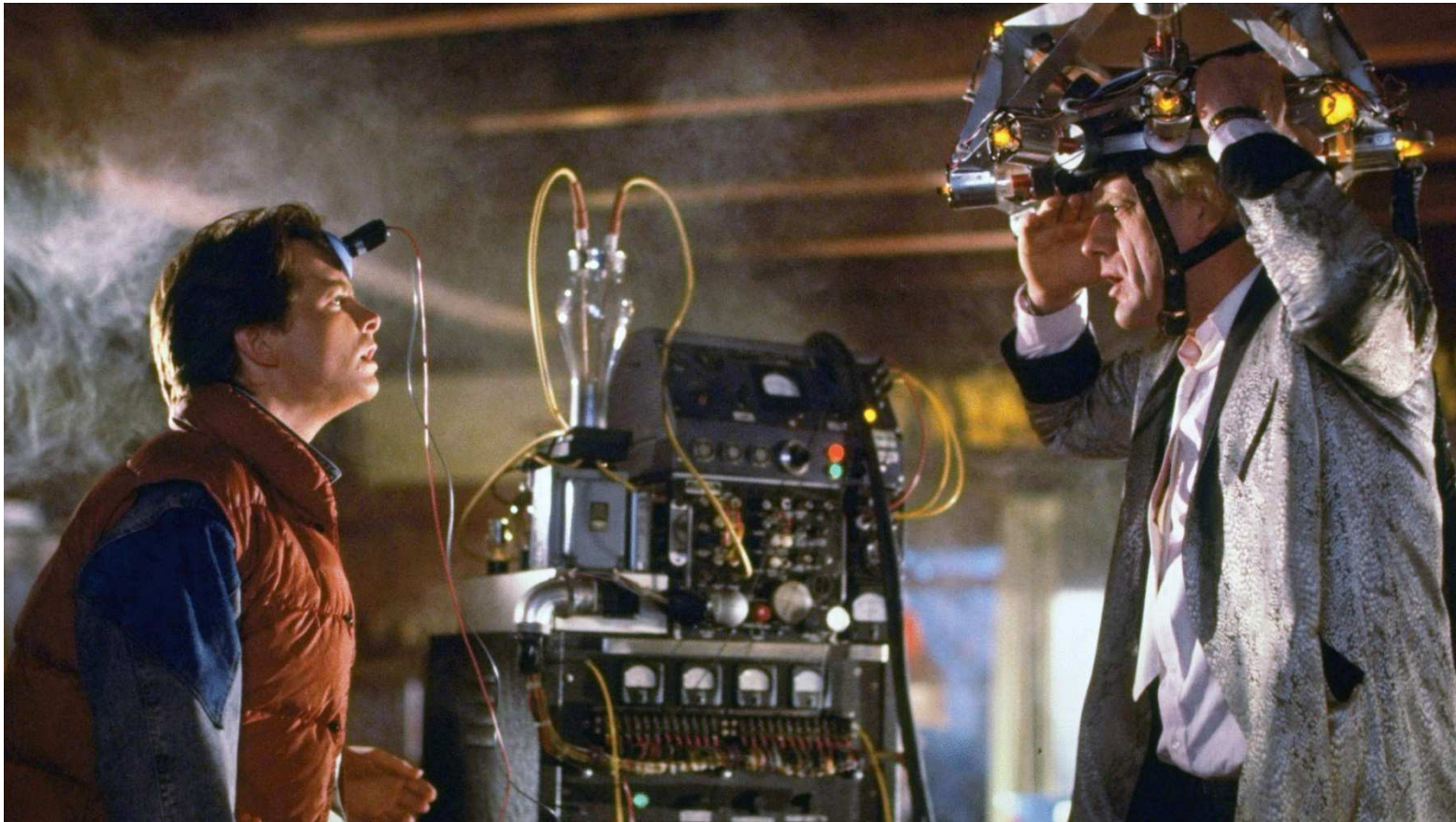


Growth Management Workshop

March 5, 2015

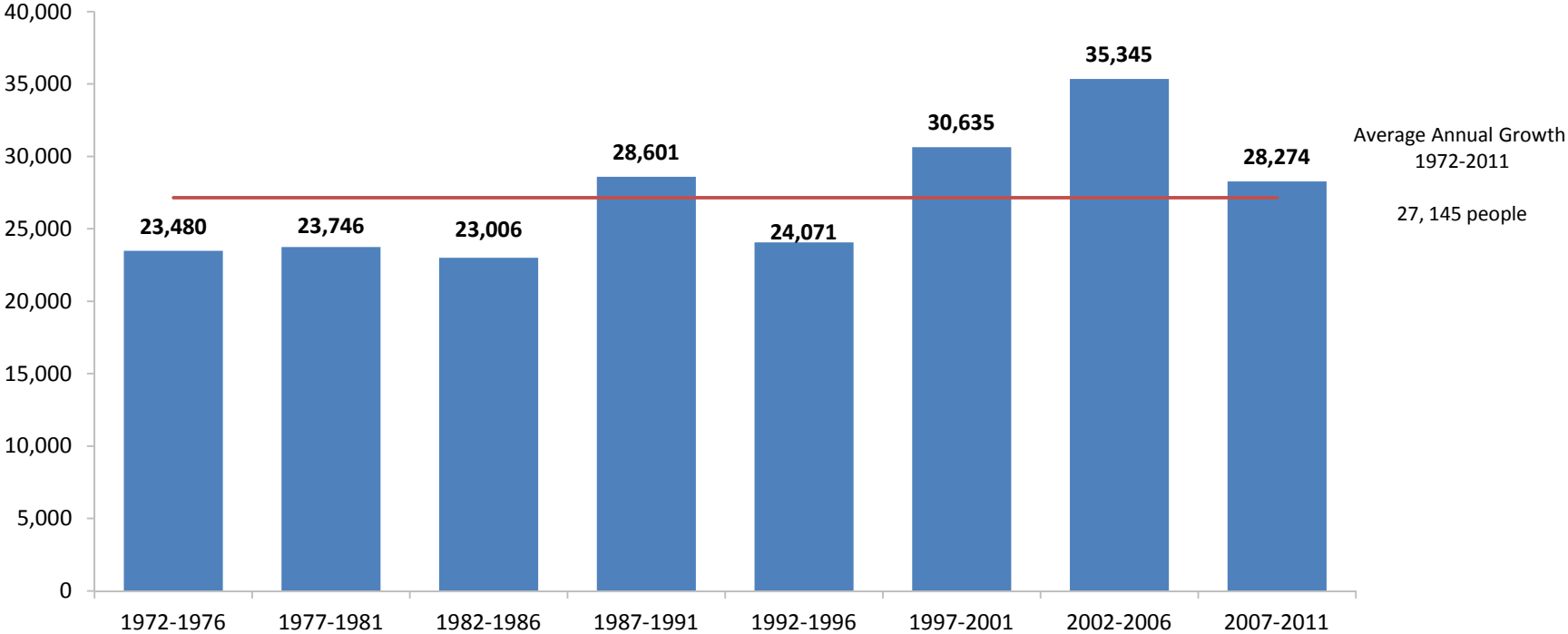
Arvin Prasad, Director
Integrated Planning Division
Corporate Services

