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Report

Planning, Design & Development Committee

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

Date: February 23, 2009

PLANNING, DESIGN & DEVELOPMENT COMMITTEE

File: G65 GP

DATE: March 2, 2009

Subject: **Status Report**
Brampton's Response to the Provincial Growth Plan

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

Natalie Goss, Growth Management Policy Planner
(905-874-2079)

OVERVIEW:

- Since the last status report to Council in June 2008 there has been significant progress made in a number of Growth Plan studies including the preparation of discussion papers. Discussion papers in the Growth Plan study areas of *land inventory, density analysis and intensification opportunities; employment land, and; infrastructure capacity*, include the following key findings to date:
 - Approximately 10,000 residential units are needed within the Urban Growth Centre by 2031 to meet the required Urban Growth Centre minimum density;
 - Approximately 1,000 parcels of land have been identified as having intensification potential (approximately 393 hectares of land);
 - Approximately 250,000 persons and 90,000 jobs can be accommodated within the City's designated greenfield area at build out achieving approximately 50 persons and jobs per hectare;
 - The City's existing inventory of designated employment land comprises 4,300 net hectares which must be protected and additional land designated in order to accommodate forecasted employment growth;
 - More employment land than originally anticipated needs to be designated for employment use within Northwest Brampton in order to accommodate anticipated employment growth (up to an additional 400 gross hectares for a total of 800 gross hectares);
 - The City's current employment land density of 28 jobs per hectare is lower than the Growth Plan density target for combined residents and jobs;
 - By 2031, 87% of employment land employment is expected to be

- accommodated on vacant employment lands;
- It is expected that Brampton's share of the Region's employment will increase from 26% in 2006 to 37% in 2031;
 - Municipal and utility system upgrades and expansions will need to occur concurrently to meet projected growth in Brampton especially within the designated greenfield lands;
 - Underground infrastructure must be ready and accessible in a timely manner to support the development of the Urban Growth Centre;
 - Hemson Consulting Ltd. is now developing Brampton's revised population and employment forecast that will take into account the study findings and endeavor to be Growth Plan compliant. It is anticipated that a recommended population and employment forecast for incorporation into the Regional forecast will be presented to Council in the near future;
 - Brampton's public engagement program continued through fall 2008 and winter 2009 with workshops on *'supporting a strong and competitive economy'*; *'creating compact, vibrant and complete communities'*, and *'protecting natural resources'* and public information centers on the Transportation and Transit Master Plan. A total of approximately 500 persons attended these workshops and public information centres and provided extensive feedback through roundtable discussions that will help to inform Brampton's response to the Growth Plan;
 - This report recommends that Council authorize staff to release for public review and comment the following discussion papers:
 - Inventory and Assessment of Intensification Opportunities
 - Assessment of Planned and Potential Growth in Greenfield Areas;
 - Employment Lands Strategy, and;
 - Infrastructure Capacity Review of Utilities and Hard Services, once finalized through internal review and further input from technical agencies and the Region of Peel;
 - In November 2008 the Province released a report titled *"Size and Location of Urban Growth Centres in the Greater Golden Horseshoe"* which includes the final Urban Growth Centre boundary for Brampton. This boundary is identical to the Urban Growth Centre endorsed by Council in June 2008;
 - Staff will use the results of the work done to date, comments and public input received to finalize the staff recommended response to the Growth Plan;
 - The work undertaken to date continues to validate the sustainable City Vision set out in the 2006 Official Plan.

Recommendations:

1. **That** the report titled "Status Report – Brampton's Response to the Provincial Growth Plan," and attachments dated February 23, 2009, be received;
2. **That** Council authorize staff to release for public review and comment the following discussion papers:
 - Inventory and Assessment of Intensification Opportunities;
 - Employment Lands Strategy, and;
 - Assessment of Planned and Potential Growth in Greenfield Areas;
3. **That** Council authorize staff to release for public review and comment the final Infrastructure Capacity Review of Utilities and Hard Services discussion paper once finalized through internal review and further input from technical agencies and the Region of Peel;
4. **That** Council direct staff to continue to work towards a recommended Brampton response to the Provincial Growth Plan considering the results of the Growth Plan studies, public consultation and feedback received in response to the discussion papers;
5. **That** Council direct staff to formulate an employment lands allocation strategy for North West Brampton to achieve a target range of 400 to 600 net hectares of designated land area. The allocation strategy shall incorporate a range of employment uses and intensive densities that is feasible in terms of forecasted market demand, and will also meet the City's planning and economic development objectives for this sector of the City;
6. **That** Council direct staff to incorporate into a recommended Brampton response to the Provincial Growth Plan strategies to intensify and/or expand employment land opportunities within the Highway 427 Industrial Secondary Plan Area;
7. **That** Council direct staff to proceed with the Financial and Municipal Management Review, as outlined in the Council approved Growth Plan conformity work plan (per Resolution C097-2007), and report back to Council with findings prior to the conclusion of the City's Growth Plan conformity exercise;
8. **That** Council direct staff to undertake further consultation on the background work undertaken to date including a further public meeting and report back with a staff recommended response to the Provincial Growth Plan for final public consultation including a Statutory Public Open House followed by a Statutory Public Meeting;
9. **That** Council direct staff to engage the First Nations in consultation on the Growth Plan amendment by working with the Region of Peel on initiating a joint effort as part of the Aboriginal Consultation Protocol being developed by the Region as part of their Official Plan Review;

10. That Staff be directed to request of the Province, an extension to the time to bring the City's Official Plan into conformity, to the end of 2009, and;
11. That Council direct staff to forward a copy of this report 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. Council considered a report in June 2008, which provided a status update on this project, provided comment on the Ministry of Public Infrastructure Renewal's technical paper on the size and location of Urban Growth Centres (UGC) and, recommended that Council endorse the Downtown Brampton UGC boundary. The purpose of this report is to provide a status update on the various studies informing Brampton's Response to the Provincial Growth Plan and to seek Council's direction to release a number of discussion papers for public review and comment.

Current Situation:

Provincial Responsibilities

In November 2008 the Province released a report titled "*Size and Location of Urban Growth Centers in the Greater Golden Horseshoe*" which includes the final UGC boundaries for all UGC's within the Greater Golden Horseshoe. Brampton's UGC boundary is identified on Appendix I attached. The final UGC boundary for Brampton is identical to the proposed version of the UGC released in the Ministry of Public Infrastructure Renewal's April 2, 2008 Technical Paper titled "*Proposed Size and Location of Urban Growth Centers in the Greater Golden Horseshoe*" and is also identical with the UGC that was endorsed by Council in June 2008. It should be noted that the *Places to Grow Growth Plan for the Greater Golden Horseshoe* identifies that it is the role of municipalities to delineate precise boundaries of their UGC's within their Official Plans.

City of Brampton Growth Plan Studies

Since the last status report to Council in June 2008 there has been significant progress made in a number of the Growth Plan studies, which will support the Growth Plan conformity Official Plan amendment. The following section will outline the status of each of the Growth Plan studies which includes:

- Residential Land Inventory, Density Analysis and Intensification Opportunities;
- Employment Land Inventory and Analysis;
- Infrastructure Capacity Review;
- Transportation and Transit Master Plan Sustainable Update, and;
- Natural System and Conservation Policy Review.

An overview of Brampton's Growth Plan conformity exercise, including an overview of the Growth Plan studies, can be found in Appendix II to this report.

Residential Land Inventory, Density Analysis and Intensification Opportunities

The residential land inventory, density analysis and intensification opportunities Growth Plan study began with an examination the City's historic built densities for each Secondary Plan area, provided information and analysis on vacant residential land capacity and, examined Brampton's residential intensification potential within the City's existing built up area. This analysis aided in the determination of how well Brampton is positioned to meet and assist in meeting the designated Greenfield area density target and the intensification and density targets for the built up area and UGC as outlined in the Growth Plan.

In March 2008 a focus group meeting was held with stakeholders where input was received with respect to possible changes to planning policy, market outlook and constraints to intensification. Input received has been considered during this Growth Plan study. In addition, on October 9, 2008 a public workshop was held to obtain input on the highlights of this Growth Plan study. Details of the workshop are included in Appendix III to this report.

The *'Inventory and Assessment of Intensification Opportunities'* discussion paper has now been prepared by Hemson Consulting Ltd. The key findings and recommendations of this discussion paper are as follows:

- There are sufficient intensification opportunities in Brampton to meet Growth Plan targets;
- Brampton's total intensification potential is estimated to be approximately 40,500 units within the built up area. It is anticipated that these units could be accommodated primarily within the UGC, the Central Area, in major Transit Station Areas and Transit Supportive Nodes and, along Intensification Corridors;
- Approximately 1,000 parcels of land have been identified as having intensification potential (approximately 393 hectares of land);

Brampton's current planning policy framework largely reflects the general concepts and policy directions in the Growth Plan. Nevertheless, Hemson Consulting Ltd. is recommending a number of policy refinements to ensure that intensification opportunities are maximized. The policy changes for consideration are as follows:

- An increased density along the Queen Street corridor Secondary Plan area to allow higher residential density in designated mixed-use areas where appropriate;
- A minimum density for development within the UGC;
- An increase in the maximum density and building height for areas around Transit Supportive Nodes where appropriate;

- Mississauga Road in North West Brampton to be designated an intensification corridor and;
- To meet the required density target of 200 people and jobs combined per hectare in its UGC, Brampton needs to grow by approximately 10,000 units within the UGC by 2031.

Upon direction from Council, the discussion paper will be released for public and stakeholder review and comment. Comments provided on this discussion paper will be considered in the preparation of the final population and employment forecasts and Growth Plan conformity Official Plan amendment.

