

Welcome

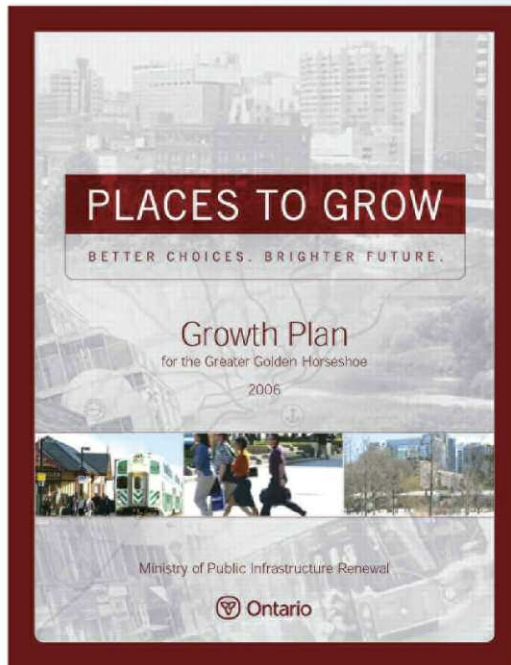


Brampton's Response to the Provincial Growth Plan

Statutory Open House – September 24, 2009
Statutory Public Meeting – October 5, 2009



Brampton's Response to Places to Grow



- The Provincial Growth Plan, "Places to Grow", requires all municipalities to have Official Plans that conform to the Growth Plan by June 2009.
- In April 2007, Council endorsed the Work Plan for "Brampton's Response to Places to Grow", the City's Growth Plan conformity exercise.
- In April 2009, Council authorized staff to request an extension to the Province's conformity deadline to the end of 2009. This extension was granted by the Province.
- Council's consideration of the City of Brampton's Growth Plan Conformity Official Plan Amendment is scheduled for December 2009

City of Brampton Background Studies

A number of background studies have been undertaken by the City of Brampton as part of the Places to Grow conformity process:

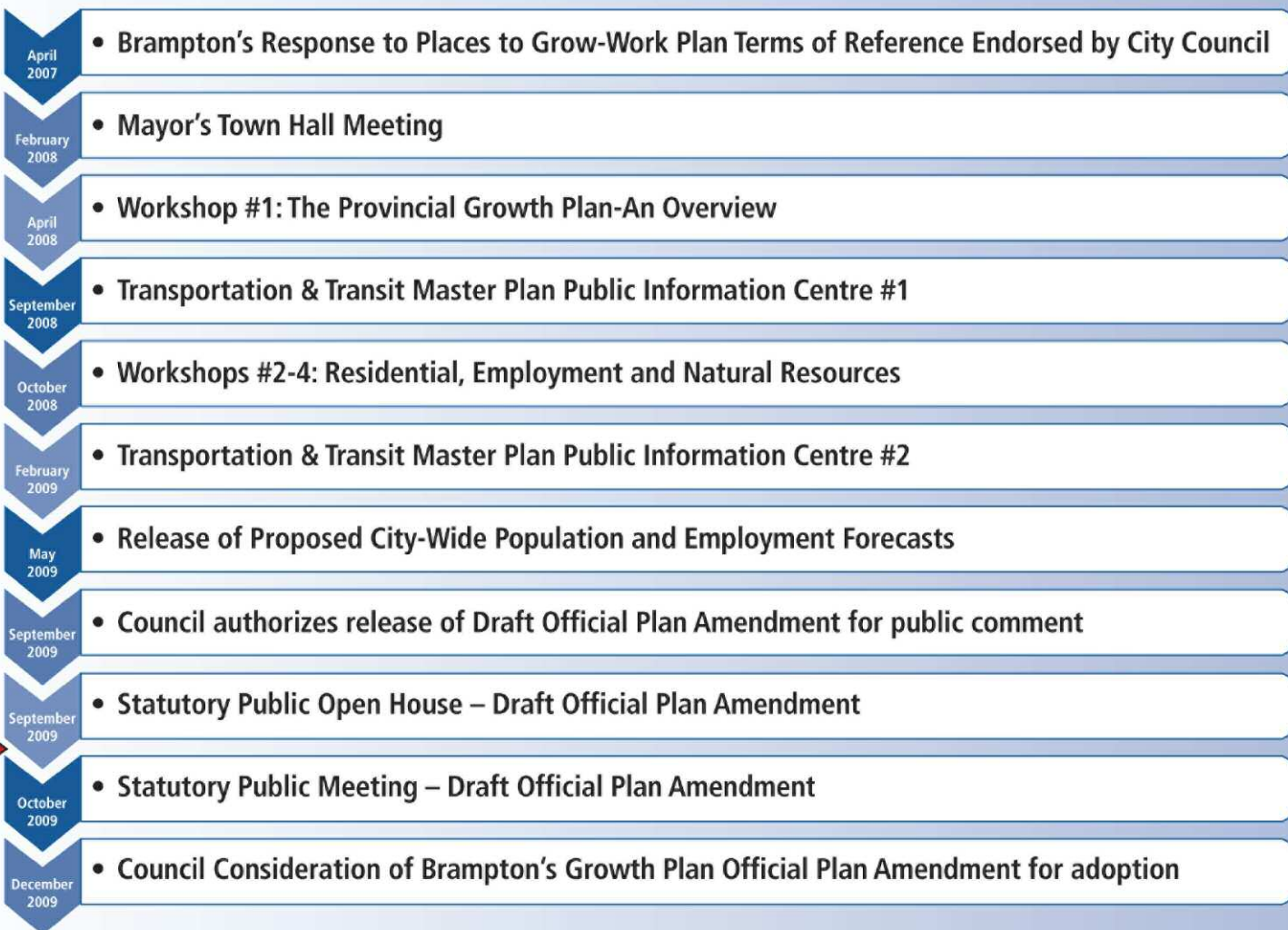
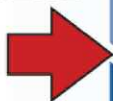


1. Inventory & Assessment of Intensification Opportunities Discussion Paper
2. Assessment of Planned & Potential Growth in Greenfield Areas
3. Employment Land Strategy: Analysis and Strategic Directions Discussion Paper
4. Natural Systems and Conservation Policy Review Discussion Paper
5. Transportation and Transit Master Plan Update
6. Infrastructure Capacity Review Study
7. Population and Employment Forecasts
8. Financial and Municipal Management Review (ongoing)
9. Market Demand & Development Feasibility Study for Brampton Employment Lands (ongoing)

Visit the City's Growth Plan website to access the above studies
www.brampton.ca/GrowthPlanResponse/home.tml

Brampton's Places to Grow Conformity Amendment

**WE
ARE
HERE**



Community Awareness and Engagement

Throughout Brampton's Places to Grow conformity exercise, members of the public and stakeholders have had opportunity to comment on the *How Should Brampton Grow* initiative. Community awareness and engagement tools included:

- Brochure
- Newsletters
- Brampton's Growth Plan Response website
www.brampton.ca/GrowthPlanResponse/home.tml
- Email/phone correspondence
- Workshops

Make Sure Your Voice Is Heard!

