

- APPENDIX J -

APPENDIX J-CALCULATION ASSUMPTIONS

Unconstrained Development Capacity of the Special Policy Area

FSIs are estimated based on the vision which includes 4, 11 and 20 storey precincts. Areas of 4 stories are contemplated to develop with 100% coverage (FSI=4); areas envisioned at 11 storeys require increased setbacks above 4 storeys where they are adjacent to lower rise residential areas (FSI =6); for 20 storey buildings, the storeys above the 11th storey are restricted in their coverage to more of a “point tower” form (FSI=5).

For population and employment calculations, an average unit size of 91 m² of floor space was used, and a ratio 1 employee for every 30 m² of floor space was used for employment generation. A Person Per Unit (PPU) target of 2.27 was used in the calculations based on current growth forecasts completed by Hemson Consulting for the City of Brampton. At 2016, Secondary Plan Area 7 is forecasted to have a PPU of 2.27. The forecast for the year 2016 was selected, as it is a midpoint for the City’s current 2031 forecasts.

Constrained Development Capacity of the Special Policy Area

The calculations for blocks 2,3,5 are based on the existing zoning envelope. The calculations for block 1 are based on a zoning application which has been approved in principle. The calculations for block 4 are based on a recent study that was done for the GO station and surrounding lands.

Total residential and employment forecasts for the Special Policy Area are forecasts of only those properties having alternative, safe access and do not reflect any totals of the Brampton Mall properties which are located south of Wellington Street.

Urban Growth Centre Comparison

Residential and employment forecasts for the Special Policy Area were obtained from the City of Brampton. The SPA forecasts are based on Table 2 calculations, however, do not include the forecasted growth for the two Brampton Mall properties totals since the Brampton Mall properties are located outside of the Urban Growth Centre (160 Main Street- Development Capacity of 710 people and 326 employees, 176 Main Street-Development Capacity of 1046 people and 480 employees).

Urban Growth Centre population and employment forecast totals are based on Hemson’s April 2009 City-wide forecasts. The Hemson Forecasts used by the City are representative of 2008 forecasts which have been endorsed by the City of Brampton Council as part of its Growth Plan conformity exercise. It should be noted that the Hemson forecasts used for total UGC population projections are based on additional assumptions including economic trends and market up-take targets.