

Brampton

Our Brampton...
**Our
Future**

**Brampton Official Plan Review
&
Growth Management Strategies
Public Information Meeting
April 18, 2005**



Brampton Official Plan Review & Growth Management Strategies

Public Information Meeting

April 18, 2005

Agenda

1. Welcome and Introduction
2. Staff Presentation
3. Discussion Session

Purpose of this Meeting

- First in a series of consultation sessions with respect to Official Plan Review/ Growth Management Strategies
- To provide factual information concerning growth and planning issues of significance to Brampton
- Most importantly, to seek public input to help guide and inform OP Review Process

Overview

- Brampton is subject to unprecedented growth levels in 2004
 - 1,804 new jobs
 - 9500 residential building permits
 - \$2.7 billion total construction (2nd highest in Canada)
 - \$700 million in non-residential construction
 - 31 industrial construction projects exceeding \$1 million
 - 227 new businesses
- Brampton continues to be the “**Location of Choice**” for business and residential sectors
- Positive economic conditions will be a catalyst for growth in Brampton

Overview

- Current Provincial policy and legislation constrains/restricts City Council's abilities to control growth i.e., prescribed housing supply standards, development charges that do not cover growth costs, and developer appeals to the OMB
- Brampton will continue to manage growth through a strong Official Plan and companion growth management strategy
- Current Official Plan Review is focussed at managing the rate, location, and quality of development in Brampton

Outline of Staff Presentation

- **Brampton Context**
- **Planning Context**
- **Official Plan Review**
- **Growth Management**
- **Public Consultation**
- **Next Steps**

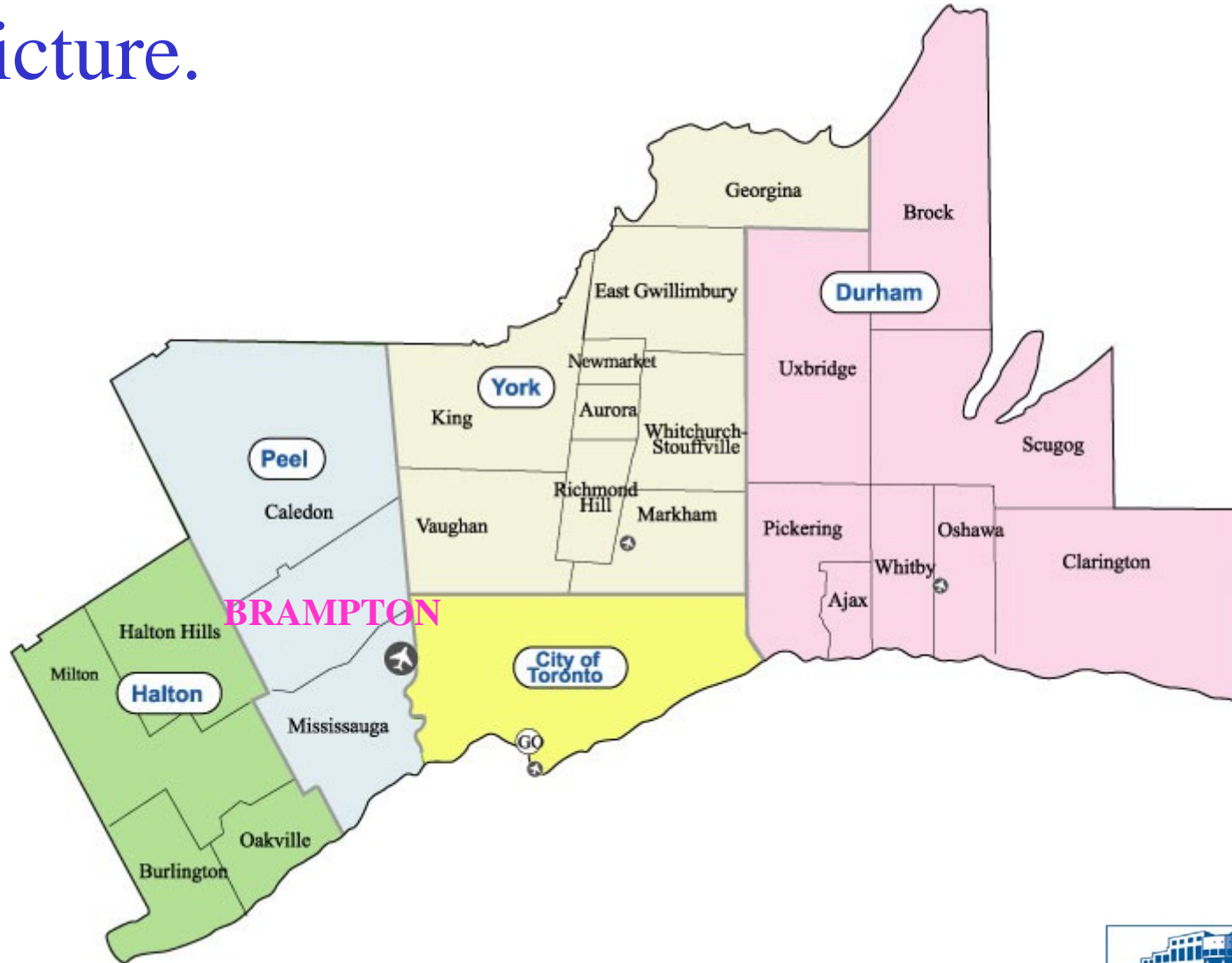
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Brampton Context

