

Major Transit Station Area Study



MTSA Profiles - Part 2

December 2020

Dundas Bus Rapid Transit
Queen Street Bus Rapid Transit
Highway 407 Bus Rapid Transit
Lakeshore Bus Rapid Transit
Transit Hubs

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**

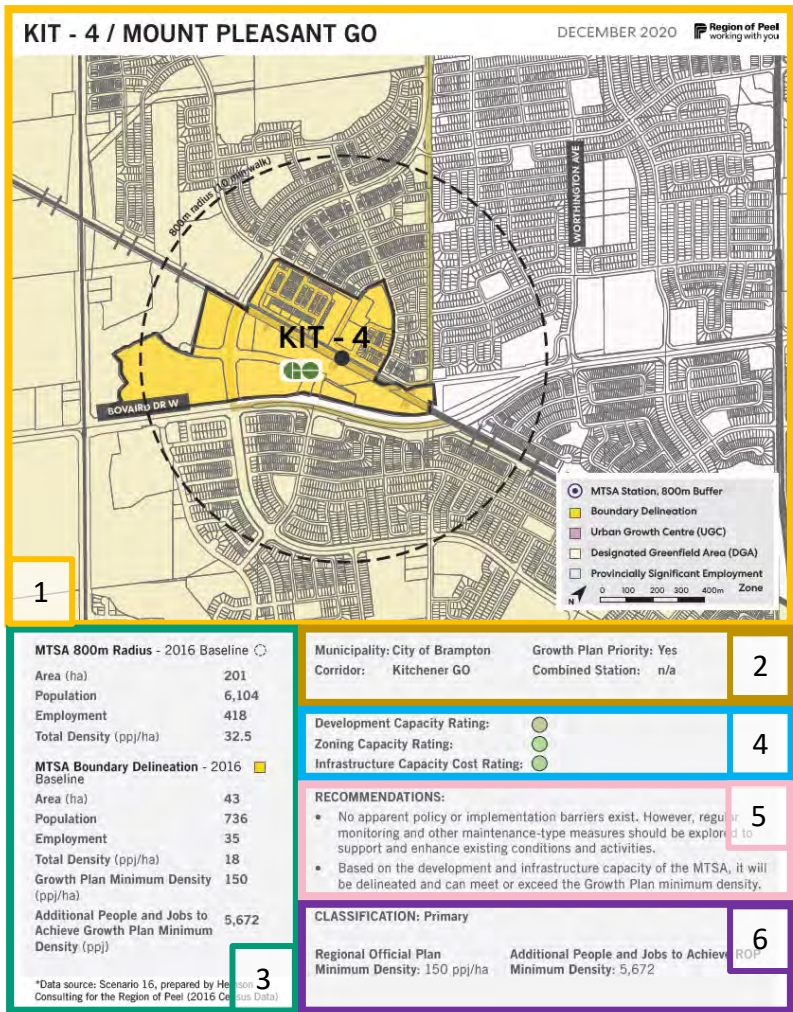
- General Information (Growth Plan Priority, Corridor, Location) **2**

- 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**

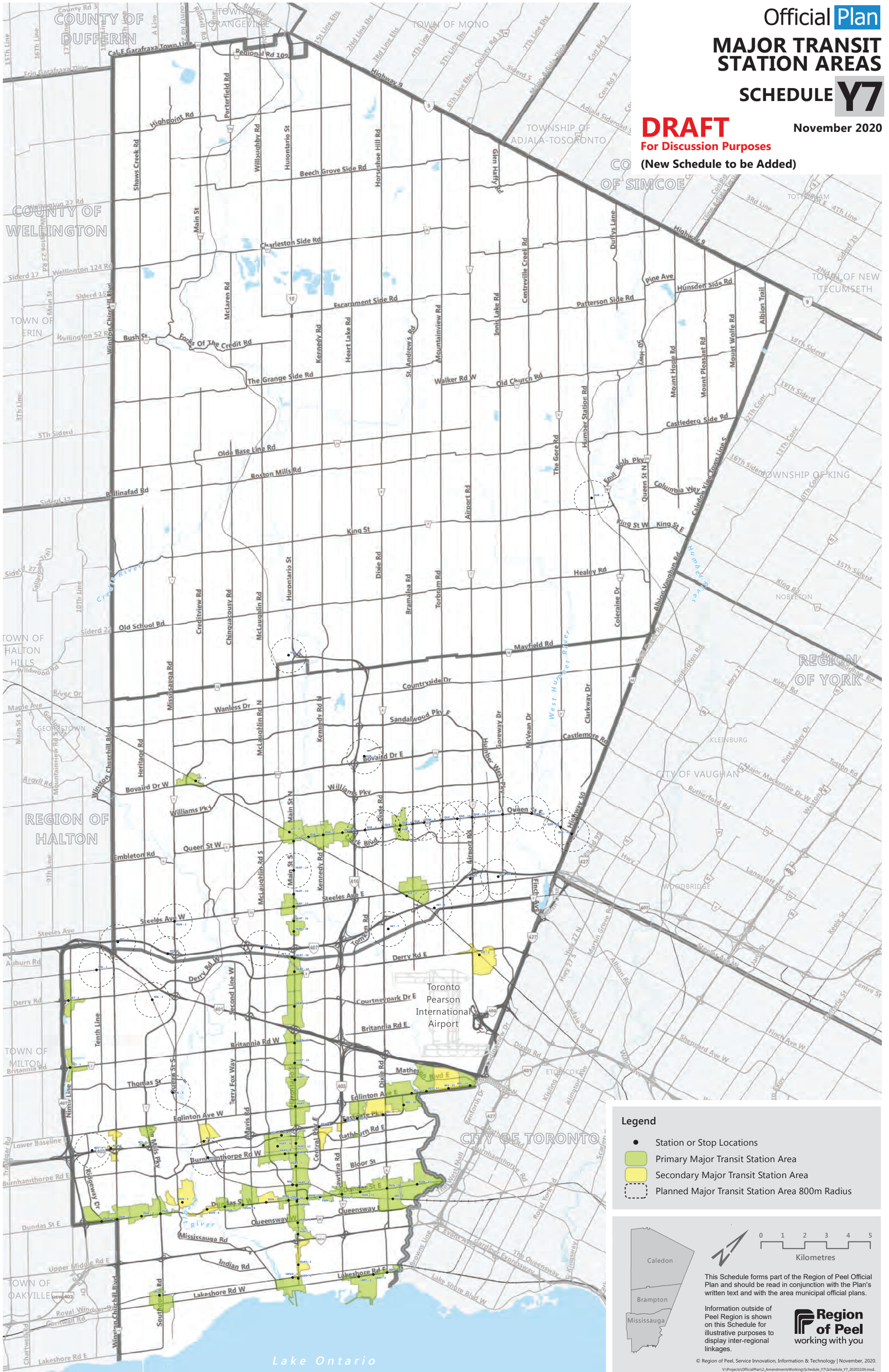
- Proposed Regional Official Plan Classification and Minimum Density **6**



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

DRAFT
 For Discussion Purposes
 (New Schedule to be Added)

November 2020



Legend

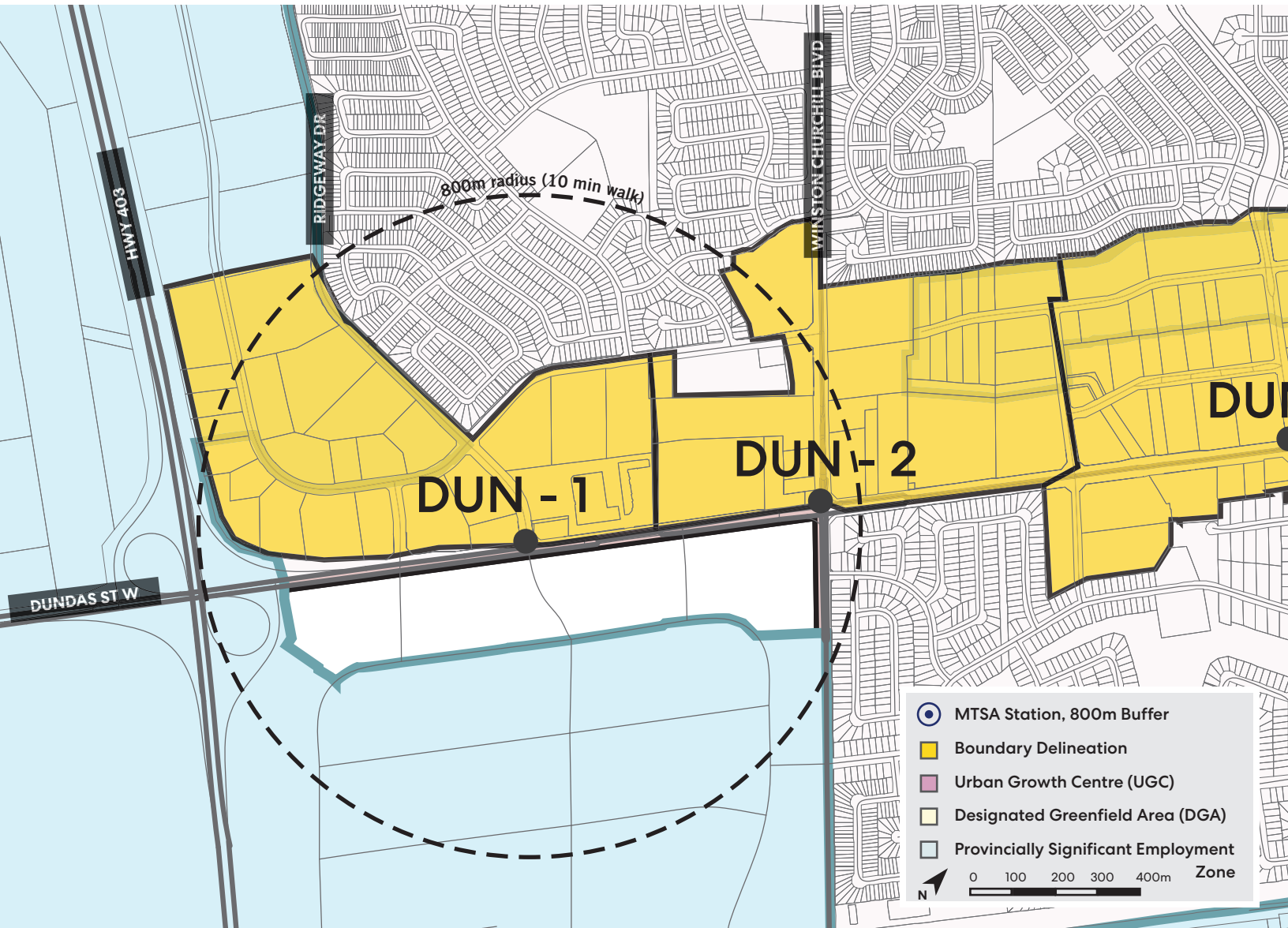
- Station or Stop Locations
- Primary Major Transit Station Area
- Secondary Major Transit Station Area
- Planned Major Transit Station Area 800m Radius

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
working with you



● 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)	104
Population	2,016
Employment	2,224
Total Density (ppj/ha)	40.9
MTSA Boundary Delineation - 2016 Baseline 	
Area (ha)	53
Population	5
Employment	1,517
Total Density (ppj/ha)	29
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	7,015

Municipality: City of Mississauga	Growth Plan Priority: No
Corridor: Dundas BRT	Combined Station: n/a

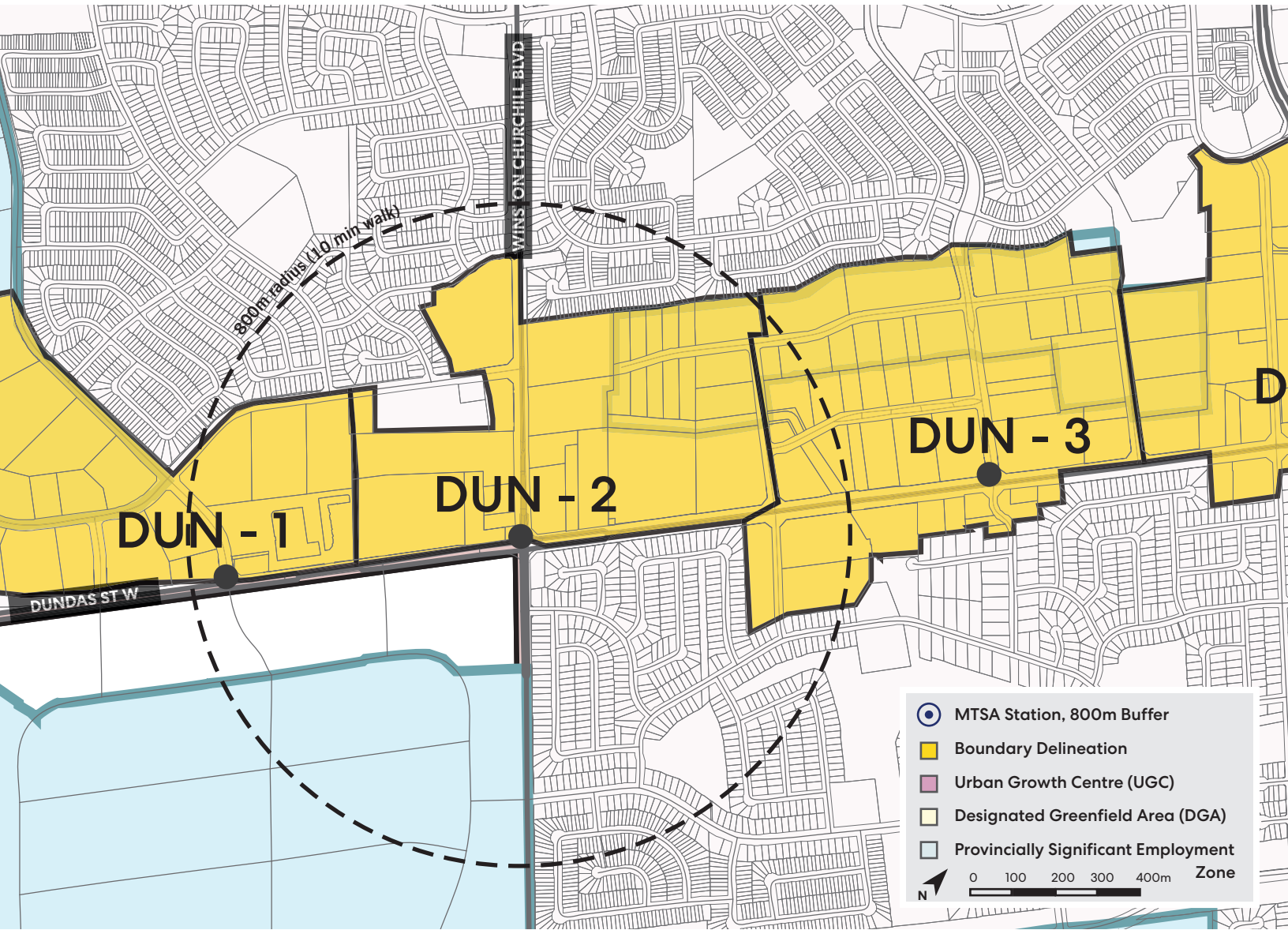
Development Capacity Rating: ●
Zoning Capacity Rating: ●
Infrastructure Capacity Cost Rating:

- RECOMMENDATIONS:**
- Transit facilities and services, including accessibility and frequency, need significant improvement to sustain current and planned development activities.
 - 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: 7,015
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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)	155
Population	3,335
Employment	3,478
Total Density (ppj/ha)	44.0

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	50
Population	325
Employment	1,953
Total Density (ppj/ha)	46
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 5,696

Municipality: City of Mississauga

Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

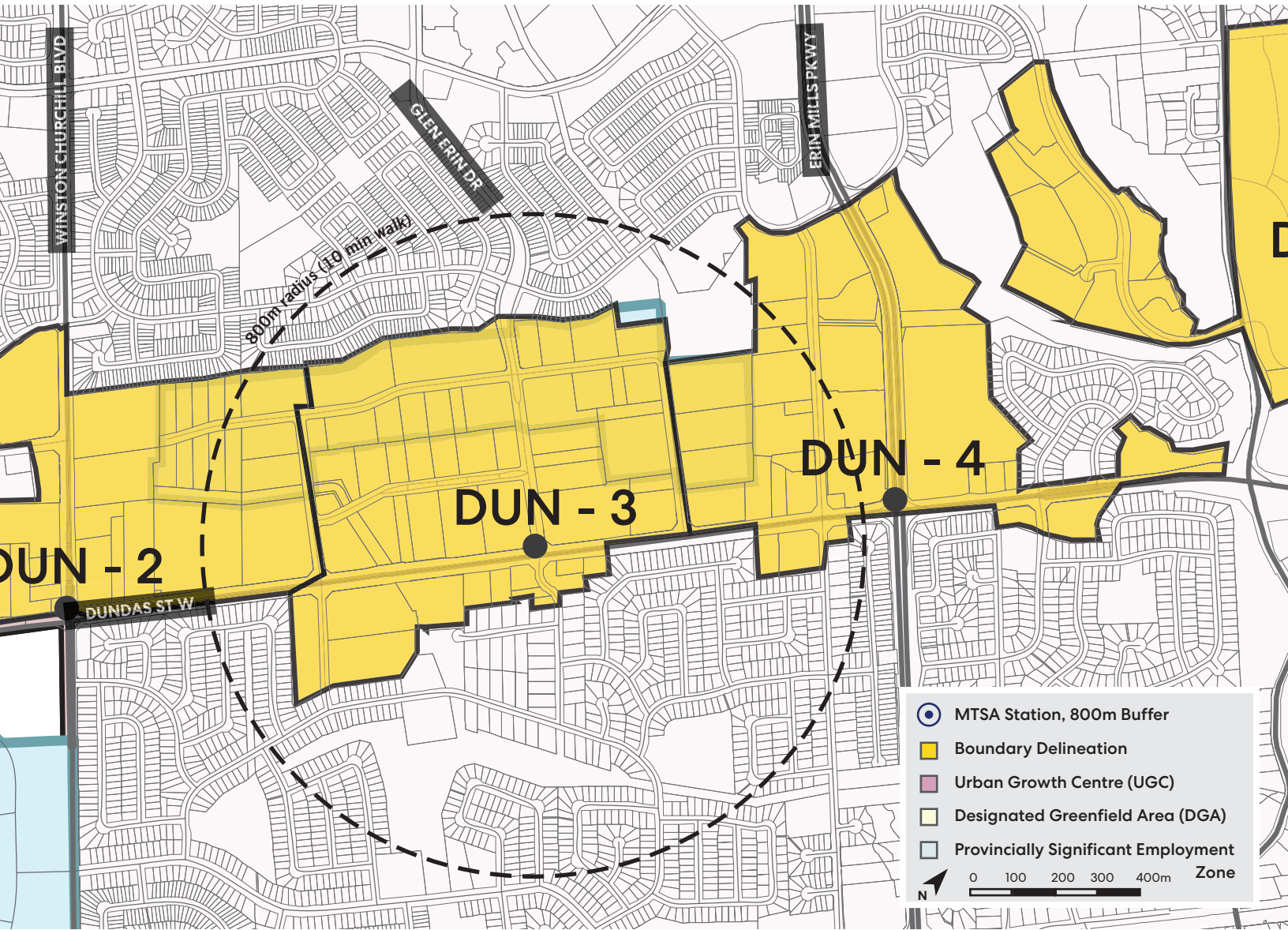
- Updates to zoning and land use compatible with minimum densities, and building on Dundas Connects planning study, will be required to support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 5,696

*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	4,882
Employment	4,865
Total Density (ppj/ha)	48.5
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	61
Population	383
Employment	2,852
Total Density (ppj/ha)	53
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	6,480

Municipality: City of Mississauga	Growth Plan Priority: No
Corridor: Dundas BRT	Combined Station: n/a

