

Major Transit Station Area Study



MTSA Profiles - Part 1

December 2020

Hurontario Light Rail Transit
Milton GO Rail
Kitchener GO Rail
Lakeshore West GO Rail
Highway 403 Bus Rapid Transit

Profiles Overview

The Major Transit Station Area (MTSA) profiles present a summary of information for each station in Phase 1B of the MTSA Study, including:

- Station delineations (the MTSA boundary), some of which have been revised;
- Existing density (people and jobs per hectare) compared to the Growth Plan, 2019 minimum;
- Technical analysis completed in the MTSA Study Phase 1B report; and
- Recommendations and proposed classification in the Regional Official Plan.

Please refer to the Phase 1B report to review detailed information on each station in conjunction with the MTSA profiles. The location of each MTSA is mapped by station code (e.g. KIT - 4) on draft Schedule Y7 on the following page.

- 91 total MTSA's profiled
- MTSA numbering aligns with numbering standard on the draft schedule Y7 **1**

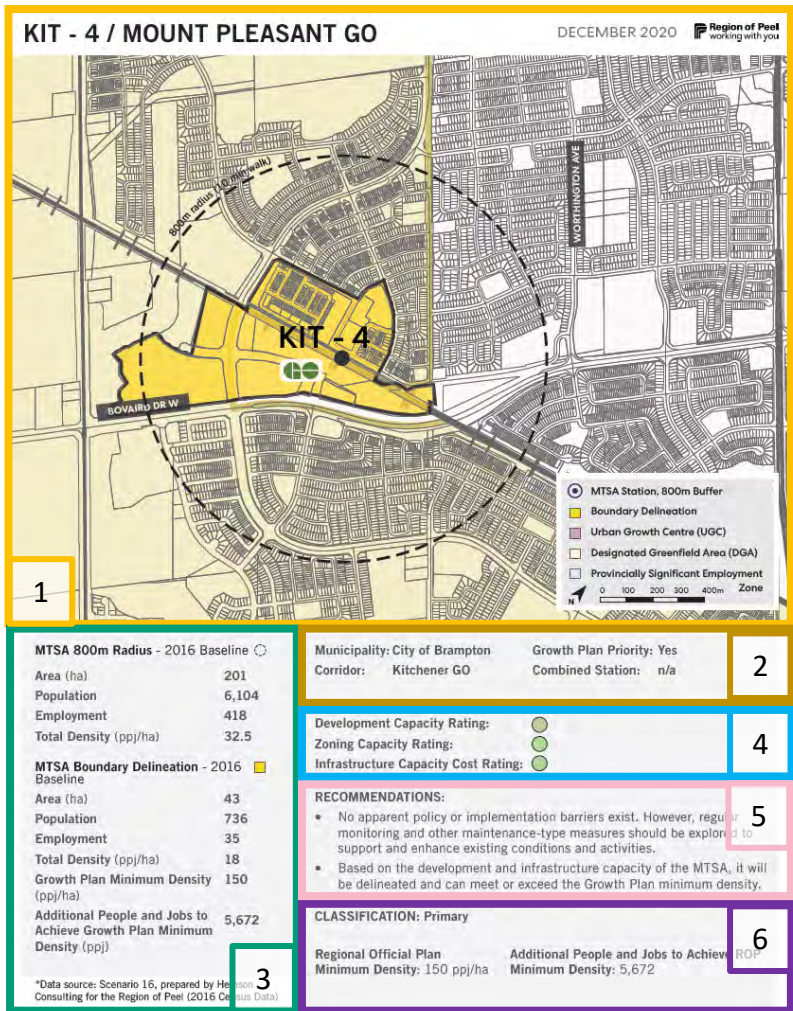
- General Information (Growth Plan Priority, Corridor, Location) **2**

- Density calculations based on Boundary Delineation and 800m radius
- Methodology outlined in Phase 1A **3**

- MTSA Capacity Ratings
- Definition and detail on technical analysis in the Phase 1B report **4**

- Recommendations
- Detailed description and methodology in Phase 1B **5**

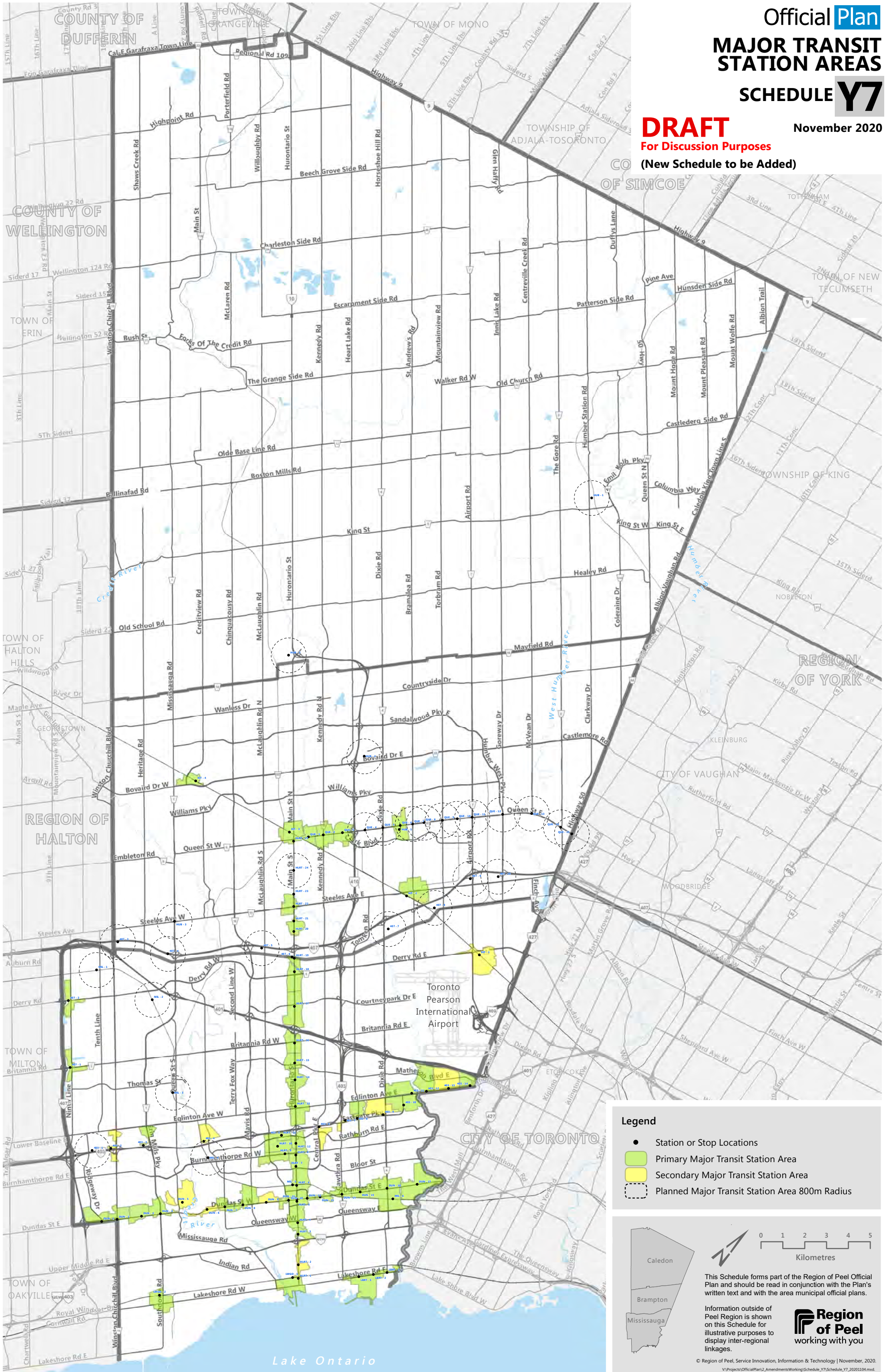
- Proposed Regional Official Plan Classification and Minimum Density **6**



Official **Plan**
**MAJOR TRANSIT
 STATION AREAS**
SCHEDULE Y7

DRAFT
 For Discussion Purposes
 (New Schedule to be Added)

November 2020



Legend

- Station or Stop Locations
- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Planned Major Transit Station Area 800m Radius

0 1 2 3 4 5
Kilometres

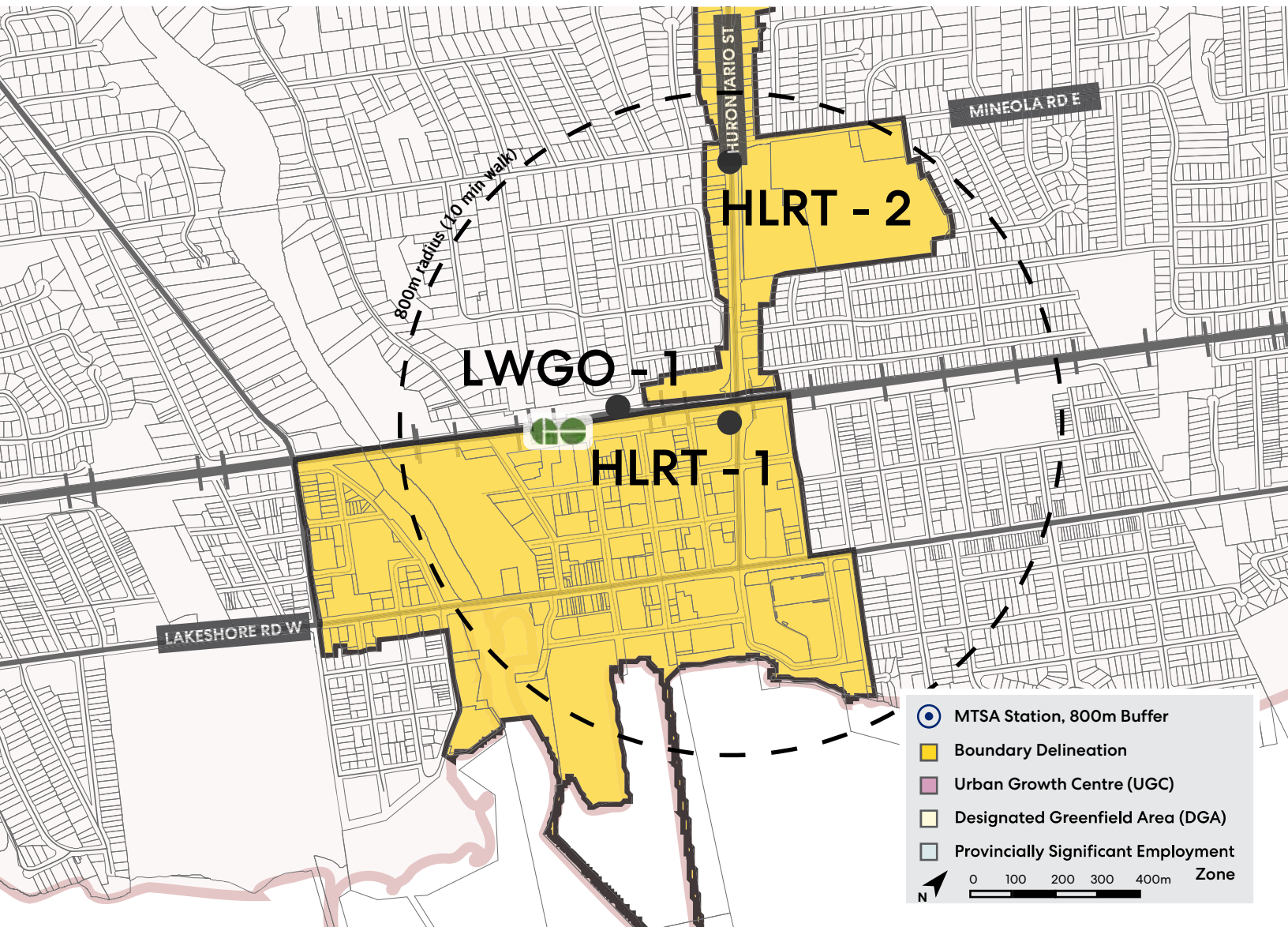
This Schedule forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

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

Region of Peel
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 V:\Projects\OfficialPlan2_Amendments\WorkingSchedule_Y7\Schedule_Y7_20201104.mxd

Lake Ontario



- MTSA Station, 800m Buffer
- Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline	
Area (ha)	201
Population	3,649
Employment	4,047
Total Density (ppj/ha)	38.3
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	81
Population	5,998
Employment	2,596
Total Density (ppj/ha)	107
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	4,310

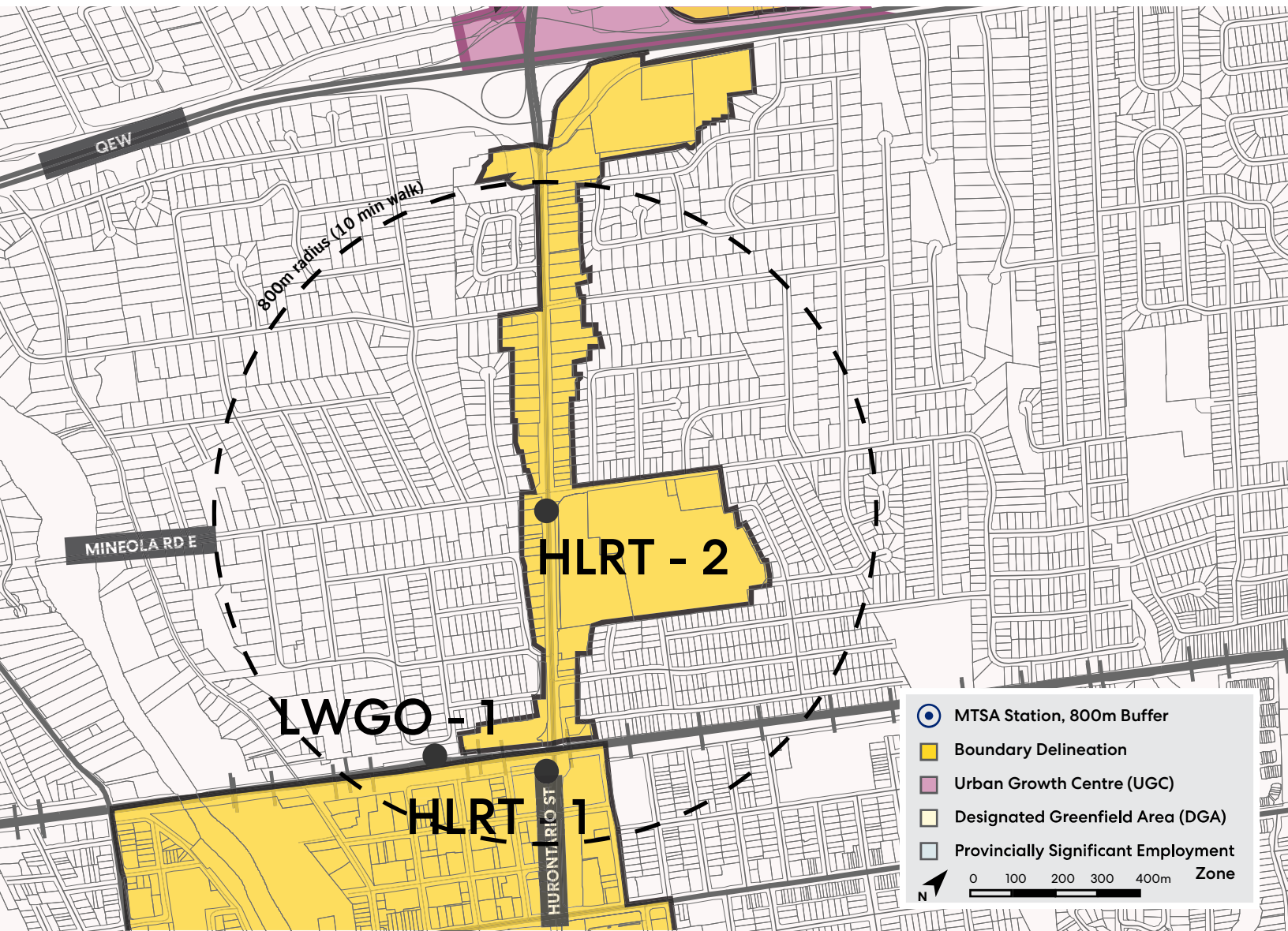
Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: Hurontario LRT	Combined Station: LWGO - 1 / Port Credit GO

Development Capacity Rating:
Zoning Capacity Rating:
Infrastructure Capacity Cost Rating:

- RECOMMENDATIONS:**
- Mitigate impacts of development on environmentally sensitive lands. Update zoning to reflect existing local official plan designations to support intensification. Additional water and wastewater infrastructure is required. An upgrade to stormwater facility may be required.
 - Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
 - The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary	
Regional Official Plan Minimum Density: 200 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 7,536

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



- MTSA Station, 800m Buffer
- Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline	
Area (ha)	201
Population	4,774
Employment	1,312
Total Density (ppj/ha)	30.3
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	43
Population	769
Employment	281
Total Density (ppj/ha)	24
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	5,809

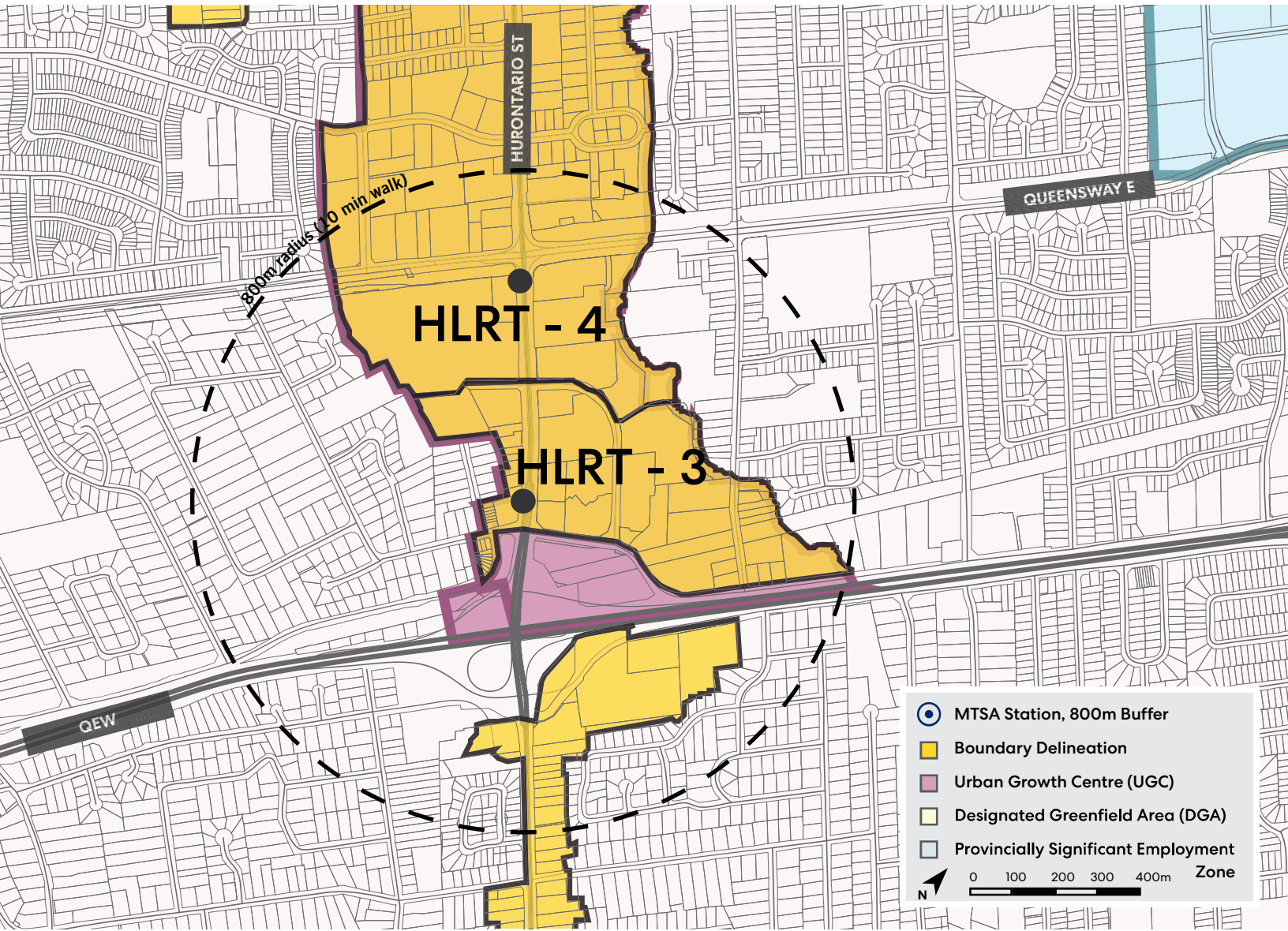
Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: Hurontario LRT	Combined Station: n/a

Development Capacity Rating:
Zoning Capacity Rating:
Infrastructure Capacity Cost Rating:

- RECOMMENDATIONS:**
- Planning policy framework and infrastructure is in-place to support development. Alternative minimum densities may be appropriate in the absence of targeted incentives (e.g. financial) to attract demand.
 - Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Mineola's growth and development is limited by the low availability of vacant land.

CLASSIFICATION: Secondary	
Regional Official Plan Minimum Density: 50 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 1,094

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



● MTSA Station, 800m Buffer
 Boundary Delineation
 Urban Growth Centre (UGC)
 Designated Greenfield Area (DGA)
 Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline ○	
Area (ha)	201
Population	10,132
Employment	10,819
Total Density (ppj/ha)	104.3
MTSA Boundary Delineation - 2016 Baseline 	
Area (ha)	27
Population	3,680
Employment	939
Total Density (ppj/ha)	171
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	0

Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: Hurontario LRT	Combined Station: n/a

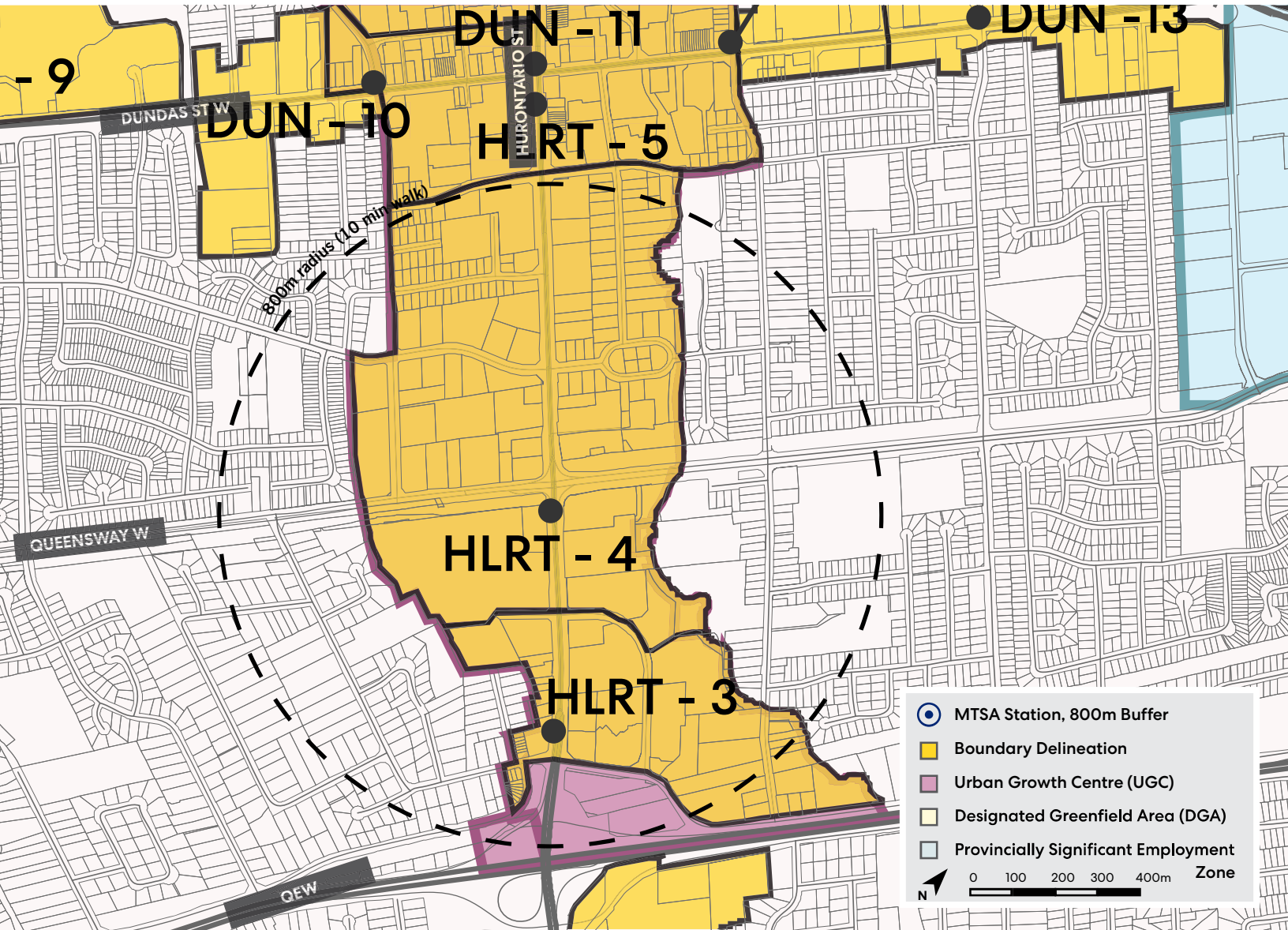
Development Capacity Rating:	●
Zoning Capacity Rating:	●
Infrastructure Capacity Cost Rating:	●