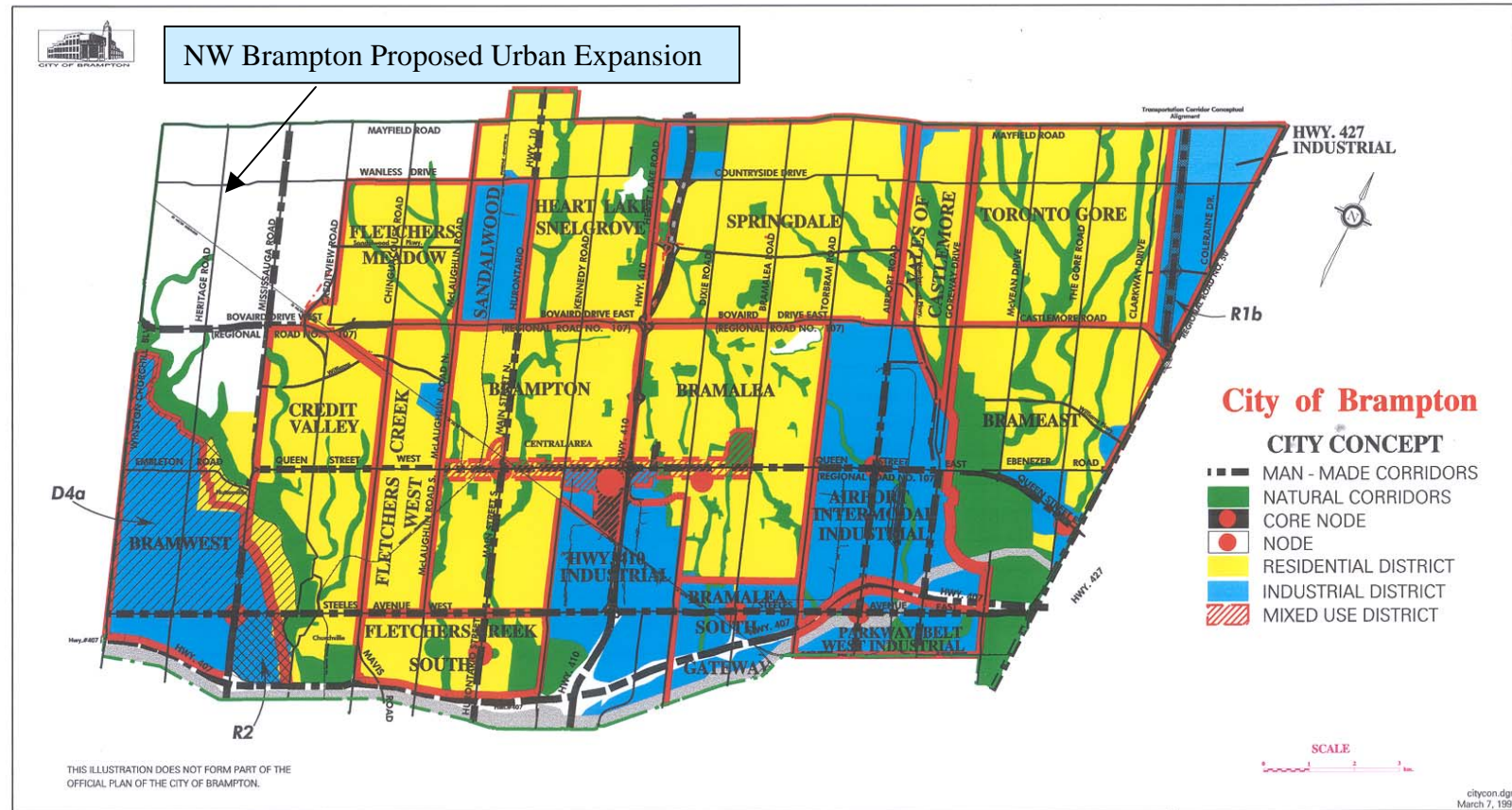
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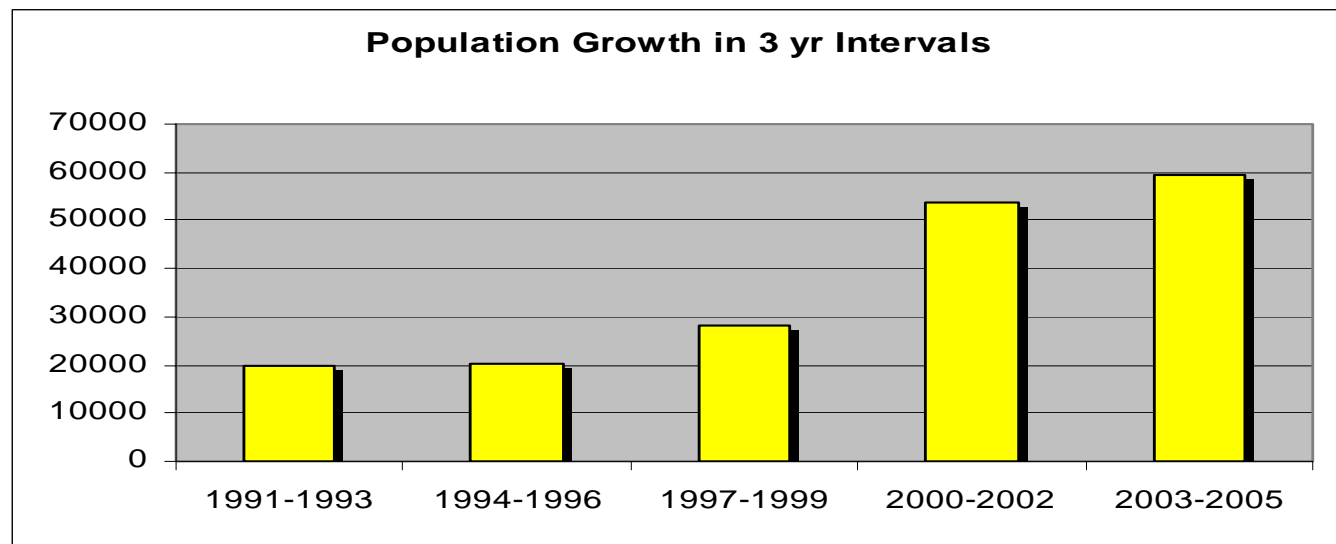
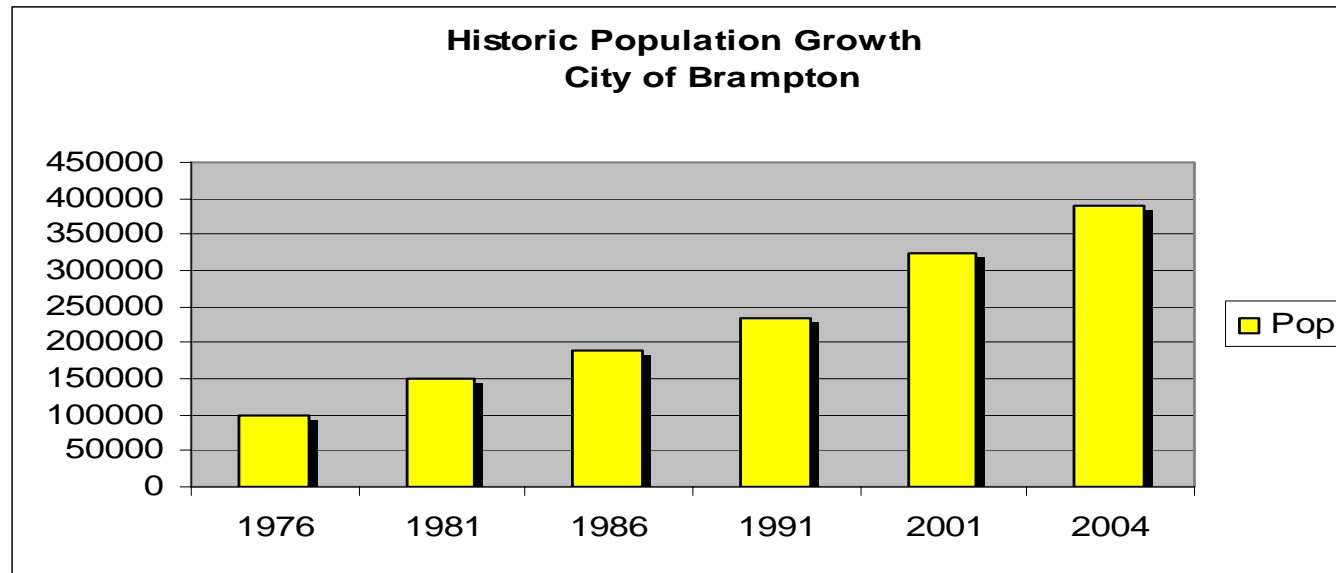
Trends in Brampton are Part of a Larger Picture.



