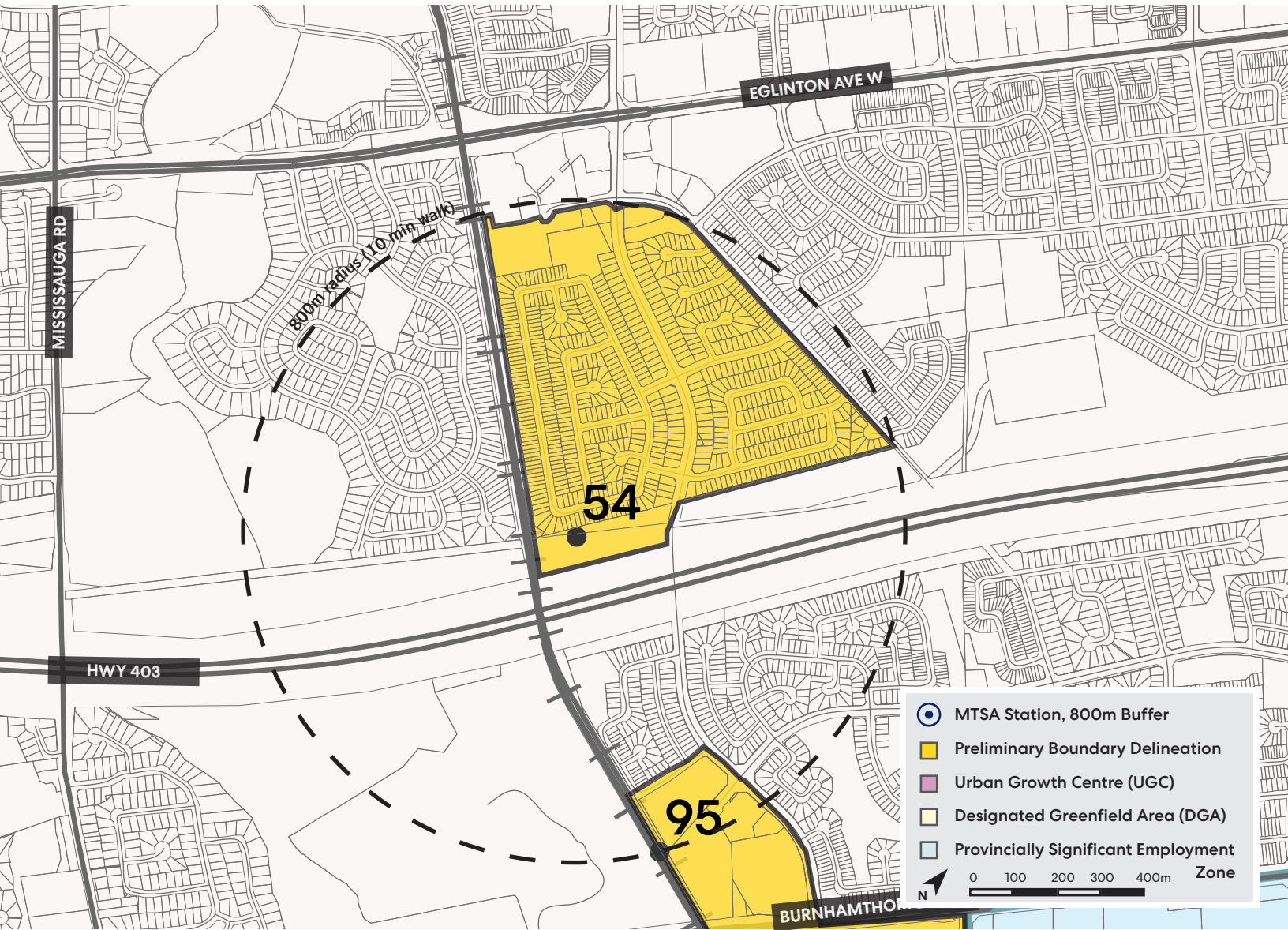


MTSA Preliminary Boundary Delineation ■	
Area (ha)	39
Population	1,409
Employment	535
Total Density (ppj/ha)	50.3
Additional People and Jobs to Achieve Target Density (ppj)	4,200
MTSA 800m Radius ●	
Area (ha)	201
Population	7,790
Employment	2,044
Total Density (ppj/ha)	48.9

Station:	Winston Churchill	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strategic Alignment
MOBILITY	<ul style="list-style-type: none"> Winston Churchill Transitway Station, 403 BRT Hwy 403 Interchange, poor pedestrian and cyclist facilities and experience
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land No current development pipeline activity Irregular parcel configurations
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Low flood risk Provincially Significant Employment Zone, GP Built Up Urban Area, Designated Greenfield Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Proximity to sports and recreational facilities (Jon C Pallett Park), north of Hwy 403 Proximity to elementary schools north of Hwy 403

