1 / WINSTON CHURCHILL

APRIL 16, 2020



MTSA Preliminary	Boundary	Delineation	

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Additional People and Jobs to Achieve Target Density (ppj)	N/A
MTSA 800m Radius	
Area (ha)	146
Population	7

1,951

13.4

Employment

Total Density (ppj/ha)

Station:	W
Municipality:	С
Corridor:	4

Vinston Churchill Corridor Type: 407 BRT

city of Brampton Combined Station: n/a **Target Density:**

Other Transit Corridor

160 ppj/ha

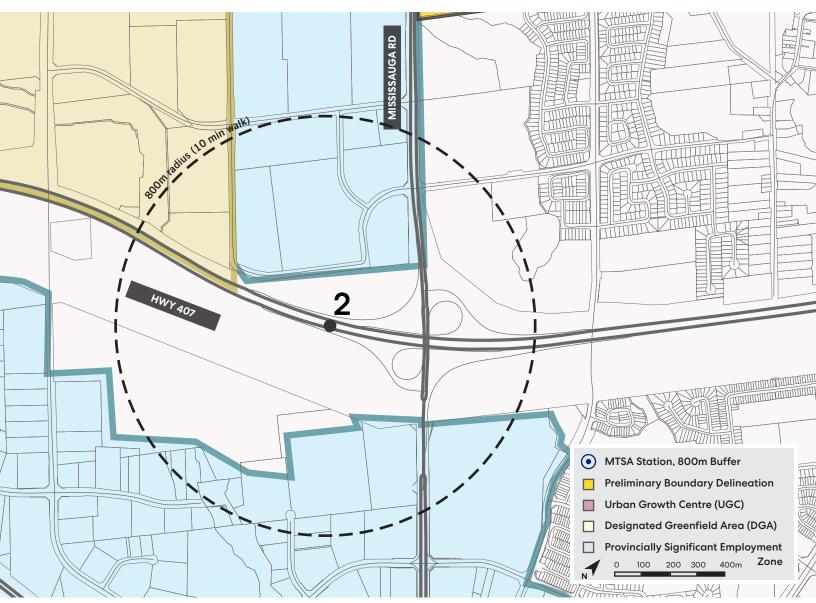
ANALYTICAL LENS	Market Push
MOBILITY	407 Bus Rapid Transit CorridorLimited pedestrian and cycling facilities
MARKET AND GROWTH POTENTIAL	 High availability of vacant land No development pipeline activity Large parcel size, limited by highway corridors
LAND USE AND BUILT FORM	 Low flood risk GP Built Up Urban Area, Designated Greenfield Area, Provincially Significant Employment, No Preliminary Boundary
COMMUNITY	 Lack of community amenities Hydro corridor may limit community amenities Streetsville Glen Golf Club

^{*}Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

2 / MISSISSAUGA ROAD

APRIL 16, 2020





MTSA Preliminary Boundary Delineation	MTSA	Preliminary	Boundary	Delineation	
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Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Additional People and Jobs to Achieve Target Density (ppj)	N/A
MTSA 800m Radius	

Total Density (ppj/ha)

Area (ha)	201
Population	421
Employment	4,597
Total Density (ppi/ha)	25.0

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

Station:
Municipality:
Corridor:

ANALYTICAL LENS

Mississauga Road Corridor Type: **407 BRT**

Other Transit Corridor City of Brampton Combined Station: n/a

Target Density:

160 ppj/ha

MOBILITY



- Market Push
- 407 Bus Rapid Transit Corridor Limited pedestrian and cycling facilities
- **MARKET AND GROWTH POTENTIAL**
- - High availability of vacant land
 - No development pipeline activity
 - Large parcel size, limited by highway corridors