- RECOMMENDATIONS:**
- This MTSA already meets the Growth Plan minimum density. However, regular monitoring and further planning should be explored to enhance existing conditions and meet regional and local minimum densities.
 - Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
 - The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 400 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 6,170
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*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	14,753
Employment	11,132
Total Density (ppj/ha)	128.8

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	75
Population	8,623
Employment	9,485
Total Density (ppj/ha)	241
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) **0**

Municipality: City of Mississauga

Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

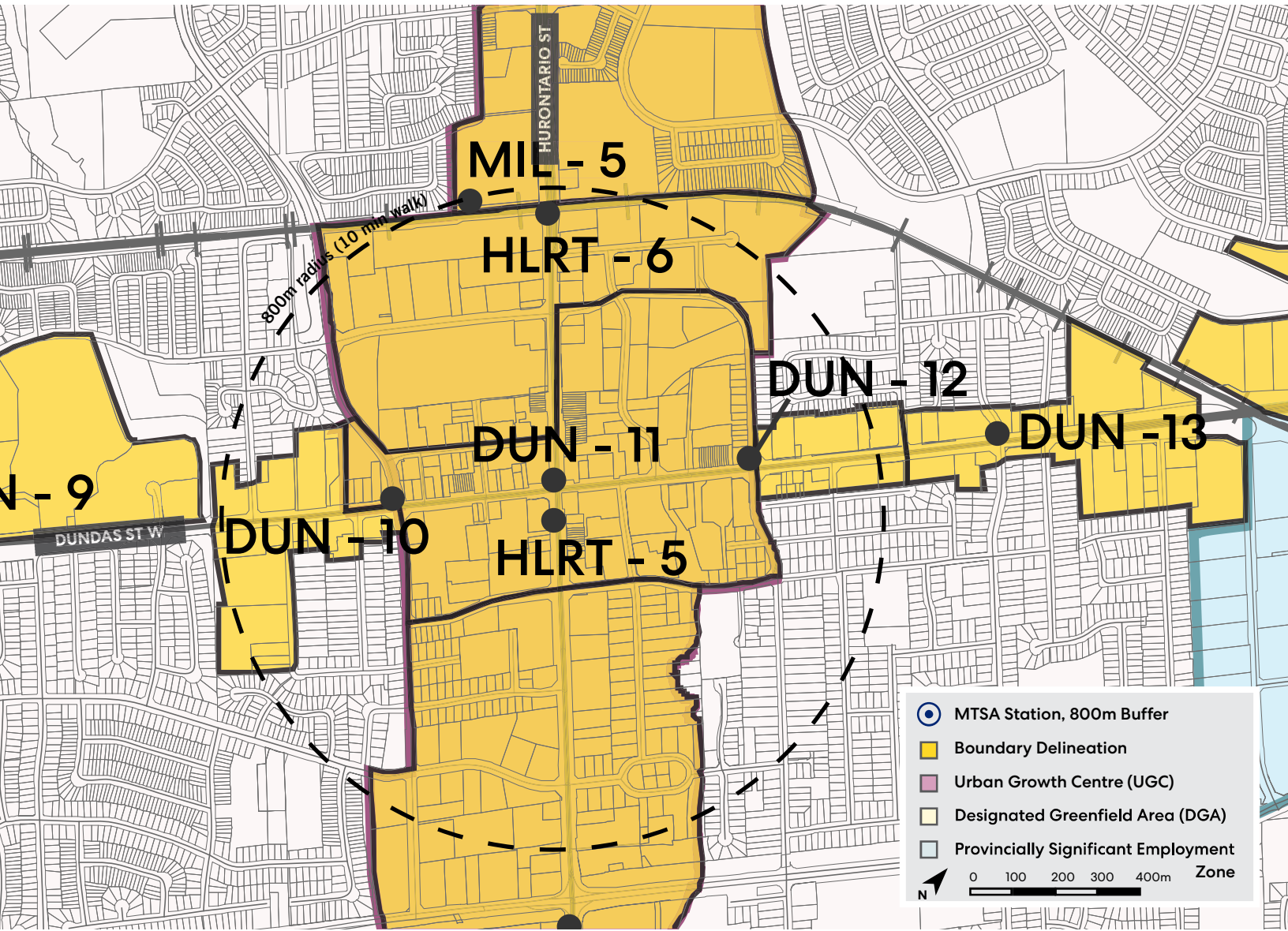
- This MTSA already meets the Growth Plan minimum density. However, regular monitoring and further planning should be explored to enhance existing conditions and meet regional and local minimum densities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 400 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 11,920

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



● MTSA Station, 800m Buffer
 Boundary Delineation
 Urban Growth Centre (UGC)
 Designated Greenfield Area (DGA)
 Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline ○	
Area (ha)	201
Population	18,257
Employment	4,841
Total Density (ppj/ha)	115.0
MTSA Boundary Delineation - 2016 Baseline ■	
Area (ha)	49
Population	3,680
Employment	2,552
Total Density (ppj/ha)	126
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	1,673

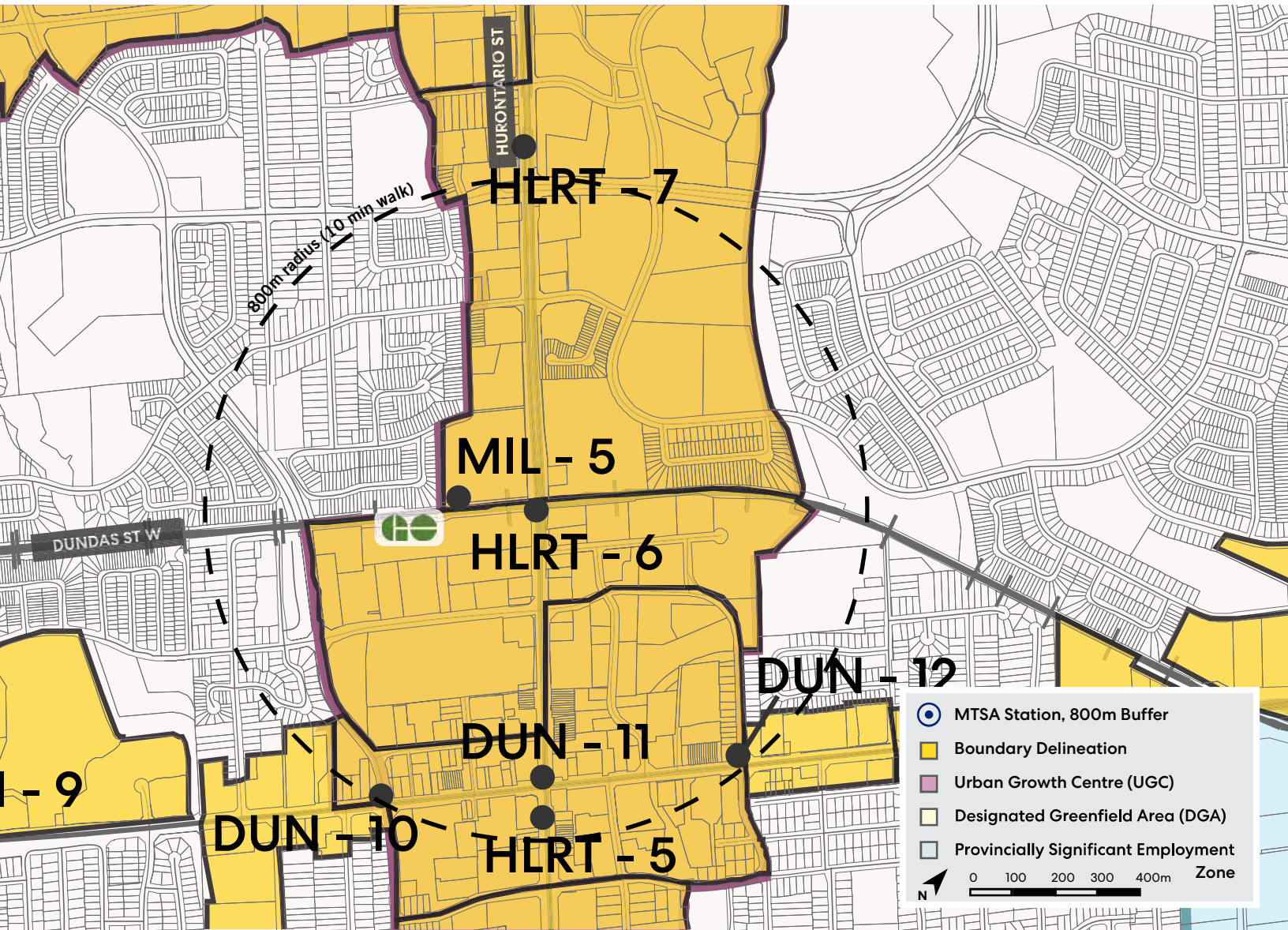
Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: Hurontario LRT	Combined Station: DUN - 11 / Hurontario

Development Capacity Rating:	●
Zoning Capacity Rating:	●
Infrastructure Capacity Cost Rating:	●

- RECOMMENDATIONS:**
- Flood mitigation strategies need to be implemented to support further intensification. Update Secondary Plan to support intensification. Additional water and wastewater infrastructure is required. An upgrade to stormwater facility may be required.
 - Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
 - The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary	
Regional Official Plan Minimum Density: 400 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 13,532

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



MTSA 800m Radius - 2016 Baseline	
Area (ha)	201
Population	17,411
Employment	3,750
Total Density (ppj/ha)	105.3
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	43
Population	6,122
Employment	1,053
Total Density (ppj/ha)	166
Growth Plan Minimum Density (ppj/ha)	150
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	0

Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: Hurontario LRT	Combined Station: MIL - 5 / Cooksville GO

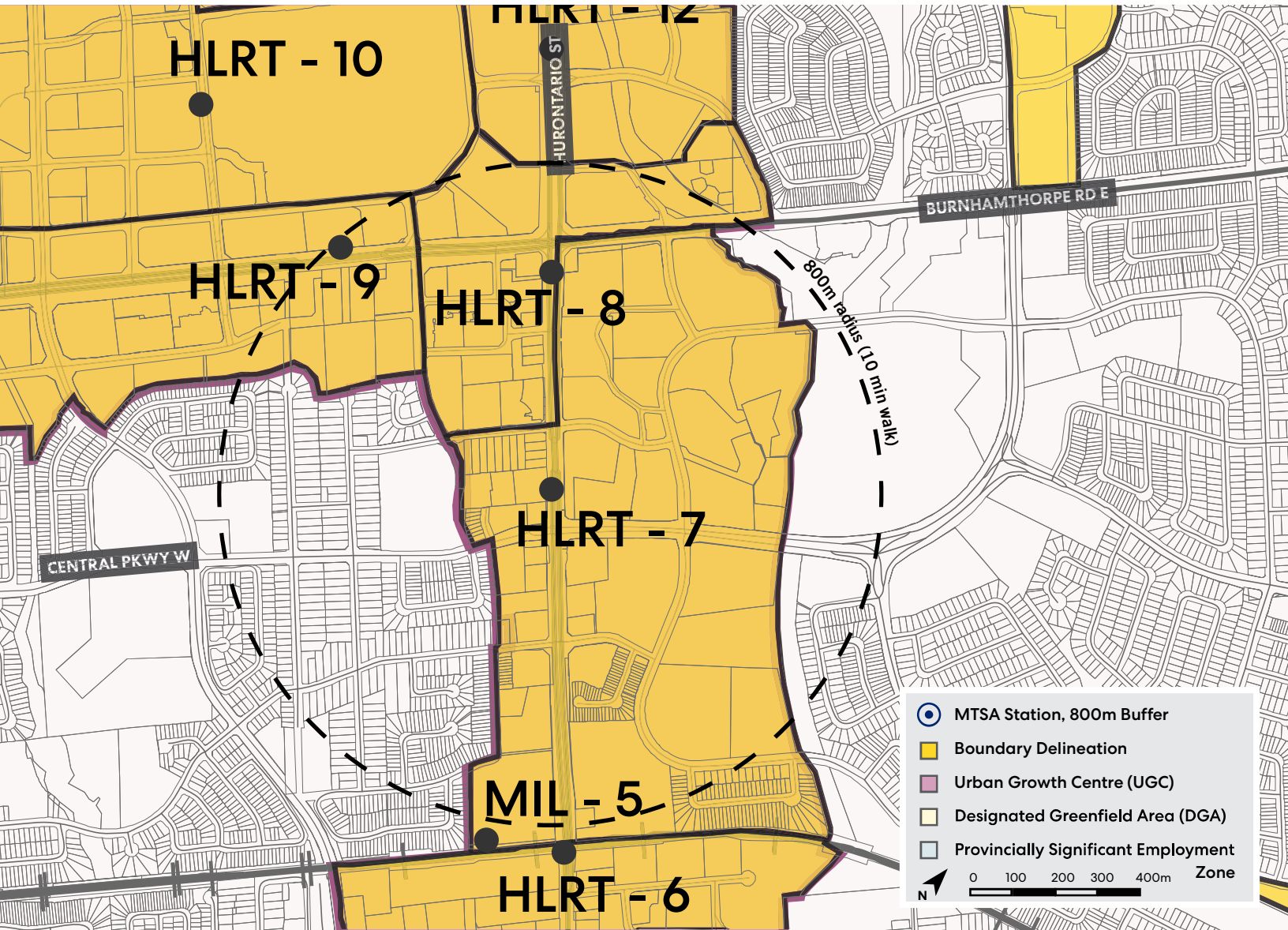
Development Capacity Rating:
Zoning Capacity Rating:
Infrastructure Capacity Cost Rating:

- RECOMMENDATIONS:**
- This MTSA already meets the Growth Plan minimum density. However, regular monitoring and further planning should be explored to enhance existing conditions and meet regional and local minimum densities.
 - Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
 - The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 400 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 10,062
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*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	26,416
Employment	6,324
Total Density (ppj/ha)	162.9

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	99
Population	17,038
Employment	1,180
Total Density (ppj/ha)	185
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 0

Municipality: City of Mississauga

Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating:	●
Zoning Capacity Rating:	●
Infrastructure Capacity Cost Rating:	●

RECOMMENDATIONS:

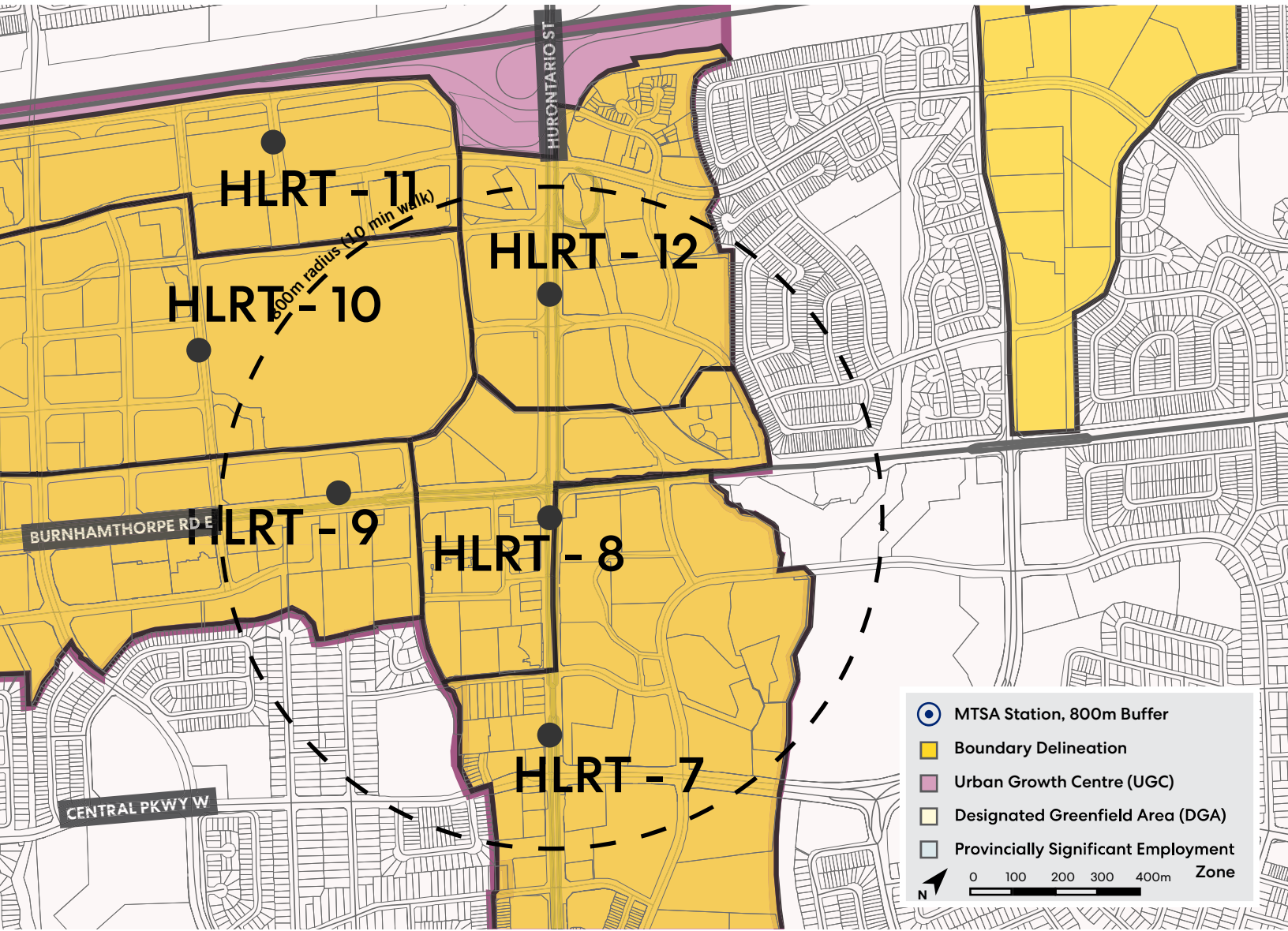
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- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 400 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 21,222

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	26,171
Employment	17,519
Total Density (ppj/ha)	217.4

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	30
Population	7,120
Employment	5,021
Total Density (ppj/ha)	404
Growth Plan Minimum Density (ppj/ha)	160


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 0

Municipality: City of Mississauga


Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

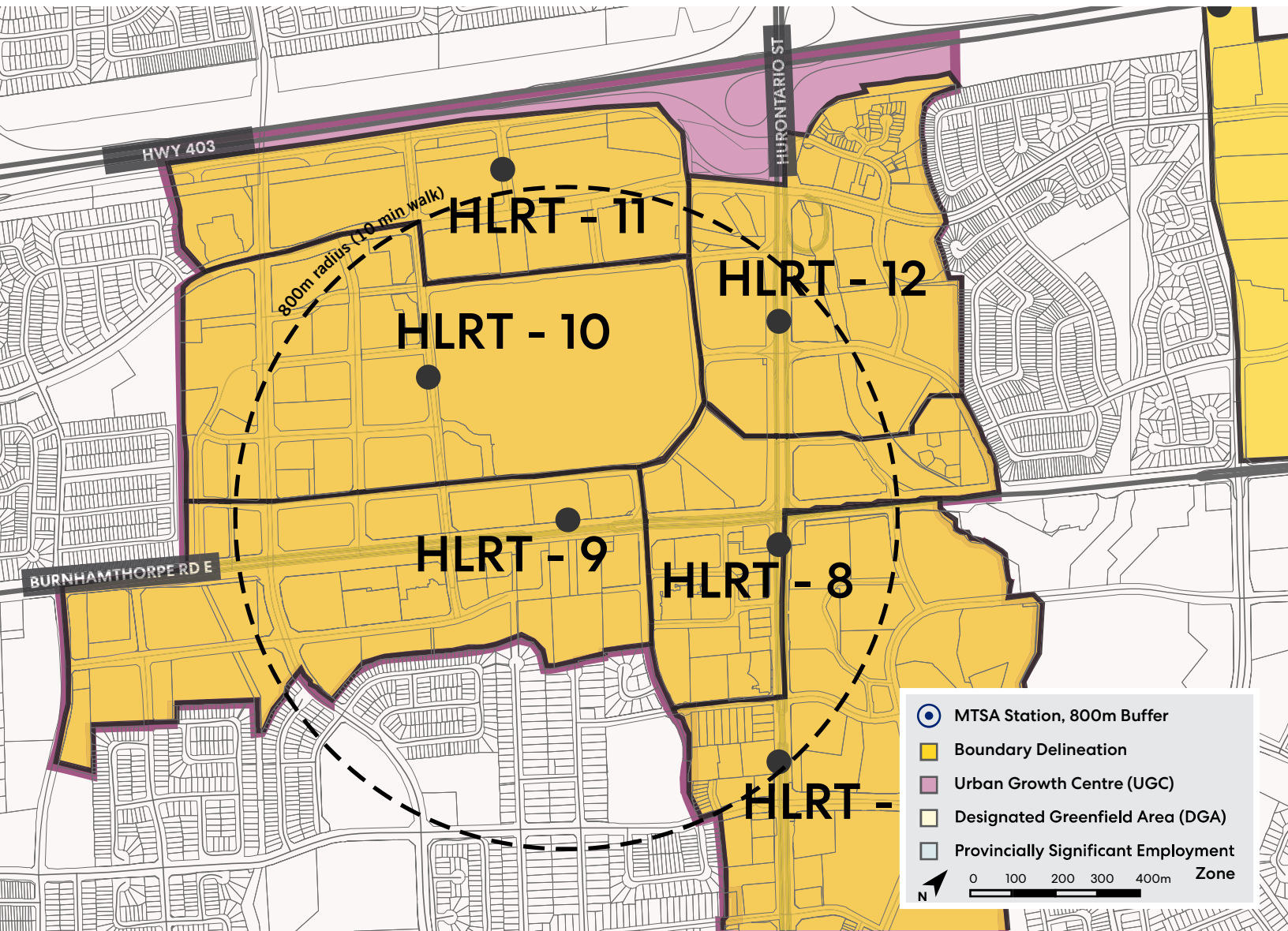
- This MTSA already meets the Growth Plan minimum density. However, regular monitoring and further planning should be explored to enhance existing conditions and meet regional and local minimum densities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 400 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 0

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	28,201
Employment	18,313
Total Density (ppj/ha)	231.5

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	59
Population	12,926
Employment	3,209
Total Density (ppj/ha)	274
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	0

Municipality: City of Mississauga

Corridor: Hurontario LRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating:	
Zoning Capacity Rating:	
Infrastructure Capacity Cost Rating:	

RECOMMENDATIONS:

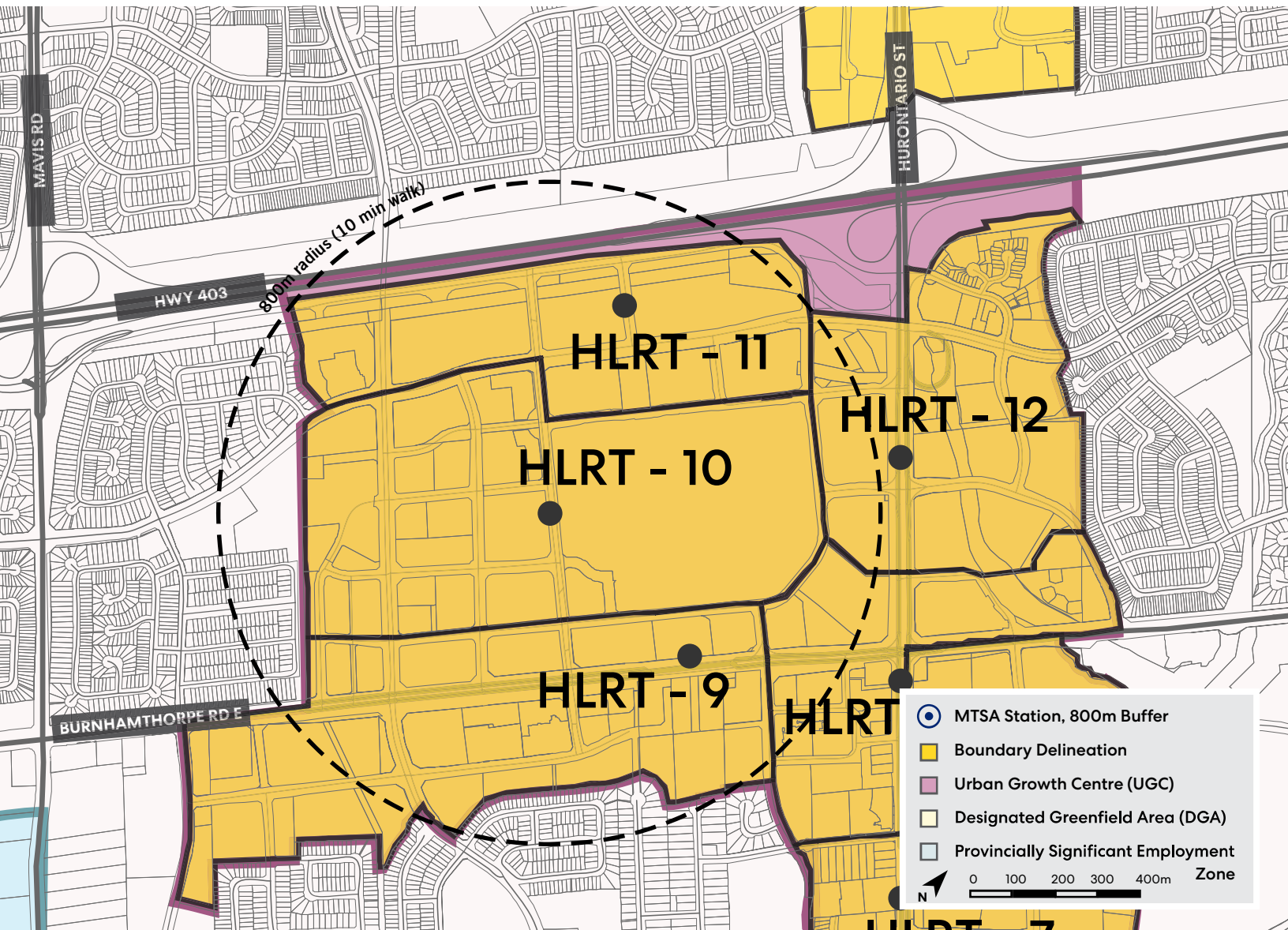
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- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