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

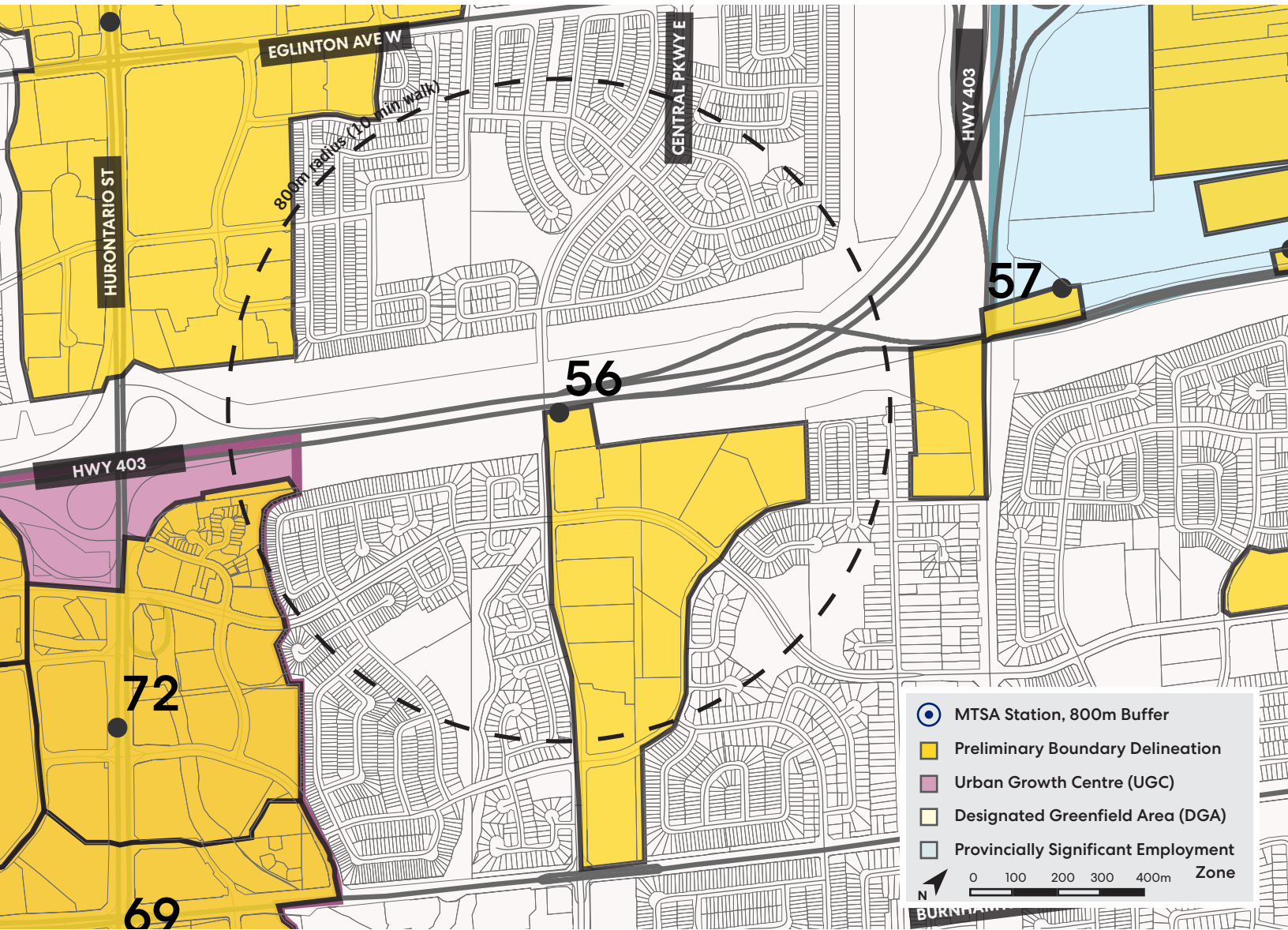


MTSA Preliminary Boundary Delineation ■	
Area (ha)	51
Population	2,048
Employment	128
Total Density (ppj/ha)	42.5
Additional People and Jobs to Achieve Target Density (ppj)	6,000
MTSA 800m Radius ●	
Area (ha)	201
Population	6,417
Employment	496
Total Density (ppj/ha)	34.4

Station:	Creditview	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY	<ul style="list-style-type: none"> No direct access to MTSA Little to no potential for mobility improvements Barrier to access across GO rail corridor east-west
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> No availability of vacant land No development pipeline activity Limited parcels for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Low flood risk Primarily low-density residential GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Proximity to sports and recreational facilities

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

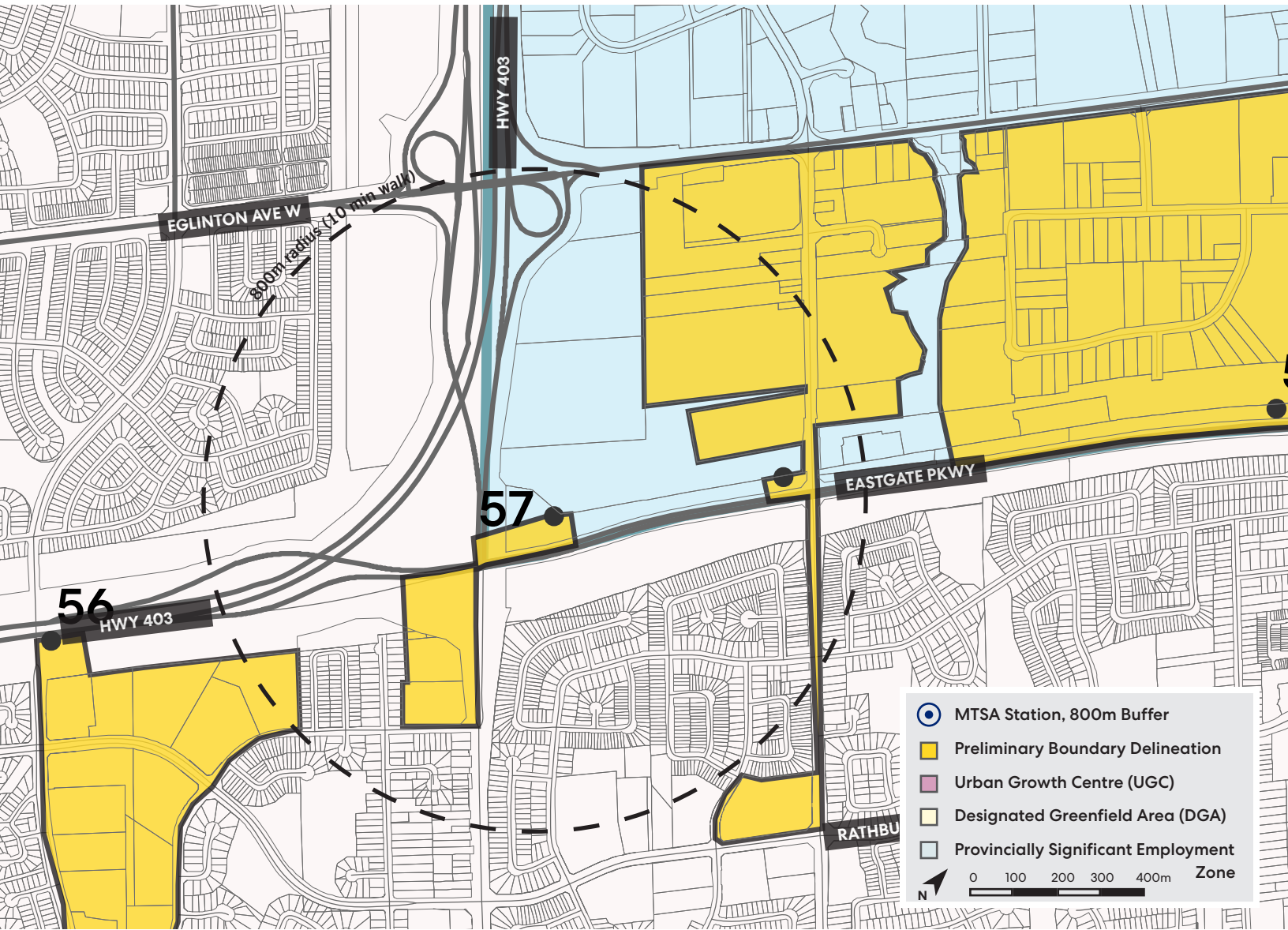


MTSA Preliminary Boundary Delineation ■	
Area (ha)	35
Population	1,557
Employment	138
Total Density (ppj/ha)	48.6
Additional People and Jobs to Achieve Target Density (ppj)	3,900
MTSA 800m Radius ●	
Area (ha)	201
Population	8,752
Employment	970
Total Density (ppj/ha)	48.4