In addition, a discussion paper titled '*Assessment of Planned and Potential Growth in Greenfield Areas*', has been prepared by Hemson Consulting Ltd. In this report Hemson Consulting Ltd. indicated the following key findings:

- Brampton has approximately 8,974 hectares of land that is designated greenfield area according to the Growth Plan. Of this land, approximately 2,456 hectares of the designated greenfield area is environmental land (i.e. Provincially significant wetlands, valleylands) and approximately 4,200 hectares are within already approved secondary plans;
- Approximately 250,000 persons and 90,000 jobs can be accommodated in the designated greenfield area at build out, and;
- Overall densities within Brampton's designated greenfield area meet the Growth Plan target of 50 persons and jobs per hectare.

Hemson Consulting Ltd. is recommending consideration of a number of policy refinements to ensure that designated greenfield area targets are achieved:

- Minimum densities for low, medium and high density residential land uses or minimum unit yields should be included within secondary plans within the designated greenfield area, and;
- Arterials within the designated greenfield area could provide for mixed-use developments.

The discussion paper will be released for public and stakeholder review and comment. Comments provided on this will be considered in the preparation of the final population and employment forecasts and Growth Plan conformity Official Plan amendment.

Employment Land Inventory and Analysis

The purpose of this Growth Plan study was to analyze Brampton's employment land based on a detailed inventory, assess the employment land market and, analyze the potential constraints of the existing and future employment areas.

In February 2008 an employment land focus group meeting was held with industry stakeholders where input with respect to employment land supply,

market outlook and built form trends was received. In addition, on October 9, 2008 a public workshop was held to obtain input on the highlights of this component report. Details of the workshop are included in Appendix III of this report.

Taking into account the assessment and analysis outlined above, Hemson Consulting Ltd. has prepared an '*Employment Land Strategy*' discussion paper. This report outlines key findings and suggests key policy directions that will support the Growth Plan conformity Official Plan amendment. Key findings include the following:

- Historically the City of Brampton's economy has performed very well. Employment has almost doubled over the last 20 years and the City's industrial and commercial building markets are healthy;
- The City's existing employment land inventory comprises 4,300 net hectares (2,900 net hectares of which is occupied and 1,400 net hectares which are vacant). Most of the occupied employment land supply is accommodated within the large employment area north of the Lester B. Pearson International Airport (LBPIA) Operating Area. Existing vacant employment lands are largely within northeast Brampton and the Bram West Secondary Plan area;
- Brampton's employment is targeted to grow from 155,000 in 2006 to 320,000 in 2031. More than half of this employment growth, approximately 87,000 jobs, is expected to be on employment lands. Vacant employment land is expected to accommodate approximately 87% (76,000 jobs) of this job growth;
- It is expected that Brampton's share of the Region's employment will increase from 26% in 2006 to 37% in 2031, and;
- The employment growth provides the opportunity for Brampton to improve its live-work ratio to approximately 40% reducing the current level of commuting outside of Brampton for work.

In order to accommodate the targeted employment, Hemson Consulting Ltd. is recommending consideration of a number of policy refinements:

- The existing supply of designated employment lands must be protected;
- Conversion of employment lands to non-employment uses should not be permitted;
- Additional employment land in the order of 400 to 800 net hectares should be considered for designation within Northwest Brampton as part of a land use vision for Northwest Brampton in order to increase Brampton's supply of employment land and help to achieve Growth Plan targets;
- The potential for a minor expansion of the employment area in the Highway 427 Industrial Secondary Plan area in northeast Brampton has been identified and should be explored, and;

- Higher employment land densities be encouraged through policy considerations, site design and landscaping in order to maximize the use of employment land.

| Estimate of Employment Land Needs to 2031 | | | |
|---|---------------------------|------------------------------|----------------------------|
| Total Growth in Employment Land Employment, 2006 to 2031 | 87,200 jobs | | |
| Employment Growth Requiring New Employment Lands | 76,300 jobs | | |
| Existing Vacant Employment Land Supply | 1,180 ha | | |
| Density Scenarios of Future Employment on Employment Land | 25 jobs/ha Low Density | 38 jobs/ha Medium Density | 45 jobs/ha High Density |
| Additional Employment Land Required | 1,870 ha | 830 ha | 520 ha |
| Additional Employment Land Required (assuming an estimated employment land supply of 400 ha in North West Brampton) | 1,470 ha | 430 ha | 120 ha |

Source: Hemson Consulting Based on City of Brampton Employment Land Inventory

As illustrated in the above chart the most significant implication of the employment land needs analysis is that the full amount of employment land demand assuming even the highest density scenario requires more employment land in Northwest Brampton than the 400 ha suggested in earlier work by Hemson Consulting Ltd. This issue and the vision for Brampton in terms of the amount and type of employment appropriate for Northwest and Northeast Brampton must be resolved to achieve the appropriate employment and residential targets for the City.

This discussion paper will be released for public and stakeholder review and comment. Comments provided on this will be considered in the preparation of the Growth Plan conformity Official Plan amendment.

Infrastructure Capacity Review

The Infrastructure Capacity Review utilized the preliminary population and employment forecasts to determine the capacity requirements of municipal utility services (hydro, telephone, gas, water and wastewater and stormwater management) to support proposed future development within the City of Brampton and identify any areas with the potential for future capacity issues. The review of water and wastewater within the Infrastructure Capacity Review has been conducted in conjunction with, and will be further detailed in, the water and wastewater master plan study also being completed by the Region of Peel, particularly within the UGC.

A final draft discussion paper titled, '*Infrastructure Capacity Review of Utilities and Services within the City of Brampton*', prepared by AECOM, was received in November 2008. The report is currently undergoing an internal technical review.

Once the technical review on the draft discussion paper is completed, and provided there are no significant issues coming out of the technical review; Council's direction is sought for the report to be finalized and released for public / stakeholder review and comment.

Transportation and Transit Master Plan Sustainable Update

In the fall of 2004, the City of Brampton approved its existing Transportation and Transit Master Plan (TTMP), which envisioned the integration of all modes and elements of transportation to provide a "Balanced Transportation System". The TTMP 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 TTMP Sustainable update is intended to reflect recent development trends, growth management planning, the Development Charges (DC) bylaw update, Provincial Growth Plan objectives and, other planning legislative changes while maintaining the overarching goals of the existing TTMP.

The TTMP Sustainable Update has been initiated in keeping with the Terms of Reference endorsed by Council (Resolution PDD074-2008). The update is being conducted as a Transportation Master Plan study under the Municipal Class Environment Assessment (EA) process through a two-stage process. Stage 1 will assess the current TTMP and update the assumptions and information to address new transportation issues and to generate a revised TTMP document. Stage 2 will provide the necessary transportation infrastructure timing and cost information and DC methodology for the purposes of DC By-law update and calculations.

The first Public Information Centre (PIC) for the TTMP Sustainable update was held on September 23, 2008 to seek input in the next steps of the process. The first PIC shared information in the following areas with the public:

- An overview of the update process in accordance with the Environmental Assessment Act;
- A vision of the TTMP Sustainable update which includes an integrated and balanced transportation system, enhanced transit accessibility for residents and workers in Brampton and, improved air quality coupled with a healthy and active community;
- Key facts about Brampton's existing transportation and transit systems including:
 - An increase in usage of Brampton Transit and GO services;
 - 71% of trips are still performed by single occupancy vehicle;

- Queen Street corridor attracts the highest number of transit riders;
- GO service within Brampton carried 7,000A.M. peak period passengers in 2006 and 7,100 in 2007.

In addition to the overarching goals of this update, it will also consider and evaluate alternative solutions and identify an optimum transportation system in Northwest Brampton including the need and justification along with the potential role of North-South Corridor/Bramwest Parkway. Given the outstanding appeals to the 2006 Official Plan, this continues to be a significant transportation issue. Cross-boundary transportation demand will be considered by appropriately incorporating the recommendations of the Halton-Peel Boundary and York-Peel boundary transportation issues / study.

A Technical Advisory Committee / Steering Committee meeting was held on December 19, 2008 where direction was sought on proposed recommendations and information to be shared at the upcoming Public Information Centre. An update on the TTMP Sustainable Update was the subject of a report presented to the Planning Design and Development Committee on January 12, 2009.

A second Public Information Centre (PIC) was held on February 4th, 2009 to seek input on preliminary findings and recommendations. The next steps in the update process are to develop preliminary recommended alternative transportation strategies for various horizon years and to assess the necessary transportation infrastructure and its timing and cost.

Natural System and Conservation Policy Review

The Natural System and Conservation Policy review focuses on identifying Official Plan policy gaps, barriers and opportunities with regard to the Growth Plan environmental policies.

On October 23, 2008 a public workshop was held to provide comments regarding the City's current environmental policies and programs, and ideas to address the creation of jobs while protecting the City's natural heritage system. Details of the workshop are included in Appendix III to this report. In addition, City staff met with staff from the Toronto Region Conservation Authority, Credit Valley Conservation Authority and Region of Peel on November 13, 2008 to review the public workshop presentation and discuss environmental issues of concern to the City.

The Natural System Conservation Policy Review discussion paper is the subject of a separate report titled "Natural System and Conservation Policy Review Discussion Paper" to be presented to the Planning Design and Development Committee.

Financial and Municipal Management Review

The Financial and Municipal Management review is the final study of Brampton's Growth Plan conformity work program and is still in the initiation stage. This study will assess the potential impacts on municipal operations and finances as a result of Growth Plan conformity. This study will review the City's ability to fund its projected growth. Upon direction from Council, staff will proceed with this study and report back to Council with recommended options prior to the conclusion of the City's Growth Plan conformity exercise.