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

Regional Official Plan
Minimum Density: 400 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 7,398



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	20,942
Employment	14,905
Total Density (ppj/ha)	178.4

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	66
Population	6,845
Employment	6,616
Total Density (ppj/ha)	204
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	0




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

Municipality: City of Mississauga

Corridor: Hurontario LRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating:	
Zoning Capacity Rating:	
Infrastructure Capacity Cost Rating:	

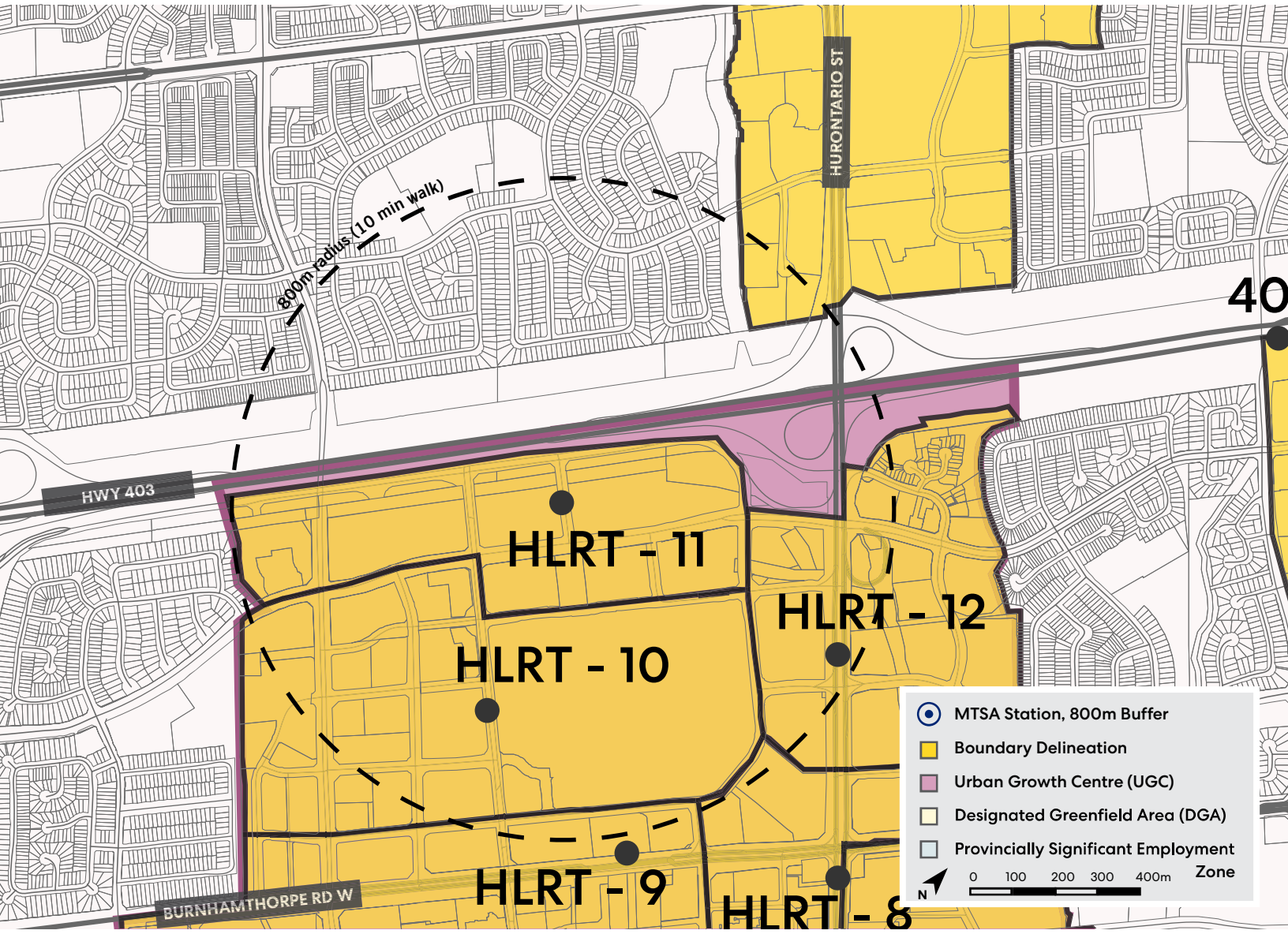
RECOMMENDATIONS:

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- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 400 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 12,835



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	8,852
Employment	12,560
Total Density (ppj/ha)	106.6

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	38
Population	1,093
Employment	886
Total Density (ppj/ha)	52
Growth Plan Minimum Density (ppj/ha)	160




Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 4,067

Municipality: City of Mississauga

Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: 403 - 5 / City Centre

Development Capacity Rating:	
Zoning Capacity Rating:	
Infrastructure Capacity Cost Rating:	

RECOMMENDATIONS:

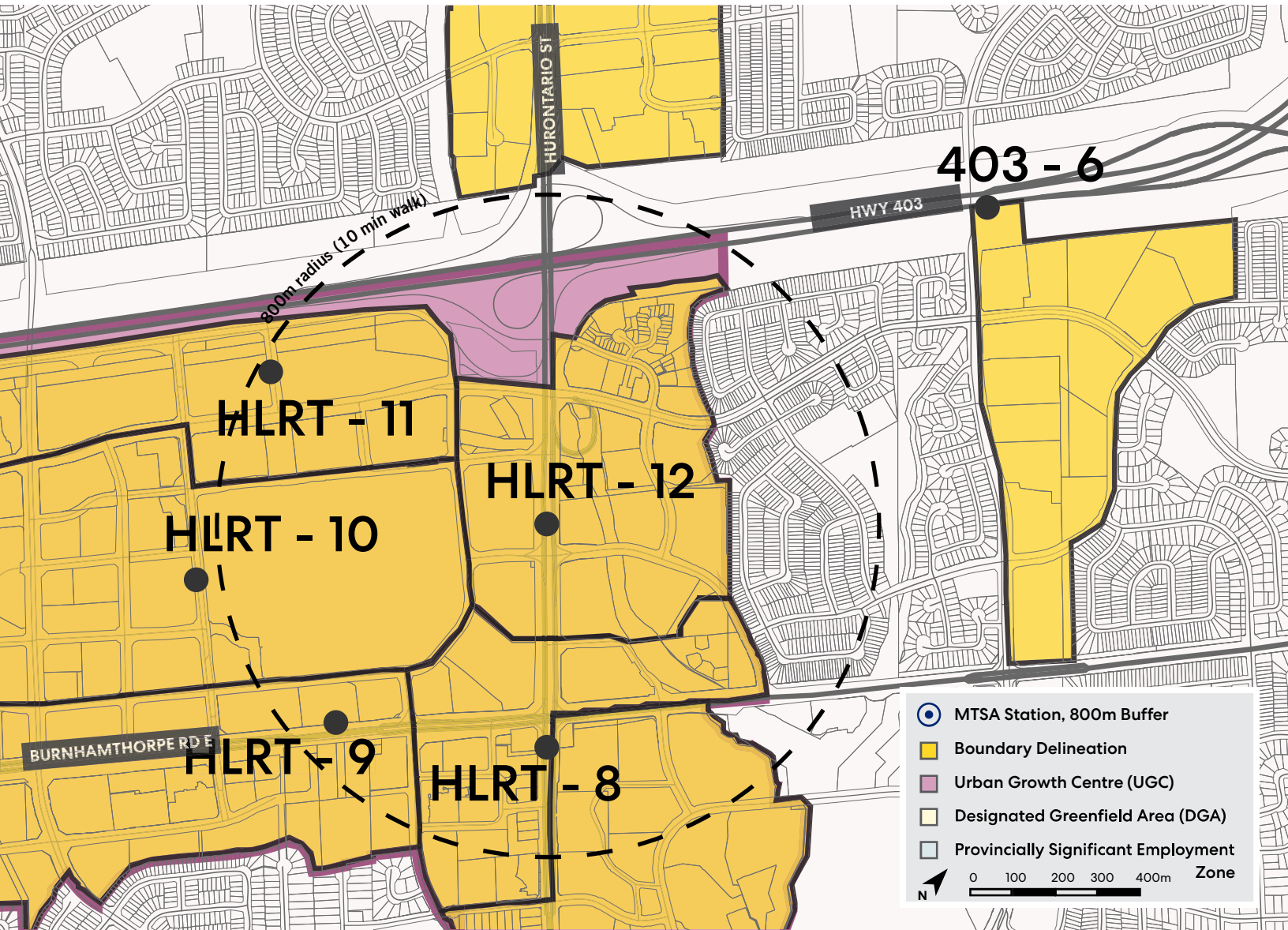
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 400 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 13,136

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



- MTSA Station, 800m Buffer
- Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline	
Area (ha)	201
Population	14,005
Employment	19,621
Total Density (ppj/ha)	167.4
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	43
Population	1,631
Employment	7,464
Total Density (ppj/ha)	210
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	0

Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: Hurontario LRT	Combined Station: n/a

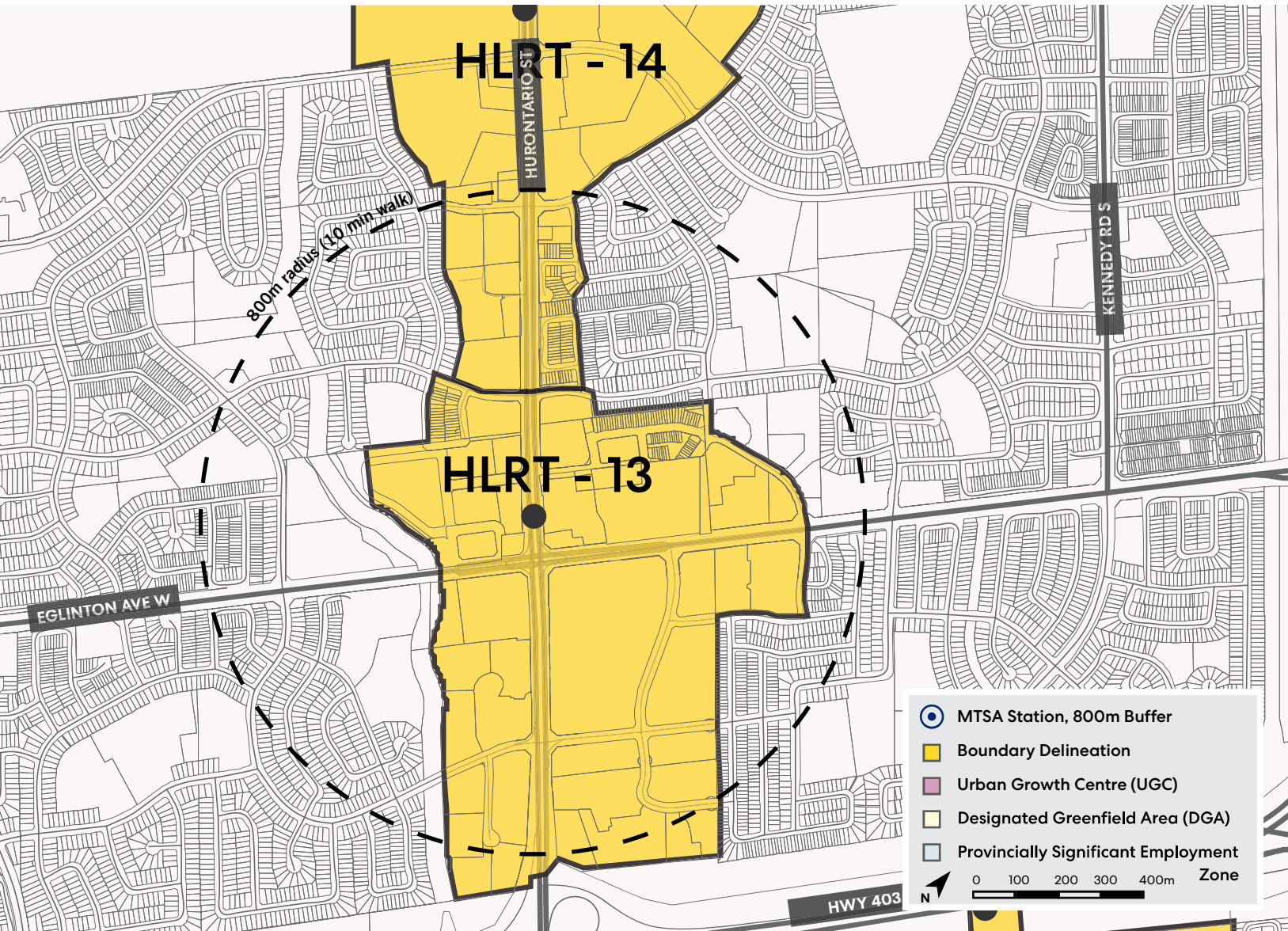
Development Capacity Rating:	
Zoning Capacity Rating:	
Infrastructure Capacity Cost Rating:	

RECOMMENDATIONS:

- This MTSA already meets the Growth Plan minimum density. However, regular monitoring and further planning should be explored to enhance existing conditions and meet regional and local minimum densities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary	
Regional Official Plan Minimum Density: 400 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 8,203

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	16,443
Employment	2,984
Total Density (ppj/ha)	96.7

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	86
Population	9,026
Employment	2,328
Total Density (ppj/ha)	132
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	2,431

Municipality: City of Mississauga

Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

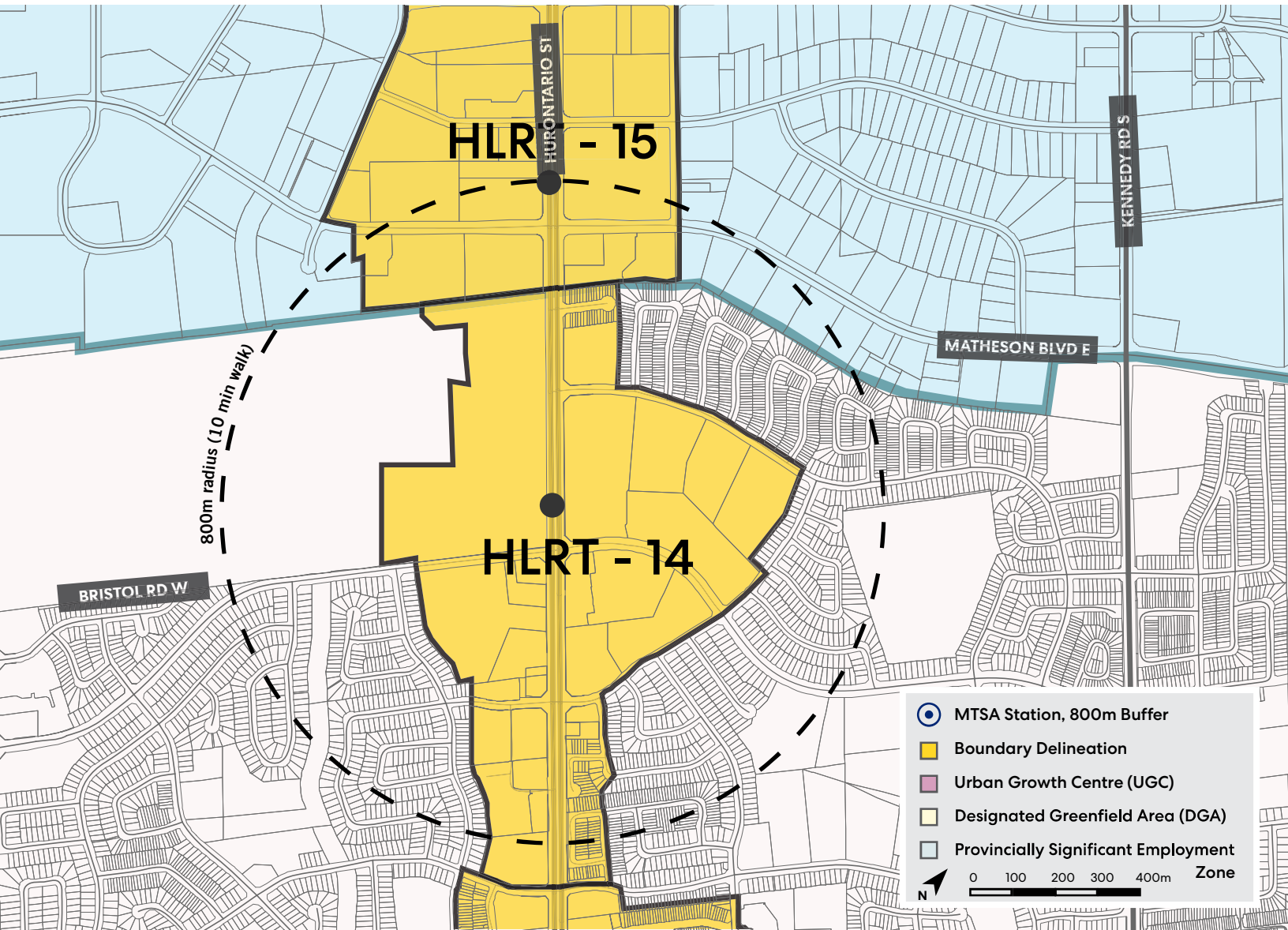
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- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan minimum density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

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

Regional Official Plan
Minimum Density: 300 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 14,492



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	9,918
Employment	5,325
Total Density (ppj/ha)	75.9

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	77
Population	6,061
Employment	976
Total Density (ppj/ha)	91
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	5,327

Municipality: City of Mississauga


Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

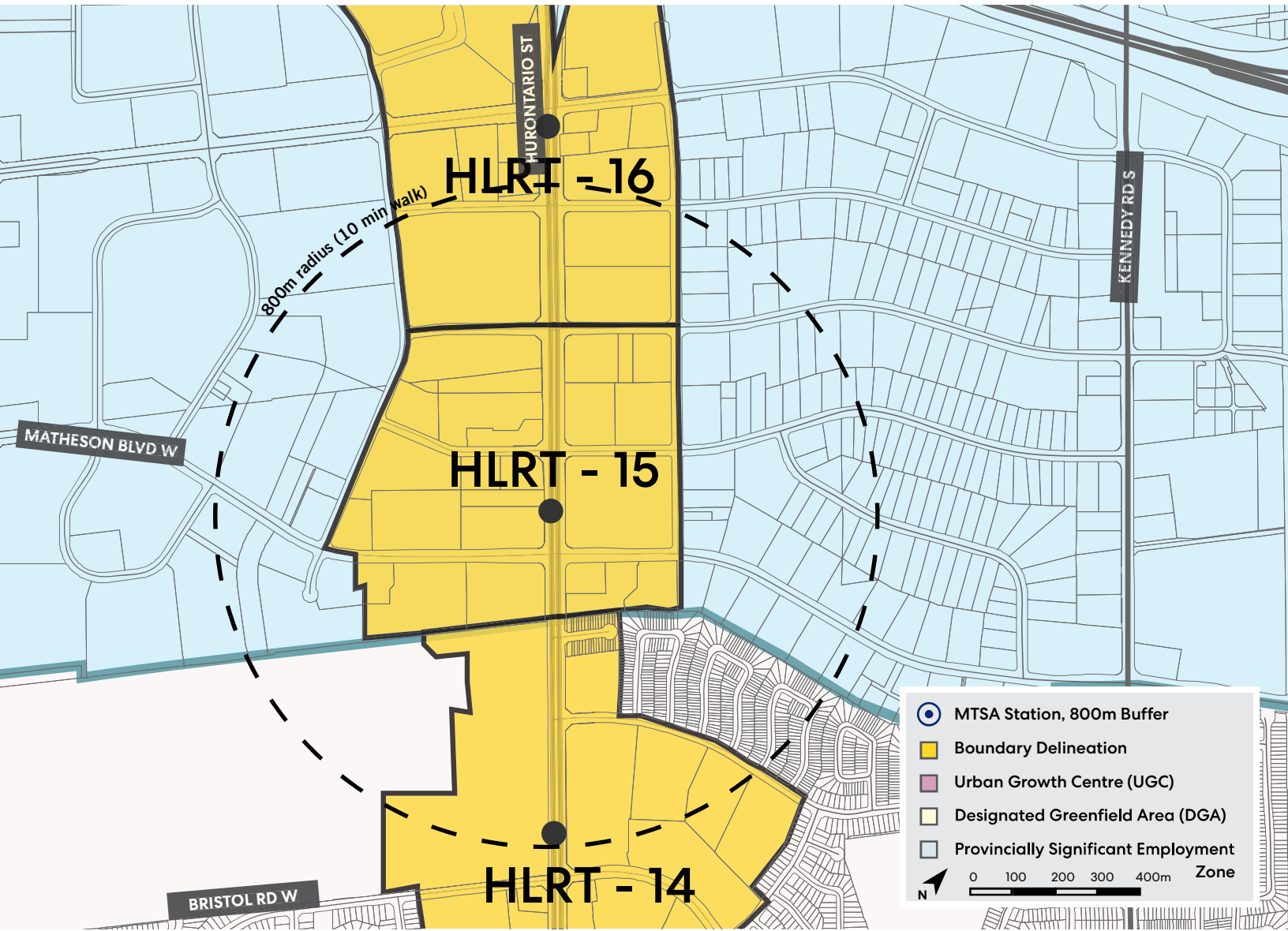
- Further study will be required to align policy objectives and in turn increase development and market potential.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 5,327

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	1,833
Employment	13,400
Total Density (ppj/ha)	75.8

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	53
Population	1
Employment	8,487
Total Density (ppj/ha)	161
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	0

