



Report

Planning, Design & Development Committee

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

Date: May 29, 2008

File: P00 GR

Subject: Preliminary Population and Employment Forecast

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OVERVIEW:

- **Hemson Consulting Ltd. (Hemson) has prepared a preliminary population and employment forecast for the City of Brampton. This forecast will be used by both the City of Brampton and the Region of Peel in various background studies being undertaken for Growth Plan conformity.**
- **This preliminary forecast is based on the best information available to date. Brampton's final population and employment forecasts will be available in the fall of 2008, and the final population and employment forecasts will be integrated into the City and the Region's studies at that time.**
- **Preparation of the preliminary forecast resulted in a few interesting observations as follows:**
 - **Brampton's people per unit (PPU) has seen an increase and despite decreases in PPU in both Caledon and Mississauga, Brampton's increase in PPU has resulted in an increase in the average PPU at the Regional level.**
 - **Actual employment for 2006 for the Region of Peel and the City of Brampton fell short of the forecast by approximately 36,000 and 21,000 respectively. Hemson predicts that this decrease is a result of lower than predicted employment densities due to the demand for logistics/ warehousing space in employment lands in the Region of Peel.**
 - **In testing the preliminary forecast compared to the targets included in the Growth Plan, initial observations of staff are indicating that planning to achieve the greenfield density prescribed by the Growth Plan of 50 residents and jobs per hectare in the Region of Peel may require some changes to current employment and residential housing mix policies.**

- **The increase in PPU in Brampton has resulted in a forecasted increase of approximately 24,900 people for a total population in 2031 of 720,855 (including the Census under-coverage a total population of 758,290.)**
- **Due to the increase in number of people per household, the number of units required to accommodate the forecasted population has decreased by approximately 5,900 dwelling units to 2031.**

Recommendations:

- 1. That** the report entitled “Preliminary Population and Employment Forecasts” and attachments dated May 29, 2008, be received;
- 2. That** staff be directed to examine the potential impact that the warehouse/ logistics industry could have on Brampton’s employment land supply, property tax assessment and traffic implications through the Growth Plan conformity and Transit and Transportation Master Plan updates currently underway;
- 3. That** the Region of Peel, in allocating future population and employment to the area municipalities, be requested to evaluate the assignment of population and employment in the Downtown Brampton Urban Growth Centre and the Mississauga City Centre Urban Growth Centre based on the potential implications on achieving the targets set out in the Provincial Growth Plan; and,
- 4. That** this report be forwarded to the Region of Peel, the City of Mississauga and the Town of Caledon.

Background:

The last population and employment forecast for the City of Brampton was completed for the 2006 Development Outlook Report and was based on the 2001 Census. The Province has mandated that all GTA municipalities must have completed their Growth Plan conformity Official Plan Amendment by June 2009. A number of studies are being undertaken at both the Regional and local levels to inform Growth Plan conformity amendments.

Current Situation:

In order for both the City of Brampton and the Region of Peel to move forward with studies informing Growth Plan conformity, preliminary population and employment forecasts are required for the area municipalities. These forecasts will be used by the City for major transportation modeling projects such as the Hurontario Higher Order Transit Study and the Transit and Transportation Master Plan update. One of the components of the work that Hemson has been retained by the City to undertake is population and employment forecasting and therefore in response to the Region’s request, the City requested that Hemson prepare a preliminary forecast for the City

of Brampton. On May 16 2008, the City of Brampton received the preliminary forecast from Hemson and a corresponding memorandum outlining the assumptions inherent to the forecast, the memorandum is attached hereto as Appendix I and the preliminary population and employment forecast is attached as Appendix II.

Forecast Background

The basis for the preliminary population and employment forecast is the available data from the 2006 Census, development trends and planning processes underway. The forecast is provided by small geographic unit (SGU), compiled by Secondary Plan Area and is calculated based on the people per unit (PPU) from the 2006 Census. The forecast was required to generally respect the Growth Plan targets although without the forecasts for the rest of the Region of Peel being considered at one time, full compliance with the Growth Plan could not be measured at this time. Growth Plan compliance will however be an essential element of the final forecast.