Public Awareness and Engagement Strategy

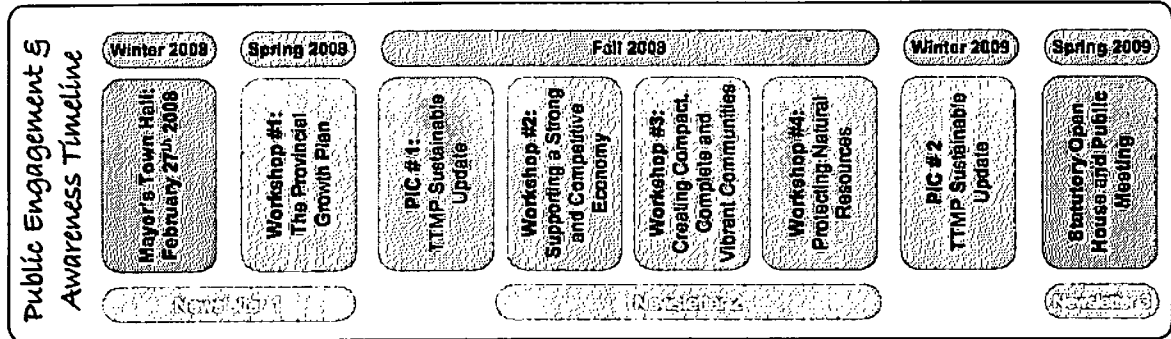
As part of the Growth Plan Conformity Exercise, the Planning, Design and Development Department has been leading a "Public Awareness and Engagement Strategy" to inform residents and stakeholders about the steps the City is taking to meet the Province's mandated conformity deadline of June 16, 2009.

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. This was followed with a facilitated introductory workshop, held on April 3rd, 2008. This workshop provided an opportunity for residents and stakeholders to share detailed comments on the Growth Plan policies, opportunities and constraints with respect to all key policy areas and their impact on the City.

As outlined in the June 2008 Status Report, commencing in October 2008 additional workshops were held to focus in greater detail on the four key policy areas within the Growth Plan and the respective studies being undertaken for each. Details on these workshops, including an overview of the workshop content, number of attendees and general comments received, can be found in Appendix III to this report.

To aid in communicating *Brampton's Response to the Provincial Growth Plan* to the public and stakeholders, communication items, including a brochure and newsletters were prepared and released at strategic points throughout the process, as depicted below. These communication materials were distributed to key City facilities including recreation centers and City Hall. In addition, a copy of the Fall 2008 newsletter, as well as the Growth Plan brochure was provided to participants at all workshops. A copy of Newsletter No. 2 is available on the City's website. It is intended that the timing of the next newsletter would correspond with the Statutory Public Meeting and will provide recommendations from the various Discussion papers as well as promote the Public Open House and Statutory Meeting.

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The City has also utilized its website as a key communications tool by providing key information regarding Brampton's response to the Growth Plan ([www.brampton.ca/ GrowthPlanResponse](http://www.brampton.ca/GrowthPlanResponse)).

In addition to reaching out to residents and interested stakeholders as part of the engagement strategy for the Growth Plan Conformity Exercise, the City of Brampton, in conjunction with the Region of Peel and under encouragement of the Ministry of Municipal Affairs and Housing, are jointly reaching out to First Nations organizations as part of the Aboriginal Consultation Protocol being developed by the Region as part of their Official Plan Review. The initial outreach was an introductory letter, informing First Nations and the Federal and Provincial Government about the Growth Plan conformity exercises underway at the Regional and local municipal levels.

Peel Region Official Plan Review

On September 13, 2007 Regional Council endorsed a work plan to proceed with the review of the Region's Official Plan. This work plan includes 14 focus areas and incorporates the Region's Growth Plan conformity exercise. Discussion papers have been released and workshops have been held on some of these areas and draft Official Plan amendments are currently being prepared. Timing of these Official Plan amendments is as follows:

| Focus Area | Target ROPA Date |
|---|------------------|
| <ul style="list-style-type: none"> Energy Sustainability | March 2009 |
| <ul style="list-style-type: none"> Agriculture Air Quality Greenbelt Conformity Natural Heritage Integrated Waste Management | May 2009 |
| <ul style="list-style-type: none"> Employment Land Policies Managing Growth Regional Housing Strategy Transportation Water Resources | June 2009 |
| <ul style="list-style-type: none"> Monitoring Policies Planning Tools and Updates | September 2009 |

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The timing and grouping of focus areas may change as staff work through the Peel Region Official Plan review process. City staff have been working with the Region of Peel on their review process and will continue to participate in the Region's workshops and provide comments on draft Regional Official Plan Amendments. Updates on the Region's Official Plan review will continue to be provided to Council throughout the Region's process.

Next Steps

Population and Employment Forecasts

Since a number of Brampton's Growth Plan studies are complete, Hemson Consulting Ltd. is now developing Brampton's revised population and employment forecast that takes into account the study findings and endeavors to be Growth Plan compliant. In May of 2008, Hemson Consulting Ltd. prepared a preliminary population and employment forecast which was considered by Brampton Council on June 25, 2008. The details of the preliminary forecast were included in the previous status report. Both the City of Brampton and the Region of Peel are using Brampton's preliminary population and employment forecast in a number of the Growth Plan conformity studies. It is anticipated that a final population and employment forecast will be presented to Council for their consideration in the near future.

The Region, in consultation with the area municipalities, is working towards compiling population and employment forecasts from the area municipalities and determining the population and employment allocation for the Region of Peel. Region of Peel staff are working with area municipal staff through the Technical Advisory Committee to develop and evaluate a number of forecasts and allocation scenarios which work toward matching the Growth Plan control totals for the horizon years, the intensification target after 2015 and, the Greenfield density for ultimate build out. The results of the evaluation process are intended to be presented at a Regional workshop in March/April 2009.

On January 12, 2009 the City of Mississauga's Planning and Development Committee considered a report titled "2008 Growth Forecasts – Mississauga Plan Review" which provided two growth scenarios for Committee's consideration as follows:

| City of Mississauga Total Population 2006-2031 <i>Including Net Undercoverage</i> | | | | | | |
|---|------------------|--------|--------------------|--------|----------------------|---------|
| Census Year | 2005 Forecast | | Reference Scenario | | High Growth Scenario | |
| | Total Population | Growth | Total Population | Growth | Total Population | Growth |
| 2006 | 699,000 | - | 698,000 | - | 698,000 | - |
| 2011 | 724,000 | 25,000 | 737,000 | 39,000 | 738,000 | 40,000 |
| 2016 | 737,000 | 14,000 | 753,000 | 16,000 | 757,000 | 19,000 |
| 2021 | 748,000 | 11,000 | 763,000 | 10,000 | 775,000 | 18,000 |
| 2026 | 758,000 | 10,000 | 773,000 | 10,000 | 794,000 | 19,000 |
| 2031 | 769,000 | 11,000 | 783,000 | 10,000 | 812,000 | 18,000 |
| Total | - | 71,000 | - | 85,000 | - | 114,000 |

Source: City of Mississauga Corporate Report, "2008 Growth Forecasts – Mississauga Plan Review", December 9, 2008

| City of Mississauga Total Employment 2006-2031 | | | | | | |
|---|------------------|--------|--------------------|--------|----------------------|--------|
| Census Year | 2005 Forecast | | Reference Scenario | | High Growth Scenario | |
| | Total Employment | Growth | Total Employment | Growth | Total Employment | Growth |
| 2006 | 426,000 | - | 431,000 | - | 431,000 | - |
| 2011 | 472,000 | 46,000 | 454,000 | 23,000 | 454,000 | 23,000 |
| 2016 | 487,000 | 16,000 | 478,000 | 24,000 | 483,000 | 29,000 |
| 2021 | 495,000 | 7,000 | 492,000 | 14,000 | 500,000 | 17,000 |
| 2026 | 498,000 | 4,000 | 497,000 | 5,000 | 509,000 | 9,000 |
| 2031 | 502,000 | 3,000 | 504,000 | 7,000 | 519,000 | 10,000 |
| Total | - | 76,000 | - | 73,000 | - | 88,000 |

Source: City of Mississauga Corporate Report, "2008 Growth Forecasts – Mississauga Plan Review", December 9, 2008

In this report staff recommended adoption of the high growth scenario. At this meeting the Committee referred the growth forecasts back to staff for further consideration and requested the undertaking of a financial impact study.

Upon completion of all Growth Plan studies, the public engagement and awareness strategy and, finalization of Brampton's population and employment forecast, a proposed Official Plan amendment will be prepared for Council's consideration. Upon endorsement of the draft Official Plan amendment by Planning, Design and Development Committee and Council a Public Open House and Statutory Public meeting will be held.

Growth Plan Conformity Deadline

In November 2008 the Province hosted a Places to Grow Summit where they noted that in special circumstances (where lower-tier municipalities require upper-tier decisions to complete their work) the Province is willing to consider an extension to the June 2009 deadline of no more than 12 months. Given the complexities of arriving at a Regional forecast that satisfies the area municipalities, it is suggested that Brampton Council authorize staff to seek an

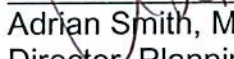
extension from the Province to the end of 2009. The Town of Caledon is intending to consider the same in March and the City of Mississauga has already approved a request to seek an extension to their deadline.

Conclusion:

Since the last status report in June 2008, a number of public workshops have been held to discuss highlights of the discussion papers and future directions. A number of discussion papers have been prepared and this report recommends that Council direct staff to release these discussion papers for public review and comment. Planning staff will continue to provide updates on Brampton's Response to the Growth Plan as progress is made towards completing the Growth Plan conformity amendment.

