



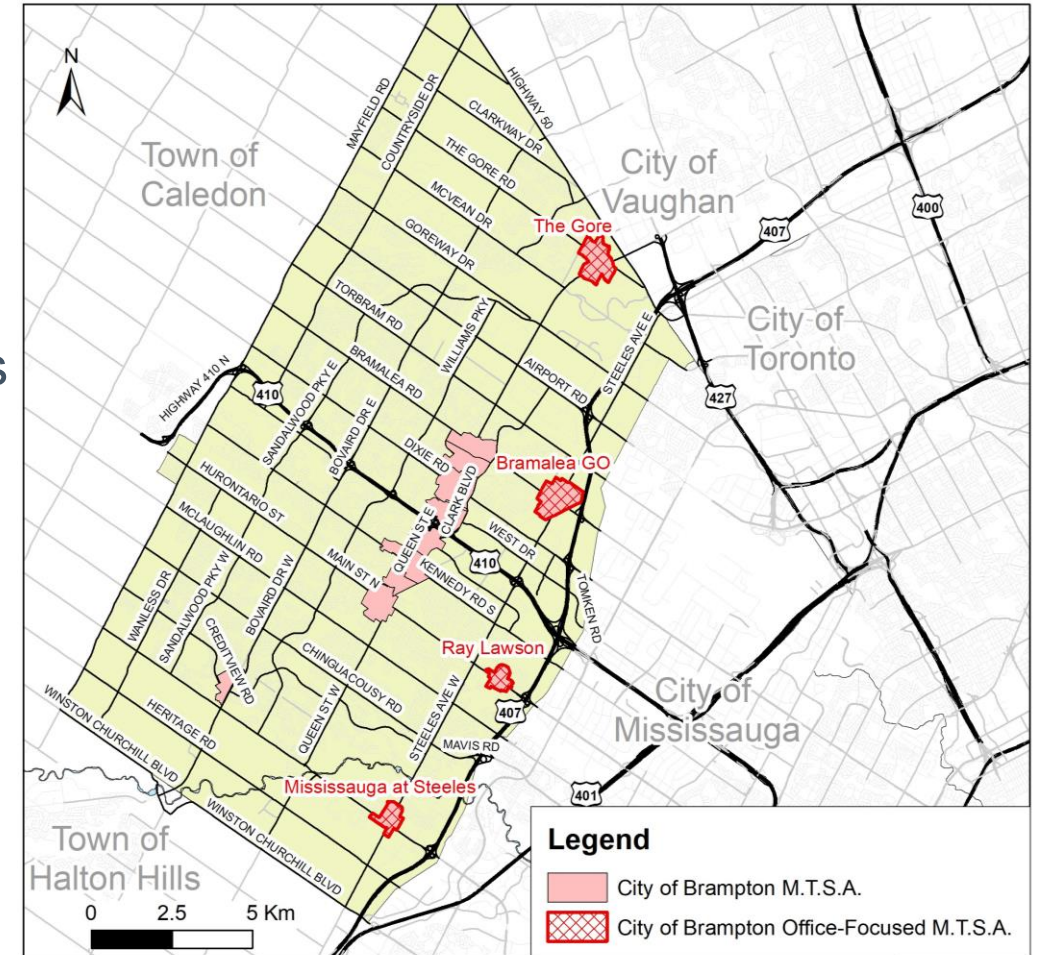
City of Brampton

Office Market Review of Major Transit Station Areas

Planning Committee Meeting
August 28, 2023

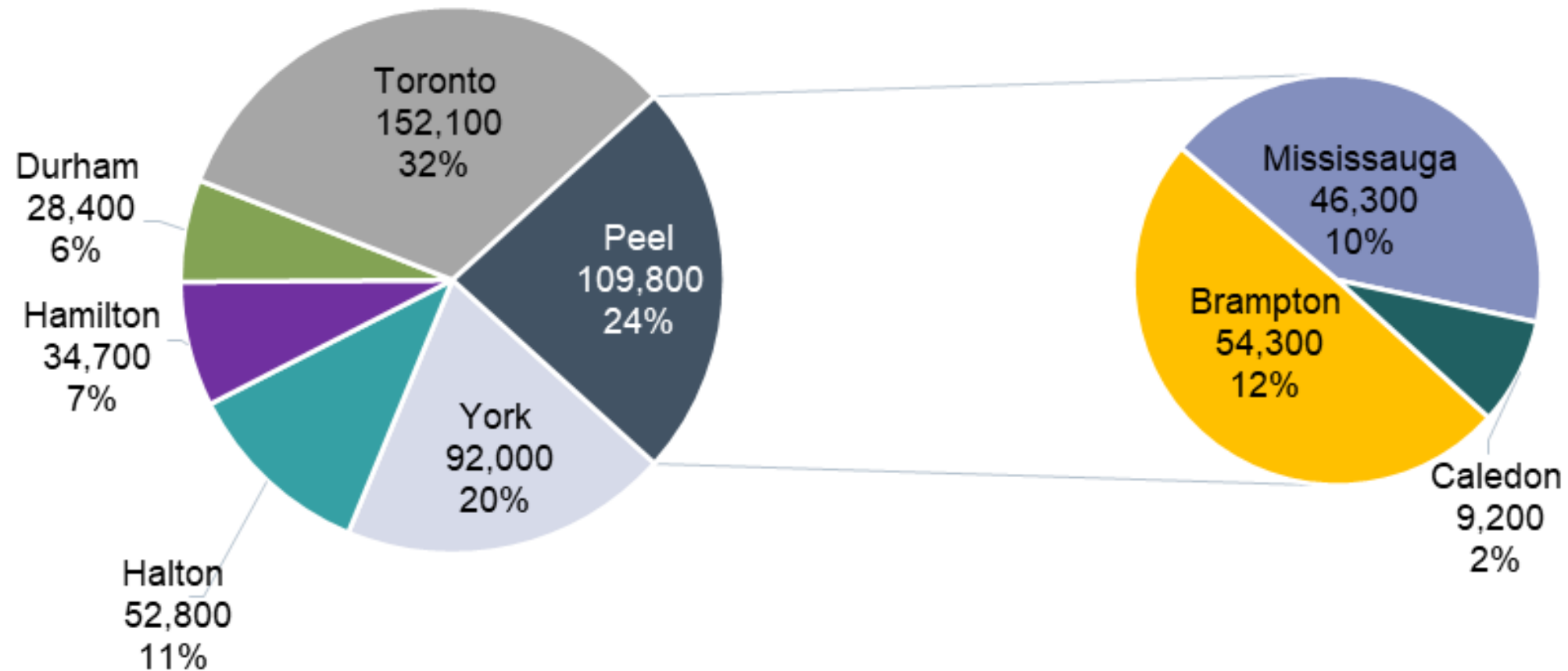
Purpose of the Study

- To review the City's office market and assess the potential of four strategic Major Transit Station Areas (M.T.S.A.s) in accommodating the City's office demand to 2051
- Following four M.T.S.A.s have been reviewed in terms of their ability to accommodate office uses over the long-term planning horizon:
 - Ray Lawson
 - Steeles at Mississauga
 - The Gore
 - Bramalea GO



G.T.H.A. Outlook for Office

M.O.E. Growth Forecast, 2021 to 2051



Total M.O.E. forecast for G.T.H.A. (2021 – 2051) ~ 435,100

Broad Growth Drivers and Disruptors

M.O.E. Growth and Office G.F.A. Allocation by Area, 2021 to 2051



Office Areas	2021 to 2051 M.O.E. Growth	Share of City M.O.E. (%)	Office G.F.A., sq.m (17 sq.m/employee)
Mississauga at Steeles M.T.S.A.	5,930	14%	100,810
Ray Lawson M.T.S.A.	3,460	8%	58,820
The Gore M.T.S.A.	2,465	6%	41,900
Bramalea GO M.T.S.A.	4,910	11%	83,470
Office-Focused M.T.S.A.s	16,765	39%	285,000
Rest of City	26,135	61%	444,300
City of Brampton	42,900	100%	729,300

Strategic Recommendations



- Need for Monitoring

- Need for ongoing monitoring given the changing nature of office work accelerated by the COVID-19 pandemic, to understand implications on servicing and infrastructure, municipal finance and overall strategic growth management

- Key Targets

- By 2051, the M.T.S.A.s are anticipated to achieve a range in density from an average of 108 people and jobs/ha in the Bramalea GO M.T.S.A. to 265 people and jobs/ha in the Ray Lawson M.T.S.A.
