



Report

Planning, Design & Development Committee

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

Date: May 30, 2008
File: G65 GP
Subject: **Status Report**
Brampton's Response to the Provincial Growth Plan
Contact: Janice Given, Manager, Growth Management and Special Policy
(905-874-3459)
Tara Buonpensiero, Growth Management Policy Planner
(905-874-2071)

OVERVIEW:

- **The purpose of this report is:**
 - i) **To provide comments to the Ministry of Public Infrastructure Renewal on the Technical Paper entitled 'Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe' ,**
 - ii) **To provide a status update of Brampton's Response to the Provincial Growth Plan and the public consultation to date, and**
 - iii) **To recommend that Council endorse the Downtown Brampton Urban Growth Centre Boundary.**

Recommendations:

1. **That** the report entitled "Status Report – Brampton's Response to the Provincial Growth Plan," and attachments dated May 1, 2008, be received;
2. **That** Council endorse the draft Downtown Brampton Urban Growth Centre Boundary in the Provincial Technical Report and as outlined in this report, with the understanding that the Province has stated in the technical paper the boundaries will be further refined through studies underway and the precise boundary will be delineated in municipal Official Plans;
3. **That** staff be directed to proceed with the next round of public workshops, beginning in the fall of 2008, to obtain input on the preliminary results of the background studies now underway and that one or more members of Council be selected as sponsors for each of the following workshops:

Workshop 1 - Supporting a Strong and Competitive Economy
Workshop 2 - Creating Compact, Complete and Vibrant Communities
Workshop 3 - Protecting Natural Resources
Workshop 4 - Optimizing Infrastructure to Support Growth

4. **That** the Province be advised that the City of Brampton supports the Downtown Brampton Urban Growth Centre as included in the Province's Technical Paper titled "Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe and further supports the Town of Caledon and the Region of Peel regarding their request to change the classification of Palgrave Estates from a *built up area* to an *undelineated built up area*;" and,
5. **That** staff be directed to prepare a formal submission outlining the key messages from this report and other appropriate background information to be forwarded to the Ministry of Public Infrastructure Renewal and that this report be copied to the Region of Peel, the City of Mississauga and the Town of Caledon.

Background:

In April 2007, Council approved the Growth Plan conformity work plan (per Resolution C097-2007), which outlined the steps, stakeholders, roles and responsibilities necessary to achieve Growth Plan conformity. The same report that outlined Brampton's work plan also identified a number of outstanding items to be provided by the Province. This report will update both the status of the Provincial initiatives as well as an update of the status of Brampton's studies to inform implementation of the Provincial Growth Plan.

The Region of Peel is also undertaking their Growth Plan compliance exercise and a subsequent Report to Planning Committee will be prepared to provide an update on the Regional conformity exercise.

Current Situation:

Provincial Responsibilities

Built Boundary

In November 2007, the Province released a technical paper titled "*Proposed Final Built Boundary for the Growth Plan for the Greater Golden Horseshoe.*" The Growth Plan policies stipulate that by 2015 and each year thereafter, a minimum of 40% of development in the Region of Peel will occur within the built boundary. Built boundaries are intended to delineate the extent of development that existed prior to June 16, 2006. The technical paper outlined a very detailed methodology of how the built boundary was established. City of Brampton planning staff

reviewed the proposed final built boundary within the City of Brampton compared to the methodology provided by the Province on how the built boundary was delineated, and are in agreement that the boundary being depicted accurately reflects development that existed prior to June 16, 2006.

The Region of Peel provided formal comments to the Province on the proposed built boundary for Peel as depicted in the November 2007 Technical Paper, and generally recognized that the final built boundary for Peel is consistent with the final version of the methodology provided by the Province, however recommended that the Province make two changes to the proposed final built boundary as follows:

- i) that all of the City of Mississauga should be within the built boundary, for ease of reporting on the intensification target: and,
- ii) to remove Palgrave Estates in the Town of Caledon from the built boundary and treat this rural settlement area as an undelineated built up area because it is not planned to have full municipal services or to be a focus for significant future growth or intensification.

By identifying Palgrave Estates as an undelineated built up area, it will increase the chances for the Region of Peel to achieve the overall regional Greenfield density target of 50 people and jobs in the remaining designated Greenfield lands in Brampton and Caledon.

On April 2, 2008 the Province released the final built boundary, which is identified on Appendix I attached. The April version of the built boundary is almost identical to the November version of the built boundary with the exception of a few minor revisions to make reporting on the progress towards the Growth Plan targets easier. Brampton planning staff continue to be generally satisfied that the built boundary within the City of Brampton accurately reflects development that existed prior to June 16, 2006.

However, in discussions with Regional staff, they have indicated that neither of the comments submitted by the Region of Peel have been incorporated into the final built boundary. Brampton planning staff will continue to support the Region's future communications with the Province specifically regarding Palgrave Estates, because the results of this discussion could impact the densities that Brampton may need to achieve in the remaining greenfield areas.

Designated Greenfield Area

According to the definition in the Growth Plan, all of the remaining lands in Brampton, outside of the built boundary are designated greenfield areas. The policies in the Growth Plan stipulate that development of designated greenfield areas across the Region of Peel must be planned to achieve a minimum density of 50 people and jobs per hectare. Appendix I attached depicts lands within the built boundary and designated greenfield area in Brampton.

Urban Growth Centre

The Greater Golden Horseshoe Growth Plan enacted by the Province in June 2006 identified downtown Brampton as an Urban Growth Centre (UGC). Policies included in the Growth Plan require that by 2031 some UGCs (including the downtown Brampton UGC) must be planned to achieve a minimum gross density target of 200 residents and jobs combined per hectare.

In March 2007, the Ministry of Public Renewal hosted a workshop on UGCs in the Greater Golden Horseshoe. The purpose of the workshop was to discuss the approach to delineating UGCs and provided the following characteristics of an UGC: vibrant and diverse; economic and employment centres; supporting transit infrastructure; a focal area for regional services; and a focal area for commercial, recreational, cultural and entertainment uses.

Brampton planning staff met with staff of the Ministry of Public Infrastructure Renewal in May 2007, and at that time staff communicated that we would like consideration given to Brampton's UGC boundary including both the Downtown Brampton Secondary Plan and the Queen Street Corridor Secondary Plan. The Province had concerns with Brampton's UGC encompassing such a large area because meeting the target density in the Growth Plan would be very difficult, especially considering that the density is calculated on the gross area and therefore would include the area of Highway 410 and the valley corridors that cross the Queen Street corridor east of the Highway 410.

Between May 2007 and July 2007, the Province prepared a number of draft UGC boundaries for discussion purposes. Staff expressed concerns with these draft boundaries specifically related to not accurately reflecting the work that the City has been undertaking regarding the Central Area vision, including a significant portion of the stable residential neighbourhoods south east of downtown within the draft UGC and excluding all of the lands within the Downtown Brampton Special Policy Area.

In August 2007, planning staff worked with the urban design staff to delineate a draft urban growth center boundary that would reflect the City's objectives related to the Central Area vision and meet the characteristics of a UGC as proposed by the Province. A map and rationale of Brampton's proposed UGC boundary was sent to the Province in August 2007. In November 2007, the Province provided verbal confirmation that the City could use this draft Urban Growth Centre boundary in their growth plan conformity studies.

On April 2, 2008, the Ministry of Public Infrastructure Renewal released a Technical Paper titled *'Proposed Size and Location of Urban Growth Centres in the Greater Golden Horseshoe'*. The Technical Paper outlines seven guiding principles for the delineation of UGCs and determines an approximate size and location of municipalities UGCs. The seven guiding principles included in the

Technical Paper are much the same as the characteristics of a UGC that the Province presented at the workshop in March 2007. To assist municipalities in their review of the Technical document, the Province has arranged a briefing session on May 9, 2008, which Brampton planning staff will be attending. The proposed boundary and detailed description of the Downtown Brampton draft Urban Growth Centre as included in the technical paper is attached as Appendix II. The draft UGC boundary is representative of the draft UGC boundary that the City proposed to the Province in August 2007. Appendix III outlines seven guiding principles of a UGC as included in the Technical Paper followed by an assessment of how the draft UGC boundary for Brampton meets these principles.

In the Technical Paper, the Province estimates based on 2001 Census data, that the density within the draft UGC boundary is approximately 65 residents and jobs per hectare. Staff have conducted an analysis utilizing more recent information including building permit data and the results of the 2007 employment survey and this analysis determined that the total residents and jobs in the UGC is approximately 20,283, which is made up of 6,152 residents and 14,131 employees, which equates to a density of approximately 94 residents and jobs per hectare.

Currently the ratio of residents to employees within the draft UGC boundary is approximately a 30/70 split. According to the Province, a 40/60 split of residents to employees or employees to residents is optimal. To achieve the target of 200 residents and jobs per hectare the UGC will need to be planned to accommodate an additional 23,481 residents and jobs for a total of 43,764 residents and jobs. Table 1 outlines the additional residents and employees Brampton will need to plan for in the UGC to meet the density targets prescribed by the Growth Plan.

**Table 1
Forecast of Residents and Employees Required in UGC to Achieve Target Density**

40/60 Split of Residents to Employees

Year	Residents	Employees	Total
2007	6,152	14,131	20,283
2008 - Ultimate	11,354	12,127	23,481
Total	17,506	26,258	43,764

60/40 Split Residents to Employees

Year	Residents	Employees	Total
2007	6,152	14,131	20,283
2008 - Ultimate	20,106	3,375	23,481
Total	26,258	17,506	43,764

Brampton's draft UGC is approximately 245 hectares and is the third largest UGC in the GTA. Table 2 below outlines the municipalities with the 10 largest proposed UGC areas and their density of residents and jobs per hectare.

**Table 2
GTA Municipalities with the Ten Largest UGC Areas**

GTA Municipality	Size of Draft UGC (ha)	2006 Density (Residents and Jobs/ha)
Toronto	1170	380
Mississauga	510	100
Brampton	245	65
Markham	240	20
Barrie	200	60
Richmond Hill	175	15
North York	170	210
Hamilton	165	195
Etobicoke	160	115
Scarborough	155	90

Based on previous analysis completed by City staff, and the review of the guiding principles included in the Technical Paper, planning staff are in agreement that the draft Downtown Brampton UGC boundary as proposed in the Technical Paper meets the seven guiding principles of an urban growth center. Staff are therefore recommending that Council endorse the draft Downtown Brampton UGC Boundary as shown on Appendix IV, with the understanding that the Province has stated in the Technical Paper that it is the role of municipalities to refine the boundaries through the studies supporting their growth plan conformity exercise and delineate precise boundaries in municipal Official Plans. Staff are reviewing the detailed boundary and have identified some potential minor boundary adjustments, which would align with the contemplated planning policies and land use designations within the UGC.

Component Studies

Since Council approved the work plan in April 2007, significant progress has been made to advance a number of the component studies, which will support the Growth Plan conformity Official Plan amendment. The following section will outline the status of each of the component studies.

Land Inventory and Assessment

The land inventory and assessment study is intended to provide an update to the 2004 density tracking report and expand the analysis originally completed in that 2004 report to add some additional data required to inform Brampton's Growth Plan conformity process. The 2008 density tracking includes employees in each Secondary Plan and distinguishes between areas within the built boundary and the designated Greenfield Area as defined by the Province in the Growth Plan.

For the purposes of Growth Plan conformity, the 2008 density tracking information is being used to calculate the residents and jobs per hectare in the fully and partially developed secondary plans, and providing significant background data being used in the Growth Plan conformity studies and for the population and employment allocation, particularly the documentation of vacant land area and its capacity to accommodate growth. Table 3 summarizes the preliminary calculation of densities of residents and jobs for a few secondary plan areas.

Table 3
Sample Secondary Plans and their Associated Residents and Jobs Per Hectare

SPA	SPA Name	Density (Residents and Jobs/Ha)
36	Queen Street Corridor	81
7	Downtown Brampton	77
24	Fletcher's Creek South	64
43	Fletcher's Creek Village	59
44	Fletcher's Meadow	49
28	Springdale	43
42	Vales of Castlemore	33

Note:

SPA 44 approximately 95% built out

SPA 28 approximately 88% built out

SPA 42 approximately 95% built out

The review of residents and jobs per hectare in many of the recently developed secondary plans appear to meet the growth plan targets, however these secondary plans are not reflective of the mix of land uses encouraged by the Growth Plan as they are predominantly residential. For example, Fletcher's Meadow Secondary Plan has a density of 49 people and jobs per hectare, however that density is comprised of 95% residents and only 5% employment.

Brampton's Official Plan designates employment lands within the majority of the secondary plans areas that have not been planned yet. Employment areas typically develop at a lower density (employee/ha) than residential areas. The

combined residential and employment components of these secondary plans will need to achieve the target density of 50 residents and jobs per hectare, which will result in the development of complete communities, which provide for a wide range of land uses, in a more compact, transit supportive built form than currently exists in areas like Fletcher's Meadow or Springdale.



It is important to reiterate that while the City is reviewing its historic and current planned densities, that the target for greenfield densities is measured over all of the remaining greenfields in the Region of Peel.

Employment Land Inventory and Analysis

At the October 17, 2007 Committee of Council meeting, Council approved a recommendation (Resolution CW437-2007) to retain Hemson Consulting Ltd. to undertake a number of component studies for the City's Growth Plan Conformity exercise. One such study is the Employment Land Inventory and Analysis. City staff have done a considerable amount of work compiling and confirming the City's employment land inventory in the City's Geographic Information System, and undertook numerous data queries that were requested by Hemson for their detailed analysis. The employment land inventory has also been provided to the Region of Peel as input to Peel's employment land study that will address region-wide requirements for Growth Plan conformity, being prepared by Metropolitan Knowledge International consulting.

To provide input into the employment land study, a focus group meeting was held on February 29, 2008. There were thirteen industry stakeholders in attendance representing 10 companies. A number of issues were addressed at the workshop including employment land supply, market outlook and built form trends, and suggestions were made for consideration in possible changes to planning policy. The summary report outlining the comments from the employment focus group meeting is attached as Appendix V.

Hemson will provide an interim report early this month that will include a comprehensive employment land inventory structured to address Growth Plan requirements, an assessment of the employment land market and an analysis of the potentials and constraints of the existing and future employment areas.

Inventory and Assessment of Intensification Opportunities

By the same resolution identified in the previous section, Hemson Consulting Ltd. was retained to complete the Intensification Inventory and Assessment. One of the key components of this study is to review intensification opportunities in the entire City with a goal to identifying Brampton's potential to accommodate future intensification.

The 2006 Official Plan outlines Brampton's Central Area, Transit Supportive Nodes and Intensification Corridors as focus areas for intensification. This study will review these areas in detail and make recommendations on their appropriateness and if other areas are appropriate for intensification. In addition to the nodes and corridors previously identified in the 2006 Official Plan, a detailed assessment of Brampton's UGC will be conducted to determine if the draft boundary is appropriate to meet the Growth Plan target of 200 people and jobs per hectare. The Intensification Inventory and Assessment will determine the proportion of the Region wide 40% intensification target that can be accommodated in Brampton.

