



# Peel2041+

## Growth Management

*Planning and Growth Management Committee  
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# Growth Management Policy Outcomes

- Determine how much new population and employment growth will be allocated to the local municipalities by 2051
- Balance: the environment; costs (to the taxpayer) of infrastructure (water, wastewater, roads); transportation; and where and how people live and work
- Designate and protect Employment Areas to support current and future jobs in Peel
- Support a pattern of growth that promotes healthy, complete, and livable communities
- Identify the need for additional community and employment land to support forecasted growth



# Growth Management



**\*NEW\***

- **Official Plan growth management policies** are being updated 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;
  - Build upon the need to respond to the changing nature of employment; and
  - Support the Region with infrastructure planning and financial sustainability.
- **Policy Directions Report** endorsed by Regional Council for consultation on June 25, 2020:
  - Municipal growth allocation
  - Minimum intensification targets
  - Minimum designated greenfield area targets
  - Strategic growth areas
  - Employment areas mapping
  - Implementation tools and monitoring
- **Amendment 1 to the Growth Plan, 2019 and Land Needs Assessment Methodology**
  - Draft municipal allocation
  - Draft land needs assessment results



# 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](#)

Currently updating studies in response to the new 2051 planning horizon:

- Planned Employment Planning Implementation Report
- [Draft Intensification Analysis: Strategic Market Demand, 2020](#)
- [Employment Strategy Discussion Paper, 2017](#)





# Preliminary Draft Growth Forecasts

Population and Employment Forecasts to 2051

**Draft** Municipal Distribution

	2021 Estimate		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	26,700	300,000	125,000
Brampton	698,000	208,500	985,000	355,000
Mississauga	799,000	500,400	995,000	590,000
Peel	1,578,000	735,600	2,280,000	1,070,000

**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.**



# Preliminary Findings for Peel's Growth

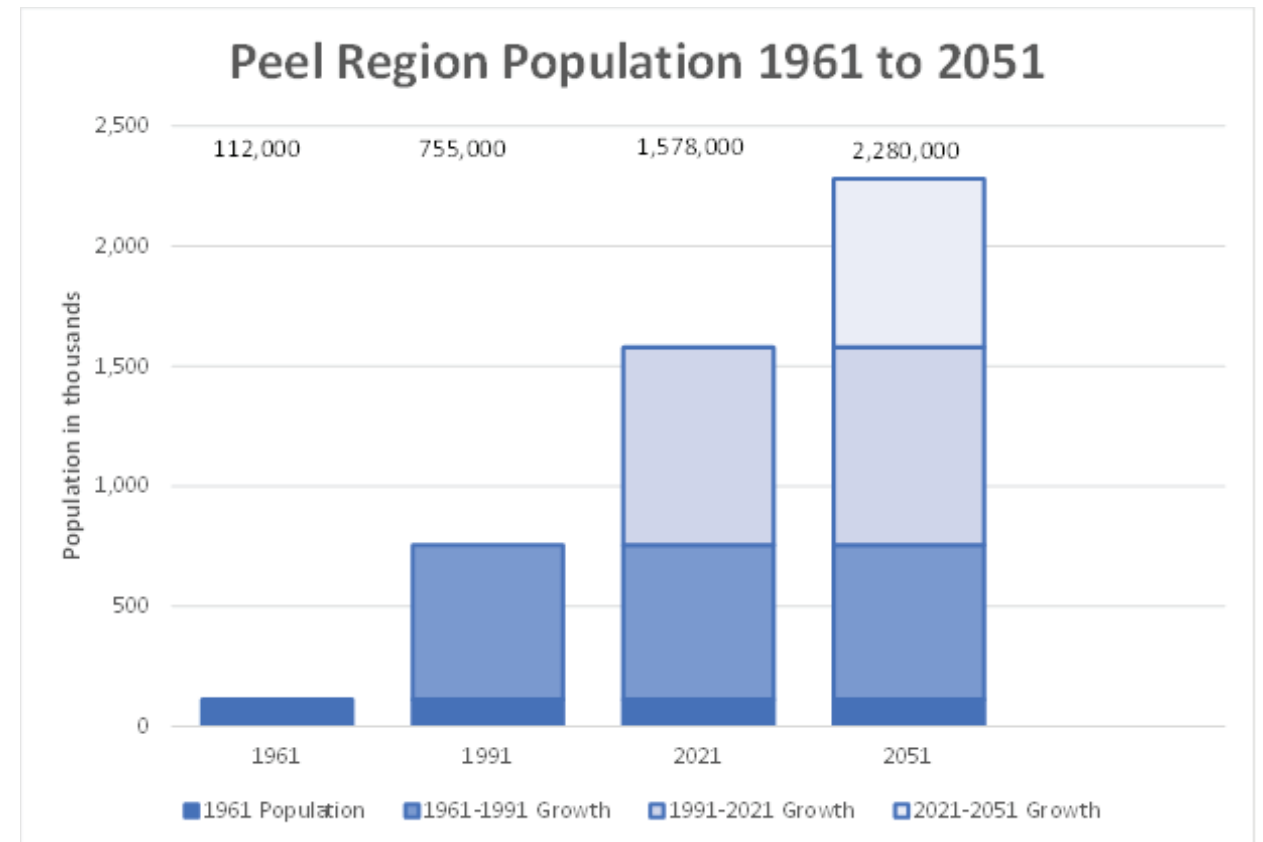
- Peel's Intensification rate is projected to be approximately 55% from 2021 to 2051
- An estimated land need for an additional 4,300 hectares to accommodate new growth
- New Designated Greenfield Areas to develop at approximately 65 people and jobs per hectare
- Greenfield growth shifts from Brampton to Caledon
- Will require increased coordination with financial planning and stronger implementation policies to protect regional interests:
  - Enhanced staging and sequencing requirements at the local level
  - Consideration of additional financial implementation planning tools
  - Integration of climate change, sustainable transportation, affordable housing, natural heritage system planning and cultural heritage preservation