2031 (and 2041)



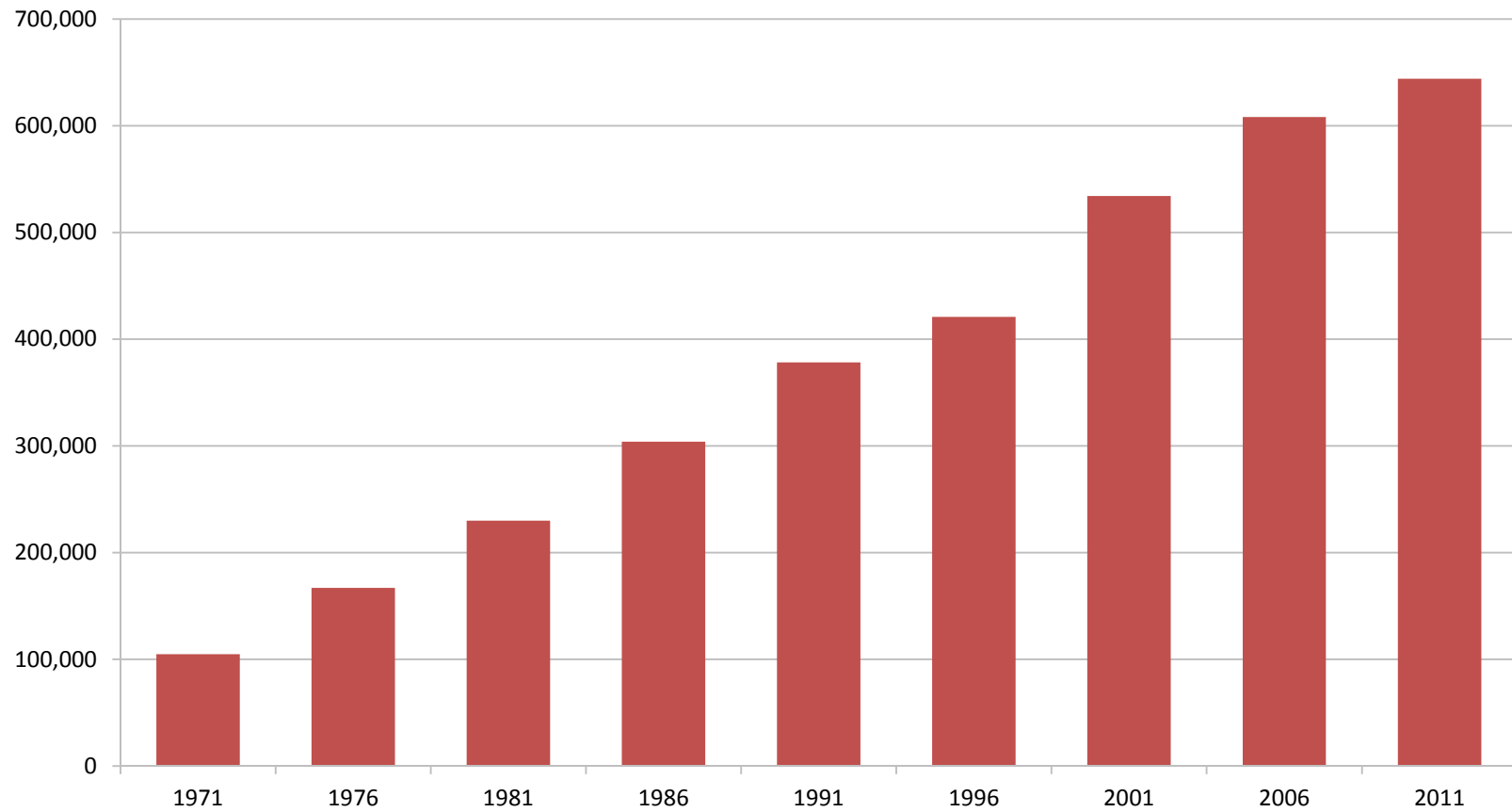
Average Annual Population Growth, 1972-2011

Average Annual Population Growth



Historical Employment

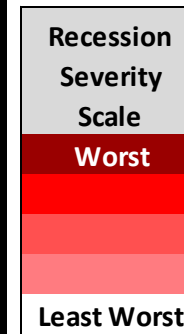
Employment 1971-2011



Economic Cycles

Chronology of Canadian Recessions since 1926

Start	End
April 1929	February 1933
November 1937	June 1938
August 1947	March 1948
April 1951	December 1951
July 1953	July 1954
March 1957	January 1958
March 1960	March 1961
December 1974	March 1975
January 1980	June 1980
June 1981	October 1982
March 1990	April 1992
October 2008	May 2009