LAND USE AND BUILT FORM



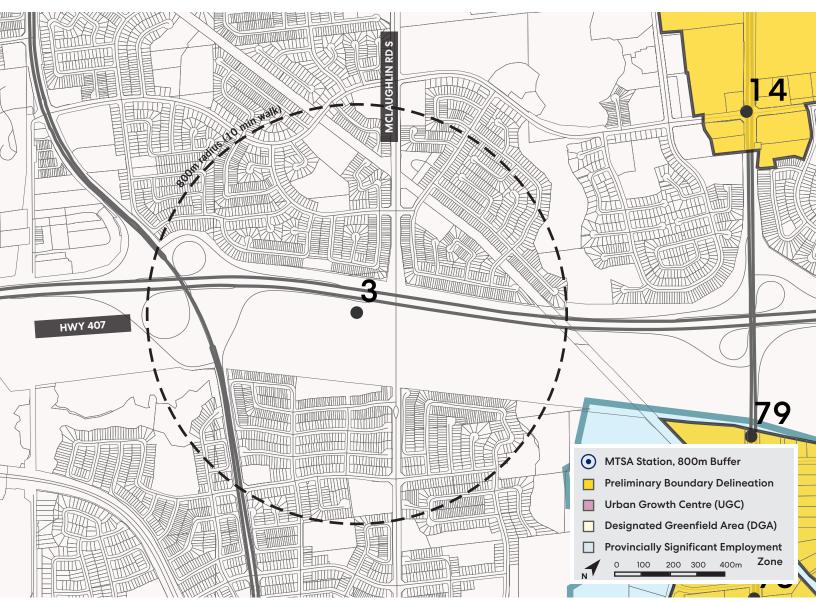
- Low flood risk
 - GP Built Up Urban Area, Designated Greenfield Area, Provincially Significant Employment, No Preliminary Boundary



- Lack of community amenities
- Hydro corridor may limit community amenities
- Streetsville Glen Golf Club

3 / MAVIS

APRIL 16, 2020



MTSA Preliminary Boundary Delineation		
Area (ha)	N/A	
Population	N/A	
Employment	N/A	
Total Density (ppj/ha)	N/A	
Additional People and Jobs to Achieve Target Density (ppj)	N/A	
MTSA 800m Radius		
Area (ha)	201	
Population	37,441	
Employment	1,631	
Total Density (ppj/ha)	194.5	

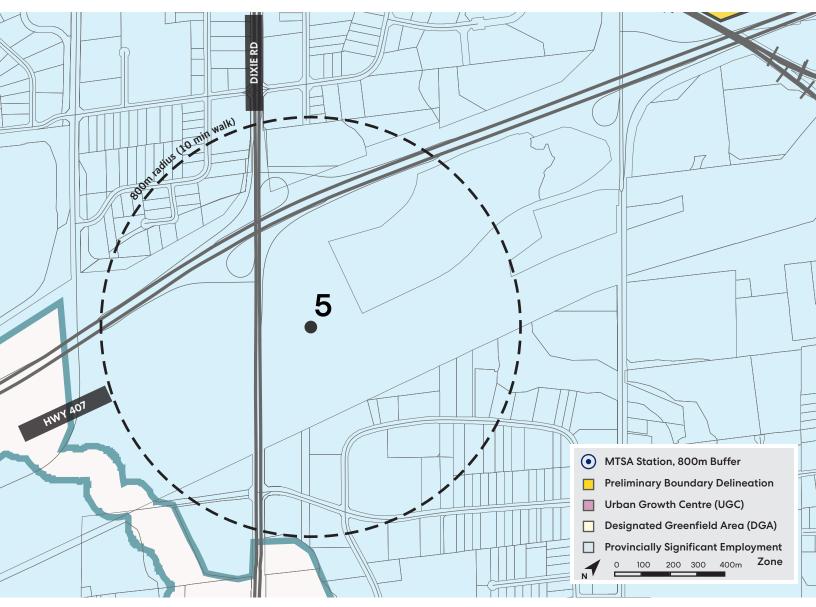
 $^*\mbox{Data}$ source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

