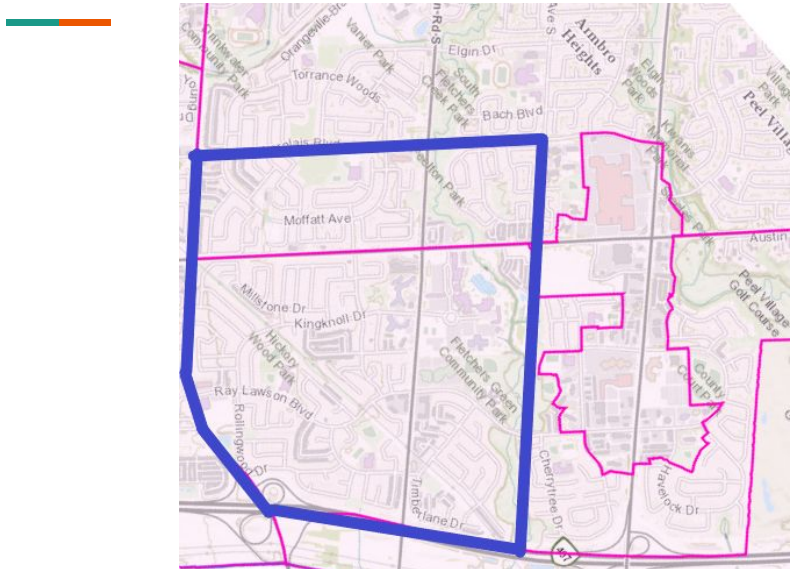




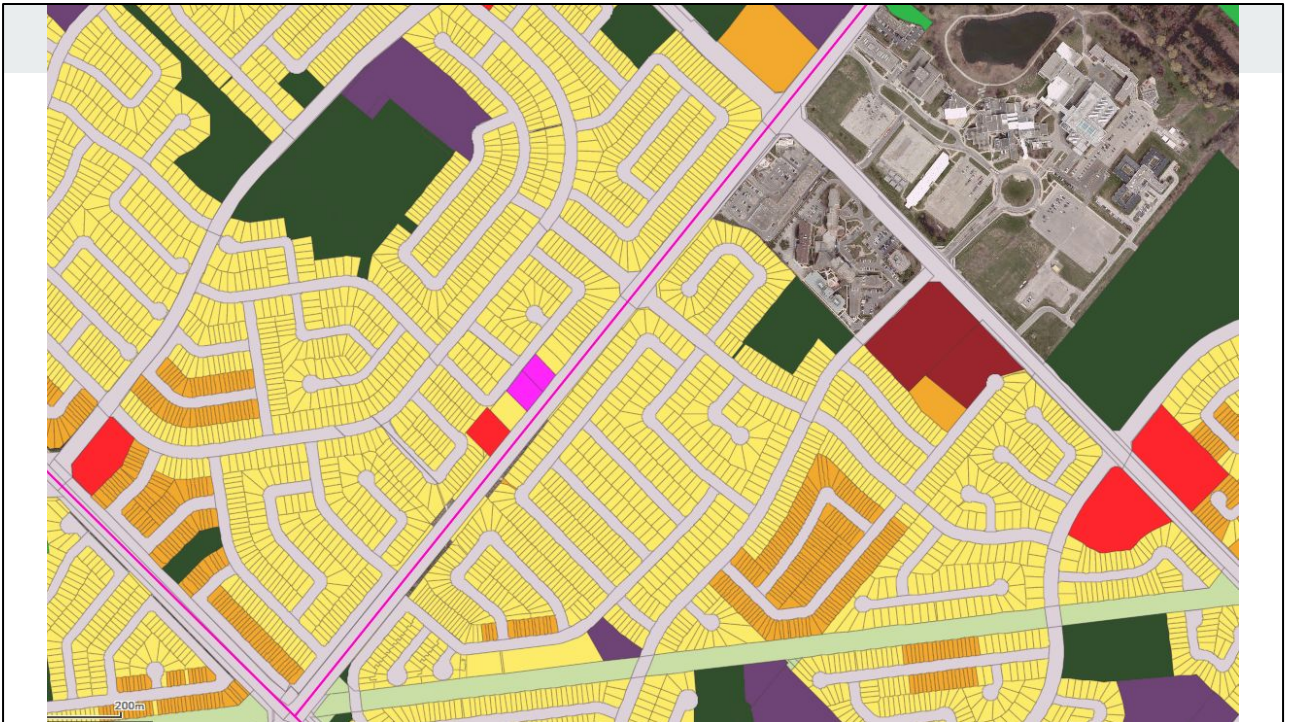
# **Fletchers Creek South (Sheridan College Area) SPA Revitalization**

## Site Context



The area I want to speak about is most of the Fletchers Creek South SPA 24, as well as part of southwestern Brampton Flowertown SPA 6 near Sheridan College. This map isn't to set exact boundaries but rather be a general description, and staff might want to have the SPA extend to Elgin and the OBRY corridor for example as a more natural boundary.





Here is the zoning currently according to the Zoning viewer on the website, the yellow is singles and some semis, the orange is townhomes, the problem is the housing is definitely not being used for that. When I went to investigate, instead I found dozens and dozens of rooming houses, and even during the day, many houses had four or more cars, which were generally violating the rules (such as overhanging road ways, sidewalks, walkways, etc.) Parts are also quite poorly maintained such as sections of Morton way on the north side. For years now, Brampton has had more young single people move to the City than there are studio and one bedroom units. This was previously accommodated through basement apartments, and since we have started to exhaust capacity there, we are now getting rooming houses especially but not exclusively here.



Sheridan College is served by a dozen distinct bus routes, which in rush hour add up to over 60 buses per hour.