To provide input into the residential intensification study, a focus group meeting was held on March 17, 2008. There were thirteen stakeholders in attendance representing intensification developers or planning consultants. As a result of the workshop, Hemson received input on possible changes to planning policy, market outlook and constraints to intensification. The summary report outlining the comments from the intensification focus group meeting is attached as Appendix VI.

Hemson will provide an interim report later this month that will identify intensification opportunities in the UGC, Central Area, identify appropriate intensification nodes and corridors and identify the potential population and employment yields that these areas may generate.

Infrastructure Capacity Review

The Infrastructure Capacity Review will consider the results of the employment and intensification studies and determine the capacity requirements of municipal utility services (hydro, telephone, gas, water and wastewater and stormwater management) to support the proposed future development within the City of Brampton. The review of water and wastewater within the Infrastructure Capacity Review will be conducted in conjunction with and will further detail the water and wastewater master plan study being completed by the Region of Peel, particularly within the UGC. The procurement process for this request for proposal is still in progress.

Transit and Transportation Master Plan Update

The original Transit and Transportation Master Plan was approved in the fall 2004. The Plan was completed with the broad strategic goal to define policies and long-term infrastructure needs to meet future transportation demands in an economical, efficient and environmentally sustainable manner to provide a context and framework for future transportation decisions. The Transit and Transportation Master Plan Sustainable update is intended to still reflect the overarching goals listed above, while reflecting recent development trends,

growth management planning, development charges bylaw update, Provincial Growth Plan objectives and other planning legislative changes.

At the April 7, 2008 meeting of Planning Design and Development Committee, Council endorsed the terms of reference for the TTMP update and also endorsed that staff be directed to follow the RFP process for retaining a consultant team to undertake the TTMP Sustainable Update (Resolution PDD074-2008), which is currently underway. It is anticipated that this study will be completed in the fall of 2008.

Natural System and Conservation Policy Review

Although the 2006 Official Plan for the City incorporates many of the Growth Plan principles related to natural systems and conservation, a policy review is being conducted to determine if additional changes are necessary to fully implement the Growth Plan. It is intended that the policy review would be conducted through preparation of a discussion paper, which will compare the Growth Plan policies to the policies included in the 2006 City of Brampton Official Plan and recommend changes to policy direction if deemed necessary. It is expected that the discussion paper would be completed by the end of the summer of 2008 and circulated to external agencies and the public at that time. Any amendments to the Official Plan stemming from the policy review would be completed through the overall Growth Plan conformity Official Plan Amendment.

Financial and Operational Management Implications

Once preliminary recommendations are identified, an assessment of potential impacts on municipal operations and finances as a result of the Growth Plan conformity exercise will be conducted. Due to the nature of this assessment, specifically the need to have other studies substantially completed before this component can be completed, it is expected that this study would not be started until at least the fall of 2008.

Reports and Monitoring

Throughout the entire Growth Plan conformity exercise, consideration has been given to setting up the data with long-term maintenance in mind. The City will need to ensure that progress towards Growth Plan targets can be monitored and reports can be prepared. In addition, staff has been working with the Region to ensure data consistency to monitor progress towards Regional targets. Once the data is collected and analyzed, the next component in this study will be to establish business practices for maintenance, reporting and monitoring.

Population and Employment Allocation

Upon completion of the component studies outlined above, it is one of the roles of Hemson Consulting Ltd to prepare the Growth Plan compliant population and employment forecast for the City of Brampton. Upon approval by senior staff and Council, this forecast will then be forwarded to the Region of Peel. It will be the role of the Region, in consultation with the area municipalities, to compile population and employment forecasts from the area municipalities and ultimately determine the population and employment allocation for the Region of Peel.

In order for the Region to move forward with some of their studies to inform Growth Plan conformity, they require preliminary population and employment forecasts for the area municipalities. Based on the work collected to date, Hemson has prepared preliminary population and employment forecasts for the City of Brampton. These forecasts are similar to the forecasts included in the 2006 Development Outlook Report, however are updated to reflect the most up to date census and development information available at this time. In forwarding this information to the Region of Peel, they have been clearly advised of the general assumptions made in preparing this data and the preliminary nature of the data has been reinforced. A detailed staff report will be prepared on the preliminary population and employment forecast and will be provided to Planning Design and Development Committee next month.

Public Awareness and Engagement Strategy

As part of the Growth Plan Conformity Exercise, the Planning, Design and Development Department has been leading a "Public Awareness and Engagement Strategy" to inform residents and stakeholders about the steps the City is taking to meet the Province's mandated conformity deadline of June 16, 2009.

The public engagement program for *Brampton's Response to the Provincial Growth Plan* was launched at the Mayor's Town Hall held on February 27th 2008 at the Holiday Inn Select. A copy of the invitation that was mailed to all Brampton taxpayers is attached as Appendix VII. Well over 300 Brampton residents and stakeholders attended to hear Mayor Fennell and staff provide information about what the City has been doing and what we will be doing in the next few years to respond to the Provincial Growth Plan and manage growth within the City of Brampton going forward. Paul Bedford was the keynote speaker who encouraged and challenged residents to think creatively about how to deal with growth. A copy of the meeting notes from the Mayors Town Hall is included as Appendix VIII.

The next stakeholder engagement opportunity was a facilitated introductory workshop, held on April 3rd 2008 at the Holiday Inn Select Brampton, which allowed residents and stakeholders to provide more detailed comments on the

Growth Plan policies and their impact on the City. Approximately 75 residents and stakeholders were in attendance. There were no members of Council in attendance at the workshop. The format of the evening was a staff presentation followed by breakout group sessions, where participants were grouped into one of the following key Growth Plan goal areas: i) Creating Compact, Vibrant and Complete Communities; (ii) Supporting a Strong and Competitive Economy; (iii) Optimizing Infrastructure to Support Growth; and, (iv) Protecting Natural Resources. Each of the small groups were then asked to discuss and provide feedback from the perspective of their assigned goal area, the challenges that Brampton would face when implementing the Growth Plan and the opportunities that Brampton can build on to implement the Growth Plan policies. Input received at the Workshop will be considered as we move through the process of responding to the Provincial Growth Plan and the results of the workshop will be posted on the City's website. A copy of the meeting notes from the introductory public workshop is included as Appendix IX.

To aid in communicating *Brampton's Response to the Provincial Growth Plan* to the public and stakeholders, a brochure has been prepared as well as a series of newsletters, which will be released at strategic points throughout the process. The brochure was prepared and distributed at the Mayor's Town Hall meeting in February. A copy of the brochure is attached as Appendix X. The first newsletter was prepared in the spring of 2008. A copy of the spring 2008 newsletter is attached as Appendix XI. It is intended that the timing of the next newsletter would correspond with the next round of public workshops. In addition, the project has a significant amount of information on the City of Brampton website. ([www.brampton.ca/ GrowthPlanResponse](http://www.brampton.ca/GrowthPlanResponse).)

Upon receipt of preliminary recommendations on the studies listed previously in this report, it is anticipated that future workshops will be held in the fall of 2008, which will focus in greater detail on the four key policy areas within the Growth Plan: (i) Creating Vibrant, Compact, and Complete Communities; (ii) Supporting a Strong and Competitive Economy; (iii) Optimizing Infrastructure to Support Growth; and (iv) Protecting Natural Resources.

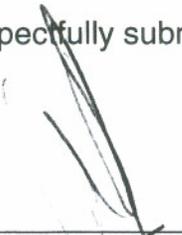
Conclusion:

As outlined in the details in this report, there has been substantial progress made in advancing internal databases and analysis as well as advancements made by the consultant retained to complete some of the component studies, which will support Brampton's response to the Provincial Growth Plan. A number of public and stakeholder engagement events have been held and have been well attended and very positively received. Two steering committee meetings have been held to date to update senior staff and Council representatives (Councillor Palleschi, Councillor Gibson and Councillor Hutton) on the progress of the study and a third steering committee meeting will be held in advance of the upcoming public workshops. Planning staff will continue to provide updates on Brampton's

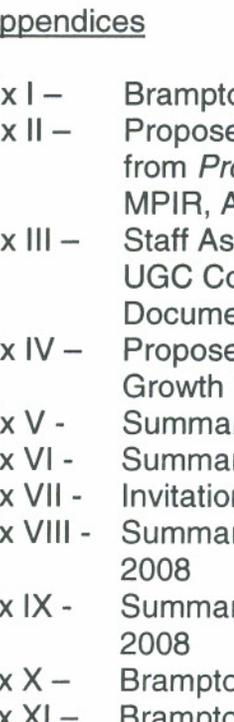
Response to the Growth Plan as we move towards completing the Growth Plan conformity amendment by the mandated date of June 2009.

In order to ensure comprehensive public input and demonstrate corporate support for the Growth Plan compliance exercise, it is recommended that Council members be identified as sponsors for the upcoming public workshops.

Respectfully submitted,



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



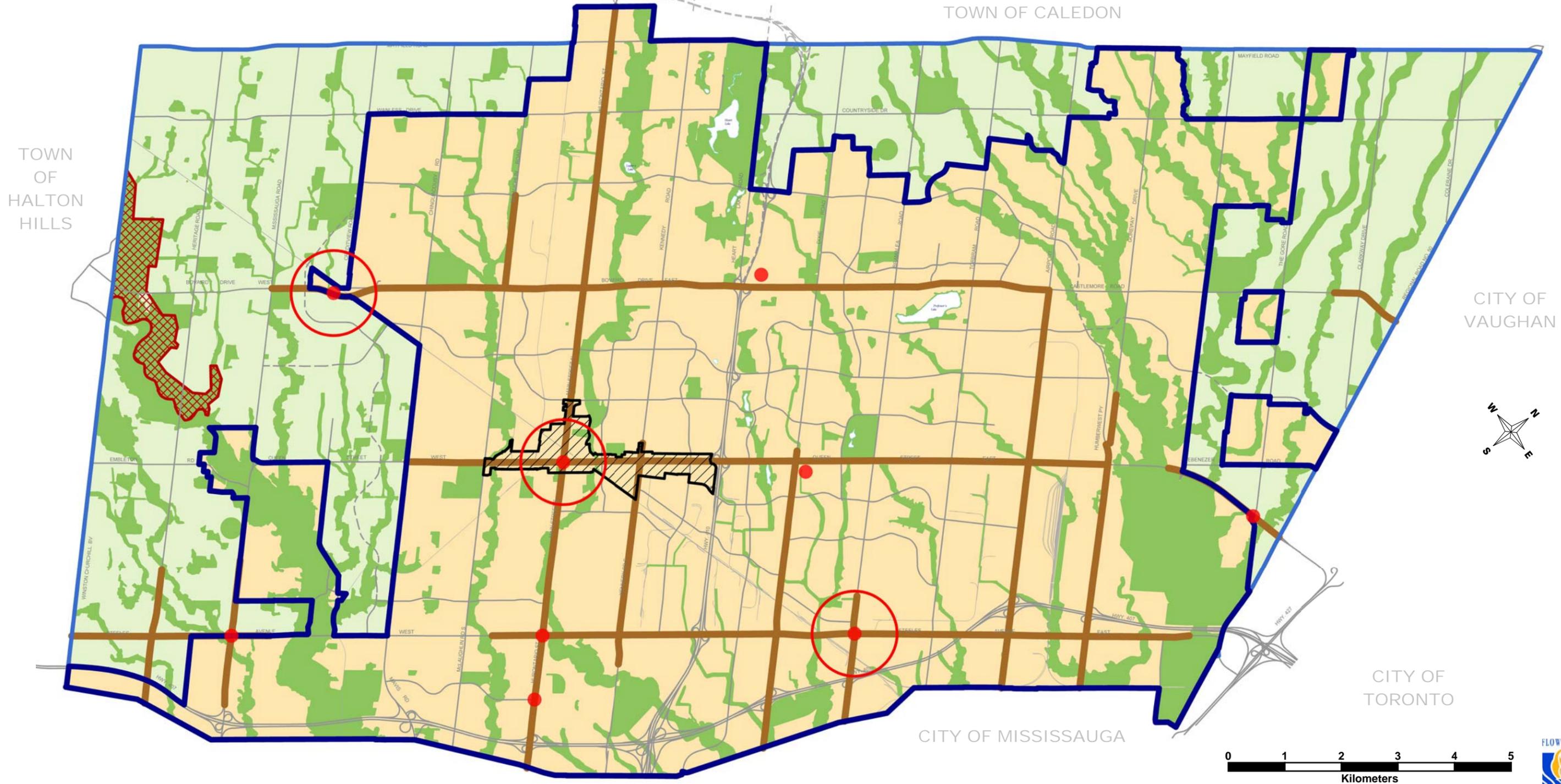
John Corbett, MCIP, RPP
Commissioner,
Planning, Design and Development

Authored by: Tara Buonpensiero, Growth Management Policy Planner

List of Appendices

- Appendix I – Brampton's Built Boundary and Designated Greenfield Area
- Appendix II – Proposed Downtown Brampton Urban Growth Centre - Excerpt from *Proposed Size and Location of Urban Growth Centres*, MPIR, April 2, 2008
- Appendix III – Staff Assessment of MPIR's Proposed Downtown Brampton UGC Compared to Guiding Principles as Outlined in Technical Document
- Appendix IV – Proposed City of Brampton Draft Downtown Brampton Urban Growth Centre
- Appendix V - Summary Report from Employment Focus Group Meeting
- Appendix VI - Summary Report from Intensification Focus Group Meeting
- Appendix VII - Invitation to Mayor's Town Hall Meeting
- Appendix VIII - Summary Report from Mayor's Town Hall Meeting, Feb. 27, 2008
- Appendix IX - Summary Report from Introductory Public Workshop, April 3, 2008
- Appendix X – Brampton's Response to the Provincial Growth Plan Brochure
- Appendix XI – Brampton's Response to the Provincial Growth Plan Spring 2008 Newsletter

Note - Appendices V – XI available upon request and on the City's website.



Note: Transit Supportive Nodes and Intensification Corridors as per 2006 Official Plan

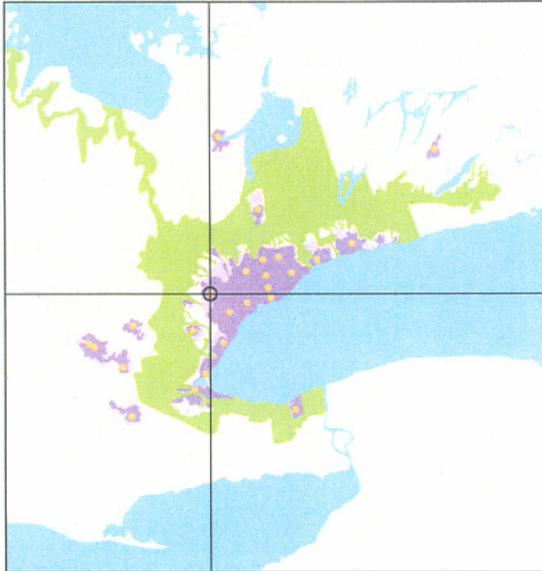
LEGEND

- | | | | | | |
|--|-----------------------------|--|---------------------------------------|--|---|
| | FINAL BUILT BOUNDARY | | DRAFT URBAN GROWTH CENTRE | | INTENSIFICATION CORRIDORS |
| | LANDS WITHIN BUILT BOUNDARY | | TRANSIT SUPPORTIVE NODES | | OPEN SPACE |
| | DESIGNATED GREENFIELD AREA | | POTENTIAL MAJOR TRANSIT STATION AREAS | | PROVINCIAL GREENBELT AREA / PROTECTED COUNTRYSIDE |



*Provincial Growth Plan
Policy Areas
City of Brampton*

Downtown Brampton Urban Growth Centre



Growth Plan Density Target

200 jobs and residents per hectare

Brampton is located in the western portion of the Greater Golden Horseshoe, and is one of two urban growth centres in Peel Region. Statistical analysis confirms that this urban growth centre has a well balanced live/work character.