Brampton Communities & Business Parks



Brampton Growth Trends



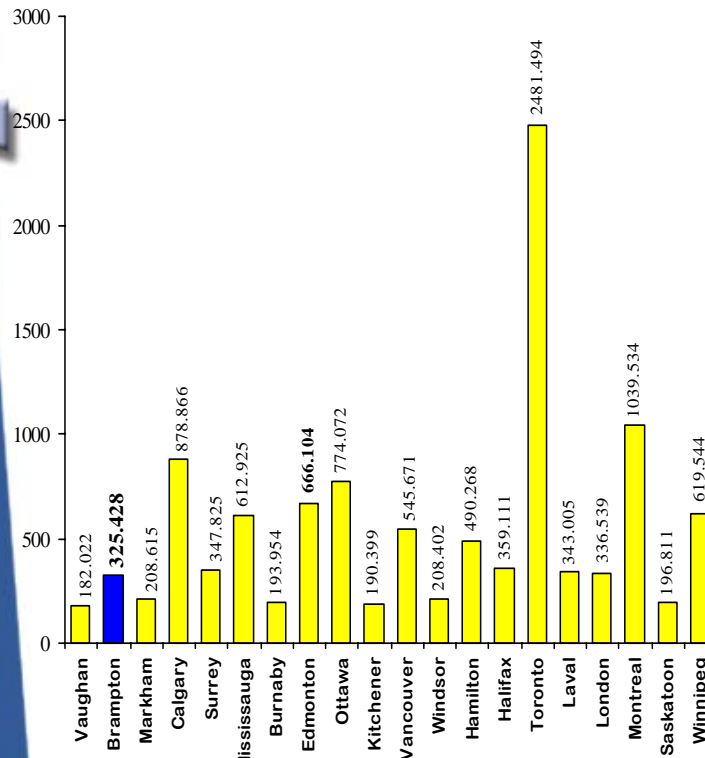
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Brampton is among Fastest Growing of Canada's 20 Largest Cities!

Brampton held the 2nd highest rate of population growth among Canada's 20 largest cities, in 2001.

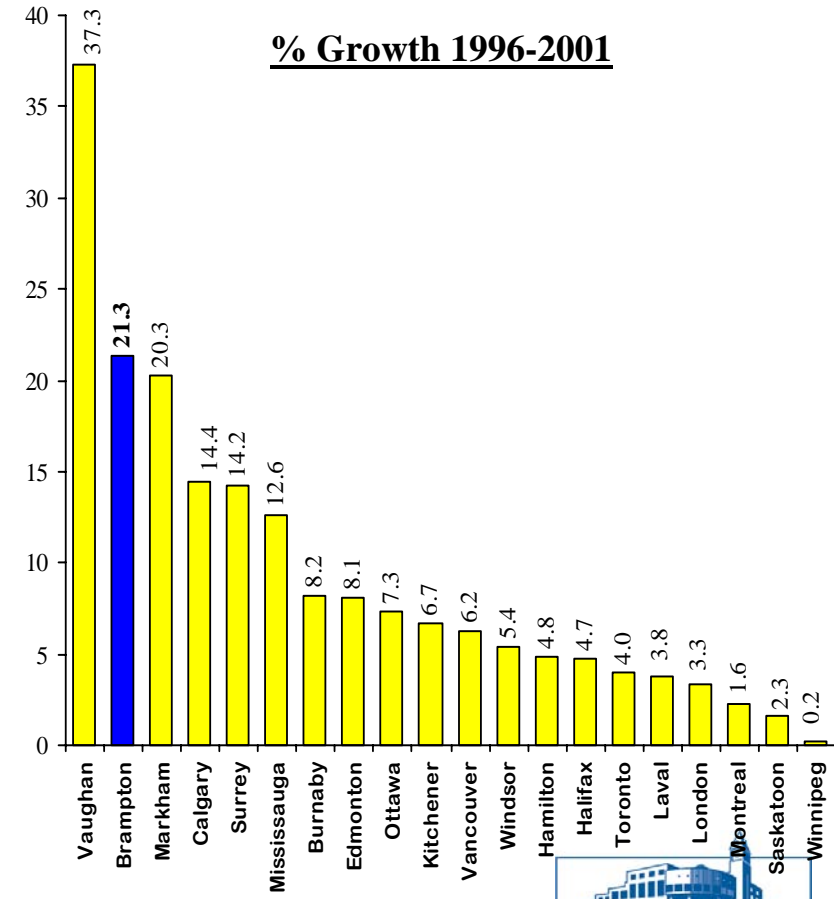
Population 2001

Thousands



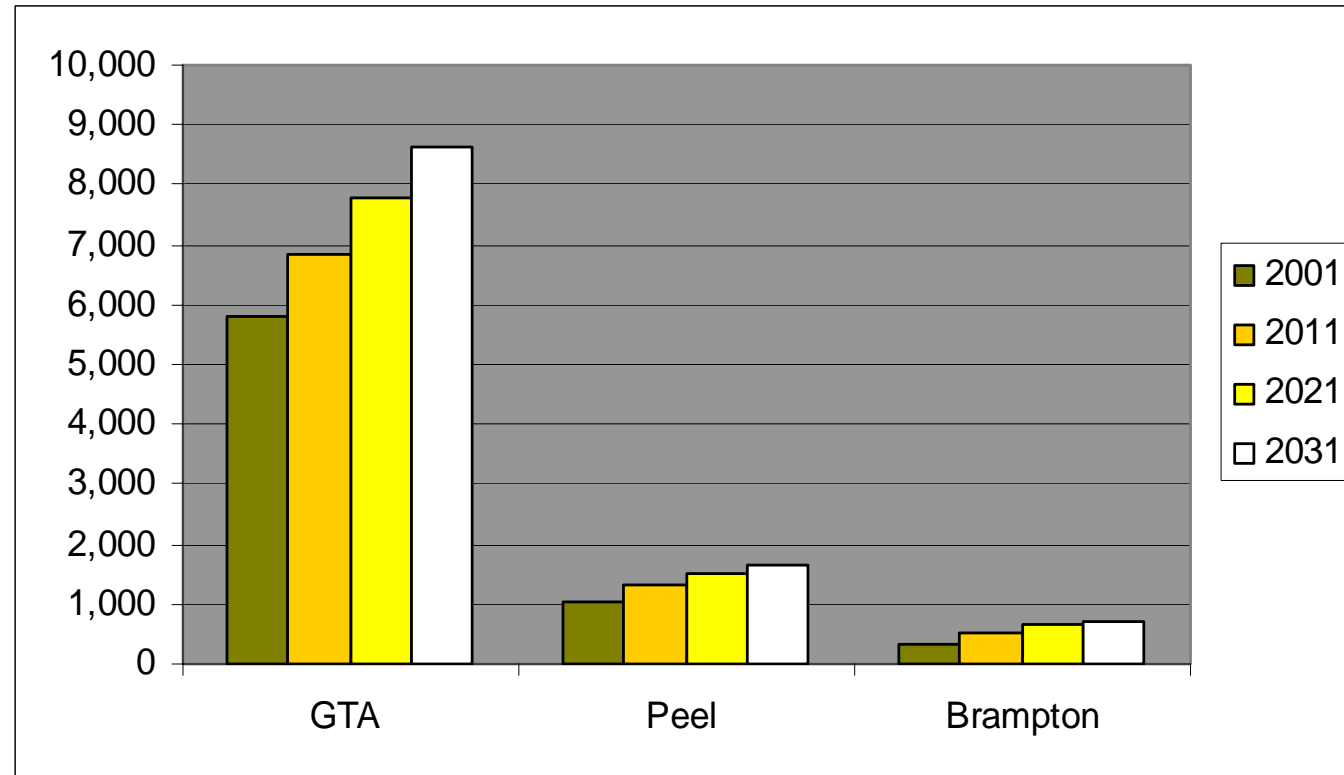
% Growth 1996-2001

%



Source: Statistics Canada, 1996 and 2001 Census of Canada
Compiled by the Brampton Economic Development Office

How much population growth is forecast for the future?



Population Forecasts (000's)

Demographic Trends affecting GTA Growth

- GTA population growth due to migration rather than natural increase
- People are living longer than previously forecast
- Labour force is aging
- Household size is decreasing
- Increased single detached occupancy by older people
- Mature communities (i.e. Toronto and Mississauga) will be challenged to build enough units to keep population stable
- Increased affluence affects housing trends
- Continued favourable economic trends such as low interest rates

Provincial policy and legislation require Brampton to accommodate a share of this growth

Who Controls Growth?