Station:	Central Parkway	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strong Mobility and Community
MOBILITY	<ul style="list-style-type: none"> MiWay Bus service Pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Low availability of vacant land No development pipeline activity Current uses include schools
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk and environmentally sensitive lands Barrier for concentrated growth north of Hwy 403 Urban Growth Centre, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Proximity to sports and recreational facilities Community serving amenities and schools

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

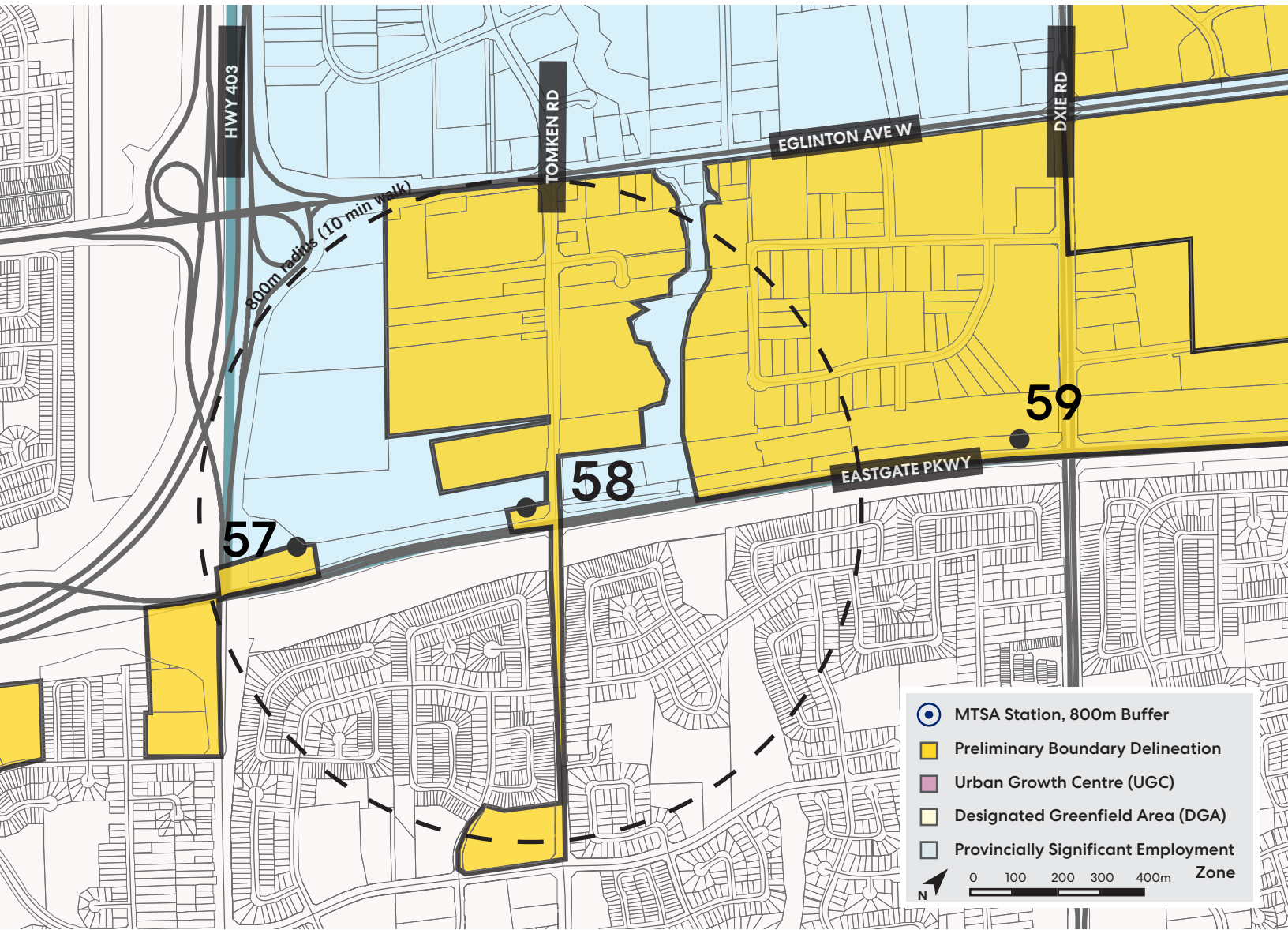


MTSA Preliminary Boundary Delineation ■	
Area (ha)	8
Population	291
Employment	57
Total Density (ppj/ha)	42.0
Additional People and Jobs to Achieve Target Density (ppj)	1,000
MTSA 800m Radius ●	
Area (ha)	201
Population	5,179
Employment	1,655
Total Density (ppj/ha)	34.0

Station:	Cawthra	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY	<ul style="list-style-type: none"> Cawthra Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure Access barrier at Hwy 403 interchange
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land No development pipeline activity Irregular parcel configuration
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited sports and recreational facilities Limited community facilities and amenities