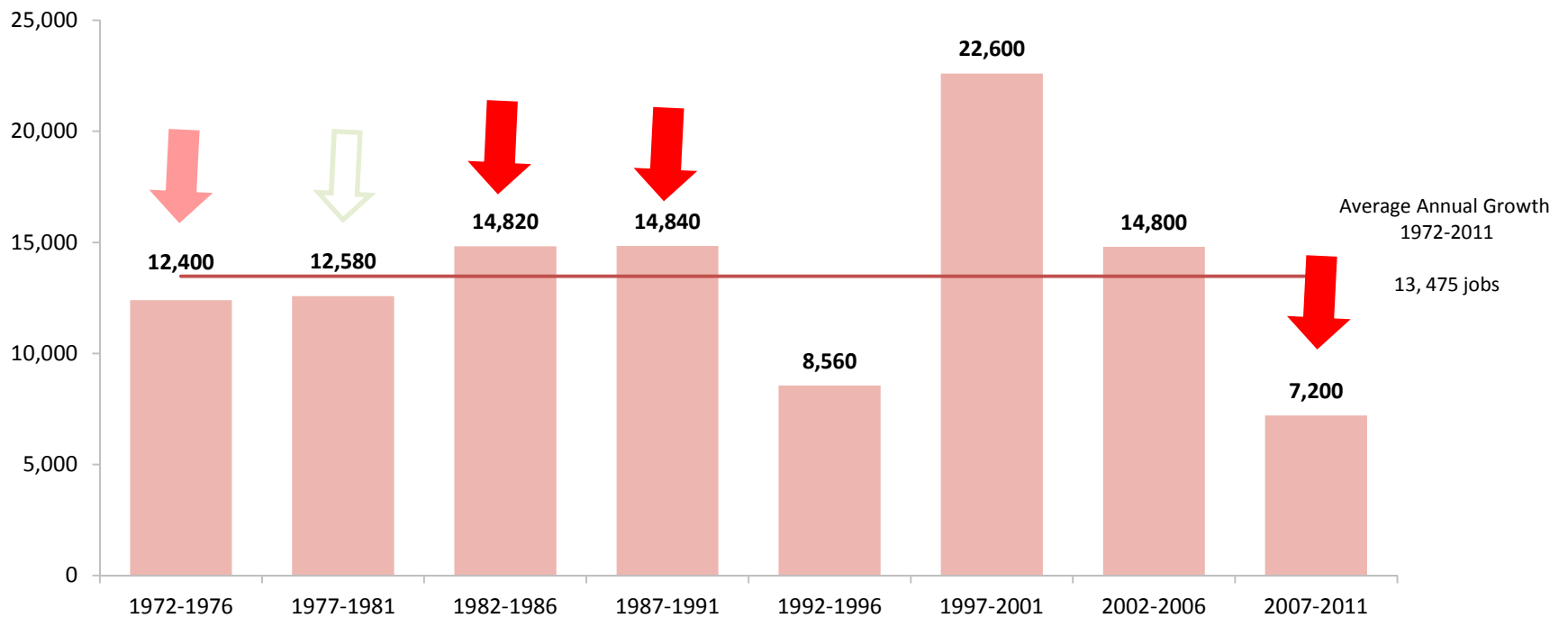


Peel: Founded 1974

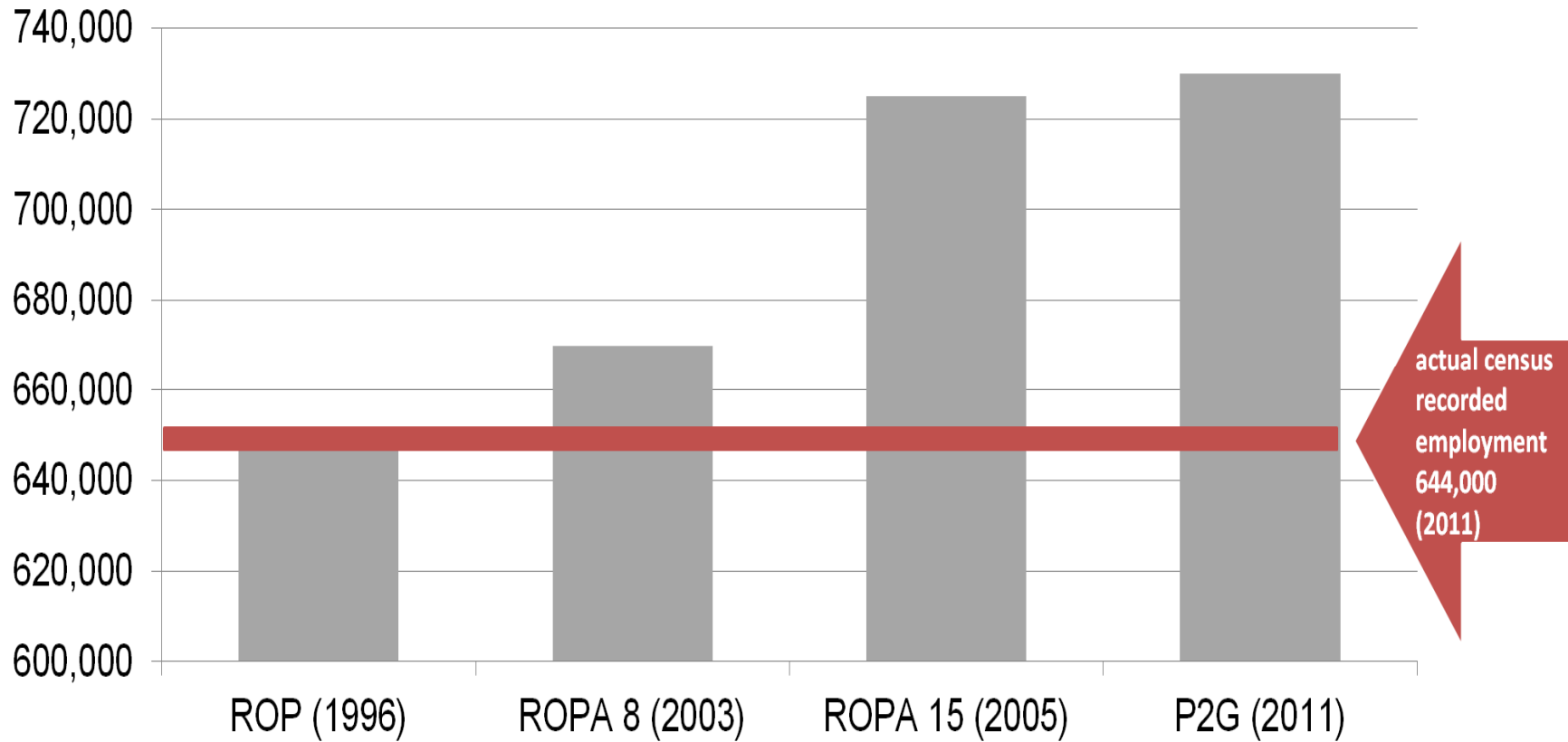
Source: Turning Points. CD Howe Institute, 2012

