



The Regional Municipality of Peel

Office of the Clerk

December 16, 1983

Mr. Z. Weing
Senior Planner
Operations and Development
Control Branch
Ministry of Municipal Affairs
and Housing
777 Bay Street, 14th Floor
Toronto, Ontario
M5G 2E5

83.12.22
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Dear Sir:

Subject: Proposed Amendment Number 25 to the
City of Brampton Draft Official Plan
Concerning New Housing Mix Target Ranges
Our Reference: CW-264-83

At its meeting on December 6, 1983 the Region of Peel Planning Committee considered a report from the Commissioner of Planning on the subject of the above mentioned proposed Official Plan Amendment.

The following recommendation of the Planning Committee was approved by Regional Council at its meeting on December 15, 1983:

"That the Ministry of Municipal Affairs and Housing be advised that the Region of Peel has no objections to the approval of Amendment Number 25 to the City of Brampton Draft Official Plan (Amendment Number 25A to the City of Brampton Consolidated Official Plan) concerning new housing mix target ranges;

And further, that a copy of the Commissioner of Planning's report dated November 25, 1983 concerning Amendment Number 25 to the City of Brampton Draft Official Plan (Amendment 25A to the City of Brampton Consolidated Official Plan) be forwarded to the City of Brampton and the Ministry of Municipal Affairs and Housing for their information."

Enclosed is a copy of the report of the Commissioner of Planning for your information.


Larry E. Button, M.A.
Regional Clerk

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GRK

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cc: P. E. Allen, Commissioner of Planning
R. A. Everett, Clerk-Director of Administration, City of Brampton

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W. Long

The Regional Municipality of Peel

November 25, 1983

The Chairman and Members
of Committee of the Whole

SUBJECT

Proposed Amendment Number 25 to the City of Brampton Draft Official Plan (Amendment No. 25A to the City of Brampton Consolidated Official Plan) concerning new Housing Mix Target Ranges.

ORIGIN

The above Amendment was adopted by the City of Brampton on November 7, 1983 and forwarded to the Region of Peel for comments to the Ministry of Municipal Affairs and Housing.

LOCATION

This Amendment affects New Development Areas Numbered 2, 6, 7, 10 and 13 as shown outlined on Schedule D of the new Draft Official Plan and as reflected in Amendments No. 60, 61, 71, 76 and 97 to the City of Brampton Consolidated Official Plan. (Secondary Plans for Brampton Brick, Fletchers Creek South, Valleydown, Bovaird-Kennedy and Tanana-Glen Hope Areas).

Schedule D of the new City of Brampton Official Plan is partially reproduced as Schedule 'A' attached.

PROPOSAL

The Amendment proposes to ^Achange the provisions of a number of secondary plans in order to provide greater flexibility in the targets relating to the relative proportions of the various housing types permitted.

COMMENTS

The existing housing mix targets in the new City of Brampton Official Plan and in the Consolidated Official Plan Amendments No. 60 (Brampton Brick-Area 6), No. 61 (Fletchers Creek South-Area 13), No. 71 (Valleydown-Area 7), No. 76 (Bovaird/Kennedy-Area 2) and No. 97 (Tanana/Glen Hope-Area 10) as shown on Original Table 1 (Schedule B of this report) represent the percentages of various housing type categories that were originally anticipated to comprise a total number of dwelling units in each new development area. The originally proposed table did not permit more than minor variations to these housing mixes and resulted in a very rigid housing mix policy. In view of the recent housing market orientation towards a smaller single family type of housing lots, it was evident that a number of original housing mix targets will not be reached.

In order to avoid the problem of delays associated with the processing of a number of individual Official Plan Amendments, it was decided by the City of Brampton to introduce a range of percentages for each housing type instead of a fixed percentage to provide the necessary flexibility in the housing mix targets in each area. The revised housing mix target ranges are reproduced on Schedule 'C' attached.

Policy 2.1.1.4.1 of the new Official Plan will provide the necessary monitoring mechanism to ensure that the Official Plan objectives are achieved.