- City's office-focused M.T.S.A.s will accommodate 39% of the City's M.O.E. growth to 2051. These are anticipated to collectively add 2.0 major office jobs for every new resident.

Strategic Recommendations



- Timing and Prioritization of Office Development by M.T.S.A.
 - Ray Lawson and Mississauga at Steeles M.T.S.A.s – priority & short term
 - Bramalea GO, The Gore M.T.S.A.s – short & long term
- Consider Other Forms of Employment Uses
 - Consideration to be given to various forms of development and locations to accommodate development. The proposed P.P.S. also identifies the opportunity to accommodate some industrial uses in mixed-use environments if the industrial uses do not require separation from sensitive uses.

Strategic Recommendations



- **Protect M.T.S.A.s Over the Long-Term for Office Development**
 - Protect M.T.S.A.s for office use they represent strategic locations to attract and accommodate office uses over the long-term planning horizon and beyond
- **Support the Development of M.T.S.A.s as Strategic Anchors to Employment Areas**
 - Located adjacent to Employment Areas, M.T.S.A.s should be viewed as key anchors in supporting the evolution of Employment Areas
- **Support the Development of Amenities in the M.T.S.A.**
 - To support a vibrant urban setting that will attract office tenants, the City will need to ensure that the M.T.S.A.s provide a range of amenities. The City should also work with the Region of Peel, School Boards and other public agencies to enable the timely delivery of community facilities, parks and infrastructure.

Discussion / Questions