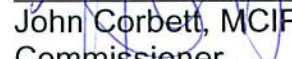
Respectfully submitted,

ORIGINAL SIGNED BY



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

ORIGINAL SIGNED BY



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

Authored by: Natalie Goss, Growth Management Policy Planner

List of Appendices

Appendix I – Downtown Brampton Urban Growth Centre – Excerpt from *Size and Location of Urban Growth Centers in the Greater Golden Horseshoe*, MEI, November 3, 2008

Appendix II – Growth Plan Conformity Progress Update Presentation

Appendix III – Public Awareness and Engagement Strategy Summary

Note: The following Growth Plan discussion papers are available for viewing in the Planning, Design and Development Department and on the City's website:

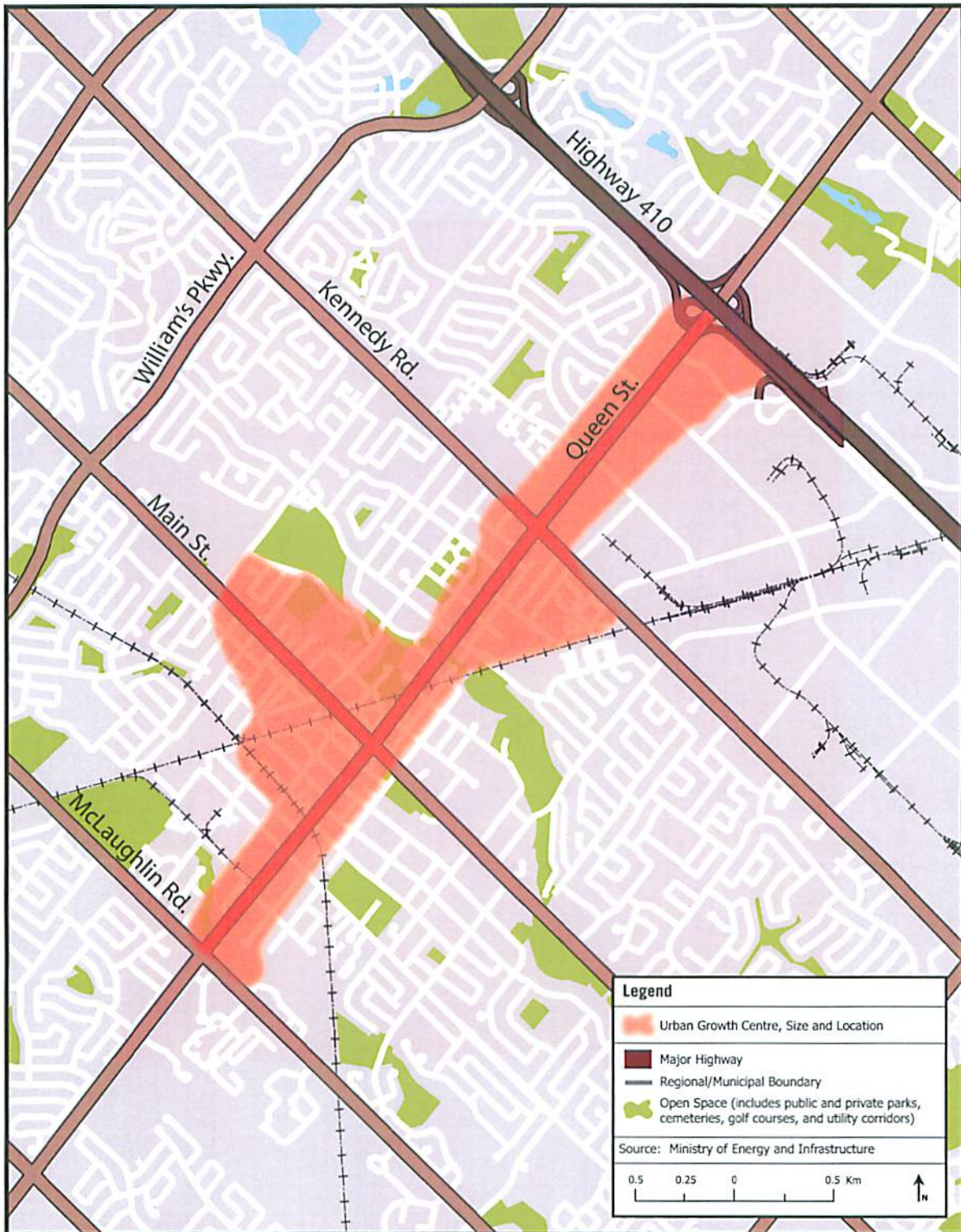
- Inventory and Assessment of Intensification Opportunities;
- Assessment of Planned and Potential Growth in Greenfield Areas;
- Employment Land Strategy;
- Natural System and Conservation Policy Review Discussion Paper.

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Appendix I:

Downtown Brampton Urban Growth Centre – Excerpt from *Size and Location of Urban Growth Centers in the Greater Golden Horseshoe*, MEI, November 3, 2008

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PLACES TO GROW
BETTER CHOICES. BRIGHTER FUTURE.

Downtown Brampton Urban Growth Centre

This 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 urban growth centre boundary is still subject to applicable provincial plans and the relevant 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.

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Appendix II:
Growth Plan Conformity Progress Update Presentation

Growth Plan Conformity

Progress Update



Brampton's Response to the
Provincial Growth Plan



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- I. Growth Plan Conformity
- II. Growth Plan Studies – Status and Findings
 - 1. Intensification Study
 - 2. Greenfield Study
 - 3. Employment Study
 - 4. Natural Systems and Conservation Review
 - 5. Transit and Transportation Master Plan Update
 - 6. Infrastructure Capacity Review
 - 7. Population and Employment Forecasts
 - 8. Financial and Municipal Management Review
- III. Region of Peel Conformity exercise
- IV. Next Steps



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Growth Plan Conformity

- June 2006 Province released the *Growth Plan for the Greater Golden Horseshoe*

- Framework for implementing the Province's vision for building stronger, prosperous communities by managing growth to 2031
- Requires all municipalities to have Official Plans that conform to the Growth Plan by June 2009

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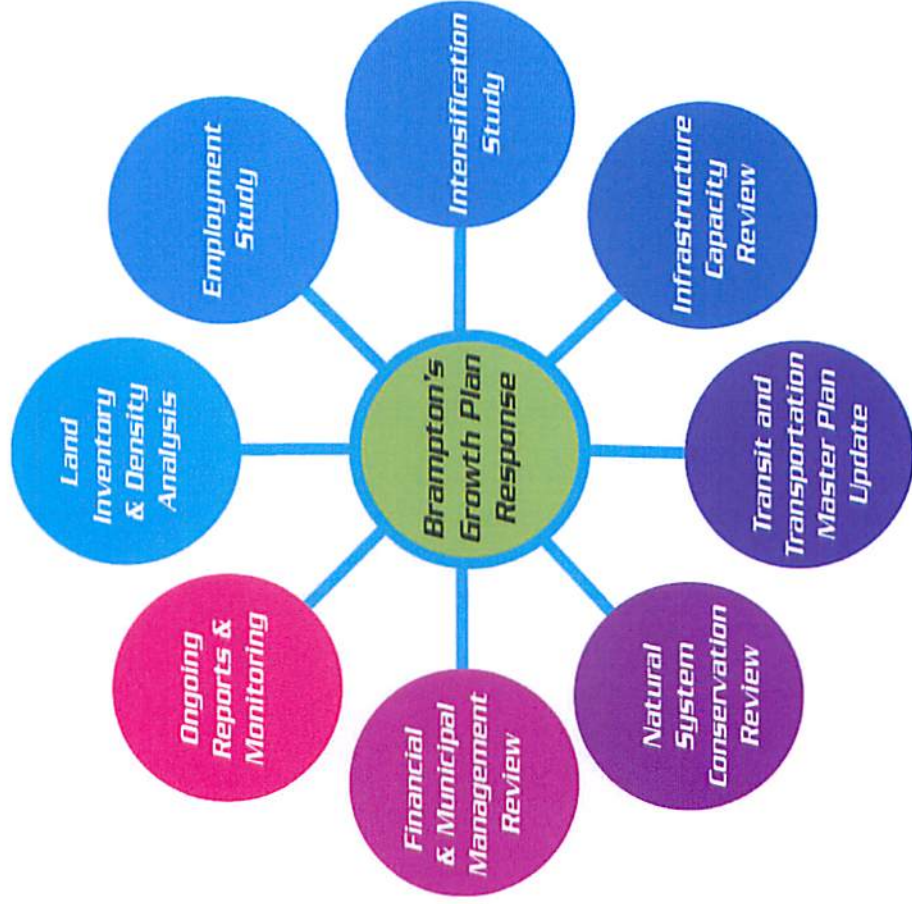


Growth Plan Conformity



Brampton's Response to the
Provincial Growth Plan

- April 2007 Council approved Brampton's Growth Plan conformity work plan which includes component studies and a public awareness and engagement strategy



G1-22

Growth Plan Studies

Status

| Study | Accomplished to Date | Next Steps |
|---|---|---|
| Intensification | <ul style="list-style-type: none"> • Study awarded to Hemson Consulting Ltd. October 24/07 • Focus Group meeting held in March/08 • Workshop held October 9/08 • Background Report received in November/08 | <ul style="list-style-type: none"> • Release Background Report for public comment – seeking Council's direction February 2009 |
| Greenfields | <ul style="list-style-type: none"> • Study awarded to Hemson Consulting Ltd. October 24/07 • Focus Group meeting held in March/08 • Workshop held October 9/08 • Background Report received in November/08 | <ul style="list-style-type: none"> • Release Background Report for public comment – seeking Council's direction February 2009 |
| Employment | <ul style="list-style-type: none"> • Study awarded to Hemson Consulting Ltd. October 24/07 • Focus Group meeting held in February/08 • Workshop held October 9/08 • Background Report received in November/08 | <ul style="list-style-type: none"> • Release Background Report for public comment – seeking Council's direction February 2009 |
| Natural Systems and Conservation Review | <ul style="list-style-type: none"> • Workshop held October 23/08 • Met with Conservation Authorities and Region in November/08 • Background Paper prepared by city Staff | <ul style="list-style-type: none"> • Release Background Report for public comment – seeking Council's direction February 2009 (under separate cover) |
| TTMP Sustainable Update | <ul style="list-style-type: none"> • Study awarded to iTRANS June 11/08 • PIC #1 held in September/08 • PIC #2 held in February/09 | <ul style="list-style-type: none"> • Final report anticipated in April 2009 |
| Infrastructure | <ul style="list-style-type: none"> • Study awarded to UMA/AECOM in Spring/08 • Background Report undergoing internal technical review | <ul style="list-style-type: none"> • Release Background Report for public comment upon completion of technical review – seeking Council's direction February 2009 5 |