Brampton Transit 2024 system map

[https://www.brampton.ca/EN/residents/transit/plan-your-trip/Documents/Brampton\\_System\\_M-F\\_2024.jpg](https://www.brampton.ca/EN/residents/transit/plan-your-trip/Documents/Brampton_System_M-F_2024.jpg)

MiWay transit weekday map

[https://www.mississauga.ca/wp-content/uploads/sites/6/2024/02/MT-SystemMap\\_Feb\\_26\\_2024\\_Weekday\\_Web.pdf](https://www.mississauga.ca/wp-content/uploads/sites/6/2024/02/MT-SystemMap_Feb_26_2024_Weekday_Web.pdf)

# Overcrowding According to 2021 Census

## Percentage of international students living in unsuitable housing by municipality

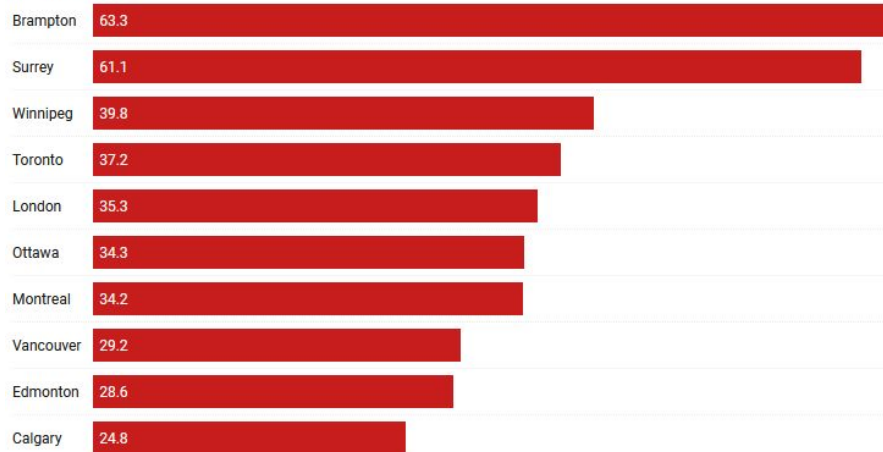


Chart: Jon Hernandez • Source: Statistics Canada 2021 Census • [Get the data](#) • Created with [Datawrapper](#)

## Population growth in 2023

### — Statistics Canada says population growth rate in 2023 was highest since 1957

Surge in temporary residents drives fastest growth rate in decades

Canada's population grew faster last year than it has at any time since the 1950s amid a surge in the number of temporary residents, Statistics Canada reported Wednesday.

The statistics agency says the population grew by 3.2 per cent in 2023, reaching 40,769,890 as of Jan. 1, 2024, the highest rate since 1957, when it grew 3.3 per cent.

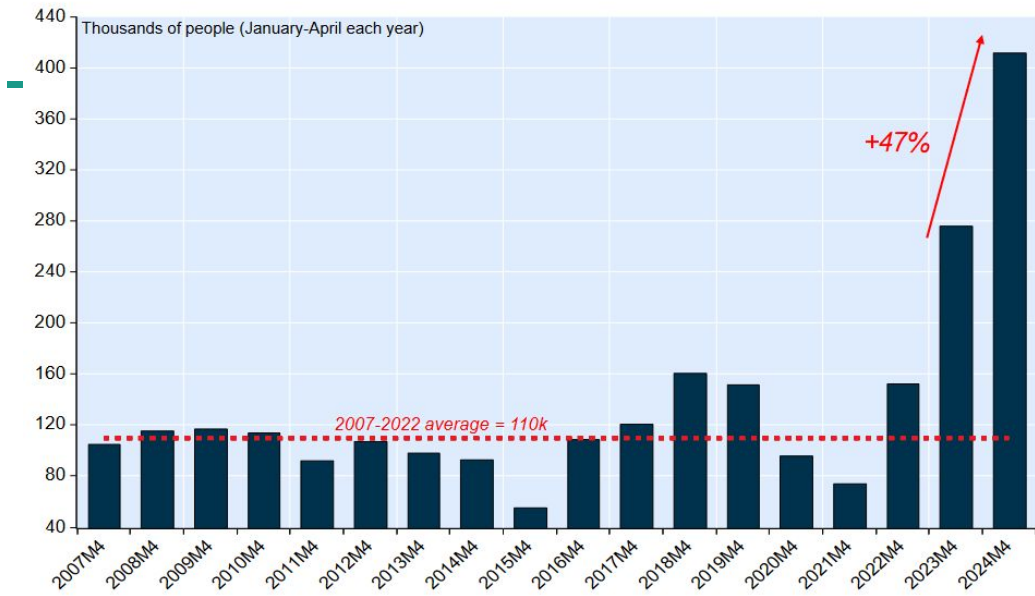
Growth rates above three per cent have "never been seen in a developed country" since the 1950s, said Frederic Payeur, a demographer at Quebec's provincial statistics agency, the Institut de la statistique du Quebec.

Ontario's population grew by 3.4 per cent, even while it lost 36,197 residents to other provinces, Statistics Canada said. Alberta gained 55,107 people from other provinces, the largest gain since comparable data became available in 1972.

<https://www.cbc.ca/news/politics/population-growth-canada-2023-1.7157233>

# Canada: Population growth accelerates in 2024

Population aged 15+



NBF Economics and Strategy (data via Statistics Canada)

Via National Bank

<https://www.nbc.ca/content/dam/bnc/taux-analyses/analyse-eco/hot-charts/hot-charts-240515.pdf>





## What is to be done?

- Legalize lodging houses ASAP
- Designate Sheridan College an MTSA
- Update Secondary Plan
- Preplan and prezone to outrun the decay