

Growth Management in the City of Brampton

Brampton introduced its Growth Management Program in 2003 to respond to the opportunities and challenges arising from rapid population and employment growth in the City.



Challenge 1: Planning for rapid population and employment growth

Growth Management Program Responses:

- Growth Plan Conformity
- Population and Employment Forecasts
- Official Plan / Sustainable City Structure
- Development Allocation Strategy
- Designation and Protection of Employment Lands

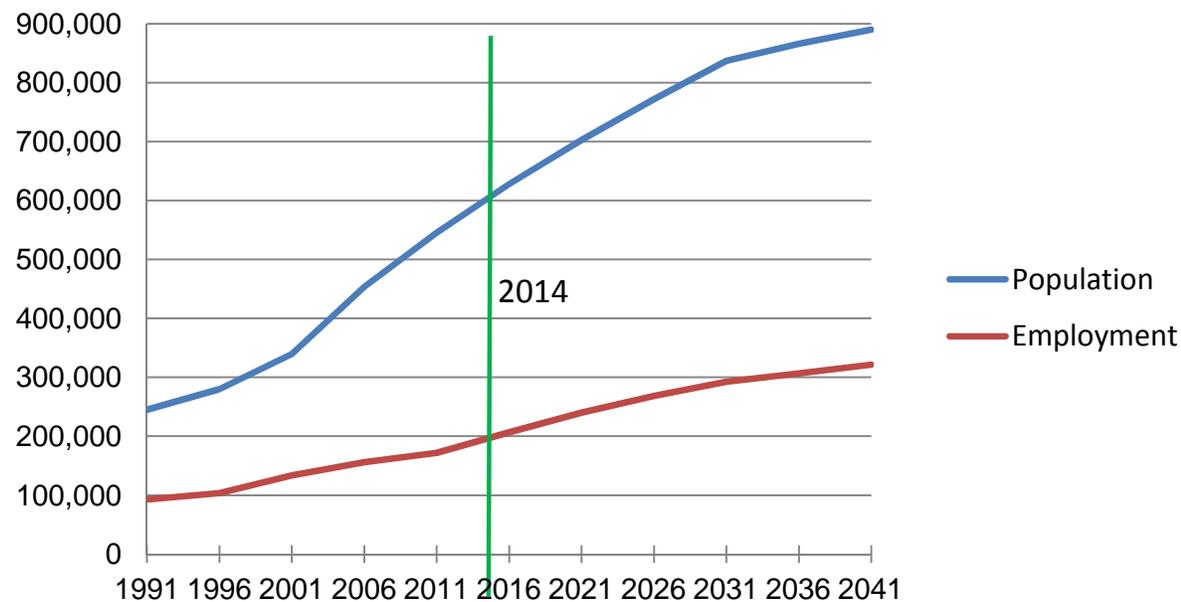
Challenge 2: Coordinating growth with the provision of infrastructure and services

Growth Management Program Responses:

- Block Planning
- Growth Management Staging and Sequencing Strategies
- Capital Programs

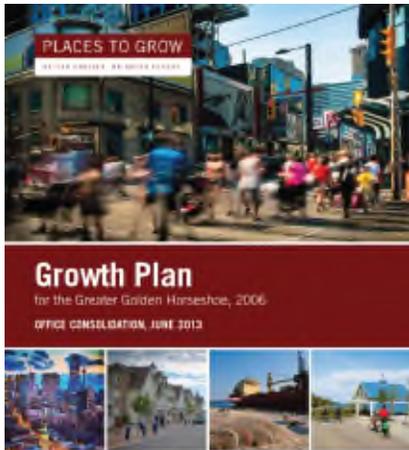
Challenge 1: Planning for rapid population and employment growth

- Brampton's population grew by over 300,000 people between 1991 and 2011
- Employment grew by 80,000 jobs
- Continued strong growth is forecast through 2041. Preliminary forecasts indicate that Brampton will have approximately 890,100 people and 321,400 jobs in 2041.



Growth Management Program Responses

Growth Plan Conformity



- The Growth Plan is the Province of Ontario's framework for building stronger, more prosperous communities by better managing growth in the Greater Golden Horseshoe area.
- Brampton will accommodate a large share of the growth allocated to Peel Region by the Growth Plan.
- Downtown Brampton is identified as an Urban Growth Centre in the Growth Plan and in the City's Official Plan.
- The City's Growth Plan Conformity Amendment (OPA 43) was approved by Council in June 2010. OPA 43 was substantially approved by the Ontario Municipal Board in July 2013. The City is working to resolve or scope the policies that remain under appeal.

Growth Plan Conformity (continued)

The Growth Plan established density and intensification targets:

1. A minimum greenfield density target of 50 people and jobs combined per hectare by 2031. Brampton's greenfield density target is 51 people and jobs per hectare for its greenfield area.

Brampton has 8,975 hectares of designated greenfield land. Secondary Plan policies set density targets for each planning area with greenfield land. The combined densities will ensure overall Brampton conformity.

2. A minimum of 40 per cent of all residential development occurring annually within the built-up area by 2015.

Brampton is planning to meet or exceed its minimum number of units within the built-up area.