- Planning Act of Ontario sets out legislation that limits City's ability to control development eg. 90 to 180-day limit for consideration of planning applications or appeal to OMB

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Planning Context

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Brampton's Strategic Plan

VISION BRAMPTON


**Six Pillars
Supporting Our Great City**

Brampton's Strategic Plan

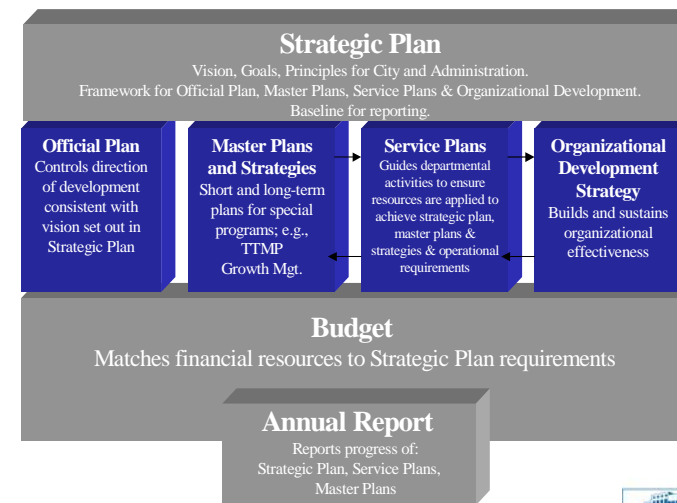


Brampton's Vision

To be a vibrant, safe and attractive city of opportunity where efficient services make it possible for families, individuals and the business community to grow, prosper and enjoy a high quality of life.

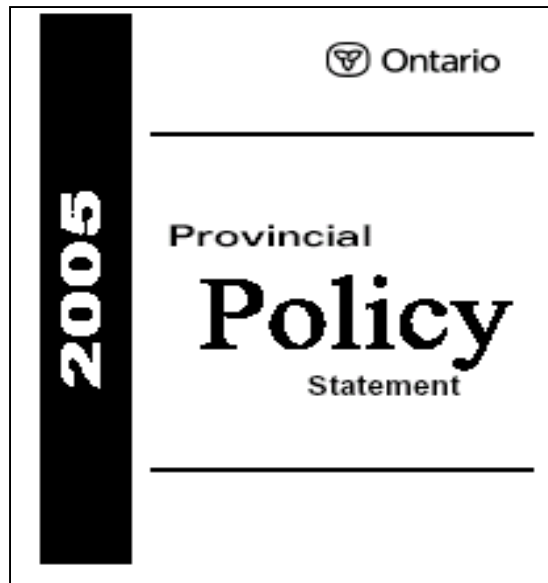
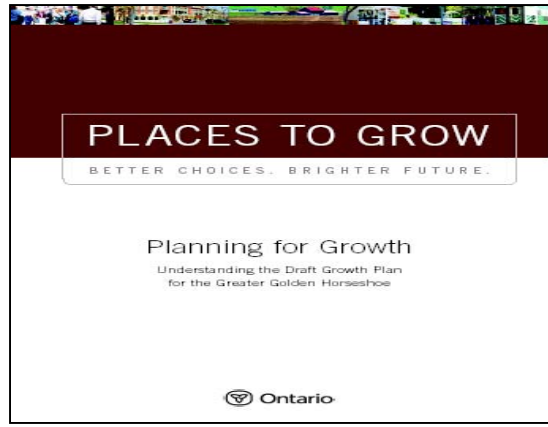


- 1.0 Modern Transportation Systems
 - 2.0 Managing Growth
 - 3.0 Protecting Our Environment
Enhancing Our Community
 - 4.0 A Dynamic & Prosperous Economy
 - 5.0 Community Lifestyle
 - 6.0 Excellence in Local Government
- Implementing the Plan**



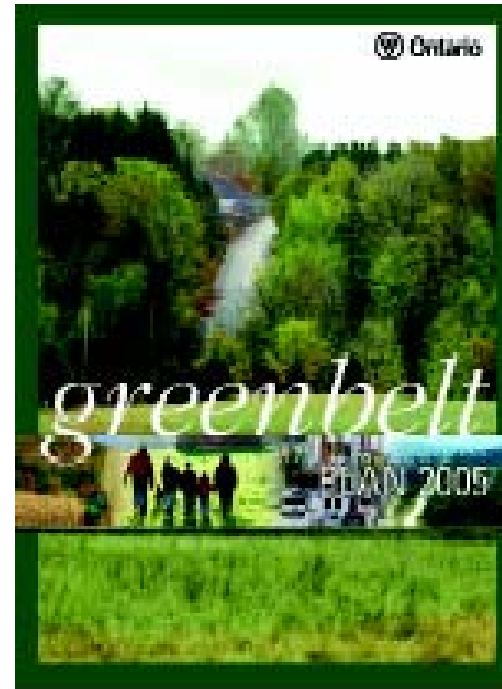
Planning for the future ...

- Strategic Plan
 - Six Pillars
- Official Plan
 - Big picture
- Secondary Plans
 - Communities and neighbourhoods
- Transportation Studies
 - Managing congestion, gridlock
- Environmental Studies
 - Stewardship and preservation of natural assets
- Recreation Master Plan
 - Pathways, Clean Green and Safe, Floral Strategy
- Fire station location study
 - public safety and emergency service