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

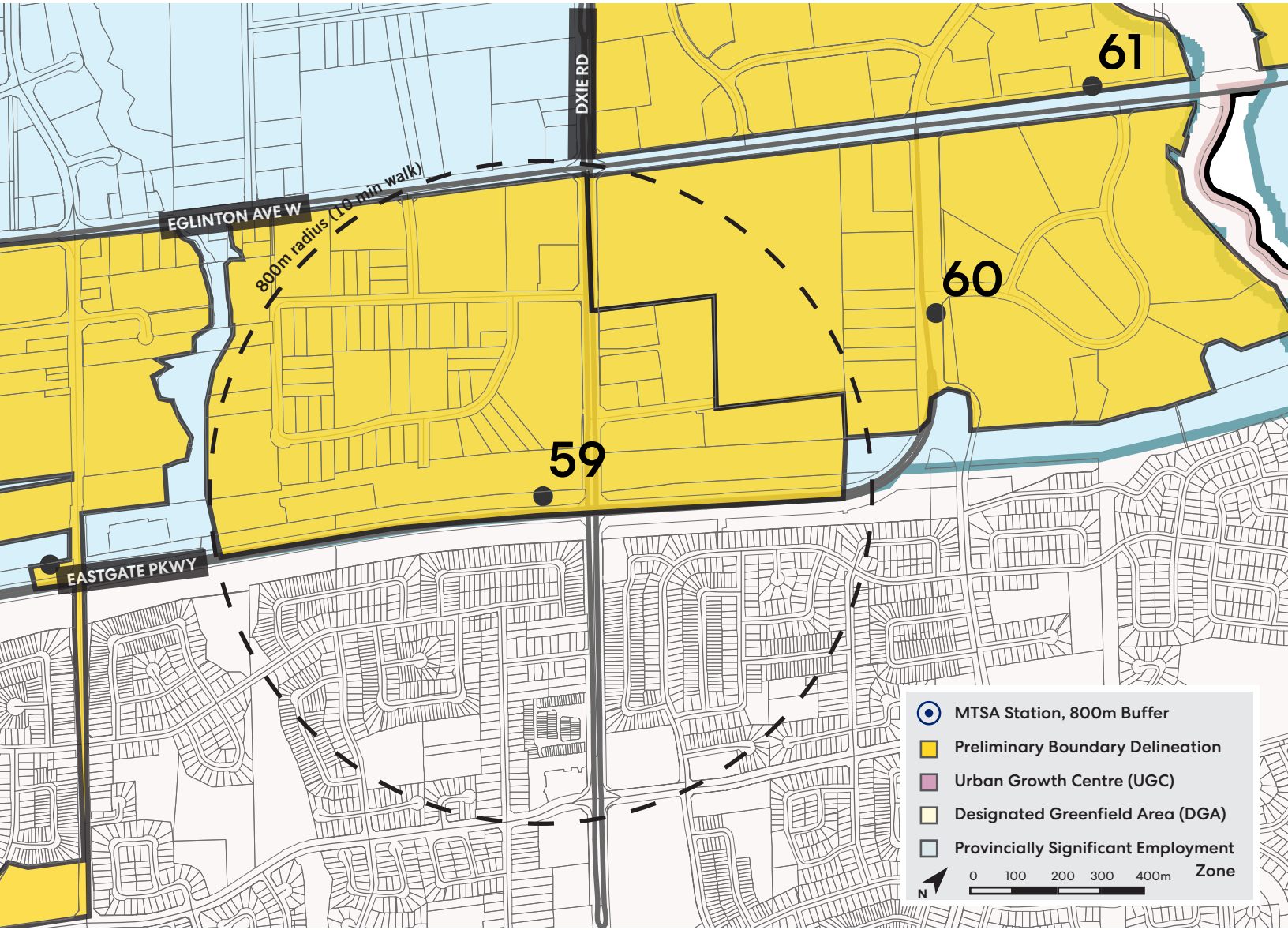




MTSA Preliminary Boundary Delineation ■	
Area (ha)	49
Population	198
Employment	832
Total Density (ppj/ha)	21.1
Additional People and Jobs to Achieve Target Density (ppj)	6,800
MTSA 800m Radius ●	
Area (ha)	201
Population	3,691
Employment	2,284
Total Density (ppj/ha)	29.7

Station:	Tomken	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha





ANALYTICAL LENS	<ul style="list-style-type: none"> Market Push
MOBILITY	<ul style="list-style-type: none"> Cawthra Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land No development pipeline activity Irregular parcel configuration
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk Provincially Significant Employment, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited sports and recreational facilities Limited community facilities and amenities