The downtown is a mixed-use area anchored by the historic “Four Corners” located at Queen Street and Main Street. The centre contains a significant cluster of cultural amenities, institutional facilities, and local and regional transit infrastructure.

The city is presently experiencing rapid growth as witnessed by an increase in population of 33% between 2001 and 2006. While much of this growth was experienced outside the downtown core, the effects of this growth are felt in the downtown where there is growing demand for higher density residential developments and prestige office space.

In planning the Downtown Brampton urban growth centre, the City of Brampton is encouraged to consider:

- Balancing opportunities for intensification with the protection of uses within the floodplain Special Policy Area in the downtown.
- Focusing redevelopment and intensification around existing services and facilities, including proposed transit investments.
- Protecting the downtown’s heritage character.

Key Statistics

Approximate Area

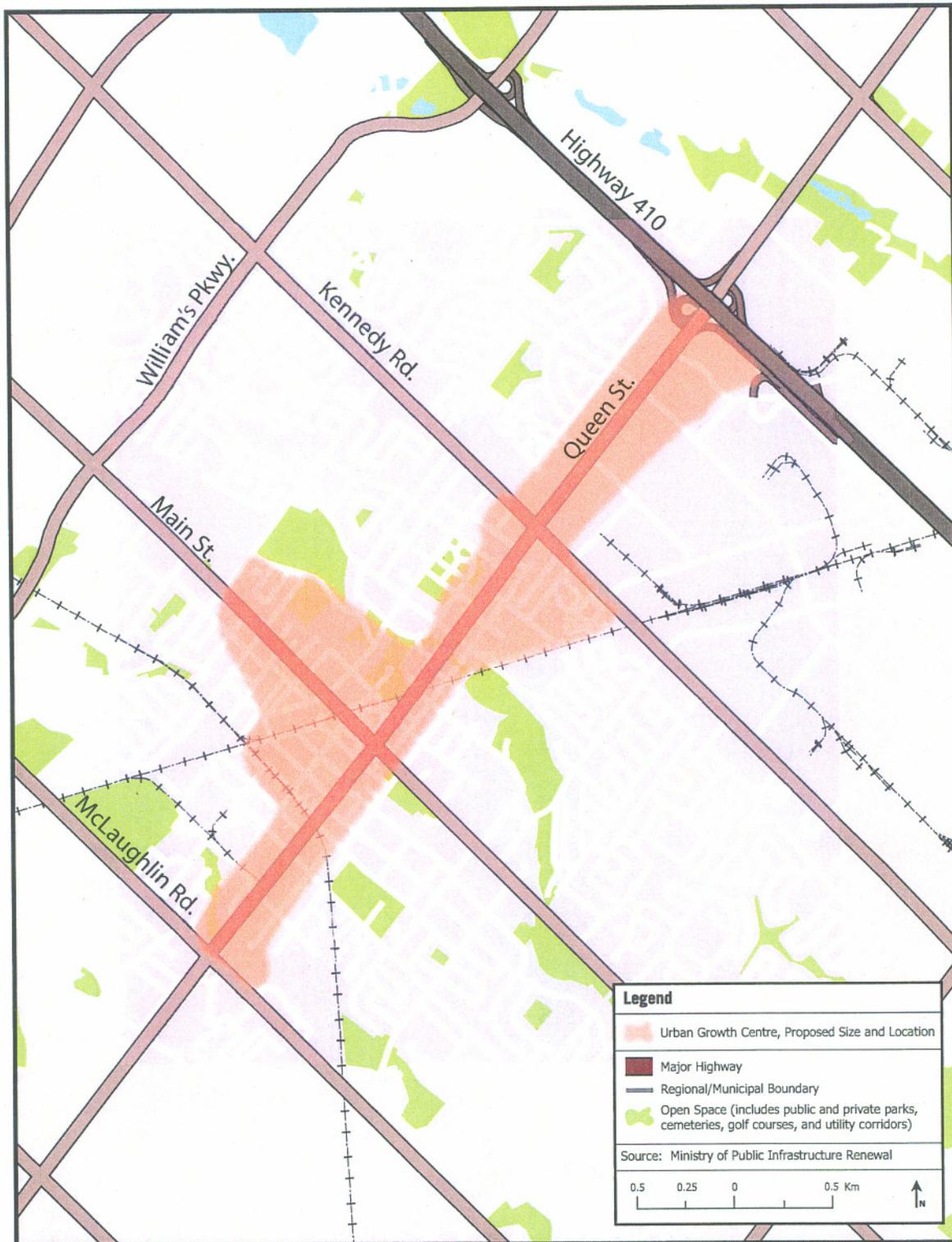
245 hectares

Approximate Density, 2001*

65 jobs and residents per hectare

*based on Statistics Canada data on an area closely corresponding to the proposed size and location.





Legend

- Urban Growth Centre, Proposed Size and Location
- Major Highway
- Regional/Municipal Boundary
- Open Space (includes public and private parks, cemeteries, golf courses, and utility corridors)

Source: Ministry of Public Infrastructure Renewal

0.5 0.25 0 0.5 Km

↑
N

PLACES TO GROW
BETTER CHOICES. BRIGHTER FUTURE

**Proposed
Downtown Brampton
Urban Growth Centre**

This proposed size and location mapping is being released for use in implementing the *Growth Plan for the Greater Golden Horseshoe, 2006*. An urban growth centre boundary is not a land use designation and its delineation will not confer any new land use designations, nor alter existing land use designations. Any development on lands within the proposed urban growth centre boundary is still subject to the relevant provincial plans and provincial and municipal land use planning policies and approval processes. The Province of Ontario assumes no responsibility or liability for any consequences of any use made of this map.

Appendix III – Staff Assessment of MPIR’s Proposed Downtown Brampton UGC Compared to Guiding Principles Outlined in Technical Document

1. Should be one contiguous area;

Specifically Brampton’s UGC is one contiguous area that includes the Downtown Brampton and a portion of the Queen Street Corridor including the lands within the Downtown Brampton Special Policy Area.

2. Should have opportunities for intensification and redevelopment that complement the existing urban form.

Staff have conducted a cursory review of intensification opportunities within this corridor through the work completed by the City’s urban design group in preparing the Central Area vision and find significant opportunities and increasing interest in new higher density development. A further review of intensification opportunities within the Central Area and specifically within the UGC is currently underway as part of the intensification study. In the event that the results of the studies indicate a revision to the draft UGC boundary is necessary, we will incorporate any changes through our conformity Official Plan Amendment.

3. Should be or have the potential to be multi-use in character.

The majority of the lands within the UGC are designated Central Area Mixed Use in the Secondary Plans and the boundary was delineated specifically to minimize impacts on adjacent stable, low density residential neighbourhoods. There is a significant amount of mixed use development already existing within the draft UGC boundary and will continue to be in the future based on current planning designations and zoning.

4. Should have or will ensure well-designed convenient and safe travel by foot, bicycle and higher order transit.

Due to the location of public amenities in the area, close proximity to the GO Station and Downtown bus station as well as the future plans for Acceleride along Queen St. E and Main. St. S, Brampton’s vision for the Central Area recognizes this area as the City’s primary intensification area. One of the key factors in decision making in Brampton’s Central Area is related to ensuring that convenient and safe travel by foot is possible. Brampton’s City Wide Pathway system is planned to have an east west and north south cycle route through Brampton’s UGC.

5. Should include existing or planned institutional services and cultural facilities.

The proposed UGC boundary includes a wide array of public facilities including City Hall, a branch of the Brampton Public Library, the Rose Theatre, the Brampton Civic Hospital, the YMCA, the Peel Regional Heritage Complex and museum, and art galleries.

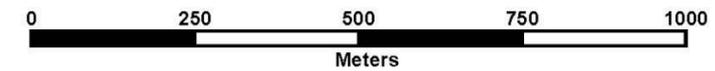
6. Should reinforce and protect natural areas and public open spaces.

Brampton is characterized by numerous systems of valleyland and stream corridors running north/south across the City. The valley systems within Downtown Brampton and the Queen Street Corridor are integral to the character of these areas and, in addition to their aesthetic value, also provide pathways and high quality public spaces for the people that live and work downtown.

7. Should be sized to achieve the density targets in a meaningful way.

In the Technical Paper the Province estimates, based on 2001 Census data, that the density within the draft UGC boundary is approximately 65 residents and jobs per hectare. Staff have conducted an analysis utilizing more recent information including building permit data and the results of the 2007 employment survey and this analysis determined that the total residents and jobs in the UGC is approximately 20,283, which is made up of 6,152 residents and 14,131 employees, which equates to a density of approximately 94 residents and jobs per hectare.

Currently the ratio of residents to employees within the draft UGC boundary is approximately a 30/70 split. According to the Province, a 40/60 split of residents to employees or employees to residents is optimal. To achieve the target of 200 residents and jobs per hectare the UGC will need to be planned to accommodate an additional 23,481 residents and jobs for a total of 43,764 residents and jobs.



LEGEND



PROPOSED DRAFT URBAN GROWTH CENTRE BOUNDARY



PROPERTY LINES

**Proposed Draft Urban
Growth Centre Boundary
City of Brampton**



*Brampton's Response to the
Provincial Growth Plan*

City of Brampton Employment Land Strategy Growth Plan Study: Development Industry Focus Group

FINAL SUMMARY REPORT

February 29, 2008
8:30 a.m. – 10:30 a.m.

Council Committee Boardroom
4th Floor, City Hall
2 Wellington Street west
Brampton, Ontario

Prepared by  Lura Consulting
April 2008

This summary report was prepared by Lura Consulting. Lura is providing third-party facilitation services as part of the City of Brampton's Response to the Provincial Growth Plan. This summary captures the key discussion points raised during the focus group. It is not intended as a verbatim transcript. If you have any questions or comments regarding the summary, please contact either:

Sabeen Makki, B.E.S

Growth Management Policy Planner III
Planning, Design & Development
City of Brampton
Phone: 905-874-3847
Fax: 905-874-2099
sabeen.makki@bramptonca

OR

Jean-Louis Gaudet

Consultant
Lura Consulting
Phone: 416-410-3888 x 7
Fax: 416-536-9453
jgaudet@lura.ca



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1 Introduction

The City of Brampton's Planning, Design and Development (PD&D) Department is currently undertaking a Growth Plan conformity exercise to implement the policies and plans of the Province of Ontario's *Growth Plan for the Greater Golden Horseshoe*. One component of this exercise is active stakeholder engagement.

On Friday, February 29, 2008, the PD&D hosted a focus group breakfast session with members of Brampton's Development Industry to discuss employment land use in the City. The focus group was part of the PD&D's Employment Land Strategy Growth Plan Study, and its purpose was to help the City's consultant and the City better understand the current situation and needs of the industrial development community with respect to market trends, business issues, and planning. This report summarizes the feedback received during the focus group session.

2 Focus Group Format

The focus group was conducted using a roundtable-style format. Thirteen industry stakeholders attended, along with three members of the consulting team and three City of Brampton staff. Janice Given from the City welcomed the participants to the focus group. She described how the meeting was part of the City's Provincial Growth Plan conformity exercise, which was launched on February 27, 2008 with the Mayor's Town Hall Meeting. She explained that the City was looking for feedback on how it should grow with respect to employment and economic opportunities, and in particular how the City should deal with employment land and its conversion. She asked how sufficient quantities of employment land could be provided in Brampton in order to meet current and future needs. She then introduced Russell Mathew of Hemson Consulting, who led a round of introductions and delivered a presentation on Brampton's Employment Land Strategy Growth Plan Study.

In his presentation, Mr. Matthew outlined the purpose of the meeting. He noted that the City was looking at long term planning and wanted to understand the perspective of the business and development community so that the City could plan its infrastructure with them in mind. He described how the City was attempting to plan as a whole and is considering all of the lands in the community. For example, one of the questions the City is looking to answer is what is the appropriate amount of residential land versus employment lands, and how can infrastructure be used to bring land online in a timely manner. The City is also looking for feedback on if current policy and focus areas are in line with market demands.

Mr. Matthew concluded his presentation by reviewing the line of questions that they would be asking of the group. These questions included:

- Is there a sufficient employment land supply in Brampton?
- What is the market outlook for Brampton's employment areas?
- What trends are there in built form?
- Could you suggest changes in planning policies?

Mr. Matthew then introduced Mr. John Hughes of Hemson Consulting, who facilitated the session.

3 Summary of Results

This section provides a concise summary of the key points raised during the focus group session in response to the questions posed above. The results are organized according to the four key topic areas discussed during the session:

- Land Supply
- Market Outlook
- Built-form Trends
- Planning Policies

3.1 Land Supply

Demand for Employment Land

- The employment land vacancy rate in Brampton is 3 to 5%, which is good.
- The availability of land for storage is important. For example, some members of the steel industry have located in Bolton in order to access storage.

Re-development versus Greenfield Development

- Decisions to redevelop Brownfield sites or to develop Greenfields are based on economics and market access. Rebuilding may occur if the available infrastructure allows it.
- However, converting old industrial buildings for new industry is difficult because industrial uses have changed. The demand for larger buildings, more outdoor storage space and easy access to major highways discourages the upgrading of old sites.
- Less land-intensive uses are moving to the Outer Ring of the Greater Golden Horseshoe.

Employment Land Conversion

- Because of the decreasing trend in the number of jobs per hectare, care must be taken to ensure the need for future employment lands is not underestimated.
- The demand for housing can be strong, and there will be temptation to use employment lands to meet that demand. The North-West Brampton lands should be examined in order to identify where residential areas should be, and should not be, located.
- Holding employment land for industrial purposes is a long term proposition, and it is a financial issue for investors. There is pressure to convert. Investors may have to hold onto that land for 20 or 25 years. If the developers build roads, then they have to pay higher taxes on the parcel, and there may then be a demand to hurry development on those properties.
- The City needs to examine the causes of land conversion. Possible reasons include higher prices offered by competing land uses, among others.
- A solution to undesirable land conversions and the difficulty with reaching job per hectare targets in employment lands would be to consider commercial and office use as employment uses.
- Older industrial areas could be converted to residential or other uses, because the old buildings' small sizes do not meet the needs of the new industrial building trends. Converting those areas

to residential would be improvements. For example, the old industrial areas on Queen Street have good access to Highway 410 and would be suitable for conversion to retail and residential uses.

- Keep any employment land conversions within the employment structure. For example, the industrial buildings near Queen and Rutherford Streets were no longer suitable for industrial uses but were still functional. The solution was to convert them to office space.
- Look internally for areas to redesign and develop, and do so in a way that makes sense for the business community and developers.