Between the 2001 Census and the 2006 Census the average household size Peel Region has seen a slight increase despite the long term trend of gradual decline in household size. Since the household size in both Caledon and Mississauga is gradually declining, the increase for the Region of Peel is a direct result of the increase in household size in Brampton. Brampton’s average PPU across all household types has increased from the 2001 Census value of 3.2 to 3.4 in the 2006 Census. Refer to Table 1, for a comparison of Brampton’s average PPU to other municipalities, Ontario and Canada.

Table 1 – Average 2006 People Per Unit for all Housing Types (2006 Census)

Geography	People Per Unit
Brampton	3.4
Mississauga	3.1
Vaughan	3.4
Milton	2.9
Markham	3.4
York	3.2
Oakville	2.9
Toronto	2.5
Ontario	2.6
Canada	2.5

Forecast Assumptions

Hemson made the following assumptions when preparing the preliminary forecast:

- There has not been an increase in potential units of intensification assumed since the last forecast, which included significant intensification, especially in Downtown Brampton and the Central Area. The final forecast will include the

results of the Intensification Study and may indicate a higher number of intensification units.

- Timing for intensification is concentrated in the second half of the forecast period, consistent with forecast expectations of demand.
- Forecast for Bram West is based on the most recent Council adopted Secondary Plan and includes forecasts for land uses within the Corridor Protection Area. The land use designations for the Corridor Protection Area are based on the 1997 Bram West Secondary Plan.
- Since the forecasting boundaries do not correspond with the new Secondary Plan Area for Kennedy Road South, the preliminary forecast has included these lands within the previous boundaries of SPA 17 and 18. This boundary issue will be rectified for the final forecast.
- Development potential for Mount Pleasant is based on the land use concept from the fall of 2007, and development potential for the remaining lands in North West Brampton is based on the same assumptions used for the 2006 Development Outlook Report, consistent with the analysis to support Regional Official Plan Amendment 15 -Amendment to Extend the Regional Urban Boundary to Include North West Brampton.
- For all areas without approved Secondary Plans, the best information available at the time was used to prepare the preliminary forecast, including policy guidelines, initial planning and in instances where there is no policy guidance or early planning, it was assumed that the development would be generally consistent with abutting development areas.
- Greenfield development timing was consistent with the assumptions included in the 2006 Development Outlook Report, however the actual take-up of supply has been modified to reflect actual development and development expectations to 2009.

Population Forecast

As indicated on Table 2 below, the number of units to 2031 has decreased from the previous forecast by approximately 5,900 units. One potential factor in the decline in housing units is related to the increase in PPU in Brampton, which translates into a requirement for less housing units to accommodate the forecasted population. Table 2 also indicates an increase in the 2031 population of approximately 24,900, again a direct result of the increase in Brampton's PPU. The population forecast for the Region of Peel, as outlined in the Growth Plan is approximately 30,000 persons higher than the previous combined forecasts for the City of Mississauga, the Town of Caledon and the City of Brampton for 2031. The increase in PPU in Brampton has addressed a significant portion of the unallocated population, however the impacts of the decreasing PPU in Caledon and Mississauga are yet to be determined.

Table 2 – Comparison of Brampton’s Preliminary Population Forecast Compared to the Previous Population Forecast

	2006	2011	2021	2031
Preliminary Population Forecast	429,446	507,650	626,841	720,855
Previous Population Forecast	427,923	506,171	635,359	695,945
Difference in Population	1,523	1,479	- 8,518	24,910
Preliminary Unit Forecast	130,711	149,906	190,631	224,104
Previous Unit Forecast	129,525	157,025	206,514	230,011
Difference in Units	1,186	- 7,119	- 15,883	- 5,907

Note

- Figures above do not include Census under-coverage
- Previous Population Forecast from 2006 Development Outlook report and is based on 2001 Census

