



BRAMPTON GROWTH
MANAGEMENT PROGRAM

**DEVELOPMENT
OUTLOOK REPORT**

PART I: REPORT 2006

FLOWER CITY



BRAMPTON.CA



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1.0 INTRODUCTION / EXECUTIVE SUMMARY

1.1 Introduction

The Brampton Growth Management Program (GMP) is the City's innovative and dynamic response to challenges and opportunities arising from high rates of growth in Brampton. The GMP is consistent with sustainable development principles that will coordinate infrastructure and growth in a manner that maintains service levels and is financially sustainable.

The GMP is aimed at ensuring the timely delivery of services and infrastructure to new residents while maintaining appropriate service levels for existing residents. The GMP depends upon active participation of the City's 'partners in managing growth' such as the Region of Peel, the Peel District School Board, the Dufferin Peel Catholic School Board, the Toronto Region Conservation Authority, the Credit Valley Conservation Authority and the development industry.

The first annual Development Outlook Report was released in April 2003. The 2006 Development Outlook Report takes on much of the same format and content as its predecessors. Part I of the 2006 edition is based on development activity through June 2006, and includes up-to-date forecasts at the Secondary Planning Area level. Part II of the 2006 edition was last updated early in 2005.

Development Cap & Community Block Planning Initiatives:

In December 2005 City of Brampton Council approved the City's Response to Growth initiative, which includes the use of annual Development Cap and Citywide Block Planning to manage the level and direction of growth across the City. The Development Cap permits the City to implement an annual Development Cap of approximately 5,500 units per year on draft approvals. The 2006 Development Allocation Strategy released in February 2006 identifies residential development proposals that may proceed through draft approval in 2006 on a development applications and block plan basis.

The 2006 Development Allocation Strategy is consistent with the policies of the Official Plan and Growth Management Program and affords the City the opportunity to complete maturing neighbourhoods and facilitate access to key infrastructure. The 2006 Development Allocation Strategy represents a compromise between the City's mandate and the competing interests of the development industry over the timing of development in Brampton.

As part of the Community Block Planning process a staging and sequencing plan is required to detail how the proposed Block Plan development will be staged. The staging and sequencing plan must identify how required infrastructure and services will be made available in a timely manner to support the development of the Block Plan. These staging plans also serve as a vehicle to justify how many draft-approved units a particular Block Plan may yield per year given the City's annual Development Cap.

Both the Development Cap and Community Block Planning initiatives afford the City more opportunity to manage the level of growth with the provision of the community infrastructure and services, which is the essential mandate of the Growth Management Program.

1.2 Provincial Planning Policy Initiatives:

Since the previous Development Outlook Report the Province has embarked and approved a number of planning policy initiative affecting the City of Brampton and the implementation of the Growth Management Program including:

- *Greenbelt Act, 2005* and Greenbelt Plan
- *Strong Communities Act, 2004*
- Provincial Policy Statement, 2005
- *Places to Growth Act, 2005* and Growth Plan



These policy initiatives provide increased powers for local municipalities and set out the direction and level of growth across the province. *The Greenbelt Act* provides permanent protection to the agricultural land base and the ecological features and functions occurring on this landscape. About 500 acres of land along the Credit River Valley in Northwest Brampton outside the Official Plan's current urban boundary is affected by the Greenbelt Plan and is identified as "Protected Countryside".

The *Strong Communities (Planning Act Amendment) Act, 2004* gives municipalities additional time to review and approve development applications and prevents appeals to the Ontario Municipal Board of urban expansions opposed by municipal governments and requires that all planning decisions "shall be consistent with" the Provincial Policy Statement, which provides direction for all land use planning decisions.

The new Provincial Policy Statement requires that planning decisions on applications that are subject to the new PPS "shall be consistent with" the new policies. The new Provincial Policy Statement affords a higher degree of protection for employment lands against conversions to residential or other non-employment uses. The new policies also emphasize intensification and brownfields development to ensure the maximum use of sewer, water and energy systems, roads and transit.

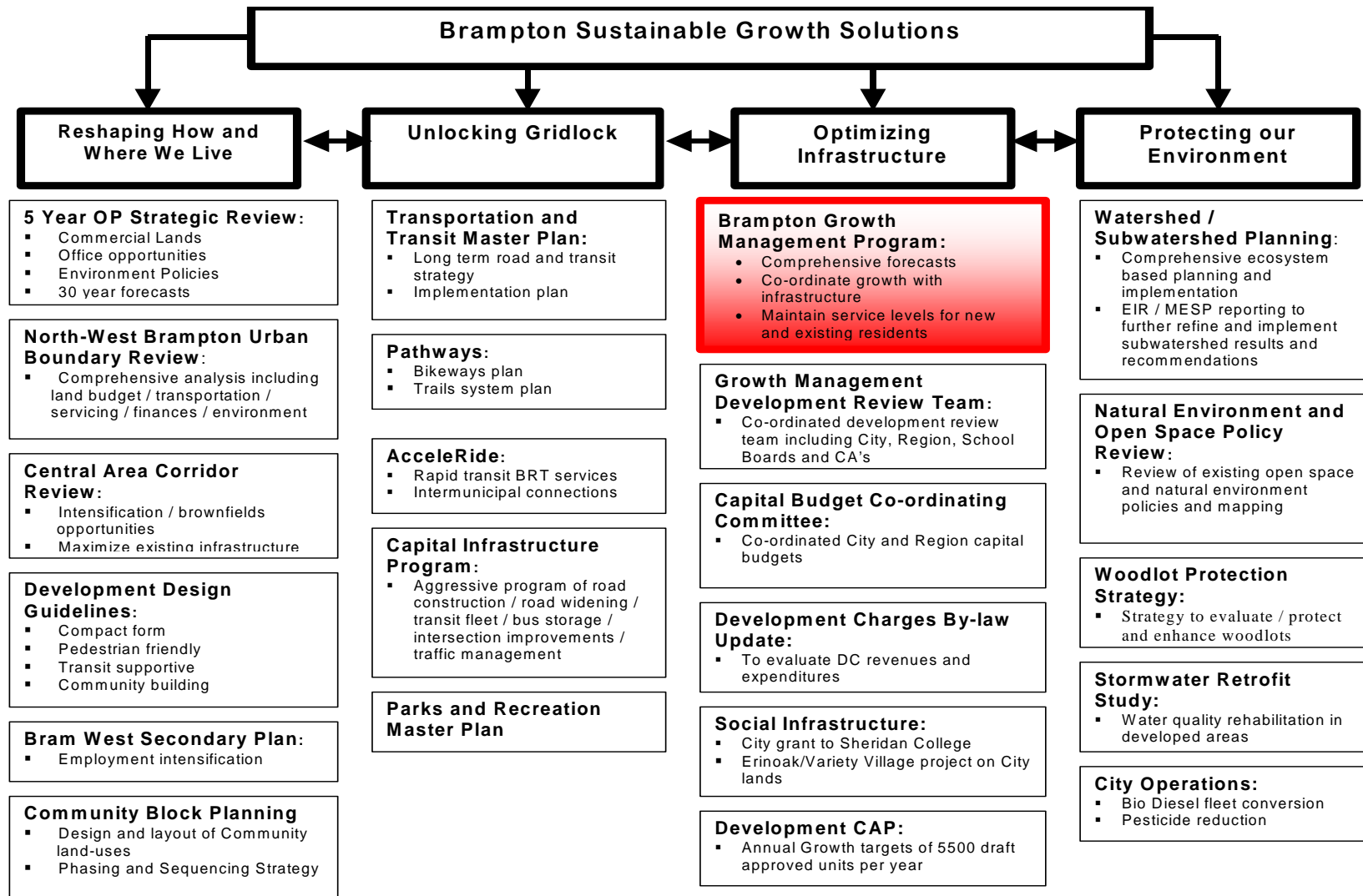
The *Places to Grow Act, 2005* provides a legal framework necessary for the government to designate any geographic area of the Province as a growth area and develop a growth plan in collaboration with local officials and stakeholders to meet specific needs across the Province. The Province's draft Growth Plan for the Greater Golden Horseshoe (GGH) contains policies for managing growth and development to 2031. The purpose of the Proposed Growth Plan is to guide decisions on a wide range of issues including: transportation; infrastructure planning; land-use planning; urban form; housing; natural heritage; and resource protection.

Overall, the Growth Plan sets the stage for Brampton to absorb a large portion of the growth projected for the western half of the GTAH given that Brampton has the largest portion of greenfield land available for ground related housing and employment development. The forecasts used for the Proposed Growth Plan allocate about 1.64 million people to the Region of Peel by 2031. To accommodate this growth, the Proposed Growth Plan directs development to the built up areas with a focus on intensification in urban growth centres, intensification corridors, and major transit station areas, and emphasizes redevelopment of brownfields and greyfields. Greenfield areas are also intended to absorb more population and employment through mixed-use areas and minimum density targets.

The 2006 Development Outlook Report recognizes the increased planning role of the Province and the direction of the most recent draft of the Growth Plan, released in February 2006. The City of Brampton strongly supports the guiding principles of sustainability and has a strong interest in ensuring the vision and principles associated with the Provincial initiatives are realized. With nearly 250,000 additional people and 131,000 additional jobs forecast by about the year 2026 and with Mississauga land supply diminishing, Brampton will be a primary focus of growth in the western GTA over the next 20 years.

The Growth Management Development Outlook Report works together with the Official Plan and the City's other policy initiatives to ensure that growth occurs in a sustainable manner. The Brampton Growth Management Program is only one of many City initiatives directed at building strong communities and responding to growth challenges. Brampton is currently undertaking a number of projects that are consistent with Provincial policy initiatives and the elements of as summarized in the chart below titled Brampton Sustainable Growth Solutions.

Despite these many initiatives, municipalities must operate within the administrative, legislative and financial framework established by senior levels of government (see further discussion in Section 2.3 Growth Management Challenges). The suggested elements of an effective Provincial growth management strategy would go a long way toward helping to achieve and then implement the many sustainable growth initiatives underway in Brampton. Such policy and legislative initiatives coupled with sufficient and sustainable infrastructure funding and the coordination activities of a GTA wide coordinating body would provide the action and money needed to achieve growth management objectives.





1.3 Program Summary

Brampton's GMP is:

A program that coordinates and stages the level and distribution of development growth in Brampton in conjunction with the planning, budgeting and delivery of the Regional, City and School Board services and infrastructure required to support that growth in a way that seeks to minimize public costs and optimize public benefits (services include roads, sewers, water, schools, fire stations, transit, recreation facilities, parks, etc.).

Overall development, infrastructure and service delivery planning will continue to be guided by the City of Brampton and Region of Peel Official Plans and the City of Brampton Strategic Plan as well as other plans within City departments and external agencies.

The total amount of growth, while guided by the strategic documents in the long term, is largely determined by market conditions in the short term. The GMP is intended to coordinate public infrastructure investment with development within smaller geographic areas and over shorter time frames than the key strategic documents.

The GMP is a tool directed at achieving the following key strategic objectives:

- A communication tool to provide timely, comprehensive, reliable and up to date population and employment information about current and forecast growth levels and distribution for planning and budgeting purposes.
- A mechanism to establish, implement and monitor service level targets and thresholds, thereby assisting service providers to better ensure key infrastructure is coordinated with growth.
- An early warning system to identify instances where infrastructure programmed may not be coordinated with the growth forecast; thereby, facilitating appropriate responses to avoid unacceptable reductions to service levels.
- A practical program that can be effectively implemented at various stages including the review and approval stage for individual development proposals.

The focus of the GMP is the Development Outlook Report, which consists of the following three components:

- A Development Outlook Forecast: to provide a single source of detailed short and long term population and employment forecasts and maps showing anticipated location and timing of growth, updated at least annually, to be used by City Departments, the Region of Peel and other agencies for planning and budgeting purposes.
- B Growth Management Objectives and Guidelines: to establish specific objectives for key infrastructure and servicing elements as well as specific targets, thresholds and service levels required to meet and the stated objectives of the GMP.
- C Implementation Details: to provide consolidated documentation of the major infrastructure elements to serve projected growth and incorporate these details into the planning and budgeting processes for infrastructure and services as well as the review of development proposals.



1.4 Development Outlook Summary

Forecast

Updated detailed population and employment forecasts have been developed based on the existing forecasts and methodology identified in the Provincial Growth Plan for the Greater Toronto Area & Hamilton (GTAH) and the forecasts prepared by Hemson Consulting in September 2004 for the City of Brampton. Hemson Consulting was also retained by the Province to prepare the forecasts for the Provincial Growth Plan. Similarly Hemson Consulting has been working with the City of Brampton to develop forecasts as part of the City's Response to Growth initiative. This edition of the Development Outlook Report updates the 2004 forecasts based on recent growth and development activity experienced over the past two years.

These forecasts incorporate 2001 Census data. Although the 2006 Census was recently taken by Statistics Canada, the preliminary results of the 2006 Census will not be released for another year. The 2007 Development Outlook Report should include preliminary results of the 2006 Census.

The population, housing and employment forecasts projections summarized below and presented in more detail in Section 4.0 are based on the most up-to-date information available. These projections outline the likely direction and timing of development throughout the City of Brampton and act as a guide/tool for facilitating the planning of essential municipal services. They are also meant to provide information to the public at large for the purposes of conducting research and study. City departments, agencies, market researchers, academia, developers and the public at large continually request this data and consider it a valuable source of information. Specific consultation with Planning Policy and Growth Management section is recommended to ascertain the limitations of the data before they are used.

Table 1: City of Brampton Development Outlook Summary June 2006

Year	Population	Total Occupied Dwelling Units	Total Employment
1996	274,000	82,000	104,000
2001	325,000	98,000	134,000
2006	428,000	123,000	176,000
2011	506,000	157,000	228,000
2016	577,000	184,000	263,000
2021	635,000	207,000	289,000
2026	676,000	223,000	308,000
2031	696,000	230,000	323,000

Source: City of Brampton Planning, Design and Development Department



2.0 GROWTH MANAGEMENT CHALLENGES AND OPPORTUNITIES

2.1 Brampton in Context

Brampton does not exist in isolation, it operates within a broader context of the GTA, which has and will experience high growth. Residents of Brampton and the entire Country benefit from the economic success of the GTA. It is largely that economic success and resulting employment opportunities that drive growth in the GTA. Brampton is a great place to live, work and play and has attracted a significant share of GTA growth.