3.2 Market Outlook

Employment Trends

- The declining number of jobs per hectare on employment lands is caused by a combination of increased operations efficiency and the nature of the industry (i.e., logistics and distribution).
- The majority of employment use (80%) in Brampton's Employment Land areas is large warehousing and distribution. The other 20% consists of mixed use or warehouses that have larger office components.

Demand for Employment Lands

- Employment land demand will likely increase in Brampton because Halton Region is increasing their industrial development charge to nearly \$20 per square foot.
- Developers want large parcels of land that are undivided by roads. If developers want to parcel the land, then they can add roads as needed. An abundance of space makes assembly easier and provides area for trailer parking.
- Land coverage rates are currently about 40%, compared to 50% with older buildings. Planning policies such as requirements for landscaping have led to this reduced land coverage by buildings.
- Developers are trying to balance logistical requirements and practicality with the desires of municipal planners.

Industry Trends

- The majority of industry in Brampton focuses on distribution. Packaging and light assembly comprise about 10%. Much manufacturing is going to China.
- The manufacturing sector is in a period of transition in the Greater Golden Horseshoe, with the high Canadian dollar and U.S. economic slowdown being factors.
- The auto sector is still a large employer, although more outsourcing may occur in order to feed assembly lines.

The "Head Office" Marketplace

- There is a market for "Headquarters Office Space" that Brampton could attract, but Brampton restricts office functions in industrial areas and directs them to retail areas or to major arteries.
- The modern industrial park requires a variety of uses, such as offices and hotels.

- The marketplace for Head Offices is affected by the lack of higher-end housing in Brampton – the executives could work in Brampton but may not live here.
- Steeles Avenue corridor presents a great opportunity for office space but it needs improved transit.

Office Space Development

- There is not enough large-scale office space available in Brampton. Most of the office space is designed for small to medium-sized businesses. If the office space were available, businesses would come.
- Brampton is strict on how it guides office development. Employment land density could be increased if office use was allowed in industrial areas.
- The demand for high-end office space will grow in Brampton as the supply in Mississauga and Markham is used up.
- Provide incentives for office space development, similar to the waived parking space requirements that were used to encourage development in downtown Brampton.
- Areas being used for large retail could also be used for offices. The attributes that make an area good for large retail also make it good for locating offices.

3.3 Built-form Trends

Building Types

- Built-form trends in the manufacturing sector are toward larger buildings (up to 500,000 square feet) that can accommodate significant trucking activity. The amount of office space required at these facilities has not increased, but the increase in building size has resulted in a lower jobs per hectare ratio (approximately 20 to 25 persons per hectare).
- Building techniques and improved technology are being used to increase density on-site. For example, buildings are getting higher (e.g. 36 to 38 feet high), technology is improving, and racking systems are being used. Operations are becoming more automated and more efficient, which results in fewer people required to operate the equipment.
- Big Box sites are good sites for future office development.
- Large parking lots are a waste of land.

Building Uses

- The manufacturing industry is increasingly becoming based on logistics, with larger buildings and fewer players. This is leading to a demand at logistics facilities for more outdoor storage in the form of trailer parking.
- Live/work opportunities should continue to be considered.
- Transport trailers are getting larger, and the use of double-trailers is becoming more common. While double-trailers are not heavily used in Brampton, they and larger trailers would create demand for larger facilities. Site plans are getting bigger to accommodate that kind of trucking.

Green Buildings

- It was suggested that the interest in green roofs diminished after the development industry and the Conservation Authority had a series of meetings and conducted an economic analysis, the result of which showed that green roofs did not work as well as originally thought.
- Industry developers and the Conservation Authority agreed that some on-site stormwater retention practices work, such as swales and permeable pavement, but that in-building practices generally do not.
- While green roofs cannot be amortized over the life of the buildings, the industry is looking at energy efficiency and green buildings (e.g., LEEDS, lighting).

3.4 Planning Policies

Planning Targets

- Given the trend of making manufacturing facilities larger to accommodate trucking requirements, the Provincial target of 50 residents and jobs per hectare in Greenfield Areas by 2031 is unrealistic.
- Recognizing the advances in operations efficiency and technology, employment and building size may not always be the most suitable units of measurement.
- There is a need to over designate employment lands to ensure that there will be enough for the future, but allow enough flexibility to ensure long-term sustainability and viability.
- The City needs to ensure large land parcels are provided for.

Transportation

- Because demand for employment land is expected to rise in Brampton, transportation is a major issue, particularly in Bram West.
- Brampton is well-positioned, but it needs improved transportation infrastructure to bring its east side online.

Environmental Policies

- Some environmental policies and restrictions are causing difficulties for industry developers. For example, a developer is having issues completing a creek realignment in Bram West.
- Developers are having conflicts with the local Conservation Authority with respect to stormwater management. Developers agree that it is good to deal with stormwater on-site, but they are restricted in how they do so. The Conservation Authority requires them to have ponds on-site, which the developers feel is an inefficient use of land that equates to a “land grab”. The Conservation Authority has also banned the use of rooftop storage of stormwater.

Appendix A: List of Participants

Name	Company
<i>Industry Stakeholders</i>	
1. Joe Almeida	Avison Young
2. Gary Kramer	Orlando Corp
3. Nour Bedas	Kerbel Group
4. Bob Hooshley	DTZ Barnicke
5. Doug Scarlett	DTZ Barnicke
6. Bob Cranch	DTZ Barnicke
7. Michael Collins	Prudential ELFA Realty
8. Matt D'Orsay	Indusite Realty
9. Jim Jacobsen	Hectare GMAC Real Estate
10. Julie Fantinato	Hopewell Development Corporation
11. Michael Rajk	Giffels Design Build Inc
12. Neel Surendran	Jaipur Development
13. Maurice Stevens	Castlepoint Investments
<i>Consulting Team</i>	
14. Russell Mathew	Hemson Consulting
15. John Hughes	Hemson Consulting
16. Sanjay Coelho	Hemson Consulting
17. Jean-Louis Gaudet	Lura Consulting
<i>City of Brampton</i>	
18. Mat Vaughan	City of Brampton
19. Janice Given	City of Brampton
20. Jeff Baines	City of Brampton

Appendix B: Meeting Presentation



*Brampton's Response to the
Provincial Growth Plan*

City of Brampton Residential Intensification Study: Development Industry Breakfast

FINAL SUMMARY REPORT

March 17, 2008
8:30 a.m. – 10:00 a.m.

Council Committee Boardroom
4th Floor, City Hall
2 Wellington Street West
Brampton, Ontario

Prepared by Lura Consulting
April 2008

This meeting summary report was prepared by Lura Consulting. Lura is providing third-party facilitation services as part of the City of Brampton's Response to the Provincial Growth Plan. This summary captures the key discussion points raised during the meeting. It is not intended as a verbatim transcript. If you have any questions or comments regarding the summary, please contact either:

Sabeen Makki, B.E.S

Growth Management Policy Planner III

Planning, Design & Development

City of Brampton

Phone: 905-874-3847

Fax: 905-874-2099

sabeen.makki@brampton.ca

OR

Jason Diceman

Consultant

Lura Consulting

Phone: 416-410-3888 x 7

Fax: 416-536-9453

jdiceman@lura.ca



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I Introduction

The City of Brampton's Planning, Design and Development (PD&D) Department is currently undertaking a Growth Plan conformity exercise to implement the policies and plans of the provincial *Growth Plan for the Greater Golden Horseshoe*. One component of this exercise is active stakeholder engagement.

On Monday, March 17th, 2008, the PD&D Department hosted a focus group breakfast session with members of Brampton's Development Industry to discuss residential intensification. The focus group was part of the PD&D's Intensification Strategy being undertaken by Hemson Consulting, and its purpose was to help the consultant and the City better understand the current situation and the needs of the residential developers with respect to market trends, business issues, and planning. This report summarizes the feedback received during the focus group session.

2 Focus Group Format

The focus group was conducted using a roundtable-style format. Twelve industry stakeholders attended, along with three members of the consulting team and three City staff. Janice Given, Manager, Growth Management and Special Policy at the City of Brampton welcomed the participants to the focus group and described its purpose. She introduced John Hughes of Hemson Consulting, who continued the session with a presentation on Brampton's Residential Intensification Strategy.

Mr. Hughes presentation included an overview of how Brampton is factoring residential intensification into its Provincial Growth Plan response. He discussed the Growth Plan principles and policies on intensification and reviewed the scope of work for the City's Intensification Study. He presented examples of residential intensification and asked the participants to consider other future opportunities. He concluded his presentation by reviewing the questions up for discussion, which included:

- What is the market for residential intensification in Brampton?
- What are the characteristics (size, location, etc.) of viable intensification sites? Are there any examples?
- What is the demand potential for intensification in Brampton?
- Does Brampton provide any unique opportunities for intensification?
- What planning policies or approaches should be considered to support intensification?

Mr. Hughes then continued to facilitate the session.

3 Summary of Results

This section provides a concise summary of the key points raised during the focus group session. They are organized according to their key themes:

- Zoning and planning;
- Parking and transit; and
- Market outlook.

Zoning and Planning

- It was recommended that the City streamline the approval process, by implementing such measures as identifying sites and pre-zoning them, or at least establishing clear policy criteria so it would be easier to quickly rezone areas for intensification.
- There are questions and concerns about policy issues related to the challenges of developing within the flood plain (Special Policy Area), especially since a portion of Downtown Brampton is included in this Special Policy Area. Developers are interested in seeing the map outlining the draft Urban Growth Centre Boundary.
- Some developers would like to know how many units will be required to be built on what land in order to achieve the City's targets.
- Brampton's policies must comply with the Region of Peel, which is going through a parallel process. Developers would like to better understand this relationship.
- Urban design guidelines should drive planning and approvals for such matters as height considerations and streetscape. Take the opportunity to make a better city.
- While the politicians have been supportive of new developments, the public often opposes new projects. It would be helpful to have a policy on the merits, attributes and objectives of intensification, which developers can then reference in their communications with the public.
- Maybe development of intensification properties should be as-of-right if criteria are met (criteria such as transit, desirable location, etc).
- Townhouse densities are about 15 units per acre, beyond that you are forced into underground parking and that is cost prohibitive.
- In response to a question from the consultant, it was suggested that a good site size for intensification projects range from about 1 acre minimum to about 3 acres maximum.
- The City should concentrate intensification efforts on Queen Street, or at least in the Central Area.
- Although the Central Area is a good location for intensification, there will be parking and traffic challenges associated with development in that area. The City cannot solely look to intensification in the Central Area.
- Planning should not be about identifying specific lots of a certain size. It should be about what locations are underutilized along corridors and to look to where intensification should be. The plan needs to look long term and provide intensification opportunities, but the market cannot be forced.

Parking and Transit

- It is anticipated that people will continue to come to Brampton with the intention of using their cars for primary transportation. It is highly recommended to make transit a viable option, but it should not be forced as the only option.
- Parking requirements can be prohibitive to new developments. Providing two parking spots is common, although it is possible to provide less if the site is located on frequent transit lines. It is also possible to provide one parking spot with an option to buy more.
- Expanding Go Train service to provide for all day service is a “must have”. Night and weekend service is highly recommended as well.
- Targeting development along the underdeveloped corridors is recommended.
- Underground parking is a break point, in that often once underground parking is required, it becomes cost-prohibitive.

Market Outlook

- Price is a key determinant for sales of new residential units. Brampton’s market is very price sensitive. That being said, there is promise that the market will improve.
- The structure of the Development Charges Act is an impediment to development.
- The cost of construction is going up and this will make it difficult to provide unit prices that are competitive with previously constructed buildings.
- Buyers crave nearby amenities such as shopping, schools, libraries, parks and community services.
- Brampton has an advantage over Vaughan in that its historic downtown that can be used as a sales tool.
- Proven sales in the city centre help give confidence for investing in surrounding locations, but the flood plain issues continue to make city centre development difficult.
- There is a need for a shift in the market from single homes to row houses. Apartments are more difficult to sell because consumers want a front door.
- The market has been good for condo/town house combinations. 5-6 story multi-use buildings could work well. In general there needs to be a mixture of residence types.
- There is interest in all unit sizes from 600-1700 sq/ft, although some developers mentioned they had challenges selling the largest and smallest sizes.
- There is an approximate \$10,000 premium for free hold purchases.
- City needs to use incentives as part of the plan in line with community needs. Developers will act where there are clear opportunities for profit.
- The DC (development charges) incentive has helped, but it is only available within a narrowly defined area.

Appendix A: List of Participants

Name	Company
<i>Industry Stakeholders</i>	
1. Fabio Mazzocco	Mattamy
2. Mark Jepp	Paradise Homes
3. Russel White	Fieldgate Development
4. Stephen Upton	Tridel
5. Mark De Souza	Vandyk
6. Janice Robinson	Preston Group
7. Maurrio Rogato	Solmar Development
8. Rob Cooper	Alterra
9. Grant Simpson	Heron
10. Jim Kennedy	KLM Planning Partners
11. Bill Kanellopoulos	Inzola Group
12. John Cutruzzola	Inzola Group
<i>Consulting Team</i>	
13. Russell Mathew	Hemson Consulting
14. John Hughes	Hemson Consulting
15. Jason Diceman	Lura Consulting
<i>City of Brampton</i>	
16. Mat Vaughan	City of Brampton
17. Janice Given	City of Brampton
18. Tara Buonpensiero	City of Brampton

Appendix B: Meeting Presentation



**HOW
SHOULD
BRAMPTON
GROW?**



*Brampton's Response to the
Provincial Growth Plan.*

**You're invited to Mayor Susan Fennell's
Town Hall Meeting on Wednesday, February 27, 2008.**

Make sure your voice is heard.

FLOWER CITY



BRAMPTON.CA

Dear Brampton Resident:

Brampton is one of the fastest growing municipalities in Canada. It is important that we continue to manage this growth responsibly, and for that we need your input.

The Province of Ontario's Growth Plan will affect how we grow. It sets out targets and policies that the City of Brampton must follow, including population and employment targets, minimum densities and intensification targets.

Brampton has an Official Plan, and has already been developing an innovative and comprehensive Growth Management Program to guide the City's growth. Now we must consider how Brampton will incorporate the targets and policies that the Province has set out.

At a special Mayor's Town Hall on February 27th, we will launch a new initiative to determine how Brampton will respond to the Provincial Growth Plan. I invite you to help shape Brampton's response, and discuss how our City will accommodate future growth in a way that protects and enhances our community, economy and the environment.

Sincerely,



Susan Fennell
Mayor

Mayor Susan Fennell's Town Hall Meeting
Wednesday, February 27, 2008
Holiday Inn Select, Main Ball Room
30 Peel Centre Drive, Brampton

5:30 - 6:30 pm Open House and Refreshments

6:30 - 8:30 pm Presentations and Keynote Speaker,
Paul Bedford, former Executive
Director and Chief Planner,
City of Toronto

Please reserve your seat by emailing your name
and contact information to gmp@brampton.ca
before February 22, 2008.

For more information, visit www.brampton.ca
or call 905-874-2050.



*Brampton’s Response to the
Provincial Growth Plan*

Mayor’s Town Hall Meeting: Brampton’s Response to the Provincial Growth Plan

DRAFT SUMMARY REPORT

February 27, 2008
5:30 p.m. – 9:40 p.m.