Recent Provincial Planning Initiatives

Changing the Rules of the Game



Response to Growth

Committed and Planned Capital Projects



2021 Road Improvements

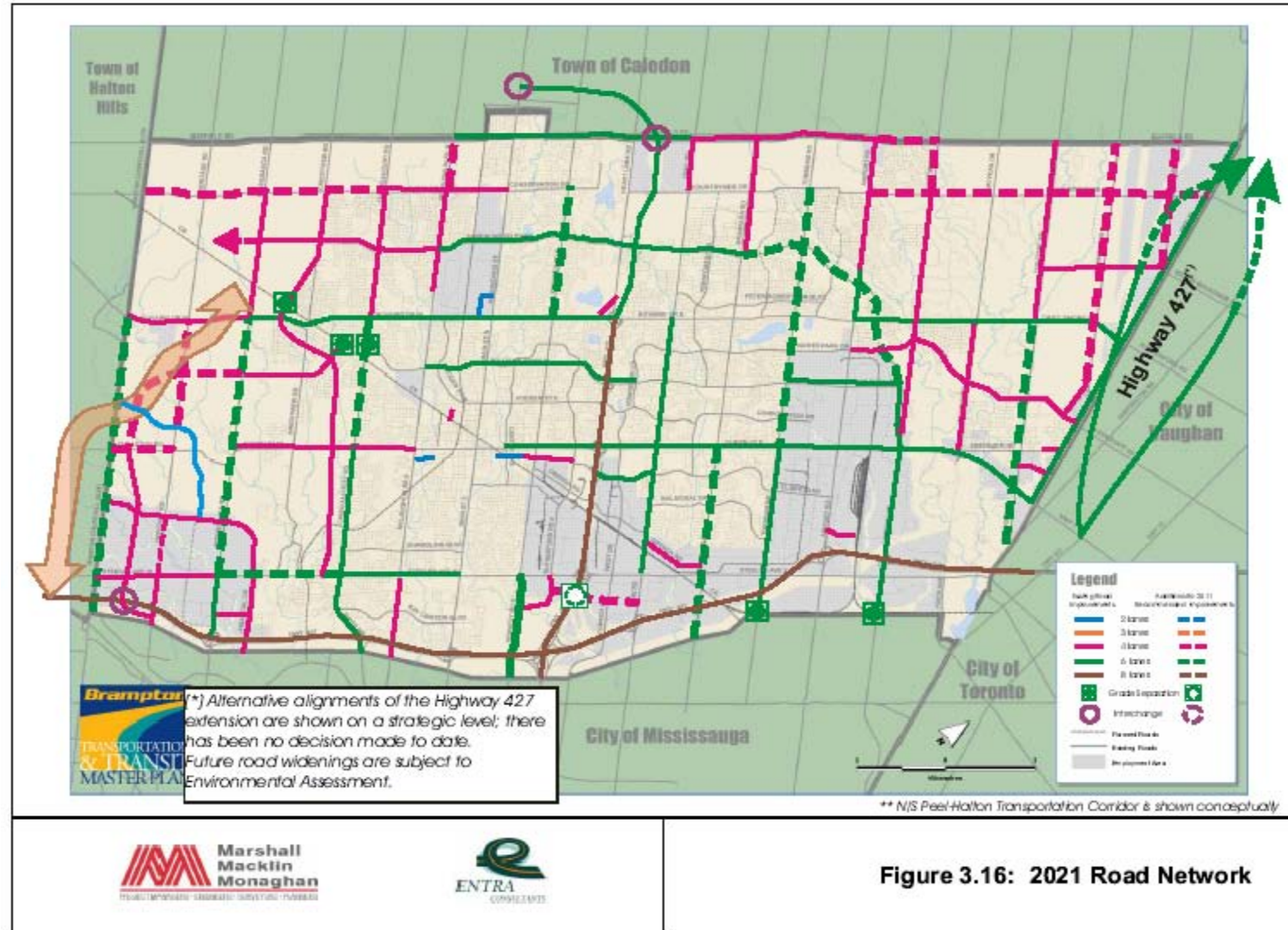


Figure 3.16: 2021 Road Network

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2021 Strategic Transit Framework

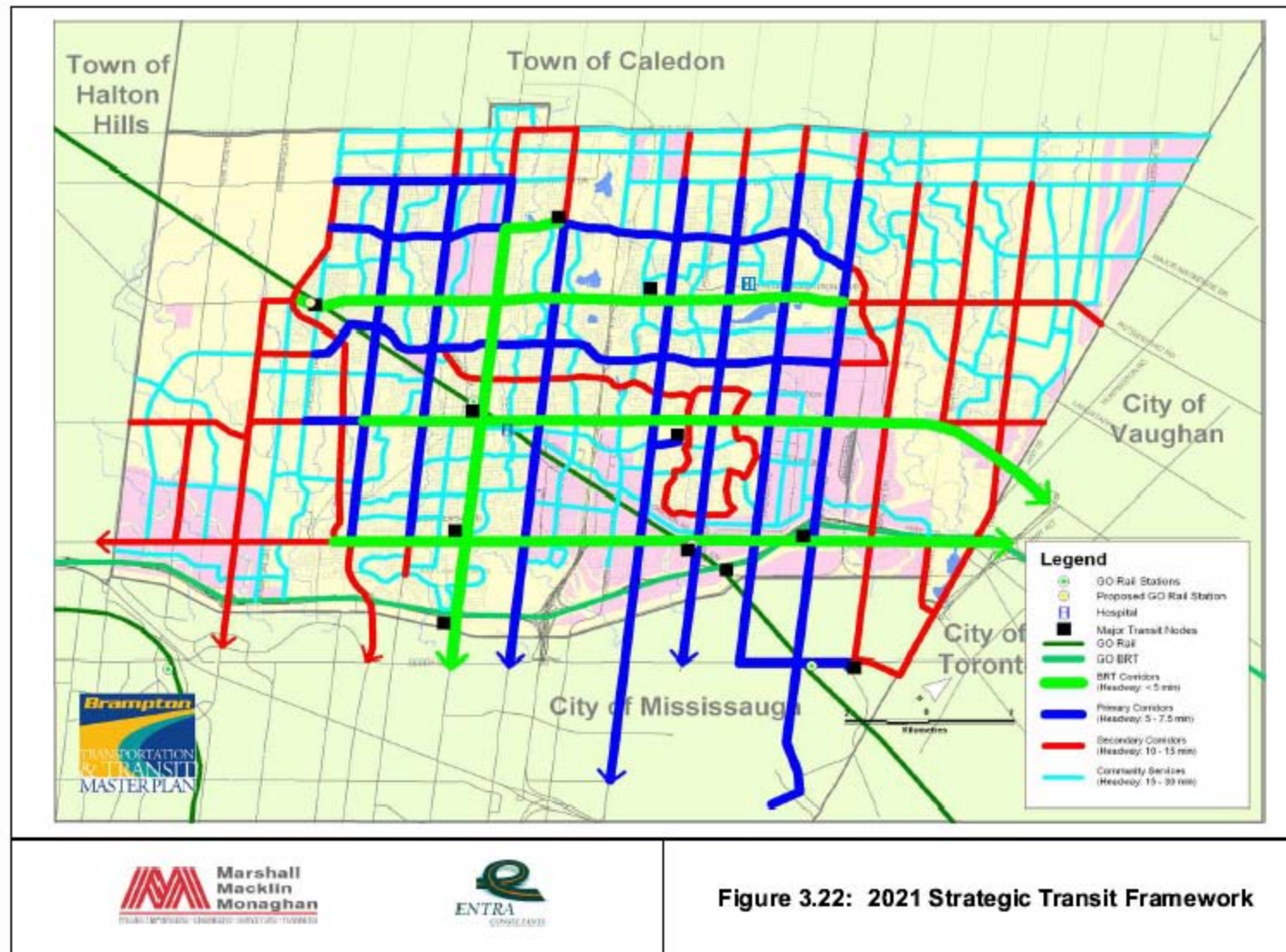


Figure 3.22: 2021 Strategic Transit Framework

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Brampton Road Infrastructure Highlights 2005 - 2007

Road	Location	Project	Completion Target
Chinguacousy Rd	Bovaird Dr to Sandalwood Pkwy	4 Lane widening	2005
Castlemore Rd	Airport Rd to Goreway Dr	4 Lane widening	2005
Heritage Rd	South of Steeles	4 Lane widening	2005
Hurontario / Steeles	Intersection	Improvements	2005
Chinguacousy Rd	CN Railway Line	Overpass	2006
Chinguacousy Rd	Sandalwood to Wanless Dr	4 Lane widening	2006
Hallstone Rd	Financial Drive to Mississauga Road	4 Lane widening	2006
McLaughlin Rd	Lowry Dr to Wanless Dr	4 Lane widening	2006
Heart Lake Rd	Bovaird Dr	By-pass	2007
Humberwest Pkwy	Williams Pkwy to Castlemore Rd	4 Lane new construction	2007
Castlemore Rd	Goreway Dr to The Gore Rd	4 Lane widening	2007
Ebenezer Rd	West of Hwy 50	4 Lane widening	2007
Goreway Dr	Queen St to Hwy 407	6 Lane Widening	2007
Wanless Road	Hwy 10 to McLaughlin Rd	4 Lane widening	2007

Note: Target timeline subject to budget & regulatory approvals and property acquisition

Brampton Outdoor Construction Highlights 2005 - 2007

Project	Location	Completion Target
Community Park Sportsfields	Springdale (Dixie / Sandalwood)	2005 / 2006
City Wide Park Sportsfields - Phase 1	407 / Dixie	2005
9 Neighbourhood Parks	Various locations	2005
OPP Lands Community Park - Phase 1	Queen and McLaughlin	2006 / 2007
City Wide Park - Phase 1	Creditview and Sandalwood	2006
City Wide Park - Phase 2	Bramalea Rd and Countryside Dr	2007
Community Park Sportsfields	Fletchers Meadow (Chinguacousy / Sandalwood)	2007

