

# Growth Management



## Growth Management

The Region of Peel is forecasted to achieve a total population of about 2.3 million people and 1.1 million jobs by the year 2051. This represents an increase of about 725,000 people and 300,000 jobs from 2021 to 2051.

### Why is Growth Management Important?

The Region of Peel recognizes the importance of managing the above noted growth to sustain the Region's social, economic and environmental well-being, while remaining fiscally sustainable: 'growth pays for growth'. Growth policies determine where and how forecasted growth will be accommodated to support the efficient use of existing infrastructure by directing growth to serviced areas and carefully locate growth and development to avoid or minimize impacts on natural resources .

The policies and mapping proposed in the next slides as part of the Growth Management Focus Area policy review will determine where and how new population and employment growth will be accommodated, planned for, serviced and financed in an integrative manner that promotes healthy, complete, and livable communities and meets municipal objectives.

*Image: Celebration Square and City Hall, City of Mississauga*





## Growth Management

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#### Why are these policies changing?

Planning for growth is required to create healthy and complete communities for people to live, work and play in Peel.

The Region of Peel is reviewing and updating its Official Plan growth management policies to:

- Ensure alignment with current Provincial policy and legislation;
- Set the framework to guide how Peel will accommodate new population and employment growth to 2051;
- Support transportation and transit investment by directing new growth to areas with increased mobility; and
- Build upon the need to respond to the changing nature of employment.

*Image: City Hall, City of Brampton*

### Growth Management

#### Policy Drivers

By 2051, Peel is expected to grow by about 725,000 people and about 300,000 jobs. Peel needs to ensure there are enough resources, land, services, and opportunities to meet the demands of growth.

The key policy documents directing how Peel needs to grow are:

- [A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019](#)
  - Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe
  - [Land Needs Assessment Methodology for A Place to Grow Growth Plan for the Greater Golden Horseshoe](#)
- [Provincial Policy Statement, 2020](#)



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### Growth Management

#### Background work

The Region's growth management work is supported by evidence-based analysis, prepared in collaboration with municipal partners and stakeholders.

Supporting information and analysis includes:

- [Greater Golden Horseshoe population and employment forecast to 2051](#)
- [Growth Management Policy Directions Report, 2020](#)
- Employment Planning Implementation Report, planned to release in 2020
- [Draft Intensification Analysis: Strategic Market Demand, 2020](#)
- [Employment Strategy Discussion Paper, 2017](#)

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### Growth Management

#### Proposed policies

The Region is proposing new and revised policies to plan for growth to support the creation of complete communities:

- Allocate new population and employment growth to the local municipalities to 2051
- Identify areas in the Region where new growth will be directed
- Protect for a range and mix of housing options and employment types
- Determine the amount of additional land required through Settlement Area Boundary Expansion to accommodate new growth
- Support planning for services and infrastructure (i.e. housing, water and wastewater etc.) for the future population and employment

*Images: (Top to bottom) Townhouses in Mount Pleasant, City of Brampton; Canadian Tire distribution centre, Town of Caledon; Lands for sale in Mayfield West, Town of Caledon*

### Growth Management

## GREATER GOLDEN HORSESHOE: GROWTH FORECASTS TO 2051

June 16, 2020



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416 593 5090 | hemson@hemson.com | www.hemson.com

APPENDIX V  
PEEL 2041 GROWTH MANAGEMENT ROPA - REQUEST TO PROCEED WITH CONSULTATION ON  
DRAFT AMENDMENT 7.2 - 143



**Peel2041**  
Regional Official Plan Review

EMPLOYMENT STRATEGY  
DISCUSSION PAPER

PREPARED FOR:  
REGION OF PEEL

**Growth Management  
Focus Area**  
Policy Directions Report

May 2020



### PEEL 2041 MCR – INTENSIFICATION ANALYSIS

Strategic Market Demand Assessment

Region of Peel, Ontario

Prepared for The Region of Peel

June 3, 2020





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*Images: (Top to bottom) Townhouses in Mount Pleasant, City of Brampton; Canadian Tire distribution centre, Town of Caledon; Lands for sale in Mayfield West, Town of Caledon*

### Growth Management

#### Proposed Policies

Key policy changes proposed related to Growth Management include:

- Allocation of population and employment growth to the local municipalities to 2051
- **Designate Employment Areas:** Identify lands within the Region for protection from employment conversions
- **Higher Density Employment in Strategic Growth Areas:** Direct major office development to areas supported by a mix of uses and transit
- **Flexibility in Major Transit Station Areas:** introducing policy flexibility for the consideration of mixed use development on employment lands within strategic Major Transit Station Areas
- **Mixed use in employment:** Provide a broader consideration for retail and commercial uses within employment areas, where appropriate
- **Strategic Employment Area** include policy consideration for the protection of



## Growth Management

### Growth Management

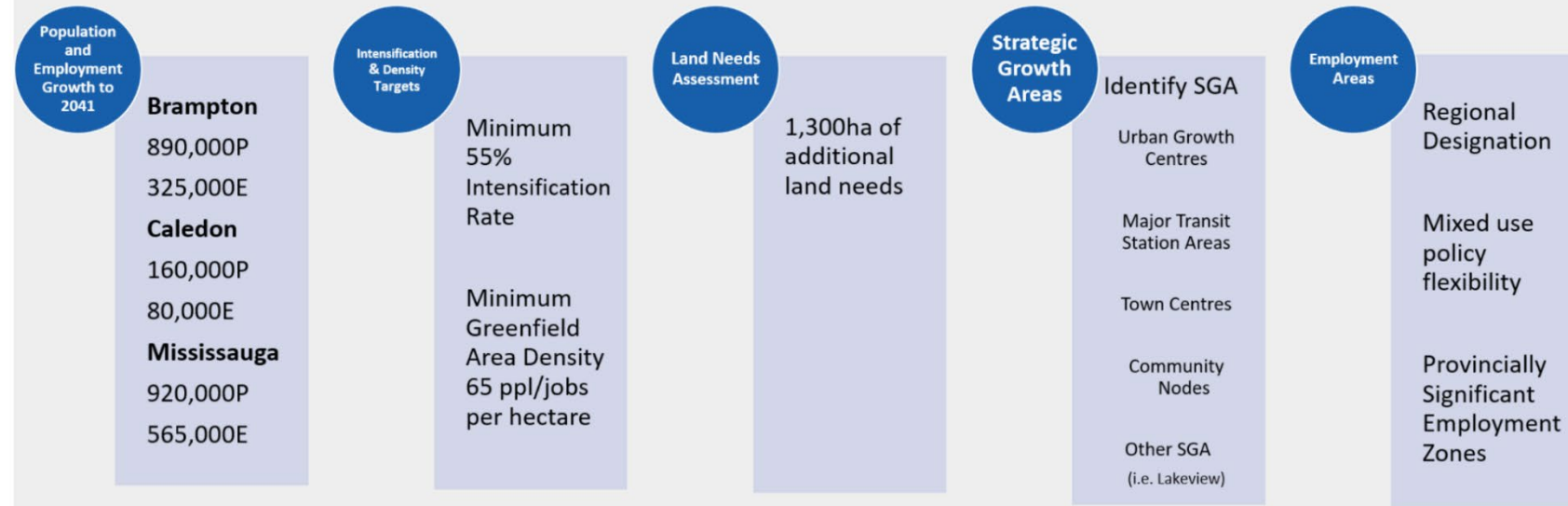
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- **Flexibility in Major Transit Station Areas:** introducing policy flexibility for the consideration of mixed use development on employment lands within strategic Major Transit Station Areas
- **Mixed use in employment:** Provide a broader consideration for retail and commercial uses within employment areas, where appropriate
- **Strategic Employment Area:** Include policy consideration for the protection of future Employment Area beyond the planning horizon that is supported by existing or planned transportation infrastructure

#### Draft Policies in the Official Plan Office Consolidation – June 25, 2020

- The December 2018 Region of Peel Office Consolidation has been updated to now show tracked changes illustrating draft policies as of June 25, 2020. Policy Changes related to Growth Management are found primarily in **Sections 5.7 and 5.8. [Draft policies – June 25, 2020.](#)**
- **[A Policy and Mapping Summary Table](#)** has been developed to provide a quick high-level summary of the key policy and mapping changes proposed.
- *This information has been prepared as reference for consultation purposes only, and does not represent adopted, approved or in-effect policies (see [in-effect Official Plan](#) and adopting by-law itself for current policies).*





## Growth Management

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#### Growth Plan Policy Areas

To plan for growth in Peel, the Region must establish the geographic boundaries of where growth is permitted. In order to plan for the future, the Region must establish the geographic boundaries of where growth is permitted.