Employment Forecast

The preliminary employment forecast prepared by Hemson is summarized on Table 3 below. Hemson’s review of the available 2006 Census information indicates that the total employment in Peel and in the City of Brampton in 2006 fell short of the forecast expectations. For the Region the employment forecast was 36,000 short of the 2006 forecast, and for the City of Brampton, the forecast was approximately 21,000 below the 2006 forecast. Since the Census release of the detailed employment data is not until July 2008, the reasons for this decrease in employment cannot be confirmed at this time, however Hemson speculates that the decrease is a result of lower than anticipated employment densities. The presence of Pearson International Airport within the Region of Peel has resulted in significant demand in the warehouse/logistics sector Region wide. The nature of the warehouse/logistics industry requires large land areas for both buildings and parking and has limited employees. The employment study being undertaken by Hemson Consulting Ltd. will examine this issue further and identify strategies to maximize Brampton’s employment land potential.

Table 3 – Summary of Preliminary Employment Forecast Compared to the Previous Employment Forecast

	2006	2011	2021	2031
Preliminary Employment Forecast	155,000	203,061	273,808	320,000
Previous Employment Forecast	176,100	227,600	288,900	322,900
Difference	- 21,100	- 24,539	- 15,092	- 2,900

Note

- Previous Employment Forecast from 2006 Development Outlook report and is based on 2001 Census

Lower densities of employment lands could potentially result in the need for an increased employment land area in the City of Brampton, than previously contemplated, in order to meet the Growth Plan employment forecast for the Region

of Peel. Hemson continues to analyze this information and the final employment report will recommend both the amount and location of future employment lands and necessary policy revisions to plan to achieve the Growth Plan targets.

Growth Plan Conformity

In preparing the preliminary forecasts for population and employment, Hemson also tested the preliminary forecasts against the targets in the Growth Plan. Since this forecast is preliminary and is in advance of the completion of our employment and intensification studies, there is still opportunity to modify our planning program and associated policies to achieve the Growth Plan targets.

With respect to intensification, the Growth Plan policies state that from 2015 onward, a minimum of 40 per cent of all new residential development in the Region of Peel must be within the built up area. Based on the preliminary forecast, Brampton's average intensification rate between 2015 and 2013 is 22%, leaving the additional intensification to be achieved jointly by Mississauga and Caledon in order for the Growth Plan target to be met at the Regional level. This figure will be reviewed and revised as necessary based on the results of the intensification study, anticipated to be completed in the fall of 2008.

With respect to greenfield areas, the Growth Plan policies state that the Region must plan to achieve a minimum target density of 50 residents and jobs per hectare. Based on the preliminary forecast, Brampton will achieve 44 residents and jobs per hectare. Since Mississauga has very little greenfield lands remaining, the onus will be on Brampton and Caledon to achieve the 50 residents and jobs per hectare. There is some opportunity to increase the densities in areas of the City without approved Secondary Plans and review employment and residential land use policies to achieve the 50 residents and jobs per hectare within Brampton. The results of the Growth Plan conformity studies will provide more information on the greenfield densities that Brampton will be able to achieve.

The preliminary forecast for Brampton's proposed draft Urban Growth Centre results in a density of approximately 140 residents and jobs per hectare. It is important to note that Hemson's preliminary forecast is based on initial assumptions made regarding the forecasted demand for population and employment in the Urban Growth Centre, and not on the physical potential of the Urban Growth Centre to accommodate increased densities, both of which will be assessed through the Intensification and Employment Land Studies currently underway. When allocating the population and employment forecasts to the area municipalities the Region of Peel will need to evaluate the assignments of population and employment between the Downtown Brampton Urban Growth Centre and the Mississauga City Centre Urban Growth Centre, based on their potential and given that they must both plan to achieve 200 residents and jobs per hectare.

Conclusion:

The attached forecast has been provided to the Region of Peel for their use in the Region's Water and Wastewater Master Plan update and other background studies integral to the Region's Official Plan Review. Regional staff have been advised that the forecasts represent the best information available at this time and as our Growth Plan conformity studies progress, the final population forecast will be developed. The City will also be using the preliminary forecasts in current studies related to Growth Plan compliance and infrastructure planning. It is anticipated that our final population and employment forecasts will be completed in the fall of 2008 and will be incorporated into the local and Regional conformity studies at that time.