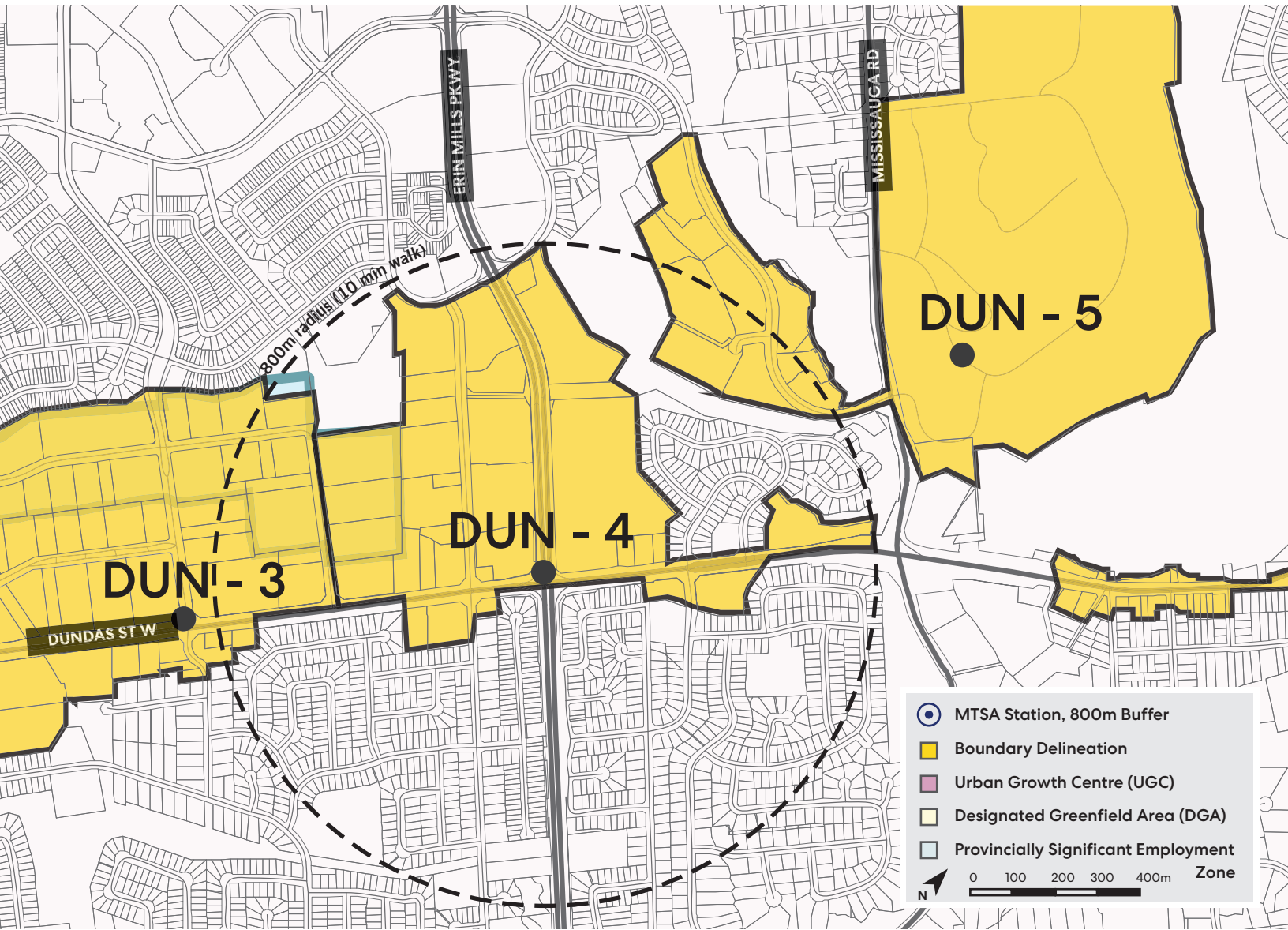
Development Capacity Rating:
Zoning Capacity Rating:
Infrastructure Capacity Cost Rating:

- RECOMMENDATIONS:**
- Updates to zoning and land use compatible with minimum densities, and building on Dundas Connects planning study, will be required to 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: 6,480
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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	5,413
Employment	2,756
Total Density (ppj/ha)	40.7

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	56
Population	1,780
Employment	1,271
Total Density (ppj/ha)	54
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	5,919

Municipality: City of Mississauga


Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

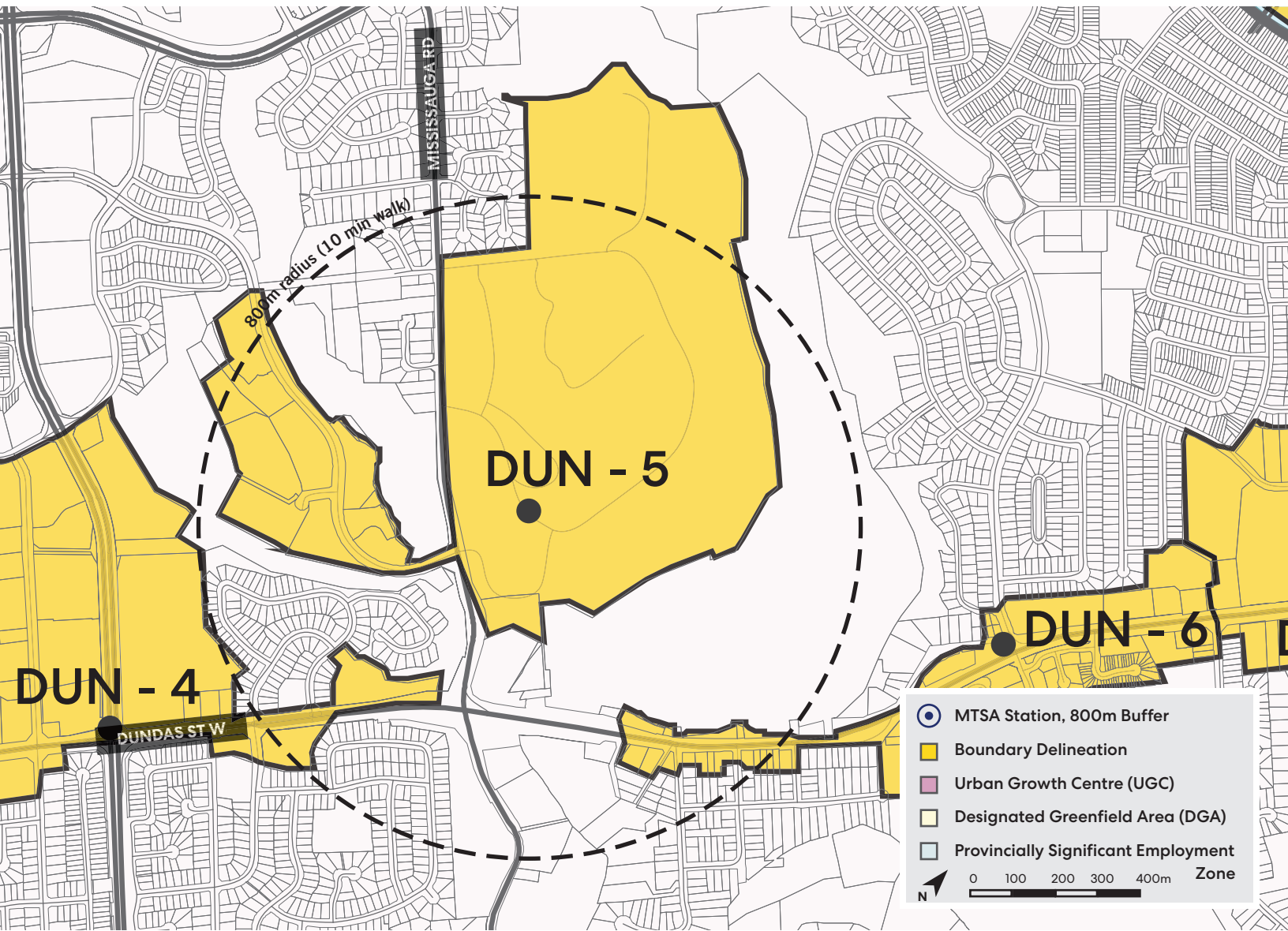
- No apparent policy or implementation barriers exist. However, regular monitoring and other maintenance-type measures should be explored to support and enhance existing conditions and activities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or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

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 5,919

*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	2,459
Employment	1,863
Total Density (ppj/ha)	21.5

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	97
Population	880
Employment	1,886
Total Density (ppj/ha)	28

Growth Plan Minimum Density 160 (ppj/ha)


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 12,769

Municipality: City of Mississauga


Corridor: Dundas BRT

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.
- 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. UTM's growth and development is limited by the Wolfedale Creek to the east, moderate flood risk and significant grade separation.

CLASSIFICATION: Secondary

Regional Official Plan

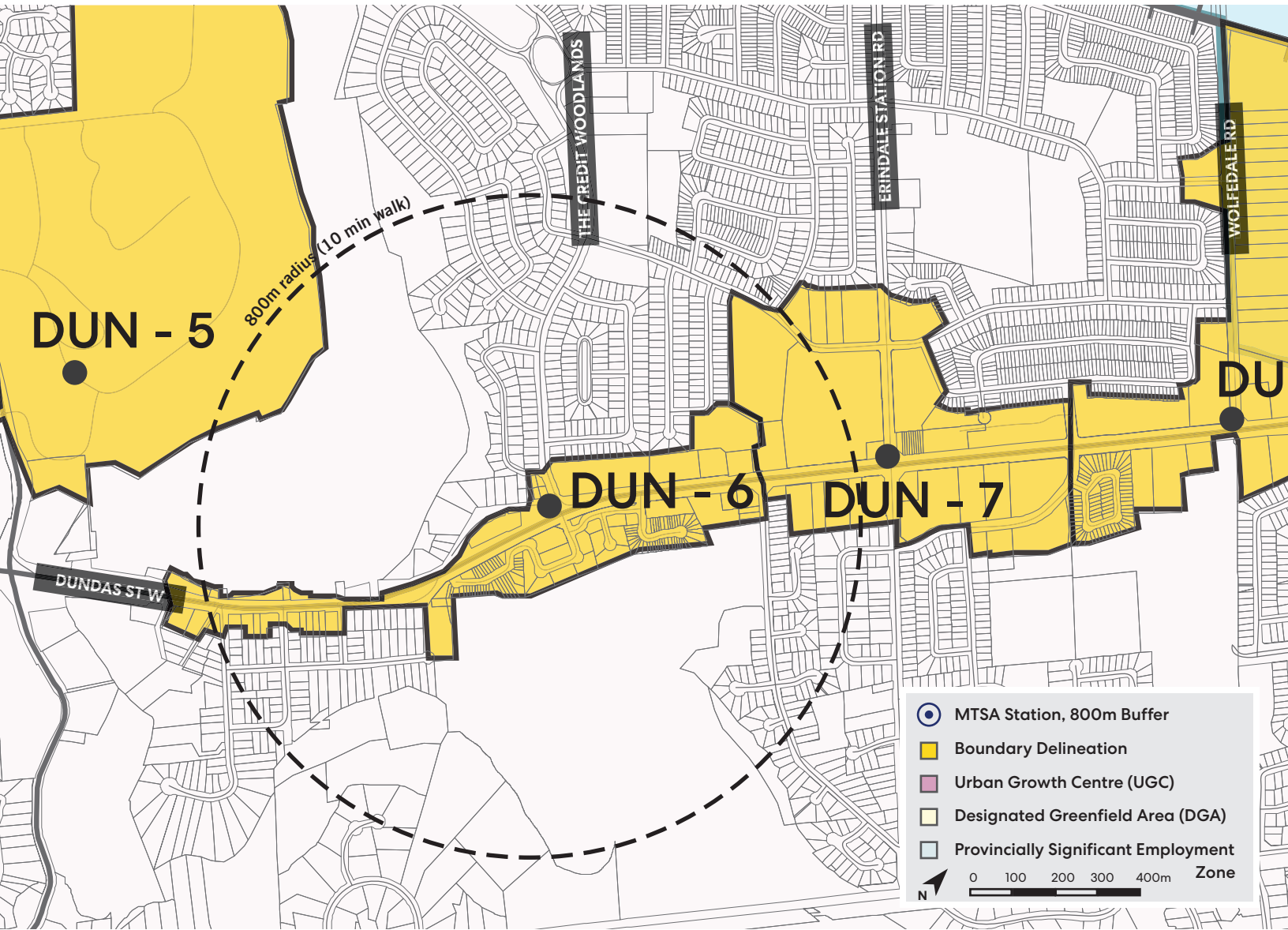
Minimum Density: 50 ppj/ha

Additional People and Jobs to Achieve ROP

Minimum Density: 2,089

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

Population count does not reflect students living on campus



MTSA 800m Radius - 2016 Baseline ○

Area (ha)	201
Population	5,634
Employment	921
Total Density (ppj/ha)	32.6

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	24
Population	1032
Employment	154
Total Density (ppj/ha)	49
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 2,663

Municipality: City of Mississauga

Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: ○

Zoning Capacity Rating: ○

Infrastructure Capacity Cost Rating: ○

RECOMMENDATIONS:

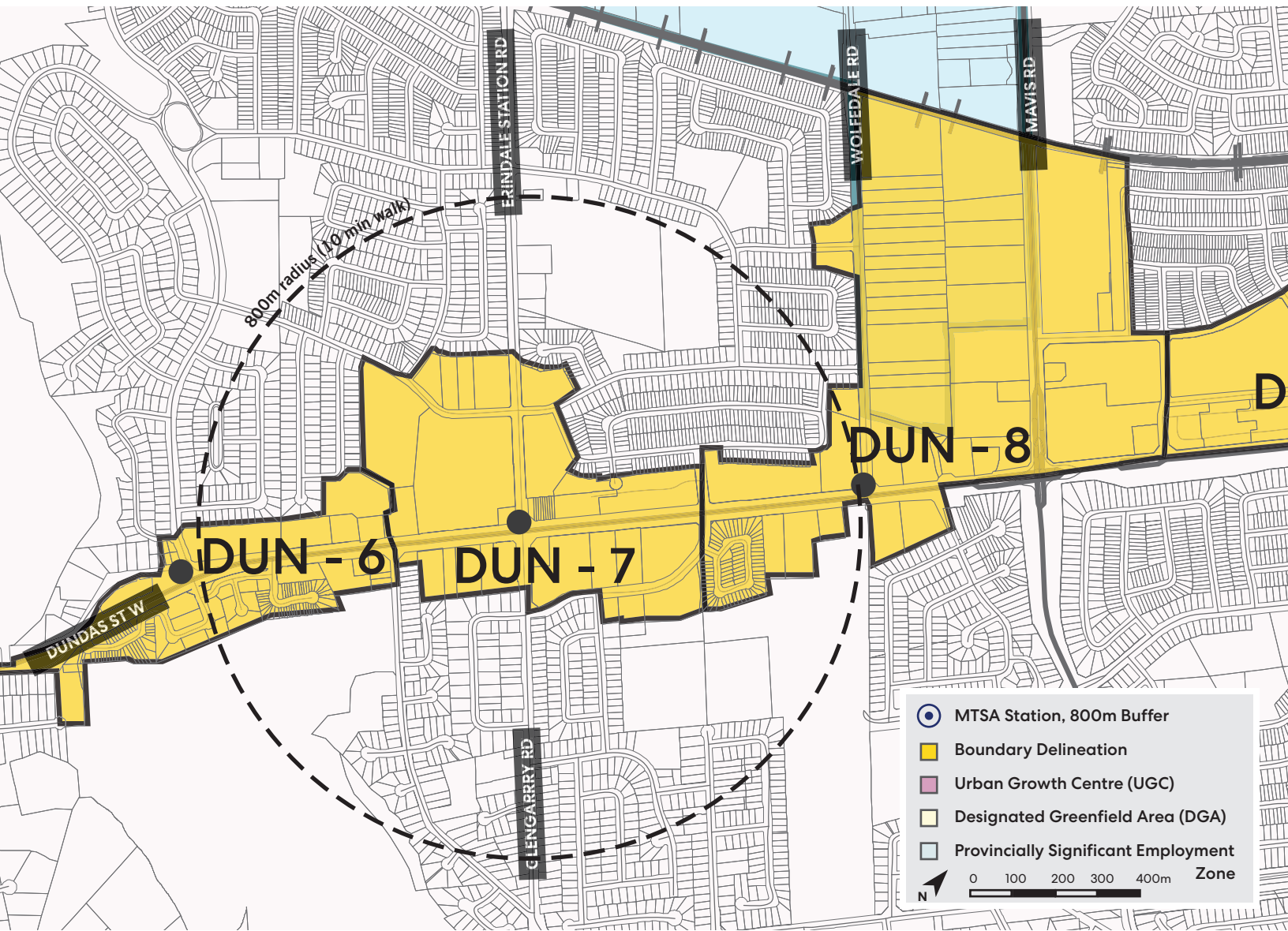
- Land use needs to be updated to permit mixed-use intensification and meet minimum densities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Credit Woodlands' growth and development is limited by the Wolfedale Creek, moderate flood risk and significant grade separation.

CLASSIFICATION: Secondary

Regional Official Plan Minimum Density: 100 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 1,220

*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	10,163
Employment	1,188
Total Density (ppj/ha)	56.5

MTSA Boundary Delineation - 2016 Baseline




Area (ha)	36
Population	2,381
Employment	266
Total Density (ppj/ha)	73
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	3,162

Municipality: City of Mississauga

Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

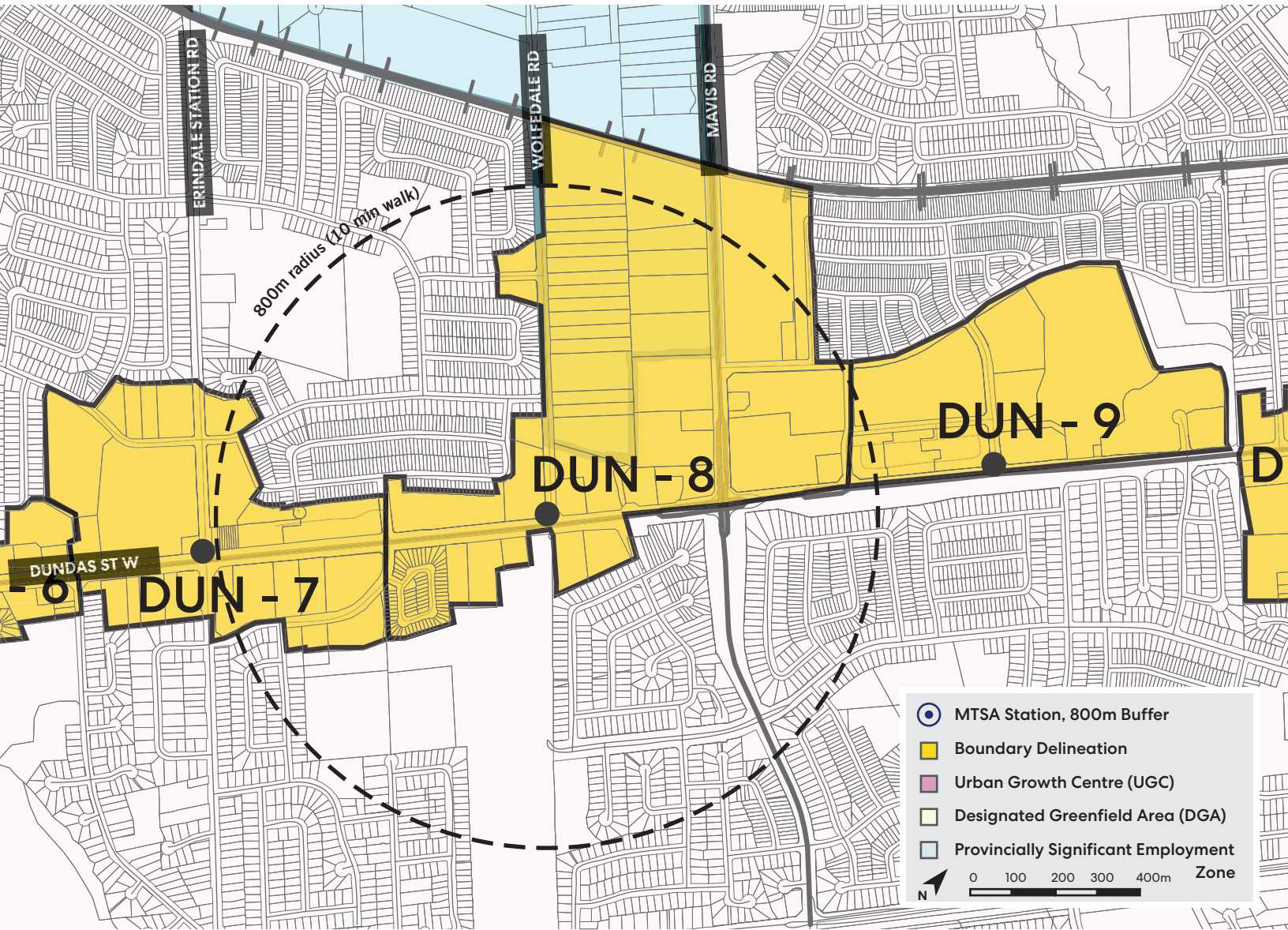
- Further study will be required to align policy objectives and in turn increase development and market potential.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 3,162

*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	8,374
Employment	1,958
Total Density (ppj/ha)	51.4

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	73
Population	2,143
Employment	1,635
Total Density (ppj/ha)	52
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 7,929

Municipality: City of Mississauga

Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ⊘

RECOMMENDATIONS:

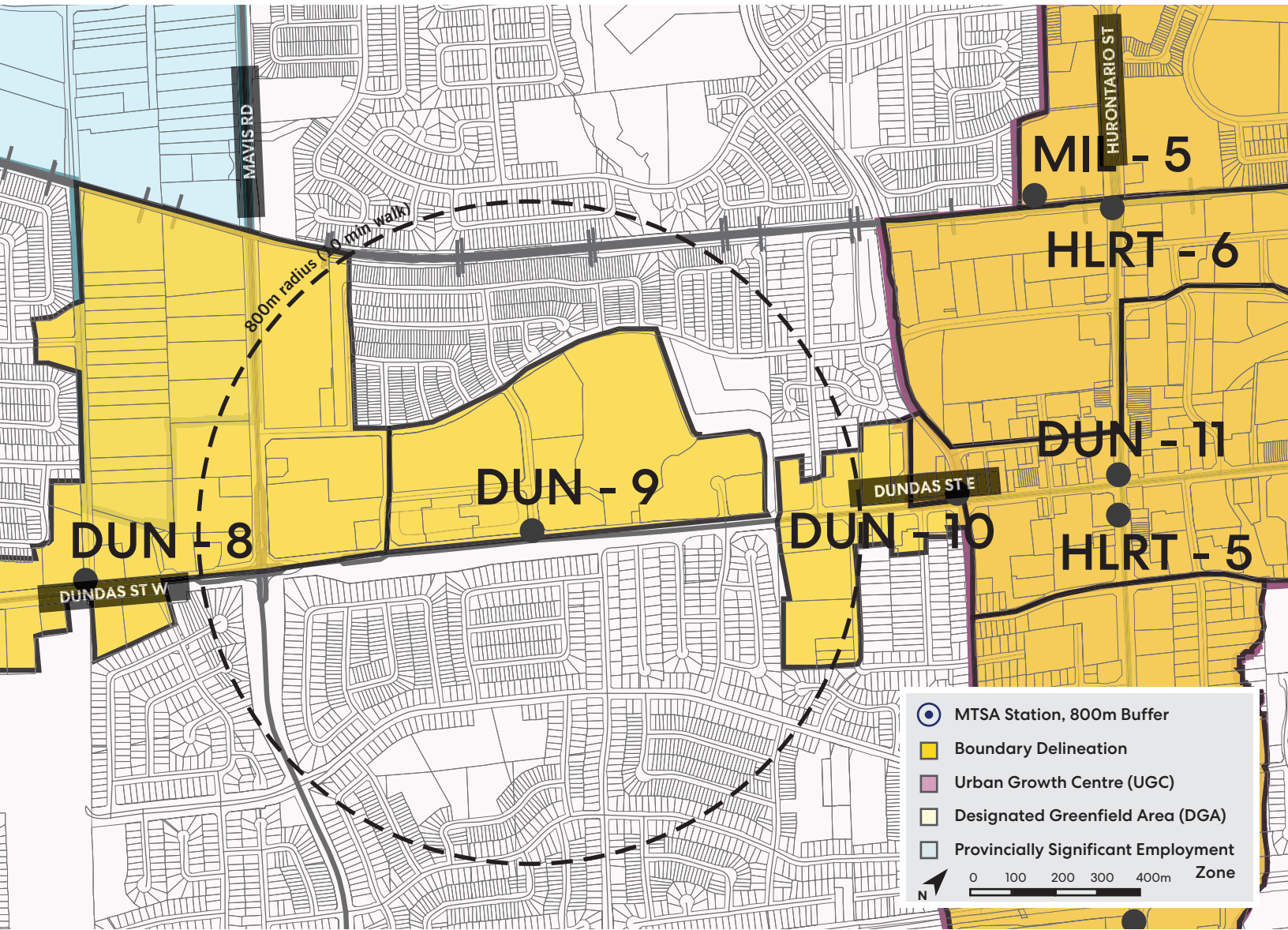
- Further study will be required to align policy objectives and in turn increase development and market potential.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 7,929

*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	10,017
Employment	1,745
Total Density (ppj/ha)	58.5

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	32
Population	1,573
Employment	539
Total Density (ppj/ha)	67
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) **2,933**

Municipality: **City of Mississauga**

Corridor: **Dundas BRT**

Growth Plan Priority: **No**

Combined Station: **n/a**

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ⊘

RECOMMENDATIONS:

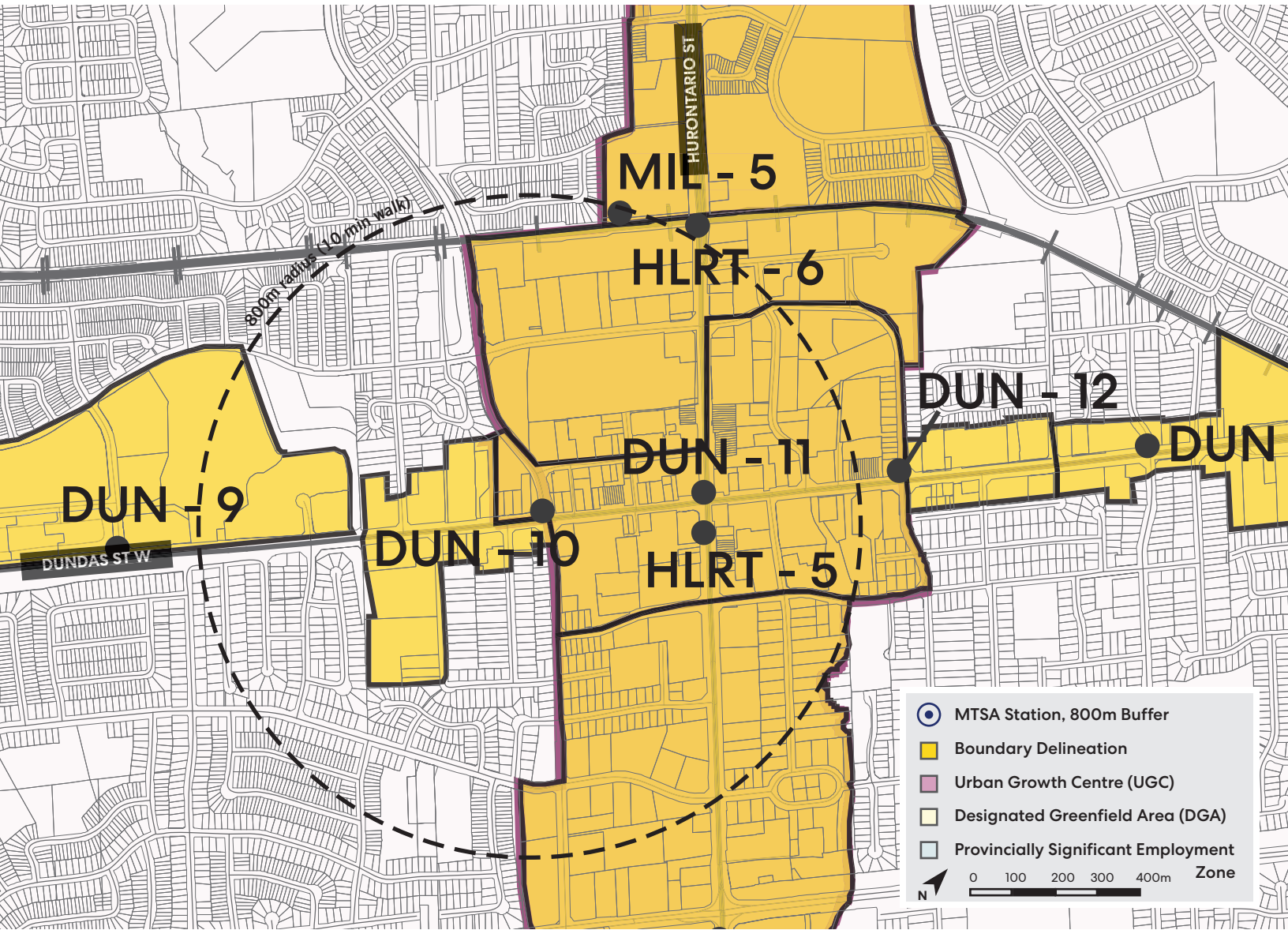
- Further study will be required to align policy objectives and in turn increase development and market potential.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated but may require a lower alternative density than the Growth Plan minimum. Clayhill's growth and development is limited by moderate flood risk and significant grade separation.

CLASSIFICATION: Secondary

Regional Official Plan
Minimum Density: 100 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 1,041

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



Area (ha)	201
Population	18,271
Employment	4,548
Total Density (ppj/ha)	113.6

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	14
Population	1,245
Employment	112
Total Density (ppj/ha)	97
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	886

Municipality: City of Mississauga

Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

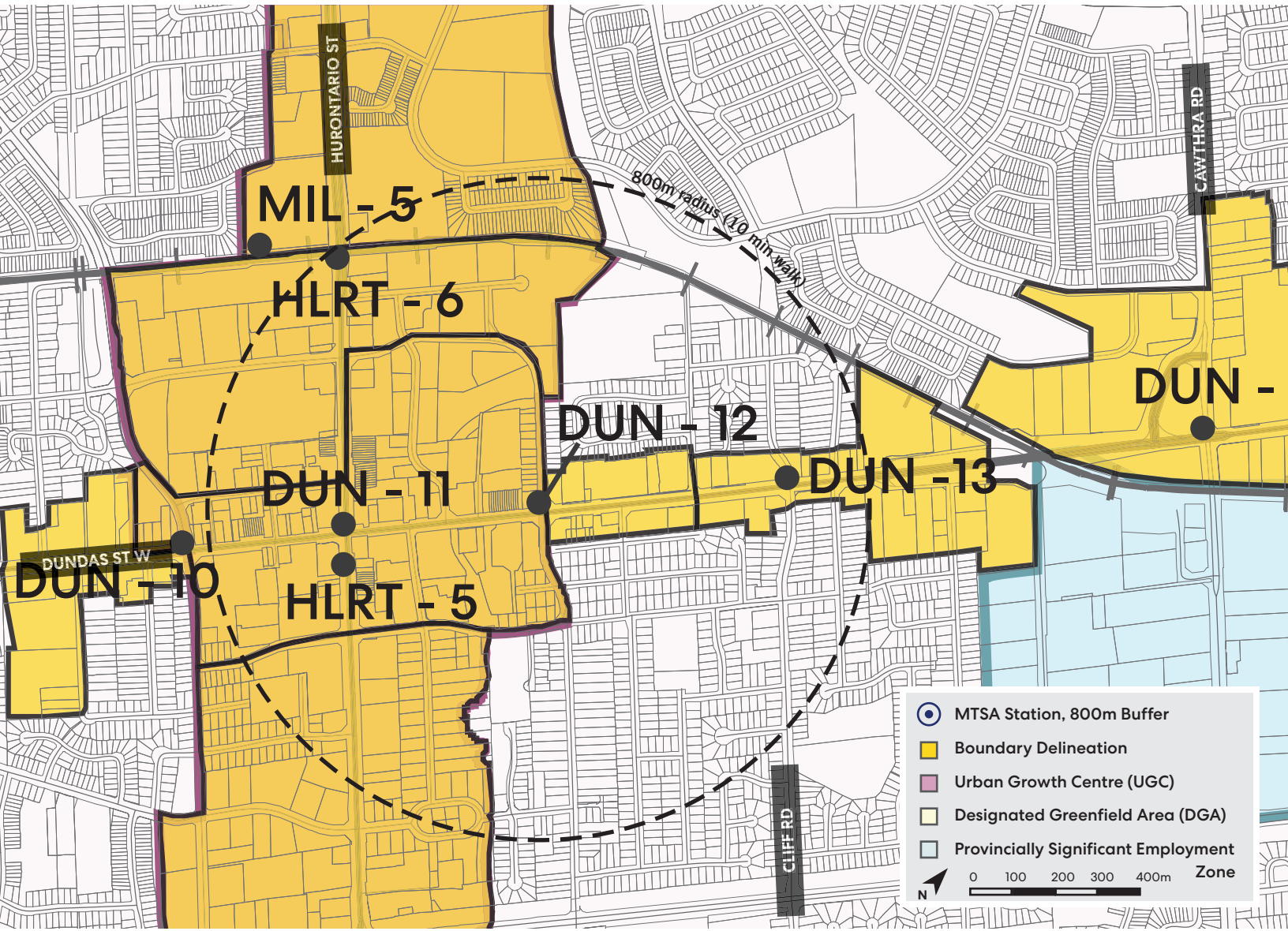
- No apparent policy or implementation barriers exist. However, regular monitoring and other maintenance-type measures should be explored to support and enhance existing conditions and activities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or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

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 886

*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	11,857
Employment	4,043
Total Density (ppj/ha)	79.1

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	7
Population	155
Employment	92
Total Density (ppj/ha)	37
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	833

Municipality: City of Mississauga

Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

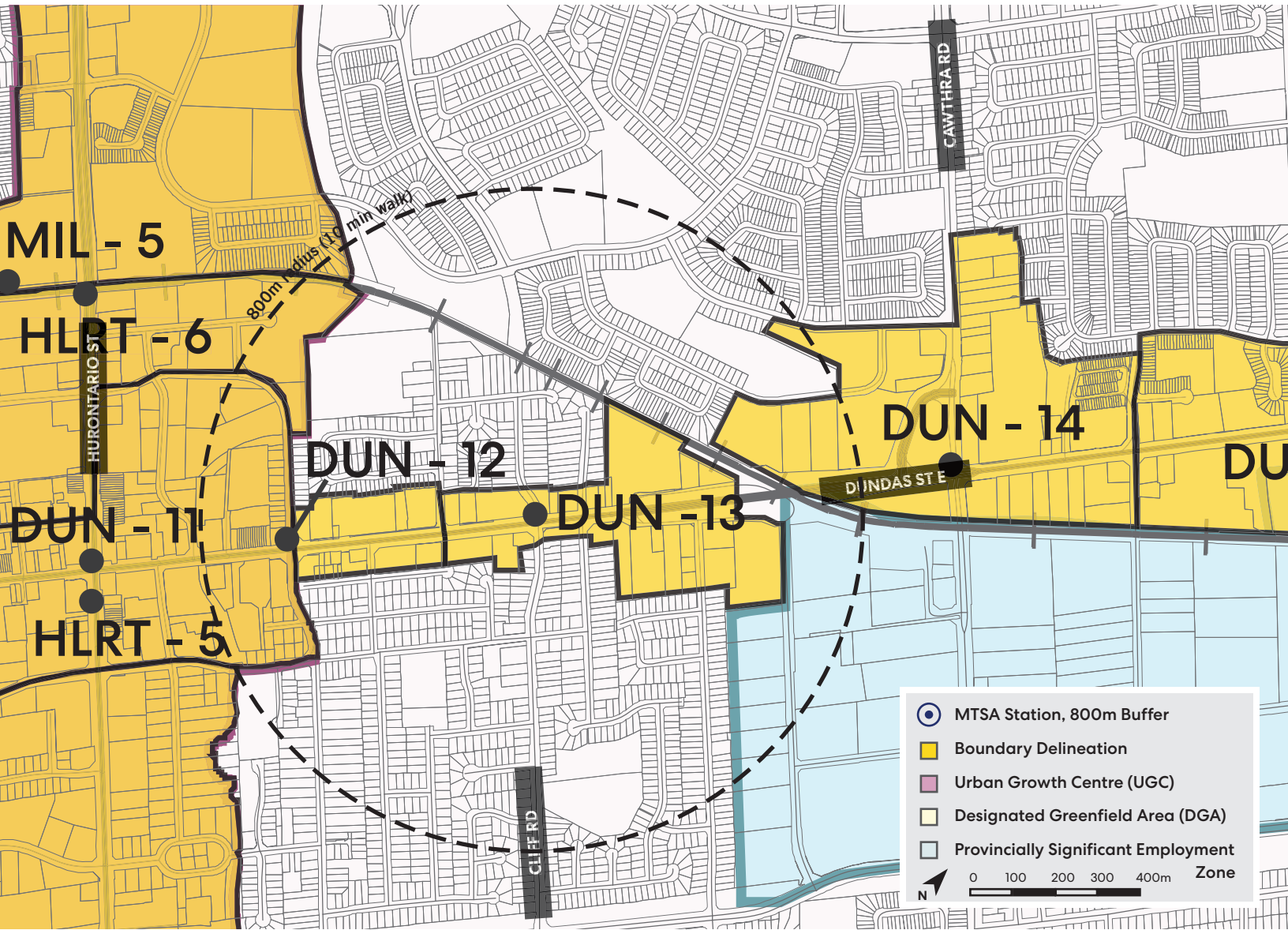
- No apparent policy or implementation barriers exist. However, regular monitoring and other maintenance-type measures should be explored to support and enhance existing conditions and activities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or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

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 833

*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	8,409
Employment	2,532
Total Density (ppj/ha)	54.5

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	20
Population	349
Employment	332
Total Density (ppj/ha)	35
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) **2,462**

Municipality: City of Mississauga

Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

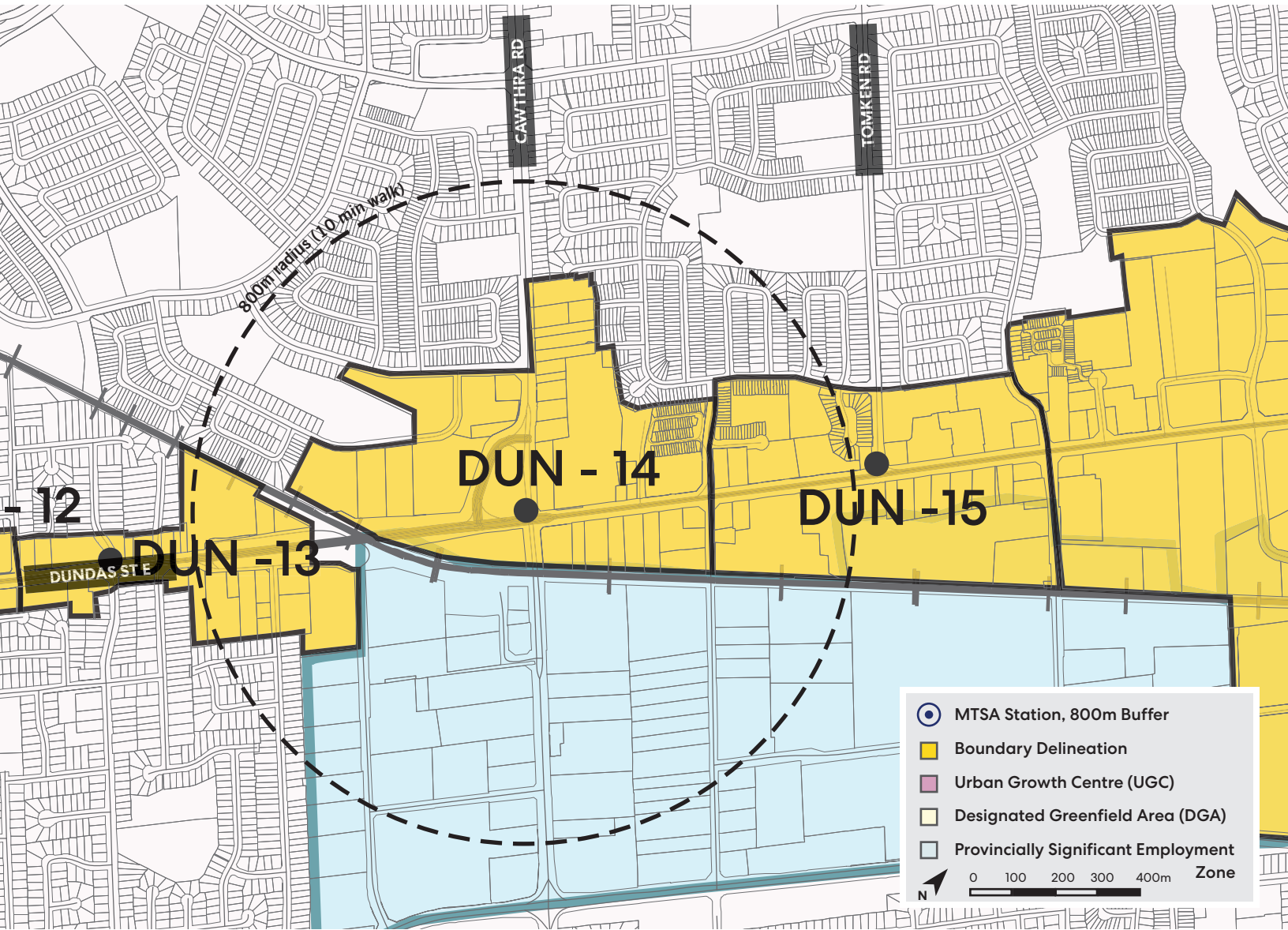
- Planning policy framework is in-place to support development. Update zoning and/or land use consistent with Dundas Connects Planning Study to support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 2,462

*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	5,834
Employment	4,114
Total Density (ppj/ha)	49.5

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	41
Population	1,739
Employment	762
Total Density (ppj/ha)	60
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	4,126

Municipality: City of Mississauga

Corridor: Dundas BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

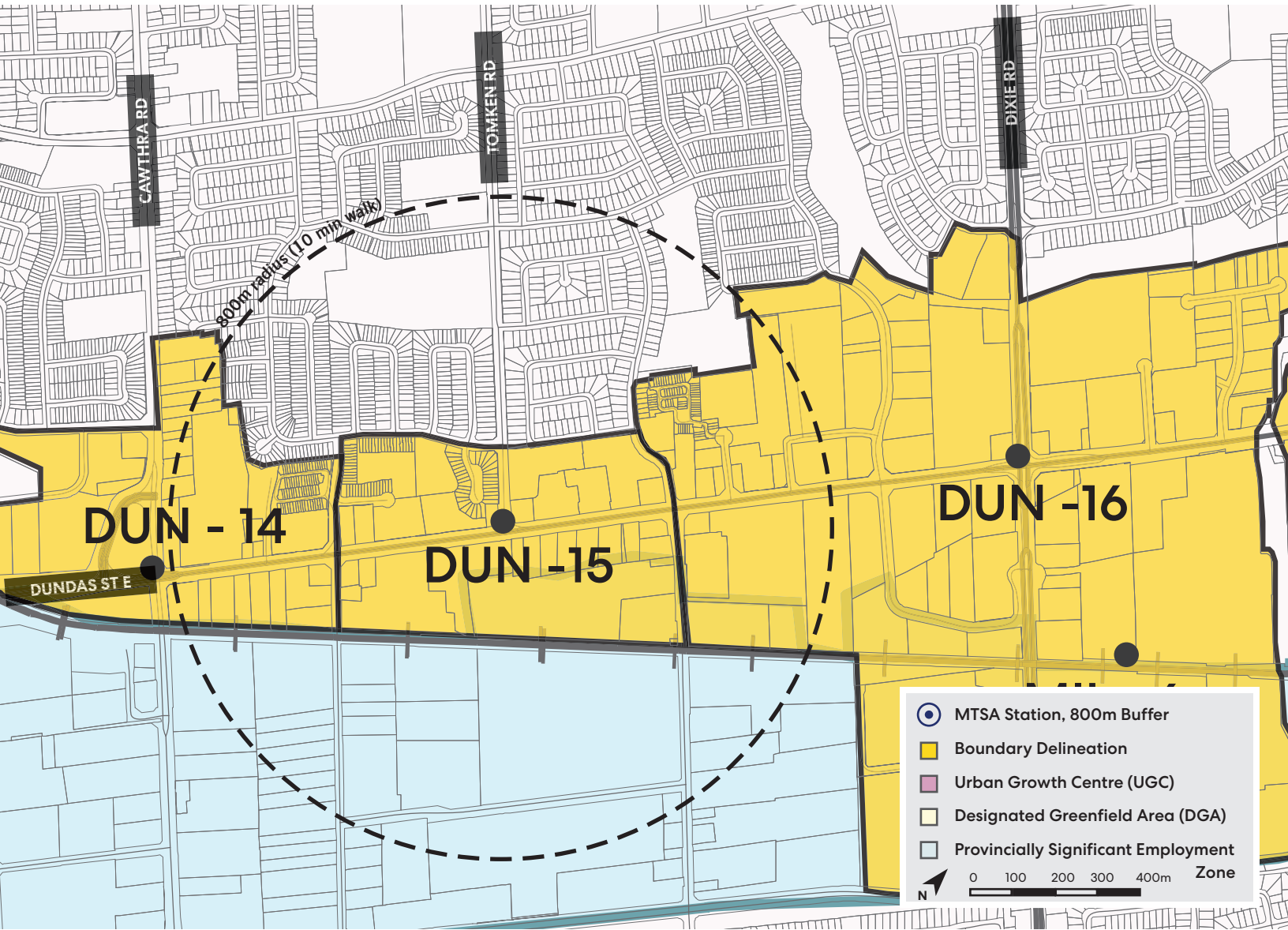
- Transit facilities and services, including accessibility and frequency, need significant improvement to sustain current and planned development activities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 4,126