The image to the right illustrates key policy areas, where and how growth will occur in the future. Each of these areas has a different policy framework associated with it that determines how much growth can be expected – for example, higher density development will be directed to urban growth centres.

The key policy areas for planning and managing growth are found on Schedules D – Regional Structure and D4 – The Growth Plan Policy Areas in Peel.

### Growth Management

#### Strategic Growth Areas

Strategic growth areas are key mixed-use community areas, where significant growth is expected in Peel. This includes:

- Urban growth centres (e.g. the downtowns of Brampton and Mississauga)
- Major transit station areas (areas around higher-order transit stations)
- Other areas, nodes and corridors identified by the Region of Peel and/or local municipalities that are expected to experience intensification and higher density mixed-use

Across the Region, there are potential Strategic Growth Areas that have been identified conceptually on the map to the right, through local policy or studies for intensification and mixed-use development.

**Note:** The following is generalized mapping for discussion purposes. Specific policies and designations may be draft or under review/appeal. For all approved and in effect mapping, see the Regional Official Plan.

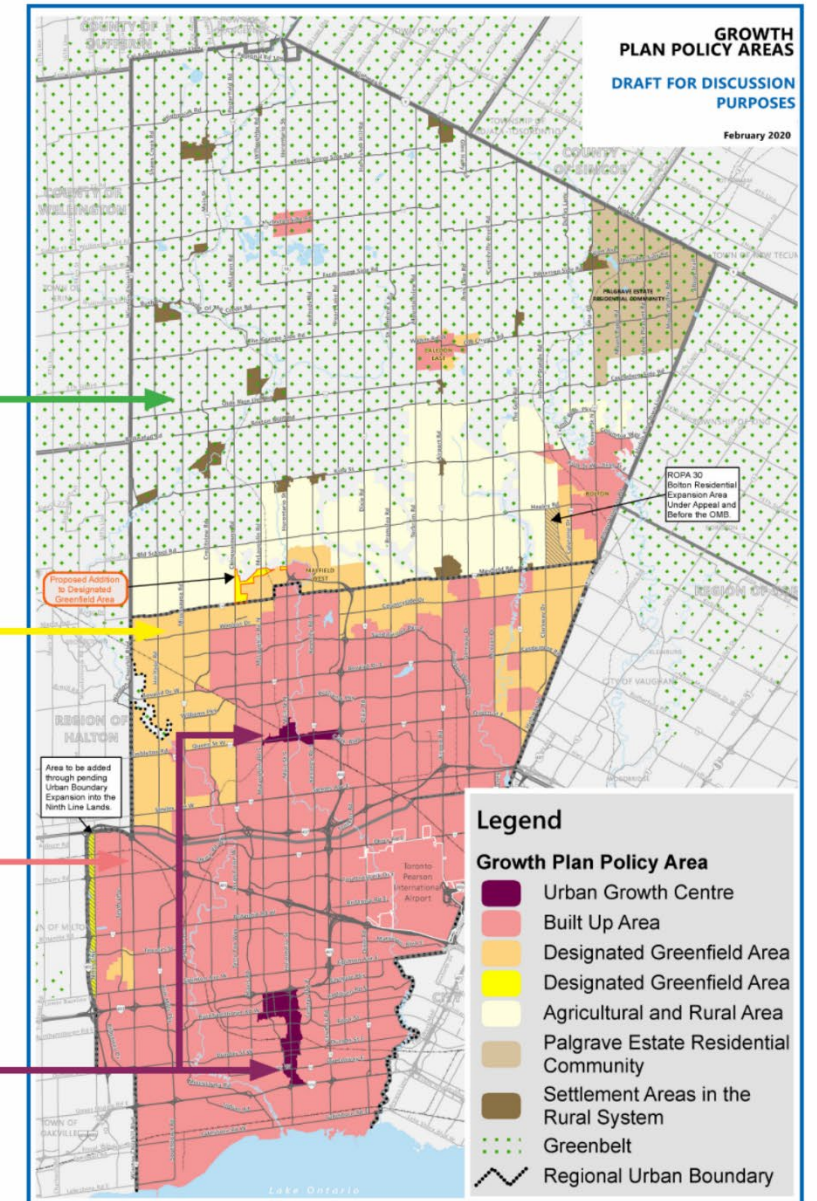
**Sources:** Growth Plan, 2019

**Greenbelt**  
Protected from major development

**Designated Greenfield Area**  
Lands to accommodate current and future growth at 65 ppj/ha\*

**Built-up Area**  
A minimum of 55% of Peel's growth is planned through intensification in the built-up area

**Urban Growth Centres**  
Planned to grow and achieve a density of 200 ppj/ha through high-density mixed-use development