The City of Brampton, with a 2001 census population of over 325,000 people, is the 3rd largest municipality in the Greater Toronto Area and the 14th largest city in Canada.

Table 2: Canada's 15 Largest Cities in 2001

Rank	Municipality	2001 Population
1	Toronto	2,481,494
2	Montreal	1,039,534
3	Calgary	878,866
4	Ottawa	774,072
5	Edmonton	666,104
6	Winnipeg	619,544
7	Mississauga	612,925
8	Vancouver	545,671
9	Hamilton	490,268
10	Halifax RGM	359,111
11	Surrey	347,825
12	Laval	343,005
13	London	336,539
14	Brampton	325,000*
15	Victoria	311,902

Source: Statistics Canada, Census 2001 - midyear

Brampton is also one of the fastest growing municipalities in Canada and the GTA. Between 1996 and 2001, Brampton grew 21.3%, the 4th highest rate in Canada for municipalities with over 100,000 people behind only Vaughan, Barrie and Richmond Hill.

In the past few years, growth levels in Brampton have increased from rates of about 8,000 – 10,000 people per year through the late 1990's to 15,000 and 19,000 people per year in 2000 and 2001 respectively. In 2002, 6459 permits issued yielded a population increase of approximately 21,412; in 2003, 6670 permits issued yielded a population increase of 22,058.

In 2004 the City of Brampton issued its largest number of building permits in a single year for new residential units at 9500. Many builders sought to apply for building permits prior to the Development Charges increase that took effect as of the end of 2004. As expected the number of building permits issued in 2005 decreased from 9,500 in 2004 to 2,500 since builders applied for permits in advance.

The following table provides a summary of historic and projected rates of growth over 5 year intervals from 1976 through to 2031 for population and employment.

**Table 3: Historic and Projected Rates of Growth in Brampton**

	Indicator	Growth	Average Growth/year	Average Growth/year (%)
1976-1981	Population	49,090	9818	8.32%
	Employment	N/A	N/A	N/A
1981-1986	Population	39,400	7880	4.80%
	Employment	N/A	N/A	N/A
1986-1991	Population	46,000	9200	4.47%
	Employment	11,751	2350	2.73%
1991-1996	Population	40,200	8040	3.22%
	Employment	12,637	2527	2.57%
1996-2001	Population	60,000	12000	4.03%
	Employment	36,528	7306	6.10%
2001-2006	Population	102,495	20,499	5.86%
	Employment	42,500	8500	5.68%
2006-2011	Population	78,245	15,649	3.42%
	Employment	51,500	10,300	5.27%
2011-2016	Population	71,305	14,261	2.67%
	Employment	35,700	7140	2.96%
2016-2021	Population	57,877	11,575	1.93%
	Employment	25,700	5140	1.88%
2021-2026	Population	40,314	8063	1.24%
	Employment	18,600	3720	1.26%
2026-2031	Population	20,280	4056	0.59%
	Employment	15,200	3040	0.97%

Source: City of Brampton Planning, Design and Development Department

A number of trends identified by Hemson Consulting point to Brampton absorbing a large share of the growth projected for GTA & Hamilton:

- Brampton is an integral part of the GTA & Hamilton housing market which is expected to grow from a 2001 population of 5.08 million to about 8.6 million by 2031;
- Continued strong growth is forecast for the Ontario and GTA economies;
- Brampton is well positioned to accommodate future employment land demand with a ready supply of vacant employment land with good highway access located relatively close to an international airport;
- The land supply situation in Mississauga and the western GTA will result in an increased portion of GTA growth for Brampton.



2.2 Brampton has Plans for the Future

Brampton has planned for the future and continues to evaluate, modify and continuously improve on those plans. Some of the strategic initiatives that will guide Brampton's future include:

The Region of Peel Official Plan	Transportation and Transit Master Plan
The City of Brampton Official Plan	Development Design Guidelines
Brampton Strategic Plan	Parks and Recreation Master Plan
Community Block Planning	The Flower City Strategy
Annual Development Cap	Fire Station Location Study
Secondary Plans	Fire Master Plan
Watershed and Subwatershed Plans	School Board Strategic Plans
Pathways	

All these strategic planning initiatives are developed with public participation. Brampton residents are encouraged to get involved as these plans are developed and updated to have continued input into the vision for the future Brampton.

In addition, individual development proposals are carefully considered through extensive review and approval processes under the *Planning Act*. Development proposals are considered in the context of official plan and strategic plans. The *Planning Act* mandates a public process that includes public meetings and opportunity for resident input.

2.3 Growth Management Challenges

The official plans and strategic plans will guide the vision for the future City and its infrastructure; however, there are many challenges in implementing that vision in a manner that coordinates growth with the required infrastructure (e.g. roads, transit, schools, sewer and water, fire stations etc.) including:

- The fast pace of growth;
- Continually changing market circumstances;
- Legislative framework such as the *Municipal Act*, *Planning Act*, *Environmental Assessment Act* and *Development Charges Act*;
- Provincial growth management initiatives such as the *Greenbelt Protection Act* and the *Place to Grow Act*;
- Funding constraints;
- Many levels of government and agencies including the Federal Government, the Province, the Region, and adjacent municipalities included in the process; and
- Long lead times associated with some projects due to planning, budgeting and property acquisition issues.

The *Planning Act* requires the City to adopt an Official Plan that contains goals, objectives and policies to manage change. The Official Plan must be based on realistic forecasts for growth that reflect the growth forecasts for the GTA and Peel Region. The Brampton Official Plan must conform to the Peel Official Plan, must have regard for the Provincial Policy Statement issued under the *Planning Act*, and must be reviewed every five years. The current Brampton Official Plan was approved in 1997 and reflects planning to the year 2021. The Official Plan is currently undergoing a strategic review of certain policy areas and will be considered by Council in September 2006. The Brampton Official Plan Review will incorporate new forecasts based on the forecasts presented in this Report. The new forecast will set the long-term planning framework for the City of Brampton.

The Provincial Policy Statement issued under the *Planning Act* sets out matters of provincial interests. It requires municipalities to be consistent with a variety of policies related to efficient cost effective development and land use, efficient management of resources, and public health and safety. Land requirements and land use are generally to be based on a time horizon of 20 years; however, in the GTA longer time frames may be used. Municipalities are to target maintaining at least a 10-year supply of land designated and available for housing and a 3-year supply of draft approved and/or registered units with servicing capacity.



There are also landowner property rights, and rights of appeal to the Ontario Municipal Board (OMB) which must be considered. Any landowner has the right to submit development applications under the *Planning Act* and if the City does not make a decision within 180 days, the applicant has the right to appeal to the OMB. If the matter proceeds to the OMB, the City risks losing appropriate control over the decision-making process. In other words, the OMB could end up doing the planning for the City.

Council decisions on development applications must be technically sound and based on solid planning principles since these decisions can be appealed to the OMB by any interested party, including the applicant. An attempt to deliberately delay approval of a development proposal submitted in accordance with official plan land use policies without a valid technical reason for refusal would be overturned at the OMB with an accompanying loss of City control over decision-making and related conditions of approval. Any phasing or staging strategy must be comprehensive and developed together with multiple agencies to avoid addressing one problem but creating another.

Once a plan of subdivision has been draft approved, unless specifically provided for in the conditions of draft plan approval, lots or units can be sold and the City cannot intervene.

In addition, the City is required to make land use decisions within the municipality based on some infrastructure elements controlled by other jurisdictions as is the case with Highway 410 and, until recently, Highway 7 controlled by the Province.

2.4 Responding to Growth Management Challenges

Despite the challenges in managing growth, there are opportunities to better manage the co-ordination of growth and development with the services and infrastructure required to serve that growth. In particular, the Brampton GMP was initiated to improve communication and coordination between agencies, provide more timely information so planning and budgeting can be more responsive to changes, and provide improved growth management information to Council and staff at the time specific developments are being considered. The Brampton GMP responds to growth management challenges by providing the following benefits, which are described more fully in Section 3:

- Providing improved, more timely information and communication to City departments, external agencies, development industry and the public;
- Providing better communication and coordination between agencies;
- Providing and monitoring service level targets and thresholds to ensure appropriate levels of service are maintained for existing and new residents;
- Ensuring fiscal responsibility and sustainability;
- Giving Council information and tools at the right time to evaluate the impact of decision making on service levels for existing and future residents.

2.5 Other Growth Related Issues

In addition to the issues related to area specific hard services such as roads, transit, sewer and water, schools etc. which are the primary focus of the GMP, there are other public services which also have growth related issues. As the population in Peel Region and Brampton expands, the demand for other services which governments are mandated to provide such as police, health care, welfare, waste management and public housing, also increase.

It is recognized that governments and agencies must plan and program for increased demand for such services. The more frequent review, revision and distribution of population and employment forecast information and other growth related details associated with the GMP will be of value as input into the planning and budgeting processes for the various levels of government and agencies involved in funding and delivering these other human services.



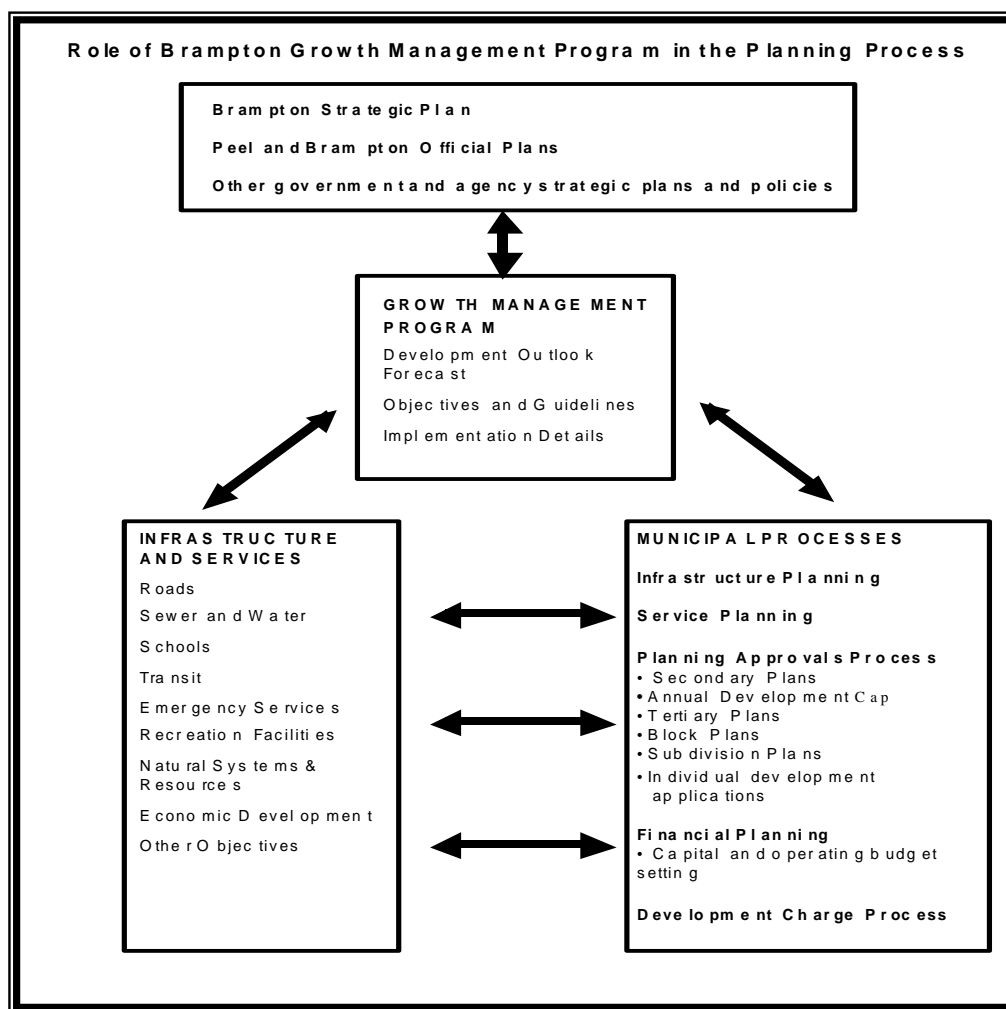
3.0 IMPLEMENTING THE GROWTH MANAGEMENT PROGRAM

3.1 The Policy Framework

The Brampton GMP is situated such that the overall planning for the level and type of development as well as infrastructure and service delivery budgeting and programming will continue to be guided by the Brampton and Peel Official Plans and the City of Brampton Strategic Plan as well as other strategic documents and master plans within City departments and external agencies.

The total amount of growth, while guided by the strategic documents in the long term, is largely determined by market conditions in the short term. The GMP is intended to coordinate public infrastructure investment with development within smaller geographic areas and over shorter time frames than the key strategic documents. In particular the GMP is specifically targeted at providing responses to the growth challenges set out in Section 2.4.

The diagram provided below summarizes the role of the GMP in the municipal planning framework. The specific roles of the 3 main elements of the GMP – Forecasts, Guidelines, and Implementation Details are further described in the Sections below.





Existing policies in the Peel and Brampton Official Plans provide authority to undertake and implement the Brampton GMP. In particular, Section 4.11 of the Brampton Official Plan provides a policy framework with the following stated objectives:

To protect the financial integrity of the City by ensuring the provision of acceptable levels of service at the lowest possible cost.

To work in cooperation with the Region of Peel, and other authorities as appropriate, to ensure the financial integrity of the City and the efficient and effective provision of services, avoiding duplication.