*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	6,074
Employment	4,440
Total Density (ppj/ha)	52.3
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	38
Population	2,266
Employment	882
Total Density (ppj/ha)	82
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	2,967

Municipality: City of Mississauga	Growth Plan Priority: No
Corridor: Dundas BRT	Combined Station: n/a

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

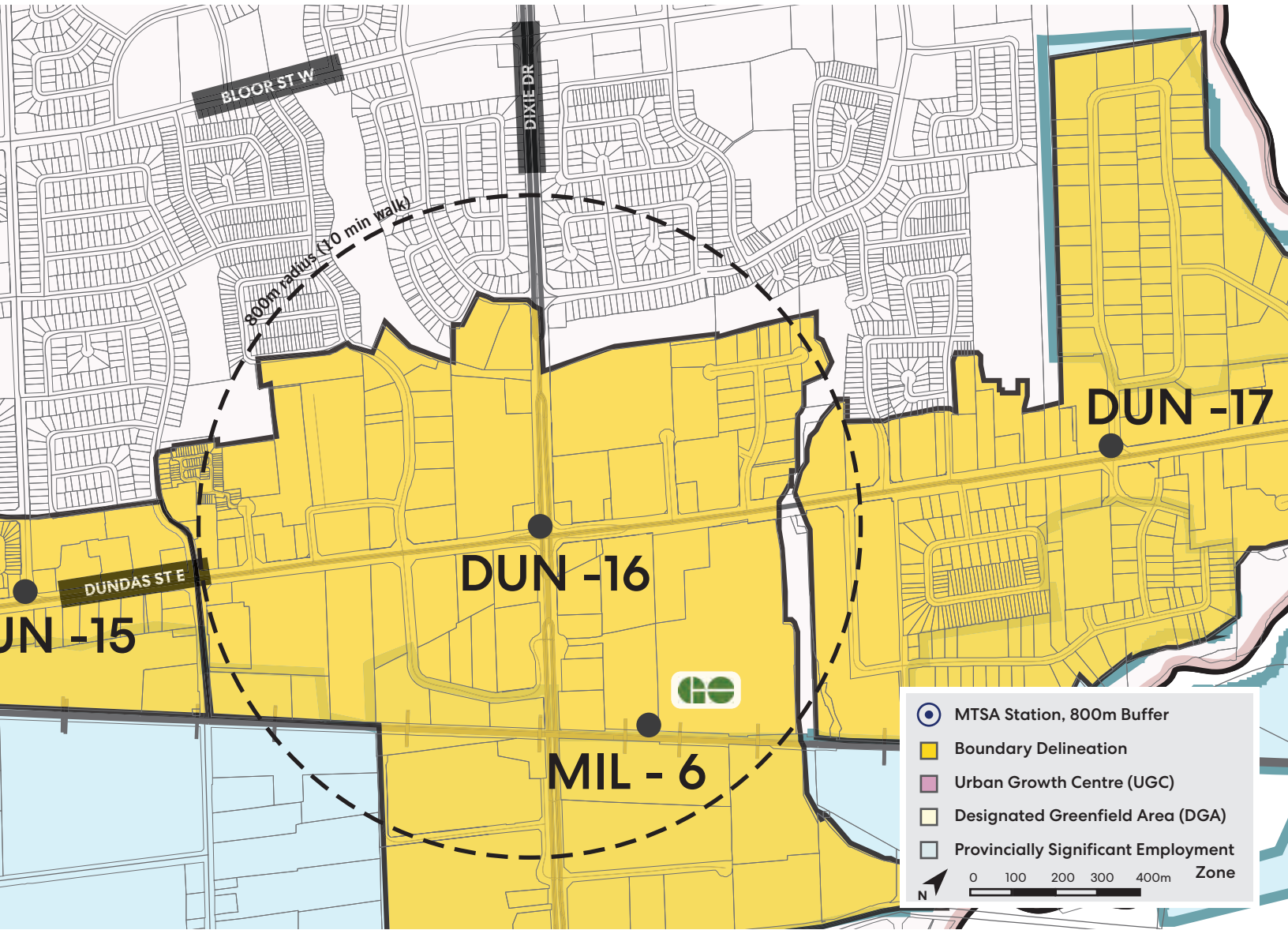
RECOMMENDATIONS:

- Land use needs to be updated to reflect Dundas Connects Master Plan, via an MCR, 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: 2,967
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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	5,367
Employment	5,312
Total Density (ppj/ha)	53.1

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	190
Population	3,538
Employment	5,748
Total Density (ppj/ha)	49.0
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	21,035

Municipality: City of Mississauga

Corridor: Milton GO

Growth Plan Priority: No

Combined Station: MIL - 6 / Dixie Go

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

RECOMMENDATIONS:

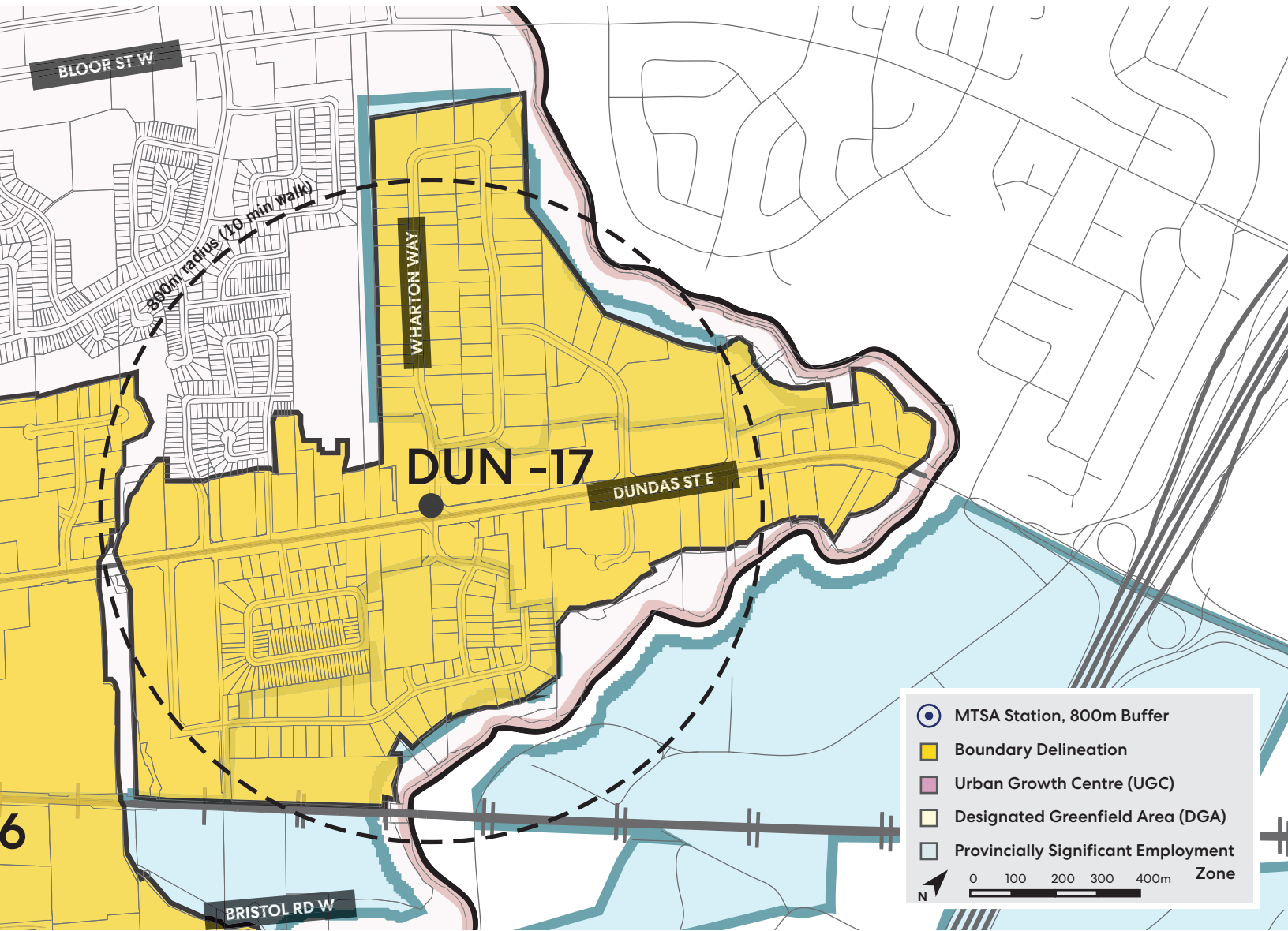
- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- Based on the development and infrastructure capacity of the MTSA, it will be 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: 21,035

*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
 N

MTSA 800m Radius - 2016 Baseline ●	
Area (ha)	176
Population	2,502
Employment	4,320
Total Density (ppj/ha)	38.7
MTSA Boundary Delineation - 2016 Baseline 	
Area (ha)	150
Population	505
Employment	4,386
Total Density (ppj/ha)	33
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	19,158

Municipality:	City of Mississauga	Growth Plan Priority:	No
Corridor:	Dundas BRT	Combined Station:	n/a

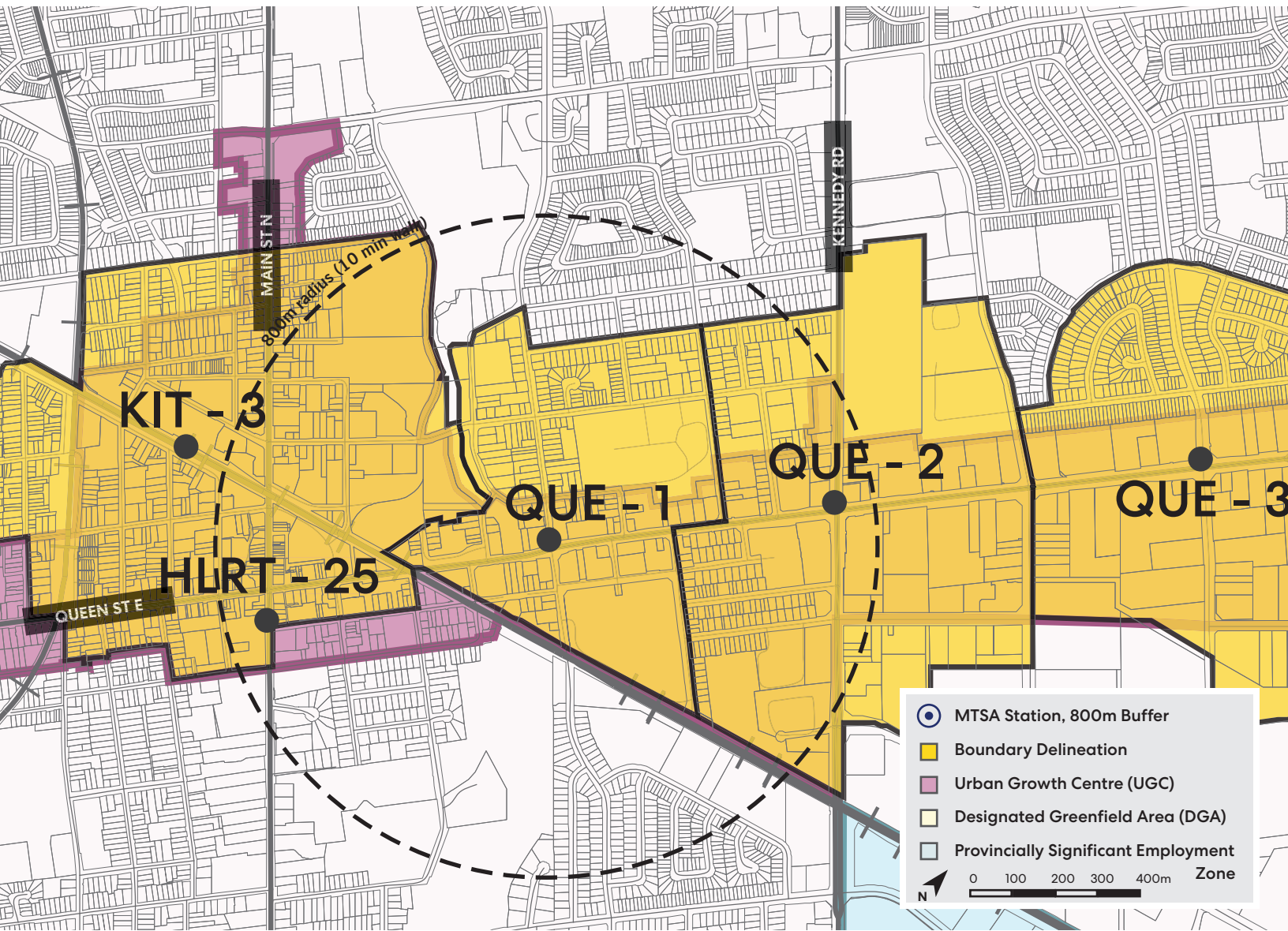
Development Capacity Rating:	●
Zoning Capacity Rating:	●
Infrastructure Capacity Cost Rating:	

- RECOMMENDATIONS:**
- Land use needs to be updated to reflect Dundas Connects Master Plan, 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:	19,158
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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	9,480
Employment	3,210
Total Density (ppj/ha)	63.2

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	45
Population	1,733
Employment	1,608
Total Density (ppj/ha)	74
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 3,907

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

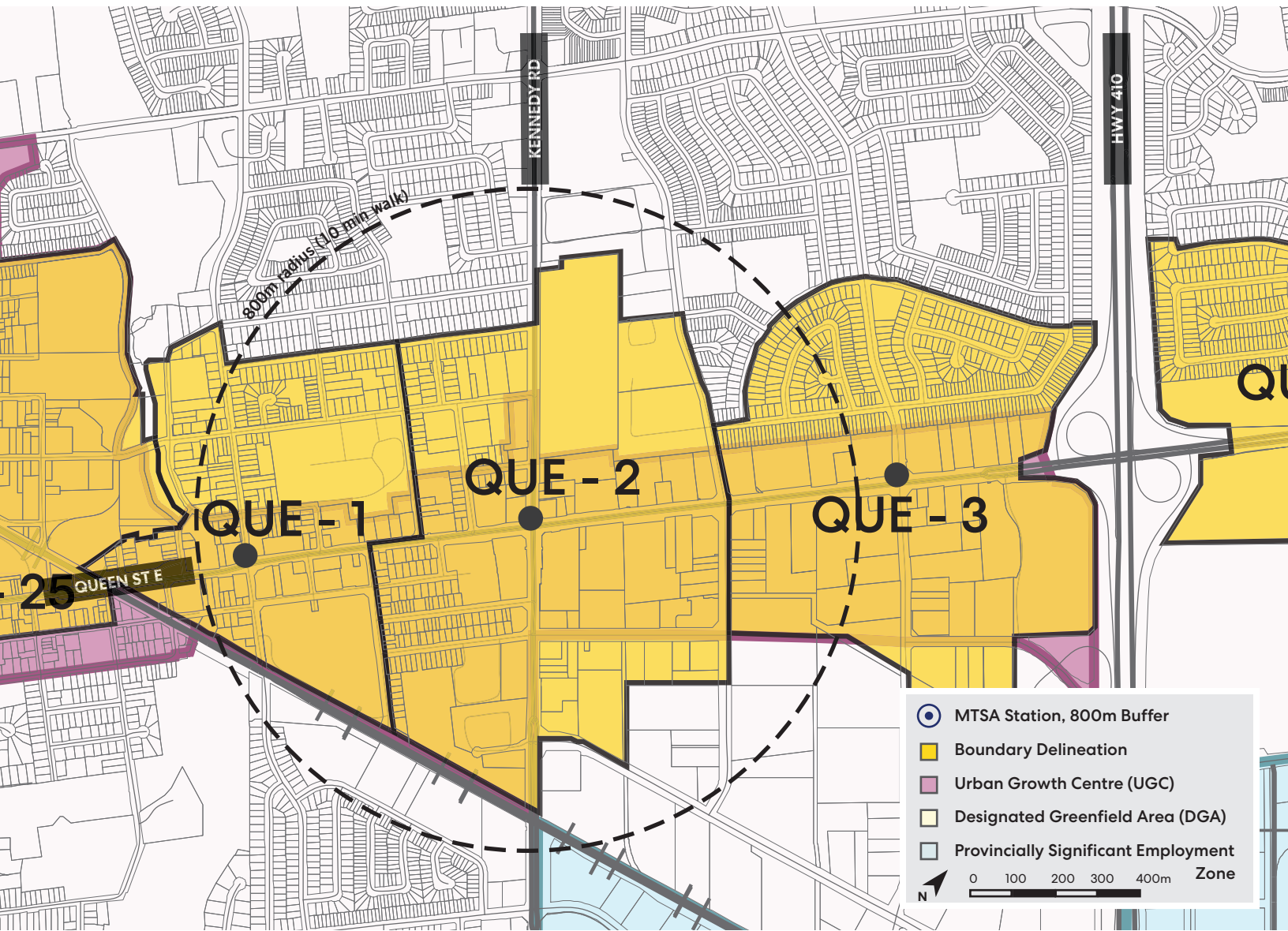
- Planning policy framework and infrastructure is in-place to support development. Complete Queen Street Corridor Land Use Study and update zoning to support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 3,907

*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	7,296
Employment	4,367
Total Density (ppj/ha)	58.0

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	80
Population	3,842
Employment	1593
Total Density (ppj/ha)	68
Growth Plan Minimum Density (ppj/ha)	160




Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) **7,317**

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

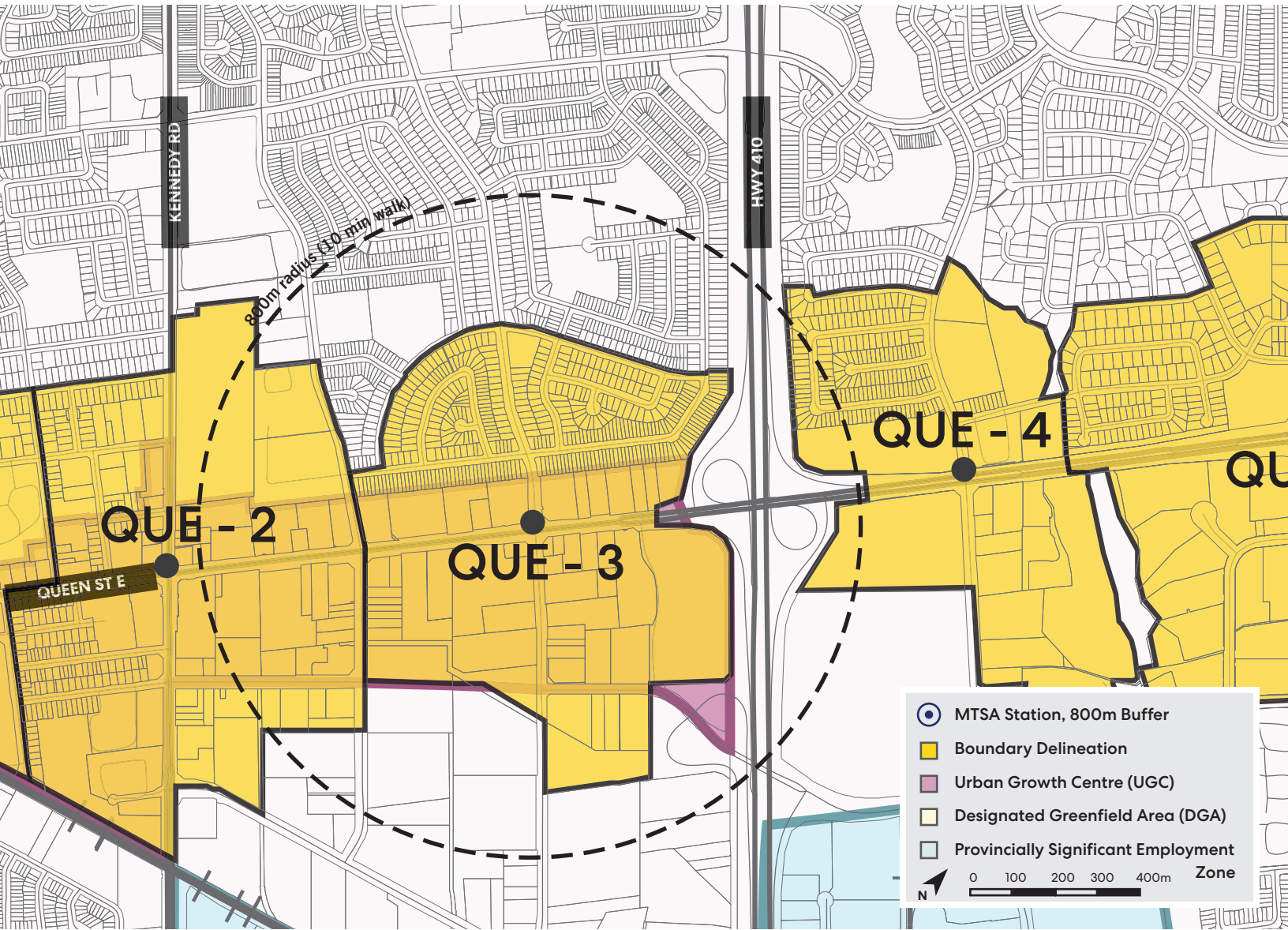
- Planning policy framework is in-place to support development. Evaluate potential flood risk and identify potential infrastructure improvements to support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 7,317