# Peel Experienced in Managing Rapid Growth

## Adding 700,000 people to 2051

- Compared to 820,000 added in last 30 years
- But, increased lifespans and fewer children mean more dwellings need to be added to house Peel's 2051 population
- Peel also continues to attract rapid employment growth, the current year excepted
- Peel, Toronto, Waterloo and Wellington, the only places in the Greater Golden Horseshoe with net in-commuting — more jobs than there are residents with jobs

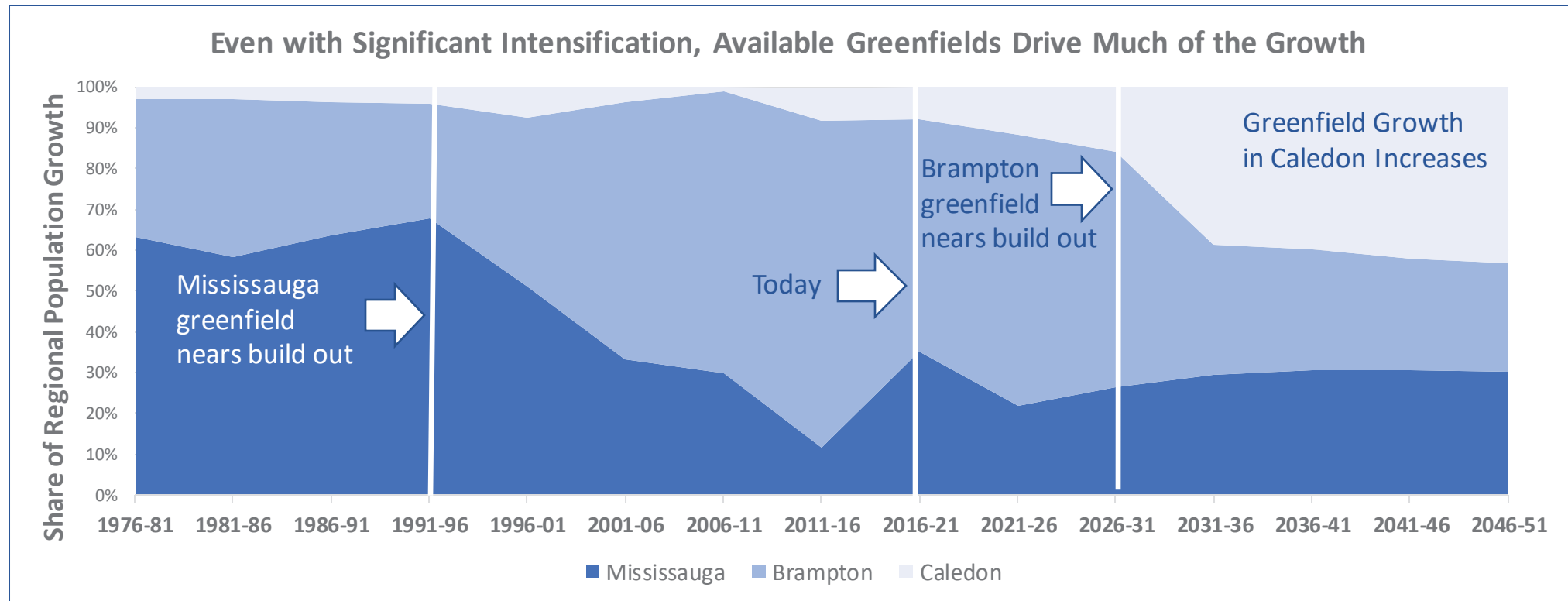




# Shifts in Long Term Pattern of Greenfield Growth

Also significant intensification:

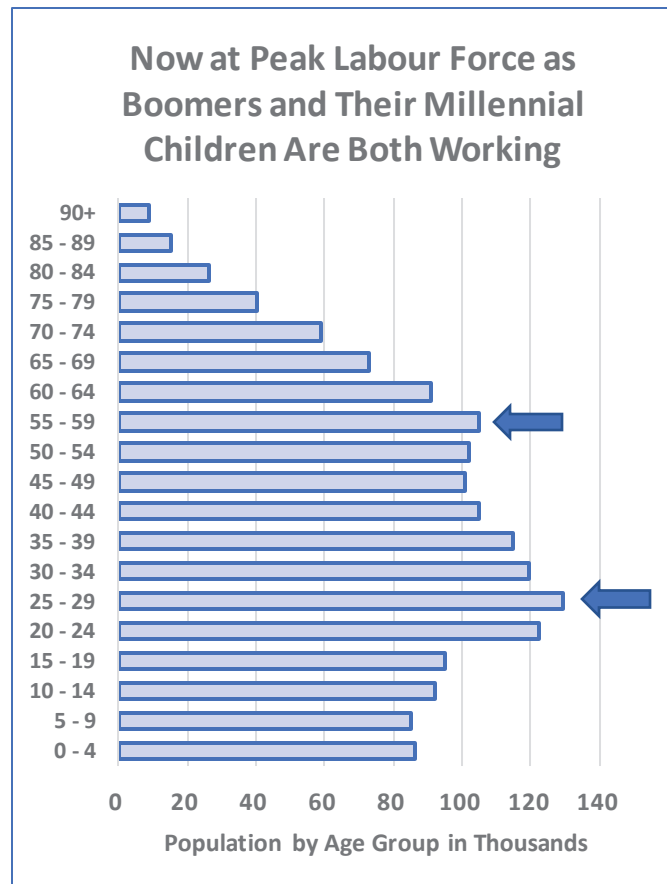
- Post-greenfield Mississauga and Brampton each almost one-third of population growth