Upcoming Events:

The upcoming stakeholder workshops have been scheduled to focus in greater detail on the four key policy areas within the Growth Plan. These workshops will be held at the **Courtyard by Marriott Hotel, Windsor Ballroom B at 90 Biscayne Crescent** in Brampton at the following dates and times:

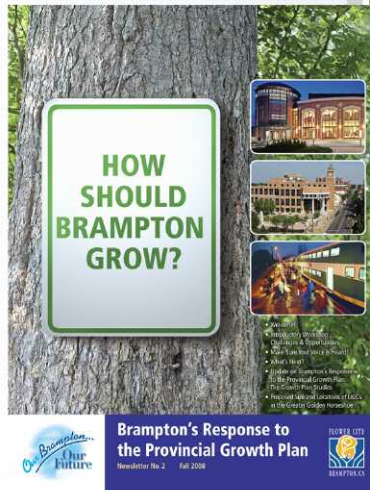
-  **Supporting a Strong and Competitive Economy:**
Thursday October 9th 2008, 1:00 – 4:00pm
RSVP by: Monday October 6th 2008
-  **Creating Compact, Vibrant and Complete Communities:**
Thursday October 9th 2008, 6:00 – 9:00pm
RSVP by: Monday October 6th 2008
-  **Protecting Natural Resources:**
Thursday October 23rd 2008, 6:00 – 9:00pm
RSVP by: Monday October 20th 2008
-  **Optimizing Infrastructure to Support Growth:**
Thursday November 13th 2008, 6:00pm – 9:00pm
RSVP by: Monday November 10th 2008

Workshops will begin with a presentation providing information on the key policy area and the relevant key study followed by group discussions on key issues. As seating is limited, please RSVP no later than the date indicated. If you wish to be added to the mailing list to receive email updates, including notification of these and future workshops, please contact us at any of the methods outlined in this newsletter. Please feel free to visit our website, www.brampton.ca/GrowthPlanResponse for further information.

How can You Get More Information?

Your comments and questions are important to us! All stakeholders and members of the public on our mailing list will receive information on upcoming events via email. If you would like to provide comments or have questions regarding Brampton's Response to the Growth Plan, please contact us. If you wish to be added to the mailing list, please contact a Growth Management Planner:

Mail us: **Brampton's Response to the Provincial Growth Plan**
2 Wellington Street West, Brampton, ON L6Y 4R2
Email us: gmp@brampton.ca
Phone us: 905-874-2050; or
Fax us: 905-874-2099



Brampton's Response to the
Provincial Growth Plan

Draft Growth Plan Official Plan Amendment

Through Brampton's Places to Grow conformity exercise, it was found that the City's current Official Plan generally conforms to the Growth Plan. However, amendments are required for full implementation.

The draft Official Plan Amendment is based on:

- Direction from the Growth Plan
- Information collected and direction provided through the background studies and discussion papers
- Public and stakeholder feedback to date
- Direction from Council

Key components of the draft Official Plan Amendment are:

- Updated City-wide population and employment forecasts
- Refined Sustainable City Structure
- Refined intensification policies
- Updated transportation policies
- Refined employment land conversion policies
- Refined environment / natural heritage policies

The display boards provide an overview of the key components of the draft Official Plan Amendment.

For details of the Official Plan Amendment, refer to a copy of the draft Official Plan Amendment.

Please note that the draft Official Plan amendment incorporates proposed revisions to some sections within the 2006 Official Plan which has been appealed to the Ontario Municipal Board. These revisions have been included as part of this draft to indicate the need for these sections to be modified to conform with the Provincial Growth Plan. It is acknowledged that proposed modifications to appealed sections will require consideration by the Ontario Municipal Board.



*Brampton's Response to the
Provincial Growth Plan*



City-Wide Population and Employment Forecasts

Places to Grow establishes population and employment forecasts which upper – and single-tier municipalities are required to use for planning and managing growth to 2031.

Through the City's Growth Plan conformity process, population and employment forecasts were prepared. The City's forecasts are required to comply with the Region of Peel's forecasts, as defined by the Growth Plan. Below are tables of Brampton's current adopted Official Plan forecasts and proposed forecasts contained in the draft Official Plan Amendment.

| Current Official Plan Forecasts | 2011 | 2021 | 2031 |
|--|-------------|-------------|-------------|
| Population | 522,000 | 652,000 | 725,000 |
| Housing Units | 155,000 | 200,000 | 230,000 |
| Employment | 225,000 | 280,000 | 310,000 |

| Proposed Forecasts | 2011 | 2021 | 2031 |
|---------------------------|-------------|-------------|-------------|
| Population | 510,000 | 646,000 | 738,000 |
| Housing Units | 143,300 | 186,600 | 217,600 |
| Employment | 181,000 | 273,000 | 318,800 |

The City's proposed forecasts are subject to change, pending the outcome of the City of Brampton *Market Demand and Development Feasibility Study for Brampton Employment Lands* and finalization of the Region of Peel population and employment forecasts to 2031.

Sustainable City Structure

Brampton is committed to building a compact and transit-supportive city where growth will be concentrated within the City's Urban Growth Centre, along intensification corridors, and around mobility hubs and major transit station areas.

The physical structure of the City of Brampton is characterized by a number of key City Structure elements. Many of these elements are additions to the Official Plan, while others have been revised.

NEW

- A **Built Boundary** delineating the limits of existing developed urban areas as of 2006; Brampton's Greenfield Areas is comprised of lands outside of the Built Boundary.

REVISED

- A vibrant **Central Area** which includes the **Urban Growth Centre**, having a strong image and character, functioning as the heart of the City.