Municipality: City of Mississauga

Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

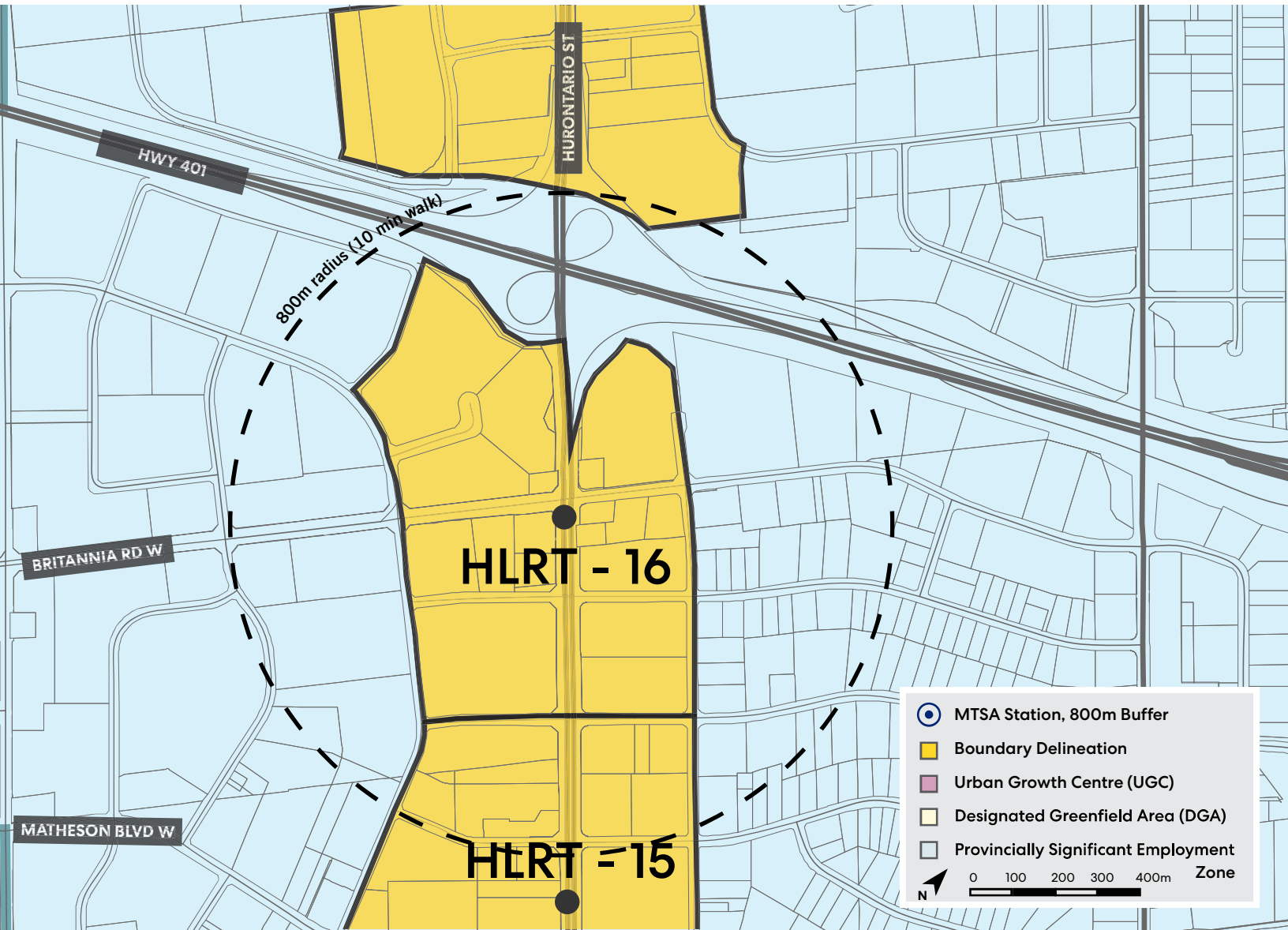
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 0

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	0
Employment	11,201
Total Density (ppj/ha)	55.7

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	64
Population	0
Employment	2,908
Total Density (ppj/ha)	46
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	7,313

Municipality: City of Mississauga


Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

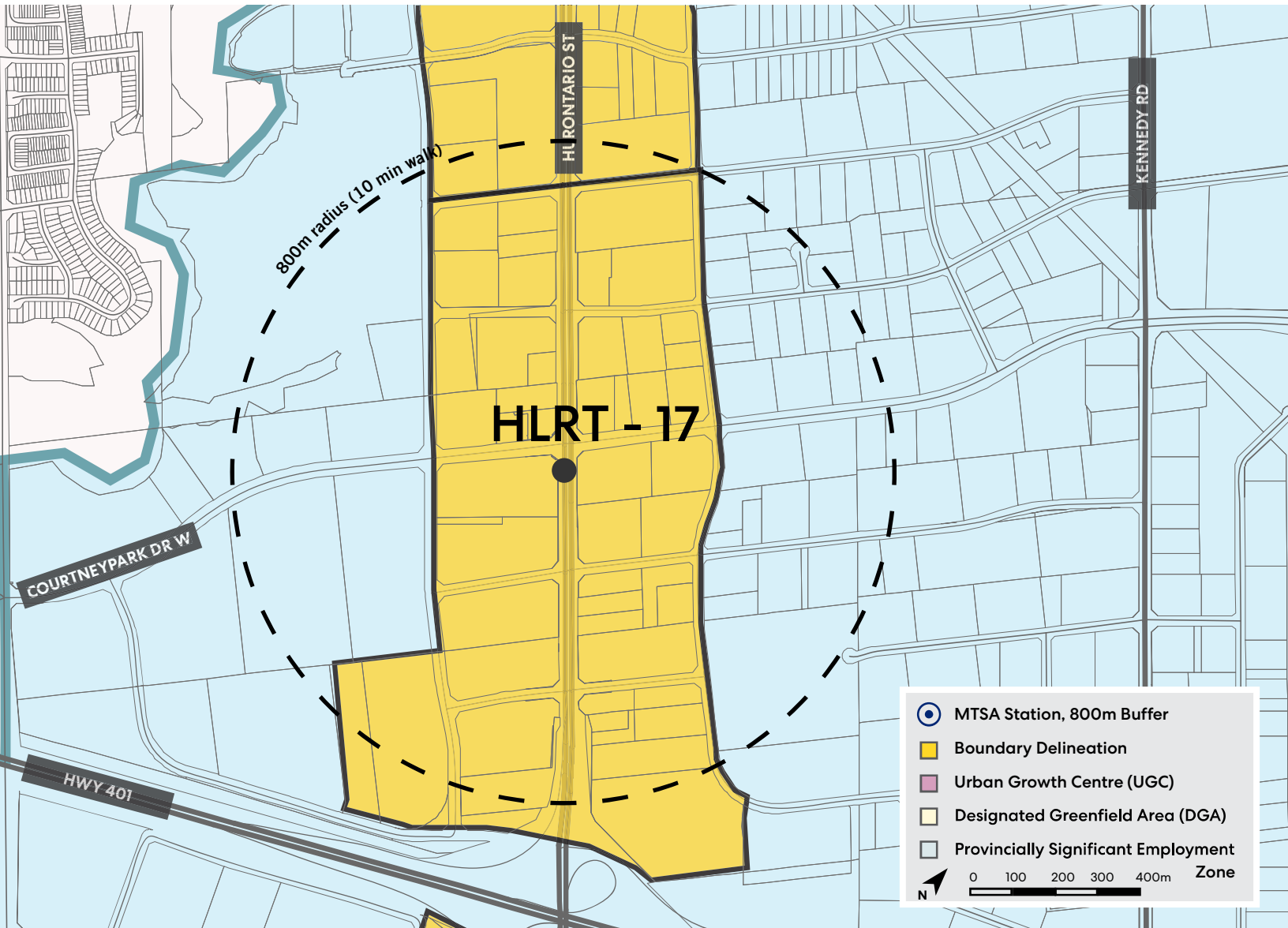
- Planning policy framework is in-place to support development. Update zoning and land use to support intensification. Integrate investments in the public realm and community services that support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 7,313

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	0
Employment	5,910
Total Density (ppj/ha)	29.4

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	115
Population	0
Employment	3,608
Total Density (ppj/ha)	31
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	14,824

Municipality: City of Mississauga


Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

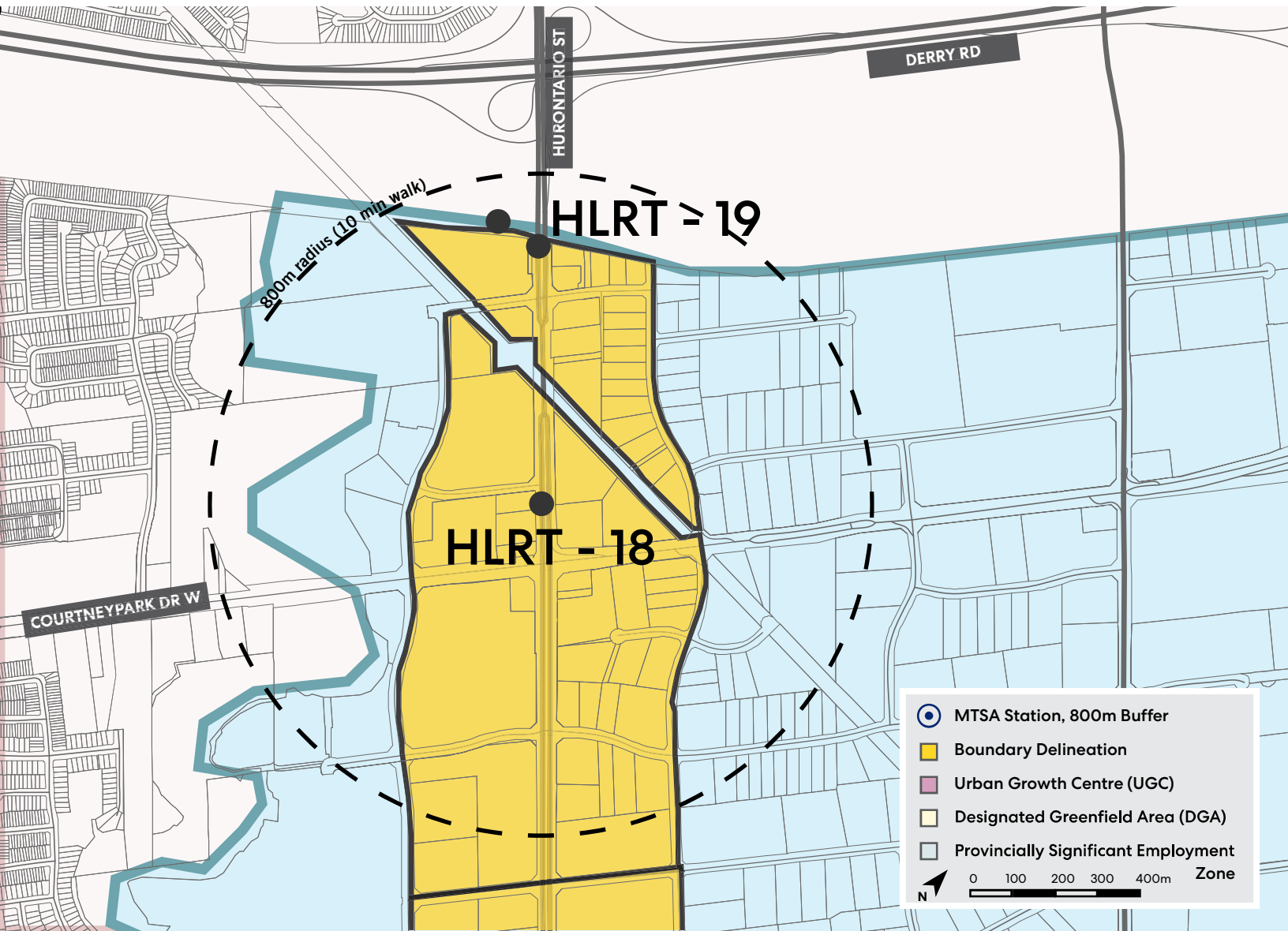
- Planning policy framework is in-place to support development. Update zoning and land use to support intensification. Integrate investments in the public realm and community services that support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 14,824

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



- MTSA Station, 800m Buffer
- Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline	
Area (ha)	201
Population	566
Employment	5,096
Total Density (ppj/ha)	28.0
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	73
Population	0
Employment	1,919
Total Density (ppj/ha)	26
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	9,699

Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: Hurontario LRT	Combined Station: n/a

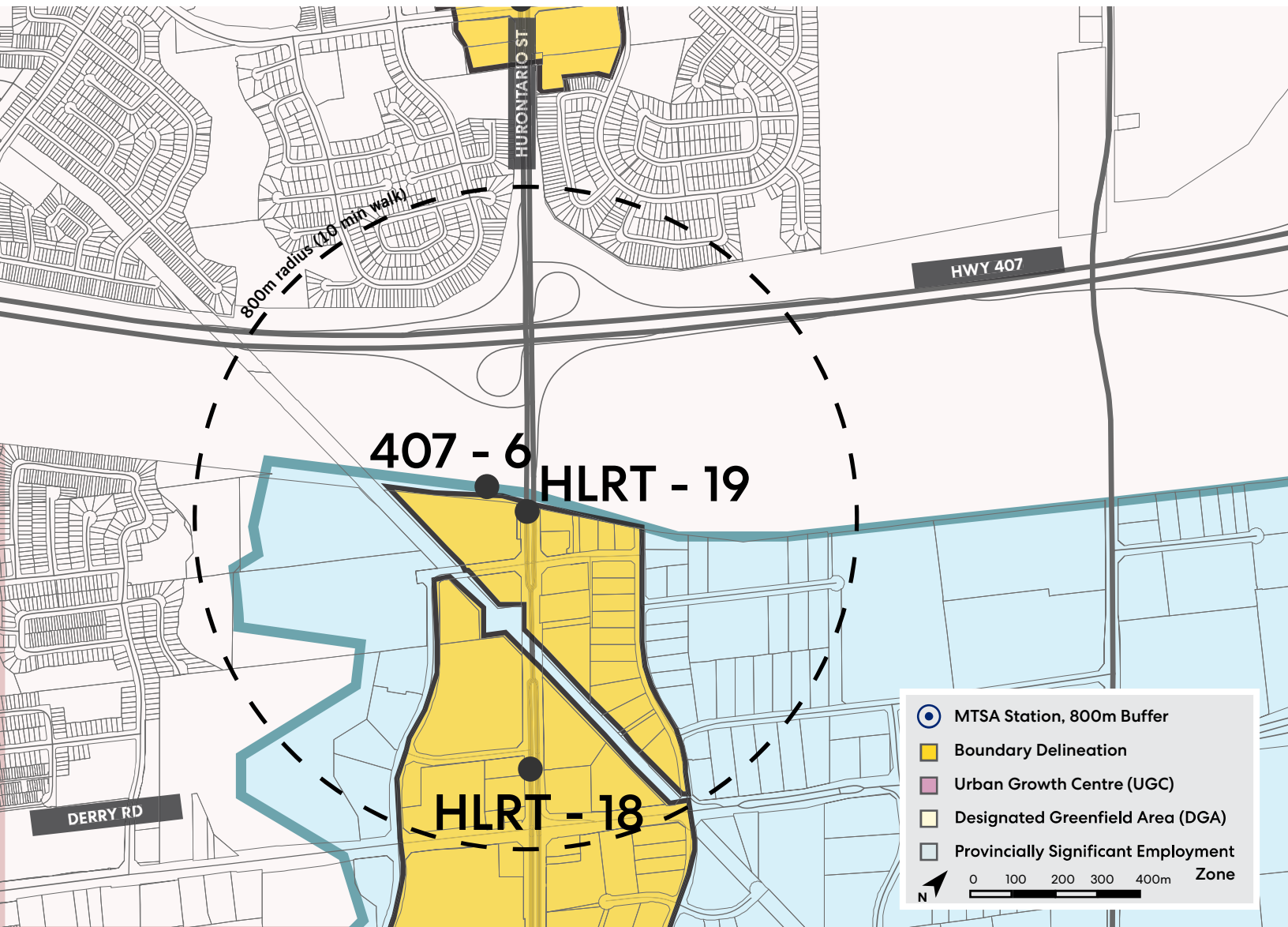
Development Capacity Rating:	
Zoning Capacity Rating:	
Infrastructure Capacity Cost Rating:	

- RECOMMENDATIONS:**
- Planning policy framework is in-place to support development. Update zoning and land use to support intensification. Integrate investments in the public realm and community services that support intensification.
 - Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 9,699
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*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)



MTSA 800m Radius - 2016 Baseline ○

Area (ha)	201
Population	1,461
Employment	3,018
Total Density (ppj/ha)	22.3

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	19
Population	0
Employment	749
Total Density (ppj/ha)	40
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	2,235

Municipality: **City of Mississauga**

Corridor: **Hurontario LRT**

Growth Plan Priority: **Yes**

Combined Station: **407 - 6 / Hurontario**

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

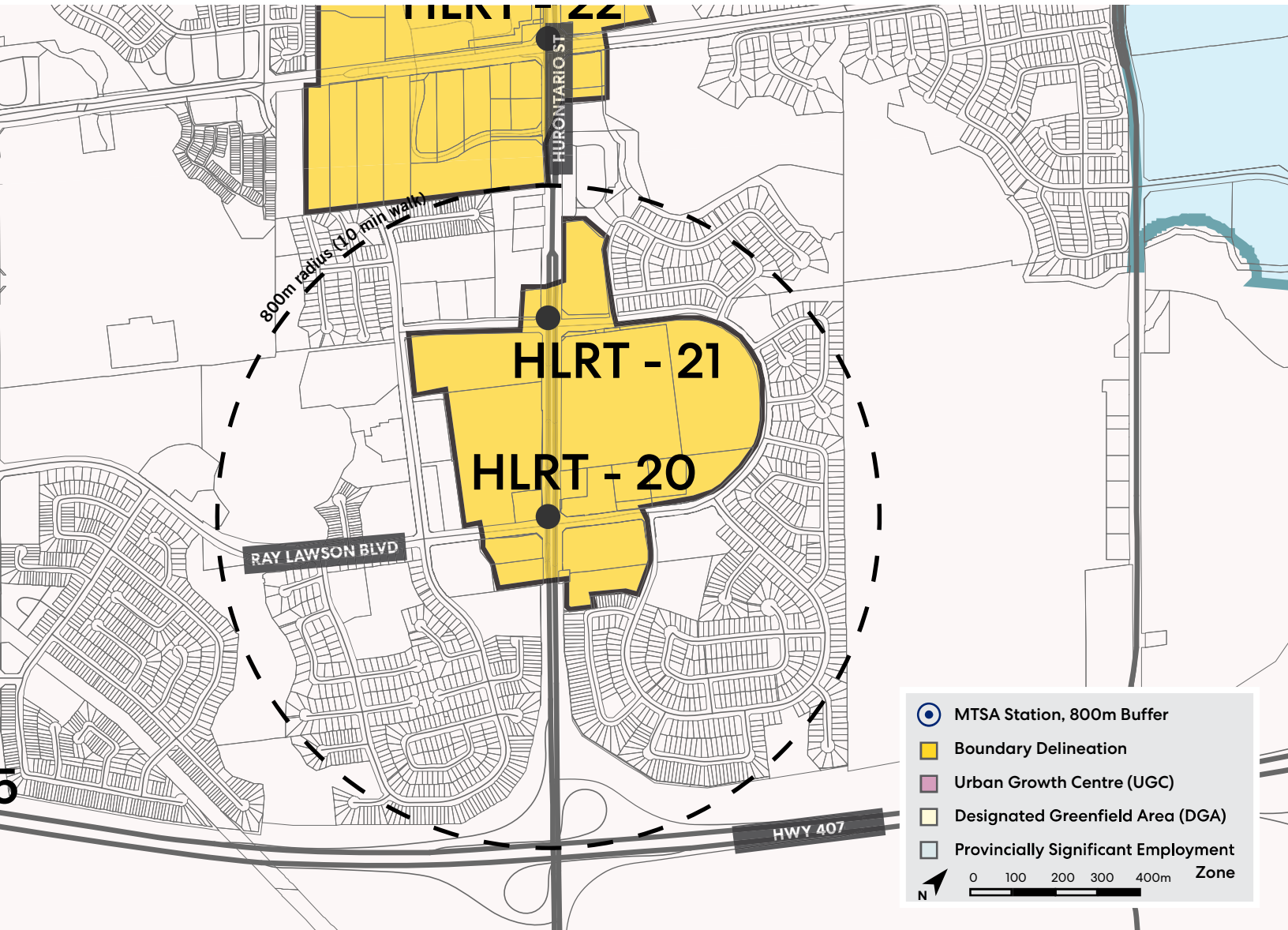
- Planning policy framework is in-place to support development. Update zoning and land use to support intensification. Integrate investments in the public realm and community services that support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 2,235

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	10,192
Employment	5,074
Total Density (ppj/ha)	76.0

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	43
Population	1,868
Employment	2,224
Total Density (ppj/ha)	95
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 2,815

Municipality: City of Brampton

Corridor: Hurontario LRT

Growth Plan Priority: Yes

Combined Station: HLRT - 21 / Sir Lou Dr

Development Capacity Rating:	●
Zoning Capacity Rating:	●
Infrastructure Capacity Cost Rating:	●

RECOMMENDATIONS:

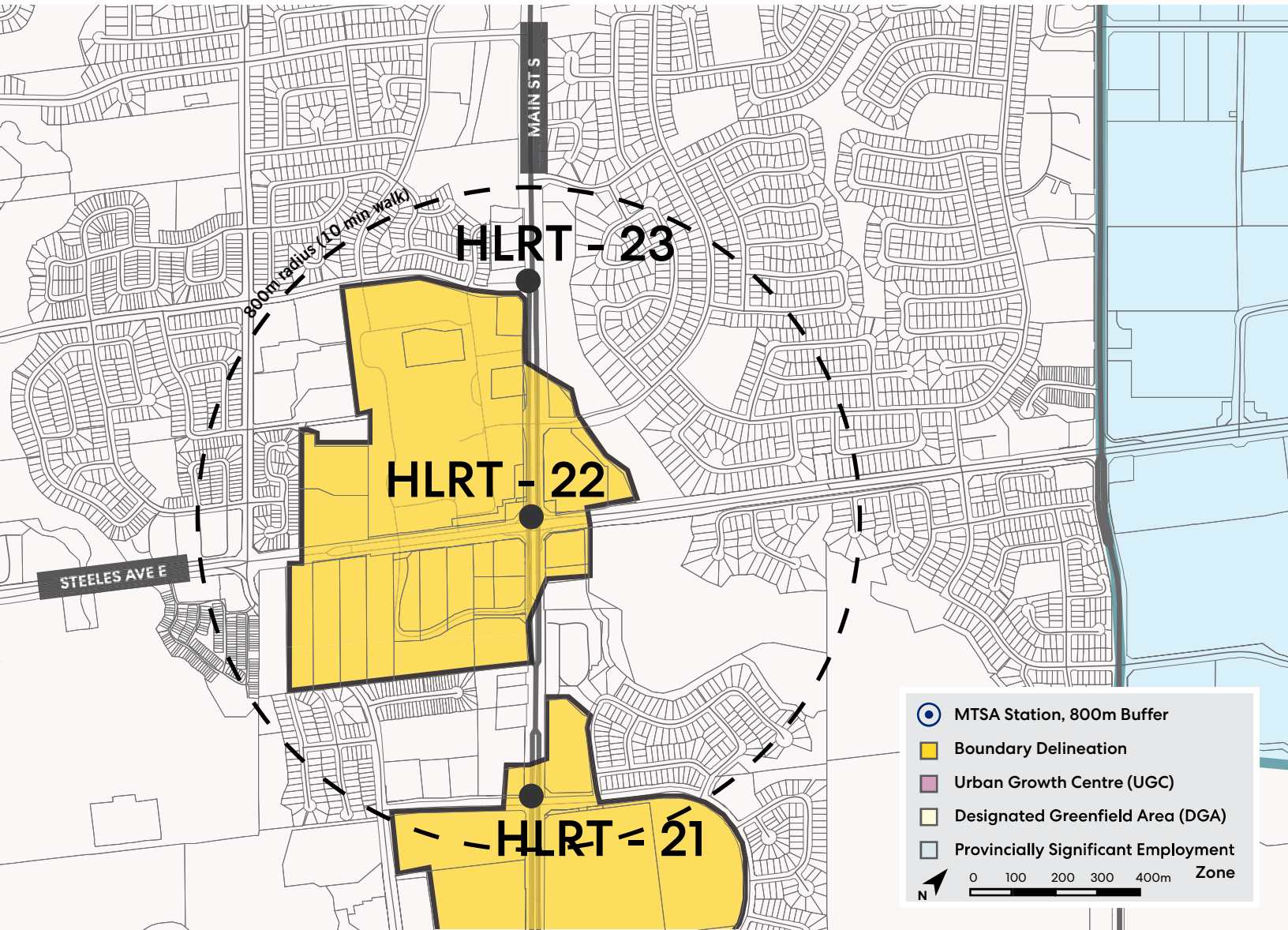
- Further study will be required to align policy objectives and in turn increase development and market potential.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 2,815

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	8,884
Employment	5,103
Total Density (ppj/ha)	69.6

MTSA Boundary Delineation - 2016 Baseline




Area (ha)	55
Population	1,993
Employment	2,831
Total Density (ppj/ha)	88
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	3,973

Municipality: **City of Brampton**

Corridor: **Hurontario LRT**

Growth Plan Priority: **Yes**

Combined Station: **HLRT - 23 / Charolais**

Development Capacity Rating:	
Zoning Capacity Rating:	
Infrastructure Capacity Cost Rating:	

RECOMMENDATIONS:

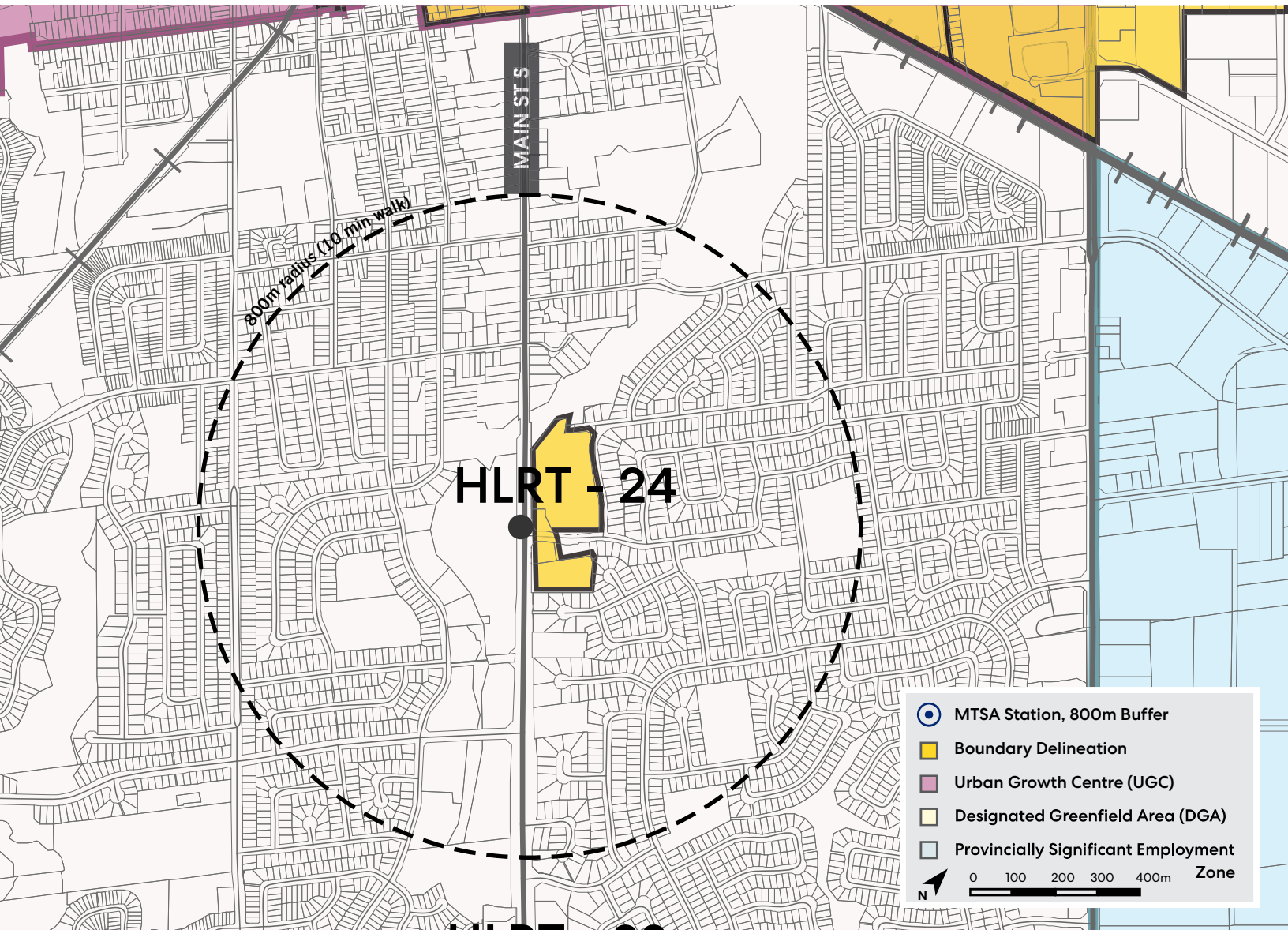
- No apparent policy or implementation barriers exist. However, regular monitoring and other maintenance-type measures should be explored to support and enhance existing conditions and activities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 3,973

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	6,211
Employment	704
Total Density (ppj/ha)	34.4

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	5
Population	42
Employment	248
Total Density (ppj/ha)	57
Growth Plan Minimum Density (ppj/ha)	160


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 531

Municipality: City of Brampton


Corridor: Hurontario LRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

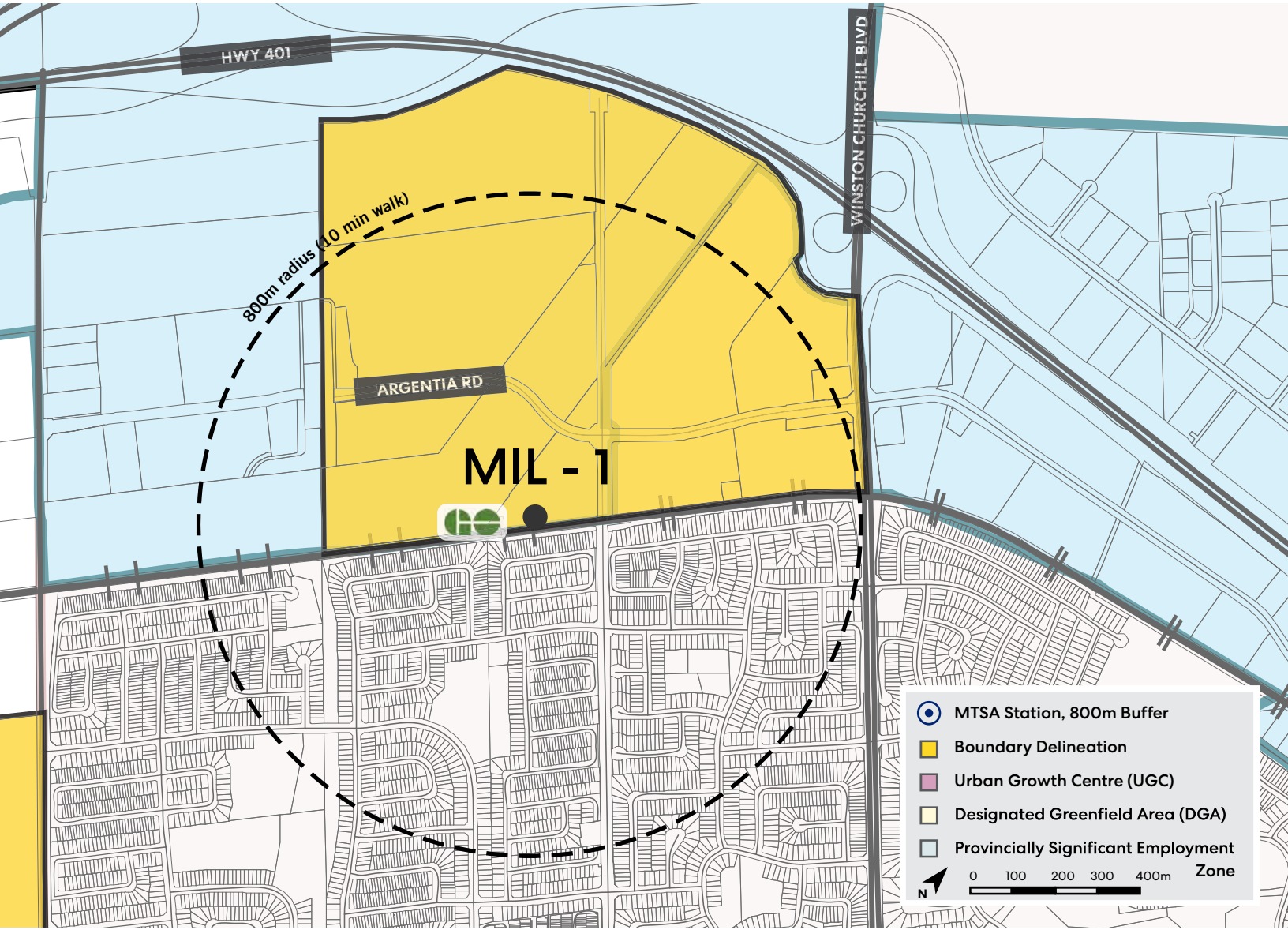
- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. Update Secondary Plan to support intensification.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

CLASSIFICATION: Planned

Regional Official Plan Minimum Density: N/A

Additional People and Jobs to Achieve ROP Minimum Density: N/A

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	6,144
Employment	1,345
Total Density (ppj/ha)	37.3

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	120
Population	7
Employment	1,515
Total Density (ppj/ha)	13
Growth Plan Minimum Density (ppj/ha)	150
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	16,519

Municipality: **City of Mississauga**


Corridor: **Milton GO**

Growth Plan Priority: **No**

Combined Station: **n/a**

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

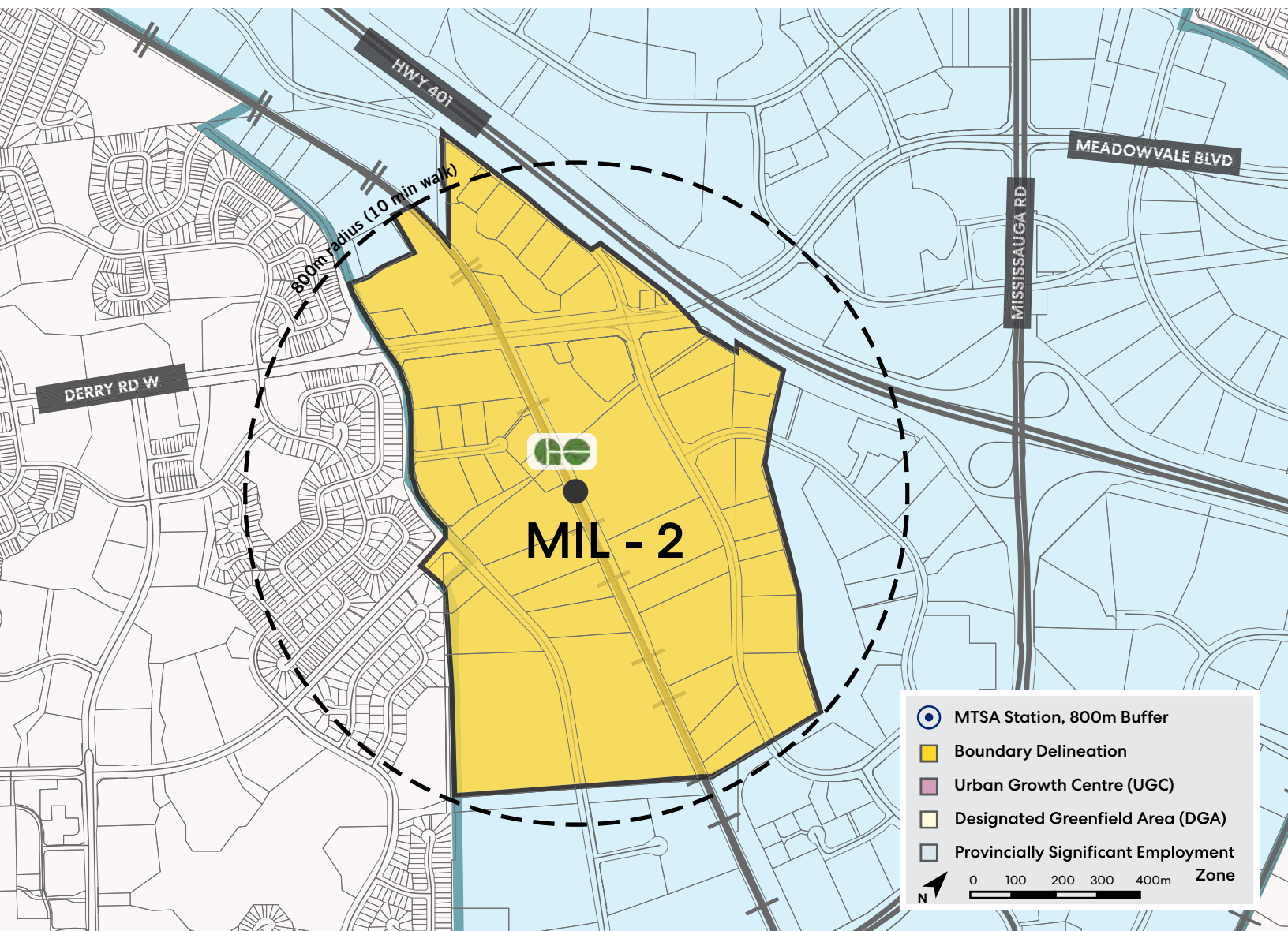
- Planning policy framework is in-place to support development. Complete comprehensive master plan in partnership with major stakeholders, including Metrolinx, and establish land use and zoning to support minimum densities.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

CLASSIFICATION: Planned

Regional Official Plan Minimum Density: **N/A**

Additional People and Jobs to Achieve ROP Minimum Density: **N/A**

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	2,234
Employment	8,230
Total Density (ppj/ha)	52.1

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	110
Population	49
Employment	5,174
Total Density (ppj/ha)	47
Growth Plan Minimum Density (ppj/ha)	150
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	11,272


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


Municipality: City of Mississauga


Corridor: Milton GO

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

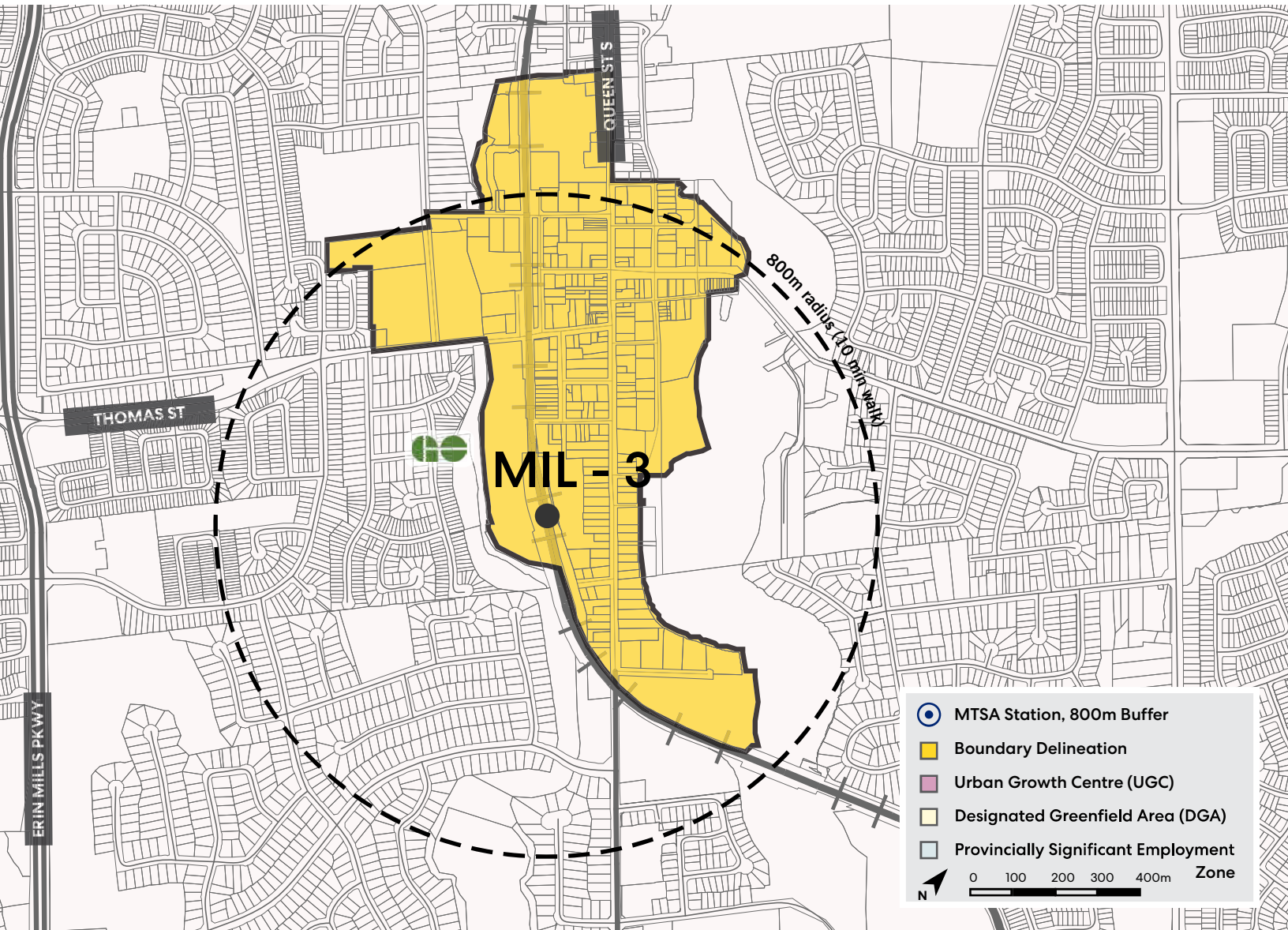
RECOMMENDATIONS:

- Planning policy framework is in-place to support development. Complete comprehensive master plan in partnership with major stakeholders, including Metrolinx, and establish land use and zoning to support minimum densities.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

CLASSIFICATION: Planned

Regional Official Plan Minimum Density: N/A

Additional People and Jobs to Achieve ROP Minimum Density: N/A



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	4,776
Employment	1,587
Total Density (ppj/ha)	31.7

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	72
Population	1,561
Employment	1,454
Total Density (ppj/ha)	42
Growth Plan Minimum Density (ppj/ha)	150


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 7,860

Municipality: City of Mississauga


Corridor: Milton GO

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

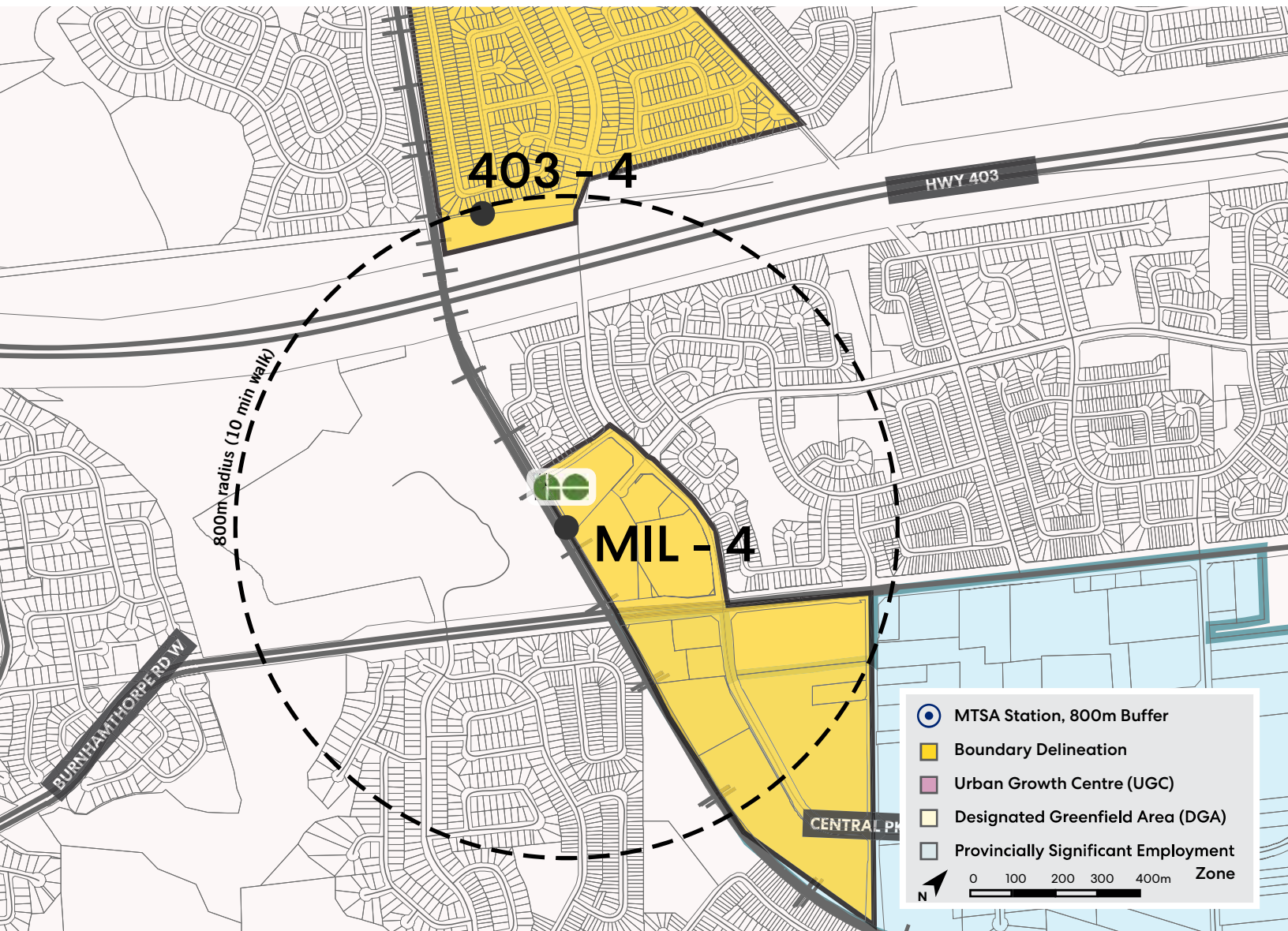
- Transit facilities and services, including accessibility and frequency, need significant improvement to sustain current and planned development activities.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

CLASSIFICATION: Planned

Regional Official Plan Minimum Density: N/A

Additional People and Jobs to Achieve ROP Minimum Density: N/A

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



- MTSA Station, 800m Buffer
- Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline	
Area (ha)	201
Population	4,895
Employment	2,312
Total Density (ppj/ha)	35.9
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	42
Population	474
Employment	2,485
Total Density (ppj/ha)	71
Growth Plan Minimum Density (ppj/ha)	150
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	3,308

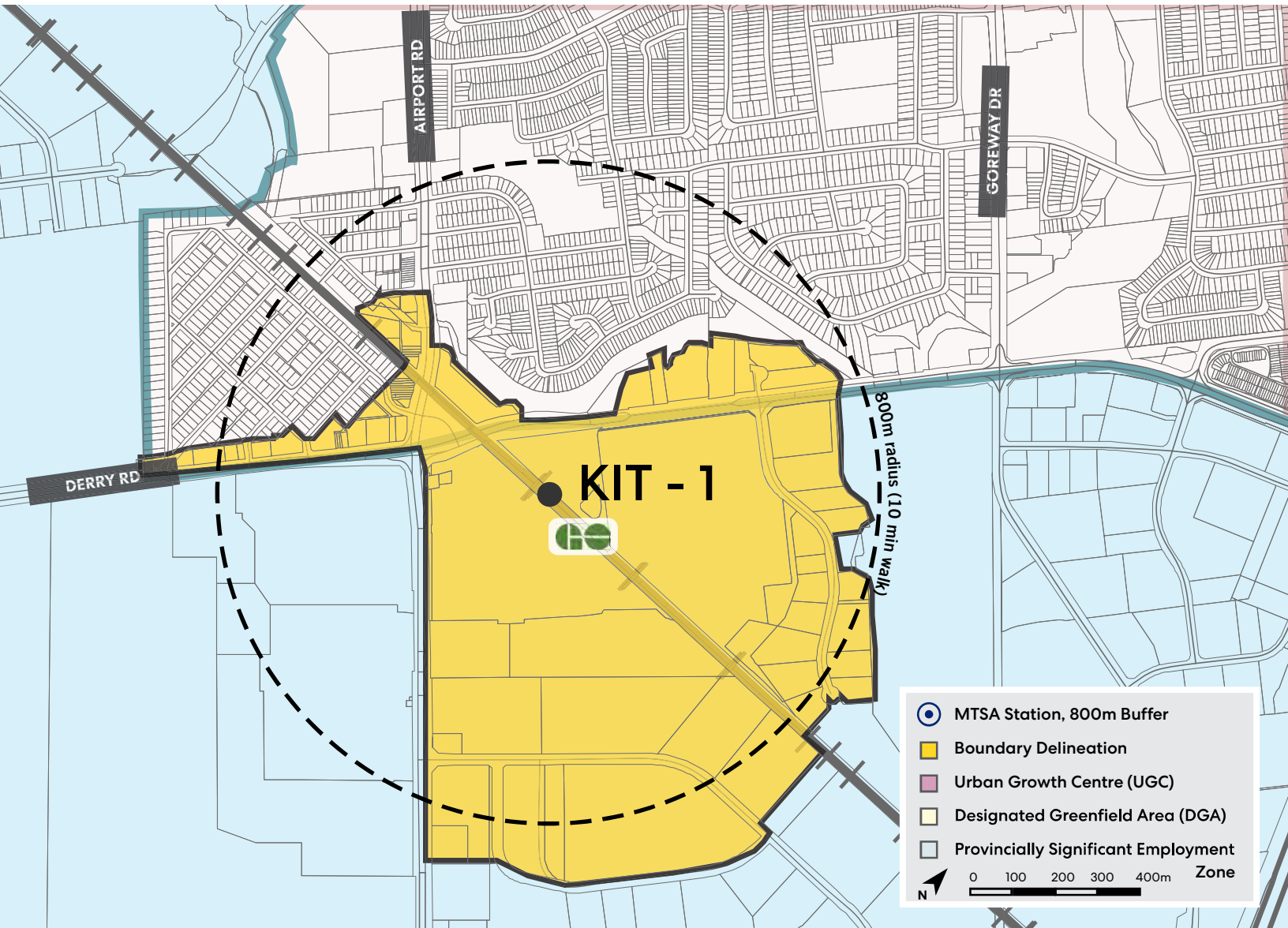
Municipality: City of Mississauga	Growth Plan Priority: No
Corridor: Milton GO	Combined Station: n/a

Development Capacity Rating:
Zoning Capacity Rating:
Infrastructure Capacity Cost Rating:

- RECOMMENDATIONS:**
- No apparent policy or implementation barriers exist. However, regular monitoring and other maintenance-type measures should be explored to support and enhance existing conditions and activities.
 - This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