21-23



Brampton's Response to the Provincial Growth Plan

Growth Plan Studies

Highlight of Key Findings

- Approximately 16,000 new residential units are needed inside the built boundary between 2016 and 2031 to meet the required Growth Plan intensification target
- Approximately 10,000 new residential units are needed within the UGC by 2031 to meet the required UGC minimum density
- Approximately 1,000 parcels of land have been identified as having intensification potential (approximately 393 hectares of land)
- Approximately 250,000 persons and 90,000 jobs can be accommodated within the City's designated greenfield area at build out, achieving approximately 50 persons and jobs per hectare

G1-24

Highlight of Key Findings

- The City's existing inventory of designated employment land, comprised of 4,300 net hectares, must be protected and additional land designated in order to accommodate forecasted employment growth
- The City's current employment land density of 28 jobs per gross hectare is lower than the Growth Plan density target of 50 persons and jobs per hectare
- By 2031, 87% of employment land employment is expected to be accommodated on vacant employment lands
- More employment land than originally anticipated needs to be designated for employment use within Northwest Brampton in order to accommodate anticipated employment growth (up to an additional 400 gross ha for a total of 800 gross ha)
- It is expected that Brampton's share of the Region's employment will increase from 26% in 2006 to 37% in 2031

51-25

Highlight of Key Findings

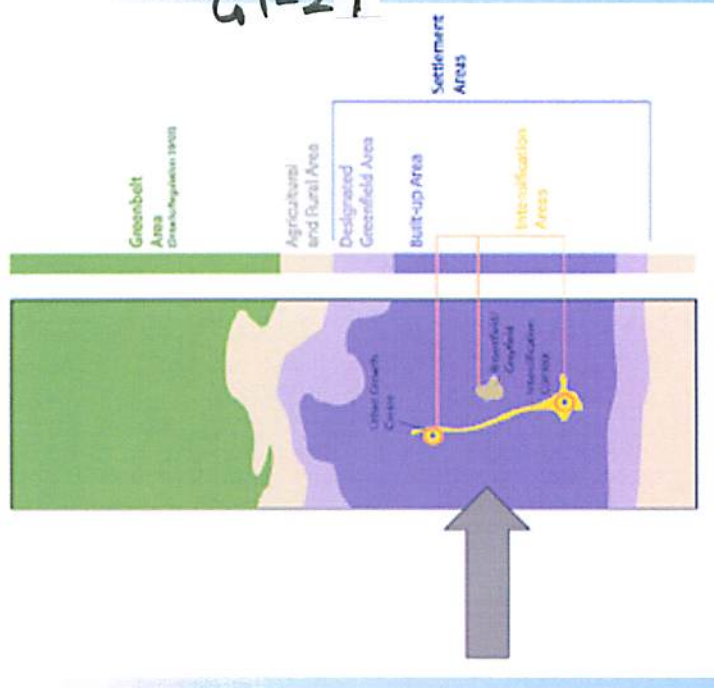
- The conservation and natural heritage policies of the 2006 Official Plan generally reflect requirements of the Growth Plan
- Municipal and utility system upgrades and expansions will need to occur concurrently to meet projected growth in Brampton especially within the designated greenfield lands
- Underground infrastructure must be ready and accessible in a timely manner to support the development of the UGC
- Greenfield density in the Town of Caledon and intensification potential in the City of Mississauga will be key issues in meeting Growth Plan targets at the Regional level

G1-26

1 - Intensification Study

Growth Plan Requirements Managing Growth and Intensification

- Plan to accommodate a population of 1,640,000 people in the Region of Peel by 2031
- Direct a significant portion of new growth to the “built up” areas of the community through intensification
- 40% of annual residential units to be accommodated within the “Built Boundary” by 2015
- Develop a strategy to achieve intensification
- Recognize UGC’s, intensification corridors and major transit station areas as a key focus to accommodate intensification





Brampton's Response to the
Provincial Growth Plan



1 - Intensification Study

Growth Plan Requirements Managing Growth and Intensification

- Establish minimum density targets for intensification areas outside the UGC
- UGC's will be planned to accommodate a significant share of population / employment growth
- Plan to achieve a minimum density target of 200 persons and jobs combined per hectare in Brampton's Urban Growth Centre (UGC)

G1-28

Study Objectives

- Examine Brampton's residential intensification potential within the City's existing "built up" area
- Examine the City's historic built densities and analyze vacant residential land capacity to accommodate future population growth
- Assess Brampton's ability to meet the key policies and density targets in the Growth Plan
- Propose new / revised policy directions as appropriate
- Background to Brampton's revised population / employment forecast

G1-29



1 - Intensification Study



Brampton's Response to the
Provincial Growth Plan

INVENTORY & ASSESSMENT OF INTENSIFICATION OPPORTUNITIES

City of Brampton

Discussion Paper for Public Review



HEMSON Consulting Ltd.

November 2008

- Key Findings
- Suggested Policy Directions

G1-30

1 - Intensification Study

Key Findings - General

- Sufficient intensification opportunities in Brampton to meet the Growth Plan targets
 - 1,000 parcels of land within Brampton have intensification potential
 - Intensification opportunities are found within the UGC, the Central Area, Transit Supportive Nodes and Intensification Corridors
 - Brampton's UGC is capable of meeting the density target of 200 people + jobs per hectare
 - Brampton will be able to contribute a large number of intensification units within its built boundary to help the Region achieve the 40% intensification target (annual residential development occurring within the built boundary after 2015)
- Brampton's current planning policy framework (new Official Plan) largely reflects the general concepts and policy directions in the Growth Plan

91-31

1 - Intensification Study

Key Findings - Detailed

- Approximately 1,000 land parcels are identified as having intensification potential
- These land parcels make up 393 hectares of land
- Estimated to yield approximately 34,000 units within the built-up area in the UGC, Central Area, Transit Supportive Nodes, and Intensification Corridors

G1-32

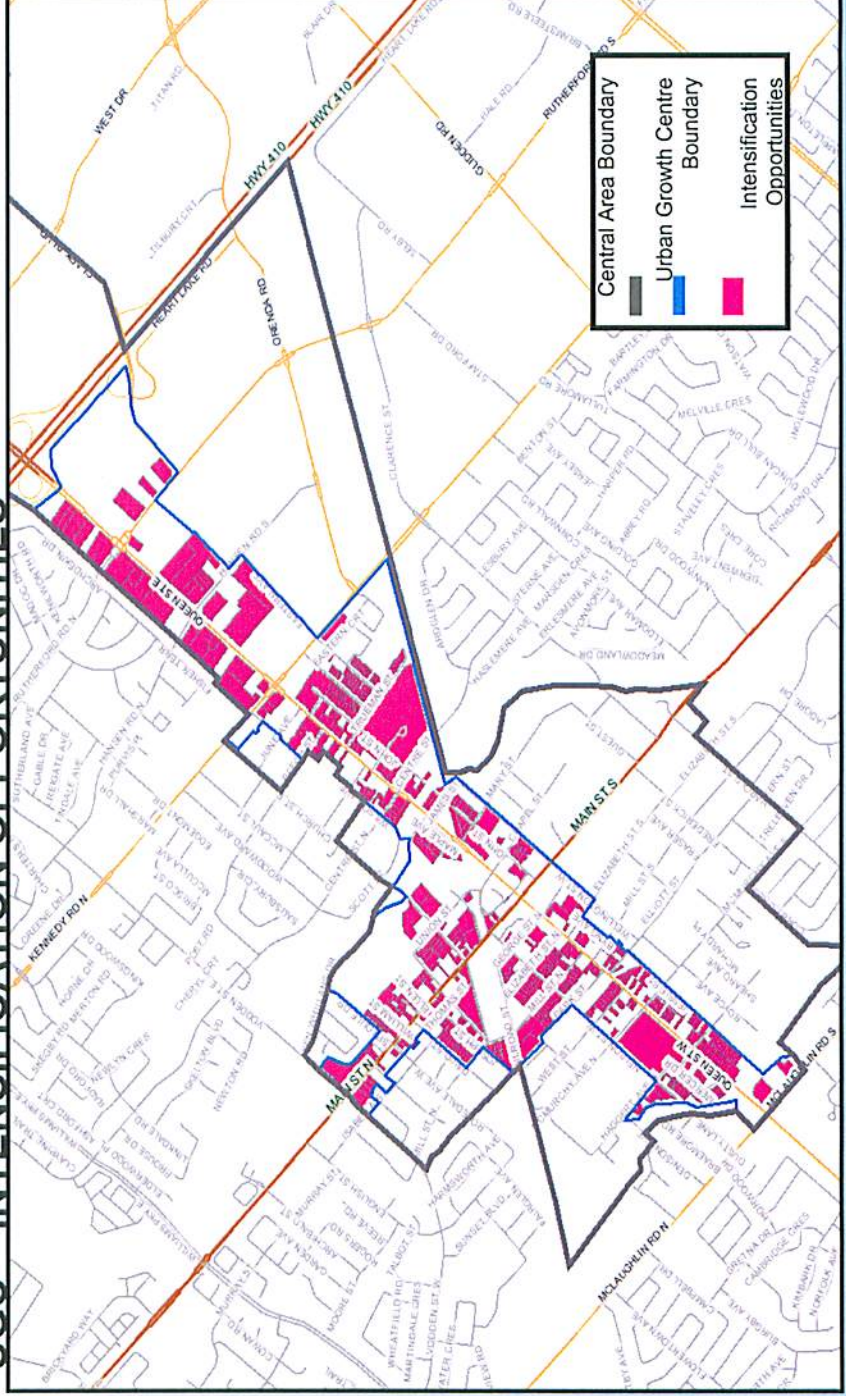
| BRAMPTON BUILT UP AREA ESTIMATED INTENSIFICATION POTENTIAL | | | |
|--|-------------------|----------------------------|----------------|
| | Number of Parcels | Total Size of Parcels (ha) | Unit Potential |
| Urban Growth Centre | 515 | 68 | 9,300 |
| Central Area (Excluding UGC) | 312 | 103 | 10,200 |
| Transit Supportive Nodes | 46 | 77 | 6,300 |
| Intensification Corridors | 82 | 81 | 4,500 |
| Other Opportunities for Intensification | 63 | 64 | 3,700 |
| Total | 1,018 | 393 | 34,000 |

