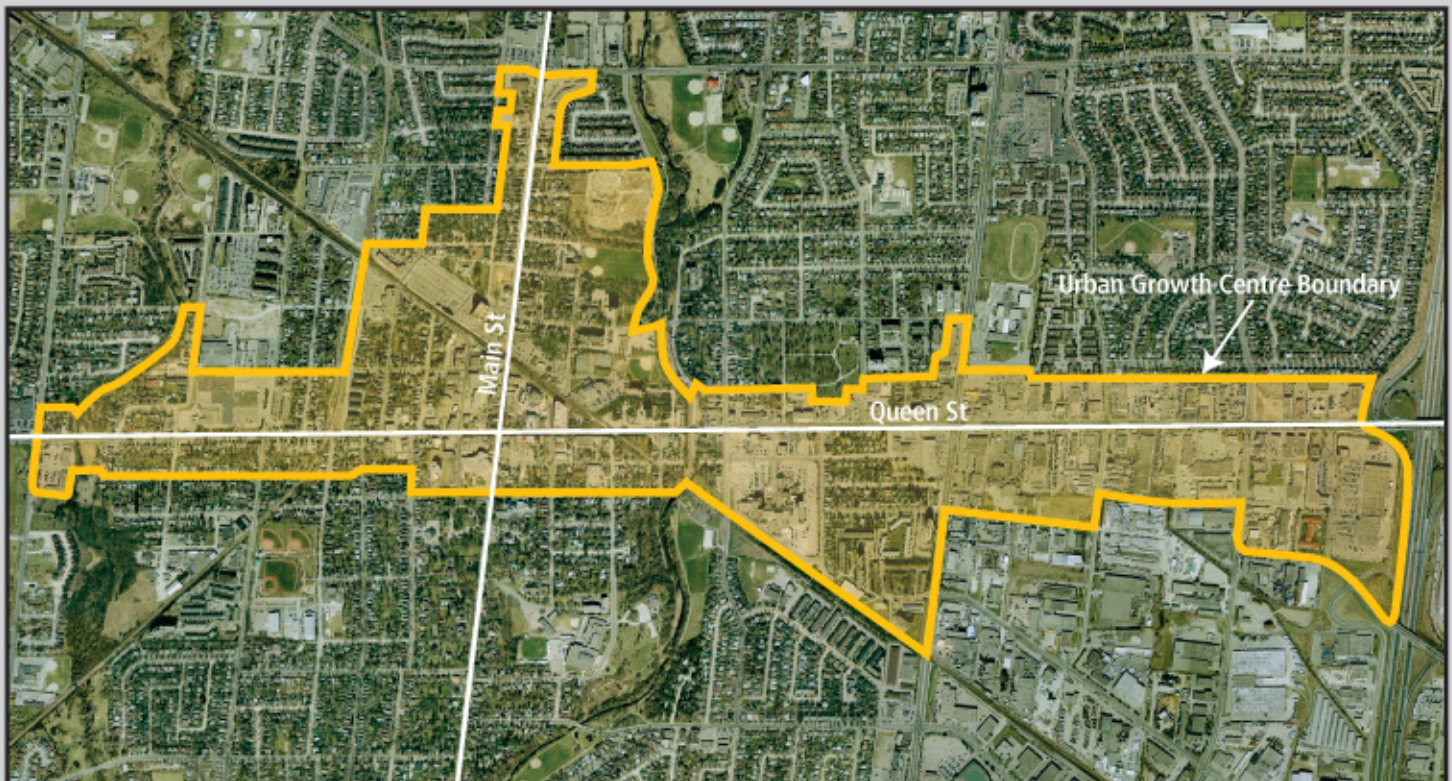


Proposed Size and Locations of Urban Growth Centres in the Greater Golden Horseshoe

On April 2, 2008, the Province released a Technical Paper titled 'Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe'. The Technical Paper outlines seven guiding principles for the delineation of Urban Growth Centres (UGC) and determines an approximate size and location of municipalities' UGCs.

The UGC is the area within Brampton's downtown defined by the Province and the City as the focus for a broad mixture of commercial, recreational, residential, cultural and entertainment uses and should be planned to accommodate a significant share of population and employment growth at a minimum density of 200 residents and jobs per hectare. The draft UGC boundary shown below is approximately 245 hectares and is the third largest UGC in the GTA.

Council endorsed this draft Downtown Brampton UGC Boundary at a recent Council meeting, with the understanding that the precise boundaries would be refined in the City's Official Plan.



How can You Get More Information?



Your comments and questions are important to us! All stakeholders and members of the public on our mailing list will receive information on upcoming events via email. If you would like to provide comments or have questions regarding Brampton's Response to the Growth Plan, please contact us. If you wish to be added to the mailing list, please contact a Growth Management Planner:

Mail us: **Brampton's Response to the Provincial Growth Plan**
2 Wellington Street West, Brampton, ON L6Y 4R2
Email us: gmp@brampton.ca
Phone us: 905-874-2050; or
Fax us: 905-874-2099



Welcome from our Team!

Since our last public workshop and newsletter, City of Brampton Planning staff and consultants have been busy moving toward completion of some Growth Plan background studies and initiating others. In this, our second edition of the newsletter, you will learn how each of the studies will work together to provide staff with the best background and expert advice on how Brampton can grow even more responsibly and successfully.

We have devoted October and November to a series of public engagement workshops during which time you can join staff and consultants in discussing your views and perspectives. Whether you are interested in the downtown, housing, transportation, natural systems or employment, our planning review covers a full range of elements that need to be taken into account to comply with the Provincial Growth Plan. We are finding through many of these background studies that Brampton is already planning for growth responsibly through our new Official Plan, the Growth Management Program and many other leading initiatives.

On behalf of your Growth Plan Project Team, I thank you for your valuable input to date and I look forward to continuing the dialogue as we work toward Planning Our Future Together.



Janice Given,
Manager, Growth Management and Special Policy



Top Row: Tara Buonpensiero,
Sabeen Makkj, Janice Given,
Malik Majeed, Susan Jorgenson.
Bottom Row: Mathew Vaughan,
Kant Chawla.



Recent Events:

Introductory Workshop:

Challenges and Opportunities

April 3rd 2008, Holiday Inn Select Brampton

The City of Brampton hosted the first in a series of workshops for Brampton's Response to the Provincial Growth Plan on April 3rd 2008 at the Holiday Inn Select in Brampton. A large group of Brampton residents and stakeholders came out to share their thoughts on How Brampton Should Grow, making the night informative and engaging.

City of Brampton staff set the context for the workshop with a presentation discussing the four key policy areas of the Provincial Growth Plan and their potential impacts on the City. These policies form basis for the City of Brampton studies and Official Plan Review.



Creating Compact, Vibrant and Complete Communities



Supporting a Strong and Competitive Economy



Optimizing Infrastructure to Support Growth



Protecting Natural Resources

Dave Dilks of Lura Consulting commenced the break-out discussions with instructions for each table. Participants were broken into groups on the four policy areas to discuss and brainstorm the challenges that need to be considered and opportunities Brampton can build on at their respective tables. Participants enthusiastically shared their views and opinions that staff found both informative and useful in considering the planning of Brampton, including some comments we heard:

"The price of gas will promote changes in mindsets away from car culture."

"Brampton's diverse population provides opportunities in the global economy."

"Develop around the Mt. Pleasant GO Station, including light rail."

"Ban drive-thrus which are a major contributor of air pollutants."

Additional comments can be found in the Workshop Summary Report which is posted on the Growth Plan Response Website.