CLASSIFICATION: Planned	
Regional Official Plan Minimum Density: N/A	Additional People and Jobs to Achieve ROP Minimum Density: N/A

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	2,789
Employment	4,304
Total Density (ppj/ha)	35.3

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	125
Population	649
Employment	4,497
Total Density (ppj/ha)	41
Growth Plan Minimum Density (ppj/ha)	150
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	13,540

Municipality: **City of Mississauga**


Corridor: **Kitchener GO**

Growth Plan Priority: **Yes**

Combined Station: **n/a**

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

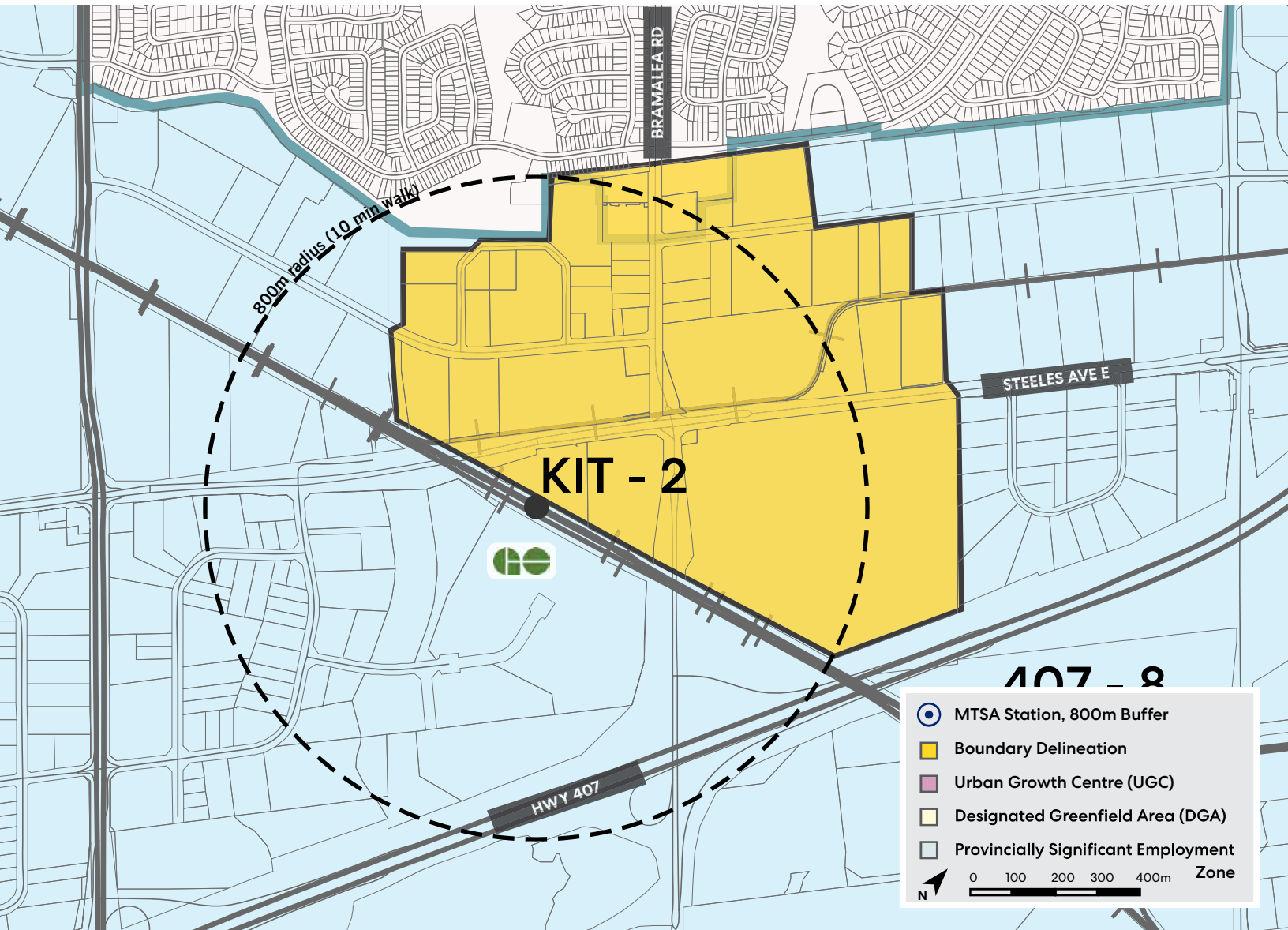
- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Malton GO's growth and development is limited by the Pearson International Airport Operating Area.

CLASSIFICATION: Secondary

Regional Official Plan Minimum Density: 100 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 7,311

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	192
Employment	3,368
Total Density (ppj/ha)	17.7

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	113
Population	206
Employment	3,627
Total Density (ppj/ha)	34
Growth Plan Minimum Density (ppj/ha)	150
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	13,183

Municipality: City of Brampton


Corridor: Kitchener GO

Growth Plan Priority: YES

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

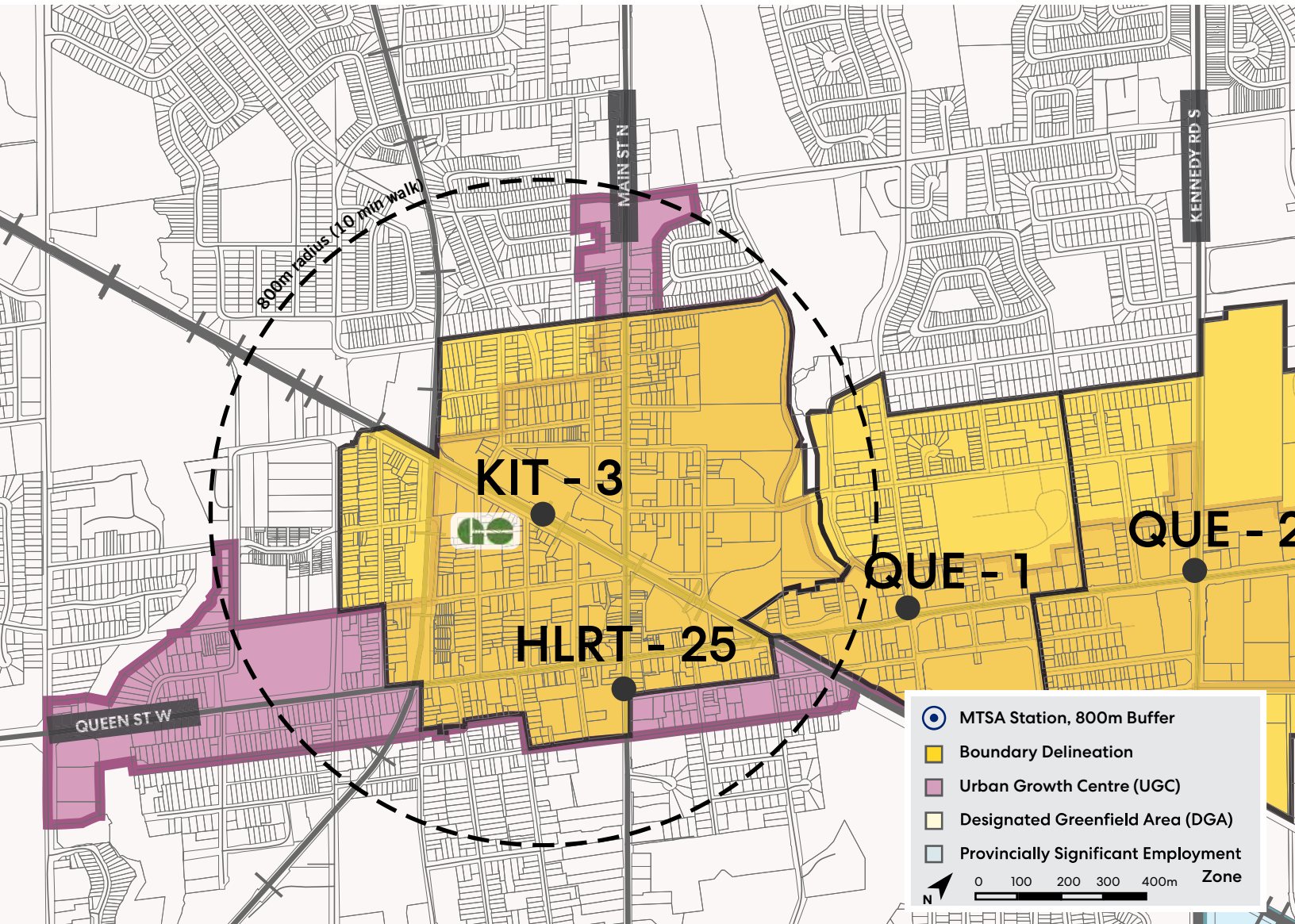
- In this specific case, minimum densities can be met if land use is updated, via an MCR, to support high intensification employment areas.
- Based on the development and infrastructure capacity of the MTSA and future updates to regional and local land use planning, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 150 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 13,183

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	7,934
Employment	3,859
Total Density (ppj/ha)	58.7

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	92
Population	4,679
Employment	3,372
Total Density (ppj/ha)	87
Growth Plan Minimum Density (ppj/ha)	150

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 5,762

Municipality: City of Brampton

Corridor: Kitchener GO

Growth Plan Priority: Yes

Combined Station: HLRT - 25 / Queen at Wellington

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

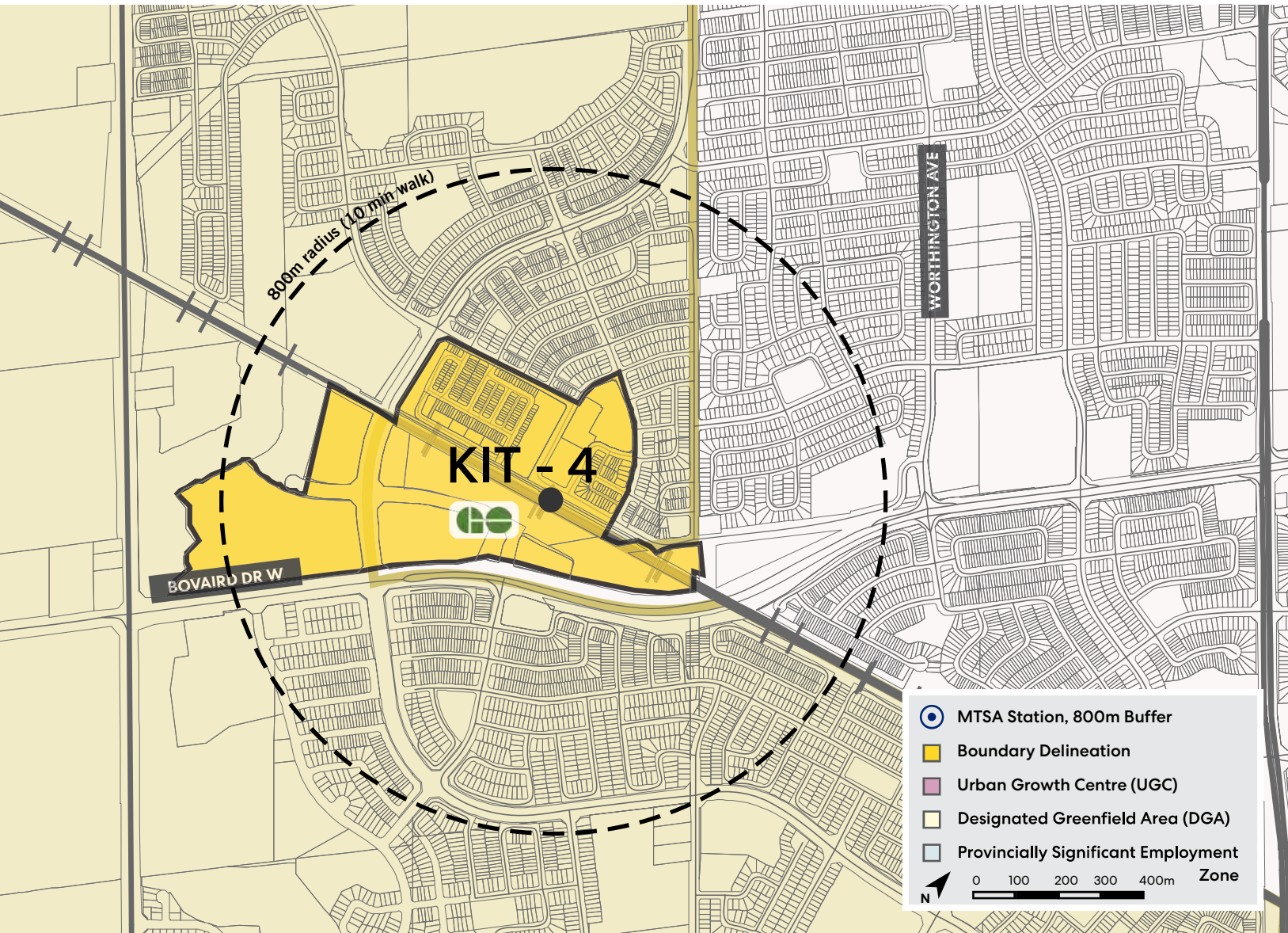
- Flood mitigation strategies, including the Downtown Brampton Flood Protection Project and Riverwalk Project, need to be implemented to meet minimum densities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The proposed Regional Official Plan Minimum Density will exceed the Growth Plan requirements to reflect existing local official plan policies.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 200 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 10,366

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	6,104
Employment	418
Total Density (ppj/ha)	32.5

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	43
Population	736
Employment	35
Total Density (ppj/ha)	18
Growth Plan Minimum Density (ppj/ha)	150


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 5,672

Municipality: City of Brampton


Corridor: Kitchener GO

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

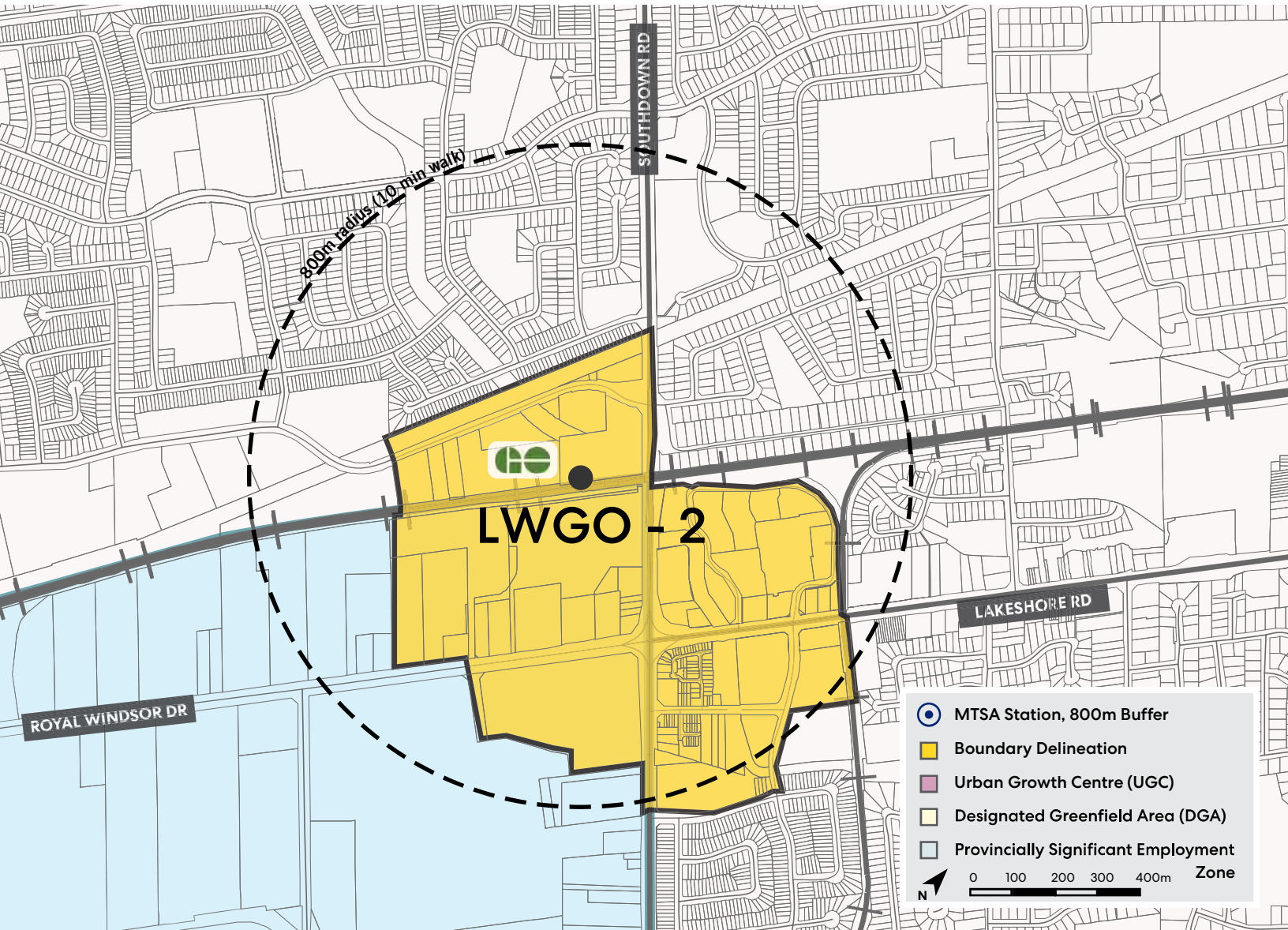
- No apparent policy or implementation barriers exist. However, regular monitoring and other maintenance-type measures should be explored to support and enhance existing conditions and activities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 150 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 5,672

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	6,180
Employment	1,911
Total Density (ppj/ha)	40.3

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	83
Population	2,438
Employment	887
Total Density (ppj/ha)	40
Growth Plan Minimum Density (ppj/ha)	150
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	9,066

Municipality: City of Mississauga


Corridor: Lakeshore GO

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

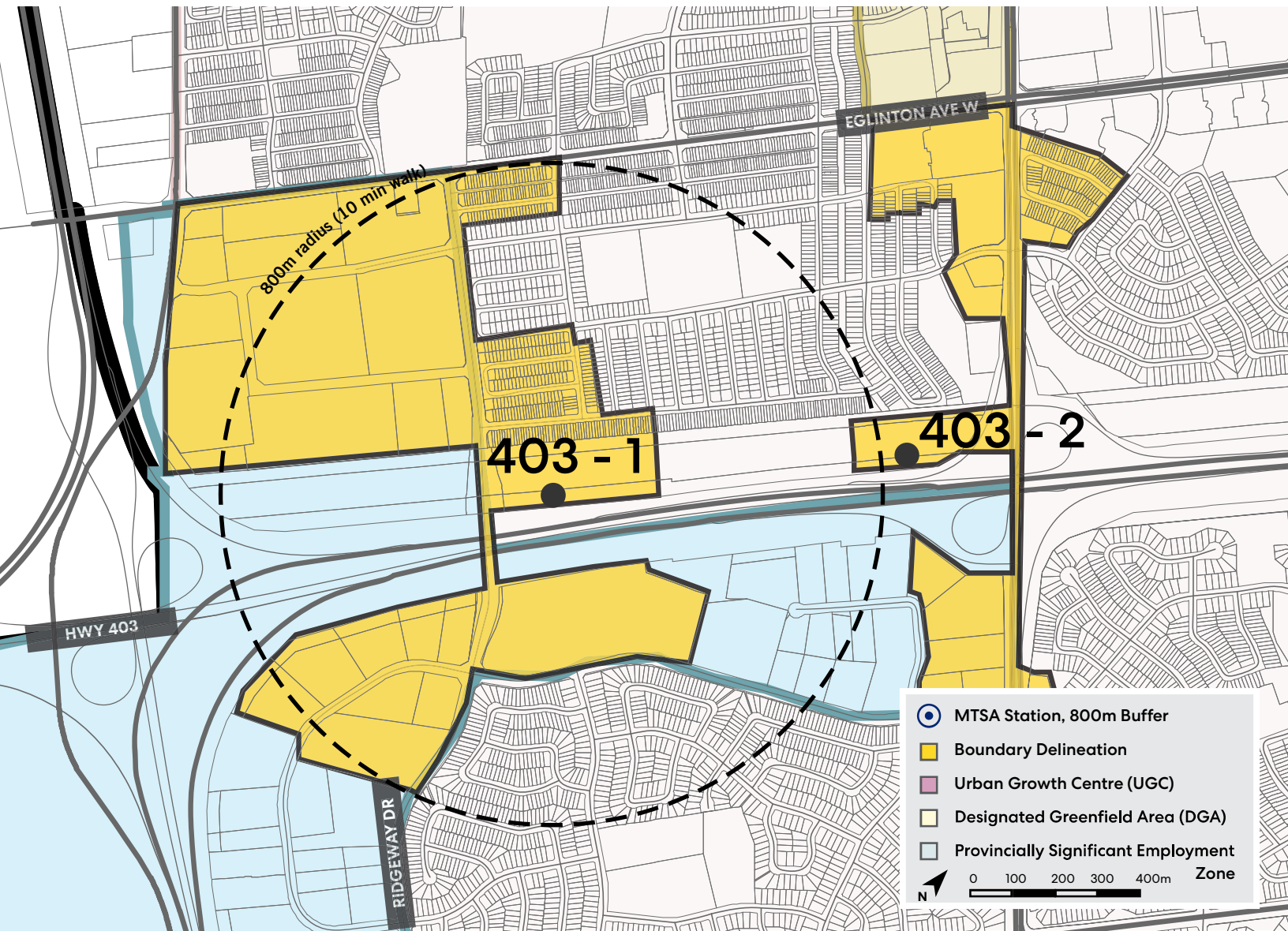
- Planning policy framework is in-place to support development. Complete comprehensive master plan in partnership with major stakeholders, including Metrolinx, and establish land use and zoning to support minimum densities.
- Based on the development and infrastructure capacity of the MTSA and future updates to regional and local land use planning, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 150 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 9,066

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



MTSA 800m Radius - 2016 Baseline ○

Area (ha)	201
Population	5,667
Employment	2,296
Total Density (ppj/ha)	39.6

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	95
Population	1130
Employment	1052
Total Density (ppj/ha)	22.9
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	13,025

Municipality: **City of Mississauga**

Corridor: **403 BRT**

Growth Plan Priority: **No**

Combined Station: **n/a**

Development Capacity Rating:	○
Zoning Capacity Rating:	○
Infrastructure Capacity Cost Rating:	○

RECOMMENDATIONS:

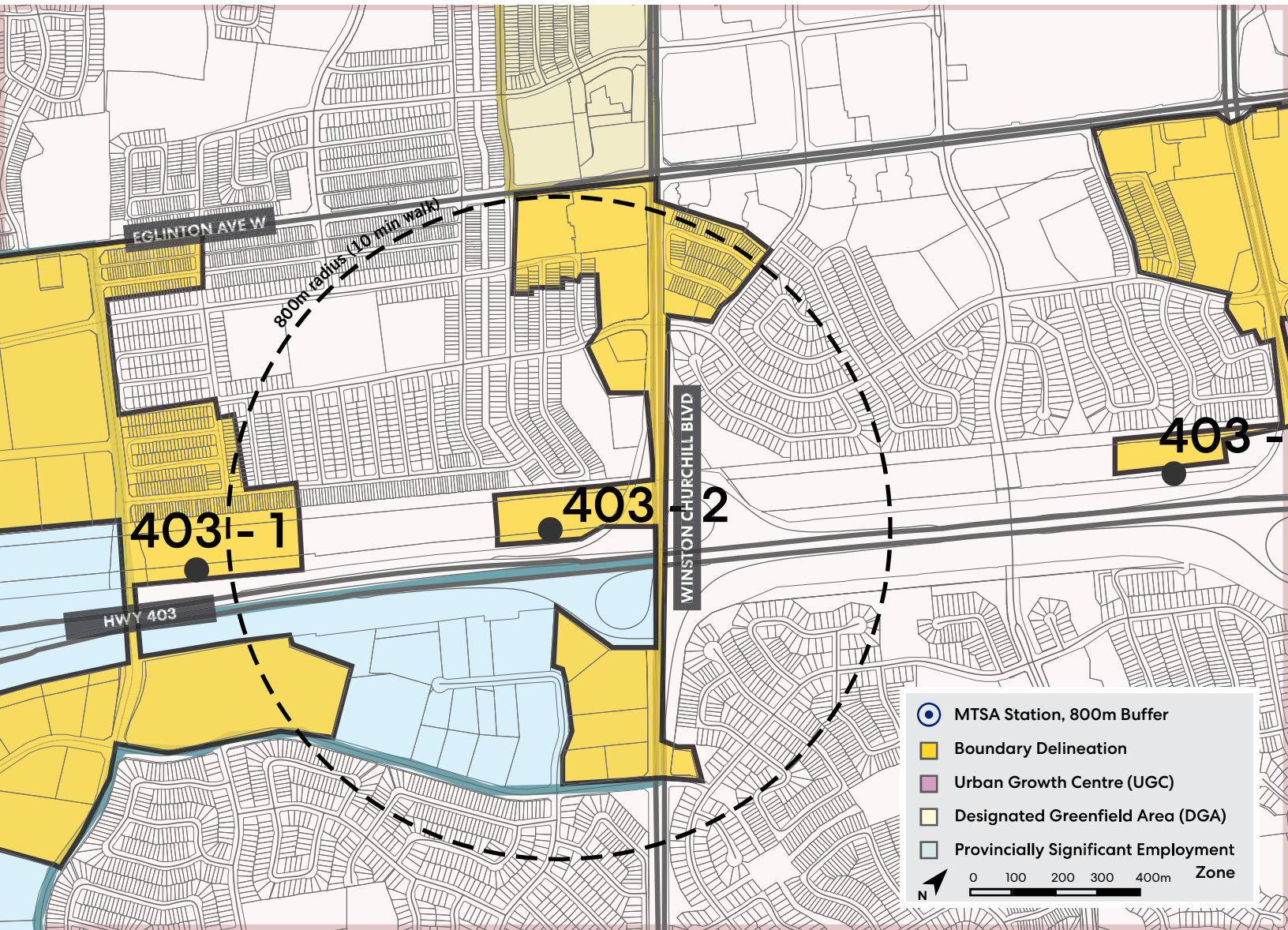
- Transit facilities and services, including accessibility and frequency, need significant improvement to sustain current and planned development activities.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