REVISED

- **Major Transit Station Areas**, areas around existing or planned high order transit, providing a focus for intensification.

NEW

- **Mobility Hubs**, which are focused around the intersection of 2 or more regional rapid transit lines, providing an intense concentration of employment, living, and shopping.

EXISTING

- **Intensification Corridors**, providing opportunities for intensive, transit-supportive land uses along roads that link districts/ communities with key destinations.

EXISTING

- **Employment Areas** the main areas for employment and related economic uses.

EXISTING

- Attractive, integrated and sustainable **Communities**.

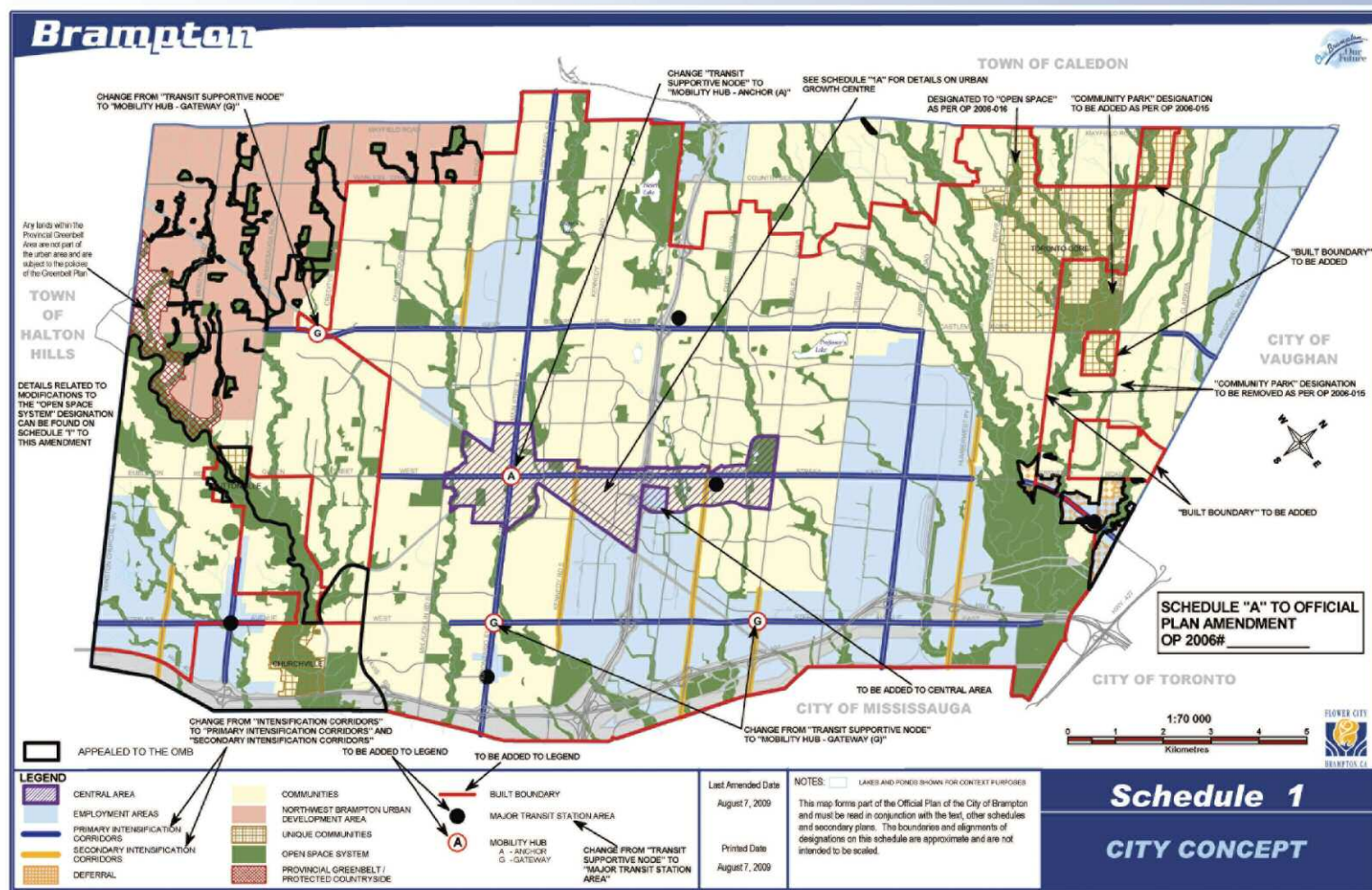
EXISTING

- **Unique Communities** that preserve and enhance historical, cultural, natural, and landscape characteristics.

EXISTING

- An interconnected **Open Space and Natural Heritage System** representing the City's green spaces and links.





Central Area & Urban Growth Centre

The Growth Plan identifies **Brampton's downtown as one of 25 Urban Growth Centres** within the Greater Golden Horseshoe. These centres provide opportunities for accommodating additional growth. The Growth Plan establishes policies and minimum density targets to encourage their revitalization as vibrant, mixed-use, transit-oriented nodes.

Brampton's draft Official Plan Amendment seeks to establish policies for the City's Urban Growth Centre (UGC) which will guide development within this part of the Central Area.

The draft Official Plan Amendment incorporates the following new policies and changes:

- The UGC is a focal area for investment in institutional and region-wide public services, commercial, recreational, cultural and entertainment uses.
- Major offices and other high density employment uses are encouraged within the UGC.
- The UGC will be planned to achieve a minimum density of 200 people and jobs combined per hectare by or before 2031.
- Emphasis on high order transit infrastructure and services.
- The need for a future study of underground infrastructure in the Central Area.
- **Schedule 1A: Urban Growth Centre:** a new schedule showing boundaries of the UGC, generally from McLaughlin Road to Highway 410 along Queen Street, and along Main Street from Vodden Street to Wellington Street. A minor modification from the preliminary UGC boundary has been proposed to follow the proposed Clark Boulevard/ Eastern Avenue extension, between Hansen Road and Rutherford Road.
- Official Plan schedules: revised to reflect modification to Central Area boundary to include the Dominion Glass site (located on the north side of Clark Boulevard, between Highway 410 and West Drive).