1 - Intensification Study

Key Findings

- Intensification potential in the UGC is estimated to be 9,300 units based on existing secondary plan designations contributing to the City's ability to achieve the 200 people / jobs per ha Growth Plan target for the UGC

UGC – INTENSIFICATION OPPORTUNITIES



G1-33



1 - Intensification Study

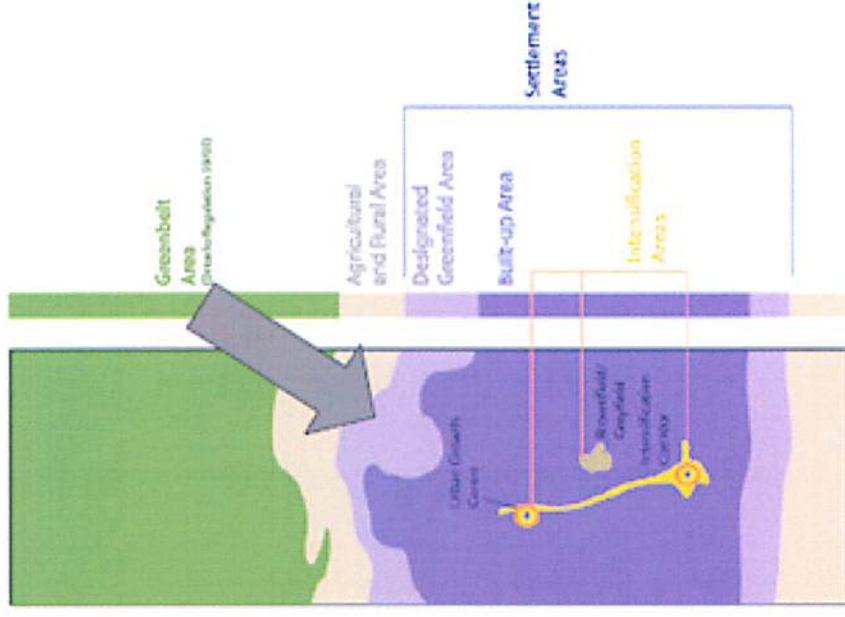
Suggested Policy Directions

- Allow for higher residential density in designated mixed use areas along the Queen Street corridor
- Minimum density for development within the UGC
- Increase in maximum density / building height for areas around transit supportive nodes
- Mississauga Road in North West Brampton could be designated as an intensification corridor

G1-34

Growth Plan Requirements Designated Greenfield Area

- New development taking place in the greenfield area will contribute to creating complete communities
- Minimum density target of 50 persons and jobs combined per hectare across Peel's Greenfield Area
- Municipalities will develop and implement OP policies which include phasing and other strategies for designated greenfield areas to achieve intensification / density targets of the Growth Plan



Study Objectives

- Analyze Brampton's planned development in the Greenfiled areas
- Define a range of density options available for the Greenfield areas especially for those areas without Secondary Plans
- Propose new / revised policy directions as appropriate
- Background to Brampton's revised population / employment forecast

G1-36

2 - Greenfield Study



Brampton's Response to the
Provincial Growth Plan

ASSESSMENT OF PLANNED & POTENTIAL GROWTH IN GREENFIELD AREAS

City of Brampton

Discussion Paper for Public Review



HEMSON Consulting Ltd.

December 2008

- Key Findings
- Suggested Policy Directions

G1-37

2 - Greenfield Study

Key Findings

- Brampton has approximately 8,974ha of land that is identified as Greenfield
 - Approximately 2,456ha is environmentally protected land
 - Approximately 4,200ha are within already approved Secondary Plans
- Approximately 250,000 persons and 90,000 jobs can be accommodated in the designated greenfield area at build out
- Based on preliminary land use proposals, densities within Brampton's designated greenfield area meet the Growth Plan target of 50 persons and jobs per hectare



2 - Greenfield Study

Suggested Policy Directions

- Minimum densities for low, medium and high density residential land uses or minimum unit yields should be included within secondary plans within the designated greenfield area
- Arterials within the designated greenfield area could provide for mixed-use developments
- Continue the approach wherein some areas are planned above the 50 persons and jobs per hectare while others are allowed to be planned below this target in order to achieve community (i.e upscale executive housing) and / or environmental objectives
- Opportunities to increase residential and employment densities within the designated greenfield area should be explored in order to consistently achieve the 50 persons and jobs per hectare target. This is especially important given that the City's historic and current employment densities are below this target

G1-39

Growth Plan Requirements

- Provide adequate supply of employment land to accommodate Brampton's share of Peel's employment forecast (870,000 jobs) for 2031
- Plan for the protection and preservation of employment areas
- Plan for complete communities including a balance of jobs and housing
- Restrict conversion of employment land to non-employment uses
- Achieve minimum density target of 50 people / jobs per ha in Greenfield areas and 200 people / jobs per ha in UGC
- Direct major office development UGC and major transit areas

G1-40

Study Objectives

- Assess Brampton's ability to meet the key policies and targets in the Growth Plan
- Inventory and assess Brampton's employment land supply
- Provide policy recommendations regarding employment land conversion proposals
- Evaluate Brampton's live/work ratio

G1-41





Brampton's Response to the
Provincial Growth Plan

3 - Employment Study



CITY OF BRAMPTON EMPLOYMENT LAND STRATEGY



Analysis and Strategic Directions
Discussion Paper for Public Review

HEMSON
Consulting Ltd.
November 2008

- Key Findings
- Suggested Policy Directions

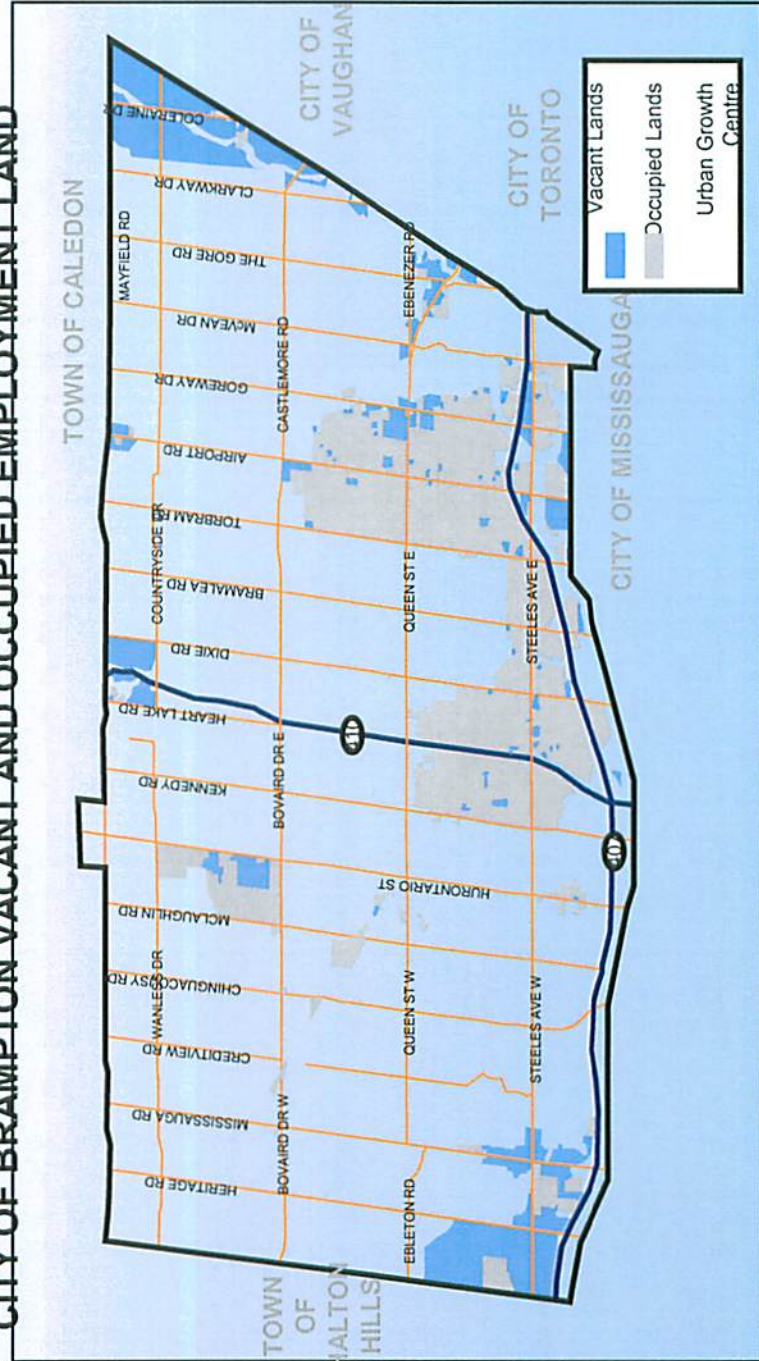
Q1-42

3 - Employment Study

Key Findings - General

- Employment has almost doubled over the last 20 years and the City's industrial and commercial building markets are healthy
- Brampton's existing employment land consists of 4,300 net ha of which 2,900ha are occupied and 1,400ha are vacant

CITY OF BRAMPTON VACANT AND OCCUPIED EMPLOYMENT LAND



Source: Hemson Consulting Ltd. based upon City of Brampton's Official Plan & Places to Grow, Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006, Ministry of Public Infrastructure Renewal.