Note: Target timelines subject to budget & regulatory approvals and property acquisition

Brampton Indoor Construction Highlights 2005 - 2007

Project	Location	Completion Target
OPP Lands Buildings	Queen St and McLaughlin Rd	2005 /2006
Ebenezer Hall Relocation	Ebenezer Rd and The Gore Road	2005
Performing Arts Centre	Downtown Brampton	2006
Earnscliffe Rec Centre Expansion	Balmoral Dr and Torbram Rd	2006
Dixie Sandalwood Rec Centre	Springdale (Secondary Planning Area 28)	2006
Fire Station 212	Mississauga Rd	2007
Fire Station 211	Airport Rd	2007
Chinguacousy Sandalwood Rec Centre	Fletcher's Meadow (Secondary Planning Area 44)	2007
Century Gardens Rec Centre Expansion	Vodden St and Rutherford Rd	2007

Note: Target timelines subject to budget & regulatory approvals and property acquisition

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Brampton Official Plan Review

Our Brampton
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Brampton Official Plan

- Is the **Blueprint** for our future
- Establishes goals, objectives and policies to guide the overall physical development of the City for the next 20-30 years
- Current OP was approved by Council in June 1993 and adopted by the Ministry of Municipal Affairs and Housing in March 1997
- Policies are more than 10 years old

Brampton Official Plan Review

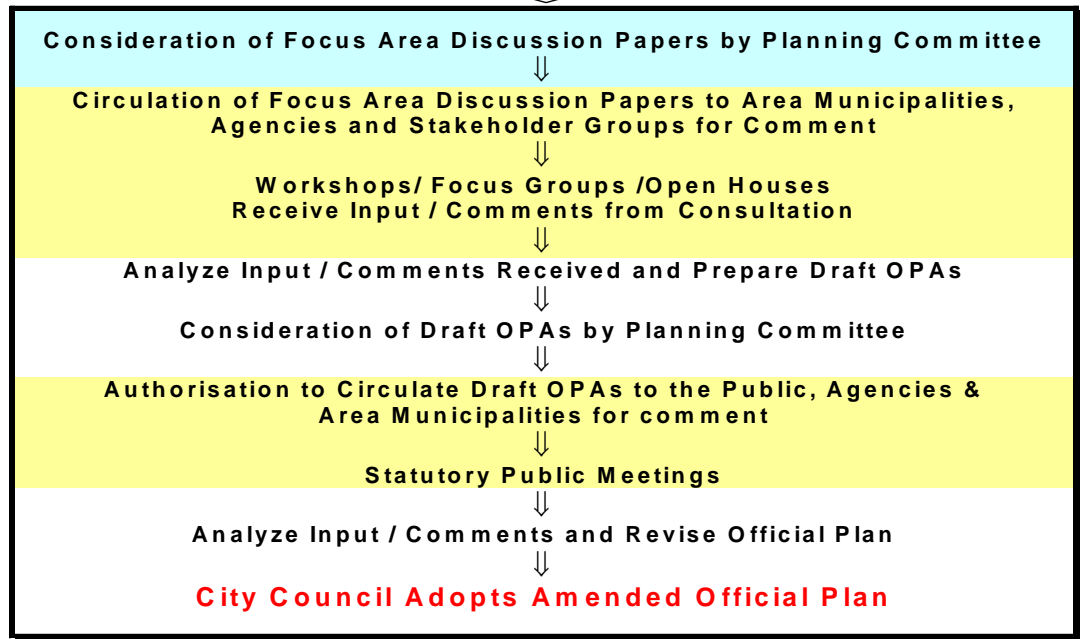
- The Ontario Planning Act requires that every OP be considered for review every 5 years
- Based on public input received from Special Meeting held in June 2002, Council directed staff to carry out a strategic review of the OP to address a number of focus areas.

BRAMPTON OFFICIAL PLAN REVIEW PROCESS

Phase 1 - Evaluation of Existing Conditions (completed)

Phase 2 – Policy Review

Approval of Revised City-wide Growth Forecasts & Growth Management Strategy → Preparation of Discussion Papers



Phase 3 – Approval Process

Legend Completed Work Current Stage Public Consultation



OP Review Program-Key Dates

- Public consultation on Focus Area Discussion Papers April-June 2005
- Further Public Consultation on Draft OP Amendments (Statutory Public Meetings) Oct-Nov 2005
- Council's Approval of a Revised OP December 2005

Scope of Brampton OP Review

- New Population/Employment Forecasts
- Economic Development (Office & Retail)
- Environment/ Open Space
- Cultural Heritage
- Urban Design
- Housekeeping
- NW Brampton Urban Boundary Review

New Population/Employment Forecasts

- New long term population/employment forecasts to replace 1998 Development Charge By-law forecasts
- New growth forecasts adopted by Council in February 2005

2005 Growth Forecast Scenarios

Brampton Growth Forecast

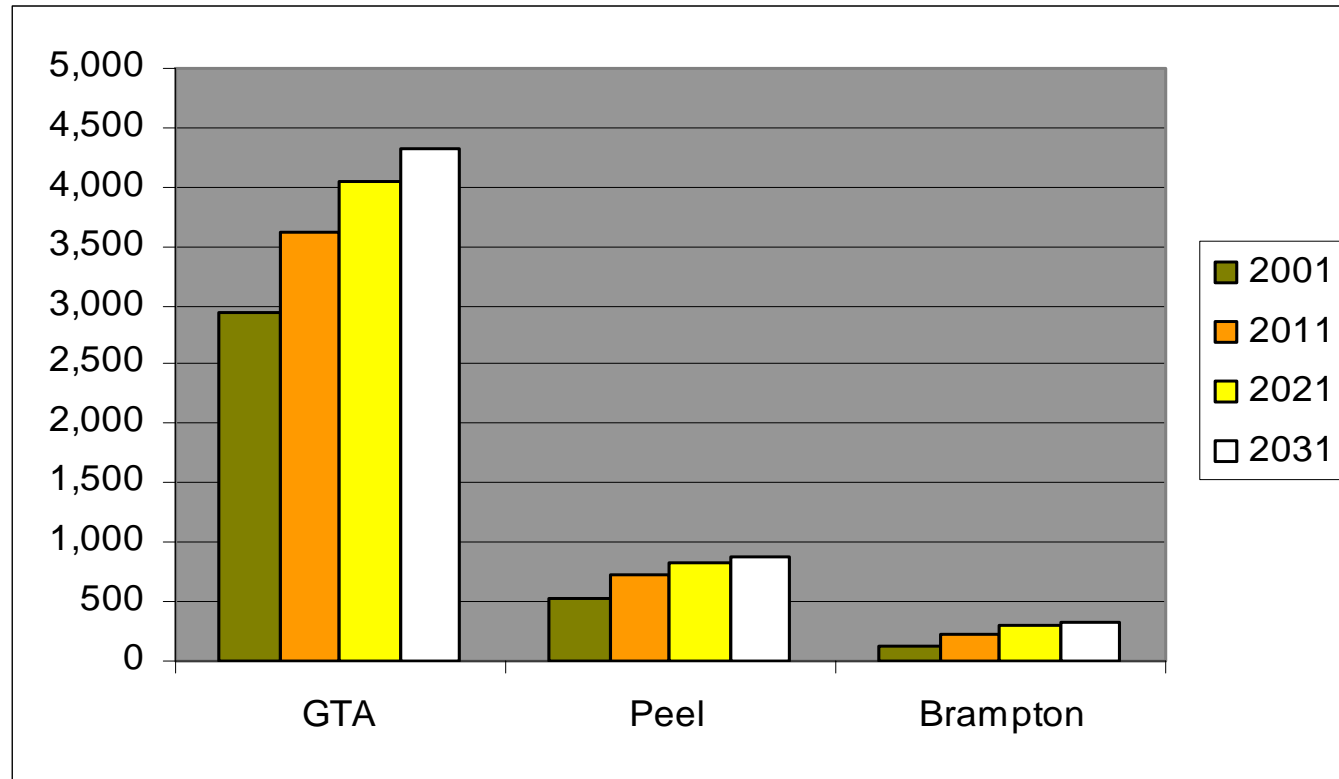
Forecast Scenario	Forecast	Build -out*
High	6,500 units per year	2016
Medium	5,500 per year	2018
Low	4,500 units per year	2023