Brampton



SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT
OP 2006# _____

0 200 400 600 800
Metres

LEGEND

-  URBAN GROWTH CENTRE
-  AREA ADDED TO URBAN GROWTH CENTRE

Last Amended Date
July 2, 2009

Printed Date
July 2, 2009

NOTES:

This map forms part of the Official Plan of the City of Brampton and must be read in conjunction with the text, other schedules and secondary plans. The boundaries and alignments of designations on this schedule are approximate and are not intended to be scaled.

Schedule 1A
URBAN
GROWTH CENTRE



Brampton's Response to the
Provincial Growth Plan

Designated Greenfield Areas

The Growth Plan requires designated Greenfield Areas to:

- Contribute to creating complete communities
- Create an urban form that supports walking, cycling, and transit service
- Provide a diverse mix of land uses, and
- Create high quality public open spaces that support opportunities for transit, walking and cycling.

The Growth Plan also requires that designated Greenfield Areas be planned to achieve a minimum density target of not less than 50 residents and jobs combined per hectare measured across the Region.

The draft Official Plan Amendment includes:

- A definition of Designated Greenfield Areas as “The area within a settlement area that is not built-up area”.
- Recognizing Brampton’s role as part of the Region of Peel’s designated Greenfield Areas which are planned to achieve a density of 50 residents and jobs combined per hectare by 2031, or at full build-out.
- Policies reaffirming the City’s commitment to achieving complete communities.



Intensification Areas

The Growth Plan states that intensification areas will be planned and designed to:

- attract a significant portion of population and employment growth,
- provide a diverse and compatible mix of land uses,
- provide high quality public open spaces that create attractive and vibrant places,
- support transit, walking and cycling,
- achieve higher densities than surrounding areas, and
- achieve an appropriate transition of built form to adjacent areas.

The draft Official Plan Amendment policies define intensification and acknowledge that intensification is an essential component of the City's growth management, to provide a balance for growth in Designated Greenfield Areas, minimize new infrastructure requirements and make efficient use of existing services and infrastructure.

The draft Official Plan Amendment includes:

- Policies focusing intensification in the Urban Growth Centre and Central Area, along Intensification Corridors and within Mobility Hubs and Major Transit Station Areas
- Policies to ensure stable residential areas are preserved and to require development in intensification areas to provide adequate transitions and buffers adjacent to stable low density neighbourhoods
- Policies for Intensification Areas related to height, mass and density, as summarized in the Intensification Area Hierarchy table.



Intensification Area Hierarchy

| Intensification Area | Draft Policy Directions | | | | |
|---|--------------------------|---|---------------------|--|-----------------------|
| | Mixed Density | Planned FSI | Residential Density | Height | Bonusing * Encouraged |
| Central Area | None specified | To be determined in the Secondary Plans | | | Yes |
| Urban Growth Centre | 200 ppj/ha | n/a | n/a | Min 3 storeys Maximum varies leave to Secondary Plan | Yes |
| Mobility hubs – Anchor | 250ppj/ha | 4.0 | n/a | 3-20 storeys | Yes |
| Mobility hubs – Gateway | 100 - 150 ppj/ha | 3.0 | n/a | 3-25 storeys | Yes |
| Intensification Corridors – Primary | n/a | 1.5 | n/a | 2-10 storeys | Yes |
| Intesification Corridors – Secondary | n/a | 1.0 | n/a | 2-8 storeys | No |
| Major Transit Station Areas | n/a | n/a | 100 upha | 3-8 storeys | No |
| Outside of Intensification Areas | 50 ppj/ha in Greenfields | n/a | n/a | Maximum 4 storeys | No |

*As Per Section 37 of the Planning Act

Focus on Intensification Areas

The establishment of complete communities can be achieved within Brampton through the development of compact, transit-oriented and pedestrian-friendly communities that provide a mix of uses and a variety of housing choices, employment, and supporting services and facilities.

In addition to the Urban Growth Centre and the Central Area, the draft Official Plan Amendment includes policies on the following intensification areas:

Major Transit Station Areas are centres planned to accommodate a concentration of higher density residential and/or commercial, institutional or employment development around existing or future higher order transit stations. They will be planned to accommodate an appropriate mix of uses that support the role of the area as a transit station area, and have a built form that is pedestrian friendly and easily accessible by all modes of travel. These centres have City-wide significance as part of the City's transit network.

Proposed locations are:

- Steeles Ave / Mississauga Rd
- Hurontario St/ Ray Lawson Blvd
- Queen St/ Dixie Rd
- Bovaird Dr/Highway 410
- Queen St/ The Gore Rd



Focus on Intensification Areas (cont'd)

Mobility Hubs are places of connectivity where different modes of movement, from walking and cycling to higher order transit intersect seamlessly. A Mobility Hub is made up of an area where a transit station is surrounded by an attractive, intensive concentration of employment, living, shopping, and public spaces. Mobility hubs are classified into 'gateway' and 'anchor' hubs.

Gateway Hubs are planned to accommodate a concentration of higher order residential and/or commercial, institutional and employment development and share all other characteristics of Major Transit Station Areas except that they have regional significance due to their connections to centres outside the region, and are therefore planned to accommodate more growth than Major Transit Station areas. Proposed locations are:

- Steeles Ave/ Hurontario St
- Bramalea GO Station
- Mt. Pleasant Village Mobility Hub

An Anchor Hub is a special mobility hub having strategic regional and inter-regional importance in its ability to anchor the regional transportation system, providing inter-regional, regional and local transit connections to the City's Urban Growth Centre and other Urban Growth Centres across the GTHA. Proposed location:

- Downtown Brampton

Intensification Corridors

The draft Official Plan Amendment creates two types of intensification corridors:

- **Primary Intensification Corridors** are those which are intended as higher order transit corridors linking major destinations within and beyond the City.
- **Secondary Intensification Corridors** are supported by transit service along primary transit corridors.

Schedule 1: City Concept in the draft Official Plan Amendment illustrates the proposed locations of intensification corridors.



Employment

The Growth Plan requires municipalities to provide for an appropriate mix of employment uses, preserve employment areas, and prohibit the conversion of employment lands to non-employment uses except through a municipal comprehensive review.

The Growth Plan also requires municipalities to direct major office uses to urban growth centres, major transit station areas, or areas planned for higher order transit service.