Average Annual Employment Growth, 1972-2011

Average Annual Employment Growth

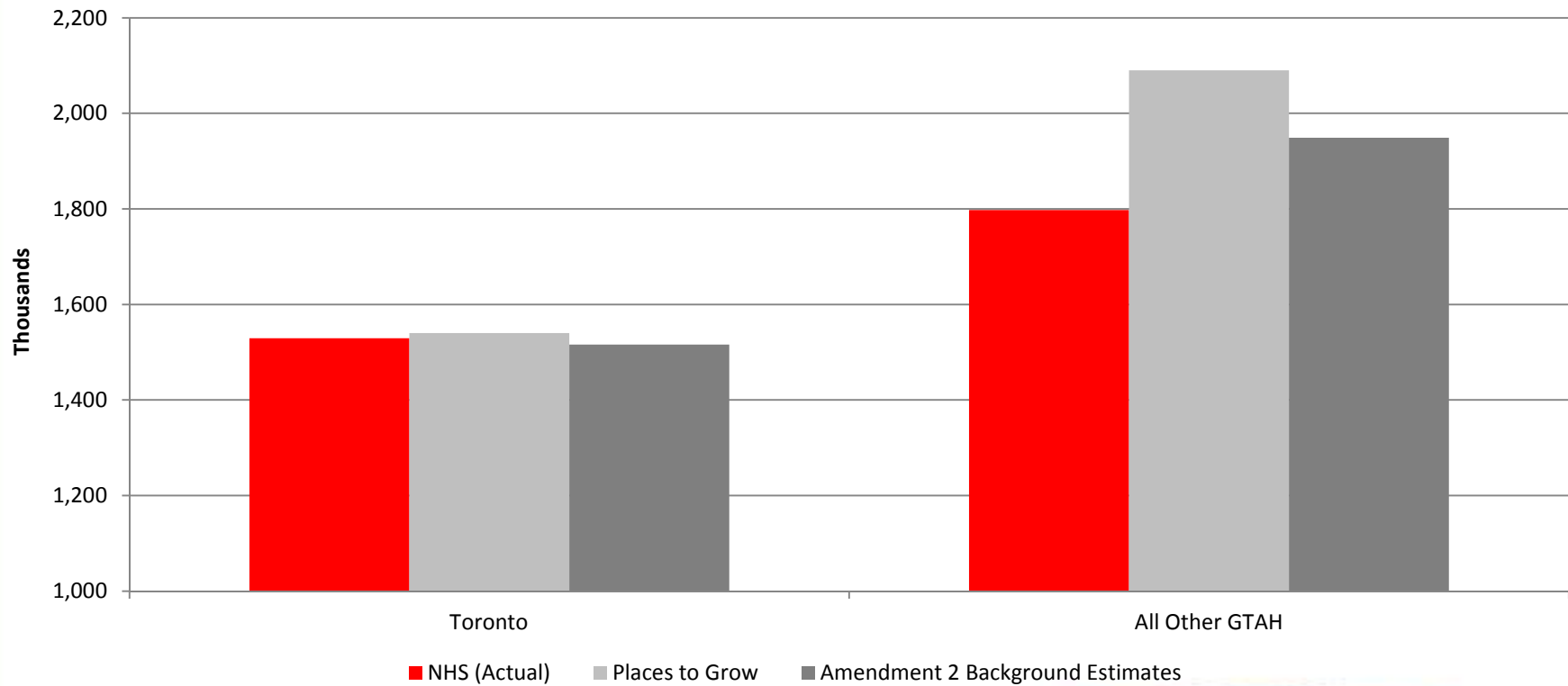


Forecasted vs. Actual Employment - 2011

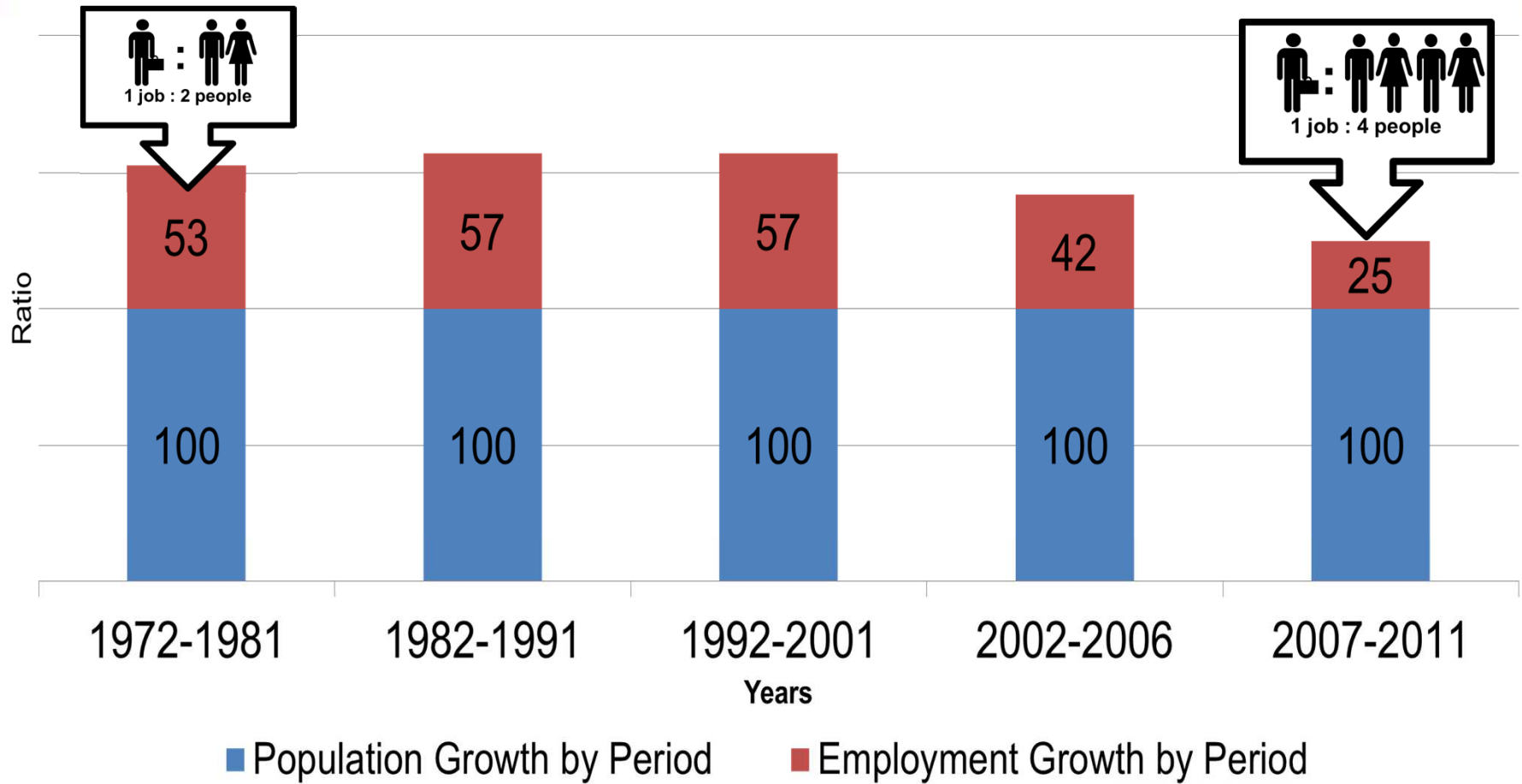


2011 Forecasted vs. Actual Employment - Region

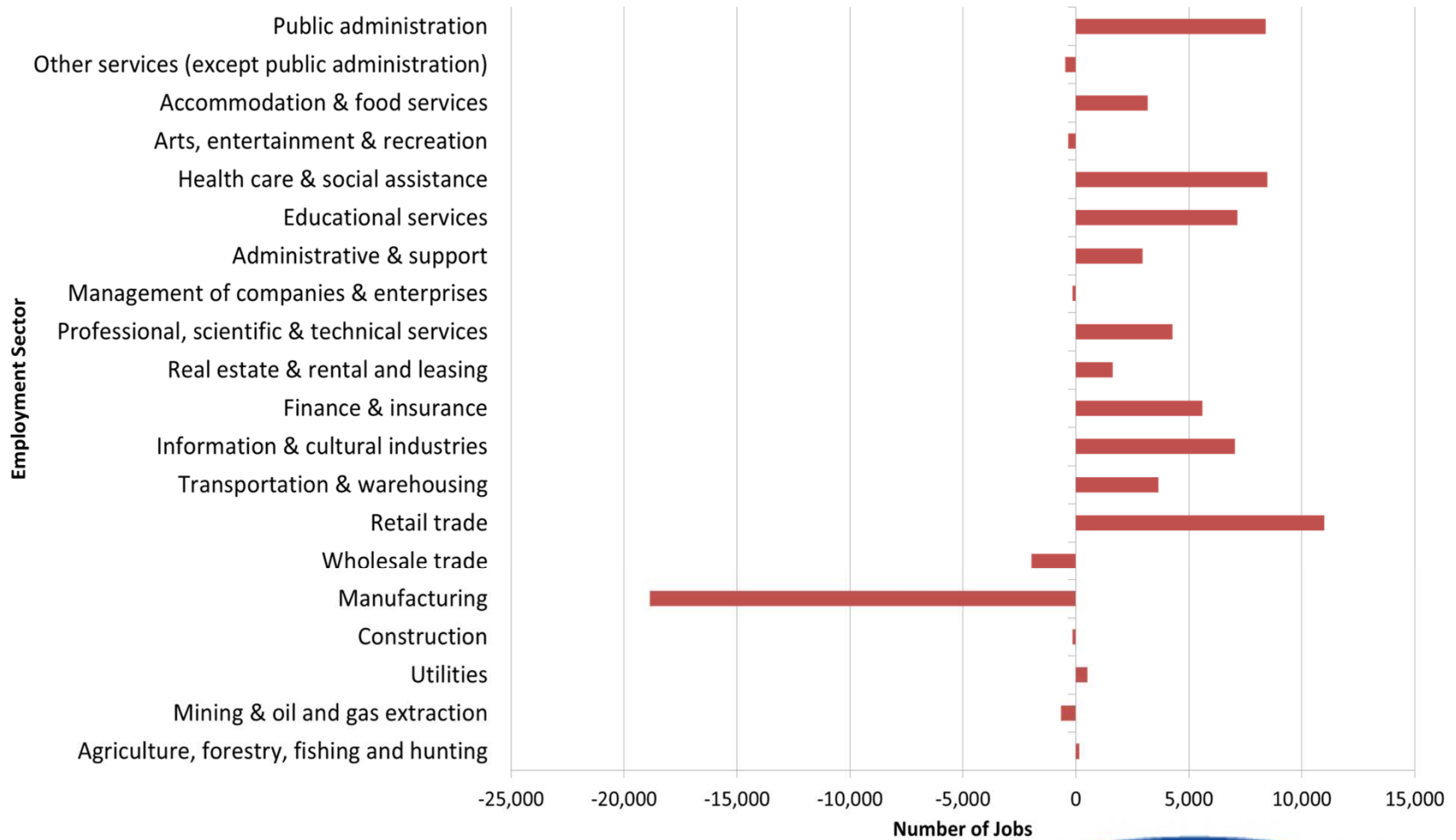
NHS Employment Data, 2011 versus P2G and Amendment Projections



Jobs to Population Ratio in Peel



Decline in Manufacturing 2006-2011



Key Employment Trends

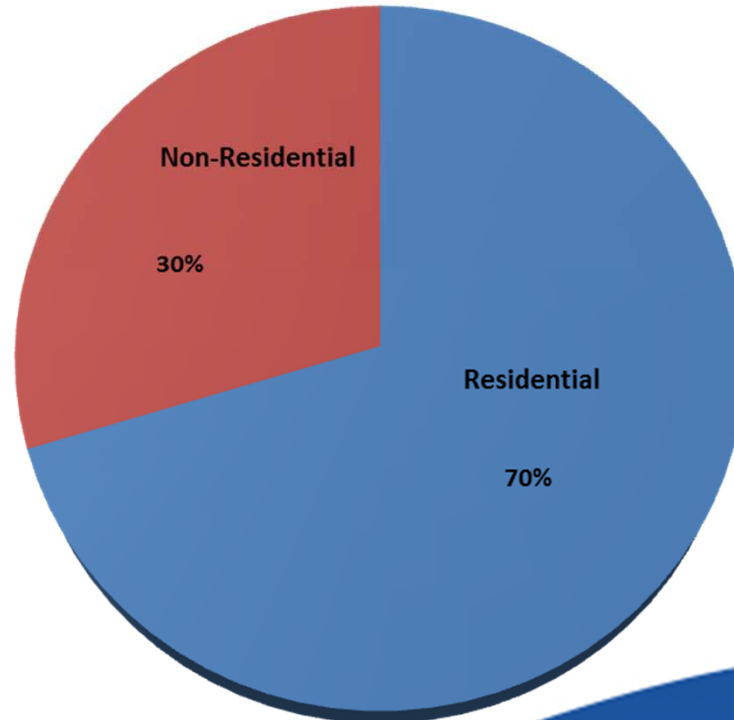
1. 16% of all jobs in Peel were people with no fixed place of work (11%) and people who worked at home (6%).
2. Though manufacturing jobs were lost recently, many were replaced by other sectors. However, this still did not help achieve the employment forecasts from Places to Grow or Amendment 2 background estimates.
3. Industrial supply/absorption has not recovered to pre-recession levels.
4. There are more businesses in Peel between 2001 and 2011, but employees per business is declining from 8.3 employees per business to 6.6 employees per business.

Impacts of Not Achieving Employment Forecasts

- Unemployment rate on the rise in Peel
- Increased demand for regional services, including the following categories:
 - Ontario Works
 - Affordable housing
 - Public Health
 - Emergency Services
- Current Regional initiatives to support Peel's economy
 - Infrastructure investment
 - Employment Program and Service Business Review
 - Youth Employment programs (Youth Employment Logistic Program)
 - Employment working group
 - Peel Poverty Reduction Strategy

