

CD.17.BRA
(Brampton)

DATE: February 25, 2003

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **Status Report - Northwest Brampton Urban Boundary Review**
MEETING DATE: March 17, 2003

ORIGIN: Planning and Building Department

BACKGROUND: This report is part of the ongoing program to update City Council on the significant planning initiatives in adjacent municipalities.

Mississauga City Council, on November 27, 2002 received for information the report titled "Status Report - Northwest Brampton Urban Boundary Review" dated October 10, 2002 (Exhibit 1) from the City of Brampton Planning, Design and Development Department, the recommendations of which were adopted by City of Brampton Council on October 28, 2002.

COMMENTS: The Brampton Official Plan, approved in March, 1997, added over 9 712 ha (24,000 acres) to the City's urban area. The only lands not within the Brampton urban boundary are the 2 428 ha (6,000 acres) located at the northwest corner of the City bounded by Mayfield Road to the north, Mississauga, Creditview and McLaughlin Roads to the east, the Credit River to the south and Winston Churchill Boulevard to the west. These lands are referred to as the "Potential Expansion Area" (see Figure 1-Exhibit 1).

In September, 2000, Brampton City Council directed staff to proceed with background studies for the northwest expansion area in order to evaluate the long term opportunities for development of these lands currently outside the City's urban boundary. These studies (Phase 1) included a review of employment/population demand, an evaluation of the shale resource area, and transportation infrastructure in order to determine if the urban boundary expansion was feasible from a planning standpoint and to partially fulfill the requirements of Section 7.9.2.8 of the Region of Peel Official Plan.

The issue of the proposed boundary expansion was initially addressed in the Planning and Building Department report titled "Proposed Northwest Expansion Area - City of Brampton" dated July 18, 2001. That report noted that Brampton staff will undertake background studies and concluded that Mississauga will have an opportunity to review and participate in this issue through the amendment process to both the Region of Peel Official Plan and Brampton Official Plan and it would be premature to take any action at that time. That recommendation was adopted by City Council on August 16, 2001.

The above noted three studies are now complete, the major findings, conclusions and recommendations of which are summarized in Exhibit 1. These studies indicate the following:

- The population of Brampton is projected to reach 670,000 persons by 2031. On the basis of this forecast, the consultant concluded that there are insufficient designated urban lands to accommodate anticipated demand for low density residential beyond 2021. Consequently, lands currently outside the urban boundary are required to accommodate future residential and employment demand;

- Based on the transportation consultant's analysis to-date, the preferred road network needed to accommodate the full development of the North West Expansion Area is an 8 lane (which includes 2 HOV lanes) higher order facility in the form of a north-south controlled - access road;
- The Shale Resource Study assessed the demand for clay brick and other shale products and evaluated the extraction potential of the shale. The study found that approximately 25% of the area identified as having potential would contain suitable shale resources which are reasonably accessible. These shale lands should be protected from future urban expansion.

The October 10, 2002 report states that "the assumption for growth in employment and population is based on Brampton maintaining and expanding its share of employment and population distribution among GTA municipalities. Given the forthcoming depletion of Mississauga's undeveloped lands for housing and employment related construction within the next 10 to 15 years, the study concludes that Brampton will lead to greater demand for its housing and employment lands". The forecasted population in Brampton's urban area took into consideration their Official Plan's intensification objectives.

Based on these findings, on October 28, 2002, Brampton City Council directed staff to initiate additional studies (Phase 2) to fulfill the full requirements of the Region of Peel Official Plan. These include studies of environmental impact, prime agricultural areas, fiscal impact and the financial and physical ability to provide the necessary services.

Mississauga will continue to review and participate in this issue through involvement in the Region of Peel Official Plan Review; consequently, it is premature to offer detailed comments at this time, except for the following.

The Transportation and Works Department has expressed concerns about the impact that the proposed north-south higher order controlled access facility may have on Mississauga's planned road network, particularly on the alignment and timing of the planned Meadowpine Boulevard extension. It is understood that the City of Brampton is seeking the support of the Ministry of Transportation to study the feasibility of this north-south corridor. In light of the potential impacts on Mississauga, the City of Brampton is requested to invite Mississauga Transportation and Works Department to participate in the study.

CONCLUSION:

Based on the findings and conclusions of the three component studies (Phase 1) of the Northwest Brampton Urban Boundary Review, on October 28, 2002, Brampton City Council directed staff to proceed with Phase 2 studies to fulfill the full requirements of Section 7.9.2.8 of the Regional Official Plan (ROP). The additional studies include the environment, agricultural activity, fiscal impact and the financial and physical ability to provide the necessary services.

Mississauga will continue to review and participate in this issue through the ROP Review.

RECOMMENDATIONS:

1. That the City of Brampton be requested to invite Mississauga Transportation and Works Department to participate in the feasibility of the north-south higher order, controlled access, transportation corridor identified in the Northwest Brampton Urban Boundary Review.
2. That the report titled "Status Report - Northwest Brampton Urban Boundary Review", dated February 25, 2003 from the Commissioner of Planning and Building be forwarded by the City Clerk to the City of Brampton, Town of Caledon and Region of Peel.

Original Signed By: _____

Thomas S. Mokrzycki

Commissioner of Planning and Building