\*Maps are subject to change



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Across the Region, there are potential Strategic Growth Areas that have been identified conceptually on the map to the right, through local policy or studies for intensification and mixed-use development.

## Growth Management

#### Employment Areas

Planning for employment areas is critical to ensuring that residents of Peel Region have employment options within their communities.

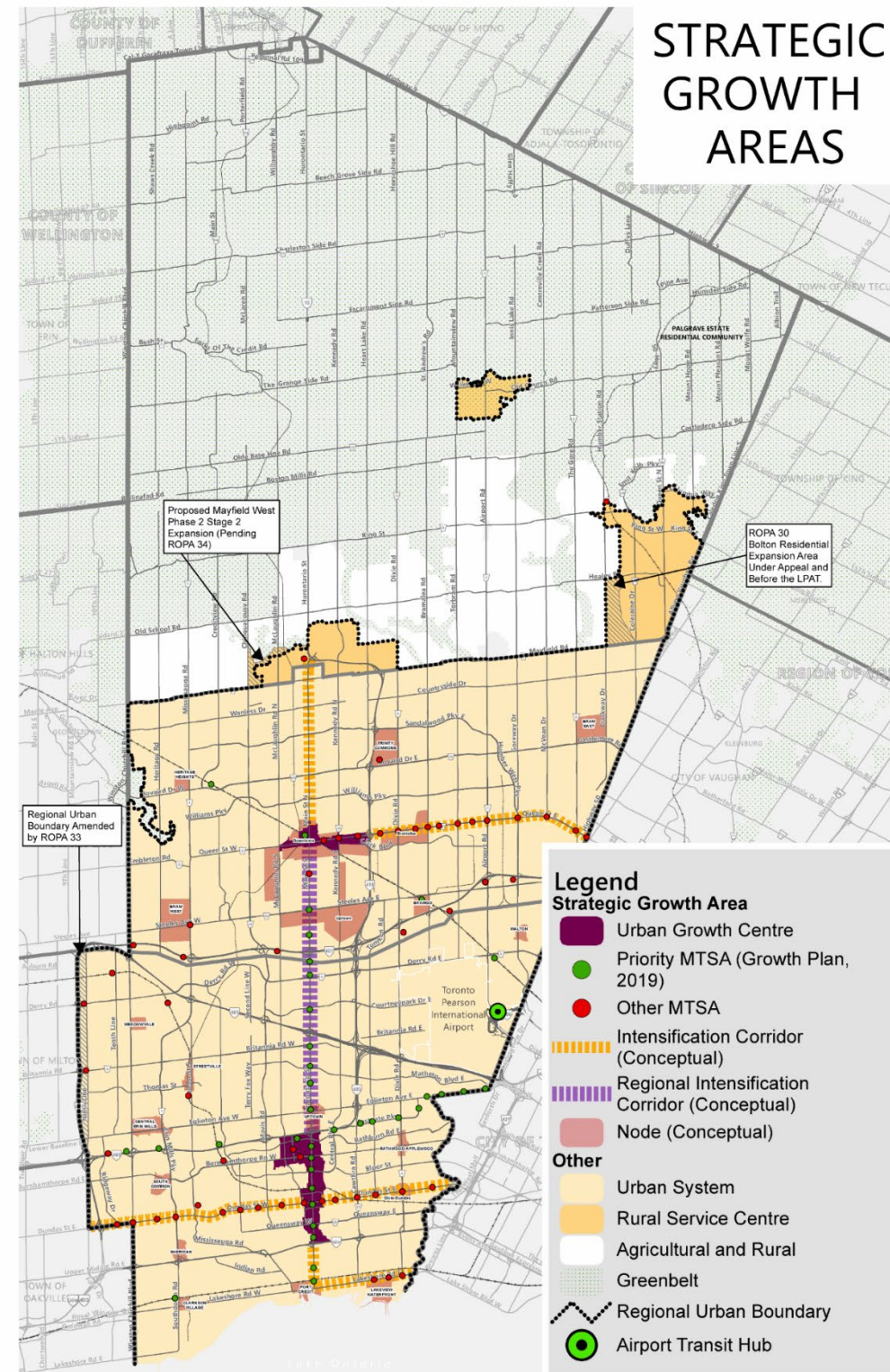
An *employment area* is land designated in an official plan to be used for clusters of business and economic uses, such as:

- manufacturing uses;
- warehousing uses;
- office uses; and
- retail and ancillary facilities associated with the above uses.

#### New Schedule Y6 – Employment Areas

This Schedule illustrates proposed employment areas for Peel.

## STRATEGIC GROWTH AREAS





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- manufacturing uses;
- warehousing uses;
- office uses; and
- retail and ancillary facilities associated with the above uses.

#### New Schedule Y6 – Employment Areas

This Schedule illustrates proposed employment areas for Peel.

In addition, policies are proposed to:

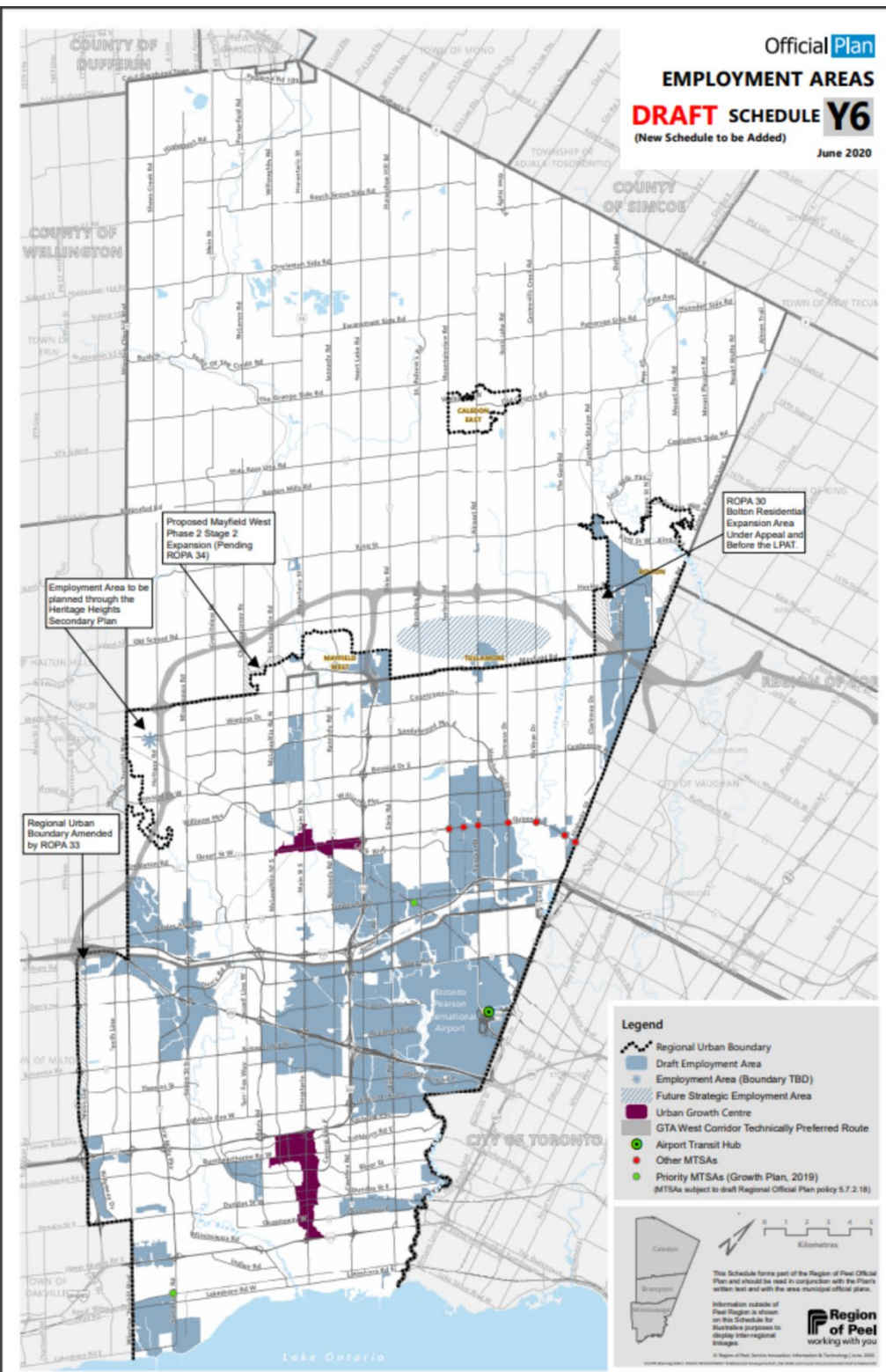
- Protect employment areas from conversion to non-employment uses;
- Protect existing employment lands and ensure adequate supply of new employment lands for accommodating growth;
- Protect provincially significant employment zones; and
- Introduce flexibility for employment conversions in employment areas that overlap with select strategic MTSAs – mixed-use development may be considered in these areas.