Respectfully submitted,



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List of Appendices

- Appendix I – Memorandum from Hemson Consulting Ltd.
- Appendix II – Preliminary Population and Employment Forecast by Ward
- Appendix III - Preliminary Population and Employment Forecast by Secondary Plan

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MEMORANDUM

To: Janice Given
City of Brampton

From: Russell Mathew

Date: May 23, 2008

Re: Preliminary SGU Level Forecasts for the City of Brampton

Preliminary population and employment growth forecasts have been prepared of the City of Brampton by Small Geographic Unit to 2031. These have been prepared for use by the Region of Peel in its current long-term planning activities, particularly in addressing those matters related to Growth Plan conformity.

1. Forecasts Updated with Available 2006 Census Data

These forecasts have been updated from previous work for the City of Brampton and the Region of Peel, by updating all of the 2006 Census data at the GTA, Region of Peel and City of Brampton geographic levels. These forecasts remain based on the "Compact Scenario" from the *Growth Outlook for the Greater Golden Horseshoe*, which was the basis for the population and employment targets in Schedule 3 to the *Growth Plan for the Greater Golden Horseshoe*. The forecasts have been updated such that the 2031 population and employment figures in Schedule 3 were maintained; none of the new data suggested that these figures did not remain appropriate for long-term planning in the GTA and the Region of Peel. However, there were two matters arising from the data update of note for the current work:

- Between 2001 and 2006 the average household size in Brampton and in Peel Region as a whole actually increased slightly, notwithstanding the long-term trend of gradual declines in the average household size. Increases such as this have only been observed very rarely in communities in the GTAH over the past 25 years. Because the forecast long-term declines in average household size are associated with the aging of the GTAH population, declines are still expected to be the long-term trend.

The recent phenomena in Brampton is likely related to the large amount of family housing built during the five year period, much of which was directed to market segments with larger household sizes. The longer term effect in Peel and, therefore, Brampton is that fewer housing units are now expected to be required to accommodate the Region's 2031 population. By the same effect, this means that the forecast population for Brampton in 2031 is somewhat higher than in previous forecasts, though based on approximately the same ultimate housing supply.

- The total employment in Peel and Brampton in 2006 fell short of forecast expectations. Peel total employment was reported as 601,000 versus a forecast of 637,000 and, in Brampton, the 155,000 employment was well short of the forecast 176,000. Similarly, the other fast-growing Regions of York and Halton were behind expectations by somewhat larger amounts, proportionally, than Peel. Slower growing areas of Toronto and Durham were close to forecast expectations and Hamilton was somewhat ahead.

Our analysis of why this pattern has occurred is still ongoing, in part, because, detailed employment data is not to be released until the end of July of 2008. Among the likely possibilities, supported by other anecdotal evidence, is that new development is occurring at much lower *employment* densities than had been anticipated. The implications of this possible conclusion, should it continue through the period, could be quite significant to the employment forecasts for Peel and Brampton. For these preliminary forecasts, however, no long-term shifts in such patterns have been incorporated.

2. Local Basis for Preliminary Forecasts

The SPA and SGU level forecasts have been updated, where possible, with 2006 Census data. In particular, Census Tract person per unit factors have been used to estimate the persons per unit levels by SGU. Compared to the Development Outlook from 2006, this approach uses a more detailed geography and, of course, provides an update of the information used in the previous forecasts. This update has resulted in some fairly significant local shifts in the location of the population relative to the 2006 work, since some of the newer communities in Brampton have very high persons per unit (the

Census tracts in SPAs 24 and 28 with persons per unit factors of 4.4 and 4.5 are the highest in Toronto CMA and represent most of the Census Tracts in the CMA with very high PPU levels).

These forecasts are considered preliminary pending some additional work currently being undertaken by the City of Brampton. Completion of current work on intensification, residential and employment land supply and timing of development may have a small effect on the City-wide forecast and some effect on local area distribution.