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

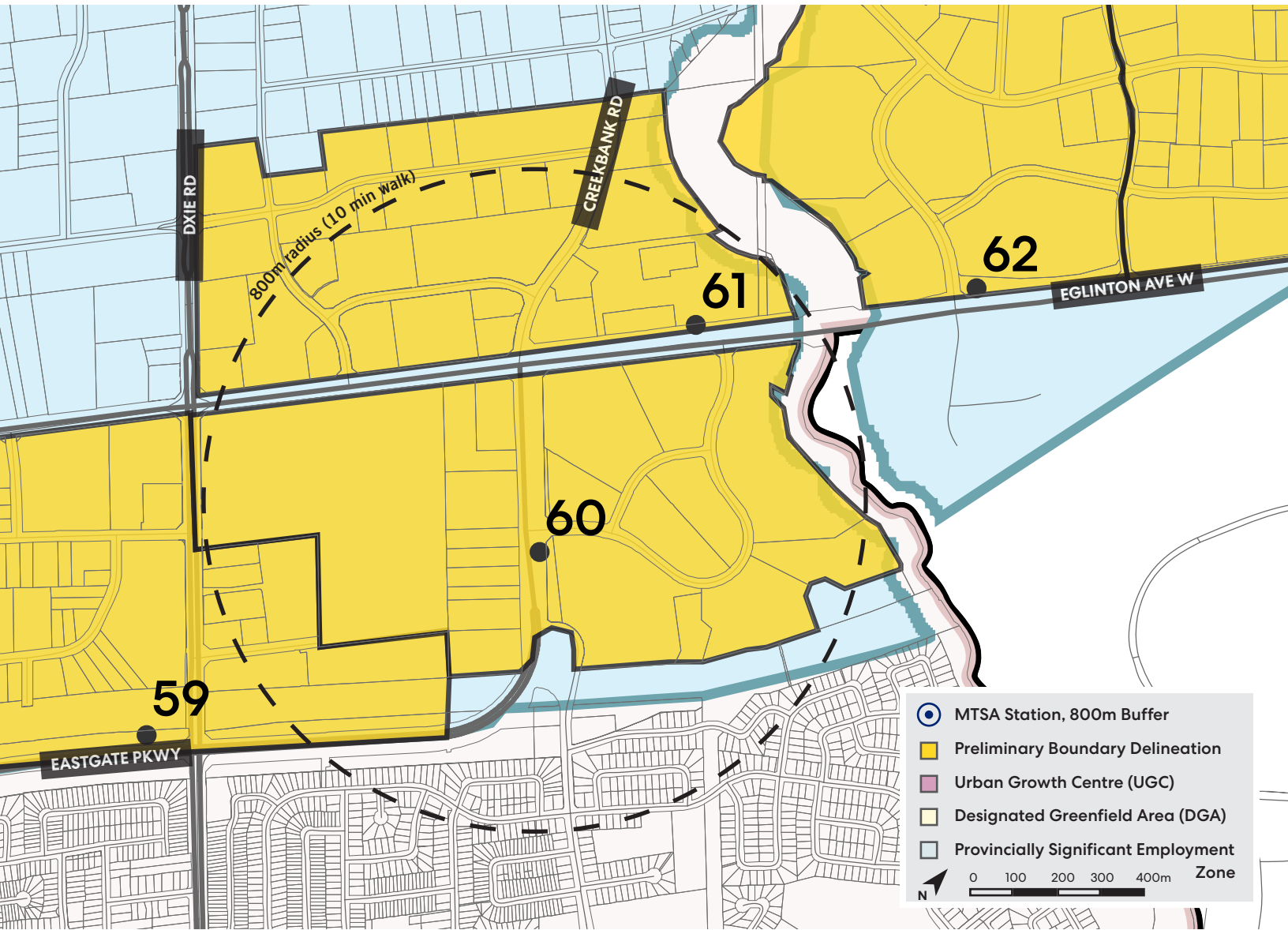


MTSA Preliminary Boundary Delineation 	
Area (ha)	93
Population	32
Employment	2,520
Total Density (ppj/ha)	27.4
Additional People and Jobs to Achieve Target Density (ppj)	12,400
MTSA 800m Radius 	
Area (ha)	201
Population	3,649
Employment	4,047
Total Density (ppj/ha)	38.3

Station:	Dixie	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY 	<ul style="list-style-type: none"> Dixie Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> Moderate availability of vacant land No development pipeline activity
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk Provincially Significant Employment, GP Built Up Urban Area Existing Light Industrial Use
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Limited sports and recreational facilities Landmarks: Dixie Park Mall

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

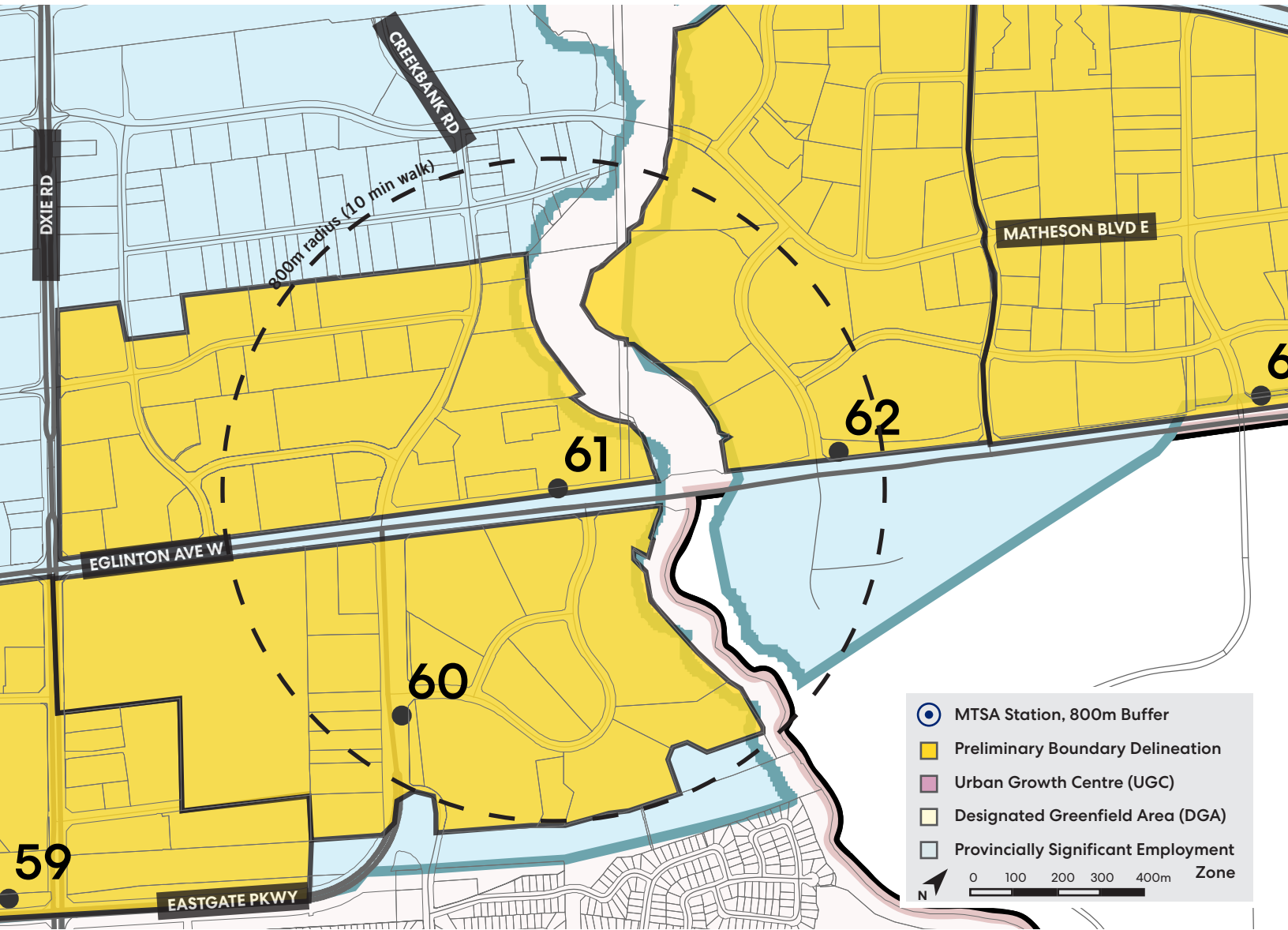


MTSA Preliminary Boundary Delineation ■	
Area (ha)	92
Population	0
Employment	5,687
Total Density (ppj/ha)	61.8
Additional People and Jobs to Achieve Target Density (ppj)	9,000
MTSA 800m Radius ●	
Area (ha)	199
Population	1,735
Employment	13,461
Total Density (ppj/ha)	76.3