*Note: This mapping will be updated further, including updating the status of “Proposed Mayfield West Phase 2 Stage 2 Expansion (Pending ROPA 34)”*

[Link to PDF](#)

Feedback

We want to hear from you!





## Growth Management

- Introduce flexibility for employment conversions in employment areas that overlap with select strategic MTSAs – mixed-use development may be considered in these areas.

*Note: This mapping will be updated further, including updating the status of "Proposed Mayfield West Phase 2 Stage 2 Expansion (Pending ROPA 34)"*

[Link to PDF](#)

## Feedback

### We want to hear from you!

Please fill in the survey to the right.

If you have any questions, please feel free to contact Duran or Joy below:



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 Regional Planning and Growth Management Division  
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*Disclaimer: The information presented on the maps within this application have been prepared as a reference for consultation purposes only. These maps provide visualization of proposed policy areas and do not represent adopted, approved or in-effect mapping. The in-effect Official Plan schedules and figures, adopting by-law itself and any amending by-laws or Local Planning Appeal Tribunal decisions must be consulted for the official data. Links to all in-effect Official Plan maps are located here: <http://www.peelregion.ca/planning/officialplan/download.htm>*  
 © Region of Peel

## We Want to Hear from You!

Share your thoughts in the comment box below. We will publish all approved comments.

Privacy is important to us. You are not required to provide a name and email unless you would like to be notified of a response, and you will be added to our notification list.\*

Personal information is being collected pursuant to the requirements of the Planning Act, R.S.O. 1990 to notify participants of future consultation, newsletters, and Regional Official Plan policies. With the exception of personal information, all comments may become part of the public record of the review process to assist in making a decision on this planning matter. Questions regarding this collection may be directed to Regional Planning and Growth Management Division, 10 Peel Centre Drive, Suite A, 6th Floor, Brampton, Ontario, L6T 4B9, or at [planpeel@peelregion.ca](mailto:planpeel@peelregion.ca).

\*By agreeing to join our notification list you will receive periodic emails or letters related to the Regional Official Plan Review. You can be taken off this list at any time by emailing [planpeel@peelregion.ca](mailto:planpeel@peelregion.ca) with the headline "unsubscribe."