CLASSIFICATION: Planned

Regional Official Plan Minimum Density: **N/A**

Additional People and Jobs to Achieve ROP Minimum Density: **N/A**

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	201
Population	7,790
Employment	2,044
Total Density (ppj/ha)	48.9

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	32
Population	1293
Employment	377
Total Density (ppj/ha)	52
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 3483

Municipality: City of Mississauga

Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

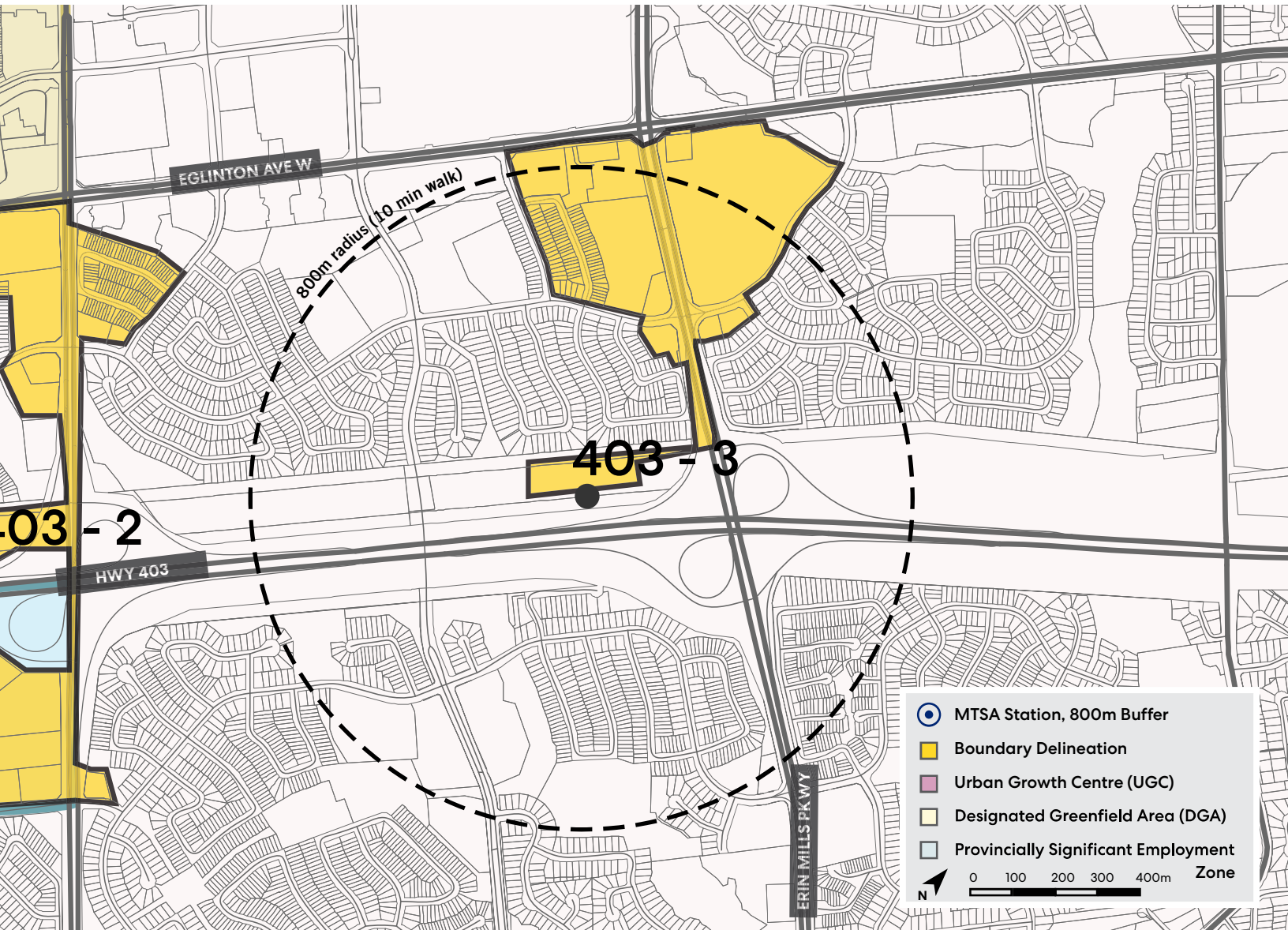
- Planning frameworks, including zoning and/or guidelines, should be reviewed to ensure supportive alignment with emerging conditions and needs.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. This MTSA's development and density is limited provincially significant employment zone and Highway 403 right of way.

CLASSIFICATION: Secondary

Regional Official Plan Minimum Density: 100 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 1550

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



- MTSA Station, 800m Buffer
- Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline ○

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

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	31
Population	445
Employment	3239
Total Density (ppj/ha)	117
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	1335

Municipality: City of Mississauga

Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

- Development Capacity Rating: ●
- Zoning Capacity Rating: ●
- Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

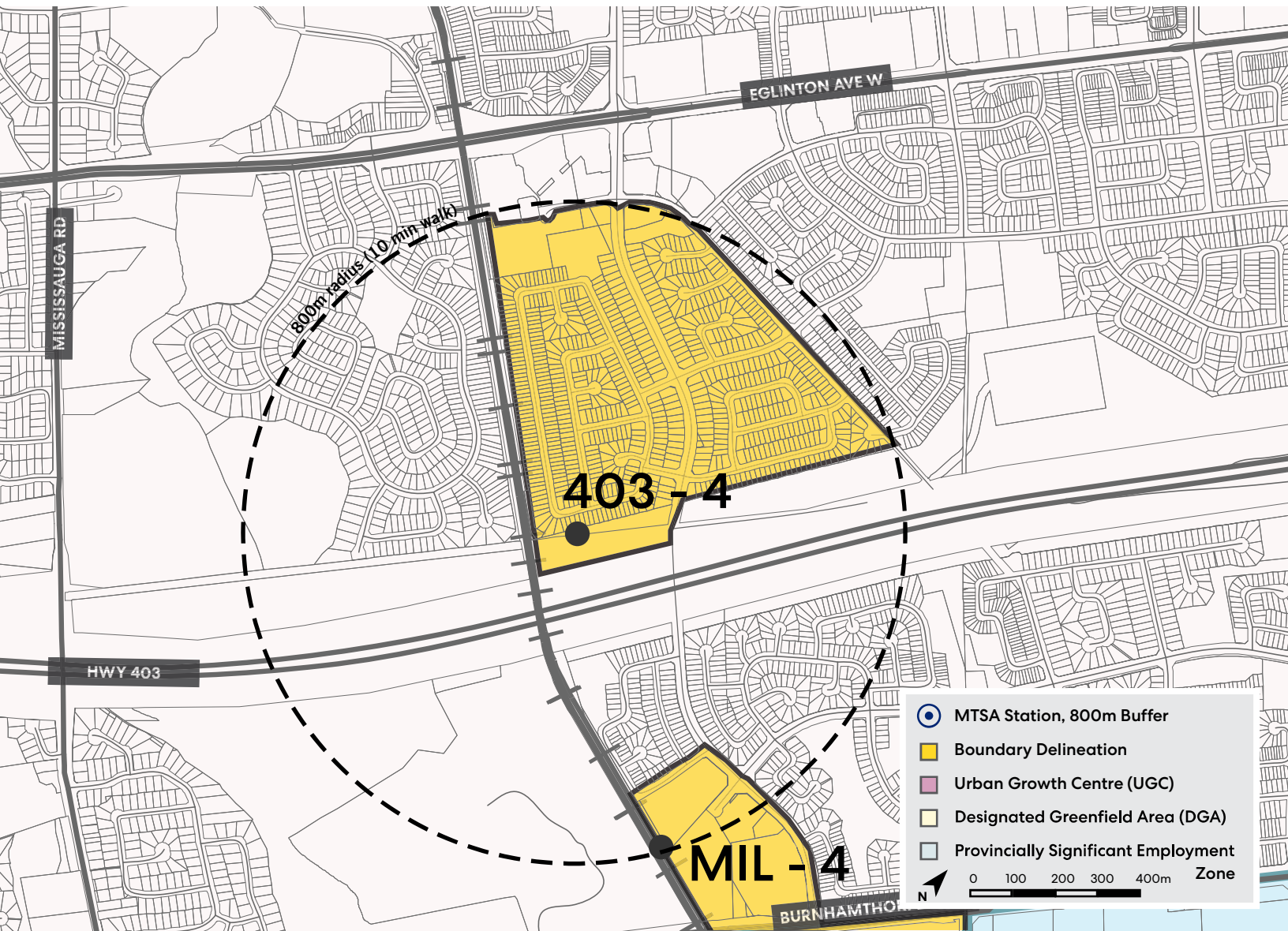
- Planning policy framework is in-place to support development. Comprehensive master plan together with updated zoning and/or land use to support intensification to be developed in collaboration with Credit Valley Hospital.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 1335

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



MTSA 800m Radius - 2016 Baseline ○

Area (ha)	201
Population	6,417
Employment	496
Total Density (ppj/ha)	34.4

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	51
Population	2,048
Employment	128
Total Density (ppj/ha)	42
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	6025

Municipality: City of Mississauga

Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: ○

Zoning Capacity Rating: ○

Infrastructure Capacity Cost Rating: ○

RECOMMENDATIONS:

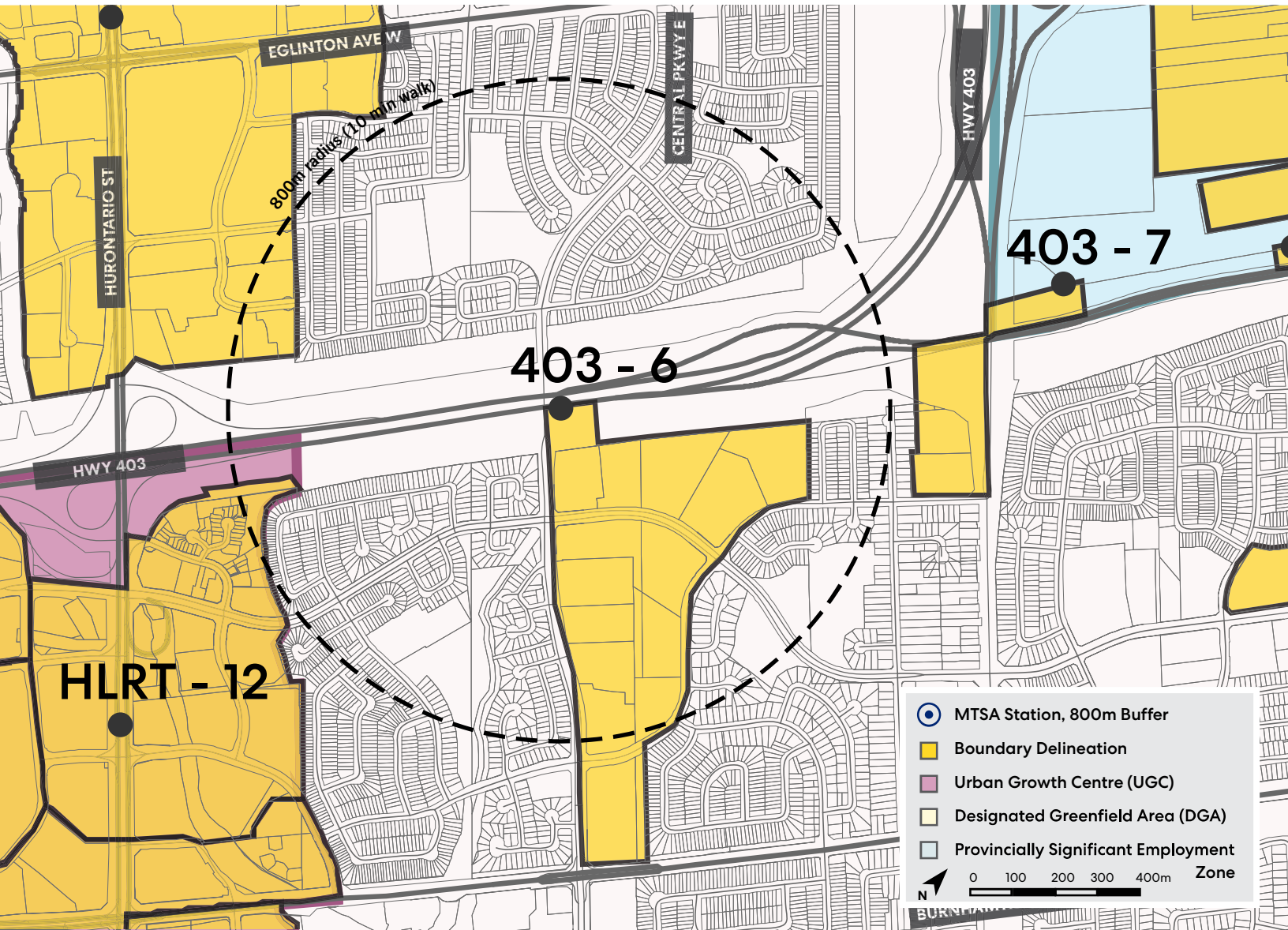
- Land use needs to be updated, via an MCR, to permit mixed-use intensification and meet minimum densities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Creditview's development and density is limited by the limited number of parcels for intensification, and restricted access across the GO rail corridor and Highway 403.

CLASSIFICATION: Secondary

Regional Official Plan
Minimum Density: 50 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 387

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



MTSA 800m Radius - 2016 Baseline ○

Area (ha)	201
Population	8,752
Employment	970
Total Density (ppj/ha)	48.4

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	35
Population	1,557
Employment	138
Total Density (ppj/ha)	49
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	3,885

Municipality: City of Mississauga

Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating:	○
Zoning Capacity Rating:	○
Infrastructure Capacity Cost Rating:	○

RECOMMENDATIONS:

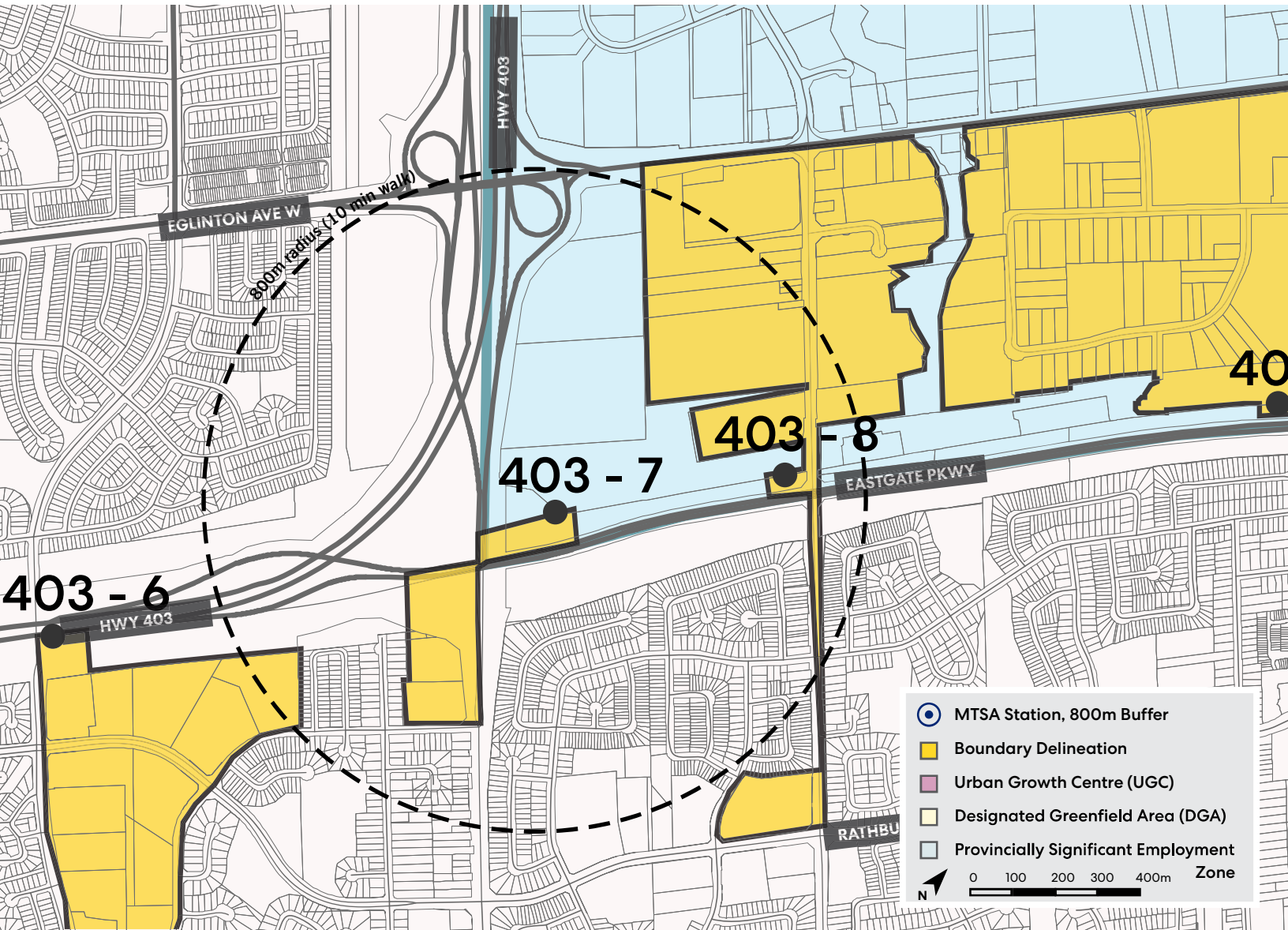
- Comprehensive master plan and update zoning to support intensification.
- Evaluate potential flood risk and environmentally sensitive lands, and identify potential infrastructure improvements to support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Central Parkway's growth and development is limited by moderate flood risk, environmentally sensitive lands and barriers for concentrated growth north of Highway 403.

CLASSIFICATION: Secondary

Regional Official Plan Minimum Density: 50 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 48

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



MTSA 800m Radius - 2016 Baseline ○

Area (ha)	201
Population	5,179
Employment	1,655
Total Density (ppj/ha)	34.0

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	8
Population	291
Employment	57
Total Density (ppj/ha)	42
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	980

Municipality: City of Mississauga

Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: ○

Zoning Capacity Rating: ○

Infrastructure Capacity Cost Rating: ○

RECOMMENDATIONS:

- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Cawthra's growth and development is limited by moderate flood risk, the Highway 403, and irregular parcel size and availability for intensification.

CLASSIFICATION: Secondary

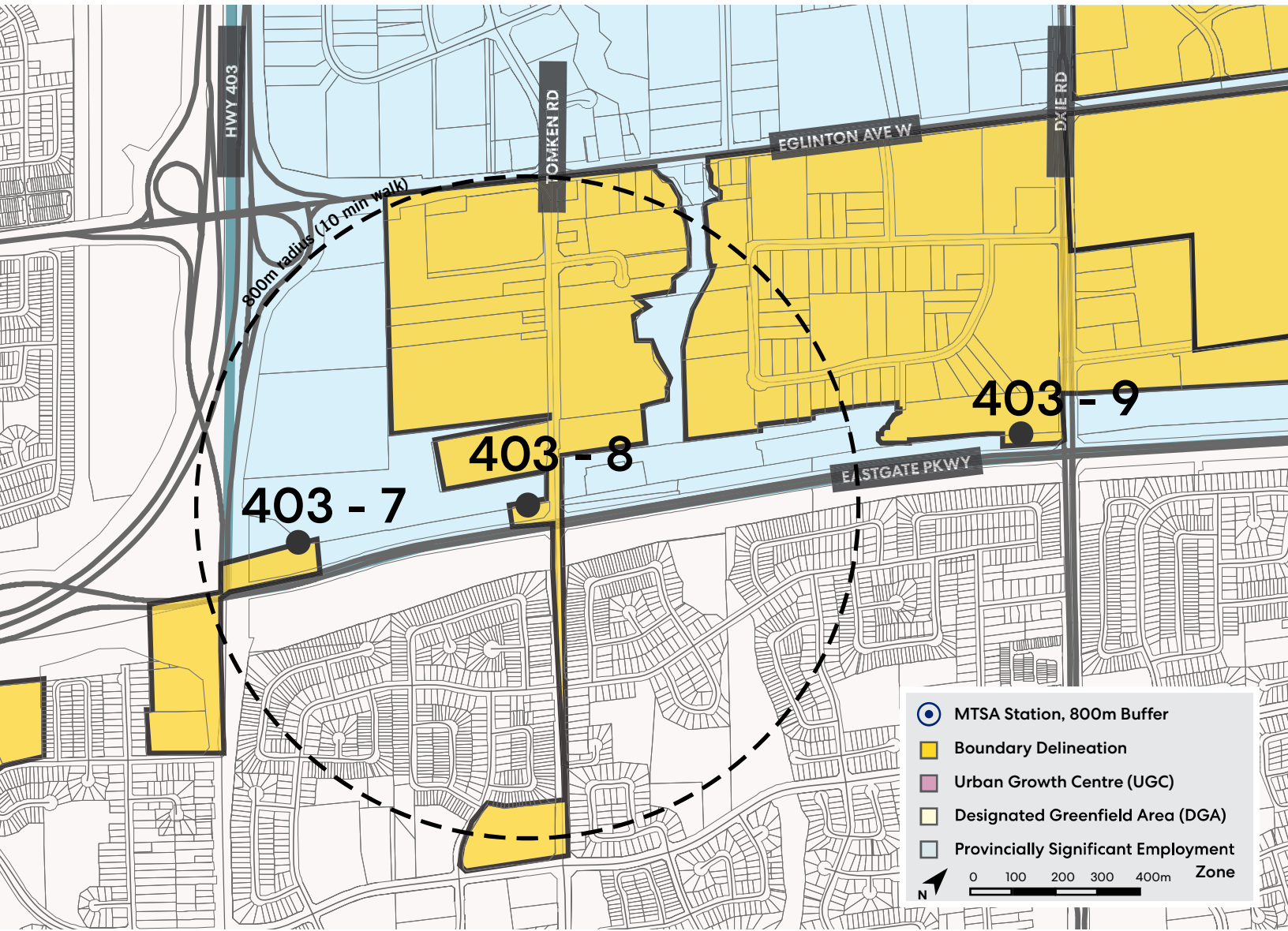
Regional Official Plan

Minimum Density: 50 ppj/ha

Additional People and Jobs to Achieve ROP

Minimum Density: 66

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



- MTSA Station, 800m Buffer
- Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline ○	
Area (ha)	201
Population	3,691
Employment	2,284
Total Density (ppj/ha)	29.7
MTSA Boundary Delineation - 2016 Baseline 	
Area (ha)	49
Population	198
Employment	832
Total Density (ppj/ha)	21
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	6,791