Station: Mavis Corridor Type: Other Transit Corridor Municipality: City of Brampton Combined Station: n/a
Corridor: 407 BRT Target Density: 160 ppj/ha

ANALYTICAL LENS	Strategic Alignment
MOBILITY	407 Bus Rapid Transit CorridorModerate pedestrian and cycling facilities
MARKET AND GROWTH POTENTIAL	 Low availability of vacant land Low development pipeline activity Limited parcels for optimization
LAND USE AND BUILT FORM	 Low flood risk Primarily low-density residential GP Built Up Urban Area, No Preliminary Boundary
COMMUNITY CONSIDERATIONS	 Proximity to elementary school north of Hwy 407 Mississauga YMCA, Gurudwara Proximity to multiple parks

5 / DIXIE

APRIL 16, 2020



Corridor:

407 BRT

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Additional People and Jobs to Achieve Target Density (ppj)	N/A
MTSA 800m Radius	

MTSA Preliminary Boundary Delineation

Area (ha)	201
Population	1
Employment	2,710
Total Density (ppi/ha)	13.5

 $^*\mbox{Data}$ source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

Station:	Dixie	Corridor Type:	Other Transit Corridor
Municipality.	City of Brampton	Combined Stations	n/a

Target Density:

160 ppj/ha

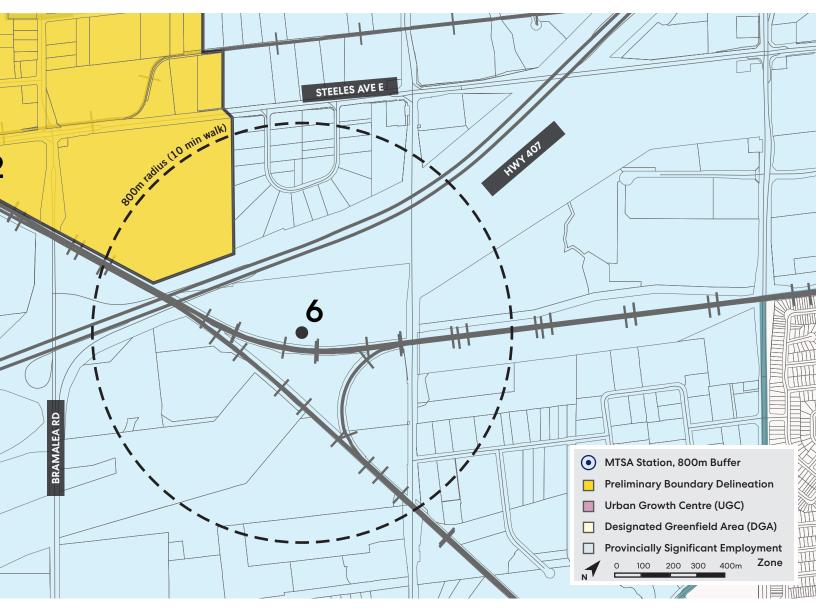
ANALYTICAL LENS	Market Push
MOBILITY	407 Bus Rapid Transit CorridorLimited pedestrian and cycling facilities
MARKET AND GROWTH POTENTIAL	 Moderate availability of vacant land No development pipeline activity Large parcel size, limited by highway corridors
LAND USE AND BUILT FORM	 Moderate flood risk GP Built Up Urban Area, Provincially Significant Employment Zone, No Preliminary Boundary
COMMUNITY	Dixie 407 soccer fields

Active Hydro corridor

6 / BRAMALEA-TORBRAM

APRIL 16, 2020

Region of Peel working with you



MTSA	Preliminary	Boundary	Delineation	

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Additional People and Jobs to Achieve Target Density (ppj)	N/A
MTSA 800m Radius	
Area (ha)	201
Population	0
Employment	2,016

^{*}Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

Employment

Total Density (ppj/ha)

Station: Municipality: Corridor:

Bramalea-Torbram Corridor Type: City of Brampton Combined Station: n/a

407 BRT

Other Transit Corridor

Target Density: 160 ppj/ha

ANALYTICAL LENS MOBILITY MARKET AND GROWTH POTENTIAL LAND USE AND **BUILT FORM**

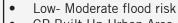
10.0



407 Bus Rapid Transit Corridor Limited pedestrian and cycling facilities

Moderate availability of vacant land No development pipeline activity

Large parcel size, limited by highway corridors



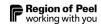
GP Built Up Urban Area, Provincially Significant Employment Zone, No Preliminary Boundary

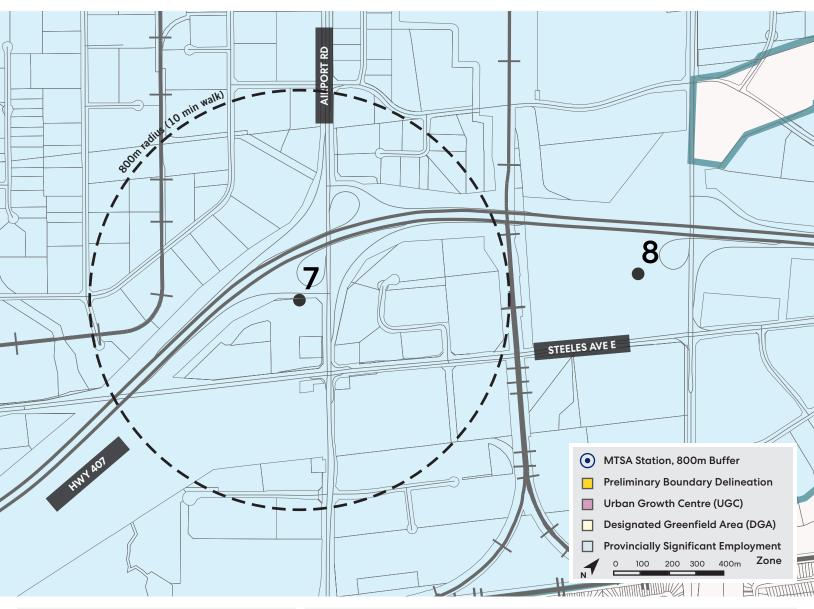
COMMUNITY **CONSIDERATION**

- Active Hydro corridor
- Lack of community amenities and facilities

7 / AIRPORT ROAD

APRIL 16, 2020





MTSA	Preliminary	Boundary	Delineation	

N/A Area (ha) **Population** N/A **Employment** N/A Total Density (ppj/ha) N/A N/A Additional People and Jobs to Achieve Target Density (ppj)

MTSA 800m Radius

Total Density (ppj/ha)

Area (ha) 201 11 **Population** 9,700 **Employment** 48.3

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

Station: Municipality: Corridor:

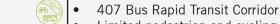
Airport Road City of Brampton **407 BRT**

Corridor Type: Other Transit Corridor Combined Station: n/a

Target Density: 160 ppj/ha

ANALYTICAL	LENS
MORII ITY	(d





MARKET AND GROWTH POTENTIAL



- Limited pedestrian and cycling facilities
- Moderate availability of vacant land No development pipeline activity
- Large parcel size, limited by highway corridors