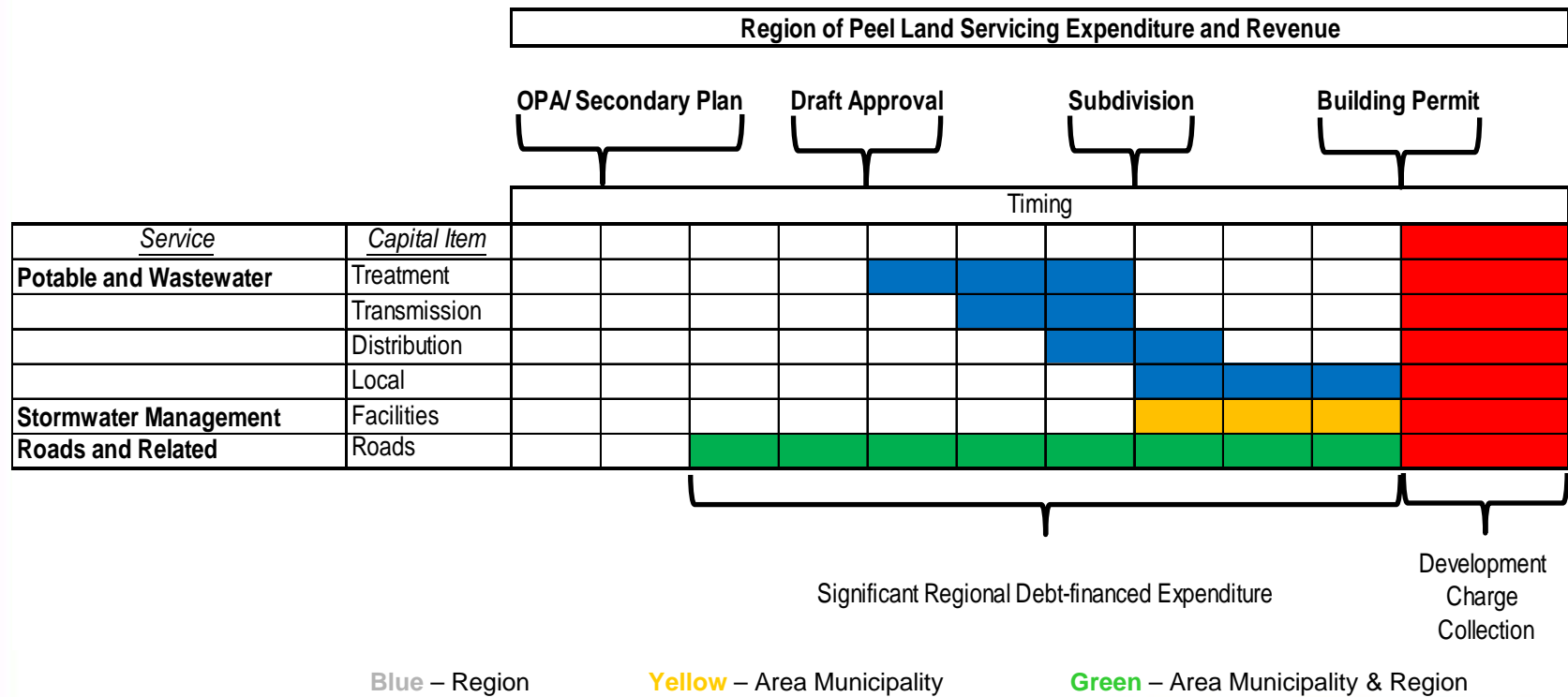
\$6.7 Billion in DC Forecast 2012-2031

Distribution of Residential & Non-Residential
DC Revenue Forecast



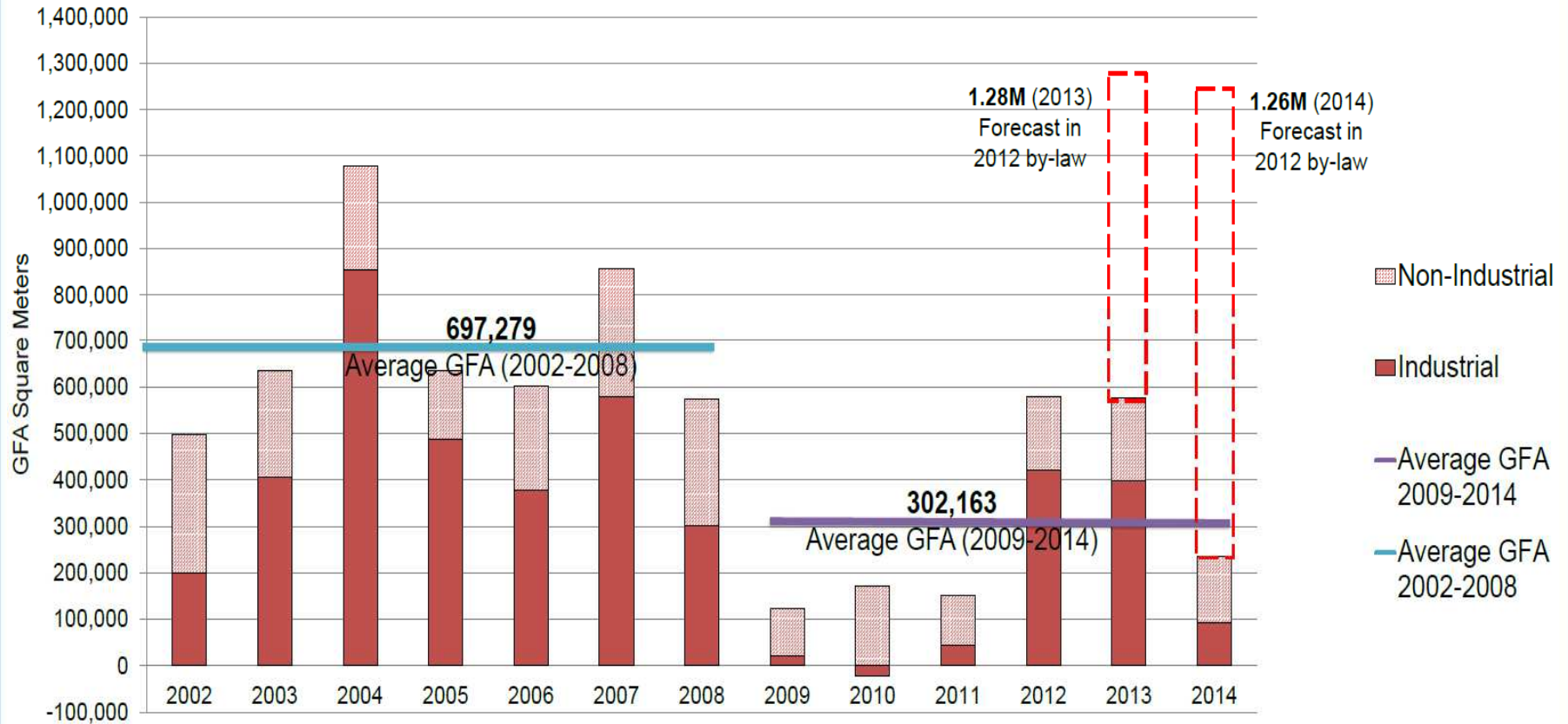
Investing in Infrastructure for Growth

Peel Assumes Risk



Post Recession – New Normal?