*Current Urban Boundary

Brampton Historical Growth

	SFD	SDD	TH	APT	TOTAL
1997	1776	689	456	111	3032
1998	1590	564	324	112	2590
1999	1988	781	470	1	3240
2000	2830	1420	892	176	5318
2001	3268	1116	476	98	4958
2002	4985	972	409	96	6462
2003	4733	1466	471	0	6670
2004	7337	1315	824	98	9574

How much employment growth is forecasted for the future?



Employment Forecasts (000's)

Economic Development- Office Strategy Focus Area

- Assessing each office node and related policies to reflect more realistic business development opportunities

Own Brampton
Our Future

Economic Development-Retail Policy Focus Area

- Updating the retail policies to respond better to emerging retail trends



Environment/Open Space Focus Area

- Updating the environmental and open space mapping and policies of the OP to reflect the latest City, Provincial and regional environmental policies, terminologies and best practices

Urban Design Focus Area

- Updating the OP policies to reflect the City's new direction and commitment to high quality physical development, as set out in the approved City-wide Development Design Guidelines and various recent civic design initiatives

Cultural Heritage Focus Area

- Updating the OP policies to reflect the latest Provincial legislation and policies (eg. the recent *Ontario Heritage Act* amendments) and the City's commitment to preserving and enhancing cultural heritage resources

Housekeeping Matters

Both policy and mapping changes to reflect

- Comments received from agency circulation in 2002: utilities and transportation issues
- Latest City, Provincial and regional policies such as Provincial Policy Statement, Growth Plan, Greenbelt etc.
- Adjustments arising from other OP amendments

NW Brampton Urban Boundary Review

Expanding the O. P. urban boundary proposed to include the remaining 6,000 acres in NW Brampton to facilitate long range planning for infrastructure, establish compatible land uses and apply growth management

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Growth Management

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Topics

- Brampton's Existing Growth Management Program
- Discussion Paper – Population, Housing and Employment forecasts, January 2005
- Strategic Response to Growth Including a Proposed Development Cap

Challenges in Responding to Growth

- Fast pace of growth
- Continually changing circumstances
- Funding constraints
- Legislative framework
- Variety of governments and agencies
- Long lead times for some projects
- Move from Suburban to Urban

Origins of the Brampton GMP

Initiated by City Council in 2001 to:

- respond to the challenges and opportunities of the City's high growth rates
- ensure timely delivery of services and infrastructure to new residents while maintaining service levels for existing residents
- provide essential and timely information to the City and its partners in growth
- ensure coordinated planning and fiscal responsibility

The Brampton Growth Management Program is: A program that coordinates and stages the levels and distribution of development growth in Brampton in conjunction with the planning, budgeting and delivery of the services and infrastructure required to support that growth in a way that minimizes public costs and optimizes public benefits.

Roads
Transit
Sewer and Water
Schools
Recreation
Emergency Services
Natural Systems
Heritage
Economic Development



The City’s innovative and comprehensive response to the opportunities and challenges of growth and development”

GMP Successes to date

- Comprehensive analysis in to allow Council to balance road network needs, school needs and projected occupancy of new units in the face development outstripping forecasts
- Early provision of School Sites in initial phases of subdivisions (i.e. Vales of Castlemore, Bram East, Bram West)
- Early provision of collector road networks in initial phases of subdivisions (i.e. New Creditview Road and Financial Drive in Bram West)
- Landowner commitments to infrastructure co-ordination through Staging and Sequencing Plans in new secondary plans

Discussion Paper – Population, Housing and Employment forecasts (Jan 2005)

High Growth

- assumes delays in providing adequate development land in neighbouring areas resulting in Brampton accommodating a larger share of GTA-Hamilton Growth
- over 6,500 units per year