### Name

Optional

### Email

Optional

### Where do you live?\*

### What Focus Area does your comment pertain to?\*

 General

 Greenlands

 Growth Management

 Housing

 Major Transit Station Areas

 Other: Cultural Heritage & Indigenous Engagement

 Other: Waste Management

 Transportation

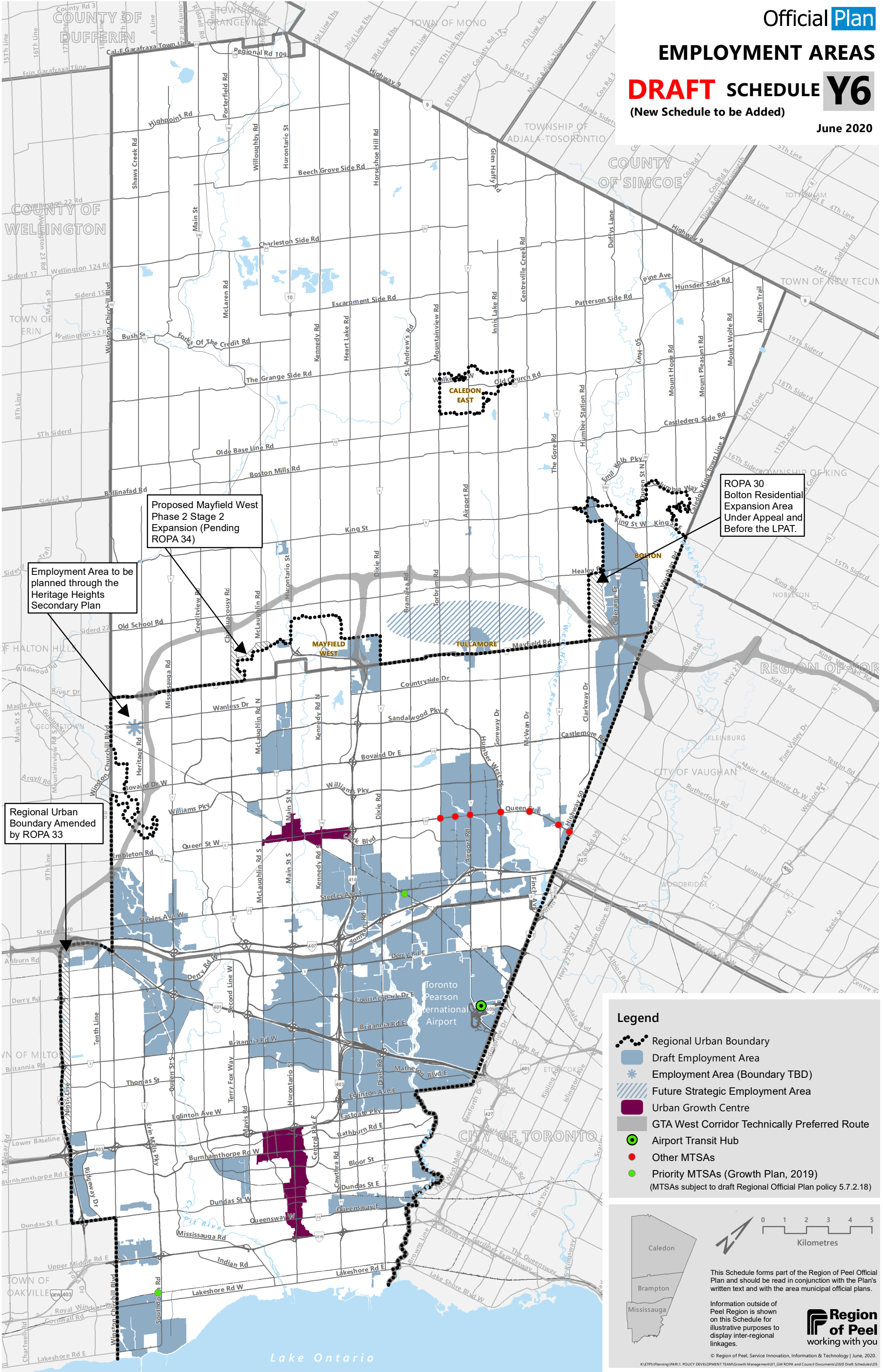
### Please provide your comments\*

Please do not include any personal identifying information, like names, personal addresses or phone numbers within the comment itself.



PDF Versions of the Schedules/Figures included in this Focus Area





Proposed Mayfield West Phase 2 Stage 2 Expansion (Pending ROPA 34)

Employment Area to be planned through the Heritage Heights Secondary Plan

Regional Urban Boundary Amended by ROPA 33

ROPA 30 Bolton Residential Expansion Area Under Appeal and Before the LPAT.

**Legend**

- Regional Urban Boundary
- Draft Employment Area
- Employment Area (Boundary TBD)
- Future Strategic Employment Area
- Urban Growth Centre
- GTA West Corridor Technically Preferred Route
- Airport Transit Hub
- Other MTSAs
- Priority MTSAs (Growth Plan, 2019)  
(MTSAs subject to draft Regional Official Plan policy 5.7.2.18)

0 1 2 3 4 5  
Kilometres

This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.

**Region of Peel**  
working with you

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K/LETPS/Planning/PAR/1. POLICY DEVELOPMENT TEAM/Growth Management/01\_GM ROPA and Council Documents/2020 Draft Schedule Y6