*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	3,457
Employment	4,394
Total Density (ppj/ha)	39.1

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	72
Population	1,142
Employment	2,174
Total Density (ppj/ha)	46
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) **8,262**

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

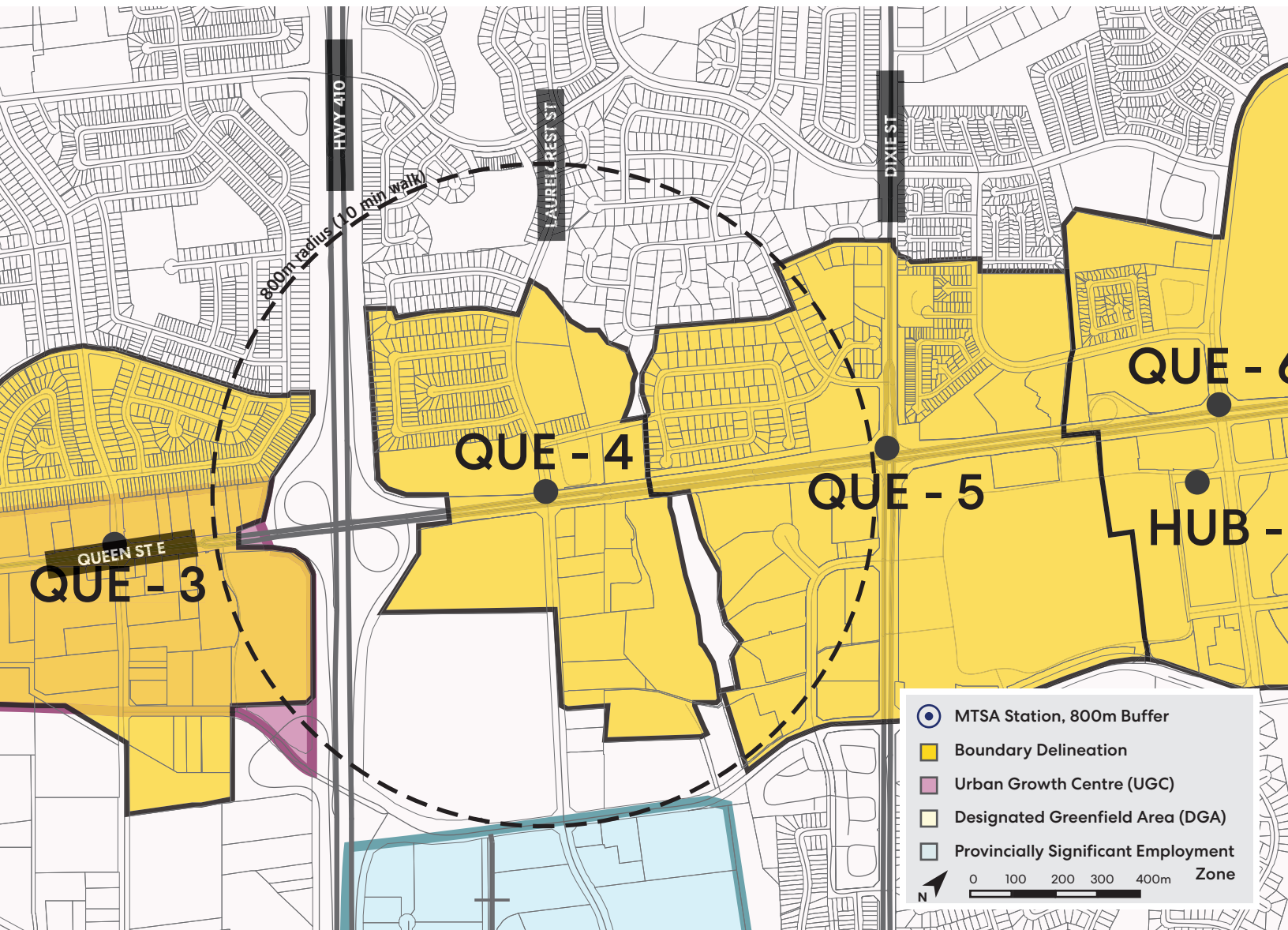
- No apparent policy or implementation barriers exist. However, regular monitoring and other maintenance-type measures should be explored to support and enhance existing conditions and activities.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or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

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 8,262

*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	9,144
Employment	2,732
Total Density (ppj/ha)	59.1

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	55
Population	997
Employment	672
Total Density (ppj/ha)	31
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) **7,064**

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

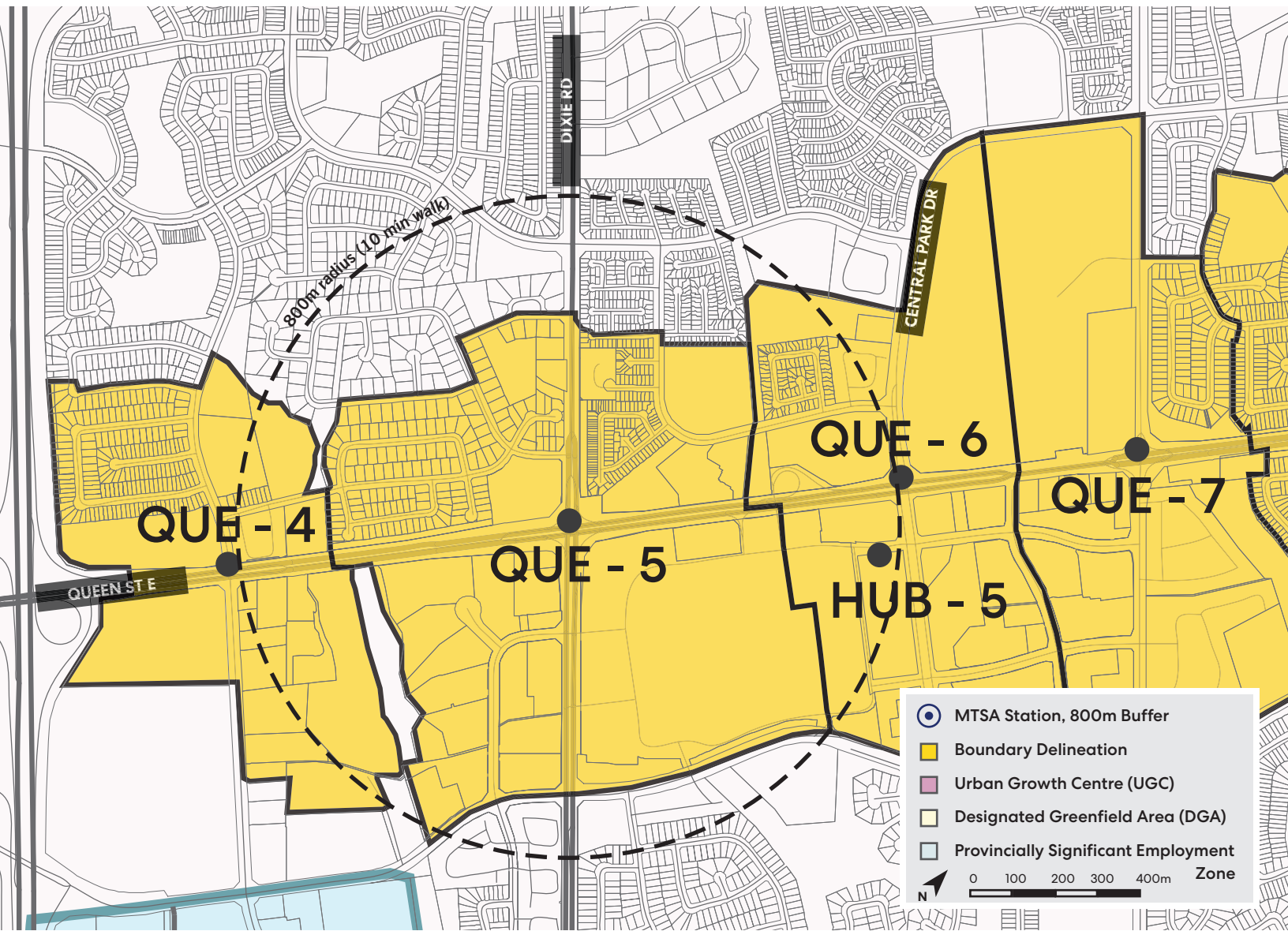
- Planning policy framework is in-place to support development. Evaluate potential flood risk and identify potential infrastructure improvements to support intensification.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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	12,237
Employment	8,938
Total Density (ppj/ha)	105.4
MTSA Boundary Delineation - 2016 Baseline ■	
Area (ha)	105
Population	8,995
Employment	5,657
Total Density (ppj/ha)	140
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	2,074

Municipality: City of Brampton	Growth Plan Priority: No
Corridor: Queen St. BRT	Combined Station: n/a

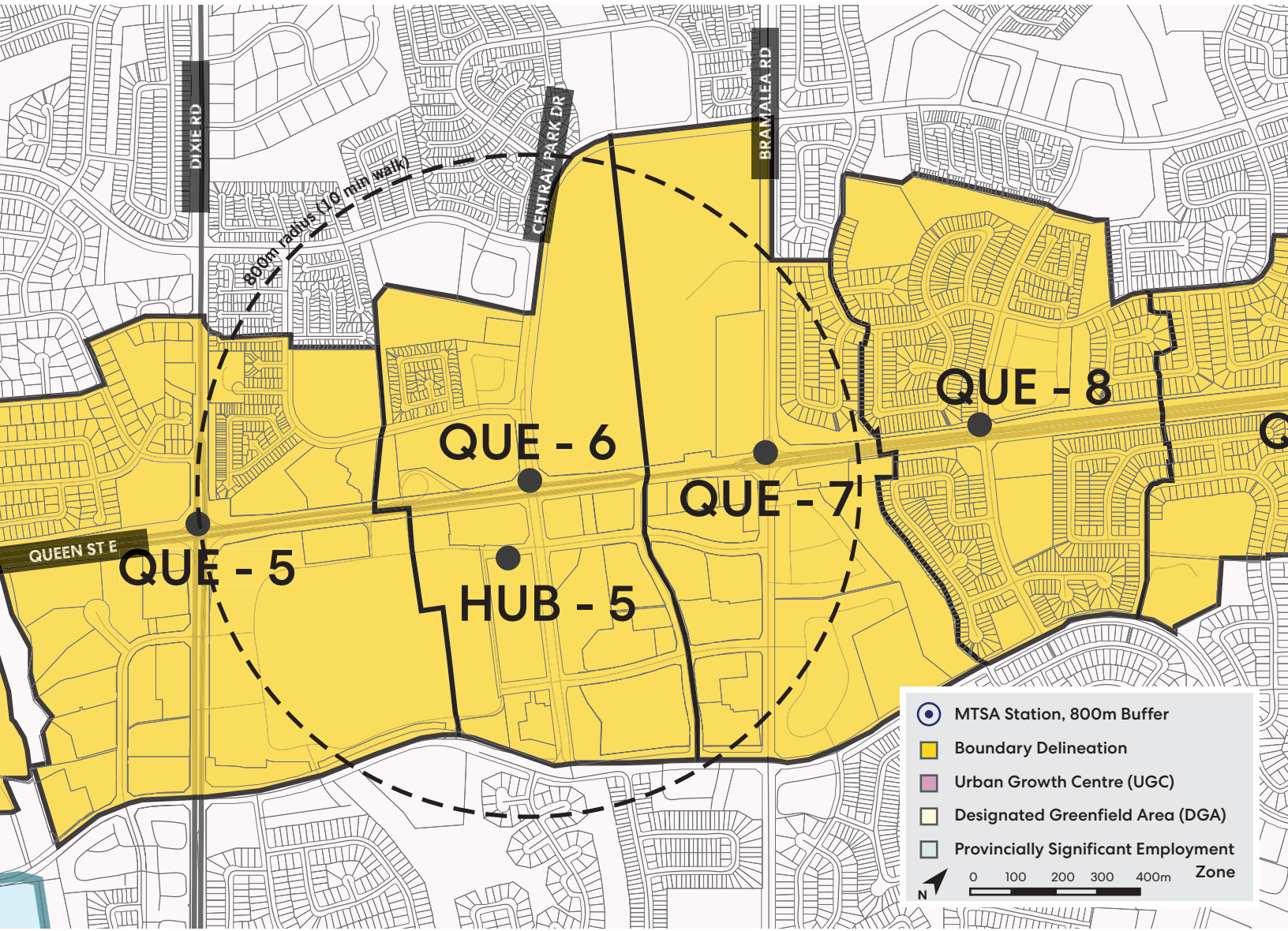
Development Capacity Rating: ○
Zoning Capacity Rating: ○
Infrastructure Capacity Cost Rating: ○

- RECOMMENDATIONS:**
- Planning policy framework is in-place to support development. Evaluate potential flood risk and identify potential infrastructure improvements 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
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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	14,165
Employment	7,779
Total Density (ppj/ha)	109.2

MTSA Boundary Delineation - 2016 Baseline




Area (ha)	72
Population	6,530
Employment	3,125
Total Density (ppj/ha)	134
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	1,863

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: HUB - 5 / Bramalea Terminal

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

RECOMMENDATIONS:

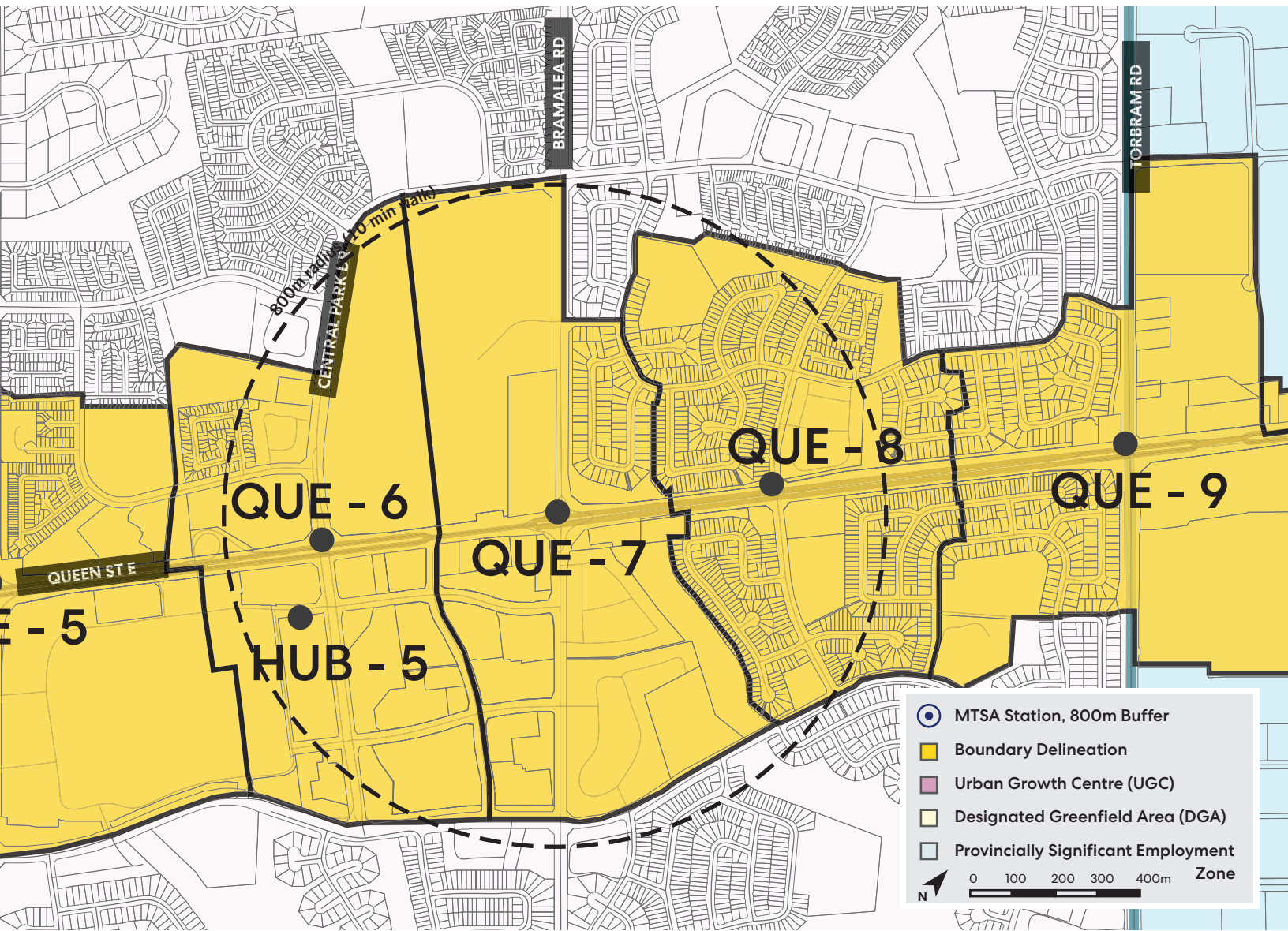
- Planning policy framework is in-place to support development. Evaluate potential flood risk and identify potential infrastructure improvements to support intensification.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 1,863

*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	16,994
Employment	2,949
Total Density (ppj/ha)	99.3

MTSA Boundary Delineation - 2016 Baseline




Area (ha)	79
Population	6,597
Employment	682
Total Density (ppj/ha)	92
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	5,365

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

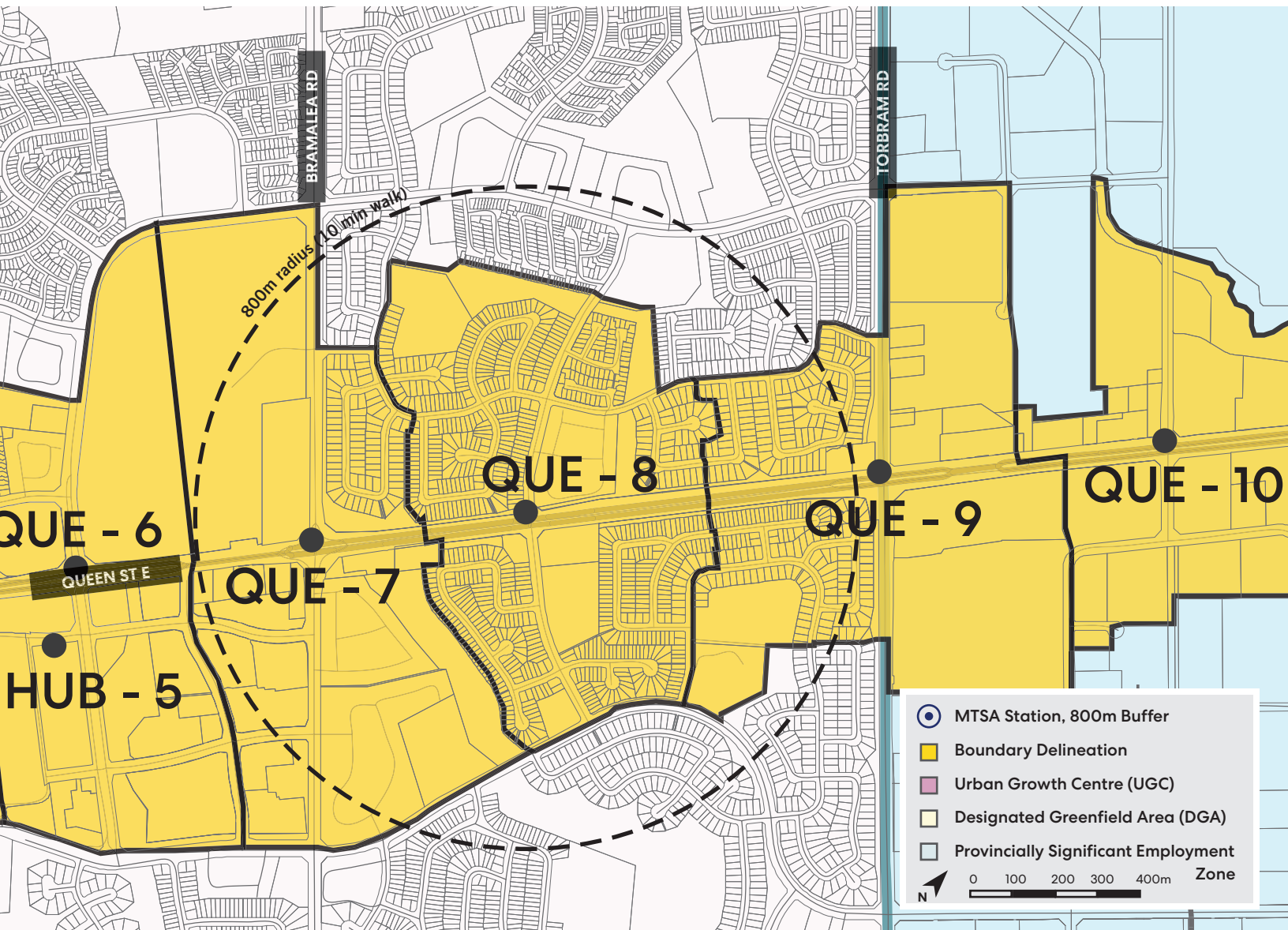
- Planning policy framework is in-place to support development. Evaluate potential flood risk and identify potential infrastructure improvements to support intensification.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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	14,333
Employment	1,648
Total Density (ppj/ha)	79.5