# Employment Growth Patterns More Complex



## Current Recession Aside, Long-Term Employment Growth Slows as Population Ages

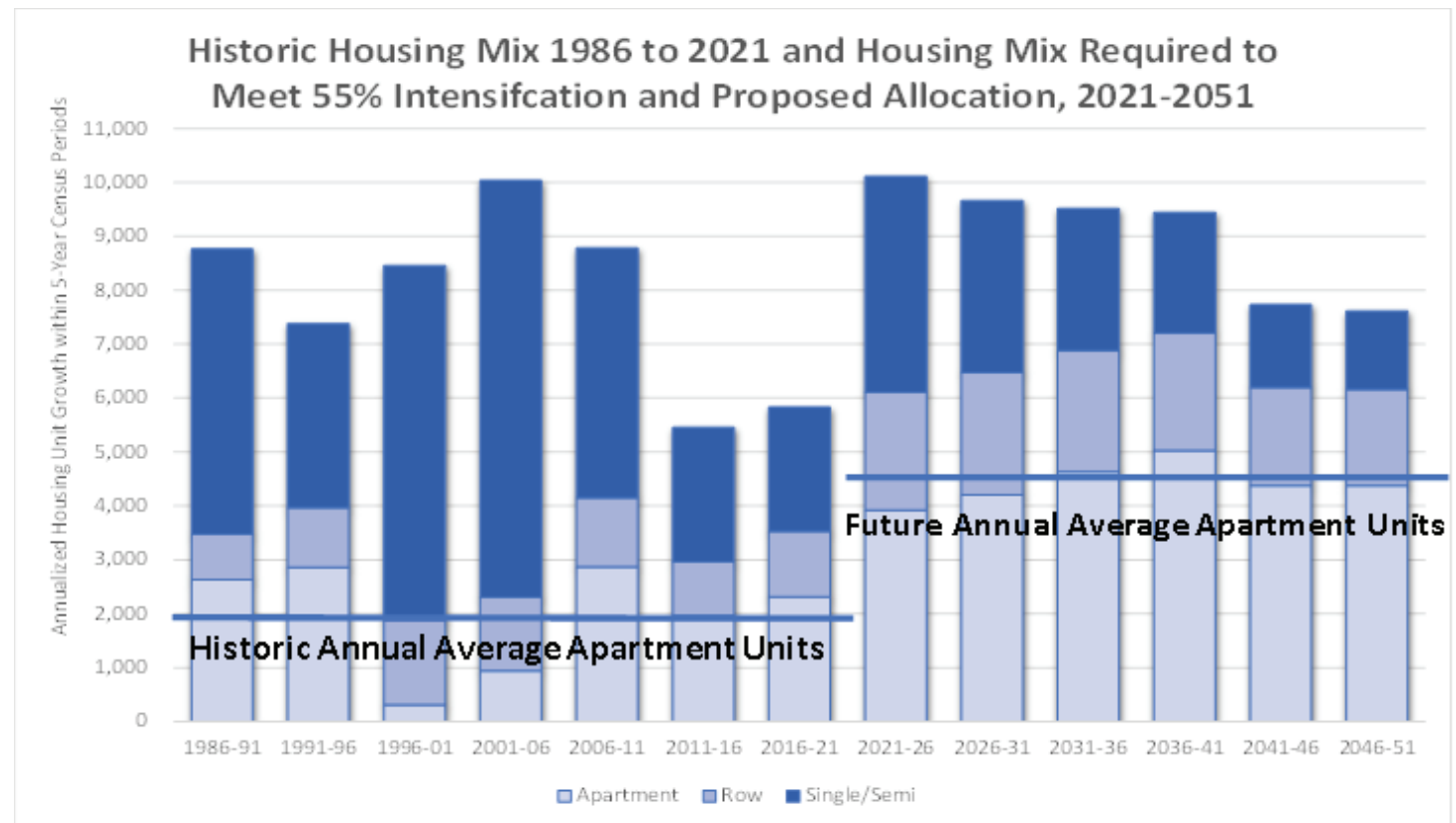
- Slowing job growth makes changing the pattern more difficult
- One-third of Peel growth in Major Office and Mississauga's continued sector dominance combine to drive the City's job growth
- GTA West to become major employment corridor — significant land designation now and Peel can now identify future land for beyond 2051
- Brampton will build out its employment areas and attract more major office than in the past



# Housing Type is the Major Shift Required

Plenty of places for this development, mainly in Strategic Growth Areas

- Demand side is a major challenge
- Apartments need to be 50% of future units
- Over 60% of Peel households have 3 or more people, meaning many of these units need to be family-sized units





# New Land Needs Assessment Methodology

**Province's new Land Needs Assessment Methodology states that Peel should be providing a "market-based supply" of housing by type**

- Understood to mean the types of housing that Peel's households would like to occupy
- Best measure of the recent market demand, from 2001 to 2021, approximately 27% apartments
- Going forward, the growth in the elderly population would put the market-based demand over 30%
- Need to balance Growth Plan policies pushing a housing market shift to achieve intensification and market-based supply
- Peel can achieve a minimum intensification target of approximately 55% with a reasonable market mix of housing types
- Peel's current MCR work supports the requirements of the Land Needs Assessment