The use of development phasing mechanisms to:

- (i) optimize the costs and benefits of development sequencing alternatives from a municipal and public perspective;*
- (ii) safeguard and enhance the financial health of the City; and,*
- (iii) avoid creating levels of demand for essential services that will reduce service levels below acceptable standards relative to the existing and committed capacities of such servicing systems.*

Section 4.11.2.1 of the Brampton Official Plan provides the following useful set of criteria to be used collectively in an overall cost-benefit context, as the basis for selecting those individual properties, subdivisions, or groups of properties or subdivisions, which ought to be given development priority:

- (i) Financial: Developments will be evaluated in relation to the overall growth rate that can be supported by the City without decreasing service standards or imposing undue increases in taxation, and projects that actually improve the overall tax base on a net basis will be appropriately recognized;*
- (ii) Support to Existing Infrastructure: Favours those developments which infill or round out existing communities, which can make use of existing under-utilized facilities, and which will expedite the completion of missing links or components of partially completed facilities;*
- (iii) Piped Services (Sewer and Water): Favours those developments, which are most economically (to City and Region) provided with piped services in the context of current and planned construction programs;*
- (iv) Transportation Services (Road and Transit): Favours those developments, which are most readily and economically provided with roadway facilities and with transit services;*
- (v) Parkland and Community Services: Favours those developments, which satisfy City and Regional requirements and standards with respect to the provision of parkland and community services;*
- (vi) Consistency with Housing Needs: Favours those developments which best support the provision of a housing supply consistent with market demand and with the needs of those who work in Brampton;*
- (vii) Environmental Concerns (Noise, etc.): Favours those developments which are likely to have the greatest freedom from noise and air pollution and which would cause the least adverse impact on the natural environment, including ecosystem function, environmentally sensitive areas and flood susceptible areas;*
- (viii) Employment Land Supply: Favours those developments, which best maintain or help to achieve objectives for employment growth by providing business, commercial and industrial lands in strategic locations.*
- (ix) School Related Concerns: Favours those developments which will maintain or help to achieve acceptable levels of school facility service;*



- (x) Availability of Agricultural Land: Favours those developments that are on the least capable agricultural land, are contiguous to existing development, and do not encroach on large units of undeveloped agricultural lands that are defined by significant natural or man-made boundaries;
- (xi) Consistency with other Official Plan Policies: Favours those developments which are most consistent with any relevant Official Plan policies other than those related to the preceding criteria; and
- (xii) Application Date: Among developments which are rated relatively equally on all of the other criteria, favours the earliest development application in official circulation.

3.2 Using the Development Outlook Forecast

The development outlook forecasts packaged with this Report are the best estimates of short and long term population and employment growth in Brampton. This information is intended for use by City, Region, School Board and other agency staff as background data for considering infrastructure and budget requirements, developing guidelines for growth management, and implementing the City's Growth Management Program.

Like all forecasts of the future, the relative level of confidence in these forecasts is greater for shorter time periods and larger geographic areas. It is intended that these forecasts be updated at least annually to reflect the most recent building activity, recent trends, updated infrastructure information, new census and survey data and other new information.

3.3 Applying the Growth Management Objectives and Guidelines

For each of the key elements of Brampton's infrastructure (roads, sewer and water, schools, transit, emergency services, natural systems and resources, heritage, and economic development) objectives have been prepared which are to be achieved through implementation of the growth management program.

In addition, specific growth management guidelines have been developed for each infrastructure element to provide targets, thresholds and service levels appropriate to ensure coordination of growth with the infrastructure it requires.

It is intended that the guidelines in Section 5 be used as a guide or benchmark to assist decision making at the various stages associated with implementing strategic policies including planning and budgeting infrastructure and development approvals as described below and summarized in Figure 1. The implementation details assembled for secondary planning areas, further refine these guidelines based on the specific circumstances of the area, results of technical background studies, agency input, and consultation:

Financial Planning: The development outlook forecasts and guidelines will provide input to various financial planning processes such as preparing current and projected operating and capital budgets and development charges updates. In addition, the results of these financial planning initiatives will inform growth and infrastructure forecasts. The objective is to ensure financially sustainable capital and operating budgets coordinated with projected growth.

Infrastructure Planning and Budgeting: Along with the development outlook forecast and financial planning processes, the guidelines will be used by public agencies to assist in planning, scheduling and setting priorities for infrastructure projects.



Secondary Planning: Along with the background studies and extensive consultation process required for secondary planning, the growth management program will be used to assist in determining the infrastructure requirements and growth management related secondary plan policies.

Block Planning Process: Along with various other elements such as community design and environmental implementation, through the block plan or tertiary plan processes, staging and sequencing plans will be prepared to ensure the co-ordination of new development with the infrastructure required to support development.

Development Review and Approval: As part of the development review process, the Growth Management Objectives and Guidelines will be used along with the Implementation Details to set project priorities, identify gaps between proposed growth and planned infrastructure, and to establish appropriate conditions of approval.

Development Cap: As part of the processing of development applications, each new residential application will be required to receive allocation under the City's new development Cap initiative. Development allocation in a single year will be based on each applicant's ability to meet the criteria set out 4.11.2 of the Official Plan.

3.4 Utilizing the Growth Management Implementation Details

The growth management program is to result in coordination of growth with the required infrastructure through better information, improved sharing of information, clearer service level targets, and more coordinated planning between agencies, the development industry and others. These efforts at improved coordination will have a number of results including:

- Evaluation of current capital budgets to resolve instances where planned infrastructure may not maintain service level targets given projected growth;
- Growth management related policies in new secondary plans;
- Preparation and implementation of construction staging and sequencing plans through new block plan and tertiary planning processes;
- Preconditions and conditions of development approval tied to the provision of required infrastructure such as the availability of a secondary school site or additional road network capacity, where, in the past, only more localized infrastructure may have been identified.
- Providing allocation under the annual development cap based on the ability

In newly emerging development areas, infrastructure issues can be tracked beginning early in the process. This will occur through the secondary planning, block planning and development review stages. In more established communities nearing completion, issues may not be identified until the development review stage. In more established communities, the infrastructure will be at a much more advanced stage and in many instances all required infrastructure may already be in place or programmed.

3.5 Principles for Evaluating Proposed Modifications to the Program

The intent of the growth management program is not to apply tools such as phasing unless there is a specific management objective, financial reason, or service level target at issue. Where they do need to be applied, they should be directly related to the service area of the infrastructure of concern. In some such circumstances, it is anticipated that an agency, a landowner, or other party may come forward with a proposal to address the matter (e.g. interim servicing system, front ending agreement). To recognize such circumstances in a proactive way, the following principles are suggested for evaluating such proposals:

- The proponents of the proposal must assume the full financial cost of the proposed modification;



- The relative net public benefits associated with the proposal must be clearly demonstrated recognizing that costs and benefits include financial planning issues as well as a variety of public objectives as set out in the official plans and strategic plans of the City, Region, School Boards and other public agencies;
- The public costs and implications of the proposal must be evaluated, such as the need to advance other infrastructure and services such as schools, roads, transit, water supply, and parks. In addition, implications on the timing, cost, and provision of the ultimate planned infrastructure must be considered including timing implications on other developments.
- Should the public benefits be considered to outweigh the costs and to be more favourable than alternative interim servicing proposals, a staging plan must be prepared and implemented to ensure all infrastructure required is advanced to serve the community in a timely and coordinated manner such that service levels are maintained.
- Where revisions to regional infrastructure programs are proposed, the proposed revisions must be consistent with the Front End Financing Policy approved by the Region of Peel.
- The above principles must be applied in consultation with relevant agencies. A more specific set of guidelines and criteria should be developed with these agencies to assist all parties in evaluation and decision making related to such proposals.



4.0 DEVELOPMENT OUTLOOK FORECAST

4.1 Population Forecast

30-Year Forecast

A 30-year forecast has been developed which projects longer-term citywide trends, broad information regarding infrastructure timing, and the current land use designations in the Peel and Brampton Official Plans and the Secondary Plans. This forecast represents the best available information regarding Brampton's share of GTA growth over the next 30 years (see Table 4). Readers are reminded that the Secondary Planning Area forecasts are based on the citywide forecasts prepared by Hemson Consulting in the fall of 2004, and is based on a medium rate of growth scenario. These forecasts have been prepared without undertaking the full Growth Plan conformity exercise, which will look at further opportunities for intensification and incorporate minimum density targets for greenfield development. The projected growth and eventual build-out of each Secondary Plan has is shaped by the current planning regime and the historic population and density projections formulated with each Secondary Plan. Following the Growth Plan conformity exercise of identifying intensification areas, a more gradual consumption of greenfield development should occur.

Some of the trends seen in the 30-year picture include:

- Brampton absorbing a large share of the growth projected for GTA & Hamilton:
- By 2011 several currently active secondary planning areas will have reached full capacity (e.g. SP 44 Fletcher's Meadow, SP 42 Vales of Castlemore and SP 49 Vales of Castlemore North);
- By about 2018 the capacity of the City's current urban boundary to accommodate residential and employment growth would be met.
- By about 2020 total Brampton housing supply would be about 90% occupied; and
- By about 2028 Brampton is projected to approach capacity for new residential units with the exception of higher density infill and portions of North West Brampton, should North West Brampton be added to the City's urban boundary.

10-Year Forecast

To achieve the City's growth management objectives, information regarding the distribution of growth across various areas of the City is important. Included in this 2006 Development Outlook Forecast is a detailed 10-year forecast of population growth for each secondary planning area. This forecast represents the best available information on the likely distribution of growth given City wide forecasts and trends, existing and planned infrastructure, current land use designations, existing development approvals, current development proposals and other information (see Table 5).

Some of the trends seen in the 10-year picture include:

- A slight decrease in growth levels over the short term 1-2 years given higher costs for housing and increased interest rates.
- Continued high levels of growth on a citywide basis of approximately 5,500 units per year for the next 10 years, significantly higher than historic levels which range from lows of less than 2,000 units in years 1979, 89-92 & 93-95 to a high of 4,200 units in 1977);
- Substantial growth within emerging SPA's such as Credit Valley, Bram East and Bram West.
- Modest intensification of residential development is expected in downtown Brampton based on the current Downtown and Central area Secondary Plans.



3-Year Supply

The Provincial Policy Statement issued under the *Planning Act* requires municipalities to have regard for providing a full range of housing types and densities to meet projected demographic and market requirements. In particular, municipalities are to target maintaining at least a 3-year supply of residential units with servicing capacity in draft approved or registered plans and land suitably zoned to facilitate residential intensification and redevelopment. Table 6 outlines Brampton's supply of registered and draft approved units as of May 2006.

Table 4: Supply of Registered and Draft Approved Units (June 2006)

	Residential Units Supply	Estimated Growth
Draft Approved Plans	9,494	-
Registered Plans (No Permit)	3,442	-
Building Permits 2004		9,500
Building Permits 2005		2,500
Building Permits Forecast 2006		4,500
Totals	12,936	-

Source: City of Brampton Planning, Design and Development Department, May 2006

This supply must be considered in the context of very high rates of growth experienced in the recent past and projections for draft approvals amounting to almost 12,000 units in the next 2 years. We can conclude from this that the supply of approved units is keeping pace with demand but does not represent an oversupply of land in registered and draft approved units given the Provincial target for a 3-year supply.

As part of the City's commitment to keep service providers up-to-date on policy initiatives that may affect the growth outlook of Brampton, an alternative forecast distribution scenario has been provided in Appendix 1. This alternative scenario shows the same Citywide level of growth but assumes that occupancies will begin in Mount Pleasant in 2011. The Mount Pleasant lands and the rest of Northwest Brampton are currently not included in the City's current urban boundary. Even though Council has endorsed the inclusion of Northwest Brampton within the urban boundary, the implementing amendment has been appealed to the OMB. The alternative distribution scenario has been provided to ensure that all users of the Development Outlook Report are aware of the possible affect of Northwest Brampton and should be utilized at the user's discretion.



Table 5: Thirty Year Summary of Residential Unit and Population Forecast Summary (2001 – 2031)