G1-43

3 - Employment Study

Key Findings – Employment Growth

- Brampton's employment growth is expected to increase an average of 2.9% annually between 2006 and 2031 adding approximately 165,000 jobs
- Brampton's share of the Region's employment will increase from 26% in 2006 to 37% in 2031

91-44

| CITY OF BRAMPTON HISTORIC AND PRELIMINARY FORECAST EMPLOYMENT GROWTH | | | |
|---|------------|-------------------|-------------|
| | Employment | Employment Growth | Growth Rate |
| 1986 | 80,000 | - | - |
| 1991 | 93,000 | 13,000 | 3.1% |
| 1996 | 104,000 | 11,000 | 2.3% |
| 2001 | 134,000 | 30,000 | 5.2% |
| 2006 | 155,000 | 21,000 | 3.0% |
| 2011 | 203,000 | 48,000 | 5.6% |
| 2016 | 239,000 | 36,000 | 3.3% |
| 2021 | 274,000 | 35,000 | 2.8% |
| 2026 | 295,000 | 21,000 | 1.5% |
| 2031 | 320,000 | 25,000 | 1.6% |
| Change 2006-2031 | - | 165,000 | 2.9% |

3 - Employment Study

Key Findings – Employment Type

- Industrial oriented sectors (transportation, warehousing and manufacturing) currently account for 45% of Brampton’s employment base
- The transportation, warehousing and wholesale trade sectors added 6,000 jobs to Brampton’s employment base between 2001 and 2006 (accounted for 30% of the City’s employment Growth)
- More than half of employment growth to 2031 is expected to be accommodated on employment land
- Major office employment is forecast to grow by 22% by 2031

G1-45

| BRAMPTON PRELIMINARY EMPLOYMENT FORECAST BY MAJOR TYPE – 2006 TO 2031 | | | | |
|---|---------------------|---------------------|----------------|------------------|
| Employment Type | 2006 Number of Jobs | 2031 Number of Jobs | Growth | Percentage Share |
| Major Office Employment | 9,200 | 42,300 | 33,100 | 20% |
| Population-related Employment | 66,200 | 110,000 | 44,800 | 27% |
| Employment Land | 79,500 | 166,700 | 87,200 | 53% |
| Total | 154,900 | 320,000 | 165,100 | 100% |

Key Findings – Employment Density

- Brampton's employment density was approximately 31 jobs / gross ha in 2003
- Brampton's current employment density is approximately 28 jobs / gross ha (38 jobs / net ha)
- One reason for the decrease in employment density is that much of the recent development on employment land in Brampton has been in warehousing and logistics which tends to occur at lower densities
 - Based on existing warehouse development in Brampton, warehousing yields approximately 10 jobs / net ha
 - Based on existing truck terminal development in Brampton, truck terminals yield approximately 8 jobs / net ha
- Historic and current employment densities are below the Growth Plan requirement of 50 residents / jobs per ha

G1-46

3 - Employment Study

Key Findings Employment Land Supply

- More land than originally anticipated needs to be designated for employment use within North West Brampton in order to accommodate anticipated employment growth (i.e. more than 400ha)

91-47

| ESTIMATE OF EMPLOYMENT LAND NEEDS TO 2031 | | | |
|--|--------------|----------------|--------------|
| Total Growth in Employment Land Employment 2006-2031 | 87,200 jobs | | |
| Employment Growth Requiring New Employment Lands | 76,300 jobs | | |
| Existing Vacant Employment Land Supply | 1,180 ha | | |
| Density Scenarios of Future Employment on Employment Land | Low Density | Medium Density | High Density |
| | 25 jobs / ha | 38 jobs / ha | 45 jobs / ha |
| Additional Employment Land Required | 1,870 ha | 830 ha | 520 ha |
| Additional Employment Land Required (Assuming an estimated employment land supply of 400ha in North West Brampton) | 1,470 ha | 430 ha | 120 ha |

3 - Employment Study

Suggested Policy Directions

- Existing supply of employment lands should be protected
- Significant employment lands should be considered for designation within Northwest Brampton (i.e. 400 to 800 ha)
- Higher employment land densities should be encouraged in order to maximize the use of employment land
- Conversion of employment lands to non-employment uses should not be permitted
- Potential for minor expansion of employment area in the Highway 427 Industrial Secondary Plan area in Northeast Brampton
- The vision for Brampton in terms of the amount / type of employment appropriate for Northwest and Northeast Brampton must be further considered in establishing appropriate employment and residential targets for the City
- Brampton's Business Corridor Areas should be considered for community use employment generators (i.e. Places of Worship, private schools and other institutional uses)

Q1-48

4 - Natural Systems and Conservation Review

Growth Plan Requirements

- Ensure that growth is directed away from areas that should be protected.
- Foster a culture of conservation.
- Ensure that cultural heritage sites are protected.
- Encourage planning authorities to identify natural heritage features and areas that complement, link or enhance natural features.
- Encourage the development of publicly accessible parkland, open space and trails.
- Establish an urban open space system within built up areas.
- Municipalities will implement policies to promote the conservation of water, energy, air quality and integrated waste management and preserving cultural heritage.



G1-49

4 - Natural Systems and Conservation Review



Brampton's Response to the
Provincial Growth Plan

Study Objectives

- Summarize the existing policy framework from the Province to the local level that is relevant to the City of Brampton, including the Growth Plan and, Regional and local Official Plan policies
- Discuss barriers that may prevent or delay municipal environmental initiatives
- Describe how Brampton's Official Plan and / or current (or planned) municipal initiatives, studies and activities have addressed Growth Plan policies
- Propose policy direction and/or development of municipal initiatives and programs to enhance Brampton's compliance with the Natural System and Conservation policies included in the Growth Plan

G1-50

4 - Natural Systems and Conservation Review



Brampton's Response to the Provincial Growth Plan

Key Findings

- Provisions for natural systems and conservation can be found in many Provincial pieces of legislation and in the Region of Peel Official Plan and the City's Official Plan
- City of Brampton Environmental Initiatives / Programs include:
 - Growth Management Program
 - Flower City Strategy
 - Transit and Transportation Master Plan, Stormwater Management Master Plan, Parks, Culture and Recreation Master Plan, and Environmental Master Plan
- Brampton's Official Plan 2006 policies are in general conformity with the Growth Plan policies

4151



4 - Natural Systems and Conservation Review



Brampton's Response to the
Provincial Growth Plan

Suggested Policy Directions

- Brampton should continue to work / partner with the Region and Conservation Authorities to define and undertake appropriate inventories and assessments to prepare restoration / enhancement and management plans
- The City should continue to partner with adjacent municipalities, Conservation Authorities and private landowners for the development of trails and other activities
- Identification of opportunities for accessible rooftop gardens and communal courtyards in areas of intensification
- Brampton should continue to support local growers and the Brampton Farmers' market
- Continue to develop an Environmental Master Plan which will define a sustainable environmental framework for the City as a corporation and land use planning authority

4-1-52

5 - Transit and Transportation Master Plan Sustainable Update

Objectives

- Stage 1 – assessment of current TTMP and update the assumptions and information to address new transportation issues
- Stage 2 – provides necessary transportation infrastructure timing / costs and Development Charge methodology. Will also consider and evaluate alternative solutions and identify an optimum transportation system in Northwest Brampton

Status

- Public Information Centre #2 held February 4, 2009

Next Steps

- Develop preliminary recommended alternative transportation strategies for various horizon years and assess necessary transportation infrastructure and its timing / costs

G1-53

6 - Infrastructure Capacity Review

Objectives

- Utilized the preliminary population and employment forecasts to determine the capacity requirements of municipal utility services to support the proposed future development within the City of Brampton and identify any areas with the potential for future capacity issues

General Findings

- Suggested that a servicing strategy be implemented to provide for the anticipated growth in Northwest and Northeast Brampton
- Suggested that a detailed integrated study for underground infrastructure supporting development of the Downtown Brampton and Queen Street Corridor be conducted
- Process be formalized between all utility/service providers and the City to better integrate long term planning requirements

Next Steps

- Draft background report currently proceeding through technical review

7 - Population and Employment Forecasts

- In May 2008 Hemson Consulting Ltd. prepared a preliminary population and employment forecast which Council endorsed at their June 27, 2008 meeting

Preliminary Population, Unit and Employment Forecasts

| | 2006 | 2011 | 2021 | 2031 |
|----------------------------------|---------|---------|---------|---------|
| Preliminary Population Forecast* | 451,740 | 534,010 | 659,390 | 758,280 |
| Preliminary Unit Forecast | 130,711 | 149,906 | 190,631 | 224,104 |
| Preliminary Employment Forecast | 155,000 | 203,061 | 273,808 | 320,000 |

*Includes Census undercount

- Hemson Consulting Ltd. Is now developing Brampton's revised population and employment forecasts that takes into account the study findings and endeavours to be Growth Plan compliant

41-55

8 - Financial & Municipal Management Review



Brampton's Response to the Provincial Growth Plan

- An assessment of potential impacts on municipal operations and finances as a result of Growth Plan conformity will be conducted
- Study to evaluate the cost of new growth and the City's ability to fund the projected growth