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	68
Population	3,276
Employment	194
Total Density (ppj/ha)	51
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	7,345

Municipality: City of Brampton


Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

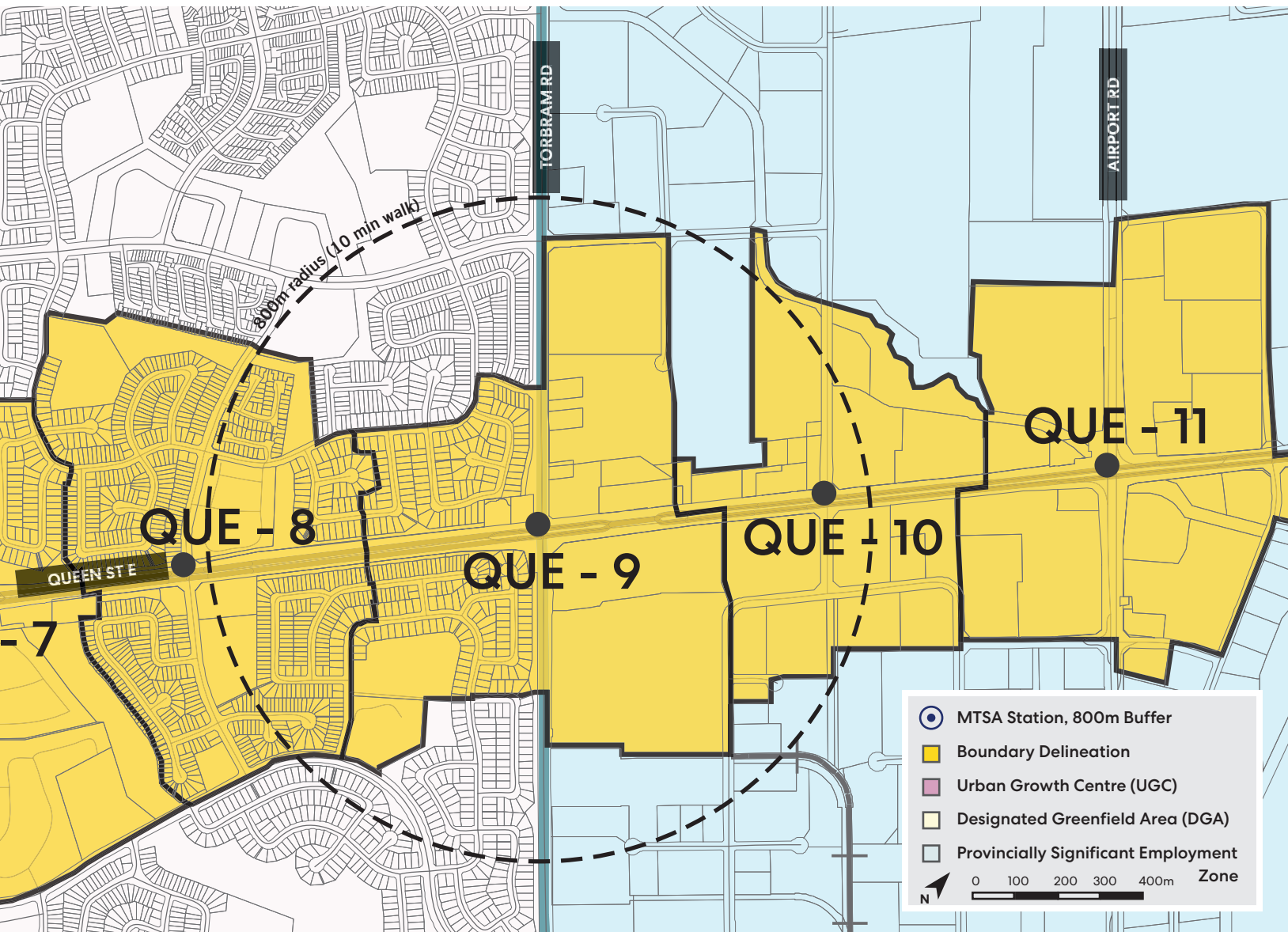
- Further study will be required to align policy objectives and in turn increase development and market potential.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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	5,925
Employment	4,028
Total Density (ppj/ha)	49.5

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	78
Population	1,685
Employment	1,663
Total Density (ppj/ha)	43
Growth Plan Minimum Density (ppj/ha)	160


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 9,081

Municipality: City of Brampton


Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

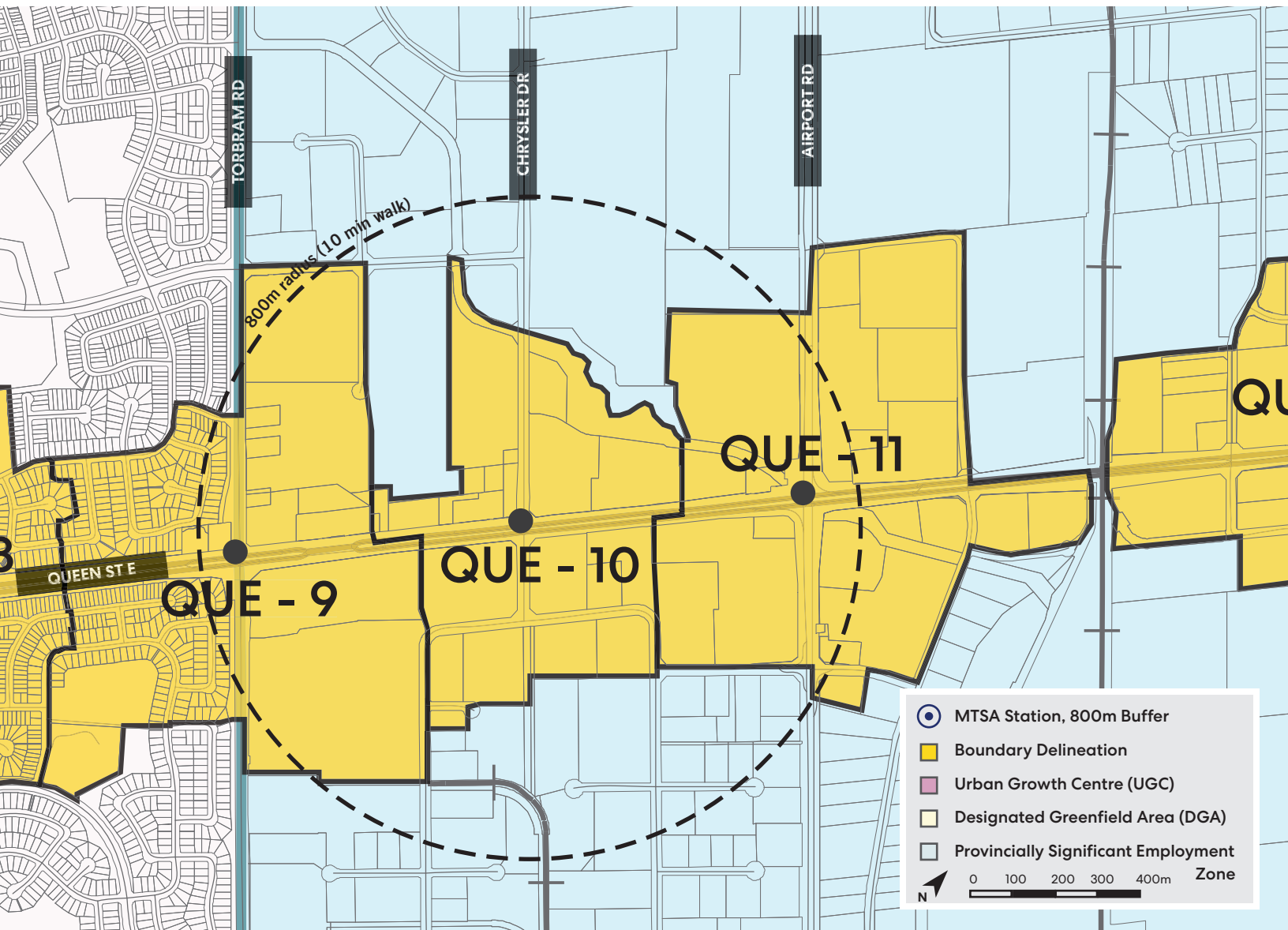
- Further study will be required to align policy objectives and in turn increase development and market potential.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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	417
Employment	6,249
Total Density (ppj/ha)	33.2
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	46
Population	4
Employment	1,651
Total Density (ppj/ha)	36
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	5,693

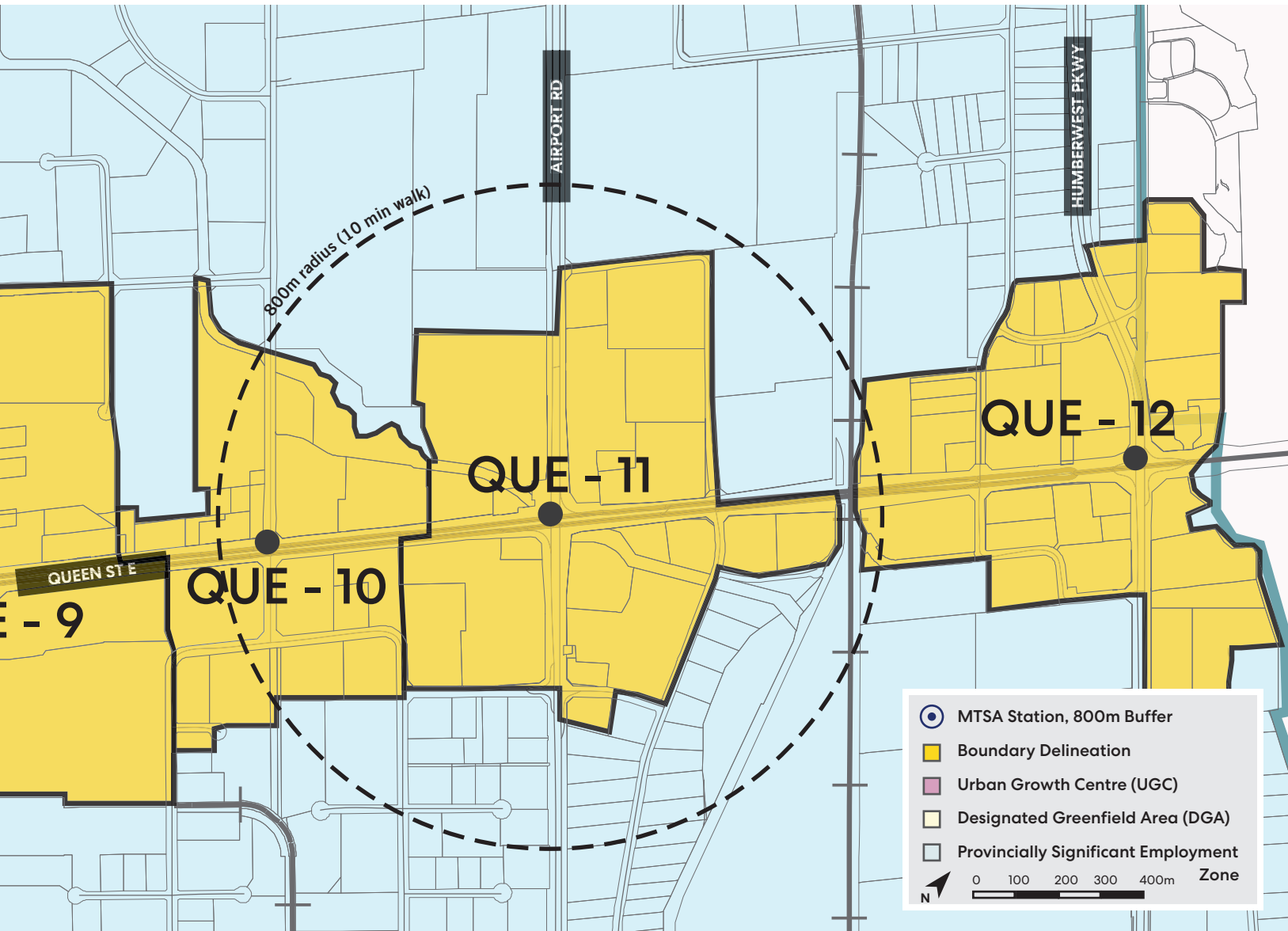
Municipality: City of Brampton	Growth Plan Priority: No
Corridor: Queen St. BRT	Combined Station: n/a

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

- RECOMMENDATIONS:**
- Planning policy framework is in-place to support development. Update zoning and/or land use to support intensification. Re-evaluate market demand once planning framework has been updated.
 - 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	33
Employment	17,860
Total Density (ppj/ha)	89.1

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	72
Population	8
Employment	1,949
Total Density (ppj/ha)	27
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) **9,609**

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

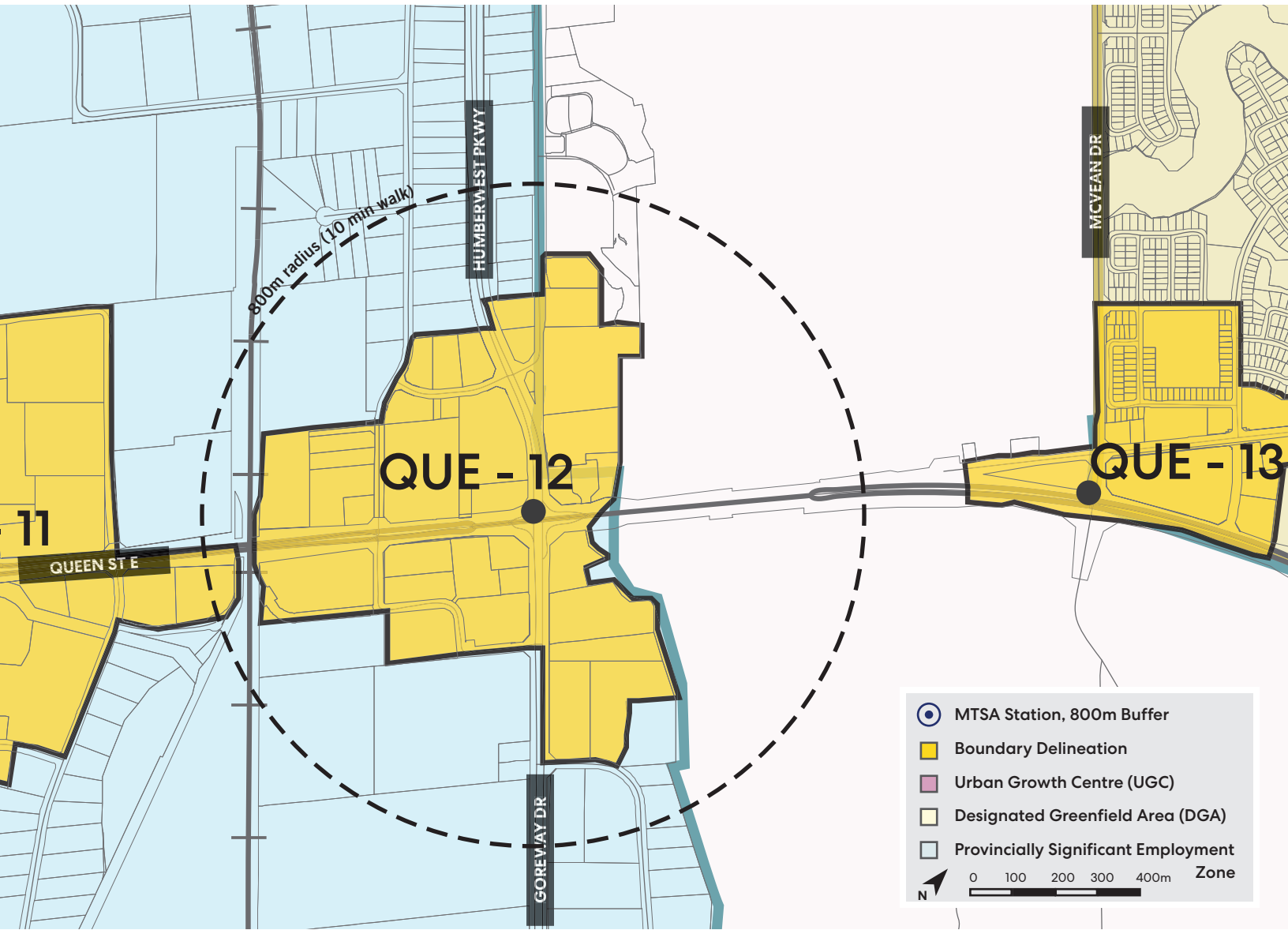
- Planning policy framework is in-place to support development. Evaluate potential flood risk and identify potential infrastructure improvements to support intensification.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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	613
Employment	14,989
Total Density (ppj/ha)	77.7

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	67
Population	179
Employment	1,651
Total Density (ppj/ha)	27
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	8,876

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

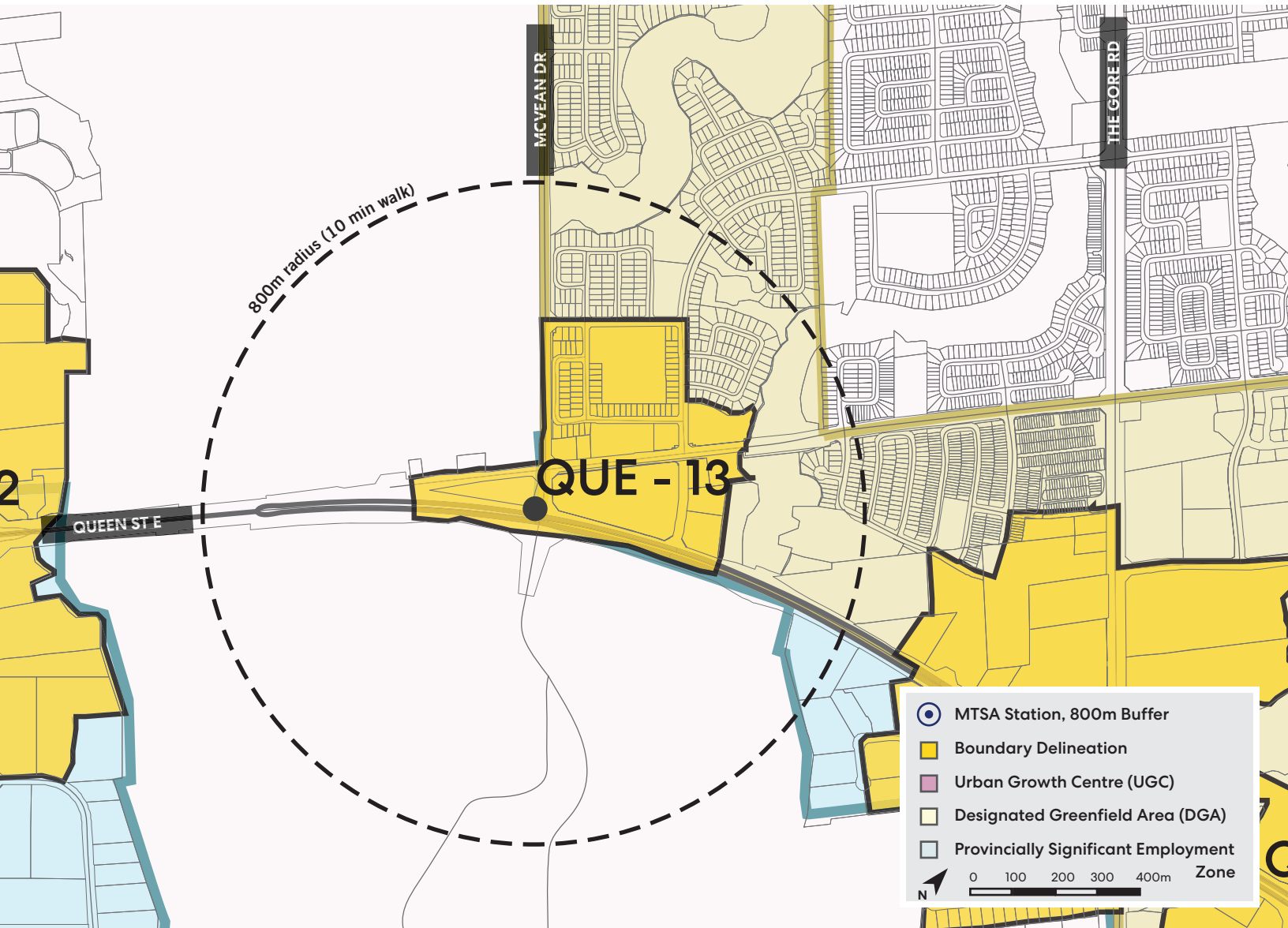
- Planning policy framework is in-place to support development. Evaluate potential flood risk and identify potential infrastructure improvements to support intensification.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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	2,830
Employment	300
Total Density (ppj/ha)	15.6