Holiday Inn Select
30 Peel Centre Drive
Brampton, Ontario



Prepared by Lura Consulting
April 2008

This Town Hall summary report was prepared by Lura Consulting. Lura is providing third-party facilitation services as part of the City of Brampton's Response to the Provincial Growth Plan. This summary captures the key discussion points raised during the Town Hall and in the associated comment forms. It is not intended as a verbatim transcript. If you have any questions or comments regarding the summary, please contact either:

Sabeen Makki, B.E.S

Growth Management Policy Planner III

Planning, Design & Development

City of Brampton

Phone: 905-874-3847

Fax: 905-874-2099

sabeen.makki@brampton.ca

OR

Jean-Louis Gaudet

Consultant

Lura Consulting

Phone: 416-410-3888 x 5

Fax: 416-536-9453

jgaudet@lura.ca



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BRAMPTON'S RESPONSE TO THE PROVINCIAL GROWTH PLAN
MAYOR'S TOWN HALL MEETING
FINAL SUMMARY REPORT

1 Introduction

The City of Brampton's Planning, Design and Development (PD&D) Department is currently undertaking a review of the Official Plan to implement the policies and plans of the provincial *Growth Plan for the Greater Golden Horseshoe*. This review is being undertaken together with active stakeholder engagement.

On February 27, 2008, Mayor Susan Fennell hosted a Town Hall Meeting to introduce Brampton's Response to the Growth Plan to residents and stakeholders and provide them with an opportunity to offer their ideas and input. This report provides a summary of the feedback received.

The Town Hall was well attended, with over 300 people participating in the session.

2 Town Hall Meeting Summary

2.1 Town Hall Format

The meeting was held on February 27, 2008 at the Holiday Inn Select in Brampton. The meeting ran from 6:45 p.m. to 9:40 p.m. and was preceded by an Open House at 5:30 p.m., during which participants were able to review project displays and talk informally with PD&D staff.

Mayor Fennell welcomed and thanked residents for coming to the meeting and introduced Mr. Adrian Smith, Director of Planning and Land Development. Ms. Janice Given, Manager of Growth Management and Special Policy and Mr. Paul Bedford, Urban Mentor and former Chief Planner for the City of Toronto also joined Mr. Smith on the panel. Mr. Smith reviewed the evening's agenda and introduced a short video about Brampton's history and successes entitled "Our Brampton...Our Future."

After the video presentation, Mayor Fennell provided opening remarks and outlined the requirement for the City to prepare a response to the Provincial Growth Plan. She then handed the floor back to Mr. Smith, who delivered a presentation focusing on the Provincial Growth Plan and its goals, the impact of the Growth Plan on Brampton, how Brampton plans to respond to the Growth Plan, and the City's plan to engage the public during the process.

Mr. Smith then introduced the keynote speaker, Mr. Paul Bedford, who discussed the importance of planning and presented a number of planning innovations (and lost opportunities) that have taken place in various municipalities, including Toronto.



Mayor Susan Fennell (right) talks about Brampton's response to the Provincial Growth Plan. Seated is Adrian Smith, Director of Planning and Land Development Services.

He noted that the Provincial Growth Plan requires a change in how we approach planning because planning in the Greater Golden Horseshoe cannot continue in the manner it has in previous years. He presented a vision of three “Bramptons”: one for foot people, where Brampton is planned in a more rural style; one for car people, which includes subdivisions; and one for all people, which includes making more room for people instead of cars.

He noted that Brampton has a road map for moving forward, which includes community and stakeholder engagement, and noted that the future of Brampton is in the community’s hands.



Paul Bedford delivers the keynote address.

An Open Forum followed the presentations, a summary of which is provided in the following section. The Open Forum closed at 9:40 p.m. Participants were also invited to send in additional comments after the meeting, and 38 submissions were received. A summary of the written feedback received is provided in Section 2.3.

2.2 Open Forum

Following the presentations, the Mayor opened the floor for comments from the public. Those wishing to speak had been invited to place their name on a list. The Mayor first invited those on the list to speak, and then extended invitations to the rest of the audience.

A summary of the comments raised is provided below, with responses from the Mayor and City staff (where provided) summarized in italics.

Transportation

- Interest was expressed about plans to expand GO service into Brampton. *[The plan is to provide all-day, 2-way service between Brampton and Toronto. The delay is due to an Environmental Assessment (EA) for a section of the track that needs widening in Toronto. The residents near the study area are opposed, and thus more study has been required.]*
- Concern was raised about Brampton’s intensification and that the growth seems to be going north and west. In particular, Sandalwood Parkway is expanding to six lanes, which will only increase the speed of



Brampton residents review display panels at the Town Hall Open House.

vehicles and the number of accidents on the laneway. Interest was expressed as to how the City plans to curb traffic and if Sandalwood will be benchmarked for light rail. *[An EA study is scheduled to look at how best to accommodate traffic demand. The EA will recommend the best options for the Sandalwood Parkway.]*

- Support was given to the planned GTA West Corridor. It was said to be needed because of the gridlock on Highway 401. The speaker also noted that repairs are done at night, which doubles the repair cost. The speaker also suggested that the City ask the Province to buy back Highway 407 and make it free to travel on.
- Travelling to and along Airport Road takes longer than it used to because too many traffic lights have been installed at the request of businesses. Delays from traffic lights contribute to air pollution.
- Wide boulevards are nice to drive along but they take a long time for pedestrians to cross.
- Transit should be free for students and for seniors.
- It was noted that cycling on Brampton's roads is dangerous because there is a general feeling that bicycles do not belong on them. The speaker asked if funds have been committed to build a comprehensive bicycle network in Brampton. *[There are a number of connections planned and will be installed as they can be afforded. A number of paths are scheduled to be retrofitted. The more expensive paths are the North/South routes. The paths will not only be for bicycles but for people with disabilities and others.]*
- Grass should not be planted on road medians, as maintaining them places workers in a hazardous situation.

Open Spaces

- Brampton has an opportunity to maintain natural places within its borders, including river corridors as well as open spaces for recreation. The speaker asked for information on how the City intends to protect open spaces. *[The City's Official Plan includes a natural systems policy and plan, and the City works with the conservation authority and the Ministry of Natural Resources to identify features and update inventories. New developments require watershed studies to ensure water tables are protected and buffers are in place.]*
- Concern was raised about a development near the Castlemore Golf Course, where 60 acres are being threatened. The initial development plan called for keeping the course green and open, but there is a plan in place now to develop it. There is a need to plan ahead and protect open green space. *[Brampton needs to consider opportunities to accommodate growth and protecting green space where appropriate is also a priority. The City is also working on a comprehensive parkland acquisition strategy. The City is required by law to review developer applications and must process them in a timely manner.]*
- The City's green spaces and recreation facilities are important components of Brampton.

Development

- The City is to be commended for the development cap program.
- An Industrial Technology Theme Park should be built in Brampton. The theme park should include animated plants and animals and should mimic living systems. Sheridan College could contribute to the park.
- A speaker's property was being expropriated for a roadway expansion, and she felt that residents should be protected from such actions.

- An industrial park should be developed in the City, so that Brampton's residents do not have to travel to other cities for work.
- The City needs to ensure that infrastructure is in place before it builds public spaces and facilities.

Housing

- There are a large number of people currently living in basement apartments in Brampton, and thousands of people are not paying their way. *[Basement apartments are illegal. The City knows about them and is taking steps to address them. However, staff do not have right of entry, and thus need other tools to gather evidence. There are better options for intensification and affordable housing.]*
- Basement apartments exist in Brampton and can be a good thing and a good way to provide affordable housing, but they need to be safe. Brampton should look to the City of Toronto for advice on how to address basement apartments, including setting guidelines on where they are and are not appropriate. *[The City is not opposed to all accessory units and an option is that they could be zoned.]*
- More affordable housing is needed in Brampton.

Role of the Province

- The Province's actions interfere with Brampton's approach to development and are contrary to the City's vision and principles. The province should not dictate to Brampton how it should grow or where buildings are located; instead, Brampton should decide.
- It was asked if the province is paying for the implementation of the Growth Plan, or if the cost burden is on the taxpayers. *[The province does not contribute funds to implement the Growth Plan. Costs are paid for mostly through development charges, with some being paid for by taxpayers. The Association of Municipalities of Ontario is asking the Province to update the legislation so that 100% of infrastructure is paid for through development charges.]*

Taxes

- The current tax structure makes it difficult for seniors on fixed income or who are living on savings to continue living in their own homes. Rather, they are having to move out of the city for an affordable home.
- Senior citizens are being taxed unfairly and pay too much. They should be given a tax break. *[Seniors can apply for a fiscal rebate. Property taxes are to pay for municipal services and are not for income distribution, which is addressed through federal and provincial income tax.]*

Other Feedback

- The Mayor and the City are to be congratulated for the Town Hall and its efforts to consult with the residents of Brampton.
- The City should set \$5,000 aside each year and pay people \$100 for their ideas on how to improve Brampton.

- Public schools are split in such a way that children from grades 1 to 5 go to school in one area and then have to go to school in another area for grades 6 to 8. It was suggested that schools should be combined from grades 1 to 8 to reduce traffic and pollution.

2.3 Summary of Written Comments

This section provides a summary of the comments that were submitted on the Town Hall Meeting comment forms, which asked four questions relating to the benefits of living in Brampton, important issues and challenges, suggested changes and actions that residents and businesses can take. Thirty-eight forms were received.

2.3.1 Responding to the Growth Plan

Question 1: Brampton is a prosperous and growing community. What do you like most about living in Brampton?

Respondents identified a number of benefits to living in Brampton. Of these, the most common ones were the City's **parks and open/green spaces** (17 comments), such as Gage Park, as well as the City's **recreational facilities and focus on fitness** (10 comments). The City's **close proximity** to services, work places, green/opens spaces and the airport were also identified (9 comments).

Other benefits identified are listed below:

Community and Culture

- The City's diverse ethnic groups (6 comments) and multicultural food (2 comments) (Brampton's French community was mentioned)
- The friendly nature and sense of community (4 comments)
- Peacefulness and a feeling of safety (4 comments)
- The quiet, small-town feel (4 comments)
- Housing (3 comments)
- The Rose Theatre (3 comments)
- The Flower City initiatives (3 comments)
- The City's heritage (2 comments)
- A community-friendly church
- Events and concerts
- The City's dance culture
- The community's progressiveness

City Amenities

- Brampton's programs, services and facilities, such as the library (5 comments)
- Public transit (3 comments)
- Wide roads

- Brampton's downtown core (3 comments) and great shops (2 comments)
- Business resources and growth opportunities (2 comments)

Other Comments

- Walking and biking trails (4 comments)
- Cleanliness
- Good leadership
- Youth

Question 2: What do you think are the most important issues or challenges Brampton needs to consider to accommodate growth?

The respondents identified a number of key challenges that Brampton needs to consider to accommodate growth. The most common ones included:

- **Addressing traffic and improving Brampton's transportation and road network** (10 comments), as well as **improving public transit** (6 comments);
- The City's **population growth and congestion** (7 comments); and
- The **loss of green space and farmland** (7 comments).

Other challenges identified are listed below.

Social Issues

- Improving Brampton's health services (6 comments)
- More affordable housing (5 comments)
- Crime (4 comments)
- Stopping basement apartments (2 comments) and multiple-family homes
- Addressing increased immigration
- Administering municipal taxes by individuals rather than by household, so that multi-family dwellings pay their share (2 comments)
- Lowering taxes
- The need for more family housing
- Balancing the needs of a diverse population

Growth

- Sufficient funding to provide new infrastructure for Brampton's growing population (4 comments)
- Using greenfield lands efficiently (2 comments)
- Improving amenities and facilities (2 comments)
- The unattractive developments that are supported by Ontario Municipal Board
- Mixed-use developments

- Developing environmentally sustainable housing
- Having well-planned infrastructure

Economic Development

- Providing incentives for businesses (2 comments)
- Providing jobs and training for youth
- Providing employment for internationally trained professionals

Transportation

- Reducing dependence on automobiles and encouraging the use of public transit (4 comments)

Environmental Issues

- Adopting environmental principles, such as sustainability and conservation (2 comments)
- Pollution (2 comments), keeping the city clean
- Completing the natural heritage inventory before new developments are started
- Developing ecological criteria for evaluating development applications

Question 3: Recognizing that Brampton must follow Provincial Growth Plan policies, what type of changes would you suggest to help Brampton accommodate new population and employment growth over the next 25 years in a healthy and sustainable way?

Participants suggested a number of changes that would help Brampton accommodate new population and employment growth over the next 25 years in a healthy and sustainable way. These suggestions are listed below.

Addressing Intensity

- Incorporate mixed-use developments into the original design and existing infrastructure (2 comments)
- Multi-story, multi-purpose buildings along Main/Queen corridors
- Develop urban fringes in a high density, mixed-use fashion
- Reverse or reduce SFDs (single-family dwellings) in new communities
- Limit housing developments and preserve green spaces
- Levy fines and fees for poorly planned malls, parking lots, drive-through take-outs, and energy and resource users
- Strive to exceed provincial minimums by a wide margin
- Keep following the Provincial Growth Plan policies
- Don't allow the provincial government to stress cities and eradicate green areas to appease growth and immigration
- Get provincial funding for future growth

- Oppose growth imposed by the Province
- Encourage the virtual office concept, allowing people to work from home
- Limit the height of residential buildings outside the core area
- Change the mindset of those resisting high density development
- Provide more apartments, especially for seniors
- Conduct more research on Brampton's carrying capacity

Transportation

- Have an affordable/better transit system and roads, and reduce traffic (6 comments)
- Provide more funding for transit
- Promote use of public transit
- Maintain and expand infrastructure (especially roads and highways)
- Make bike culture a priority
- Have more bike routes and encourage people to walk
- Provide public transit to Northwest Brampton/Norval
- Make Main Street a pedestrian walk
- Build a light rapid transit system
- Provide frequent GO trains to facilitate access to city of Toronto (and employment)

Pace of Growth and Development

- Slow growth in order to:
 - Allow for pre-planning
 - Accommodate infrastructure
- Stop building more houses and apartments
- Make sure growth is managed sustainably
- Put a moratorium on greenfield development until intensification is under way within the City's boundary
- Have roads and transportation plans in place before housing density is increased
- Have strict timelines on construction projects

Social Issues

- Improve health care (2 comments)
- Provide more education and training institutions for young people (2 comments)
- Make English language classes more available
- Have more youth programs
- Have more police on the street/neighbourhood watch, get crime under control
- Put surveillance cameras in parks
- Keep taxes low
- Tax people individually instead of by household (to address multiple-family homes)
- Encourage community participation in the growth planning

- Have a city improvement phone line for feedback
- Preserve worship centres

Parks and Recreation

- More recreational facilities and parks (2 comments)

Economic Development

- Attract industries, encourage businesses to come to Brampton by offering incentives
- Don't build any more warehouses in order to decrease traffic problems
- Create employment opportunities (2 comments), especially for youth
- Revitalize/develop downtown and along major arteries

Other Environmental Considerations

- More green roofs
- Use more straw bale bricks
- Enforce cleanliness, recycling
- Encourage energy conservation

Question 4: What can Brampton residents and businesses do to help ensure our City accommodates future growth in a way that protects and enhances our community, economy and environment?