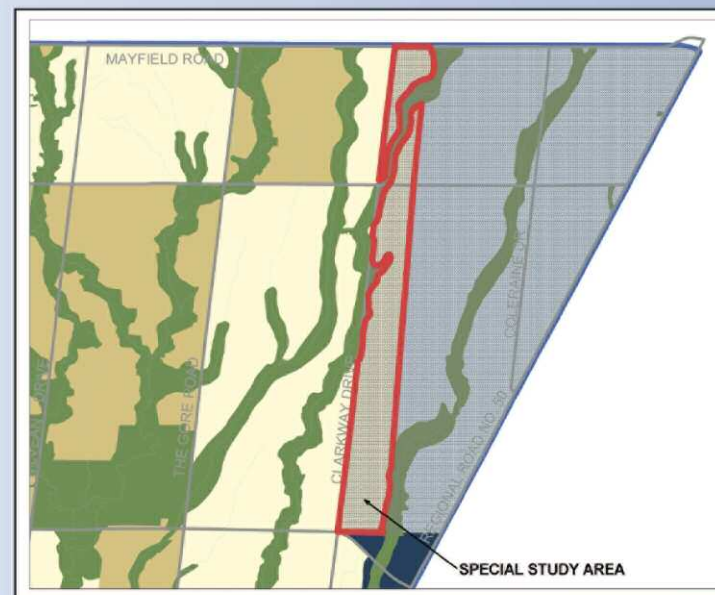
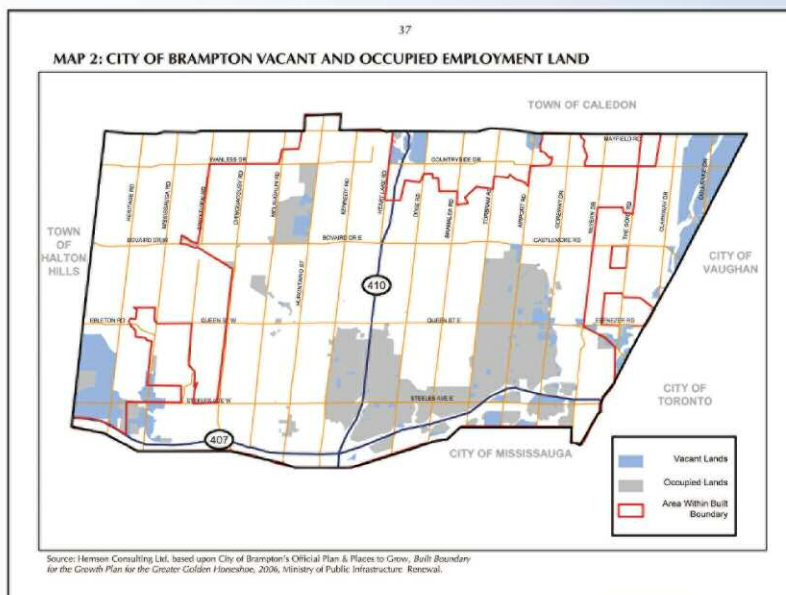
The Employment Land Strategy identified the need for further review of the City's land supply, density levels, land area, and activity rate.

The draft Official Plan Amendment includes:

- A definition of employment areas: lands within the Industrial, Office, and Business Corridor designations, as including, but not limited to manufacturing, warehousing, offices, and associated retail and ancillary uses
- Policies which strengthen the requirements for employment land conversions
- Clarification of the land uses considered within the City's Business Corridors and Central Area that are considered "employment area uses" and identification of the uses within business corridors which may not be subject to conversion policies, such as small business and community services (i.e. places of worship)
- Scoping the requirement to demonstrate the potential impact of office uses on the Central Area to Major Offices (10,000 m² or greater) within the Business Corridor designations
- Incorporation of a green/ eco business section



Outstanding Employment Matters



A *Market Demand and Development Feasibility Study for Brampton Employment Lands* (Cushman and Wakefield LePage) is underway to verify the City's long term employment forecasts and employment land requirements across the City, including north-west and north-east Brampton.

The draft Official Plan Amendment does not include changes to the designation of employment lands at this time. Lands in north-east Brampton, shown as a "Special Study Area", are under consideration for an 'employment land' designation.

Following the completion of this study, the Official Plan may need to be revised to incorporate:

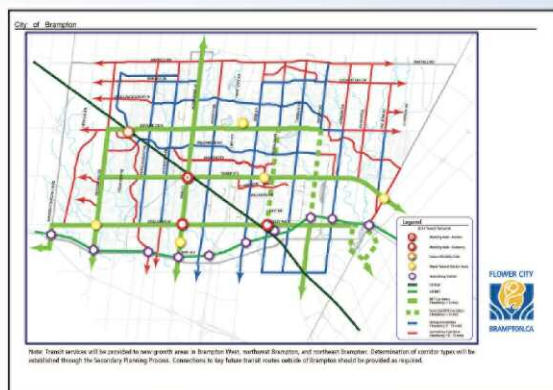
- Modifications to employment land use designations
- Additional direction for the "special study area"
- Adjustments to the population and employment forecasts