Station:	Tahoe	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Market Push
MOBILITY	<ul style="list-style-type: none"> Etobicoke Creek Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land No development pipeline activity
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk Provincially Significant Employment, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited sports and recreational facilities Landmarks: TD Creekside Office, Canada Post Distribution Centre

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

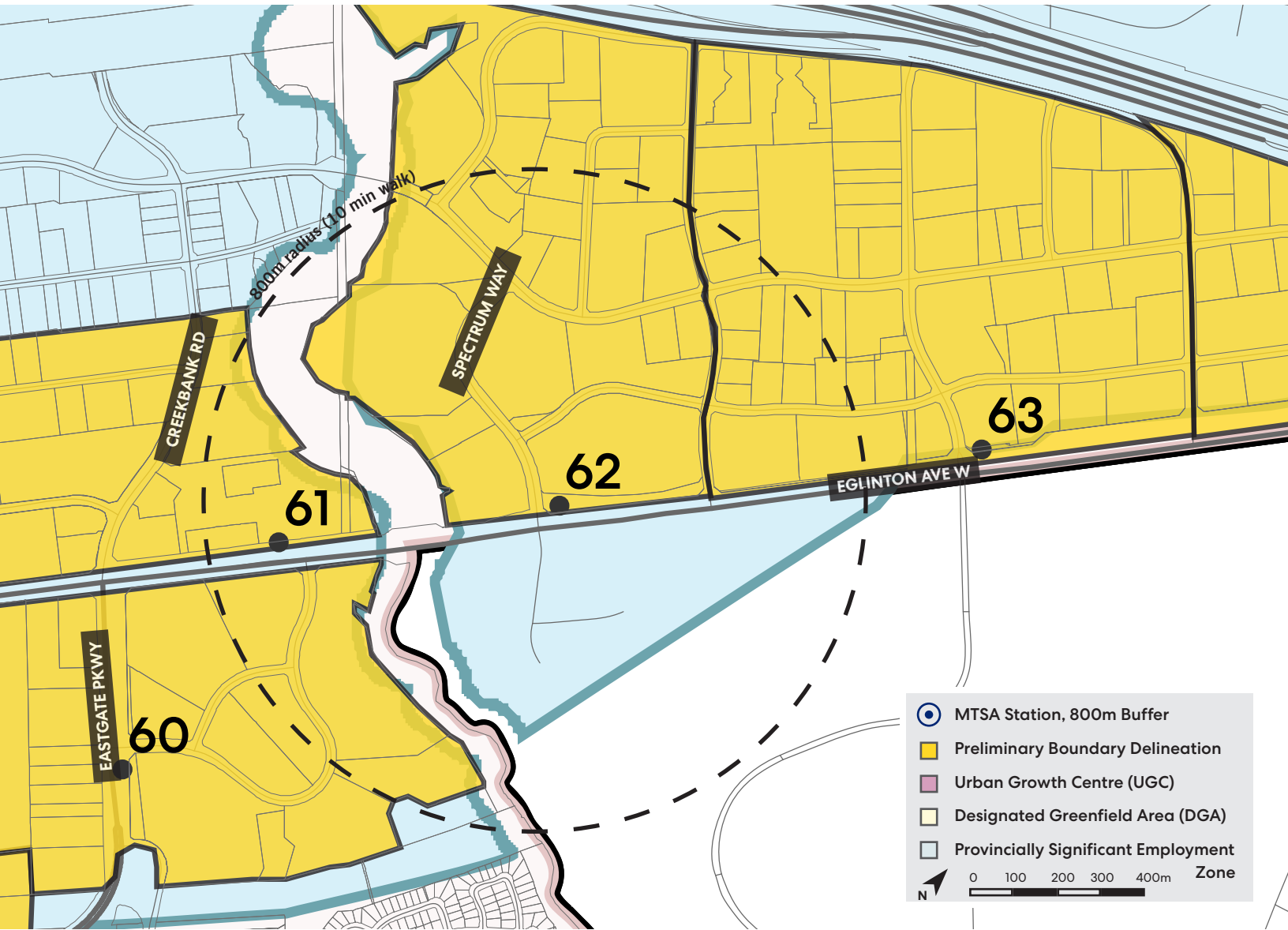


MTSA Preliminary Boundary Delineation ■	
Area (ha)	72
Population	0
Employment	7,143
Total Density (ppj/ha)	99.8
Additional People and Jobs to Achieve Target Density (ppj)	4,300
MTSA 800m Radius ●	
Area (ha)	178
Population	0
Employment	15,760
Total Density (ppj/ha)	88.3

Station:	Etobicoke Creek	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha





ANALYTICAL LENS	<ul style="list-style-type: none"> Market Push
MOBILITY	<ul style="list-style-type: none"> Etobicoke Creek Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land No development pipeline activity
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk Provincially Significant Employment, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited sports and recreational facilities Proximity to Etobicoke Creek Recreational Trail