SECONDARY PLAN	2001		2006		2011		2016		2021		2026		2031		Approx Ultimate Capacity (Units)
	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	
1 Snelgrove	2470	8803	3224	11171	3580	12045	3580	11705	3580	11502	3580	11340	3580	11315	3,580
2 Northwest Sandalwood Parkway	508	1492	1880	5978	2671	8369	2747	8370	2747	8225	2747	8108	2747	8091	2,747
3 Heart Lake West	4780	17821	4780	17605	4780	17185	4780	16699	4780	16410	4780	16178	4780	16143	4,780
4 Heart Lake East	2733	9840	3020	10663	3864	13113	4599	15031	4599	14770	4599	14561	4599	14530	4,599
5 Northwood Park	2940	10399	2946	10293	2946	10047	2946	9763	2946	9594	2946	9458	2946	9438	2,946
6 Brampton West	4271	14524	4339	14571	4533	14845	5258	16683	6057	18839	6057	18572	6057	18532	6,057
7 Downtown Brampton	3759	8439	4140	9587	4850	11634	5677	13880	6614	16506	7414	18686	7814	19850	7,814
8 Brampton North	5577	17960	5578	17745	5578	17322	5578	16833	5578	16541	5578	16207	5578	16272	5,578
9 Madoc	5205	18648	6568	22896	6568	22350	6568	21718	6568	21342	6568	21040	6568	20995	6,568
10 Westgate	3751	13980	3753	13817	3874	13875	3874	13483	3874	13250	3874	13062	3874	13034	3,874
11 Central Park	5125	17401	5127	17196	5127	16786	5127	16312	5127	16029	5127	15803	5127	15769	5,126
12 Northgate	4974	17444	4974	17232	4974	16821	4974	16346	4974	16063	4974	15836	4974	15802	4,974
13 Bramalea North Industrial	1	0	603	1979	645	2067	645	2008	645	1974	645	1946	645	1941	645
14 Gore Industrial North	0	0	471	1546	622	1993	691	2152	691	2114	691	2084	691	2080	691
15 Fletcher's West Secondary Plan	4405	17102	4413	16921	4417	16530	4571	16543	4571	16256	4571	16026	4571	15992	4,571
16 Brampton South	5640	15460	5676	15391	5691	15072	5700	14674	5700	14420	5700	14215	5700	14185	5,700
17 Brampton East	4693	12999	4695	12848	4695	12541	4695	12187	4695	11976	4695	11806	4695	11781	4,695
18 Brampton East Industrial	1	5	-	-	-	-	-	-	-	-	-	-	-	-	-
19 Bramalea West Industrial	360	1254	360	1239	360	1209	360	1175	360	1155	360	1138	360	1136	360
20 Avondale	2721	8461	2721	8358	2846	8559	2994	8779	2994	8626	2994	8504	2994	8486	2,994
21 Southgate	4299	14078	4299	13907	4299	13575	4299	13192	4299	12963	4299	12780	4299	12753	4,299
22 Bramalea South Industrial	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
23 Gore Industrial South	5	5	-	-	-	-	-	-	-	-	-	-	-	-	-
24 Fletcher's Creek South	7900	28788	8499	30405	9589	33172	9689	32547	9689	31983	9689	31530	9689	31463	9,689
25 Steeles Industrial	2	72	-	-	-	-	-	-	-	-	-	-	-	-	-
26 Toronto Gore Rural Estate	382	1657	432	1801	460	1848	460	1796	460	1764	460	1739	460	1736	460
28 Sandringham-Wellington	9298	36284	13688	50254	19626	68082	22124	73937	22124	72656	22124	71627	22124	71474	22,124
29 Huttonville	113	390	113	385	113	376	113	365	113	359	113	354	113	353	113
32 Parkway Belt Industrial Area	17	51	17	50	17	49	17	48	17	47	17	46	17	46	-
36 Queen Street Corridor	7573	18889	7573	18660	7573	18215	8122	19410	9222	22439	10022	24535	10064	24609	10,064
37 Airport Road/Highway 7 Business Cent	18	41	-	-	-	-	-	-	-	-	-	-	-	-	-
38 Bramalea Road South Gateway	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
39 Goreway Drive Corridor	23	35	200	616	200	601	545	1658	699	2101	699	2071	699	2066	699
40 Bram West	336	952	1840	5877	5150	16343	10666	33057	14826	45212	15132	45495	15132	45398	15,132
41 Bram East	140	493	4536	14917	10024	32146	13296	41426	13532	41430	13532	40844	13532	40757	13,532
42 Vales of Castlemore	603	2333	2594	8840	3601	11856	3601	11521	3601	11321	3601	11161	3601	11137	3,601
43 Fletcher's Creek Village	1038	3389	2390	7786	2640	8401	2740	8475	2740	8328	2740	8210	2740	8193	2,740
44 Fletcher's Meadow	1226	3767	12231	39846	13018	41417	14018	43361	15137	46033	15237	45683	15237	45585	15,237
45 Credit Valley	266	709	303	822	6110	19409	11250	34865	11290	34384	11290	33897	11290	33824	11,290
47 Highway 427 Industrial	95	287	96	287	96	280	1057	3264	6195	18929	7510	22627	7714	23193	7,714
48 Sandringham-Wellington North	38	123	38	122	238	759	3963	12337	7433	22740	7612	22958	7612	22909	7,612
49 Vales of Castlemore North	10	32	1146	3761	1357	4347	1393	4336	1393	4261	1393	4201	1393	4192	1,393
50 Vales of Humber	136	532	139	535	169	618	1570	4963	3000	9252	3000	9121	3000	9102	3,000
Heart Lake	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-
Claireville	1	107	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkway Belt West	2	5	-	-	-	-	-	-	-	-	-	-	-	-	-
Mount Pleasant	59	197	60	198	60	193	60	188	2578	7889	9213	27791	11263	33902	11,263
Northwest Brampton	62	180	63	181	63	177	63	172	1063	3229	7215	21740	11722	35260	11,722
Occupied Dwelling Units	97,556		129,525		157,024		184,410		206,511		222,798		230,001		229,983
Occupied Unit Change			31969		27499		27386		22101		16287		7203		
**Population after Adjustments		325,428		427,923		506,168		577,473		635,350		675,665		695,945	

Notes:

* Figures based on 2001 Census and excludes Census Undercount estimate of 4%
**Population adjusted to include Non-household population estimate which are primarily those living in some kind of collective dwelling such as: nursing homes; prisons; military barracks; work camps; student residences and seniors housing with collective food services; and some group homes and small collective care residences. In Brampton's case, most of the non-household population is likely to be nursing home residents.



Table 6: Ten Year Summary of Residential Unit and Population Forecast (2006 – 2016)

Secondary Planning Area	2006		2007		2008		2009		2010		2011		2012		2013		2014		2015		2016	
	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population
1 Snelgrove	3,224	11,171	3,253	11,213	3,378	11,565	3,580	12,163	3,580	12,104	3,580	12,045	3,580	11,977	3,580	11,909	3,580	11,841	3,580	11,773	3,580	11,705
2 Northwest Sandalwood Parkway	1,880	5,978	2,118	6,727	2,359	7,478	2,520	7,963	2,595	8,166	2,671	8,369	2,747	8,564	2,747	8,516	2,747	8,467	2,747	8,418	2,747	8,370
3 Heart Lake West	4,780	17,605	4,780	17,521	4,780	17,437	4,780	17,353	4,780	17,269	4,780	17,185	4,780	17,088	4,780	16,991	4,780	16,894	4,780	16,797	4,780	16,699
4 Heart Lake East	3,020	10,663	3,020	10,612	3,220	11,211	3,364	11,623	3,564	12,211	3,864	13,113	4,264	14,313	4,599	15,293	4,599	15,206	4,599	15,118	4,599	15,031
5 Northwood Park	2,946	10,293	2,946	10,243	2,946	10,194	2,946	10,145	2,946	10,096	2,946	10,047	2,946	9,990	2,946	9,934	2,946	9,877	2,946	9,820	2,946	9,763
6 Brampton West	4,339	14,571	4,407	14,724	4,407	14,653	4,407	14,582	4,425	14,570	4,533	14,845	4,573	14,889	4,723	15,279	4,858	15,617	5,058	16,154	5,258	16,683
7 Downtown Brampton	4,140	9,587	4,290	10,032	4,470	10,569	4,570	10,841	4,700	11,207	4,850	11,634	5,019	12,106	5,199	12,608	5,380	13,106	5,569	13,622	5,677	13,880
8 Brampton North	5,578	17,745	5,578	17,661	5,578	17,576	5,578	17,491	5,578	17,407	5,578	17,322	5,578	17,224	5,578	17,126	5,578	17,029	5,578	16,931	5,578	16,833
9 Madoc	6,568	22,896	6,568	22,787	6,568	22,677	6,568	22,568	6,568	22,459	6,568	22,350	6,568	22,223	6,568	22,097	6,568	21,971	6,568	21,845	6,568	21,718
10 Westgate	3,753	13,817	3,808	13,931	3,874	14,079	3,874	14,011	3,874	13,943	3,874	13,875	3,874	13,797	3,874	13,718	3,874	13,640	3,874	13,562	3,874	13,483
11 Central Park	5,127	17,196	5,127	17,114	5,127	17,032	5,127	16,950	5,127	16,868	5,127	16,786	5,127	16,691	5,127	16,597	5,127	16,502	5,127	16,407	5,127	16,312
12 Northgate	4,974	17,232	4,974	17,150	4,974	17,068	4,974	16,986	4,974	16,904	4,974	16,821	4,974	16,726	4,974	16,631	4,974	16,536	4,974	16,441	4,974	16,346
13 Bramalea North Industrial	603	1,979	645	2,107	645	2,097	645	2,087	645	2,077	645	2,067	645	2,055	645	2,043	645	2,032	645	2,020	645	2,008
14 Gore Industrial North	471	1,546	622	2,032	622	2,022	622	2,013	622	2,003	622	1,993	661	2,106	691	2,189	691	2,177	691	2,164	691	2,152
15 Fletcher's West Secondary Plan	4,413	16,921	4,417	16,853	4,417	16,772	4,417	16,692	4,417	16,611	4,417	16,530	4,417	16,437	4,494	16,587	4,571	16,735	4,571	16,639	4,571	16,543
16 Brampton South	5,676	15,391	5,676	15,317	5,676	15,244	5,676	15,170	5,676	15,097	5,691	15,072	5,700	15,015	5,700	14,930	5,700	14,844	5,700	14,759	5,700	14,674
17 Brampton East	4,695	12,848	4,695	12,787	4,695	12,725	4,695	12,664	4,695	12,603	4,695	12,541	4,695	12,471	4,695	12,400	4,695	12,329	4,695	12,258	4,695	12,187
18 Brampton East Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
19 Bramalea West Industrial	360	1,239	360	1,233	360	1,227	360	1,221	360	1,215	360	1,209	360	1,202	360	1,196	360	1,189	360	1,182	360	1,175
20 Avondale	2,721	8,358	2,721	8,318	2,721	8,279	2,721	8,239	2,771	8,360	2,846	8,559	2,920	8,747	2,994	8,932	2,994	8,881	2,994	8,830	2,994	8,779
21 Southgate	4,299	13,907	4,299	13,841	4,299	13,775	4,299	13,708	4,299	13,642	4,299	13,575	4,299	13,499	4,299	13,422	4,299	13,345	4,299	13,269	4,299	13,192
22 Bramalea South Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23 Gore Industrial South	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
24 Fletcher's Creek South	8,499	30,405	8,926	31,655	9,226	32,478	9,426	32,969	9,526	33,132	9,589	33,172	9,639	33,144	9,689	33,114	9,689	32,925	9,689	32,736	9,689	32,547
25 Steeles Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
26 Toronto Gore Rural Estate	432	1,801	460	1,884	460	1,875	460	1,866	460	1,857	460	1,848	460	1,837	460	1,827	460	1,816	460	1,806	460	1,796
28 Sandringham-Wellington	13,688	50,254	14,962	54,176	16,391	58,563	17,823	62,914	19,126	66,805	19,626	68,082	20,126	69,290	20,676	70,639	21,276	72,126	21,776	73,277	22,124	73,937
29 Huttonville	113	385	113	383	113	382	113	380	113	378	113	376	113	374	113	372	113	370	113	368	113	365
32 Parkway Belt Industrial Area	17	50	17	50	17	50	17	50	17	49	17	49	17	49	17	49	17	48	17	48	17	48
36 Queen Street Corridor	7,573	18,660	7,573	18,571	7,573	18,482	7,573	18,393	7,573	18,304	7,573	18,215	7,573	18,112	7,741	18,541	7,895	18,920	7,991	19,112	8,122	19,410
37 Airport Road/Highway 7 Business Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
38 Bramalea Road South Gateway	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39 Goreway Drive Corridor	200	616	200	613	200	610	200	607	200	604	200	601	200	598	200	594	350	1,063	505	1,543	545	1,658
40 Bram West	1,840	5,877	2,105	6,715	2,830	9,040	3,432	10,944	4,142	13,177	5,150	16,343	6,051	19,121	7,051	22,181	8,266	25,881	9,466	29,491	10,666	33,057
41 Bram East	4,536	14,917	5,670	18,550	6,484	21,108	7,455	24,148	8,832	28,465	10,024	32,146	10,833	34,542	11,483	36,405	12,133	38,244	12,783	40,060	13,296	41,426
42 Vales of Castlemore	2,594	8,840	3,152	10,621	3,208	10,752	3,406	11,341	3,601	11,914	3,601	11,856	3,601	11,789	3,601	11,722	3,601	11,655	3,601	11,588	3,601	11,521
43 Fletcher's Creek Village	2,390	7,786	2,477	8,033	2,477	7,994	2,477	7,956	2,477	7,917	2,640	8,401	2,740	8,672	2,740	8,623	2,740	8,574	2,740	8,525	2,740	8,475
44 Fletcher's Meadow	12,231	39,846	12,770	41,416	12,818	41,374	12,818	41,174	12,818	40,975	13,018	41,417	13,218	41,820	13,418	42,216	13,618	42,605	13,818	42,986	14,018	43,361
45 Credit Valley	303	822	703	2,125	1,884	5,954	3,374	10,746	4,695	14,948	6,110	19,409	7,632	24,149	9,090	28,631	10,045	31,475	10,913	34,013	11,250	34,865
47 Highway 427 Industrial	96	287	96	285	96	284	96	283	96	281	96	280	96	278	96	277	162	483	457	1,404	1,057	3,264
48 Sandringham-Wellington North	38	122	38	121	38	120	38	120	38	119	238	759	738	2,348	1,293	4,093	2,388	7,519	3,163	9,903	3,963	12,337
49 Vales of Castlemore North	1,146	3,761	1,197	3,909	1,332	4,329	1,332	4,309	1,332	4,288	1,357	4,347	1,393	4,437	1,393	4,412	1,393	4,387	1,393	4,362	1,393	4,336
50 Vales of Humber	139	535	139	532	139	529	139	527	160	592	169	618	221	780	221	776	221	771	570	1,860	1,570	4,963
Heart Lake	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Claireville	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkway Belt West	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mount Pleasant	60	198	60	197	60	196	60	195	60	194	60	193	60	192	60	191	60	190	60	189	60	188
Northwest Brampton	63	181	63	180	63	179	63	178	63	177	63	176	63	175	63	174	63	173	63	173	63	172
Total Occupied Units	129,525		135,025		140,525		146,025		151,525		157,024		162,501		167,978		173,456		178,933		184,410	
Occupied Unit Change	2,554		5,500		5,500		5,500		5,500		5,499		5,477		5,477		5,478		5,477		5,477	
Total Population	427,923		444,158		459,919		475,509		490,926		506,168		521,045		535,448		549,657		563,664		577,473	