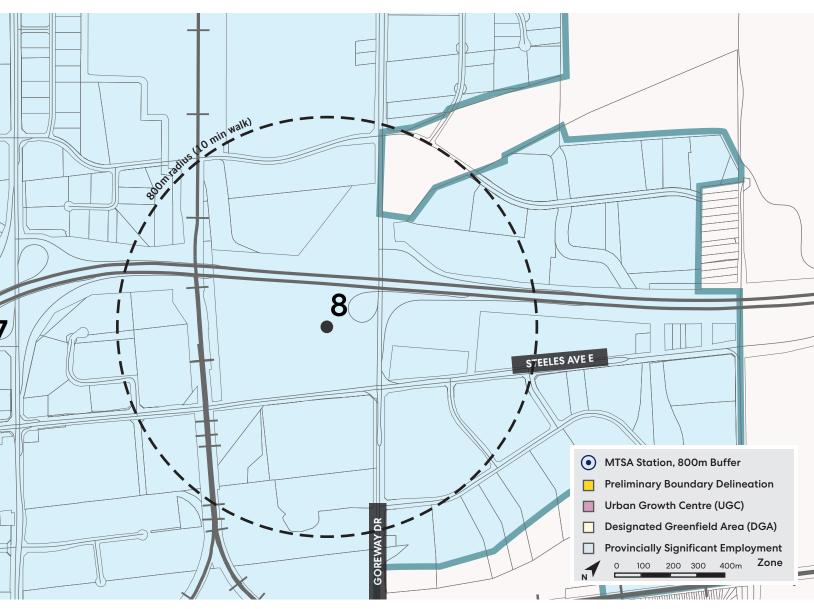
LAND USE AND **BUILT FORM**



- Low flood risk
- GP Built Up Urban Area, Provincially Significant Employment Zone, No Preliminary Boundary

COMMUNITY CONSIDERATIONS

- Lack of community amenities and facilities
- Landmark: Hilton Garden Inn, Pearson Convention Centre



Area (ha)	N/A
Population	N/Δ

N/A

MTSA Preliminary Boundary Delineation

Employment N/A

Additional People and Johs to N/A

Additional People and Jobs to Achieve Target Density (ppj)

MTSA 800m Radius

Total Density (ppj/ha)

Area (ha) 201
Population 31

Employment 17,289

Total Density (ppj/ha) 86.2

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

Station: (Municipality: Corridor:

Goreway City of Brampton 407 BRT

Corridor Type: Other Transit Corridor Combined Station: n/a

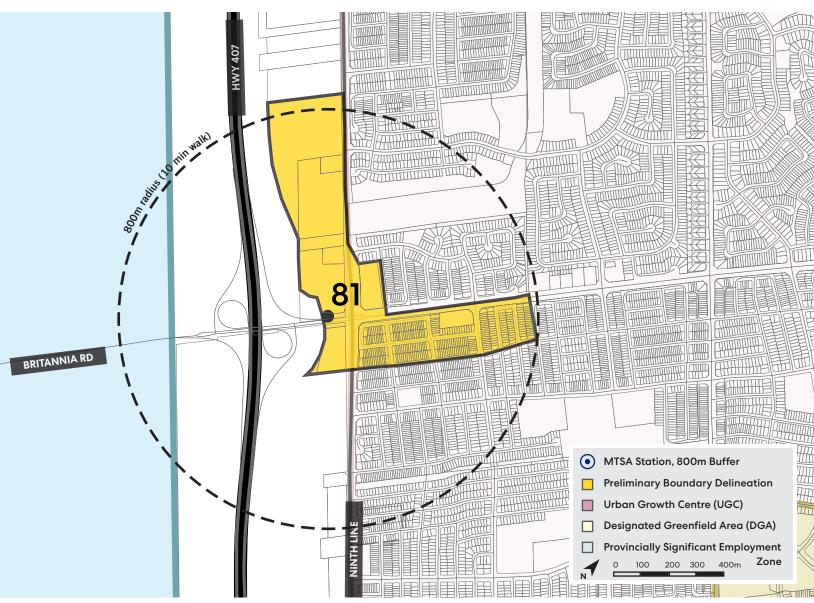
Target Density: 160 ppj/ha

ANALYTICAL LENS	Limited Potential
MOBILITY	407 Bus Rapid Transit CorridorLimited pedestrian and cycling facilities
MARKET AND GROWTH POTENTIAL	 Moderate availability of vacant land No development pipeline activity Large parcel size, limited by highway corridors
LAND USE AND BUILT FORM	 Low-Moderate flood risk GP Built Up Urban Area, Provincially Significant Employment Zone, No Preliminary Boundary
COMMUNITY CONSIDERATIONS	Lack of community amenities and facilities