Actual Industrial and Non-Industrial Gross Floor Area (GFA) 2002-2014

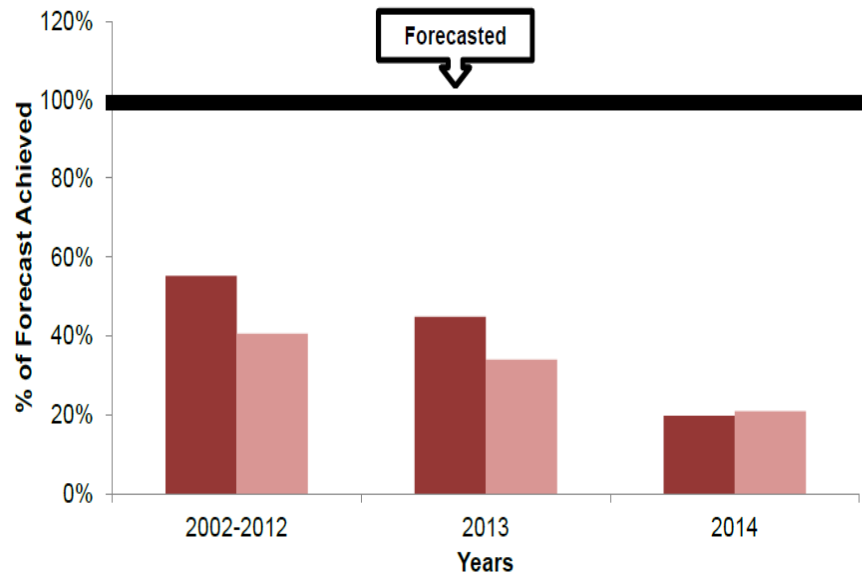


Financial Impacts of Variances From Growth Forecasts

Non-Residential DC Activity: Actual Achieved as % of Planned

Gross Floor Area (GFA) & Revenue

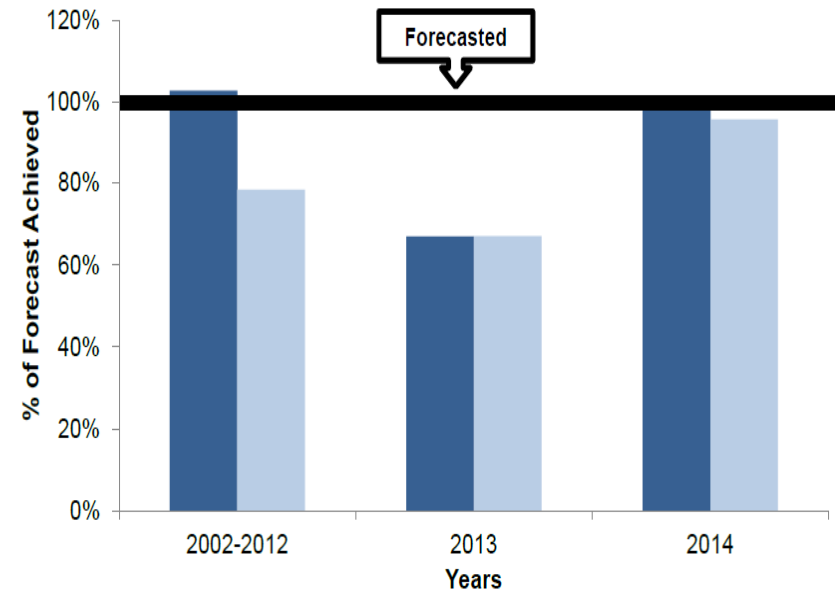
- % of Forecast GFA Achieved
- % of Forecast Non-Residential Revenue Achieved



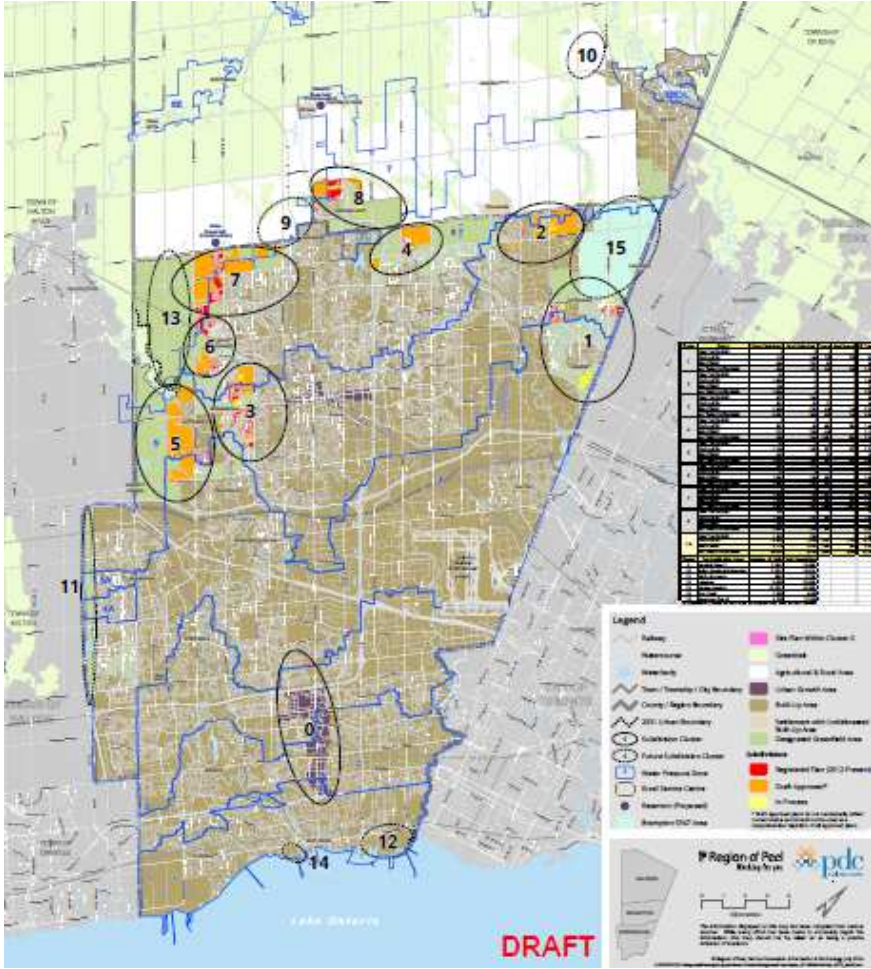
Residential DC Activity: Actual Achieved as % of Planned

Units & Revenue

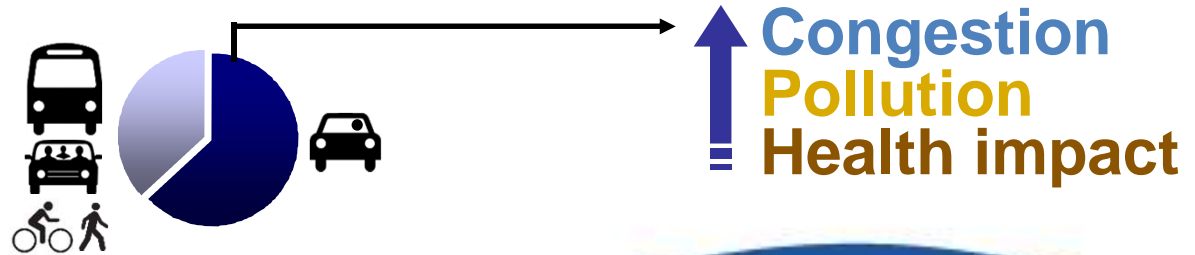
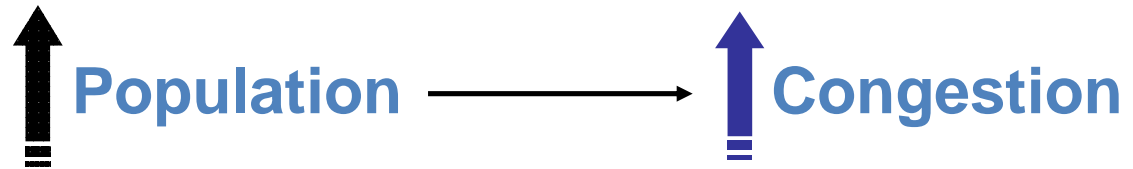
- % of Forecast Units Achieved
- % of Forecast Residential Revenues Achieved