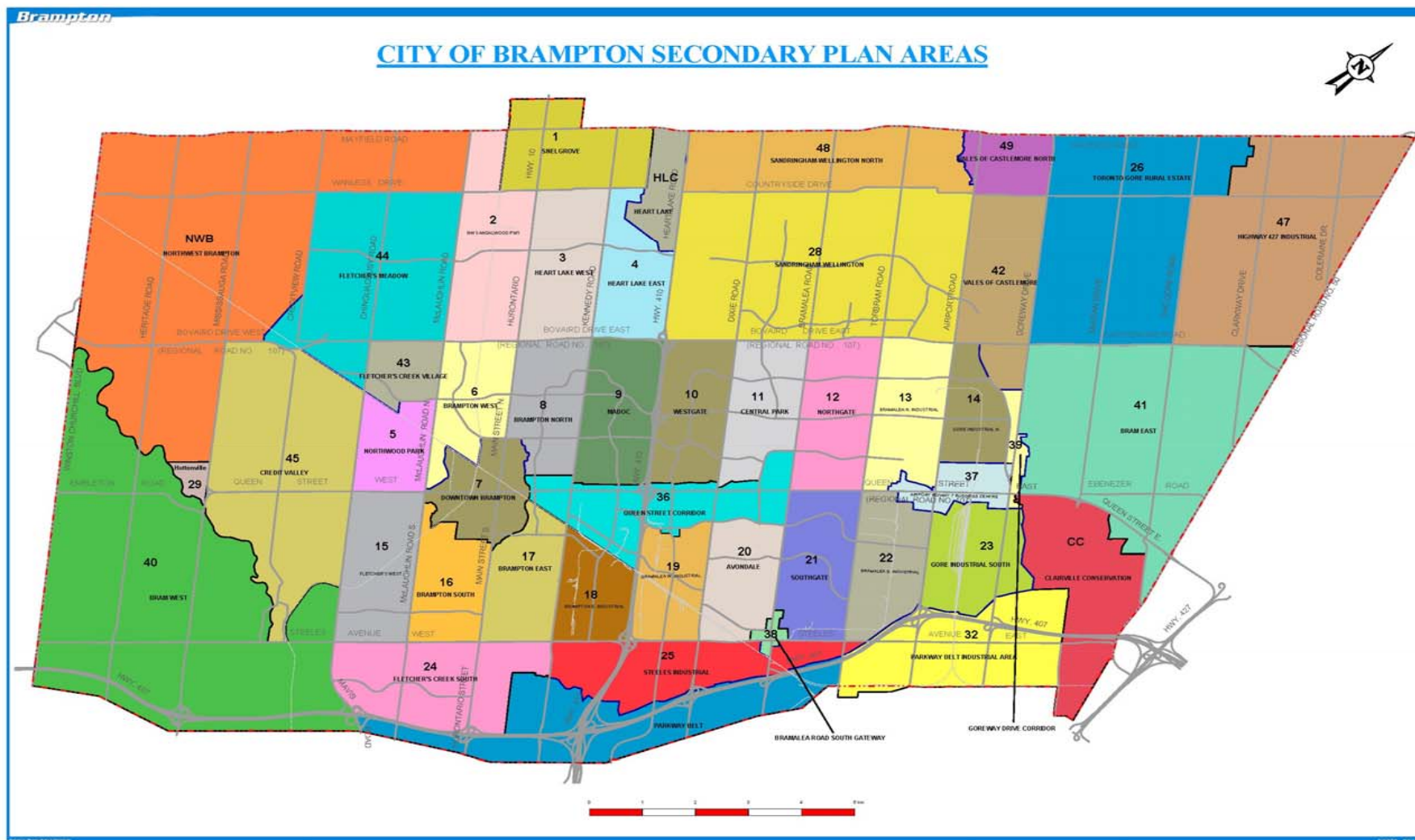
Notes:

* Figures based on 2001 Census and excludes Census Undercount estimate of 4%

**Population adjusted to include Non-household population estimate which are primarily those living in some kind of collective dwelling such as: nursing homes; prisons; military barracks; work camps; student residences and seniors housing with collective food services; and some group homes and small collective care residences. In Brampton's case, most of the non-household population is likely to be nursing home residents.