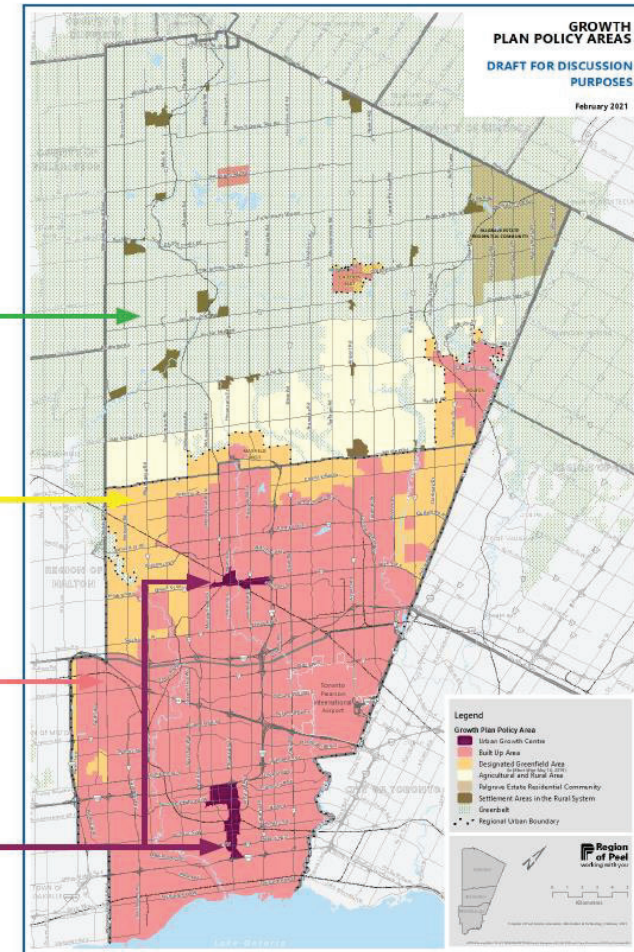


# Growth Management Policy Framework

- Updated Regional forecasts
- Allocate population and employment growth to the local municipalities
- Identify minimum intensification and density targets
- Direct growth to Strategic Growth Areas (i.e. transit corridors)
- Designate Employment Areas for long term protection to accommodate a range and mix of employment types (including Provincial Significant Employment Zones)

**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



\*Minimums being used in the Region's technical planning analysis and background work