For the purposes of the preliminary forecasts, the following key assumptions have been made:

- The intensification potential in the City is approximately the same unit supply considered in recent previous work including ROPA 15 and the City's Development Outlook report. This supply provided for some intensification in locations across the City but included a concentration of intensified development potential in the Queen Street corridor and Downtown Brampton.

Increased intensification potential, particularly in the Queen Street Corridor, is anticipated to be a key result of the residential intensification strategy currently in preparation.

- The timing of the intensification is concentrated toward the end of the forecast period, after 2016, consistent with forecast expectations of demand for the higher density units typically created through intensification.
- Potential development in Bram West is based on the most recent plan adopted by Council, though not yet fully implemented in the area, due to OMB hearings and the Corridor Protection Area. The development potential, however, does include lands within the Corridor Protection Area.
- The new SPA 54 area on the frontage of Kennedy Road South does not currently have unique SGU areas associated with it. Existing and future development is shown for the SGUs as part of the pre-existing SPA 17 and 18 areas.
- The Mount Pleasant area development potential (SPA 51) in Northwest Brampton is based on planning work undertaken for the City in the Fall of 2007.
- Supply in the remainder of the Northwest Brampton area (the future SPAs 52 and 53) is based on approximately the same development potential as used by the City in the Development Outlook work in 2006, which itself remains consistent with

the supply potential described in earlier Northwest Brampton work for both the City and the Region (ROPA 15).

- Development in other areas without secondary plans (SPAs 47, 48 and 50) is based on assumptions of development generally consistent with abutting development areas.
- The timing of the availability of greenfield development is based on approximately the same timing as indicated in the Development Outlook prepared by the City in 2006 because little has occurred to suggest a significantly different time line. The short-term timing of the actual take up of this supply has been altered from the Development Outlook work to reflect actual development and development expectations for 2006 to 2009. This includes an abnormally low housing completion level for mid-year 2008 to mid-year 2009, due to low number of building permits expected to be issued during 2008.

3. **Growth Plan Quantitative Rules Are Tested**

The *Growth Plan's* three major quantitative rules have been tested during the preparation of the preliminary forecasts, as follows:

- The growth plan requires that, from 2015 onward, 40% of the housing in the Region be constructed within the built boundary. The preliminary forecast indicates that the City of Brampton on its own would have between 19% and 25% intensification during the period after 2015, averaging 22% for the 15 year period. Taking into account growth in the rest of the Region (assuming all of Mississauga's post-2015 development is intensification and only 5% of Caledon and Unallocated is intensification), the Region's share in intensification varies around 40% for the period, but averages just under 40%¹. Given the preliminary nature of the work, this result suggests that the 40% intensification target for the Region is reasonably achievable in the context of the overall forecast.
- For greenfield areas, the *Growth Plan* requires the Region, on average, to plan for achieving a combined total of 50 combined persons and jobs per gross hectare of urban land, excluding provincially significant environmental areas. These

¹ *The forecast model for Brampton is part of a "top-down" model which also includes the GTAH, the Region of Peel and Mississauga, Caledon and Unallocated within Peel. For the purpose of this calculation the Mississauga portion is based on the development capacities used in the ROPA 15 work and Mississauga's 2005 forecast update. These are not to be considered full updated forecasts of these areas; rather preliminary forecasts for the purposes of estimating an intensification share.*

preliminary forecasts indicate for Brampton provide an estimated 44 persons and jobs per ha. As a result, the density of planned residential and employment development in the greenfield area, particularly those without secondary plans, will need to be carefully considered through the remainder of Brampton and Peel's growth plan conformity work.

In particular, specific consideration will be given as to how areas that do not currently have secondary plans can, through the secondary planning process, achieve higher densities than are currently being assumed in these forecasts. Likewise, undeveloped areas within secondary plan areas where there may be an opportunities to increase densities will also be explored. The goal of this work remains trying to find practicable ways of achieving the key *Growth Plan* targets, including the 50 persons and jobs per ha in greenfield development.