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

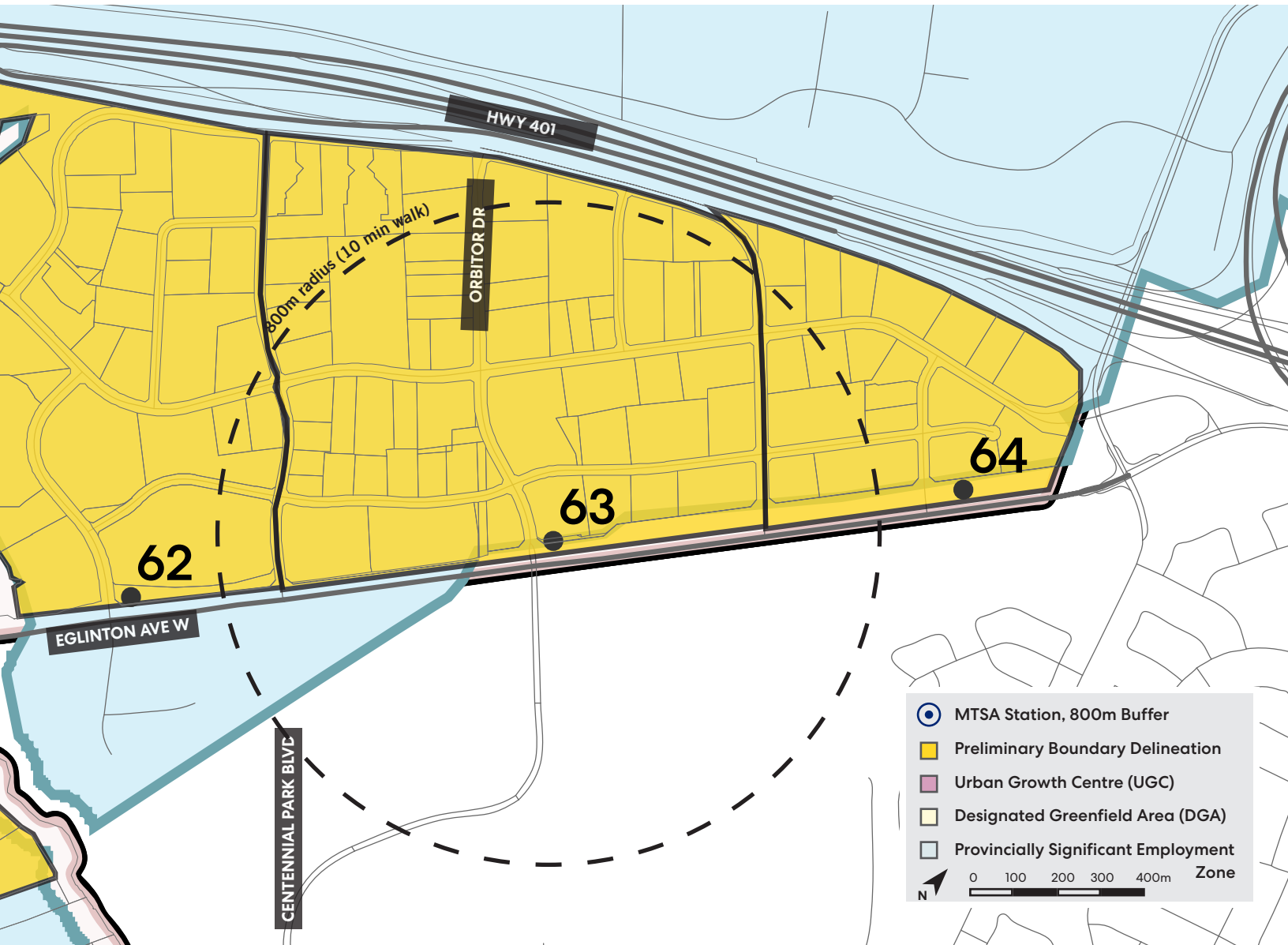


MTSA Preliminary Boundary Delineation ■	
Area (ha)	92
Population	0
Employment	5,919
Total Density (ppj/ha)	64.6
Additional People and Jobs to Achieve Target Density (ppj)	8,700
MTSA 800m Radius ●	
Area (ha)	130
Population	0
Employment	11,618
Total Density (ppj/ha)	89.6

Station:	Spectrum	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY 	<ul style="list-style-type: none"> Spectrum Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> High availability of vacant land No development pipeline activity
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk Provincially Significant Employment, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Limited sports and recreational facilities Proximity to Etobicoke Creek Recreational Trail