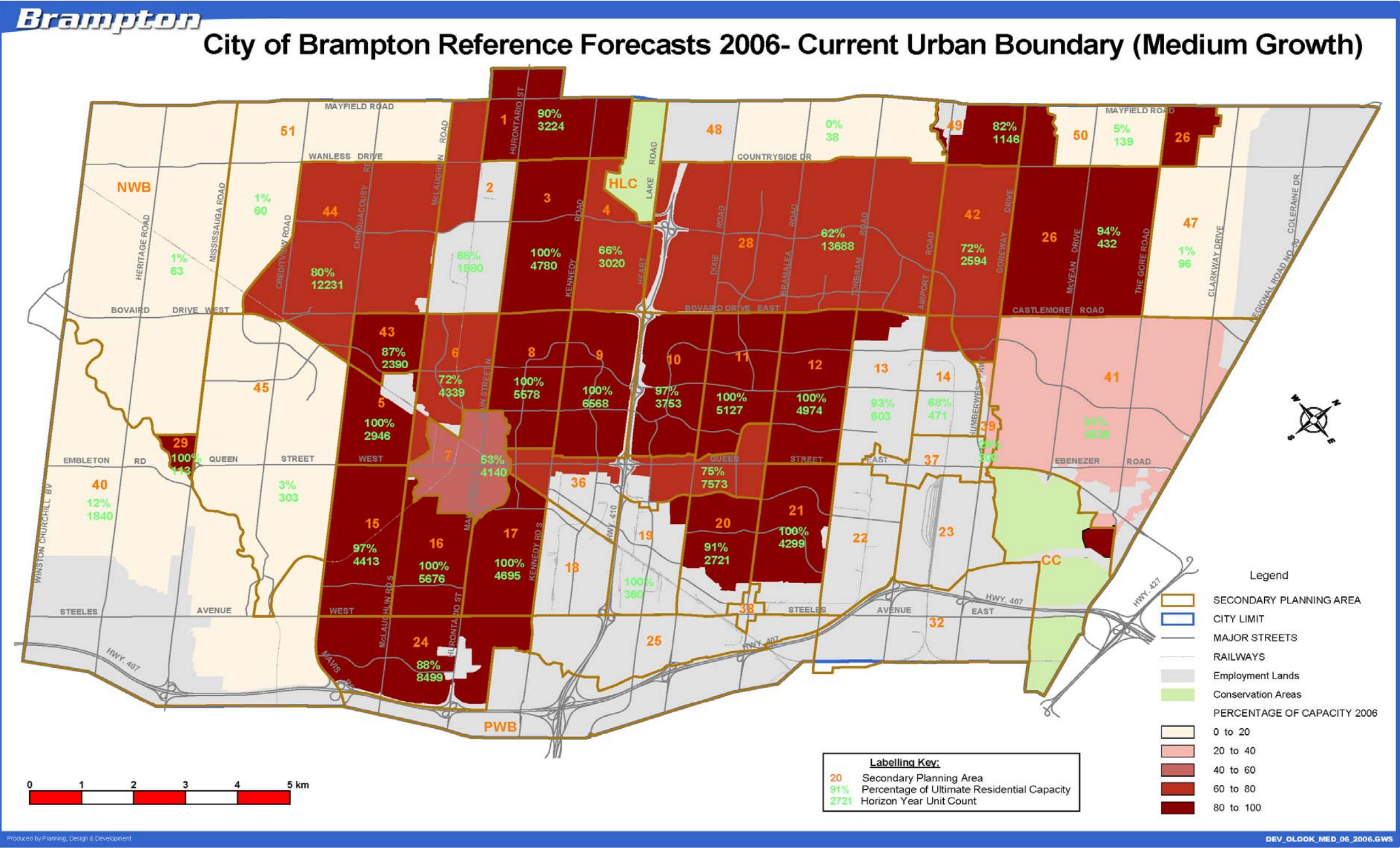
Map 1



Source: City of Brampton Planning, Design and Development Department

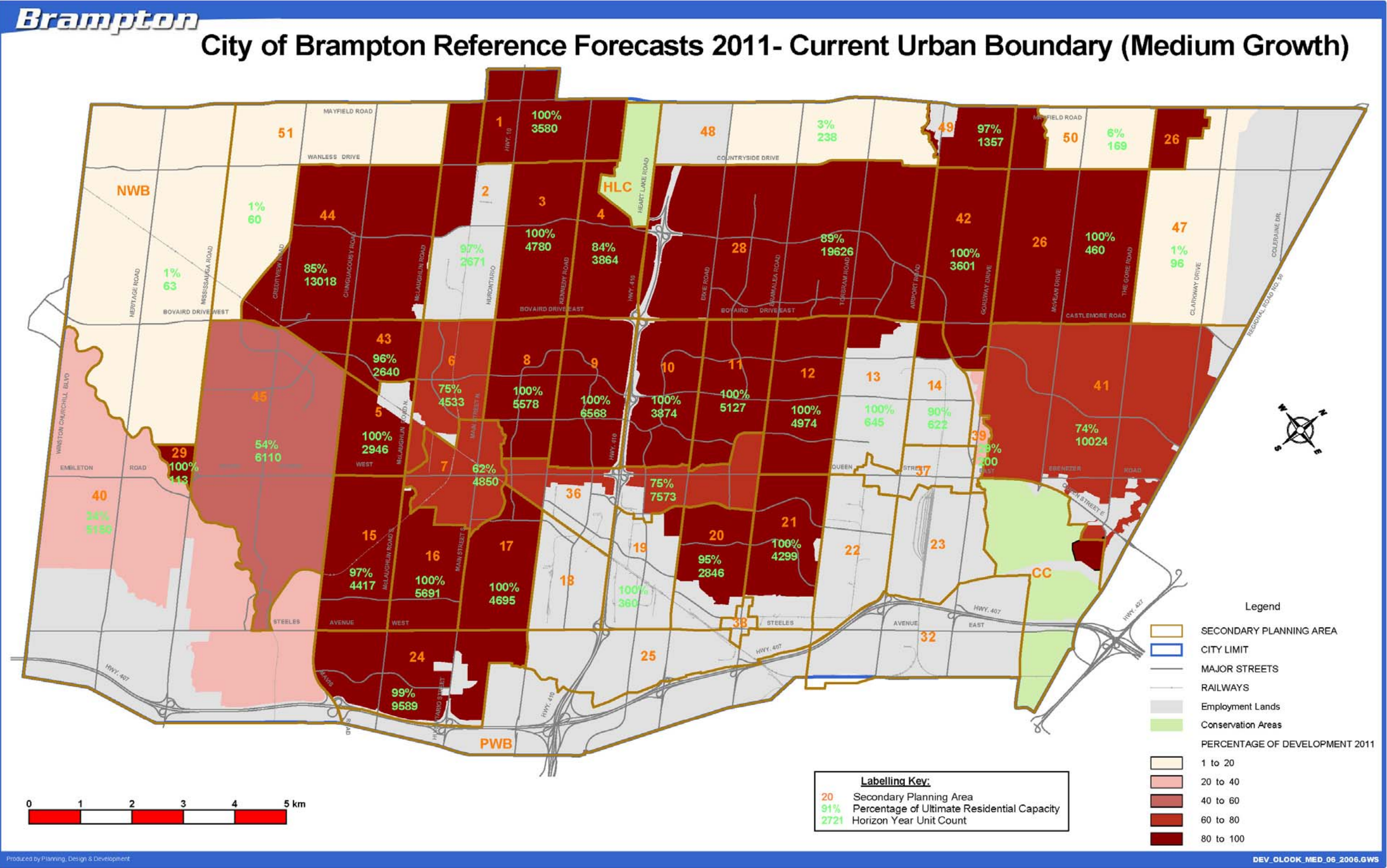


Map 2



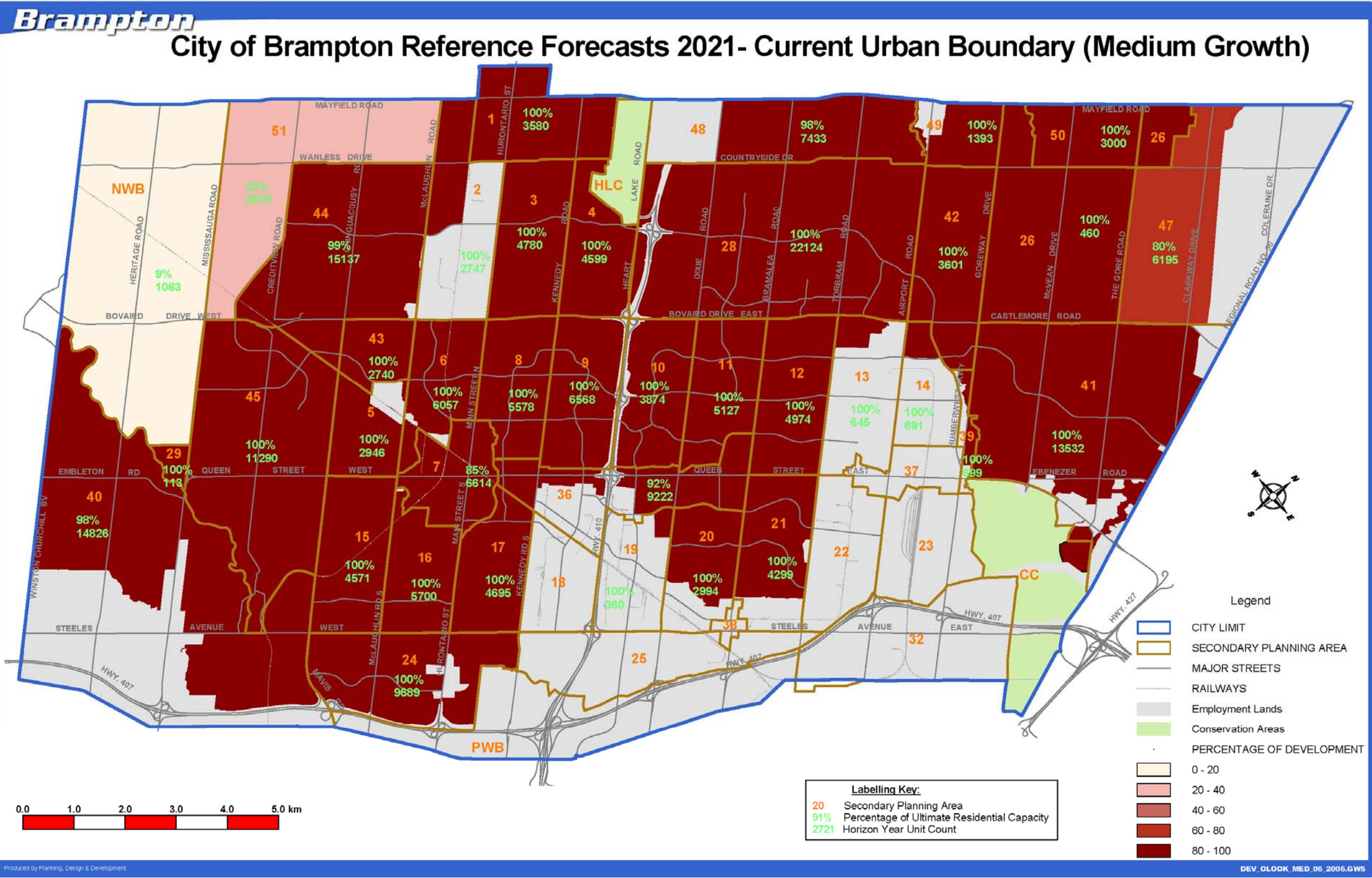


Map 3



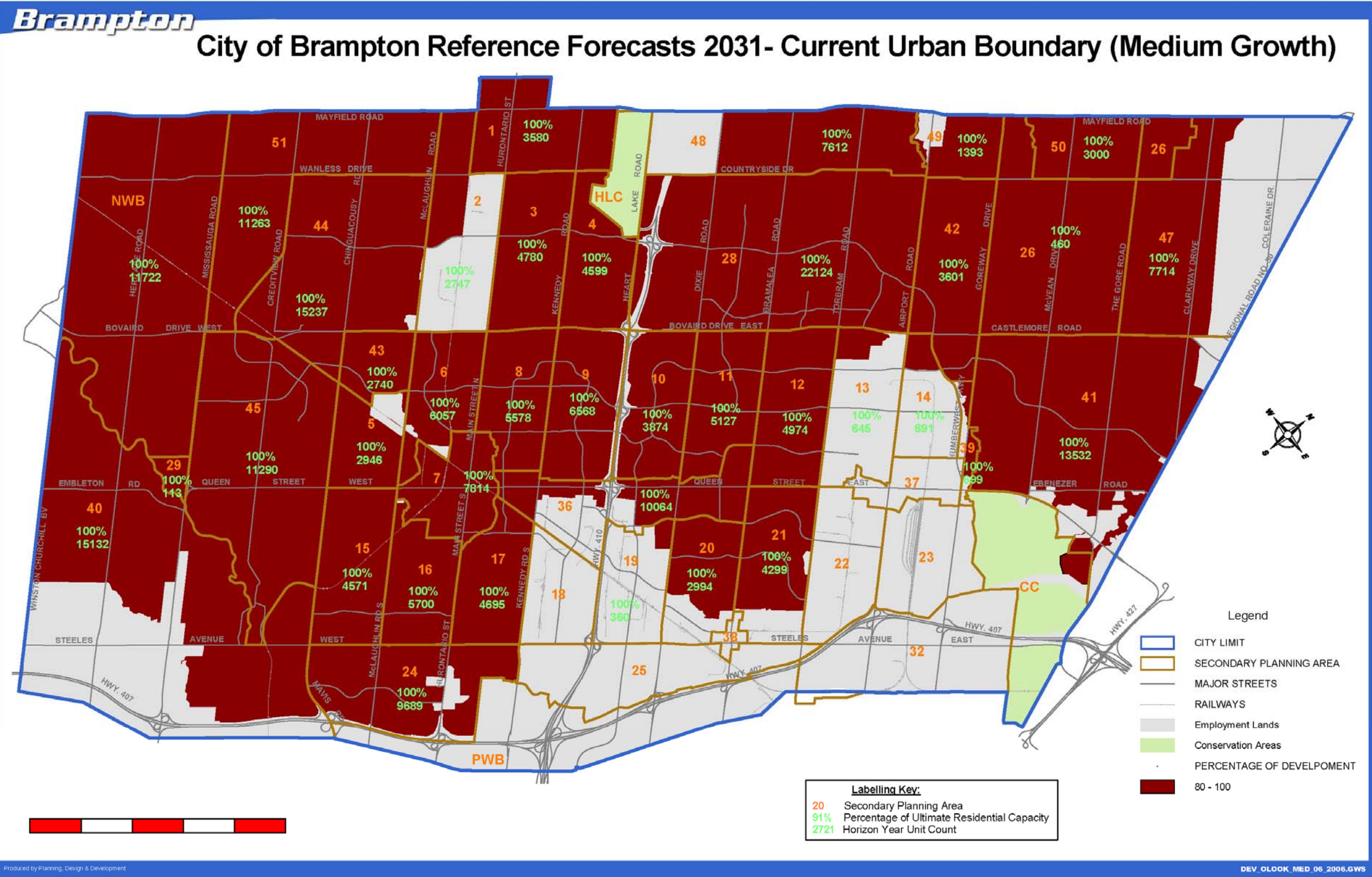


Map 4





Map 5





4.2 Employment Forecast

Employment forecasts for Brampton have been prepared based on a distribution of projected GTA growth within Peel Region and the City of Brampton. Brampton is forecast to receive a small but rising share of GTA office employment, a substantially increasing share of employment land employment taking advantage of greenfield sites, and increased population related employment reflecting population increases.

Table 7 provides employment projections that reflected Brampton's anticipated share of forecast GTA employment growth. These forecasts distribute projected employment growth across 6 employment sub areas based largely on determining market share given the respective land supply conditions.

Tables 8-10 provide further details of the employment forecasts including citywide projections for each employment type (office, employment land and population based employment) and estimated non-residential floor space growth associated with the projections. Table 11 provides the thirty-year summary of employment forecast by secondary planning area.

Map 6: Hemson Employment Sub-Areas

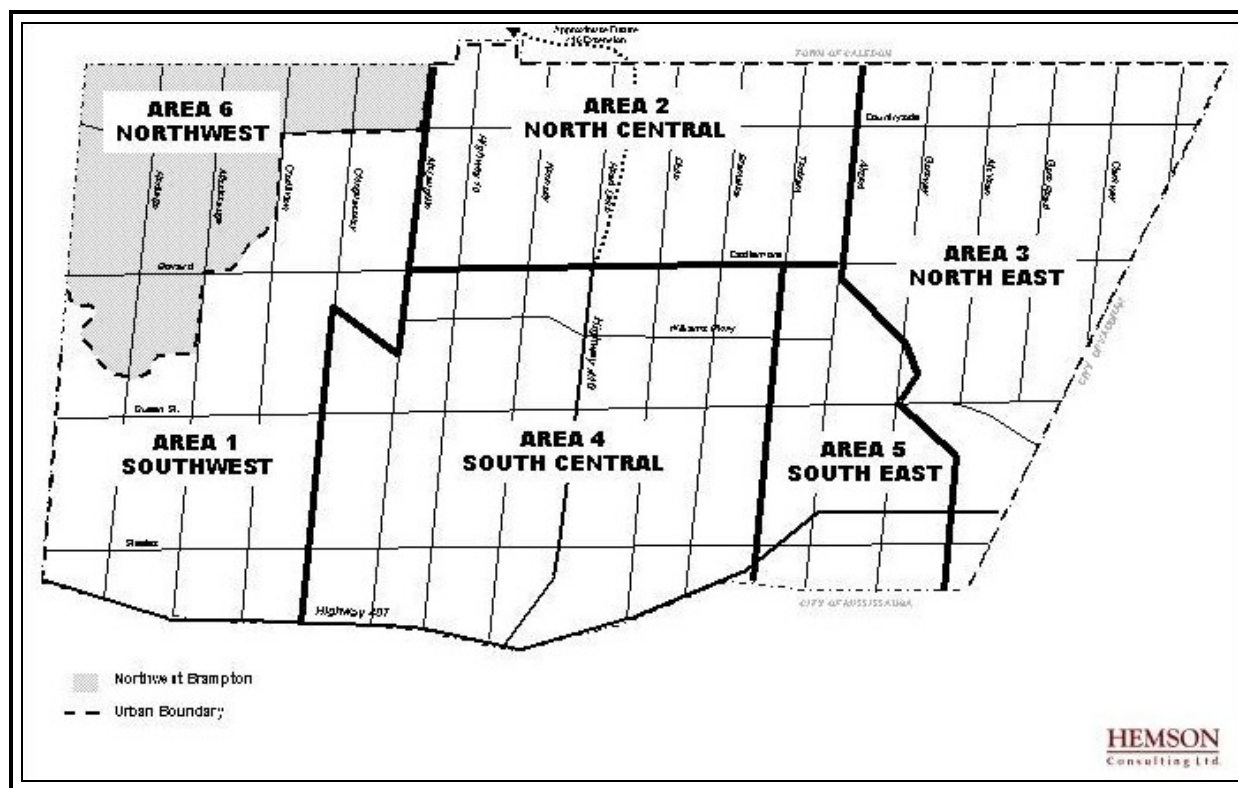




Table 7: City of Brampton Employment Forecast by Hemson Sub-areas

End of Year	A1 West	A2 North	A3 Northeast	A4 Central	A5 Southeast	A6 Northwest	Total
1986	2,405	4,235	1,144	65,044	8,651	140	81,619
1987	2,412	4,578	1,157	67,535	9,508	142	85,332
1988	2,418	4,908	1,169	69,950	10,242	143	88,830
1989	2,422	5,150	1,178	71,734	10,732	144	91,360
1990	2,421	5,260	1,180	72,587	10,732	145	92,325
1991	2,426	5,433	1,183	73,342	10,840	147	93,371
1992	2,438	5,651	1,188	74,050	11,299	148	94,774
1993	2,452	5,881	1,194	74,898	11,988	149	96,562
1994	2,471	6,161	1,205	76,089	13,137	151	99,214
1995	2,491	6,450	1,218	77,412	14,516	152	102,239
1996	2,521	6,979	1,262	78,999	16,098	148	106,007
1997	2,577	7,773	1,339	81,276	18,516	140	111,621
1998	2,664	8,702	1,428	84,533	22,246	131	119,704
1999	2,760	9,733	1,527	88,127	26,355	121	128,623
2000	2,835	10,890	1,640	91,296	29,653	108	136,422
2001	2,600	10,900	1,700	86,800	31,600	100	133,700
2002	3,960	11,840	2,519	89,160	34,600	100	142,179
2003	5,320	12,780	3,338	91,520	37,000	100	150,058
2004	6,680	13,720	4,157	93,880	40,000	100	158,537
2005	8,040	14,660	4,976	96,240	43,000	100	167,016
2006	9,400	15,600	5,800	98,600	46,600	100	176,100
2007	12,480	16,980	6,940	101,040	48,860	100	186,400
2008	15,560	18,360	8,080	103,480	51,120	100	196,700
2009	18,640	19,740	9,220	105,920	53,380	100	207,000
2010	21,720	21,120	10,360	108,360	55,640	100	217,300
2011	24,800	22,500	11,500	110,800	57,900	100	227,600
2012	27,280	23,360	13,160	112,360	58,480	100	234,740
2013	29,760	24,220	14,820	113,920	59,060	100	241,880
2014	32,240	25,080	16,480	115,480	59,640	100	249,020
2015	34,720	25,940	18,140	117,040	60,220	100	256,160
2016	37,200	26,800	19,800	118,600	60,800	100	263,300
2017	38,560	27,260	21,020	119,760	61,080	740	268,420
2018	39,920	27,720	22,240	120,920	61,360	1,380	273,540
2019	41,280	28,180	23,460	122,080	61,640	2,020	278,660
2020	42,640	28,640	24,680	123,240	61,920	2,660	283,780
2021	44,000	29,100	25,900	124,400	62,200	3,300	288,900
2022	44,740	29,280	26,680	124,960	62,340	4,680	292,680
2023	45,480	29,460	27,460	125,520	62,480	6,060	296,460
2024	46,220	29,640	28,240	126,080	62,620	7,440	300,240
2025	46,960	29,820	29,020	126,640	62,760	8,820	304,020
2026	47,700	30,000	29,800	127,200	62,900	10,200	307,800
2027	48,140	30,120	30,480	127,500	62,900	11,680	310,820
2028	48,580	30,240	31,160	127,800	62,900	13,160	313,840
2029	49,020	30,360	31,840	128,100	62,900	14,460	316,680
2030	49,460	30,480	32,520	128,400	62,900	16,120	319,880
2031	49,900	30,600	33,200	128,700	62,900	17,600	322,900

Source: Hemson Consulting Limited

**Table 8: Population Based Employment (Commercial and Institutional Floor Space)**

Year	Total Employment	Employment Growth	Total Population Based Employment	Population Based Employment Growth	New Commercial Growth (Employees)	New Commercial Growth (Floor Space sq.m)	New Institutional Growth (Employees)
2002	142,179	8,379	53,503	3,065	1839	73,562	1,073
2003	150,058	7,879	56,645	3,142	1885	75,410	1,100
2004	158,537	8,479	59,795	3,150	1890	75,602	1,103
2005	167,016	8,479	62,943	3,148	1889	75,554	1,102
2006	176,100	9,084	66,090	3,147	1888	75,530	1,101
2007	186,400	10,300	68,730	2,640	1584	63,362	924
2008	196,700	10,300	71,370	2,640	1584	63,362	924
2009	207,000	10,300	74,010	2,640	1584	63,362	924
2010	217,300	10,300	76,650	2,640	1584	63,362	924
2011	227,600	10,300	79,290	2,640	1584	63,362	924
2012	234,740	7,140	81,630	2,340	1404	56,158	819
2013	241,880	7,140	83,970	2,340	1404	56,158	819
2014	249,020	7,140	86,310	2,340	1404	56,158	819
2015	256,160	7,140	88,650	2,340	1404	56,158	819