- For the Urban Growth Centre (UGC) in Downtown Brampton, the *Growth Plan* requires Brampton to plan for a minimum of 200 combined persons and jobs within the area. Within the current 245 ha area, the Province indicates a current persons and jobs density of 65 per ha, which is approximately the same density indicated by the 2008 base year in the preliminary forecasts. The preliminary forecasts indicate growth to 2031 in the area will increase the density to about 140 person and jobs per ha, short of the 200 planning target mandate by the *Growth Plan*. In this forecast, the 140 per ha density is not based on physical potential (i.e. how much the area could accommodate), but rather on a demand basis. Through the employment study and residential intensification studies being undertaken by the City for *Growth Plan* conformity, both the physical potential (to 200 person and jobs per ha) and demand characteristics which might increase the development levels to 2031 will be addressed.

In terms of physical potential, once the intensification work is complete there is little doubt that the additional supply will allow the *planned* levels of development in the UGC to meet the 200 persons and jobs per ha. How the demand profile might be altered remains a greater challenge for implementing the *Growth Plan*.

4. Preliminary Forecast Summary Tables

The preliminary forecasts are provided in two tables:

- Population forecast by SPA and SGU expressed in terms of total population (Census population plus estimated Census under-coverage of 4.2%, consistent with 2001); and

- Employment forecast by SPA and SGU expressed in terms of Census employment totals (consistent with the definition of employment used in the *Growth Outlook for the Greater Golden Horseshoe* and Hemson's previous work for Brampton and Peel).

Preliminary Population Forecast Summarized by Ward

	2006	2011	2016	2021	2026	2031
WARD 1	42,400	40,710	40,290	40,060	40,070	40,450
WARD 2	46,610	49,560	49,580	49,820	50,390	51,570
WARD 3	41,610	40,820	41,030	41,500	42,330	43,750
WARD 4	49,850	46,640	46,360	46,360	46,650	47,450
WARD 5	37,770	38,650	39,220	40,040	41,220	43,080
WARD 6	54,920	88,820	128,810	163,930	197,780	229,480
WARD 7	38,190	37,050	36,330	35,710	35,270	35,020
WARD 8	42,360	42,260	42,100	42,150	42,570	43,400
WARD 9	47,070	66,840	77,840	82,960	83,790	83,620
WARD 10	50,930	82,640	97,760	116,860	133,750	140,490
TOTAL	451,740	534,010	599,340	659,390	713,870	758,280

Note: Total may not match sum of Wards due to rounding.

Preliminary Employment Forecast Summarized by Ward

	2006	2011	2016	2021	2026	2031
WARD 1	6,800	7,620	8,200	8,800	8,920	9,030
WARD 2	9,920	13,690	15,170	16,210	15,860	16,670
WARD 3	41,640	47,820	52,130	55,970	57,610	59,720
WARD 4	7,780	9,320	10,270	11,490	11,760	12,030
WARD 5	6,880	8,690	9,380	10,750	11,480	12,100
WARD 6	8,450	19,890	31,690	44,400	56,110	69,120
WARD 7	12,110	12,860	13,400	13,900	13,690	13,720
WARD 8	32,820	37,940	41,280	43,780	44,800	46,820
WARD 9	3,910	6,360	8,900	10,630	11,870	12,490
WARD 10	24,520	38,860	48,570	57,850	63,150	68,300
TOTAL	154,870	203,070	238,980	273,810	296,260	320,020

Note: Total may not match sum of Wards due to rounding.