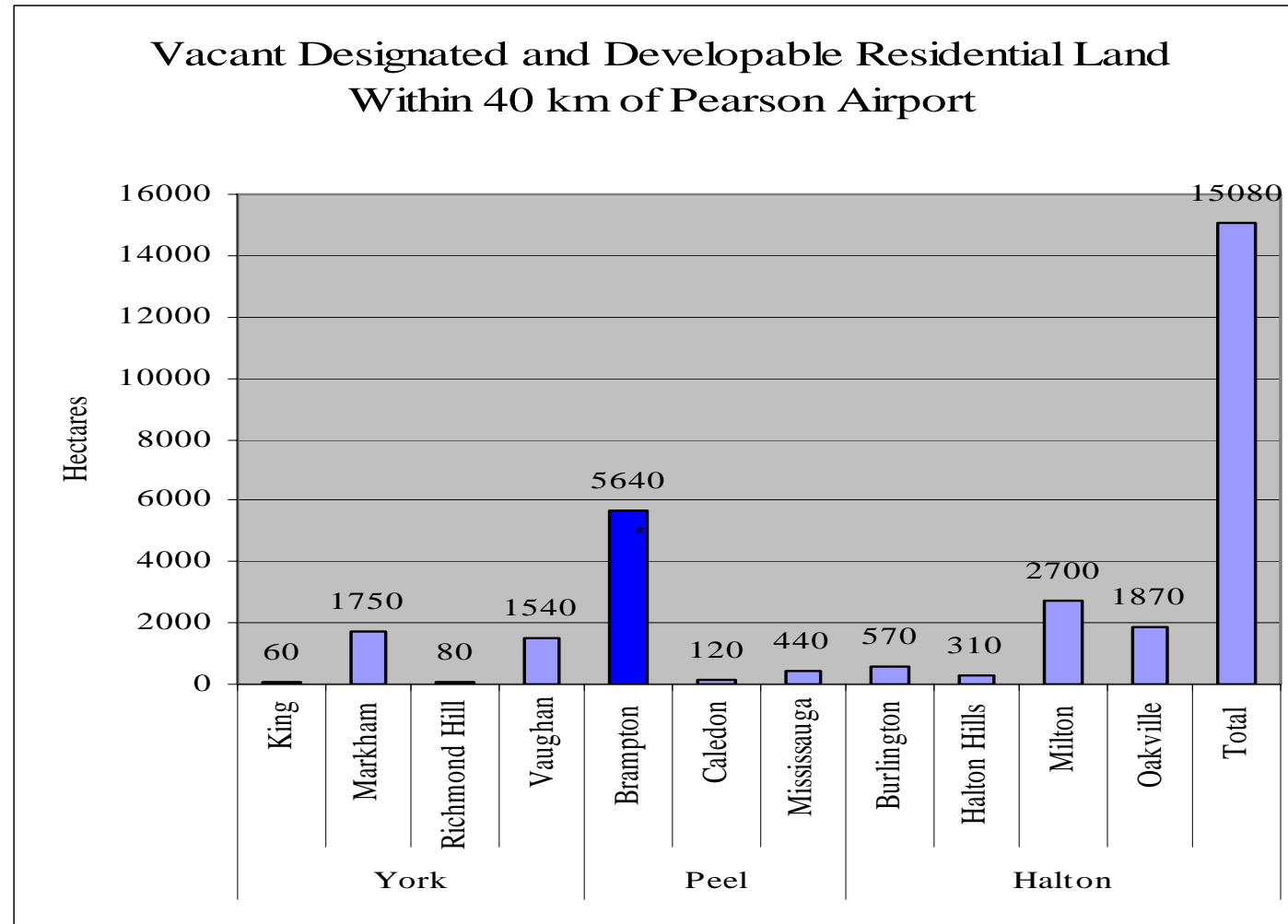
Medium Growth

- assumes neighbouring regions continue to provide land and servicing to accommodate anticipated levels of growth (i.e. north Oakville comes on stream when planned and York Region resolves current servicing constraints and assures adequate land supply)
- Over 6,000 units per year to 2006, 5,500 units to 2018

Low Growth

- assumes policy decisions or market shifts directing growth to other parts of the GTA or a slower population and employment growth in the GTA-Hamilton area
- 4,500 units per year

Brampton Land Supply



*Does not include N-W Brampton

Source: Malone Given Parsons, July 2004



City Wide Forecasts - Key Conclusions

- The new High Growth Forecast best represents current trends, particularly for the 2011 horizon
- The 2011 picture is 5% to 9% higher than previous forecasts (up to 46,000 people / 13,700 units higher)
- DC By-law update represents a move forward, however, the City and Region 10 year infrastructure forecasts would be advanced by about 3 years to respond to the High Growth forecasts
- Slowing the emerging 2011 growth picture will be difficult due to market trends and existing commitments and approvals
- Any further commitments to advance residentially designated land should be carefully evaluated
- Current staffing plans for development processing and capital project delivery are based on Low Growth Forecasts
- Continued implementation of the existing GMP is important – enhancements are required to prioritize and manage high growth

Strategic Response to Growth

Recommended Responses	Actions
Priority Focused Development	<ul style="list-style-type: none"> • Adopt Specific Criteria for prioritizing growth • Delay development in areas with lower priority • Caution - advancing priority areas without delaying lower priorities will only speed up growth
Development CAP	<ul style="list-style-type: none"> • An annual development CAP placed on the maximum number of units in a calendar year (5500 units per year) • A mechanism is required to set priorities, manage distribution, ensure co-ordination and enforce allocations
Advance Capital and Operating Budgets	<ul style="list-style-type: none"> • Provide capital and staff resources for development review, capital and operating functions to support continued high growth • There is a deficit of resources to support current growth rates and given reasonable limits to tax based funding, continued strained resources are expected
Provincial Response	<ul style="list-style-type: none"> • Continue to seek financial tools from the Province and others necessary to support continued high growth rates

Block Plan Process

- City proposes widespread use of block plan process to better manage growth
- Approvals granted for smaller areas with detailed phasing plans

Proposed Development CAP

To effectively manage a Development CAP, implementation through the City's Block Plan process is recommended to:

- Provide a mechanism for the City to assign relative priority to development areas
- Provide a mechanism to distribute allocations in conjunction with staging and sequencing of required local infrastructure
- Provide a mechanism for landowners to negotiate allocation distribution in conjunction with capital funding decision making

Proposed Official Plan Amendment

The effect of the draft OPA:

- Create a new Part III – Community Block Plans (CBP)
- Identify Community Block Plan Area (Schedule H)
- Require Block Plans and Block Plan Amendments prior to development
- Add employment land objectives to phasing criteria
- Provide for an annual growth target of 5500 units to be implemented through the Block Plan process (exemption for Downtown Brampton and the Central Area)
- Development cap will require time to phase in over the next 2-3 years given current approvals
- Provide for a 2 step Community Block Plan process

Development Cap Implementation Timeline

Consultation on proposed Strategic Response to Growth	Feb - June 05
Approval of Strategic Response to Growth	Jun-05
Transition Implementation and Existing Commitments	2005 - 2006
Identify Priority Block Plans and CAP Allocation for 2006	05-Nov
Ongoing Implementation and Monitoring	Dec 05 - ongoing

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Public Participation

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Brampton Citizens are our Partner in designing the blueprint for the future

Your Input is Important to the successful implementation of the Official Plan

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Brampton Official Plan Public Consultation Process

Opportunities for the Community to participate

- Opinion Surveys
- Information Sessions
- Workshops
- Focus Groups
- Public Meetings

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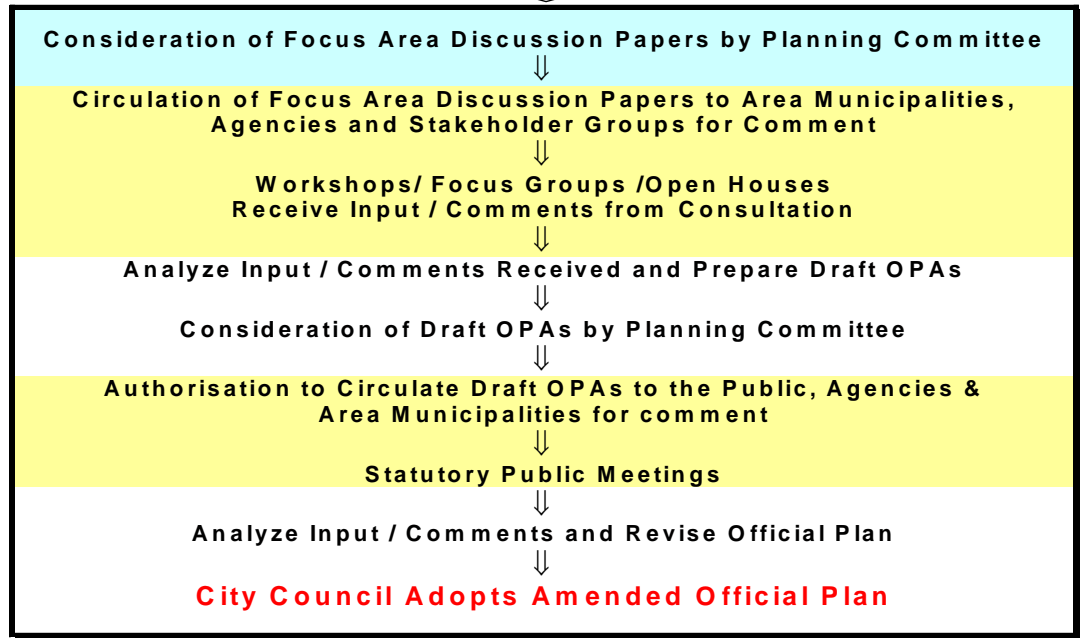
Next Steps

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BRAMPTON OFFICIAL PLAN REVIEW PROCESS

Phase 1 - Evaluation of Existing Conditions (completed)

Phase 2 – Policy Review



Phase 3 – Approval Process

Legend Completed Work Current Stage Public Consultation



Public Consultation Program for Focus Area Discussion Papers & Approvals

Release of Discussion Papers and Public Consultation	April –June 2005
Report back to PDD Committee on Public Consultation	July 2005
Preparation of Draft Official Plan Amendments	July –Sept 2005
Statutory Public Meeting on Draft OP Amendments	Oct-Nov 2005
Refinement of OP Amendments as appropriate	November 2005
Council adoption of Revised Official Plan	December 2005

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