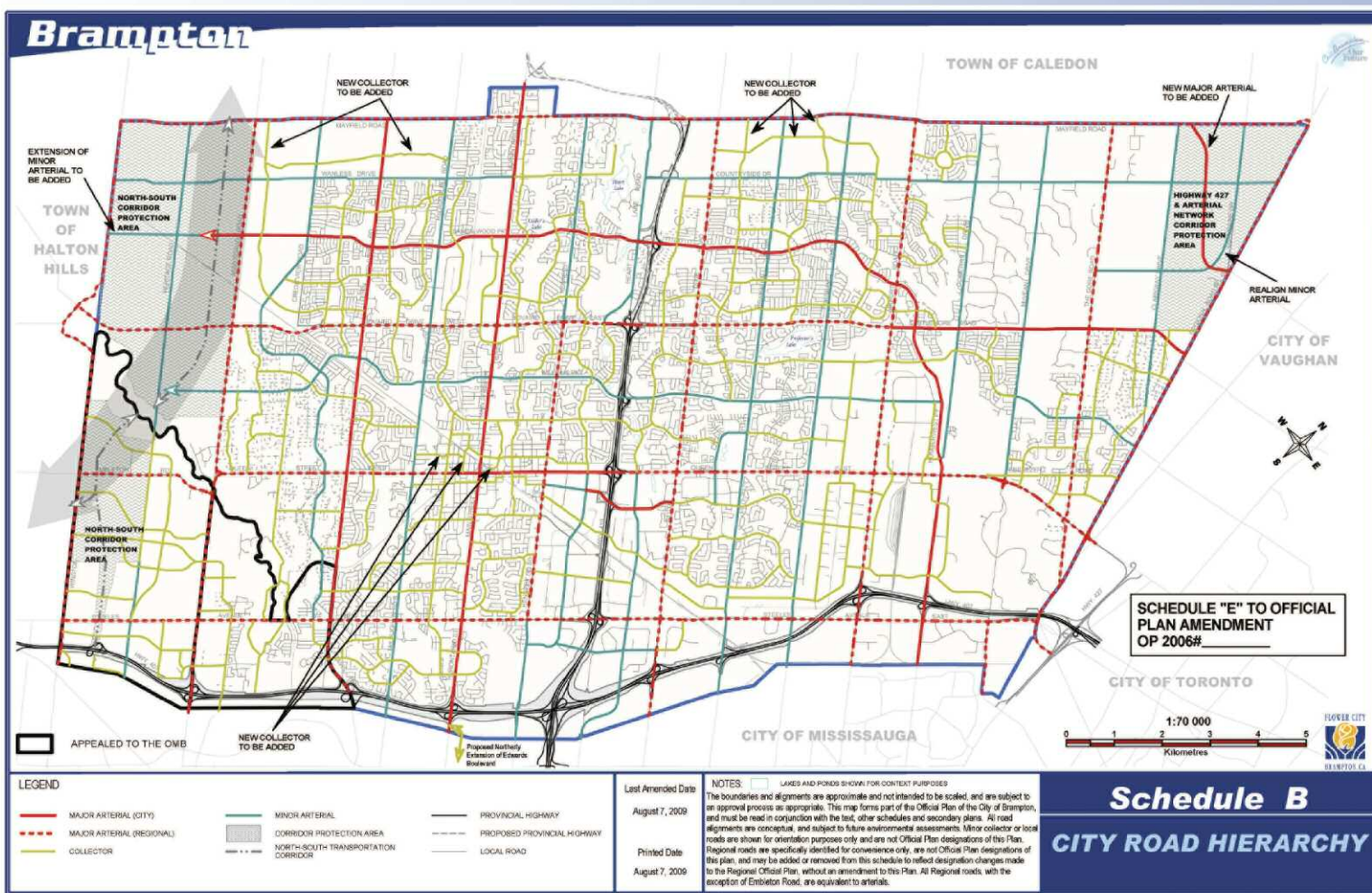
Transportation

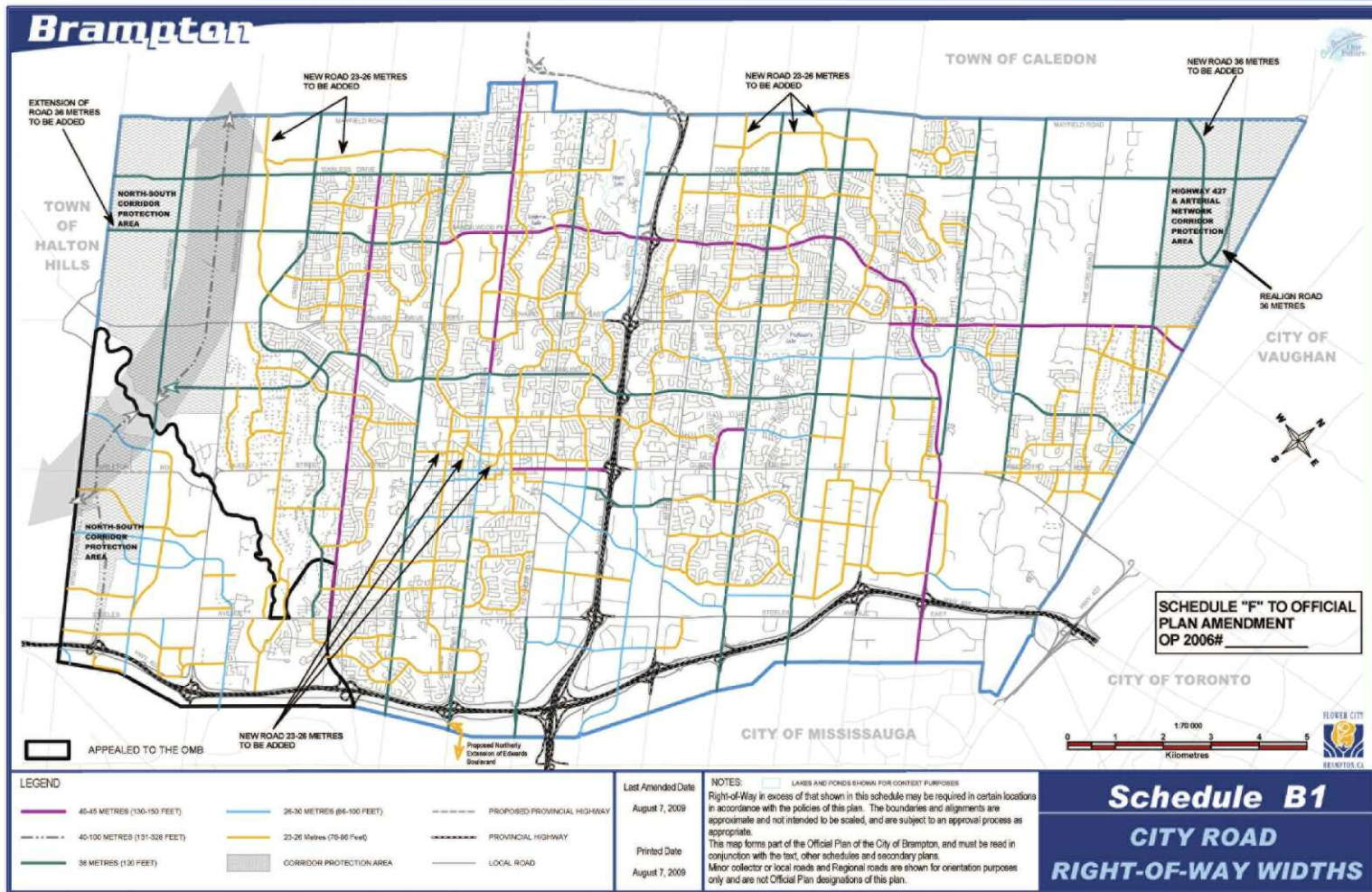
The City of Brampton retained iTRANS Consulting to provide an update to its 2004 Transportation and Transit Master Plan. The Study is based on sustainable transportation principles for an integrated transportation network that is required to support Brampton's growth to 2031.