Preliminary Population Forecast by SPA

SPA	2006	2011	2016	2021	2026	2031
1 - Snelgrove	11,880	11,800	11,750	11,760	11,850	12,060
2 - Northwest Sandalwood Pkwy	6,920	10,820	10,680	10,490	10,350	10,250
3 - Heart Lake West	17,610	16,970	16,600	16,300	16,060	15,910
4 - Heart Lake East	10,200	9,960	10,540	11,260	12,140	13,370
5 - Northwood Park	10,250	9,990	9,770	9,590	9,460	9,370
6 - Brampton West	14,210	14,840	15,360	16,020	16,880	18,110
7 - Downtown Brampton	8,900	9,420	10,560	11,880	13,450	15,540
8 - Brampton North	17,690	16,480	16,130	15,830	15,600	15,460
9 - Madoc	21,510	20,770	20,330	19,950	19,670	19,480
10 - Westgate	13,060	12,980	12,790	12,640	12,560	12,570
11 - Central Park	17,310	16,160	15,810	15,520	15,300	15,150
12 - Northgate	16,290	16,110	15,770	15,480	15,260	15,110
13 - Bramalea North Industrial	1,850	1,860	1,820	1,790	1,760	1,740
14 - Gore Industrial North	1,830	2,790	2,730	2,680	2,650	2,620
15 - Fletcher's West	17,610	16,630	16,520	16,490	16,580	16,830
16 - Brampton South	16,260	14,670	14,440	14,270	14,170	14,170
17 - Brampton East	12,970	12,730	12,460	12,230	12,060	11,940
18 - Brampton East Industrial	0	0	0	0	0	0
19 - Brampton West Industrial	960	980	960	940	930	920
20 - Avondale	8,350	8,070	7,950	7,850	7,810	7,810
21 - Southgate	14,080	14,060	13,760	13,500	13,310	13,180
22 - Bramalea South Industrial	0	0	0	0	0	0
23 - Gore Industrial South	0	150	150	150	140	140
24 - Fletcher's Creek South	33,050	31,380	31,550	31,920	32,570	33,660
25 - Steeles Industrial	0	0	0	0	0	0
26 - Toronto Gore Rural Estate	1,680	2,790	2,820	2,780	2,750	2,720
28 - Sandringham-Wellington	58,820	84,890	89,090	89,780	89,070	88,400
29 - Huttonville	400	310	310	300	300	290
32 - Parkway Belt Industrial Area	50	30	30	30	30	30
36 - Queen Street Corridor	18,600	19,250	19,790	20,500	21,450	22,830
37 - Airport Road/Hwy 7 Business Ctre	60	10	10	10	10	10
38 - Bramalea Road South Gateway	0	0	0	0	0	0
39 - Goreway Drive Corridor	610	630	930	1,100	1,120	1,130
40 - Bram West	6,590	15,120	26,930	38,320	49,480	52,640
41 - Bram East	18,560	35,810	45,580	47,700	47,730	47,490
42 - Vales of Castlemore	11,150	15,540	15,490	15,260	15,050	14,910
43 - Fletcher's Creek Village	9,290	9,760	9,590	9,420	9,290	9,200
44 - Fletcher's Meadow	46,300	52,860	52,300	51,420	50,720	50,240
45 - Credit Valley	1,150	18,870	31,370	35,650	36,300	36,320
47 - Highway 427 Industrial	360	80	70	11,260	27,110	34,080
48 - Sandringham-Wellington North	150	600	10,810	17,740	19,790	20,320
49 - Vales of Castlemore North	4,460	5,520	5,570	5,490	5,420	5,370
50 - Vales of Humber	260	670	2,330	5,890	6,660	6,870
54 - Kennedy Road South	0	0	0	0	0	0
Heart Lake	0	0	0	0	0	0
Claireville	0	0	0	0	0	0
Parkway Belt West	0	0	0	0	0	0
*Mount Pleasant	230	1,390	17,640	33,960	45,070	51,740
*Northwest Brampton	240	250	240	4,250	15,950	38,250
Grand Total	451,740	534,010	599,340	659,390	713,870	758,280

Note: Preliminary Population Forecast Includes Non-Household Population and Net Under-Coverage
Total may not match sums of all Secondary Plans due to rounding.