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	27
Population	625
Employment	51
Total Density (ppj/ha)	25
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 3,669

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

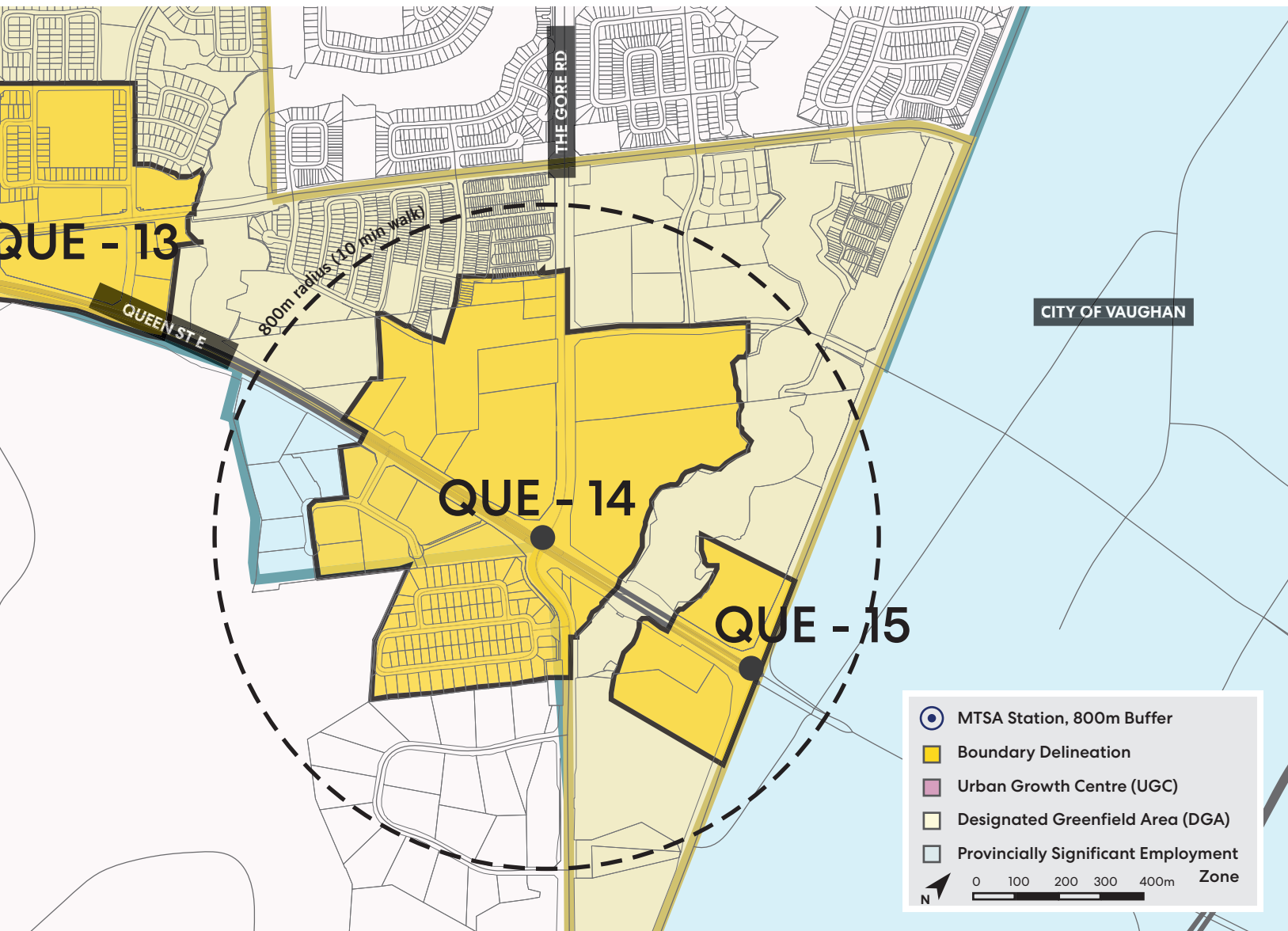
- Land use needs to be updated to permit mixed-use intensification and meet minimum densities. In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- This station requires significant land use changes, infrastructure planning, 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)	185
Population	2,275
Employment	964
Total Density (ppj/ha)	17.5

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	67
Population	970
Employment	551
Total Density (ppj/ha)	23
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 9,159

Municipality: City of Brampton

Corridor: Queen St. BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ⊘

RECOMMENDATIONS:

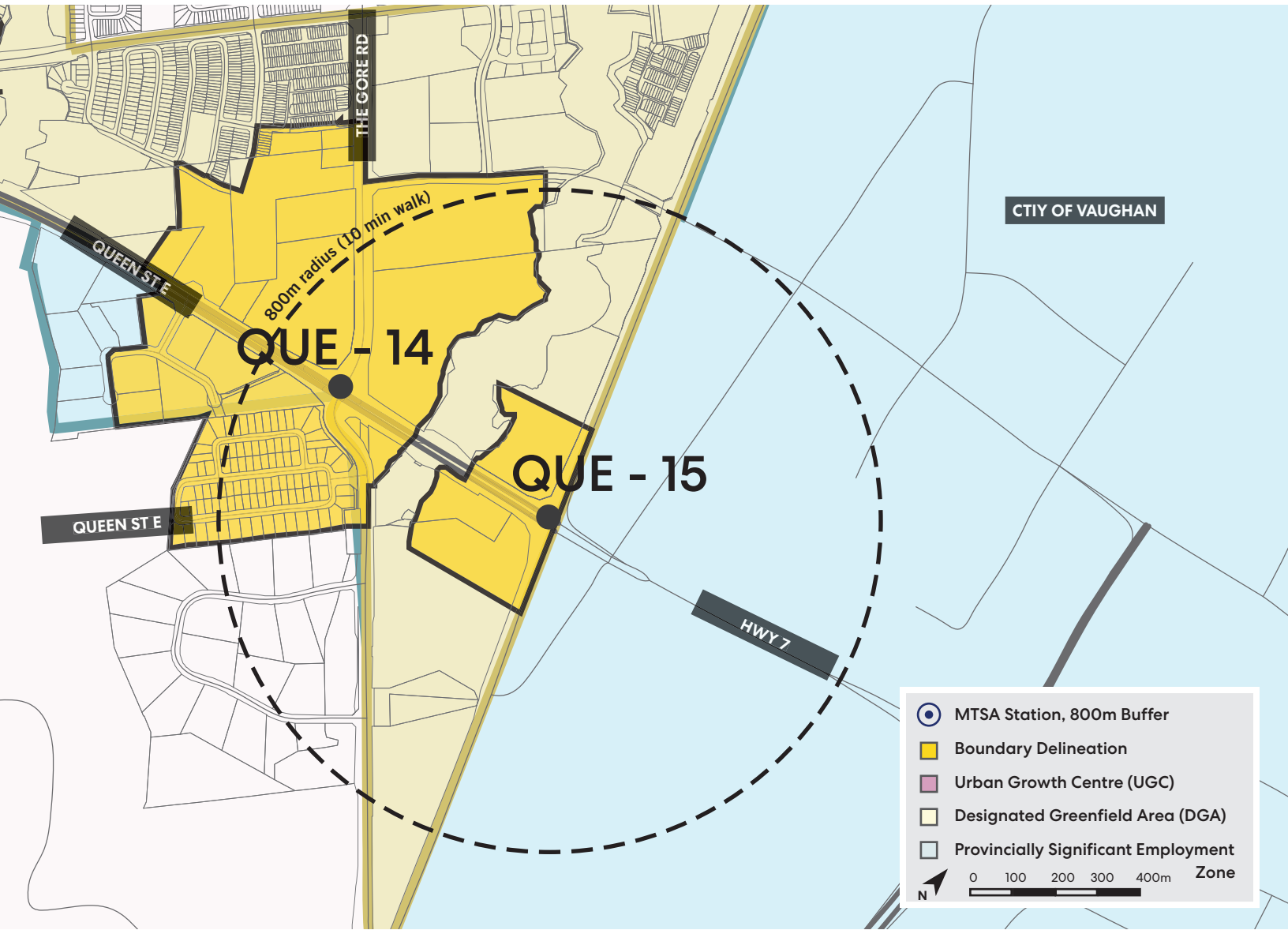
- In the long term, public infrastructure investment, in combination with updated planning policies and land uses, are required to match market demands for development.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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

N
0 100 200 300 400m
Zone

MTSA 800m Radius - 2016 Baseline ○	
Area (ha)	101
Population	420
Employment	302
Total Density (ppj/ha)	7.1
MTSA Boundary Delineation - 2016 Baseline 	
Area (ha)	12
Population	3
Employment	4
Total Density (ppj/ha)	1
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	1,933

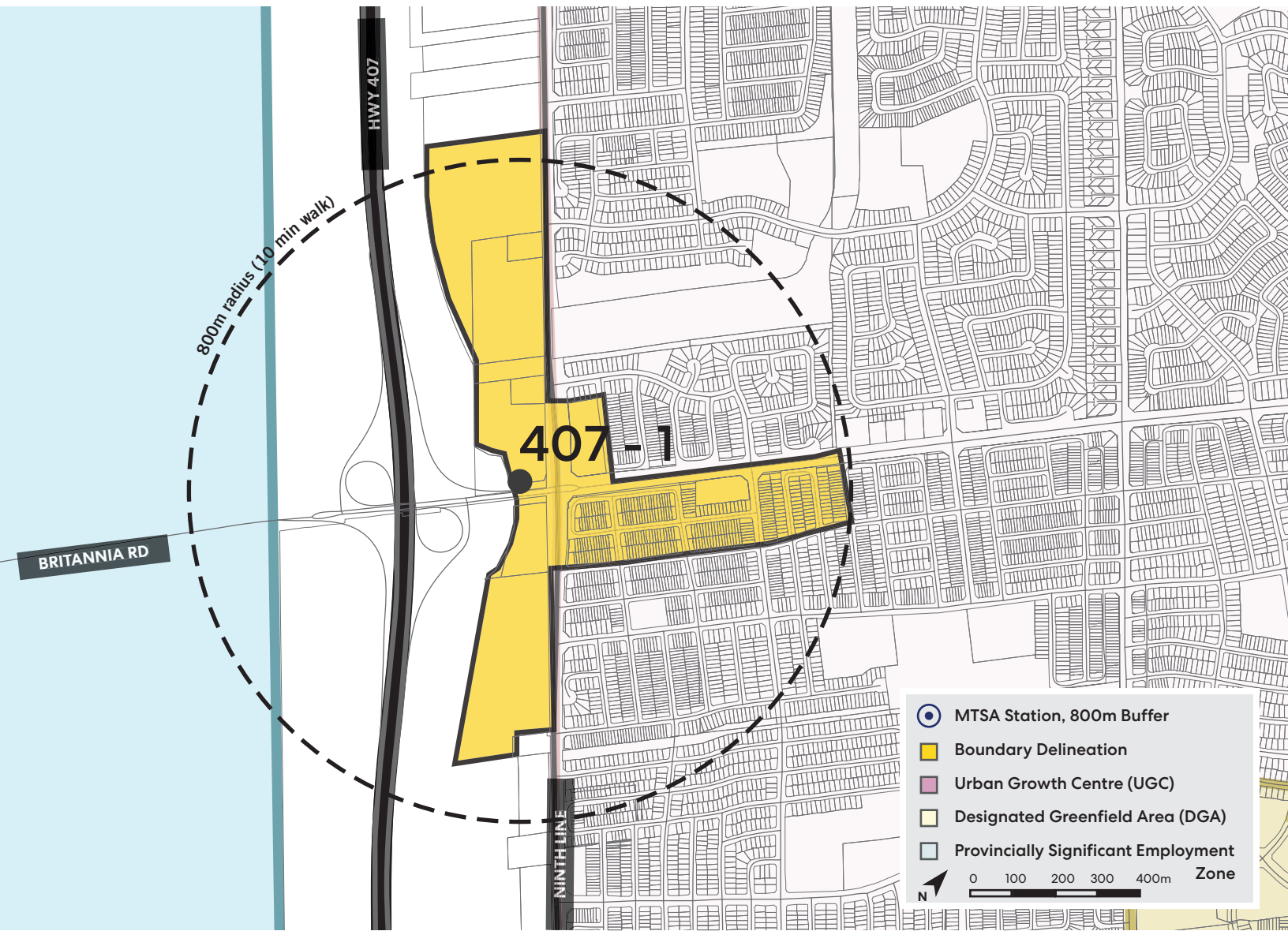
Municipality: City of Brampton	Growth Plan Priority: No
Corridor: Queen St. BRT	Combined Station: n/a

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.
 - 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)	149
Population	7,015
Employment	755
Total Density (ppj/ha)	52.1

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	44
Population	1053
Employment	151
Total Density (ppj/ha)	27
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 5,886

Municipality: City of Mississauga

Corridor: 407 BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ●

RECOMMENDATIONS:

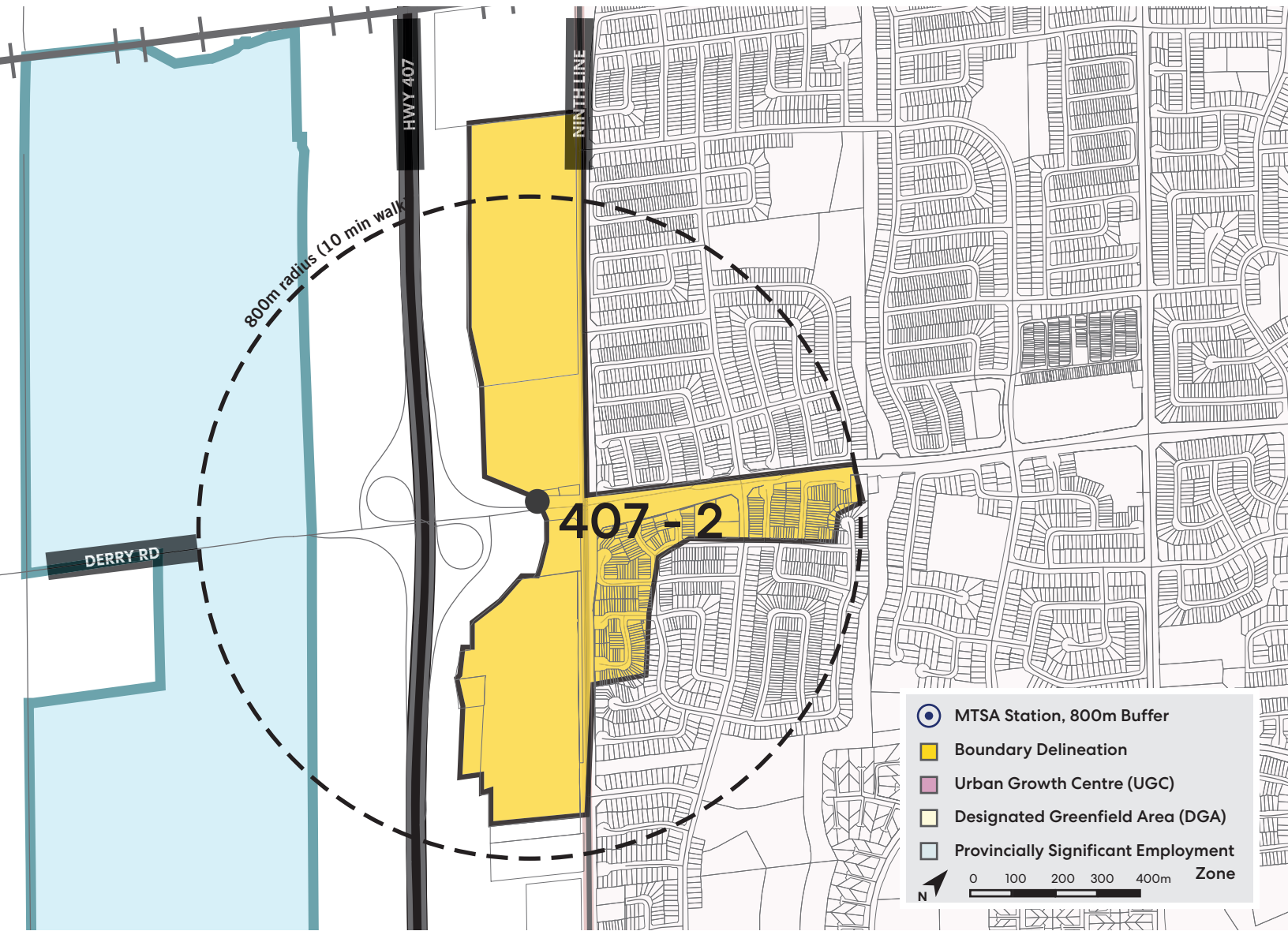
- Planning policy framework is in-place to support development along Ninth Line. Update zoning and land use to support intensification. Integrate investments in the public realm and community services that support intensification.
- Based on the development and infrastructure capacity of the MTSA, it 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: 5,886

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	146
Population	2,869
Employment	194
Total Density (ppj/ha)	21.0

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	56
Population	887
Employment	53
Total Density (ppj/ha)	17
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 8,006

Municipality: City of Mississauga

Corridor: 407 BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating:

Zoning Capacity Rating:

Infrastructure Capacity Cost Rating:

RECOMMENDATIONS:

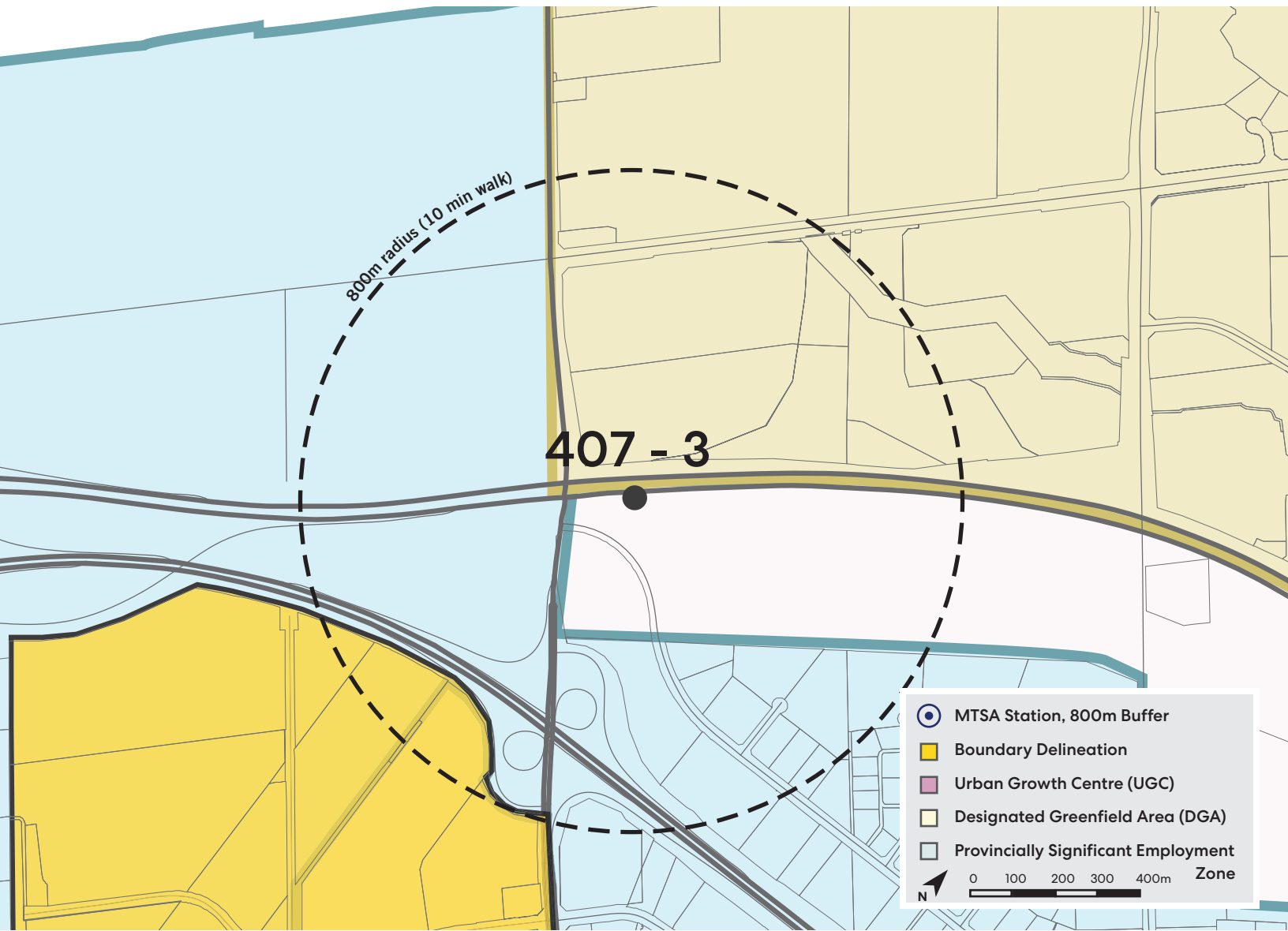
- Planning policy framework is in-place to support development along Ninth Line. Update zoning and land use to support intensification. Integrate investments in the public realm and community services that support intensification.
- Based on the development and infrastructure capacity of the MTSA, it 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: 8,006