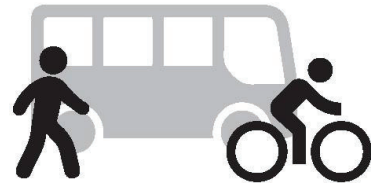


# Transportation Policy Framework

Integrating Transportation  
and Land Use Planning



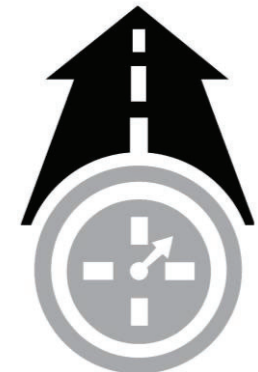
Active and Sustainable  
Transportation



Enhancing  
Partnerships



Preparing for the  
Future



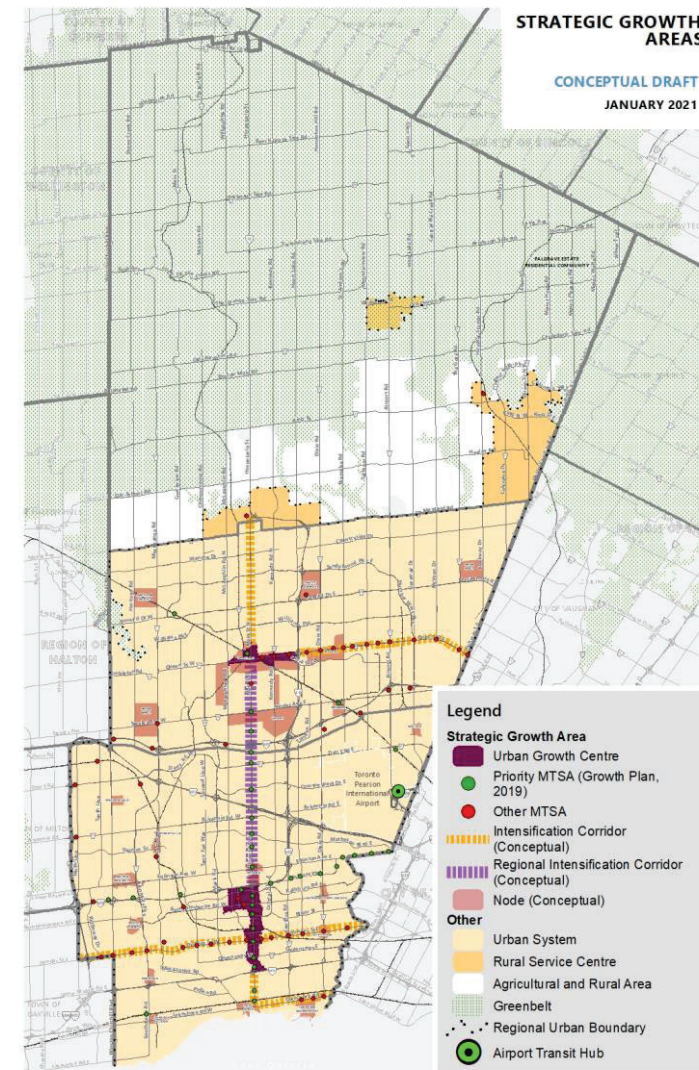




# Growth Management Strategic Growth Areas

## Key policy changes proposed related to Growth Management:

- **Recognize Strategic Growth Areas:** Identify existing and new nodes and corridors within the Region to support higher densities and transit supportive growth
- **Hierarchy:** Urban Growth Centres and Major Transit Station Areas are primary areas to accommodate intensification
- **Intensification Target:** Establish an intensification target that leverages infrastructure investment and transit supportive development