Preliminary Employment Forecast

SPA	2006	2011	2016	2021	2026	2031
1 - Snelgrove	1,140	1,240	1,490	1,360	1,190	1,150
2 - Northwest Sandalwood Pkwy	5,800	9,250	10,030	10,800	11,020	11,450
3 - Heart Lake West	2,010	2,180	2,450	2,500	2,230	2,570
4 - Heart Lake East	970	1,000	1,220	1,560	1,420	1,480
5 - Northwood Park	1,520	1,650	1,760	1,930	1,910	1,890
6 - Brampton West	1,760	1,930	2,020	2,180	2,220	2,270
7 - Downtown Brampton	7,080	9,920	10,870	12,500	13,460	14,340
8 - Brampton North	2,630	2,700	2,730	2,800	2,800	2,610
9 - Madoc	1,520	1,560	1,540	1,650	1,660	1,730
10 - Westgate	1,140	1,210	1,230	1,260	1,280	1,310
11 - Central Park	1,570	1,290	1,290	1,320	1,320	1,350
12 - Northgate	1,680	1,340	1,340	1,360	1,370	1,400
13 - Bramalea North Industrial	8,010	9,040	9,450	9,890	9,570	9,440
14 - Gore Industrial North	4,640	5,550	6,160	6,360	6,400	6,510
15 - Fletcher's West	1,510	1,540	1,800	2,220	2,230	2,150
16 - Brampton South	2,340	2,560	2,760	2,950	2,970	3,050
17 - Brampton East	1,960	2,020	2,050	2,100	2,100	2,070
18 - Brampton East Industrial	5,960	7,130	7,470	7,860	7,970	8,220
19 - Brampton West Industrial	8,610	9,350	9,960	10,590	11,040	11,570
20 - Avondale	3,400	4,210	4,750	5,320	5,360	6,000
21 - Southgate	3,750	4,150	4,340	4,390	4,470	4,720
22 - Bramalea South Industrial	9,280	10,020	10,660	11,120	11,210	11,460
23 - Gore Industrial South	7,370	9,750	9,960	10,670	10,880	11,270
24 - Fletcher's Creek South	6,790	8,010	8,770	9,350	9,540	9,760
25 - Steeles Industrial	9,930	11,170	11,690	12,760	12,900	13,640
26 - Toronto Gore Rural Estate	220	340	410	430	310	310
28 - Sandringham-Wellington	4,830	7,830	8,700	9,130	10,020	10,360
29 - Huttonville	10	10	10	10	10	10
32 - Parkway Belt Industrial Area	6,430	9,800	10,480	11,250	11,740	12,060
36 - Queen Street Corridor	21,880	26,080	30,280	32,910	34,280	35,510
37 - Airport Road/Hwy 7 Business Ctr	2,930	5,160	6,020	6,390	6,850	7,410
38 - Bramalea Road South Gateway	1,040	1,400	1,490	1,450	1,520	1,490
39 - Goreway Drive Corridor	340	690	880	930	1,030	1,060
40 - Bram West	5,500	15,420	24,520	31,790	36,060	41,270
41 - Bram East	3,820	5,750	8,080	10,440	11,820	12,410
42 - Vales of Castlemore	690	980	1,100	1,230	1,240	1,170
43 - Fletcher's Creek Village	580	710	720	830	870	890
44 - Fletcher's Meadow	2,380	3,350	3,760	4,050	4,070	4,170
45 - Credit Valley	450	980	2,290	3,080	3,210	3,300
47 - Highway 427 Industrial	270	3,270	7,140	11,590	13,500	17,000
48 - Sandringham-Wellington North	100	290	2,410	4,020	4,580	4,830
49 - Vales of Castlemore North	270	360	840	870	1,880	1,930
50 - Vales of Humber	0	80	250	400	280	290
54 - Kennedy Road South	0	0	0	0	0	0
Heart Lake Total	0	0	0	0	0	0
Clairville Total	200	210	210	220	220	230
Parkway Belt West	470	480	490	510	510	520
Mount Pleasant	10	30	1,030	2,090	2,540	2,740
NW Brampton	80	80	80	3,390	10,200	17,650
Total	154,870	203,070	238,980	273,810	295,260	320,020

Note: Total may not match sums of all Secondary Plans due to rounding.