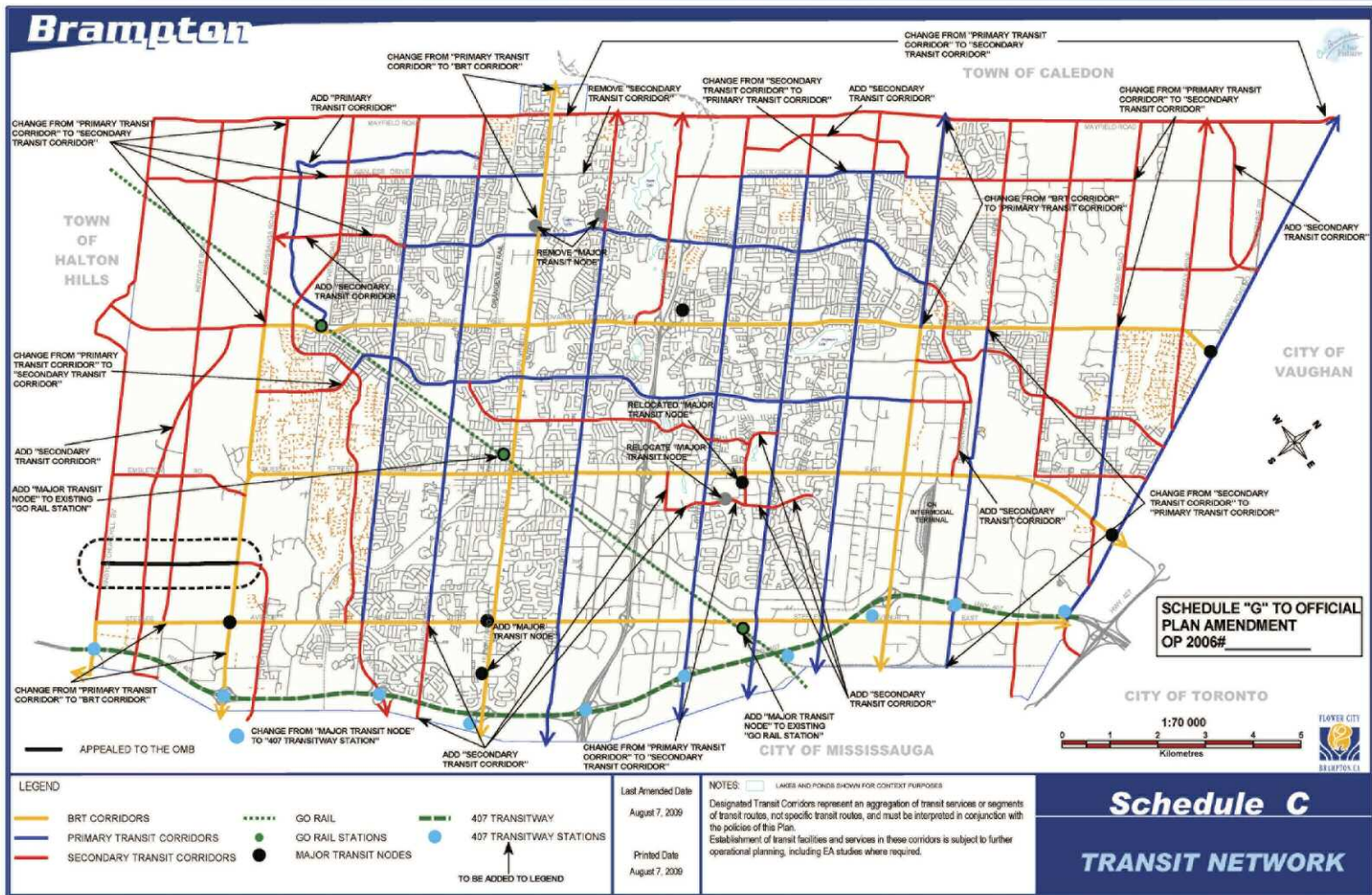
Draft Official Plan Amendment policies include:

- Identification of major transit station areas and mobility hubs on relevant Official Plan schedules in accordance with the Metrolinx Regional Transportation Plan
- Enhanced policies on active transportation (cycling, walking), goods movement, and Transportation Demand Management (TDM)
- Requirements to undertake a TDM Master Plan
- Reinforcement of the North-South Corridor policies
- Updates to the City's Road Hierarchy and City Road Right-of-Way Widths Official Plan schedules to reflect 2031 road networks
- Updates to Transit Schedule of the Official Plan to reflect the draft Transportation and Transit Master Plan 2031 transit networks