3. A minimum density of 200 people and jobs combined within the Downtown Brampton Urban Growth Centre by 2031.

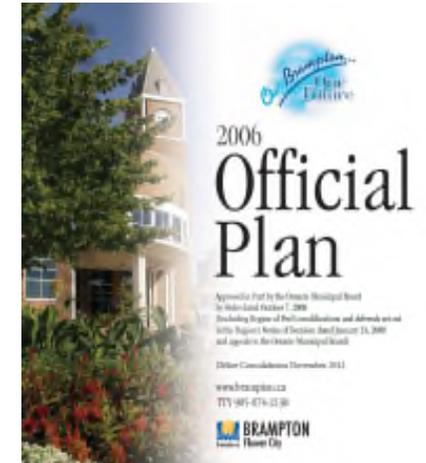
Brampton is on track to meet or exceed this target.

Population and Employment Forecasts

- Population and employment forecasts prepared for Brampton guide long-term policy and land use decision-making.
- Preliminary updated forecasts, extended to 2041, were endorsed by Council in October 2013. These have been used as input for:
 - The Regional and area municipal Growth Plan forecast distribution exercise
 - Updates to the City's Development Charges By-law and Transportation Master Plan
- Regional staff are targeting late 2015 for approval of their forecast-related Regional Official Plan Amendment.
- Council endorsed the 2031 forecasts for Brampton in the draft Peel ROPA, but the 2041 forecasts are subject to further consideration of the City's activity rate (ratio of residents to jobs).

Official Plan / Sustainable City Structure

- The Official Plan establishes a policy framework for land use decision-making in Brampton.
- Brampton's City Structure, as outlined in the Official Plan, is the fundamental basis for building a compact and transit-supportive city. The City Structure section of the Official Plan was enhanced through the Growth Plan OPA.
- A large part of the City's growth will be concentrated within the downtown and other designated intensification areas. Existing, stable residential neighbourhoods will be maintained.
- The City's designated intensification areas are identified in the Official Plan and consist of the Urban Growth Centre, Central Area, Mobility Hubs, Major Transit Station Areas and Primary and Secondary Intensification Corridors.
- Achievement of the Growth Plan's intensification and greenfield density targets will help Brampton achieve its desired City Structure (and vice versa).



Official Plan (continued)

- The mandated five-year review of the Official Plan is currently underway.
- Studies underway as part of the Official Plan Review that will impact how Brampton responds to the challenges and opportunities of rapid growth include:
 - Municipal Comprehensive Review (the consideration of requests to convert lands designated for employment for non-employment uses)
 - Employment Land Policy Review and Office Strategy
 - Retail Policy Review
 - Forecasts Update

Development Allocation Strategy

- The Development Allocation Strategy works with the Community Block Planning process and other growth initiatives to help manage the rate, direction and quality of growth in Brampton.
- The Development Allocation Strategy includes a cap on the number of new residential units allowed each year – as directed by the Official Plan, the annual cap is approximately 5,500 units.
- Allocation is granted to developments that represent the logical continuation of growth in the City and for which required infrastructure and services will be available.

The number of residential units that are draft approved each year varies depending on economic and market conditions and on the timing of Secondary and Block Plans.

Over the past 10 years, Brampton has averaged 4,200 new units per year in draft approved plans.



Designation and Protection of Employment Lands

- Planning for long term employment growth is essential for Brampton's economic prosperity.
- The Official Plan provides direction to:
 - Designate high quality employment areas
 - Protect the supply of designated employment areas for employment uses
 - Encourage a City-wide activity rate of 50 per cent (a 2 to 1 ratio of residents to jobs) that will contribute to sustainability and enhance the quality of life of the community
- Strong growth and rapid development can result in pressure to use employment lands for residential development.
- Comprehensive studies are examining how much employment land Brampton needs, how to satisfy the City's long term requirements for employment land, and how best to protect existing employment land. These studies include:
 - Municipal Comprehensive Review
 - Employment Land Policy Review and Office Strategy
 - Retail Policy Review

Challenge 2: Coordinating growth with the provision of infrastructure and services

- The amount and distribution of development must be coordinated with the City, Region, Province and School Boards' ability to provide the required infrastructure and services (roads, sewers, water, fire stations, schools, transit, recreation facilities, parks, etc.)
- This coordination must be done in a way that seeks to minimize public costs and optimize public benefits.

The City's Growth Management Program is aimed at ensuring the timely delivery of infrastructure and services to new residents and businesses while maintaining appropriate service levels for existing residents and businesses.



Growth Management Program Responses

Block Planning

- Block Planning allows for the preparation of detailed plans for sub-areas of approved Secondary Plans.
- Coordinated planning at the Block Plan level reduces the “piecemeal” planning of smaller sites within Secondary Plan Areas, allowing for the focusing of growth and the achievement of the City’s greenfield density target.

Growth Management Staging and Sequencing Strategies

- As part of the Block Planning process, a Staging and Sequencing Strategy is required that details how the proposed development will be coordinated with the delivery of infrastructure and services (roads, schools, natural heritage features, etc.)
- The reorganization of the City’s operating departments supports the coordination of the delivery of required infrastructure and services.

Capital Programs

- The timing of development approvals is coordinated with the Roads Capital Program and other Capital Programs (Brampton Fire and Emergency Services, Parks, etc.).
- The Roads Capital Program is particularly important to the Growth Management Program.
- Other essential infrastructure and services – such as regional and provincial roads, water, sewers, schools and elements of the natural heritage system – are provided by partner agencies including Provincial agencies (Ministry of Transportation, Ontario Hydro, etc.), the Region of Peel, the School Boards and the Conservation Authorities. The timing of approvals must also be coordinated with the capital programs of these agencies.

The Growth Management Program helps the City manage the rate, direction and quality of growth in Brampton