Future Growth Areas



Transportation Challenges



Multi-modal Transportation Planning is Needed



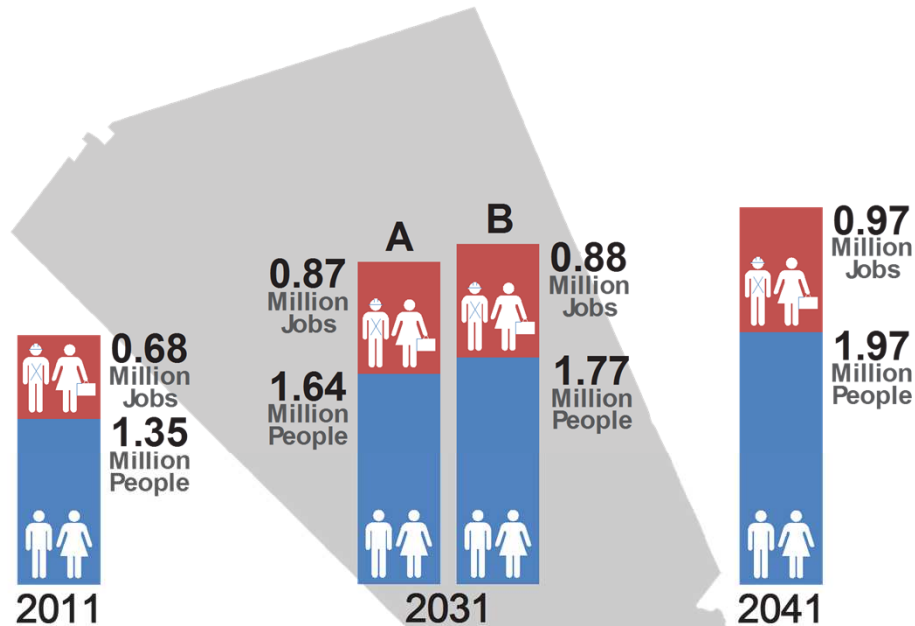
Transit & TDM Measures

- All-Day GO Train service
- Accessible Transit
- LRT-Hurontario
- BRT-Mi-Way
- BRT-Zum
- Carpooling
- Cycling & Walking

Improving Mobility



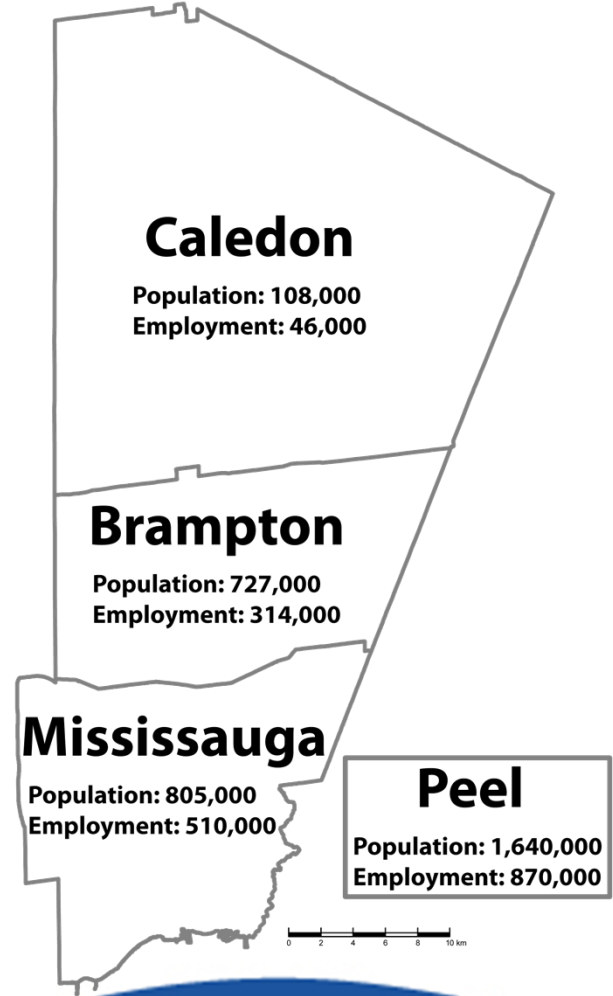
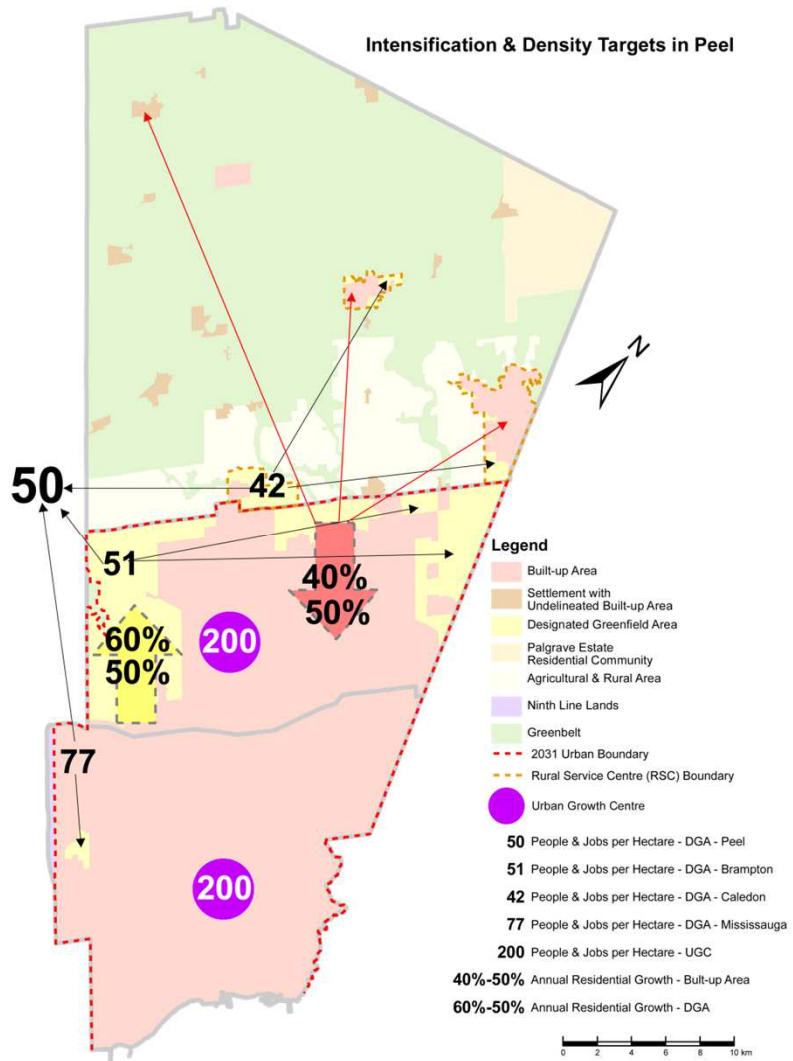
How to Grow – Conformity to 2041 (Amendment 2: Places to Grow Plan)



Note: The 2031B & 2041 forecasts are from Amendment 2 to the Growth Plan and have not been incorporated in Peel's Official Plan.

■ Employment
■ Population

How to Grow - Places to Grow Conformity to 2031



Growth Management Challenges

1. Population growth rate on target with forecasts; but employment growth rate lags behind forecasts
2. Changing employment mix and thus changing employment land requirements
3. Difficulty prioritizing and planning for provision of infrastructure and services for new development

Potential Areas of Improvement

1. Focus future growth in intensification areas – e.g. Hurontario LRT Project
2. Staging of investments with approvals
3. Support area municipalities in economic development
4. Align internal policies, procedures, assumptions regarding growth
5. Phase development in accordance with Official Plan

Growth Management Program Overview