Respondents were asked what residents and businesses could do to help ensure that the City accommodates future growth in a way that protects and enhances Brampton's community, economy and environment. Their responses are provided below.

Intensification and Development

- Invite feedback, comments, and recommendations (4 comments)
- Increase community involvement (4 comments)
- Develop inner core residential areas (i.e. upwards not outwards)
- Incentives for sustainable building technology
- Build to LEEDS standards (Leadership in Energy and Environmental Design green building rating system)
- Conduct environmental audits for new developments
- Aim to balance need for new housing with agricultural land
- More land use studies
- Encourage work/live communities
- More mixed-use properties (all types)
- Think outside the box and individual needs
- Newer residences should be built on newer low-rise buildings

- Stop home builders from installing side entrances
- Preserve green spaces and recreational centres
- No public-private partnerships

Transportation

- Have an affordable, better transit system (including to the airport) (6 comments)
- Improve roads for public transit
- Create a rapid transit with better links to regional transit systems
- Address transportation issues

Encourage reduced car use

Economic Development

- Oppose Norval shale quarry
- Invest in the city
- Provide opportunities for everyone
- Limit number of industries moving into Brampton (and improve air quality)
- Develop world-class culture and arts
- Establish a live/work/services-oriented industry

General Environmental Actions

- Continue recycling program (2 comments)
- Help conserve energy
- Maintain and enforce environmental regulations

Education

- Educate families and employees and encourage participation
- Make better use of local resources such as schools

Other Comments

- Expand local news distribution to rural areas
- Create 24 hour/7 days a week education/business/stores/way of life
- Pay taxes
- Put community interests first (not individual needs)
- Have a common parking lot
- Participate
- Respect surroundings
- Report illegal apartments
- Ensure safety and protection

2.3.2 Event Feedback

Promotion of the Event

Of the 38 people who submitted feedback forms, nearly three-quarters learned of the event through the promotional postcard that was distributed by mail. The table below lists how respondents heard about the event.

How did you hear about the Town Hall meeting?	
Event Promotion	Percentage of Respondents*
Postcard in the mail	71.1%
Poster	5.2%
Brampton Guardian ad	18.4%
E-mail invitation	13.2%
Word of mouth	2.6%
* Because some respondents provided more than one answer, percentages total greater than 100%.	

Positive Aspects of the Town Hall Meeting

One of the most common things that people said they liked about the Town Hall were the **information and the presentations** that were provided (20 comments). Positive feedback was received on Mr. Bedford's presentation, the print materials provided, and the information provided by the Mayor and City staff.

Participants also liked the Mayor's approach to the meeting and being offered the opportunity to **participate, provide feedback and interact** with City staff (14). Respondents also said that they liked the venue and the room set-up.

Suggested Improvements

The respondents provided some suggestions for improvements, which included adhering more closely to the **schedule** (7 comments) and various changes to **how questions from the audience are managed**. The suggested improvements are listed below.

Scheduling and Timing

- Be more punctual with the start time and scheduling (7 comments)
- The meeting ran a little late, but perhaps this is unavoidable

Public Participation

- Provide more time for resident presentations
- Screen poorly thought-out questions
- Allow opportunity for personal interaction with Mayor
- Have open Q and A periods, limit to one subject or question per person
- Have Paul Bedford available for Q and A

- Do a design charette
- More time to discuss current situation

Presentation of Information

- Add the agenda to the information sheet (2 comments)
- Address growth plan objectives more directly
- Less Public Relations
- Print was too small on the handout
- Information was too optimistic
- The handout material was misleading and the terms difficult to understand (unless you are a planner)

Venue

- Not enough parking

Participation at Future Events

Of the 33 people who responded to this question, 32 people said that they would participate at future events, while one said that they did not know. No one said that they would not participate.

Additional Comments

A number of the respondents provided additional comments on their feedback form, and many of them emphasized earlier topics, such as transportation, development and growth, and social issues such as housing and health. These comments are summarized below.

Transportation

- Creating complete communities means having adequate transportation (i.e. no traffic jams)
- Improve Transit, and have the Mayor and councillors take the bus

Public Education and Engagement

- Raise awareness and provide public education about conservation
- There was too much information about Toronto
- Planners need to speak in layman's terms
- More Town Hall meetings are needed to discuss other issues
- The Guardian does not reach north-west Brampton
- Involve citizens in planning.

Development and Growth

- Encourage sustainable city building
- Make builders stick to their promises about green area preservation
- Phase-out drive-through facilities and make downtown for pedestrians
- The Growth Plan is crucial – be creative and thorough
- The plan is unclear for north-west Brampton
- Places to Grow act shouldn't mean unchecked growth
- Brampton should be a leader in Green Planning
- Increase population density in Heart Lake
- Brampton is getting too busy - it's no longer safe, and there is a lack of green space
- The existing Intensification Plan should be implemented
- Include mixed development

Religion

- 30 worship locations may be lost within 6 years, according to one situation put forward by planners
- Worship and moral values are important to Brampton's future

Social Issues

- Better health care is needed
- Crack down on multiple family houses
- Have more inspections for basement apartments

The Environment

- Conservation initiatives are great, but are they good enough to match growth?
- Stop using pesticides for cosmetic use

Economic Development

- Growth is needed in agriculture and manufacturing
- Build on existing industries

Other Comments

- Downtown Brampton has good convenience but no nightlife for young people
- Foster women's leadership
- Impose noise laws and zoning bylaws

3 Summary and Next Steps

The City of Brampton is continuing its practice of engaging residents to provide feedback on municipal planning as it prepares its response to the Provincial Growth Plan. The City's residents have expressed their desire help plan Brampton's growth, and they have put forward their concerns and ideas on a number of topics, including transportation, economic and housing development, the environment, and a variety of social issues.

As the City moves forward on with its Growth Plan response, it will conduct a series of studies that will be used to provide the information the City and its residents need to ensure Brampton's response is an informed one. This work includes studies on employment and intensification and reviews of infrastructure capacity, transit, natural systems, and others. The City's engagement of the public will continue with a public workshop on the Growth Plan Objectives in early April 2008. The City will also be holding other public and stakeholder meetings, and access to information and opportunities to comment will be available on the City's website, www.brampton.ca/GrowthPlanResponse.



*Brampton's Response to the
Provincial Growth Plan*

Introductory Workshop: The Growth Plan – Challenges and Opportunities for Brampton

FINAL SUMMARY REPORT

Thursday, April 3rd, 2008
6:00 p.m. – 9:00 p.m.

Main Ball Room, Holiday Inn Select
30 Peel Centre Drive, Brampton

Prepared by Lura Consulting
April 28, 2008

This workshop summary was prepared by Lura Consulting. Lura is providing third-party facilitation services as part of the City of Brampton's Response to the Provincial Growth Plan. This summary captures the key discussion points from April 3rd, 2008. If you have any questions or comments regarding the summary, please contact either:

Sabeen Makki, B.E.S

Growth Management Policy Planner III
Planning, Design & Development
City of Brampton
Phone: 905-874-3847
Fax: 905-874-2099
sabeen.makki@brampton.ca

OR

Jason Diceman

Consultant
Lura Consulting
Phone: 416-410-3888 x 8
Fax: 416-536-9453
jdiceman@lura.ca



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1 Introduction

The City of Brampton's Planning, Design and Development (PD&D) Department is currently undertaking a Growth Plan conformity exercise to implement the policies and plans of the provincial Growth Plan for the Greater Golden Horseshoe. One component of this exercise is public engagement. The public engagement process was launched on February 27th 2008 at a Town Hall Meeting hosted by the Mayor, which was attended by over 300 participants.

On April 3rd 2008, the City held the first of five public workshops planned for 2008. The purpose of workshop #1 was to:

- Inform participants of the goals, policies and changes required by the Provincial Growth Plan; and
- Obtain input on how participants would like to see the Growth Plan's policies implemented in Brampton.

This report provides a summary of the feedback received at Workshop #1.

2 Workshop Format

The workshop was held from 6pm to 9pm. All participants had registered ahead of time with PD&D staff, indicating their preference for discussing one of the four growth plan goals in breakout sessions. A total of 46 participants attended the workshop, including a mix of residents and those in the development industry. The room was set up with eight roundtables. Each participant was given a workshop workbook, Newsletter #1, comment form and pen. Information panels were set up for attendees' viewing. Copies of the Provincial Growth Plan, "How Should Brampton Grow?" pamphlets, and schedules from the City's Official Plan were available at each table.

At 6:30 p.m., Janice Given, Manager, Growth Management and Special Policy, gave brief opening remarks, thanking everyone for coming and inviting everyone to actively engage and freely share ideas. Lead facilitator David Dilks of Lura Consulting gave a brief introduction explaining the purpose and process for the workshop. In a show of hands, it was apparent that most of the participants had also attended the previous Town Hall meeting.

From 6:40 pm to 7:15 pm, policy planner Tara Buonpensiero presented an "Overview of the Provincial Growth Plan", which was followed by a few questions of clarification from participants (presented in Section 3).

Directed by Mr. Dilks and facilitated by assigned staff at each table, participants discussed challenges and opportunities associated with one of the four Growth Plan goals at their tables:

- Goal 1: Create Compact, Vibrant and Complete Communities – 3 tables
- Goal 2: Supporting a Strong and Competitive Economy – 1 table
- Goal 3: Optimizing Infrastructure to Support Growth – 2 tables
- Goal 4: Protecting Natural Resources – 2 tables

In particular, the participants were each asked to consider two questions, as they pertained to the goal being discussed at their table:

1. What do you think are the most important **challenges** that need to be considered in:
 - a. Creating Compact, Vibrant and Complete Communities?
 - b. Supporting a Strong and Competitive Economy?
 - c. Optimizing Infrastructure to Support Growth?
 - d. Protecting Natural Resources?

2. Recognizing that Brampton must follow the Provincial Growth Plan policies, what **opportunities** or strengths do you see that Brampton can build on to help:
 - a. Create Compact, Vibrant and Complete Communities?
 - b. Support a Strong and Competitive Economy?
 - c. Optimize Infrastructure to Support Growth?
 - d. Protect Natural Resources?

Following the discussions, a presentation from each table reported their results back to the main group. Highlights and summaries from the table reports were projected on screen by Lura staff. Table reporting forms were also collected for inclusion in this report.

The workshop ended with closing remarks by Mr. Dilks and Ms. Given. Comment sheets were collected by City staff, and four individual workbooks were also submitted. The complete workshop agenda is provided in Appendix 1.

3 Summary of Feedback

3.1 Presentation Q & A: Overview of the Provincial Growth Plan

Following Ms. Buonpensiero's slide presentation, the following comments, questions and answers were discussed:

Q: Who came up with these growth projection numbers and intensification goals and how can they do that?

A: The Provincial Government has given the projection numbers. It is within their authority as a provincial government to set growth planning goals and targets. The Province conducted a multi-stage planning process with many related studies to define the goals, intensification targets and guidelines for boundaries that are defined in the Growth Plan.

Comment: I am concerned about multiple families living in one house. There are too many people and it's hurting our community.

Q: What does "employment lands conversion" mean?

A: Employment lands are areas that are designated for employment in the City's Official Plan. A conversion is when an application for an Official Plan Amendment is made to change the designation of these lands from employment to another non-employment use (i.e. residential.) The Growth Plan policies stipulate that employment land conversions can only occur through a Municipally initiated comprehensive review, not by a private application.

Q. How are traditional employment areas affected by mixed use?

A. *Mixed use is a more efficient use of space. We do have mixed use zones now, such as the downtown core and along the Queen St corridor. Our aim is for each neighbourhood to have a mixed use vibrant core with live work opportunities.*

Q. How does the City ensure impartiality within the Environmental Advisory Committee? I have concerns about loss of green space.

A. *The Environmental Advisory Committee is a new body. It's broad based committee with members appointed by Council representing the interests of business, education, the environment and the public at large. Beyond this committee, people have a voice in new developments through environmental assessment studies which are open to the public. The public can respond to EA notices.*

Q. What is “intensification”?

A: *Intensification means development happening at a higher density, which usually requires more townhouses and apartments.*

Q: Are multiple families in a house included within the current population statistics?

A: *We use the national census data.*

Comment: Because there are a number of homes housing multiple families, Brampton's current population is likely under-estimated.

3.2 Roundtables

There were several common areas of discussion among the four Growth Plan goals discussed and the eight table reports, including:

- Improving and expanding public transit.
- Creating more pathways and walkable/“bikable” communities.
- Proactively providing transportation development to reduce rush-hour traffic on the major roads and highways.
- Changing the mindsets and habits from Brampton's traditional suburban practices.
- Protecting and providing green space along with intensified development.
- Including green design principles in new developments.
- Ensuring there are substantial new amenities and cultural initiatives to attract more residents and businesses.
- The need for another hospital.
- Creating more institutions to provide more post-secondary education and training.
- Getting adequate Provincial funding to support the many required development projects.

Feedback from the breakout tables on the challenges and opportunities for each goal are presented below. Additional comments provided in the four submitted individual workbooks are included also noted.

3.2.1 Growth Plan Goal 1: Create Compact, Vibrant and Complete Communities

Challenges

- Dealing adequately with the need to preserve and protect the significant elements of the natural heritage system for current and future generations including the need to wisely plan for the use of energy.
- Making the city more pedestrian friendly with access to transit, walkways and pathways. It is easier to do this for new communities and more difficult to do for existing communities.
- Changing mindsets and habits around auto use.
- Public awareness of the benefits of more intense forms of development, including the need to move from a monoculture of single-family neighbourhoods to mixed-use, complete communities.
- Finding suitable infill locations, which do not negatively impact existing communities.
- Obtaining commitments from all levels of government to properly fund infrastructure on a significant and long-term basis.
- Addressing the changing demographics and attracting all age groups.
- Attracting more support for cultural initiatives, e.g. the creation of more museums.
- Creating communities where people want to live, e.g. amenities, connections, schools, recreation facilities.
- Creating attractive streetscapes.
- Encouraging people to get to know their neighbours.
- Planning without knowing the real population.
- Growth targets may be unattainable.
- Focusing beyond downtown Brampton.

From individual workbooks:

- Linking urban and agricultural communities through trails and local food production.
- Improving communication with rural north-west Brampton.

Opportunities

- City structure/grid that includes a primary core and network of streets that allows for nodes to be connected; all of which can help accommodate growth in more intense built forms and densities.
- Opportunities to capitalize on a demographic, which is diverse and by its nature is feeding a growing demand for broadening housing types, including affordable housing.
- Recognition of the importance of transit and the commitment of the municipality to fund a modern transit system in the form of AcceleRide.
- Availability of greenfield lands which can be utilized to implement innovative housing formats which will help accommodate a significant amount of projected growth.
- The price of gas will promote changes in mindsets away from car culture.
- Develop, demonstrate and use innovative eco-friendly technologies.
- Maximize existing infrastructure.

- Develop green spaces for passive recreation.
- Create more community friendly designs and address issues caused by previous development decision.

From individual workbooks:

- Shopping plazas could be converted, intensified and become mixed use and more pedestrian friendly areas.