- **New Nodes and Corridors:** Recognize that new transit supportive nodes and corridors may emerge in Designated Greenfield Areas

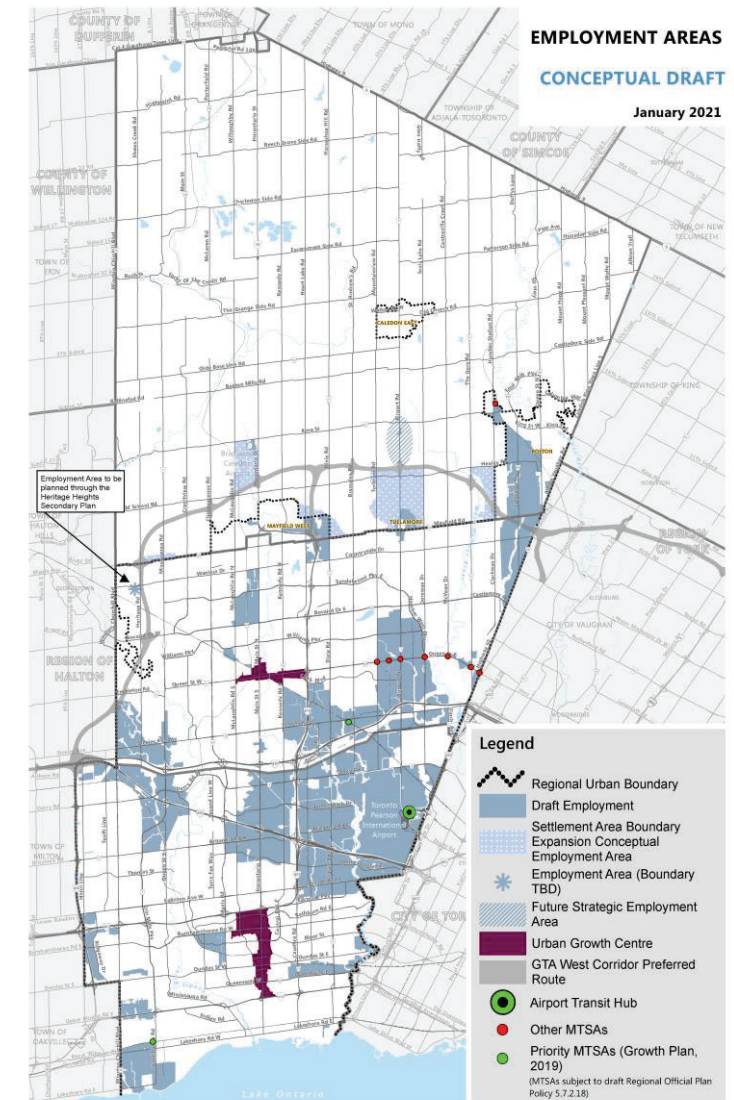




# Growth Management Employment Areas

Key policy changes proposed related to Growth Management include:

- **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:** introduce 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
- **Future 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





## Next Steps

- Updated technical studies and draft policies by Q1 2021
- Continued consultation with local municipalities to ensure Regional and local priorities are captured in on-going detailed forecast work
- Finalize inputs to support Fiscal Impact Assessment
- Council Endorsement of Draft 2051 Municipal Growth Allocation and Land Needs Assessment
- Identify new community and employment lands in designated greenfield areas, in conjunction with the SABE study and update appropriate schedules