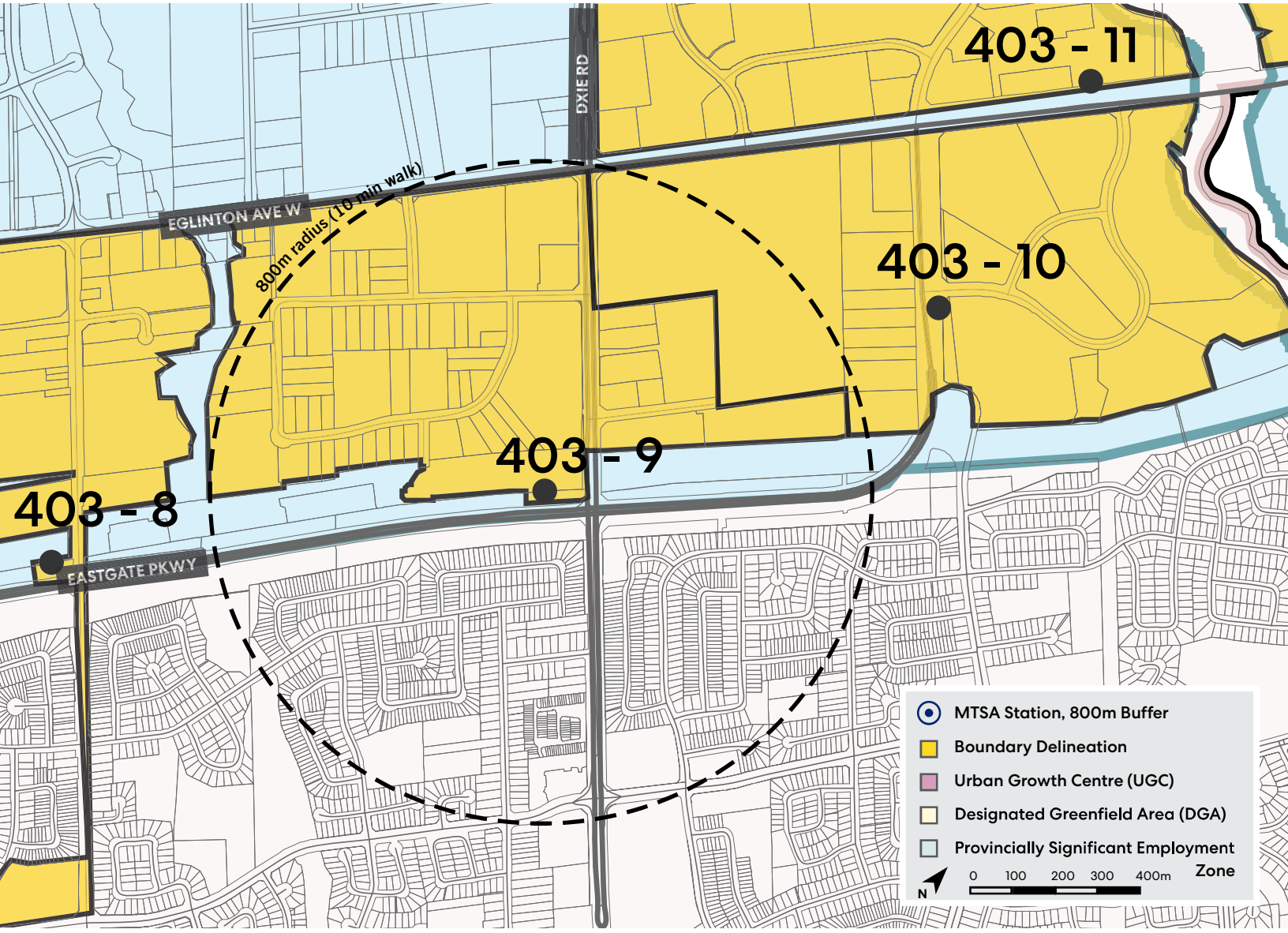
Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: 403 BRT	Combined Station: n/a

Development Capacity Rating:	●
Zoning Capacity Rating:	●
Infrastructure Capacity Cost Rating:	●

- RECOMMENDATIONS:**
- In the long term, public infrastructure investment, in combination with updated planning policies and land uses, are required to match market demands for development.
 - Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary	
Regional Official Plan Minimum Density: 160 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 6,791

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



MTSA 800m Radius - 2016 Baseline ○

Area (ha)	201
Population	3,649
Employment	4,047
Total Density (ppj/ha)	38.3

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	76
Population	7
Employment	1896
Total Density (ppj/ha)	25
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	10,203

Municipality: City of Mississauga

Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: ○

Zoning Capacity Rating: ○

Infrastructure Capacity Cost Rating: ○

RECOMMENDATIONS:

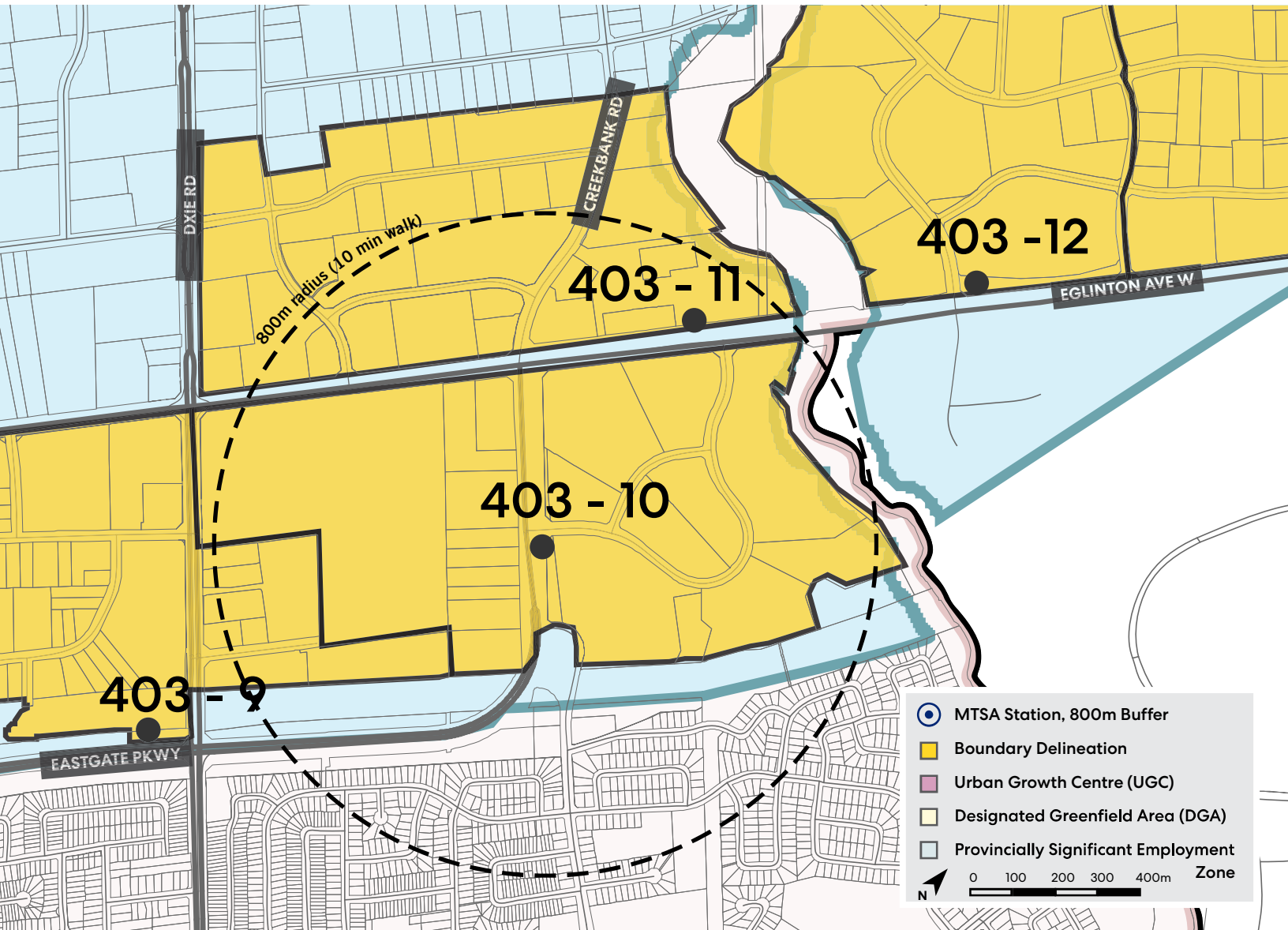
- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Dixie's growth and development is limited by moderate flood risk and limited sports and recreational facilities.

CLASSIFICATION: Secondary

Regional Official Plan
Minimum Density: 100 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 5,663

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



- MTSA Station, 800m Buffer
- Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA 800m Radius - 2016 Baseline	
Area (ha)	199
Population	1,735
Employment	13,461
Total Density (ppj/ha)	76.3
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	92
Population	0
Employment	5,687
Total Density (ppj/ha)	62
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	9,043

Municipality: City of Mississauga	Growth Plan Priority: Yes
Corridor: 403 BRT	Combined Station: n/a

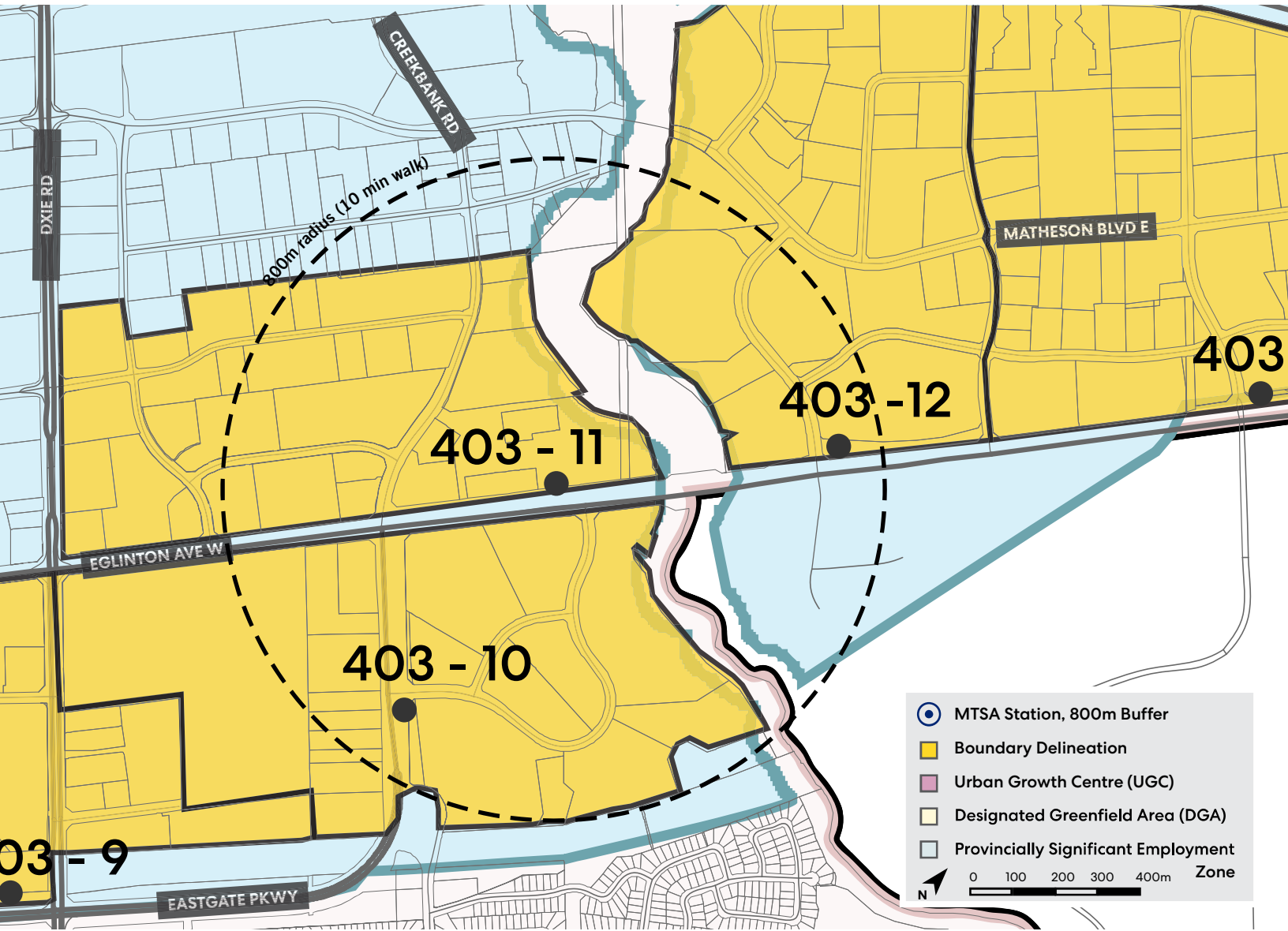
Development Capacity Rating:	
Zoning Capacity Rating:	
Infrastructure Capacity Cost Rating:	

- RECOMMENDATIONS:**
- In the long term, public infrastructure investment, in combination with updated planning policies and land uses, are required to match market demands for development.
 - Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha	Additional People and Jobs to Achieve ROP Minimum Density: 9,043
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*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)



MTSA 800m Radius - 2016 Baseline

Area (ha)	178
Population	0
Employment	15,760
Total Density (ppj/ha)	88.3

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	72
Population	0
Employment	7,143
Total Density (ppj/ha)	100
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	4,309

Municipality: City of Mississauga

Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating:	●
Zoning Capacity Rating:	●
Infrastructure Capacity Cost Rating:	●

RECOMMENDATIONS:

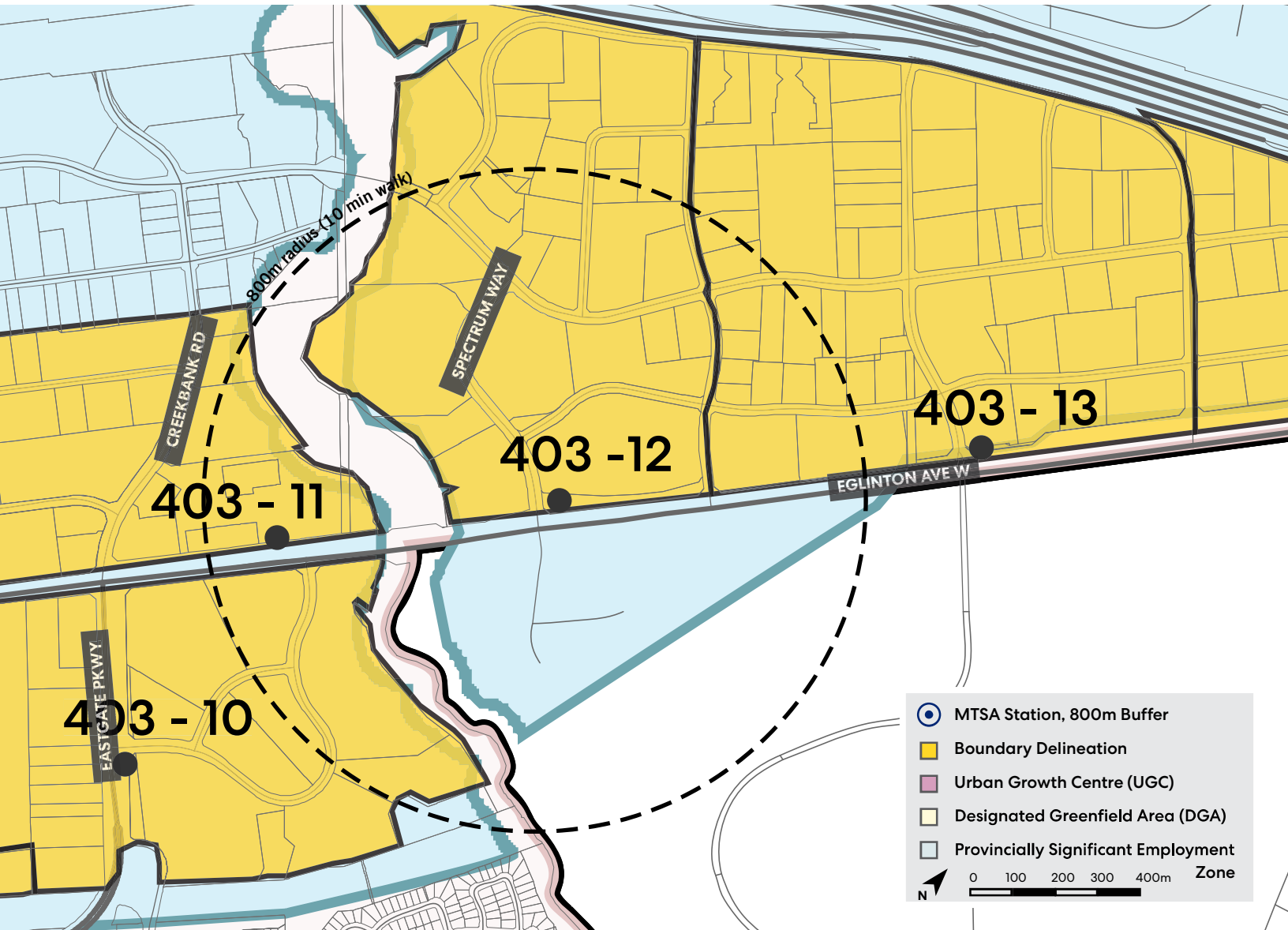
- In the long term, public infrastructure investment, in combination with updated planning policies and land uses, are required to match market demands for development.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 4,309

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	130
Population	0
Employment	11,618
Total Density (ppj/ha)	89.6

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	92
Population	0
Employment	5,919
Total Density (ppj/ha)	65
Growth Plan Minimum Density (ppj/ha)	160


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 8,733

Municipality: City of Mississauga


Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

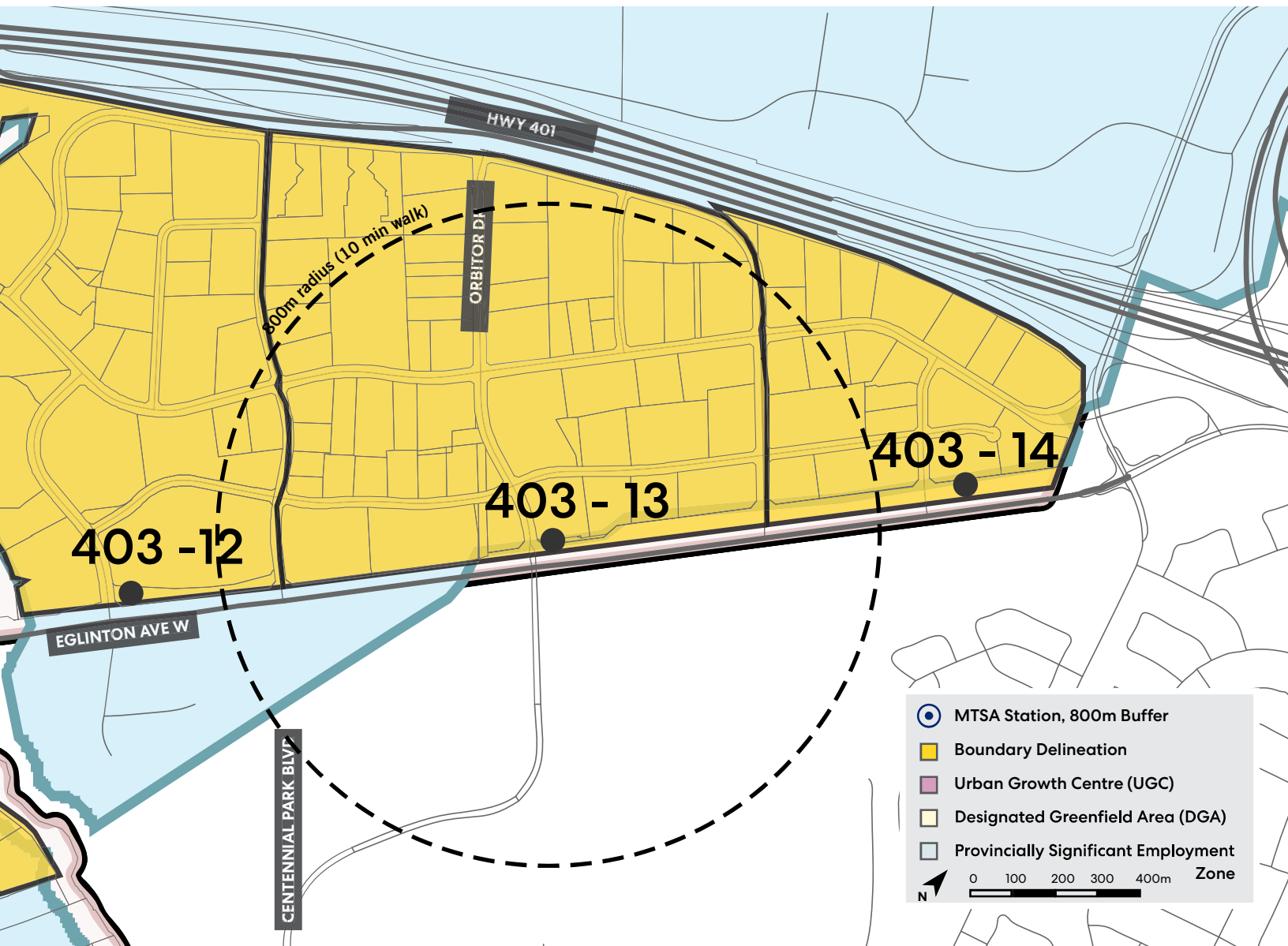
- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 8,733

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



MTSA 800m Radius - 2016 Baseline

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

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	109
Population	0
Employment	9,416
Total Density (ppj/ha)	87
Growth Plan Minimum Density (ppj/ha)	160


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 7,963

Municipality: City of Mississauga


Corridor: 403 BRT

Growth Plan Priority: Yes

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

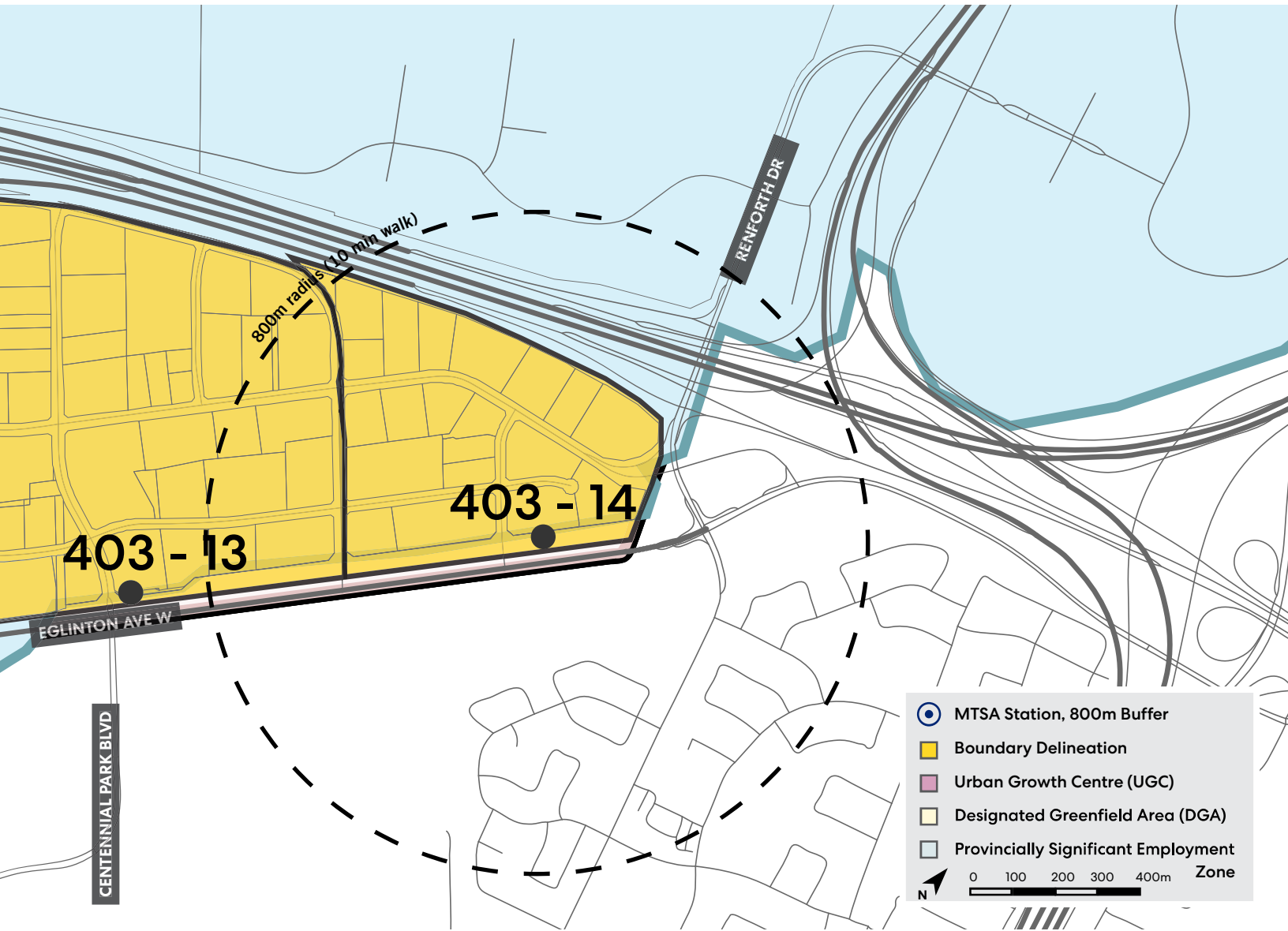
- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Orbitor's growth and development is limited by moderate flood risk.

CLASSIFICATION: Secondary

Regional Official Plan Minimum Density: 100 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 1,446

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	83
Population	0
Employment	7,748
Total Density (ppj/ha)	93.7

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	40
Population	0
Employment	4,383
Total Density (ppj/ha)	108
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	2,092

Municipality: **City of Mississauga**

Corridor: **403 BRT**

Growth Plan Priority: **Yes**

Combined Station: **n/a**

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 2,092

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