3.2.2 Growth Plan Goal 2: Supporting a Strong and Competitive Economy

Challenges

- Protecting employment lands from residential developers and space intensive retail.
- Lack of road infrastructure, which causes truck congestion.
- Province not supporting Brampton in achieving mandated goals/lack of flexibility, for example: closing Peel Memorial Hospital.
- Insufficient communication from planning department to citizens.

From individual workbooks:

- Brampton is lacking a centre of higher education for providing training opportunities.
- Competition with other cities/regions.
- More money needed to enforce protection of resources.

Opportunities

- A diverse population provides opportunities in the global economy.
- Proximity to transportation infrastructure, including the airport, rail and highways.
- The broad economic base creates employment stability.
- Safe city/quality of life attracts business.

From individual workbooks:

- Involved community and individuals can make a difference.
- Intensification brings higher paying jobs.
- Good community to build on.
- Review taxes, levies on use/misuse of land, water, energy, shale.

3.2.3 Growth Plan Goal 3: Optimizing Infrastructure to Support Growth

Challenges

- We do not have statistics on the actual number of people living in Brampton.
- Appropriate transportation infrastructure needs to be in place before new high density buildings are developed.
- More office towers are needed.
- New types of business and industry (e.g., film) are needed.
- Get the province to fund two hospitals.
- The tax base is insufficient to pay for all the required new libraries, pools, recreational centres, police stations, ice rinks, fire department, environmental assessments on water tables, and schools.
- Reinforcement of any utility is difficult and costly.
- Land use is currently not diversified.
- Attract people to transit. Public transit users currently have to pay multiple fees when crossing city boundaries.
- To improve the “walkability” and “bikeability” of neighbourhoods.

Opportunities

- Build a (teaching) hospital.
- Provide new low cost housing.
- New office towers and manufacturing plants or telephone call centres close to transit.
- Ban tractor trailers on the major streets during rush hours.
- Bring back the long-haul trains and make it feasible for companies to use them for transportation of goods.
- Improve public transit. Educate citizens and market the benefits of transit. Better services and lower fares or even free for students and seniors. Create a proper GTA transit system for example an LRT or underground dedicated to downtown Toronto and the airport.
- Build more pedestrian and biking paths across city areas.
- Mount Pleasant GO Station – develop around that area, including light rail.
- Hospitals – redesign site, move it closer to Queen Street (free land to south, for GO/Via station). Add a new transportation hub.
- Organize the planning of service to roads and utilities together instead of independently.
- Make Brampton more accessible.
- Provide tax breaks to the movie industry to film here.
- Work with land owners to encourage redevelopment.
- Shopping plazas could be redeveloped to incorporate condominiums.
- Attract people to all areas of Brampton by diversifying land uses.
- Provide opportunities to enhance the skill sets of citizens to attract more businesses.
- Review the current property tax procedures for new homes.

From individual workbooks:

- Apply green building principles such as green roofs.
- Reuse industrial and construction waste.

3.2.4 Growth Plan Goal 4: Protecting Natural Resources

Challenges

- There are competing purposes and compatibility issues between parks, natural area and cultural heritage uses that will need to be addressed in development plans.
- Achieving the appropriate balance in natural area protection/management, transit objectives, density and built form objectives to meet Provincial population targets.
- Education of all parties (e.g. public, developers, agencies, professionals) about the differing objectives in environmental protection and management.
- Balancing development with air quality, water quality, carbon monoxide and global warming protection.
- Addressing safety issues in Natural Heritage System design, e.g. storm water management.
- Definition of Greenbelt includes exploitation of natural resources.
- Limited budget for City to acquire land.
- Enforcement and strengthening of existing policies (e.g. tree by-law) and the expenses of developing new policies.
- Education of citizens to create behaviour change and market demand.
- Intergovernmental communications, conflict resolution - would allow for better protection of natural resources.

From individual workbooks:

- Review Ministry of Natural Resources and Aggregate Act.
- Protect water, including ground water.

Opportunities

- Opportunity for restoration and enhancement of the Natural Heritage design to improve existing environmental conditions and make the NHS part of the community.
- Opportunity to connect natural systems to large publicly owned valley systems (e.g. Humber and Credit Rivers), which would be better for wildlife.
- Create more public ownership beneficial to long-term environmental protection and conservation.
- Natural heritage and open space system design that provides passive recreational opportunities.
- Permanent protection of the Credit Valley watershed.
- Green technology incorporated into new and retrofit buildings (see examples from Germany).
- Protection of urban agricultural lands, the creation of more community gardens for local food production and urban farmers' markets.

- Expanding urban forest canopy.
- City-wide natural system inventory completed prior to approving new Growth Plans.
- Applying a more science-based approach to planning.
- Reduce the disconnect between urban and rural.
- Make stormwater a utility where users pay for surface run-off. This would work as an incentive for infiltration techniques and reduce paved surface areas.

From individual workbooks

- Additional levies to shale quarries.
- Promote use of clothes line instead of electric dryers.
- Wider and permanent trails and lanes – connect to Georgetown and Mississauga.
- Energy audit of all industrial commercial properties, not just municipal buildings.
- Ban drive-thrus which are a major CO² contributor.
- Ensure all industrial/commercial developments adopt International Dark Sky Association approved lights.

4 Summary and Next Steps

In Workshop #1, a diverse group of stakeholders and residents generated lists of challenges and opportunities for Brampton to consider in the City's efforts to achieve the four Provincial Growth Plan goals. In the summer and fall of 2008 the City will conduct four additional public workshops, each with a focus on one of the four goals. At these workshops, participants will be invited to explore more specific ideas and suggestions on how the goals can be achieved in Brampton.

Appendix 1 – Workshop #1 Agenda

Workshop Purpose:

- To inform participants of the goals, policies and changes required by the Provincial Growth Plan.
- To obtain input on how participants would like to see the Growth Plan's policies implemented in Brampton.

Workshop #1, the first in a series of interactive workshops, will identify the challenges and opportunities for Brampton in meeting the targets and policies set out in the Provincial Growth Plan.

6:00 p.m. **Registration and Refreshments**

6:30 p.m. **Welcome and Opening Remarks** – John Corbett, Commissioner

6:35 p.m. **Workshop Purpose and Agenda Review** – David Dilks, Facilitator

6:40 p.m. **Presentation: Overview of the Provincial Growth Plan** – Tara Buonpensiero, Planner

Questions of Clarification

7:15 p.m. **Roundtable Discussions – Achieving the Goals of the Provincial Growth Plan: Challenges and Opportunities**



Goal #1: Create Compact, Vibrant and Complete Communities



Goal #2: Support a Strong and Competitive Economy



Goal #3: Optimize Infrastructure to Support Growth



Goal #4: Protect Natural Resources

Thinking about your table's Growth Plan goal...

- Recognizing that Brampton must follow the Provincial Growth Plan policies, what do you think are the most important challenges that need to be considered in achieving your table's Growth Plan goal?
- What opportunities or strengths do you see that Brampton can build on to help achieve your table's Growth Plan goal?

8:15 p.m. **Roundtable Reports and Discussion Highlights** – Led by David Dilks, Facilitator

8:55 p.m. **Next Steps and Closing Remarks** – Janice Given, Manager

9:00 p.m. **Adjourn**

Appendix 2 – List of Participants and Facilitators

Last Name	First Name	Business Name (if applicable)	Table
Accettola	Lorenzo		3b
Baker	Gregory		2a
Bejnar	Chris		3b
Bohus	Anna Marie	NW Brampton Community Development Association	1c
Bokor	Kenneth	NW Brampton Community Development Association	1a
Boutros	Caroline		4b
Brown	Randy		1a
Chambers	Robert		1b
Chowdry	Iftikar		2a
Cutruzolla	John		1b
Dalziel	Odette	The Church of Jesus Christ of Latter-day Saints	4b
Dalziel	Tom	The Church of Jesus Christ of Latter-day Saints	2a
D'Amato	Nadine		3b
Doucette	Howard		3a
Draper	Jennifer		4a
Filippo	Frank		4b
Foster	Joyce		3b
Frankovich	Steven	MTE Consultants Inc.	3a
Gagnon	Michael	GLB Urban Planners Ltd.	1c
Giles	Larry J.		1b
Head	Mark	Region of Peel	4a
Kenyers	Frank	RG Richards & Assoc	2a
Kuzniar	Janet	Urban Wilderness Landscaping	4a
Laing	David		4a
Lakhan	Jason	Barristers & Solicitors	3a
Liggio	Carmela	Delta Urban	2a
Majeed	Abdul		1b
Mather	Nancy	Stoneybrook Consulting Inc	4b
Matjasec	Johnny		1b
Moffat	Michael		1b
Moffat	Katherine		3b
Morrison	Selina		4a
Morrison	Michael		3b
Moulton	John		4a
Nolan	Travis	Delta Urban	1a
Pelech	Yurij		1a
Rafal	David		2a
Rajk	Michael		2a
Salvalaggio	Annmarie		1b
Shortall	Kristy	MMM Group	3a

BRAMPTON'S RESPONSE TO THE PROVINCIAL GROWTH PLAN
 INTRODUCTORY WORKSHOP: THE GROWTH PLAN – CHALLENGES AND OPPORTUNITIES FOR
 BRAMPTON FINAL SUMMARY REPORT

Last Name	First Name	Business Name (if applicable)	Table
Siu	Suzanne	Region of Peel	3b
Spencer	Ron		2a
Stillich	John	SUDA	1c
Tracey-Leitch	Kathryn	Greater Toronto Airports Authority	1c
Wegg	Jennifer		4a
Willetts	John	Friends of Claireville	4b

Table Facilitators			
Christina Lo	1a	Dave Roberts/Sabeen Makki	3a
Mathew Vaughan	1b	Adrian Smith	3b
Janice Given	1c	Mirella Palermo	4a
Malik Majeed/Jeff Baines	2a	Tara Buonpensiero	4b

Appendix 3 – Verbatim Text from Roundtable Worksheets

Below are the complete text written on the worksheets handed in from each table. [?] signifies words where the handwriting is not clear.

Table 1 A - Create Compact, Vibrant and Complete Communities

Challenges

1. To deal adequately with the need to preserve and protect the significant elements of the natural heritage system for current and future generations including the need to wisely plan for the use of energy
2. Public awareness of the benefits of more intense forms of development including the need to move from a monoculture of single family neighbourhoods to mixed-use, complete communities
3. Finding suitable infill locations which do not negatively impact existing communities
4. Communities from all levels of government to properly fund infrastructure on a significant and long-term basis

Opportunities

1. City structure/grid, that includes a primary core and network of streets that allows for nodes to be connected; all of which can help accommodate growth in more intense built forms and densities
2. Opportunities to capitalize on a demographic which is diverse and by its nature is feeding a growing demand for [?] housing types, including affordable housing
3. Recognition of the importance of transit and the commitment of the municipality to fund a modern transit system in the form of AcceleRide
4. Availability of Greenfield lands which can be utilized to implement innovative housing formats which will help accommodate a significant amount of projected growth

Table 1 B - Create Compact, Vibrant and Complete Communities

No worksheet was handed in. The following notes were taken from the table's flipchart.

- Access transit, walkways, pathways
- Services [with]in walking distance
- Schools, recreational facilities
- Pedestrian friendly
- Street Activities – stores, boutiques
- Streetscape
- Architecture
- Community – knowing your neighbour
- Creating environment where people and communities want to live

Table 1 C - Create Compact, Vibrant and Complete Communities

Challenges

1. Creating a good plan, i.e. no massage parlours
Too much downtown Brampton
Go locally to places
2. What is to attract people to communities; how do we attract the community
3. Attract all age groups – demographics
Attract cultural initiatives; the City of Guelph just got a museum
4. Creating communities where people want to live, Heart Lake, Castlemore
5. Streetscape/Architecture
6. Appropriate number of schools and recreational facilities
7. Community; knowing your neighbour
8. Difficult to plan without knowing population

Opportunities

1. Develop green spaces; passive recreation
2. Fix what is broken now; pro-development council needs to re-think communities
3. People are moving out because they feel there is not enough community-like atmosphere

Table 2 A - Supporting a Strong and Competitive Economy

Challenges

1. Protecting employment lands from developers (residential developers/space intensive retail)
2. Lack of road infrastructure (truck congestion)
3. Province not supporting the city in achieving mandated goals/lack of flexibility (example: closing Peel Memorial Hospital)
4. Communication from planning department to citizens is currently insufficient

Opportunities

1. A diverse population provides opportunities in the global economy
2. Proximity to transportation infrastructure (airport, rail, highways)
3. Broad economic base creates employment stability
4. Safe city/quality of life attracts business

Table 3 A - Optimizing Infrastructure to Support Growth

Challenges

1. Reinforcement of any utility is difficult and costly
2. Land use is currently not [?]; hard to get around because there is not enough infrastructure
Build it before they need it; not after it is too late
3. Attracting people to transit
Multiple fees by crossing boundaries
4. Walkability/“Bikeability” of neighbourhoods

Opportunities

1. To service roads and utilities, together instead of independently
organization done through informing and involving in planning
2. Attract people to all areas of Brampton and diversify land use to accommodate current [?]

3. Build skills of citizens to attract business
Educating citizens and marketing of citizens on benefits of transit
Better services and lower fares (free)
GTA transit system
Make Brampton accessible
4. Build sidewalks and plans for pedestrians and biking across city areas
Build pedestrian-friendly and accessible areas of the city

Table 3 B - Optimizing Infrastructure to Support Growth

Challenges

1. To find the *real* numbers actually living in Brampton and to find a way of taxing these people. So if the numbers say 428 000 for 2006 and we in fact have 7000 000 present than all your numbers are out the window.
2. No high density buildings unless the roads, transit and infrastructure are built to support it; use [Trinity Common or Sandalwood TC]
Roads have to go in before buildings go up
3. We need office towers, new companies, shopping plazas to be redeveloped to incorporate stores and condos
4. Two hospitals – How is the province going to help fund this
Libraries, pools, recreational centres, police station, ice rinks, fire department, environmental assessments on water tables, schools, can't all come from our taxes
Think outside the box
LRT or underground dedicated to downtown Toronto and airport
Have to go out and get the work, i.e. tax breaks to the movie industry to film here

Opportunities

1. Talk about more office space and infrastructure (hospital and transportation [?] VIA, Go, and bus
2. Hospital or medical research university or teaching hospital to be build on OPP lands at McLaughlin beside Sheridan with low cost housing as part of community
3. Review the current tax procedures for new homes [?] impact
4. New office towers and [?] manufacturing plants or telephone call centres
[?] close to transit [?] not “villages”
work with land owners to encourage [redevelopment]; stop semis and trucks on the major streets i.e. the 410, QEW, 401 and 427 between the hours of 7 – 9 am and 5 – 6 pm and bring back the trains and make it feasible for companies to use them
stop [?] out the market

Table 4 A - Protecting Natural Resources

Challenges

1. Identifying the differences in park, natural area and cultural heritage uses and separating and/or integrating these uses in development plans
[There are] competing purposes and compatibility issues with these uses
2. how to achieve the appropriate balance in natural area protection/management, transit objectives, density and built form objectives to meet Places to G population targets

3. Education of all parties (public, developers, agencies, professionals, etc.) re: understanding differing objectives in environmental protection and management
4. Balancing development with air quality, water quality, carbon monoxide and global warming protection
5. Address safety issues in NHS design

Opportunities

1. Opportunity for restoration, enhancement in NHS design to improve existing environmental conditions; make NHS part of community
2. Opportunity to connect natural systems to large publicly owned valley systems (Humber and Credit Rivers)
provides quality connected wildlife habitat
3. Public ownership beneficial to long-term environmental protection and conservation
4. Natural heritage and open spaces
NH and OS system design that provides passive recreational opportunities.