Source: City of Brampton Planning, Design and Development Department and Hemson Consulting Limited

Table 9: Major Office Employment

Year	Total Employment	Employment Growth	Major Office Employment (Employees)	Major Office Employment Growth (Employees)	Major Office Growth (Floor Space sq. m)
2002	142,179	8,379	8,120	400	10,000
2003	150,058	7,779	8,536	416	10,400
2004	158,537	8,379	8,956	420	10,500
2005	167,016	8,379	8,376	-580	-14,500
2006	176,100	8,984	9,800	1,424	35,600
2007	186,400	10,380	11,580	1,780	44,500
2008	196,700	10,380	13,360	1,780	44,500
2009	207,000	10,380	15,140	1,780	44,500
2010	217,300	10,380	16,920	1,780	44,500
2011	227,600	10,380	18,700	1,780	44,500
2012	234,740	7,140	20,200	1,500	37,500
2013	241,880	7,140	21,700	1,500	37,500
2014	249,020	7,140	23,200	1,500	37,500
2015	256,160	7,140	24,700	1,500	37,500

Source: City of Brampton Planning, Design and Development Department and Hemson Consulting Limited

Table 10: Employment Land Employment

Year	Total Employment	Employment Growth	Total Employment Land Employment (Employees)	Employment Land Employment Growth (Employees)	Total Land for Employment Land Employment (ha)	Employment Land Employment Growth (ha)	Employment Land Employment Growth (Floor Space sq. m)
2002	142,179	8,379	80,556	4,914	2,120	129	387,947
2003	150,058	7,879	84,877	4,321	2,234	114	341,137
2004	158,537	8,479	89,786	4,909	2,363	129	387,558
2005	167,016	8,479	94,697	4,911	2,492	129	387,716
2006	176,100	9,084	100,210	5,513	2,637	145	435,243
2007	186,400	10,300	106,090	5,880	2,792	155	464,203
2008	196,700	10,300	111,970	5,880	2,947	155	464,203
2009	207,000	10,300	117,850	5,880	3,101	155	464,203
2010	217,300	10,300	123,730	5,880	3,256	155	464,203
2011	227,600	10,300	129,610	5,880	3,411	155	464,203
2012	234,740	7,140	132,910	3,300	3,498	87	260,526
2013	241,880	7,140	136,210	3,300	3,584	87	260,526
2014	249,020	7,140	139,510	3,300	3,671	87	260,526
2015	256,160	7,140	142,810	3,300	3,758	87	260,526

Source: City of Brampton Planning, Design and Development Department and Hemson Consulting Limited



Table 11: Thirty Year Summary of Employment Forecast by Secondary Planning Area (2001–2031)

SPA	2001	2006	2011	2016	2021	2026	2031
1	705	1,117	1,200	1,450	1,258	1,058	978
2	3,922	6,802	10,512	11,180	11,675	11,830	11,977
3	1,815	2,048	2,183	2,437	2,415	2,109	2,411
4	950	950	950	1,170	1,490	1,300	1,300
5	1,545	1,607	1,707	1,795	1,925	1,895	1,815
6	1,773	1,812	1,928	1,983	2,065	2,078	2,043
7	6,500	8,288	11,311	12,128	13,511	14,425	14,945
8	2,731	2,787	2,787	2,767	2,760	2,738	2,455
9	1,380	1,380	1,380	1,326	1,405	1,410	1,440
10	1,065	1,090	1,140	1,135	1,130	1,135	1,135
11	1,730	1,521	1,159	1,144	1,129	1,129	1,129
12	1,900	1,677	1,227	1,202	1,177	1,177	1,177
13	7,955	9,550	10,450	10,700	10,850	10,424	10,012
14	3,800	5,521	6,380	6,948	6,948	6,934	6,879
15	1,445	1,445	1,445	1,708	2,103	2,099	1,943
16	2,112	2,470	2,662	2,837	2,952	2,950	2,952
17	1,925	2,081	2,081	2,068	2,063	2,043	1,958
18	7,029	7,129	8,275	8,485	8,650	8,703	8,750
19	9,419	10,282	10,820	11,300	11,640	12,044	12,300
20	3,467	3,892	4,713	5,238	5,691	5,697	6,222
21	4,045	4,195	4,524	4,649	4,551	4,606	4,756
22	8,998	11,103	11,624	12,117	12,239	12,251	12,194
23	5,277	8,820	11,310	11,310	11,742	11,882	11,992
24	7,000	7,444	8,649	9,314	9,638	9,750	9,696
25	10,500	11,887	12,954	13,279	14,049	14,094	14,514
26	200	228	314	344	344	254	254
28	3,295	4,570	7,333	8,050	8,200	9,109	9,209
32	3,460	7,700	11,365	11,908	12,386	12,824	12,836
36	19,454	25,811	29,861	33,990	35,809	37,013	37,326
37	2,101	3,511	5,989	6,837	7,037	7,487	7,887
38	1,234	1,244	1,619	1,694	1,594	1,656	1,586
39	8	395	782	980	998	1,098	1,100
40	2,140	6,484	20,625	31,415	37,215	40,785	42,985
41	804	4,188	5,929	8,245	10,515	11,934	12,234
42	145	596	819	927	1,035	1,043	943
43	160	505	625	625	725	755	755
44	40	1,900	2,800	3,200	3,400	3,400	3,400
45	260	511	750	1,960	2,660	2,760	2,760
47	262	318	3,793	8,900	12,522	14,185	17,393
48	213	113	322	2,513	4,062	4,594	4,725
49	54	230	306	844	844	1,944	1,944
Northwest	100	100	100	100	3,300	10,200	17,600
Total	133,700	176,100	227,600	263,300	288,900	307,800	322,900

Source: City of Brampton Planning, Design and Development Department



5.0 GROWTH MANAGEMENT OBJECTIVES AND GUIDELINES

For each of the key elements of Brampton's infrastructure, objectives have been developed to present management goals to be achieved through implementation of the GMP. In addition, specific growth management guidelines have been developed for each infrastructure element to provide targets, thresholds and service levels appropriate to ensure co-ordination of growth with the infrastructure required to serve that growth. These objectives and guidelines are to be implemented in accordance with Section 2 of this Report.

5.1 Road Network

Objectives

- ❑ Ensure the efficient utilization of investment in road infrastructure that exists or is under development.
- ❑ In co-ordination with Guideline 5.2 Transit, ensure that the provision of additional City and Region collector and arterial road network capacity responds to the increasing travel demand by cars, buses, & trucks etc. due to the level and distribution of growth.
- ❑ Identify required City and Region road network improvements with sufficient lead time to accommodate process and implementation needs including the requirements of the Municipal Class EA process.
- ❑ Identify required provincial highway facility requirements at an early stage
- ❑ Ensure that expenditures for City and Region road network improvements are properly funded, in particular from Development Charges.

Growth Management Guidelines

5.1.1 Prior to complete build out of the supporting Regional and City arterial and major collector road network and necessary provincial highway facilities, development shall not proceed beyond a level which exceeds the capacity of the arterial and collector road network to maintain a minimum level of service D threshold (maximum 55 second average delay per signalized intersection).

5.1.2 In considering Guideline 5.1.1, regard must be had to the following:

- *The road network serving an area will typically extend beyond the site-specific boundaries of that area to points where regional and interregional routes are accessed such as major arterial roads or freeways.*
- *A level of priority should be given to projects that will add to required road network capacity by providing major elements of the network such as arterial and collector road or provincial highway segments.*
- *Approvals based on planned improvements must allow for the lead time necessary to undertake the detailed planning, approval, budgeting and construction of major road projects.*
- *Issues of road safety must be taken into consideration such as improvements to major intersections and providing sidewalk networks to school sites etc.*
- *Consideration for alternative modes of travel including transit, cycling and walking.*



5.2 Transit

Objectives

- ❑ Require development densities, patterns, sequencing and infrastructure that provide for and take advantage of the early and efficient delivery of transit service to areas of new development.

Growth Management Guidelines

- 5.2.1 *The sequencing and phasing of development shall proceed in a pattern of orderly extension of collector roads such that early and efficient transit service can be provided to new communities.*
- 5.2.2 *Where development is proposed to occur in a location that does not include an orderly extension of a proposed transit route, an alternative transit service route must be arranged and made available to the satisfaction of and at no cost to the City of Brampton.*
- 5.2.3 *Encourage transit supportive design such as providing for a maximum 400 metre walking distance to transit stops, minimizing reverse frontage on arterial roads, and providing for transit service on private roads.*

5.3 Sewer and Water Infrastructure

Objectives

- ❑ Water and wastewater infrastructure shall be planned and co-ordinated to minimize public costs and Development Charges while optimizing public benefits.
- ❑ Ensure that water and wastewater infrastructure that exists or is under development is efficiently utilized in advance of triggering required investment in new sewer and water infrastructure.
- ❑ Ensure sustainable relationship between expenditures to provide additional service capacity, service upgrades and service extensions and the funding sources including Development Charges revenue.

Growth Management Guidelines

- 5.3.1 *Sequencing of the provision of sewer and water infrastructure shall be established and growth shall be coordinated accordingly to minimize public costs and optimize public benefits including investments in sewer and water physical infrastructure.*
- 5.3.2 *Prior to approval of specific developments, such as draft plan of subdivision approvals, it must be demonstrated that the proposed development can be supported by the existing infrastructure within existing infrastructure service zones (sewer sheds & water pressure zones) or within service zones that are programmed in the Region of Peel Capital Program to be provided within the timeframes associated with the proposed development.*
- 5.3.3 *Any proposals for sewer and/or water services beyond the Region of Peel Capital Program (i.e. front-ending arrangements or temporary/interim servicing) must be specifically approved by the Region of Peel and City of Brampton and considered in the context of the principles for considering modification to the growth management program.*



5.4 Schools

Objectives

- ❑ Ensure that school sites in developing areas are available for the construction of new schools with sufficient lead time so that undue pressures are not placed on existing facilities.
- ❑ Encourage development patterns that make efficient use of existing school resources and supporting infrastructure, including minimizing transportation requirements.

Growth Management Guidelines

- 5.4.1 *Prior to development within a secondary planning area or block plan, the City in consultation with the School Boards shall be satisfied that SCHOOL SITES are provided in the first stage of development and subsequent school sites provided for each successive stage generally in accordance with the following service level targets for new schools recognizing minimum required lead times between school site acquisition and school opening of two (2) years for elementary schools and three (3) years for secondary schools:*
- 5.4.2 *Prior to approval of tertiary or block plans, the City, in consultation with School Boards, shall be satisfied that school sites are provided for such that the staging and sequencing of development and infrastructure can accommodate the provision of school sites in accordance with maintaining appropriate service levels.*

Table 12: School Board Service Levels

# of Residential Units Occupied	Public Schools Built			Separate Schools Built	
	JR	SR	SS	JR	SS
1	(initial site available)			(initial site available)	
1000					
2000	1			1	
3000					
4000		1		2	
5000	2		1		1
6000				3	
7000					
8000	3			4	
9000					
10,000	4	2		5	2
11,000					
12,000				6	
13,000	5				
14,000				7	
15,000			2		3
16,000	6			8	
17,000		3			
18,000				9	
19,000	7				
20,000					

Source: Dufferin Peel Catholic District School Board and the Peel District School Board

Note: This guideline applies to the availability of serviced sites for the development of schools required to serve growth. It is the responsibility of the relevant school board funded by the Province of Ontario to construct and operate schools.



5.5 Recreation Facilities

Objectives

- ❑ Ensure that a consistent level of service is provided for recreational facilities as population increases and as necessitated by maintaining funding levels in accordance with Development Charges rules.
- ❑ Effectively manage levels of service along with financial planning associated with delivering the services.
- ❑ Ensure neighbourhood level recreation facilities are provided in a timely fashion as residential development proceeds.
- ❑ To ensure appropriate recreational opportunities are provided for young people.

Growth Management Guidelines

5.5.1 The City shall endeavor to program its delivery of INDOOR RECREATION FACILITIES in accordance with maintaining the following service thresholds for the total number of residential units within the City (consistent with maintaining an overall indoor recreation service level average of \$697.01 per capita):

- *1 additional recreation center / 9,500 – 13,500 additional units (30,000- 43,000 people)*
- *Average 5 ha / recreation centre*

5.5.2 The City shall endeavor to program its delivery of OUTDOOR RECREATION FACILITIES in accordance with maintaining the following service thresholds based on the total number of residential units within the City (consistent with maintaining an outdoor service level average of \$936.94 per capita):

- *1 sports field /200-1,800 additional units (650-5,700 people, where, for example, 200 units is required to fund a mini soccer field, and 1800 additional units is required to fund a lit hardball diamond complete with lit parking)*
- *1 playground / 575 additional units (1,825 people)*

5.5.3 In new neighbourhoods, neighbourhood level park facilities shall be available within 1 year of the first occupancy permit issued for the development to be served by the park.

5.5.4 Recreational and bike trails shall be provided at the time of development in accordance with the Brampton Pathways Master Plan.

5.6 Emergency Services

Objectives

- ❑ Provide for the efficient utilization of investment in fire stations, vehicles and crews that exist or are under development in advance of triggering required investment in new fire stations, vehicles and crews.
- ❑ Ambulance service will be evaluated in consultation with the service provider and any appropriate issues for inclusion as growth management guidelines will be identified.