The City of Brampton Planning Staff in the course of preparing the revised Housing Mix Tables have involved and consulted the Regional Planning Department and the Staff is of the opinion that the Revised Table 1 will assist in the realization of the City's planning objectives as they relate to a number of social, housing, transportation, economic, fiscal and energy policies of the City of Brampton.

RECOMMENDATION

That the Ministry of Municipal Affairs and Housing be advised that the Region of Peel has no objections to the approval of Amendment Number 25 to the City of Brampton Draft Official Plan (Amendment No. 25A to the City of Brampton Consolidated Official Plan) concerning new housing mix target ranges;

And further, that a copy of the Commissioner of Planning's report dated November 25, 1983 concerning Amendment Number 25 to the City of Brampton Draft Official PLAN (Amendment 25A to the City of Brampton Consolidated Official Plan) be forwarded to the City of Brampton and the Ministry of Municipal Affairs and Housing for their information.

IAP/dm

Peter E. Allen

Peter E. Allen
Commissioner of Planning

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SCHEDULE 'A'

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Original Table

TABLE 1

HOUSING MIX AND DENSITY FOR NEW RESIDENTIAL DEVELOPMENT AREAS*NEW DEVELOPMENT AREAS - (SEE SCHEDULE "D")

Areas 2

	<u>Area 1</u>	<u>10, 11 & 12**</u>	<u>Area 4***</u>	<u>Area 6</u>	<u>Area 7</u>	<u>Area 13</u>
<u>Housing Types Mix</u>						
Percent "Single Family Density" Types	100%	45%		7%	16%	20%
Percent "Semi-Detached Density" Types	0%	35%		24%	52%	20%
Percent "Townhouse Density" Types	0%	20%		0%	32%	30%
Percent "Cluster Housing Apartment Density"	0%	0%		69%	0%	30%
<u>Residential Density</u>						
per definition in Conditions Section)						
per hectare	7.4	18.3	17.3	48	24.2	27.9
per acre)	(3.0)	(7.4)	(7.0)	(19)	(9.8)	(11.3)

Housing Types Mix

Percent "Single Family

Density" Types

100%

45%

7%

16%

20%

Percent "Semi-Detached

Density" Types

0%

35%

24%

52%

20%

Percent "Townhouse

Density" Types

0%

20%

0%

32%

30%

Percent "Cluster Housing

Apartment Density"

is

0%

0%

69%

0%

30%

Residential Density

per definition in

Conditions Section)

per hectare

7.4

18.3

17.3

48

24.2

27.9

per acre)

(3.0)

(7.4)

(7.0)

(19)

(9.8)

(11.3)

See policies 2.1.1.4.3 and 2.1.1.4.12

The approved housing mix applies to each individual area.

(See Policy 2.1.1.4.4)

SCHEDULE 'B'

TABLE 1

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HOUSING MIX AND DENSITY FOR NEW RESIDENTIAL DEVELOPMENT AREAS*NEW DEVELOPMENT AREAS - (SEE SCHEDULE "D")

Areas 2

	<u>Area 1</u>	<u>10,11 & 12**</u>	<u>Area 4***</u>	<u>Area 6</u>	<u>Area 7</u>	<u>Area 13</u>
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Housing Types Mix

Percent "Single Family Density" Types	100%	45-50%		7-12%	15-25%	20-30%
Percent "Semi-Detached Density" Types	0%	35-40%		24-29%	65-75%	20-30%
Percent "Townhouse or Medium Density" Types	0%	10-20%		0%	5-15%	20-30%
Percent "Cluster Housing and Apartment Density" Types	0%	0%		59-69%	0%	20-30%

MaximumGross Residential Density

in per definition in
Definitions Section)

Units per hectare	7.4	18.3	17.3	48	24.2	27.9
Units per acre)	(3.0)	(7.4)	(7.0)	(19)	(9.8)	(11.3)

See policies 2.1.1.4.3 and 2.1.1.4.12

The approved housing mix applies to each individual area.

* (See Policy 2.1.1.4.4)

SCHEDULE 'C'