Table 4 B - Protecting Natural Resources

Challenges

1. Definition of Greenbelt → natural resource exploitation
2. Land acquisition; limited budgets, enforcement
3. Enforcement and strengthening of existing policies; more money for developing new policies
4. Education of citizens to create behaviour change
Market demand
5. Intergovernmental communications

Opportunities

1. Permanent protection of Credit watershed
2. Green Tech incorporated into new and retrofit buildings (Germany)
3. Protection of urban agricultural lands; community gardens and local food production
4. Expanding urban forest canopy
5. NAI completed prior to approving new growth
Science-based approach
6. Reducing disconnect between urban and rural
7. Making storm water a utility

Brampton's Response to the Provincial Growth Plan.

Growth Plan Requirements

The Growth Plan requires all municipalities to implement its policies in various ways, including amending their **Official Plans by June 2009**. The Growth Plan gives municipalities some flexibility to plan for growth to meet their own priorities and unique needs.

Brampton's Response

The City of Brampton's Planning, Design and Development Department is undertaking a series of studies, analyses and policy reviews in order to implement Provincial Growth Plan policies in the City of Brampton. This process aims to ensure growth continues to be well-managed and sustainable and that quality of life is enhanced and the natural environment is protected.

Brampton's Growth Plan Response



Make Sure Your Voice is Heard!

Planning, Design and Development's Mission statement includes encouraging participation among all stakeholders and we will place the **highest priority on protecting the public interest. We will promote effective two-way communication that is clear, open and honest.**

How Should Brampton Grow?

Between February 2008 and June 2009, the City of Brampton will reach out to residents and community organizations to raise awareness and understanding of the Provincial Growth Plan and engage in a community dialogue about how Brampton should grow in the future.

Planning Our Future Together

Your involvement, ideas and local knowledge are important as we develop **Brampton's Response to the Provincial Growth Plan**. Over the next year, there will be a range of opportunities to provide input through Mayor's Town Hall meetings, public open houses, workshops, surveys and feedback through the City's website.

Join Our Email List

If you would like to be added to our email list to receive updates and information on Brampton's studies and upcoming consultation events, please email your name and contact information to gmp@brampton.ca.

For More Information

Please visit www.brampton.ca or call 905-874-2090 to speak with a Growth Management Planner.



Brampton's Response to the Provincial Growth Plan

Make Sure Your Voice is Heard!



Dear Brampton Resident:

Brampton is one of the fastest growing municipalities in Canada. It is important that we continue to manage this growth responsibly, and for that we need your input.

The Province of Ontario's Growth Plan will affect how we grow. It sets out targets and policies that the City of Brampton must follow, including population and employment targets, minimum densities and intensification targets.

Brampton has an Official Plan, and has already begun developing an innovative and comprehensive Growth Management Program to guide the City's growth. Now we must consider how Brampton will incorporate the targets and policies that the Province has set out.

As part of our comprehensive Growth Management Program, we have launched a new initiative to determine how Brampton will respond to the Provincial Growth Plan. I invite you to help shape Brampton's response, and determine how our City will accommodate future growth in a way that protects and enhances our community, economy and the environment.

Susan D. Fennell

Sincerely,
Susan Fennell
Mayor



Upcoming Event

Public Workshop 1: "Challenges and Opportunities"

Thursday, April 3, 2008
6:00pm – 9:00pm
Holiday Inn Select, Main Ballroom
30 Peel Centre Drive
Brampton

The City of Brampton has scheduled the first of a series of workshops to inform residents about the goals, policies and specific changes the Growth Plan requires, and to seek public input on how residents and stakeholders would like to see the Growth Plan's policies implemented in Brampton. The meeting will include a staff presentation outlining the Growth Plan policies, followed by breakout group discussions on the following key Growth Plan goals:

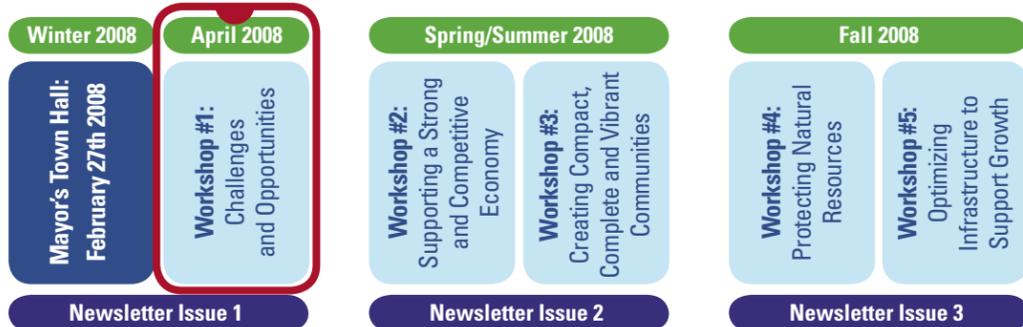
-  **Creating Compact, Vibrant and Complete Communities**
-  **Supporting a Strong and Competitive Economy**
-  **Optimizing Infrastructure to Support Growth**
-  **Protecting Natural Resources**



Please R.S.V.P! Seating is limited...

To ensure effective small group discussion, seating is limited. To reserve your seat, please send your **name, contact information** and **preferred discussion group** to gmp@brampton.ca, or call 905-874-2050, **before March 25, 2008**. As each discussion group will focus on only one of the key goals, please ensure you indicate your preferred group when you R.S.V.P.

Make Sure Your Voice Is Heard!



*Note: Timelines are subject to change

How Can You Get More Information?

Your comments and questions are important to us! If you would like to provide comments or have questions regarding the Growth Management policies, please contact us. Your interest in this study is greatly appreciated.

All stakeholders and members of the public on our mailing list will receive an updates and information on upcoming events. If you are interested in being added to the mailing list, please contact a Growth Management Planner at the contact information provided, or visit our website for regular updates and notices of events: www.brampton.ca.



Contact Us:

To contact a Growth Management Planner or provide input, please:

Mail us: Brampton's Response to the Provincial Growth Plan
2 Wellington St. W.,
Brampton, Ontario L6Y 4R2

Email us: gmp@brampton.ca

Phone us: 905-874-2050; or

Fax us: 905-874-2099



Brampton's Response to the Provincial Growth Plan

How Should Brampton Grow?

Brampton's Response to the Provincial Growth Plan



Newsletter No. 1, Spring 2008

Welcome to Newsletter #1...

This is the first in a series of newsletters that will be released at key milestones throughout the course of developing *Brampton's Response to the Provincial Growth Plan*. The purpose of the newsletters is to inform and update the public on the status of *Brampton's Response to the Provincial Growth Plan*, public events and provide articles of interest. The newsletters will be made available at public venues and through the City's website, www.brampton.ca.

What is the Provincial Growth Plan?

Places to Grow, A Growth Plan for the Greater Golden Horseshoe is the first Provincial Growth Plan. It was adopted by the Province of Ontario in June, 2006 under the *Places to Grow Act* (2005) and covers the Greater Golden Horseshoe (GGH). The Growth Plan sets out how much growth each Region must accommodate, and guides how land is developed, resources are managed and public dollars are invested.

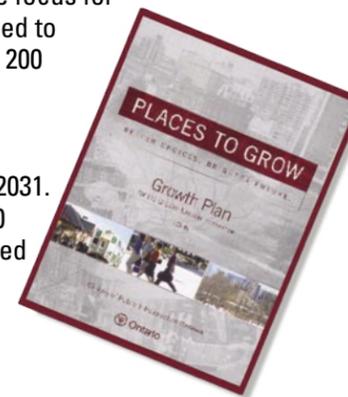
For more information or a copy of the Growth Plan, please visit www.pir.gov.on.ca.

What does the Growth Plan mean for Brampton?

The *Places to Grow Act* directs municipalities to implement the policies of the Growth Plan, primarily through their Official Plans by June 16, 2009.

Downtown Brampton is one of the 25 Urban Growth Centres designated in the Growth Plan as the focus for a broad mixture of uses and is planned to accommodate a minimum density of 200 residents and jobs per hectare.

The Region of Peel is required to accommodate 1.6 million people by 2031. This includes accommodating 30,000 more people than currently forecasted by the Region of Peel.



Recent Events

Town Hall Meeting Launches Public Engagement Process

The City of Brampton hosted the Mayor's Town Hall to launch *Brampton's Response to the Provincial Growth Plan* on February 27th 2008 at the Holiday Inn Select. The response was overwhelming with 300 Brampton residents and stakeholders in attendance, making the event a great success!

The night began with an Open House where attendees could look at informative panels and ask questions of the staff members on hand.

Mayor Susan Fennell then spoke enthusiastically about Brampton's initiatives and accomplishments to date, which was echoed by Adrian Smith, Director of Planning, Design and Development, who provided a comprehensive overview of the Provincial Growth Plan, the City's ongoing growth management work and the projects the City is undertaking to conform with the Growth Plan. Paul Bedford, former City of Toronto Chief Planner, provided the keynote address.



Participants were invited to ask questions and provide comments. Many expressed appreciation for the opportunity to participate. Here is some of what we heard...

- Diversity is one of Brampton's strengths...
- GO Train service needs to be expanded...
- Increased traffic is a concern...
- Open spaces and the environment need to be protected...
- Opportunities for cycling are desired...
- Let's continue to preserve our heritage features...

For more information on the Town Hall and how you can get involved, please visit www.brampton.ca.

Make Sure Your Voice is Heard!

In this issue

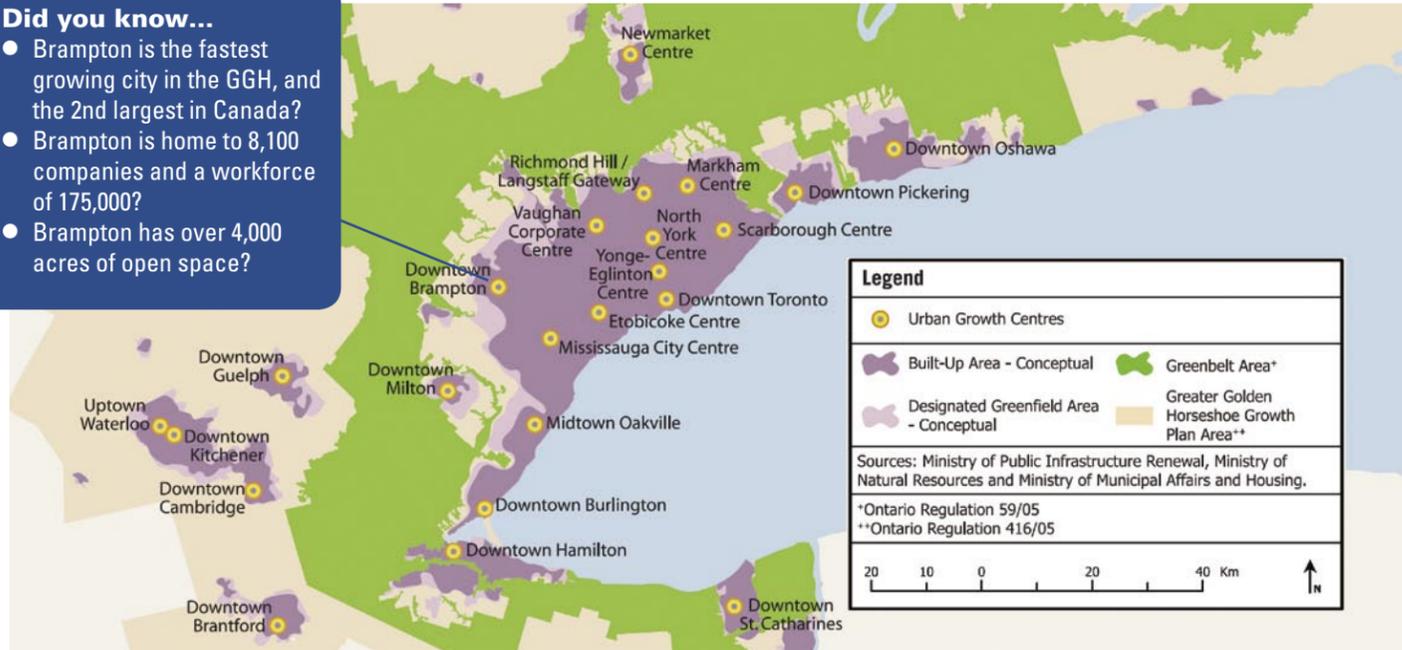
- What is the Provincial Growth Plan?
- What does the Growth Plan mean for Brampton?
- Recent Events: Town Hall Meeting
- About the The Greater Golden Horseshoe
- Brampton's Response to the Provincial Growth Plan
- Upcoming Event: Public Workshop
- Make Sure Your Voice is Heard!
- Contact Us

About the Greater Golden Horseshoe

The Greater Golden Horseshoe is the fastest growing metropolitan area in North America, with an expected 3.7 million more people and an additional 1.8 million new jobs by 2031, bringing its total population to 11.5 million.

Did you know...

- Brampton is the fastest growing city in the GGH, and the 2nd largest in Canada?
- Brampton is home to 8,100 companies and a workforce of 175,000?
- Brampton has over 4,000 acres of open space?



Source: 'Schedule 4 - Urban Growth Centres', The Growth Plan for the Greater Golden Horseshoe, 2006



Brampton's Response to the Provincial Growth Plan

The City of Brampton is responding to the Provincial Growth Plan in a way that builds on the City's new Official Plan, protecting and enhancing quality of life and ensuring growth continues to be well managed and sustainable. The exercise is being undertaken as part of Brampton's Growth Management Program, which coordinates the timing of new development with the provision of both hard and soft infrastructure and services.

To comprehensively address the policy areas included in the Provincial Growth Plan, the City of Brampton is undertaking a number of component studies as follows:

Brampton's Growth Plan Studies

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

Summer '07 - Winter '08	Land Inventory and Density Analysis Contact: Ohi Izirein 905-874-2061	
Fall '07 - Summer '08	Intensification Study Contact: Tara Buonpensiero 905-874-2071	Employment Study Contact: Malik Majeed 905-874-2076
Spring '08 - Fall '08	Infrastructure Capacity Review Contact: Sabeen Makki 905-874-3847	Natural System Conservation Review Contact: Tara Buonpensiero 905-874-2071
Spring '08 - Fall '08	Transit and Transportation Master Plan Update Contact: Kant Chawla 905-874-2410	
Winter '09 - Summer '09	Financial and Municipal Management Review Contact: Janice Given 905-874-3459	
Spring '08 - Ongoing	Ongoing Reports and Monitoring Contact: Mat Vaughan 905-874-2416	

*Note: Timelines are subject to change

Once the studies are completed, the City will begin the formal Official Plan Amendment process to conform to the Growth Plan.

Brampton is well positioned to continue to develop into a more complete, sustainable and healthy community. For further information on *Brampton's Response to the Provincial Growth Plan*, visit www.brampton.ca.