Growth Management Guidelines

5.6.1 Prior to new development, the City of Brampton shall be satisfied that average emergency response times will be provided by FIRE STATIONS using the following standards as a guideline:



Priority	Average Response Time Standard	Types of Development
Maximum Risk	4.5 minutes	<ul style="list-style-type: none"> downtown commercial areas industrial operations that are a critical hazard high rise residential hospitals senior citizen homes
High Risk	5.0 minutes	<ul style="list-style-type: none"> regional shopping centers industrial and commercial areas that warrant a high risk priority medium density residential townhouses seniors neighbourhoods
Normal Risk	5.5 minutes	<ul style="list-style-type: none"> low and medium residential development with normal occupancy district neighbourhood and convenience shopping centers highway and service commercial standard sprinklered industrial older rural settlements
Low Risk	6.5 minutes	<ul style="list-style-type: none"> rural estate development new rural settlements freeways
Minimum Risk	7.5 minutes	<ul style="list-style-type: none"> scattered residential farmland and rural open space

Source: City of Brampton Fire Station Location Study

5.7 Natural Systems and Resources

Objectives

- ❑ Ensure that a management approach is identified prior to proceeding with development to protect and enhance natural systems through preparation and approval of an appropriate study such as a Subwatershed Study, MESP, EIR, and/or EIS.
- ❑ Ensure that, prior to final development approvals, appropriate mechanisms have been put in place to provide for the sustainable protection of significant environmental features and functions.
- ❑ Recognize and protect mineral aggregate resource areas and sites where extraction is realistically possible by managing growth to preserve such opportunity as long as possible.

Growth Management Guidelines

5.7.1 Prior to approval of a block plan or tertiary plan, an environmental management approach approved by the City, Region and relevant Conservation Authority shall be in place including a subwatershed study based on sound ecosystem planning principles, and an approved master environmental servicing plan or environmental implementation report providing details of how the management approach and targets set out in the subwatershed study will be achieved. Areas where no development is permitted should be clearly identified.

5.7.2 Prior to approval of new development such as draft plan of subdivision approvals, the following conditions shall be met:

- *development shall only proceed in accordance with the recommendations and conclusions of an approved environmental management approach as set out in Guideline 4.7.1.*



- *where development is proposed within or adjacent to an environmental feature, an environmental impact study shall be provided to the satisfaction of the City in consultation with the relevant Conservation Authority detailing how significant environmental features and functions will be protected.*
- *details related to long term property ownership of environmental features and any required buffers etc. must be resolved to the satisfaction of the City.*
- *details of how required monitoring strategies will be implemented.*
- *buffers etc. must be resolved to the satisfaction of the City.*
- *details of how required monitoring strategies will be implemented.*

5.7.3 *Where required by the Official Plan, an aggregate resource study shall be undertaken to the satisfaction of the City and the Region, prior to approval of a secondary plan, block plan or tertiary plan, assessing areas and sites where extraction may be realistically possible, studying the resource, and providing recommendations regarding locating development on land of lower productivity, and/or phasing development.*

5.8 Heritage

Objectives

- ❑ Encourage protection of the City's archaeological and built heritage.

Growth Management Guidelines

5.8.1 *Prior to the approval of block plans or tertiary plans for areas which include significant elements of the City's archaeological and built heritage, a strategy must be in place to achieve protection of the heritage feature in accordance with the City's heritage protection guidelines.*

5.9 Employment and Economic Development

Objectives

- ❑ Ensure an ongoing balance between residential and employment growth by attracting high quality and competitive industrial-commercial development.
- ❑ Promote and preserve high quality industrial-commercial land designations.
- ❑ Ensure quality public spaces, private landscaping and natural environments in Brampton's employment locations.
- ❑ Promote core areas by encouraging infill development.

Growth Management Guidelines

5.9.1 *Regard shall be had to achieving a balance between residential growth and industrial-commercial growth when determining locations/timing for public investment in infrastructure and sequencing of development.*

5.9.2 *Proposals to replace industrial-commercial designations or zones shall be subject to analysis of location competitiveness, economic cost/benefit, and municipal finance impacts.*



- 5.9.3 *Prior to industrial-commercial subdivision approvals, urban design and block plans shall be required to outline requirements for promoting high quality and competitive industrial-commercial development.*
- 5.9.4 *Opportunities to achieve full potential of premier employment locations within the City such as Downtown Brampton, Office Nodes, and Gateways will be vigorously pursued. Proposals which would delay or preclude realizing the full potential of the premier locations within the City will be strongly discouraged.*
- 5.9.5 *Infill development in the form of multi-unit residential and commercial development shall be encouraged in Brampton's central area corridor.*
- 5.9.6 *A variety of housing forms at a range of affordability shall be encouraged.*



6.0 GROWTH MANAGEMENT IMPLEMENTATION DETAILS

6.1 City Wide Systems

As discussed in Section 2 of this Report, Brampton has planned for the future and continues to evaluate, modify and improve on those plans. These plans are contained in various strategic documents, official plans, management plans and capital budget submissions etc. The City's is using Geographic Information Systems (GIS) to better communicate comprehensive and detailed information regarding both existing and proposed infrastructure for the following City Wide systems:

- land use
- road network
- transit network
- sewer and water systems
- pathways
- parks and recreation
- natural systems
- fire stations
- schools
- urban design initiatives

6.2 Implementation by Secondary Plan

One of the main mechanisms for implementing the GMP is by utilizing the detailed implementation information assembled for each secondary planning area where significant development is projected to occur. For each such developing secondary planning area, tables have been assembled documenting existing development levels, status of current approvals and proposals, key infrastructure elements required to serve projected growth and associated timing required to meet service level objectives.

In accordance with Section 2 of this Report, this information, along with the objectives and guidelines in Section 5, is to be used to assist in planning and budgeting of infrastructure and services, developing sequencing and timing plans for block plans, and in evaluating development proposals. The information is intended as a guide to identify issues for further evaluation and consideration and an information-sharing tool for enhancing coordination of decision-making. The specific recommendations, budget timing, conditions of approval etc. associated with any specific proposal will be based on thorough analysis, evaluation of available technical details, consultation and consideration of all relevant issues.

The detailed tables described above have been compiled in Part II of this report. Part II will be provided under separate cover and will be updated from time to time as needed and as circumstances and resources allow. To date detailed implementation tables and maps have been prepared for the following Secondary Planning Areas: Sandalwood Industrial East (2), Sandringham-Wellington-Springdale (28), Bram East (41), Vales of Castlemore (42), Fletcher's Meadow (44), Credit Valley (45), and Vales North (49). For further information contact the Planning, Design and Development Department at (905) 874-2050.



APPENDIX A: ALTERNATIVE GROWTH DISTRIBUTION - EARLY DEVELOPMENT OF MOUNT PLEASANT LANDS

Secondary Planning Area	2001		2006		2011		2016		2021		2026		2031	
	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population	Units	Population
1 Snelgrove	2,470	8,803	3,224	11,171	3,580	12,045	3,580	11,705	3,580	11,502	3,580	11,340	3,580	11,315
2 Northwest Sandalwood Parkway	508	1,492	1,880	5,978	2,671	8,369	2,747	8,370	2,747	8,225	2,747	8,108	2,747	8,091
3 Heart Lake West	4,780	17,821	4,780	17,605	4,780	17,185	4,780	16,699	4,780	16,410	4,780	16,178	4,780	16,143
4 Heart Lake East	2,733	9,840	3,020	10,663	3,864	13,113	4,599	15,031	4,599	14,770	4,599	14,561	4,599	14,530
5 Northwood Park	2,940	10,399	2,946	10,293	2,946	10,047	2,946	9,763	2,946	9,594	2,946	9,458	2,946	9,438
6 Brampton West	4,271	14,524	4,339	14,571	4,533	14,845	5,373	17,041	6,057	18,839	6,057	18,572	6,057	18,532
7 Downtown Brampton	3,759	8,439	4,140	9,587	4,850	11,634	5,677	13,880	6,614	16,506	7,464	18,837	7,814	19,850
8 Brampton North	5,577	17,960	5,578	17,745	5,578	17,322	5,578	16,833	5,578	16,541	5,578	16,307	5,578	16,272
9 Madoc	5,205	18,648	6,568	22,896	6,568	22,350	6,568	21,718	6,568	21,342	6,568	21,040	6,568	20,995
10 Westgate	3,751	13,980	3,753	13,817	3,874	13,875	3,874	13,483	3,874	13,250	3,874	13,062	3,874	13,034
11 Central Park	5,125	17,401	5,127	17,196	5,127	16,786	5,127	16,312	5,127	16,029	5,127	15,803	5,127	15,769
12 Northgate	4,974	17,444	4,974	17,232	4,974	16,821	4,974	16,346	4,974	16,063	4,974	15,836	4,974	15,802
13 Bramalea North Industrial	1	-	603	1,979	645	2,067	645	2,008	645	1,974	645	1,946	645	1,941
14 Gore Industrial North	-	-	471	1,546	622	1,993	691	2,152	691	2,114	691	2,084	691	2,080
15 Fletcher's West Secondary Plan	4,405	17,102	4,413	16,921	4,417	16,530	4,571	16,543	4,571	16,256	4,571	16,026	4,571	15,992
16 Brampton South	5,640	15,460	5,676	15,391	5,691	15,072	5,700	14,674	5,700	14,420	5,700	14,215	5,700	14,185
17 Brampton East	4,693	12,999	4,695	12,848	4,695	12,541	4,695	12,187	4,695	11,976	4,695	11,806	4,695	11,781
18 Brampton East Industrial	1	5	-	-	-	-	-	-	-	-	-	-	-	-
19 Bramalea West Industrial	360	1,254	360	1,239	360	1,209	360	1,175	360	1,155	360	1,138	360	1,136
20 Avondale	2,721	8,461	2,721	8,358	2,846	8,559	2,994	8,779	2,994	8,626	2,994	8,504	2,994	8,486
21 Southgate	4,299	14,078	4,299	13,907	4,299	13,575	4,299	13,192	4,299	12,963	4,299	12,780	4,299	12,753
22 Bramalea South Industrial	-	-	-	-	-	-	-	-	-	-	-	-	-	-
23 Gore Industrial South	5	5	-	-	-	-	-	-	-	-	-	-	-	-
24 Fletcher's Creek South	7,900	28,788	8,499	30,405	9,589	33,172	9,689	32,547	9,689	31,983	9,689	31,530	9,689	31,463
25 Steeles Industrial	2	72	-	-	-	-	-	-	-	-	-	-	-	-
26 Toronto Gore Rural Estate	382	1,657	432	1,801	460	1,848	460	1,796	460	1,764	460	1,739	460	1,736
28 Sandringham-Wellington	9,298	36,284	13,688	50,254	19,626	68,082	21,574	72,225	22,124	72,656	22,124	71,627	22,124	71,474
29 Huttonville	113	390	113	385	113	376	113	365	113	359	113	354	113	353
32 Parkway Belt Industrial Area	17	51	17	50	17	49	17	48	17	47	17	46	17	46
36 Queen Street Corridor	7,573	18,889	7,573	18,660	7,573	18,215	8,322	20,032	9,222	22,439	10,064	24,661	10,064	24,609
37 Airport Road/Highway 7 Business Centre	18	41	-	-	-	-	-	-	-	-	-	-	-	-
38 Bramalea Road South Gateway	-	-	-	-	-	-	-	-	-	-	-	-	-	-
39 Goreway Drive Corridor	23	35	200	616	200	601	545	1,658	699	2,101	699	2,071	699	2,066
40 Bram West	336	952	1,840	5,877	4,950	15,702	8,337	25,805	11,837	36,067	15,132	45,495	15,132	45,398
41 Bram East	140	493	4,536	14,917	9,977	31,995	13,135	40,925	13,532	41,430	13,532	40,844	13,532	40,757
42 Vales of Castlemore	603	2,333	2,594	8,840	3,601	11,856	3,601	11,521	3,601	11,321	3,601	11,161	3,601	11,137
43 Fletcher's Creek Village	1,038	3,389	2,390	7,786	2,640	8,401	2,740	8,475	2,740	8,328	2,740	8,210	2,740	8,193
44 Fletcher's Meadow	1,226	3,767	12,231	39,846	12,818	40,776	12,818	39,624	12,818	38,938	12,818	38,386	12,818	38,304
45 Credit Valley	266	709	303	822	6,007	19,079	10,254	31,764	11,290	34,384	11,290	33,897	11,290	33,824
47 Highway 427 Industrial	95	287	96	287	96	280	96	272	3,194	9,746	7,114	21,433	7,714	23,193
48 Sandringham-Wellington North	38	123	38	122	388	1,240	4,748	14,781	7,307	22,355	7,612	22,958	7,612	22,909
49 Vales of Castlemore North	10	32	1,146	3,761	1,357	4,347	1,393	4,336	1,393	4,261	1,393	4,201	1,393	4,192
50 Vales of Humber	136	532	139	535	169	618	1,050	3,344	3,000	9,252	3,000	9,121	3,000	9,102
Heart Lake	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Claireville	1	107	-	-	-	-	-	-	-	-	-	-	-	-
Parkway Belt West	2	5	-	-	-	-	-	-	-	-	-	-	-	-
*Mount Pleasant	59	197	60	198	461	1,478	5,677	17,677	10,614	32,477	13,482	40,669	13,682	41,184
Northwest Brampton	62	180	63	181	63	177	63	172	1,465	4,459	5,447	16,407	11,722	35,260
Units	97,556		129,525		157,025		184,410		206,514		222,576		230,001	
Occupied Unit Change			2,554		5,500		5,477		4,480		3,237		1,363	
Total Population after Adjustments		325,428		427,923		506,171		577,473		635,359		674,995		695,945

Notes:

* Mount Pleasant and remaining Northwest Brampton lands are currently outside the urban boundary. Although City and Regional Council have endorsed the expansion of the urban boundary to include all of northwest Brampton, the decisions are currently under appeal to the OMB. Land use figures for Mount Pleasant are based on preliminary urban design work completed by NAK Consulting.

**Population adjusted to include Non-household population estimate which are primarily those living in some kind of collective dwelling such as: nursing homes; prisons; military barracks; work camps; student residences and seniors housing with collective food services; and some group homes and small collective care residences. In Brampton's case, most of the non-household population is likely to be nursing home residents.