G1-56



Region of Peel Conformity Exercise



Brampton's Response to the Provincial Growth Plan

- The Region of Peel's Official Plan Review and Growth Plan Conformity exercise is comprised of 14 focus areas:

| Focus Area | Target Regional Official Plan Amendment Date |
|--|--|
| <ul style="list-style-type: none"> •Energy •Sustainability | March 2009 |
| <ul style="list-style-type: none"> •Agriculture •Air Quality •Greenbelt Conformity •Natural Heritage •Integrated Waste Management | May 2009 |
| <ul style="list-style-type: none"> •Employment Land Policies •Managing Growth •Regional Housing Strategy •Transportation •Water Resources | June 2009 |
| <ul style="list-style-type: none"> •Monitoring Policies •Planning Tools and Updates | September 2009 |

G1-57

- The Region of Peel, in consultation with the area municipalities, is working towards compiling population and employment forecasts from the area municipalities and determining the population and employment allocation for the Region of Peel
- The total of area municipal preliminary forecasts exceed the 2031 Growth Plan population forecast of 1,640,000
- Results of the evaluation process will be discussed at a Regional workshop

G1-58





Brampton's Response to the
Provincial Growth Plan

Next Steps



- Completion of remaining component studies
- Release background reports for review and comment at the end of each component study
- Draft Official Plan Amendment based on background studies and public / stakeholder feedback
- Council direction to proceed with a Statutory Open House and Statutory Public Meeting
- Council consideration of draft and final OPA
- Conformity deadline of June 16, 2009 – Minister may grant extension if requested

G1-59



We would be pleased to answer any questions you may have.

G-1-61

Appendix III:
Public Awareness and Engagement Strategy Summary

Public Awareness and Engagement Strategy - Summary**Supporting a Strong and Competitive Economy Workshop**

This workshop was held on October 9, 2008 from 1:00 to 4:00p.m. at the Courtyard by Marriott Hotel in Brampton. The purpose of the workshop was to inform participants on the goals, policies and changes required by the Provincial Growth Plan relating to employment lands; obtain input on how participants would like to see the Growth Plan's employment policies implemented in Brampton and to receive feedback on key directions proposed by Hemson Consulting Ltd. in the draft *Employment Lands Background Study*, which will inform the implementation of the Growth Plan's employment growth policies in Brampton.

Approximately 22 residents, planning consultants, area municipal staff, and developers attended the workshop. Hemson Consulting Ltd. provided a presentation to outline the Provincial Growth Plan requirements, the purpose of the Study, why employment land is important to the City as well as some recommendations for what Brampton can do to promote efficient land use. This was followed by a breakout group session, where participants were asked to discuss and provide feedback based on the questions in the workbooks provided. Specific responses to the questions posed were recorded by Lura Consulting and are available in the Workshop Summary Report, which will be made available on the City's website. The following questions were asked to facilitate roundtable discussions:

- How can we overcome the challenges facing Brampton attracting major office and related job opportunities to the Urban Growth Centre? What role do you suggest for the City, other levels of government and the business community in overcoming these challenges?
- A significant trend within employment lands in the 905 Area is the location of uses such as warehouse distribution centers that require extensive land and yield relatively low jobs/ha. In light of this and today's economic environment how can density within employment lands be realistically increased in order to meet the minimum density targets set out in the Growth Plan and to achieve a healthy live-work balance?
- There continues to be significant pressure for conversion of employment lands for residential and retail development in the City of Brampton. What policy measures would you suggest be implemented in the Official Plan to deal with proposals for employment land conversion in addition to the Growth Plan requirements that you heard in the presentation?
- It was noted in the presentation that significant additional employment land should be designated to meet the City's employment land needs to 2031. What are your thoughts on the feasibility of North West Brampton as an attractive significant employment area? Does it contain the necessary attributes to attract employment uses? What are your thoughts on

G1-63

designating additional employment land elsewhere in the City, such as in northeast Brampton?

- Having heard the issues raised in the presentation, are there any other issues with respect to employment land that need to be addressed in order to meet Growth Plan requirements?

Based on these questions, the following common themes for the roundtable discussions were identified:

- “Employment lands/area” needs to be more clearly defined;
- Improve and expand public transit in the City and better integration with transit across the GTA, including higher order transit systems (E.g. GO transit);
- Efficient highway access is key for attracting employment lands use;
- Attract “green” office buildings with LEED certification;
- Plan for mixed-use employment and residential;
- Improve marketing of prime employment areas in Brampton in comparison to other municipalities;
- Reduce application fees by reviewing agencies and expedite the planning process;
- Encourage complementary employment uses and joint use of facilities;
- Clearly identify areas where conversions may be permitted and market them effectively, e.g. in old industrial areas with low yield and limited truck access.

Creating Compact, Vibrant and Complete Communities Workshop

This workshop was held on October 9, 2008 from 6:00 to 9:00p.m. at the Courtyard by Marriott Hotel in Brampton. The purpose of the workshop was to inform participants of the goals, policies and changes required by the Provincial Growth Plan relating to residential growth; obtain input on how participants would like to see the Growth Plan’s residential growth policies implemented in Brampton and receive feedback on key directions proposed in Hemson Consulting Ltd.’s *Residential Growth Strategy*, which will inform the implementation of the Growth Plan’s residential growth policies in Brampton.

Approximately 30 residents, planning consultants, area municipal staff, and developers attended the workshop. Participants were able to be ‘Planner for a Day’, through an activity where they were asked to suggest appropriate locations for high, medium and low-density development within the City.

Hemson Consulting Ltd. provided a presentation, which discussed the key Growth Plan policies relating to intensification, Growth Plan targets for the City as well as discussion on future residential and Greenfield intensification in Brampton. The presentation was followed by a breakout group session, where participants were asked to discuss and provide feedback based on the questions in the workbooks provided. Specific responses to the questions posed were

recorded by Lura Consulting and are available in the Workshop Summary Report which will be made available on the City's website. The following questions were asked to facilitate roundtable discussions:

- What are the top three factors that the City should consider when assessing an application for increased density? Some possibilities include: close to transit; compatibility to adjacent land uses; walking distance to everyday amenities; access to quality open spaces; high quality urban design, and; availability of infrastructure;
- Given the factors you identified in the question above, would you still locate your low, medium and high-density 'dots' in the same locations you identified in the Small Group Activity?
- In addition to the factors you identified in the question above, do you think that the City should implement maximum building heights to guide intensification proposals? If so, what building heights do you think are appropriate for the following areas? Brampton's Urban Growth Centre and the Central Area; Transit Nodes; Intensification Corridors, and; All other areas of the City?
- What approaches to intensification should the City consider to help achieve the Greenfield target density of 50 residents and jobs per hectare measured across the Region of Peel? Some possible approaches include: implementing minimum densities in select locations; identifying additional intensification corridors; greater proportion of medium density housing; majority of traditional housing with concentrations of high density development; a greater mix of densities throughout the Greenfield areas;
- What other considerations do you think are important for meeting Growth Plan targets?

Based on these questions, the following common themes for the roundtable discussions were identified:

- Proximity to frequent public transit is recommended for attracting higher density residential development;
- Proactively plan services and amenities like shopping, community and recreational centers, libraries, parks, schools, medical centers and open space near residential developments;
- Green developments and buildings (e.g. LEEDS certification) should be encouraged;
- Provide infrastructure, especially adequate roads and transportation, before residential developments are populated;
- Plan for diverse housing types to attract and support a mix of demographics, especially seniors. Being able to live in Brampton from early life to one's senior years (i.e. "aging in place") was noted several times during the roundtable discussions;
- Focus on incentives to attract the right types of residential developments;
- Focus on site-specific solutions that apply good built form and design.

Protecting Natural Resources Workshop

This workshop was held on October 23rd, 2008 from 6:00 to 9:00p.m. at the Courtyard by Marriott Hotel in Brampton. The purpose of the workshop was to inform participants of the goals, policies and changes required by the Provincial Growth Plan relating to natural systems, recreational and urban open space, cultural heritage and resource conservation; inform participants about Brampton's current policies to address natural heritage and conservation policies and obtain input on how participants would like to see the Growth Plan's policies implemented in Brampton.

Approximately 26 residents, planning consultants, area municipal staff, and developers attended the workshop. The workshop commenced with a Staff presentation outlining relevant Growth Plan policies, what is Brampton already doing to manage growth, the challenges with respect to how we manage and balance growth and the environment and, more detailed discussion on the 'Protecting What is Valuable' policies and how they are being implemented in Brampton. Specific responses to the questions posed were recorded by Lura Consulting and are available in the Workshop Summary Report, which will be made available on the City's website. The following questions were asked to facilitate roundtable discussions:

- Growth and environmental conservation is legislated by the PPS, Growth Plan and Greenbelt Plan, and land use planning must balance increased populations, compact urban form, intensification and redevelopment, transit-supportive densities, efficient transportation and transit systems, sufficient employment and industrial lands, resource use and economic prosperity in conjunction with natural heritage system protection. What approaches would you suggest to create jobs to ensure economic prosperity while providing greater protection of our natural and cultural resources? What can other levels of government; the business community and our residents do to help overcome these challenges?
- Is there anything that you think the City of Brampton needs to add to its initiatives to meet the Growth Plan policies?
- Education and community engagement are key factors in protecting our natural and cultural heritage resources, providing recreational and open spaces, conserving our resources and creating a culture of conservation. How Could Brampton engage the community to encourage residents and businesses to share in 'Protecting What is Valuable' in Brampton?

Based on these questions, the following common themes for the roundtable discussions were identified:

- Promote intensification and mixed-use development;
- Direct high density uses to appropriate locations, such as the downtown/urban growth centre;
- Consider establishing natural heritage protection targets;

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- Conduct an urban tree study and increase tree planting;
- Use incentives and to promote the green economy and green buildings (e.g. LEED certified);
- Give additional focus to water quality and quantity.