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



MTSA Preliminary Boundary Delineation ■

Area (ha)	109
Population	0
Employment	9,416
Total Density (ppj/ha)	86.7

Additional People and Jobs to Achieve Target Density (ppj) 8,000

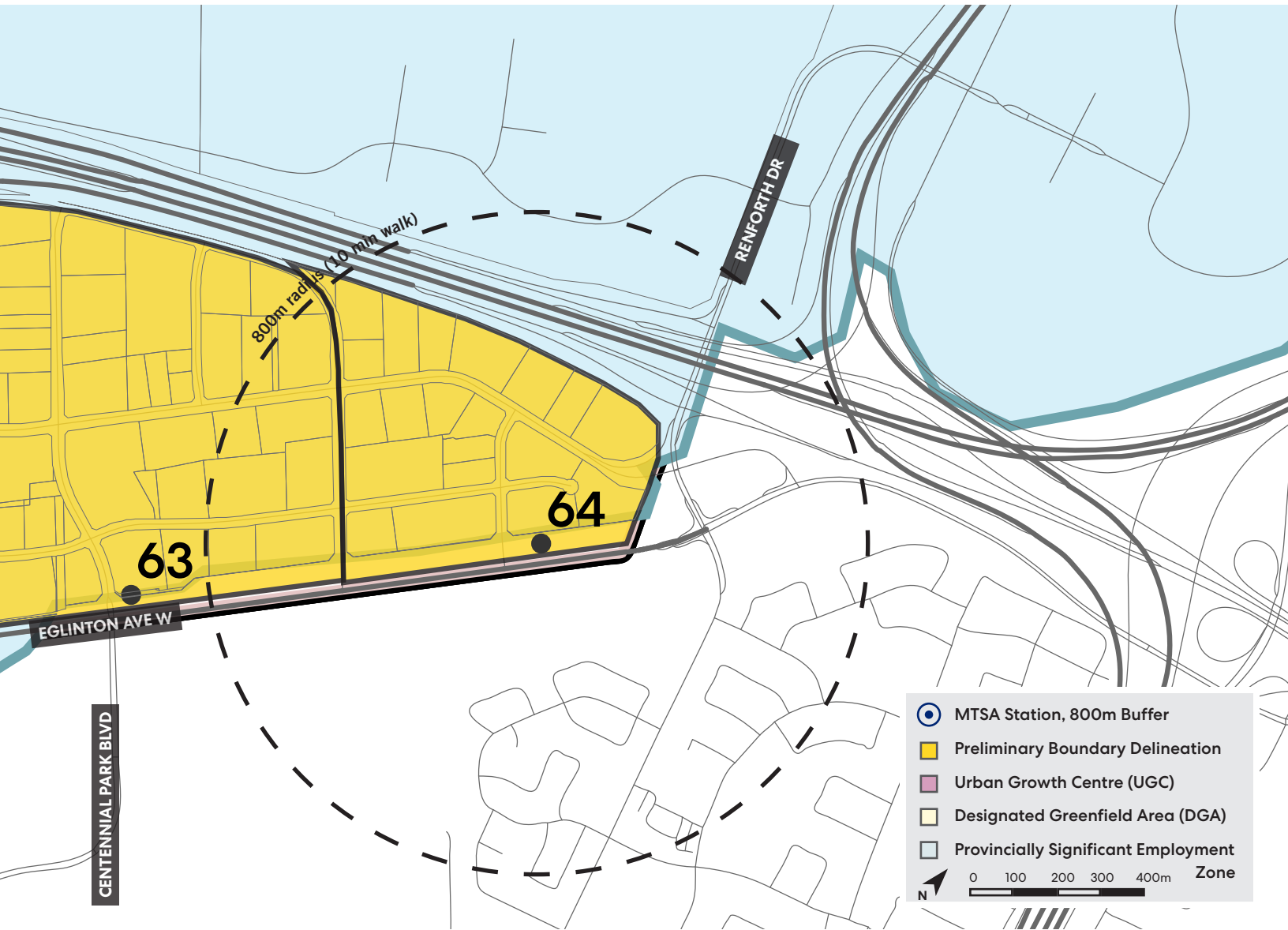
MTSA 800m Radius ●

Area (ha)	106
Population	0
Employment	9,594
Total Density (ppj/ha)	90.1

Station:	Orbitor	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY	<ul style="list-style-type: none"> Orbitor Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land No development pipeline activity
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk Provincially Significant Employment, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Proximity to sports and recreational facilities Landmarks: Centennial Park (City of Toronto)

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

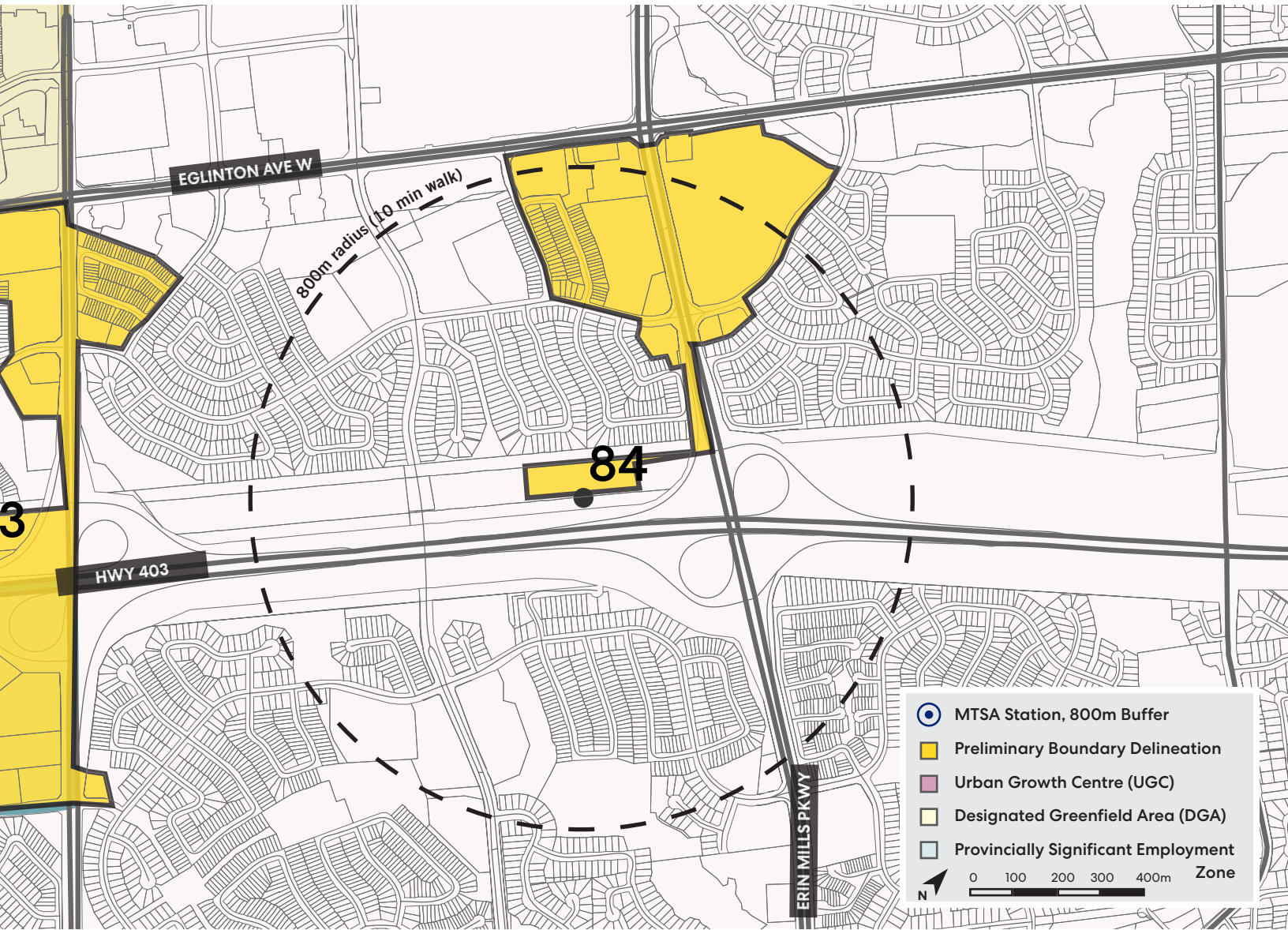


MTSA Preliminary Boundary Delineation ■	
Area (ha)	61
Population	0
Employment	4,431
Total Density (ppj/ha)	72.2
Additional People and Jobs to Achieve Target Density (ppj)	5,400
MTSA 800m Radius ●	
Area (ha)	83
Population	0
Employment	7,748
Total Density (ppj/ha)	93.7

Station:	Renforth	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	104/Renforth
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY	<ul style="list-style-type: none"> Renforth Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land No development pipeline activity
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk Provincially Significant Employment, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Proximity to sports and recreational facilities Landmarks: Centennial Park (City of Toronto)

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



MTSA Preliminary Boundary Delineation ■

Area (ha)	31
Population	445
Employment	1,649
Total Density (ppj/ha)	66.7

Additional People and Jobs to Achieve Target Density (ppj) 2,900

MTSA 800m Radius ●

Area (ha)	201
Population	5,733
Employment	1,437
Total Density (ppj/ha)	35.7

Station:	Erin Mills	Corridor Type:	Priority Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	403 BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strategic Alignment
MOBILITY	<ul style="list-style-type: none"> Erin Mills Transitway Station 403 BRT Limited pedestrian and cyclist infrastructure Primary Truck Route
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Low availability of vacant land No development pipeline activity
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Low flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Landmarks: Credit Valley Hospital Limited access to sports and recreation facilities

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