81 / BRITANNIA

APRIL 16, 2020





MTSA Preliminary Boundary Delineation \qed		
37		
1,169		
181		
35.8		
4,600		
149		
7,015		
755		
52.1		

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

Station: **Corridor Type:** Ridgeway **Other Transit Corridor** Municipality: City of MississaugaCombined Station: n/a

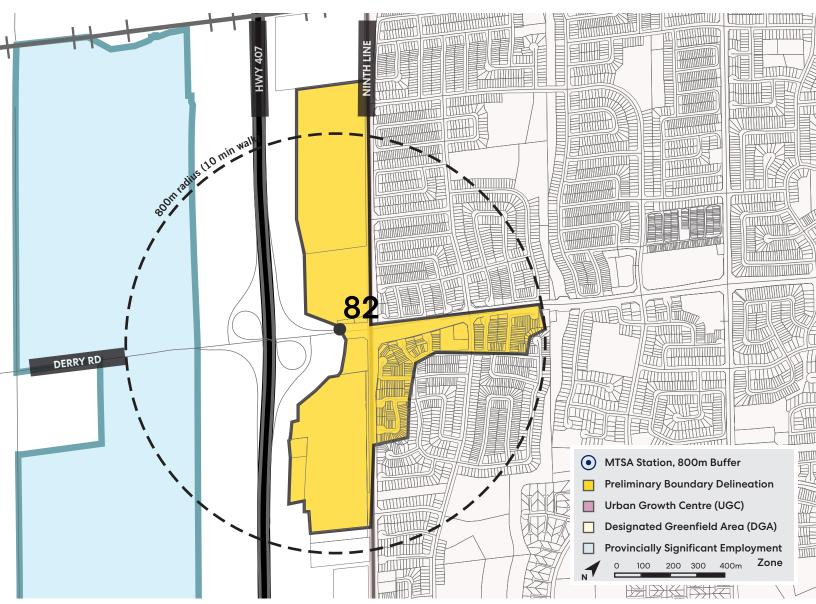
407 BRT

Corridor: Target Density: 160 ppj/ha

ANALYTICAL LENS	Limited Potential
MOBILITY	 Existing MiWay transit, Hwy 407 Provincial Truck Route Lisgar Meadow Brook Trail
MARKET AND GROWTH POTENTIAL	 Moderate availability of vacant land Limited development pipeline activity Large parcel sizes appropriate for intensification
LAND USE AND BUILT FORM	Limited flood risk, significant grade separationGP Built Up Urban Area
COMMUNITY CONSIDERATIONS	 Limited sports and recreational facilities Adjacency to Hwy 407 corridor, limited neighborhood connection to the west

82 / DERRY

APRIL 16, 2020



MTSA Preliminary Boundary Delir	neation [
Area (ha)	56
Population	882
Employment	56
Total Density (ppj/ha)	16.8
Additional People and Jobs to Achieve Target Density (ppj)	8,000
MTSA 800m Radius	
Area (ha)	146
Population	2,869
Employment	194
Total Density (ppj/ha)	21.0

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

Station: Derry Corridor Type: Other Transit Corridor Municipality: City of MississaugaCombined Station: n/a

Corridor: 407 BRT Target Density: 160 ppj/ha

ANALYTICAL LENS	Strong Market and Planning
MOBILITY	 Existing MiWay transit, Hwy 407 Provincial Truck Route Pedestrian and cycling multi-use trail system
MARKET AND GROWTH POTENTIAL	Moderate availability of vacant land Limited development pipeline activity
LAND USE AND BUILT FORM	 Limited flood risk, significant grade separation Existing woodlot and environmentally sensitive land GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	 Proximity to sports and recreational facilities Adjacency to Hwy 407 corridor, limited neighborhood connection to the west