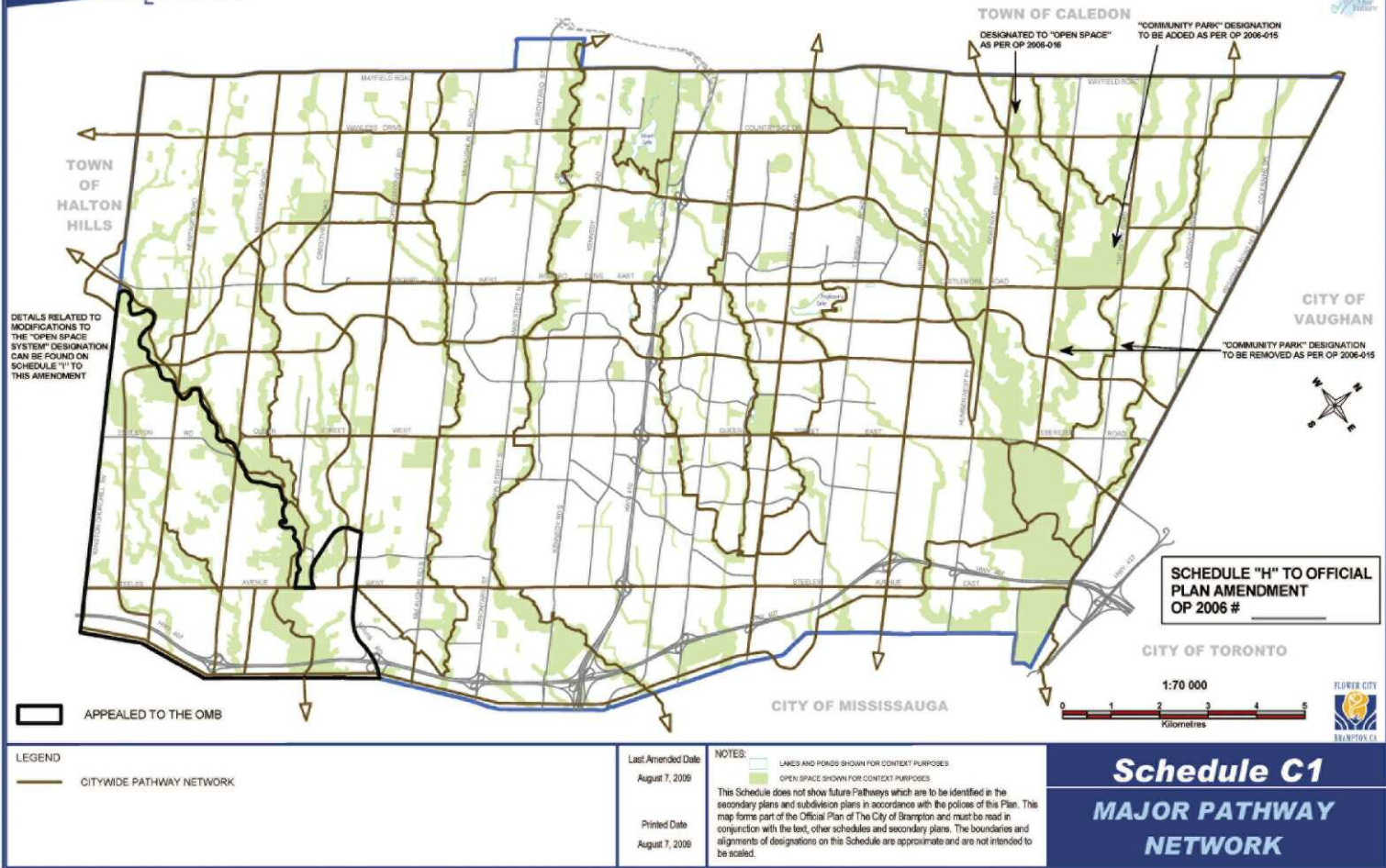








Brampton

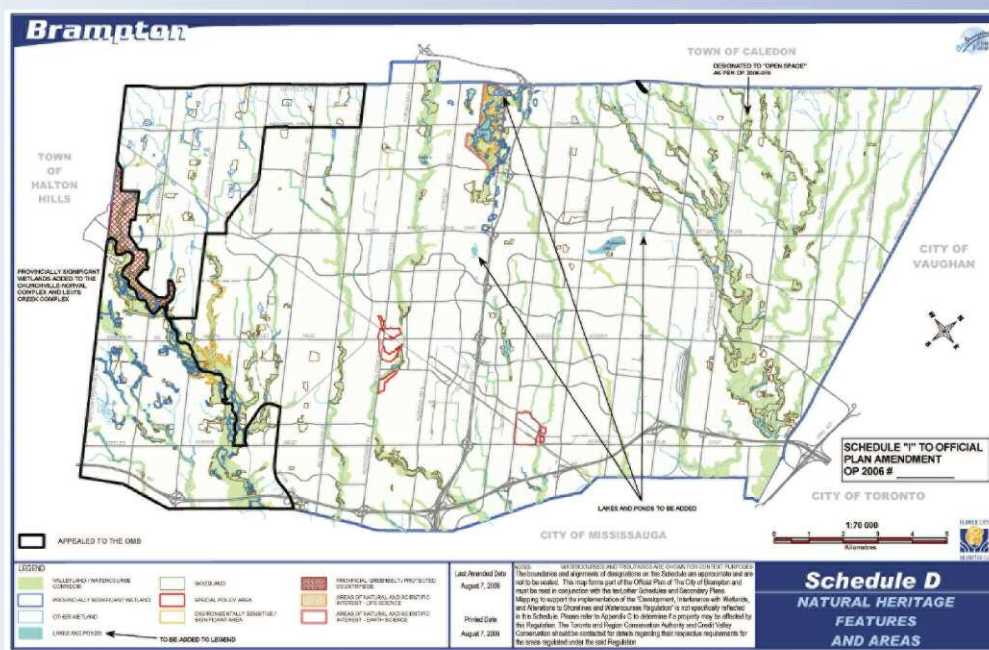


Natural Heritage & Environmental Management

The City of Brampton's Natural System and Conservation Policy Review Discussion Paper was completed in February 2009, in support of the City's Response to the Provincial Growth Plan initiative.

The draft Official Plan Amendment includes:

- Recognizing Brampton's natural heritage system
- Policies requiring the completion of an Environmental Master Plan which will define the City's sustainable environmental framework
- Incorporation of the City's lakes and ponds as part of the City's valleylands and watercourse corridors
- Incorporation of policies that promote a culture of conservation which supports the protection and conservation of water, energy, air quality, and cultural heritage



Financial & Municipal Management Review

- The *Provincial Development Charges Act, 1997*, provides a framework for funding growth within municipalities.
- Development Charges do not cover the full cost of growth.
- The City of Brampton is committed to managing growth while minimizing financial impacts to taxpayers.
- The Financial and Municipal Management Review Report will assess the financial impacts of growth to the City, and final results will be incorporated into the final Official Plan Amendment for Council's consideration.





September 24, 2009 ➤ Statutory Public Open House

NEXT STEPS...

October 5, 2009 ➤ Statutory Public Meeting

Oct-Dec, 2009

- Preparation of Final OPA incorporating public and stakeholder feedback
- Completion of Financial & Municipal Management Review Study, and Market Demand & Development Feasibility Study of Employment Land Strategy

December, 2009 ➤ Council's consideration of Final Official Plan Amendment

WE WANT TO HEAR FROM YOU

PLEASE PROVIDE COMMENTS BY:

- Completing a comment sheet tonight, or
- Emailing: gmp@brampton.ca , or
- Mailing your comments to:
Brampton's Response to the Provincial Growth Plan
City of Brampton
2 Wellington Street West
Brampton, ON,
L6Y 4R2

THANK YOU FOR YOUR PARTICIPATION!

Stay connected through the City's Growth Plan website:

www.brampton.ca/GrowthPlanResponse/home.tml