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



MTSA 800m Radius - 2016 Baseline

Area (ha)	146
Population	7
Employment	1,951
Total Density (ppj/ha)	13.4

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	N/A

Municipality: City of Brampton

Corridor: 407 BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating:

Zoning Capacity Rating:

Infrastructure Capacity Cost Rating:

RECOMMENDATIONS:

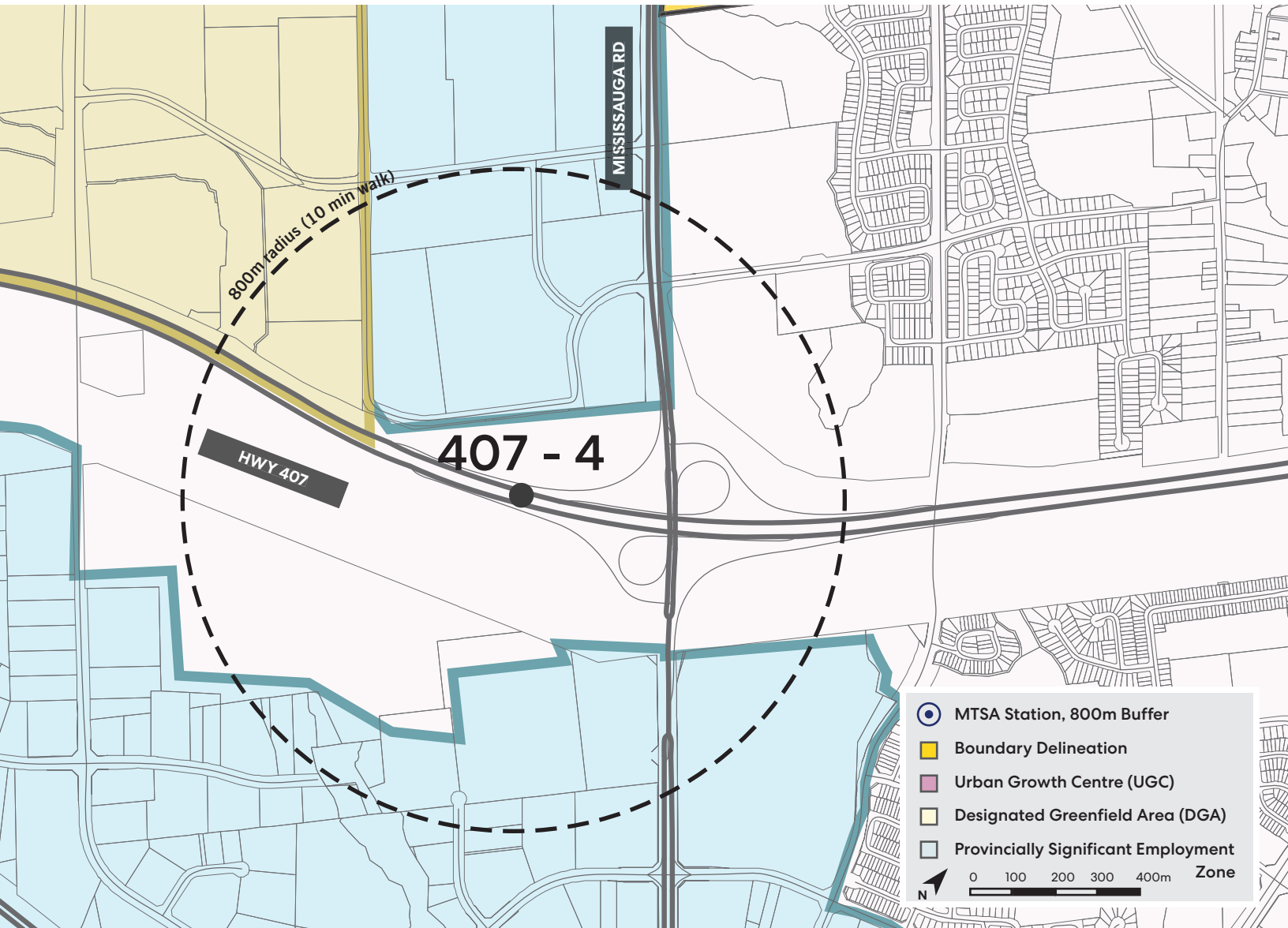
- Given the mix of land uses and strategic framework for this MTSA, no delineation boundary has been identified.
- In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- This station requires significant land use changes, infrastructure 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	421
Employment	4,597
Total Density (ppj/ha)	25.0

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	N/A

Municipality: City of Brampton

Corridor: 407 BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

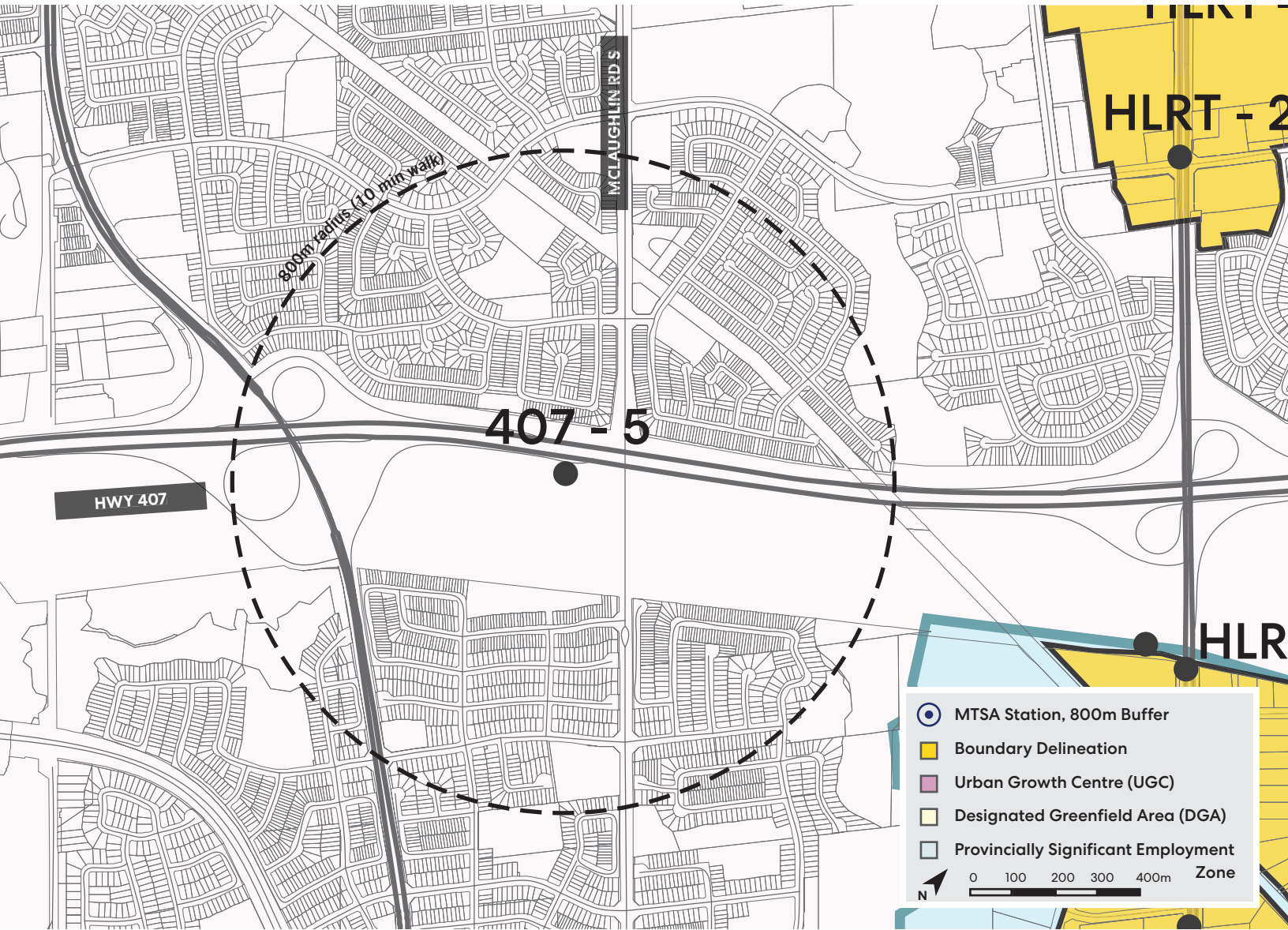
- Given the mix of land uses and strategic framework for this MTSA, no delineation boundary has been identified.
- In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- This station requires significant land use changes, infrastructure 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	37,441
Employment	1,631
Total Density (ppj/ha)	194.5

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	N/A

Municipality: City of Brampton

Corridor: 407 BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

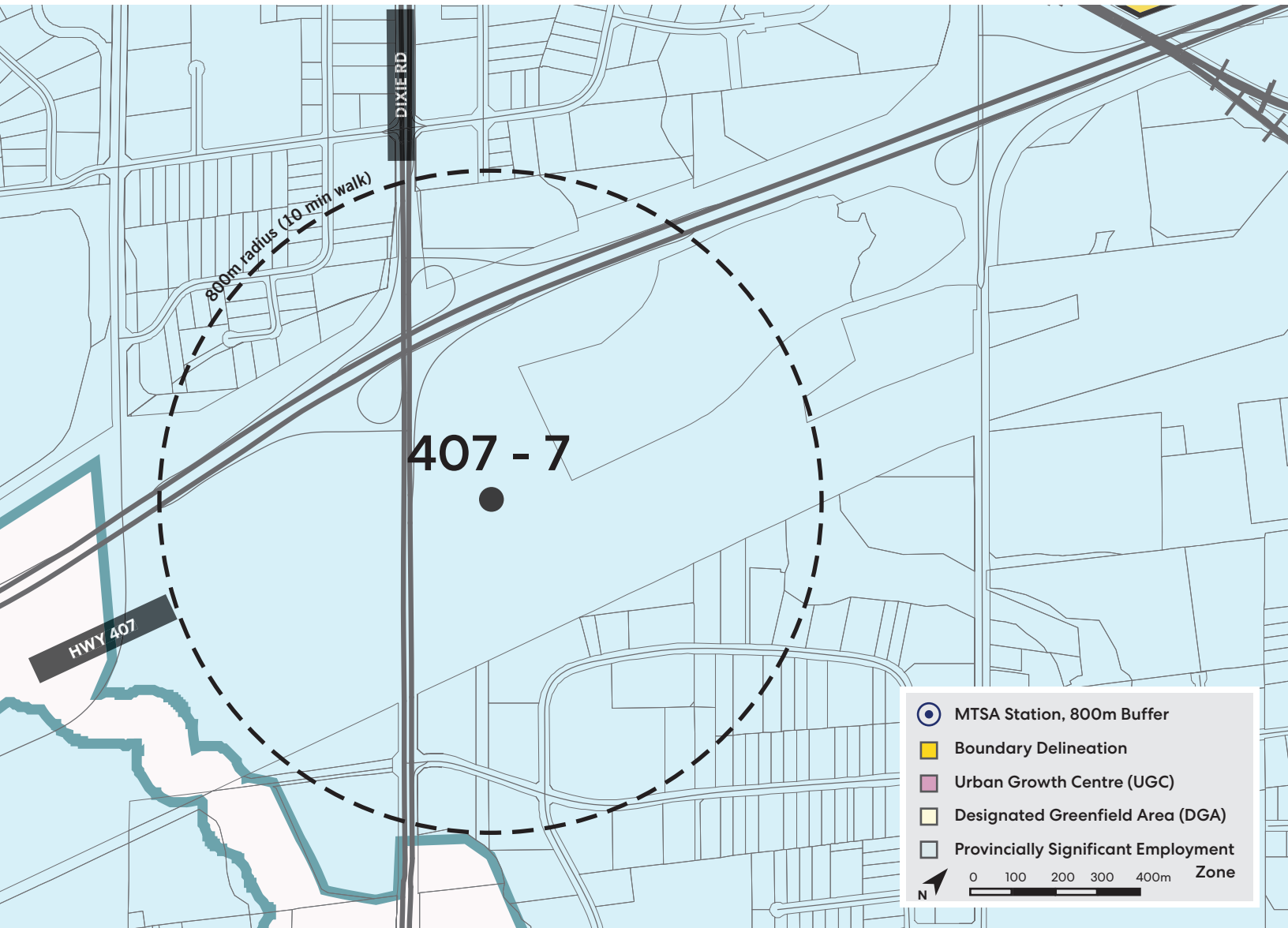
- Given the mix of land uses and strategic framework for this MTSA, no delineation boundary has been identified.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.
- Planning frameworks, including zoning and/or guidelines, should be reviewed to ensure supportive alignment with emerging conditions and needs.

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	1
Employment	2,710
Total Density (ppj/ha)	13.5
MTSA Boundary Delineation - 2016 Baseline ■	
Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	N/A

Municipality: City of Brampton	Growth Plan Priority: No
Corridor: 407 BRT	Combined Station: n/a

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

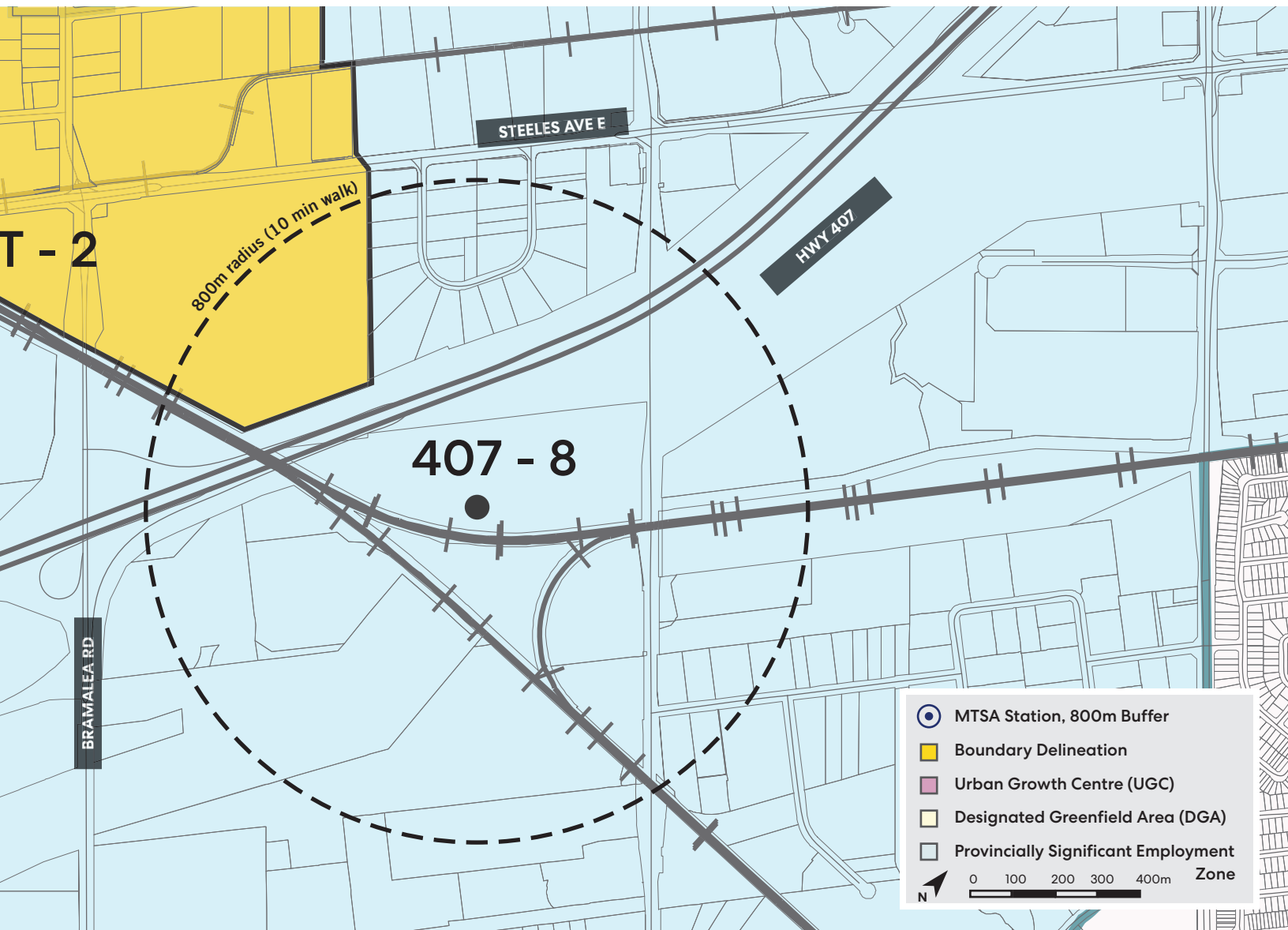
RECOMMENDATIONS:

- Given the mix of land uses and strategic framework for this MTSA, no delineation boundary has been identified.
- In the short term, investments in the public realm that support increased connectivity to transit stations, should be planned.
- 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
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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	0
Employment	2,016
Total Density (ppj/ha)	10.0

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	N/A

Municipality: City of Brampton

Corridor: 407 BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: ○

Zoning Capacity Rating: ○

Infrastructure Capacity Cost Rating: ⊘

RECOMMENDATIONS:

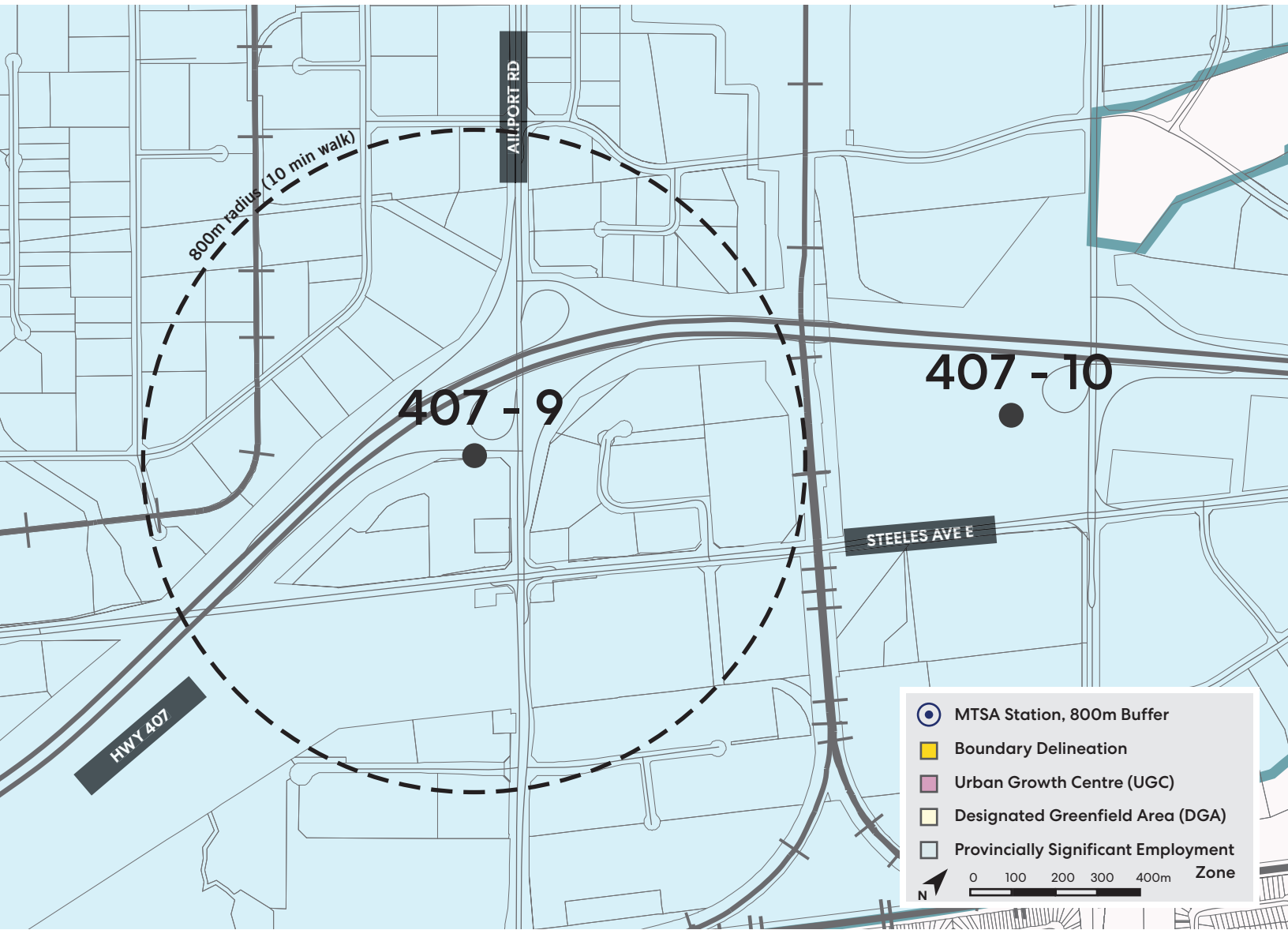
- Given the mix of land uses and strategic framework for this MTSAs, no delineation boundary has been identified.
- Planning frameworks, including zoning and/or guidelines, should be reviewed to ensure supportive alignment with emerging conditions and needs.
- This station requires significant land use 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	11
Employment	9,700
Total Density (ppj/ha)	48.3

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	N/A

Municipality: City of Brampton

Corridor: 407 BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

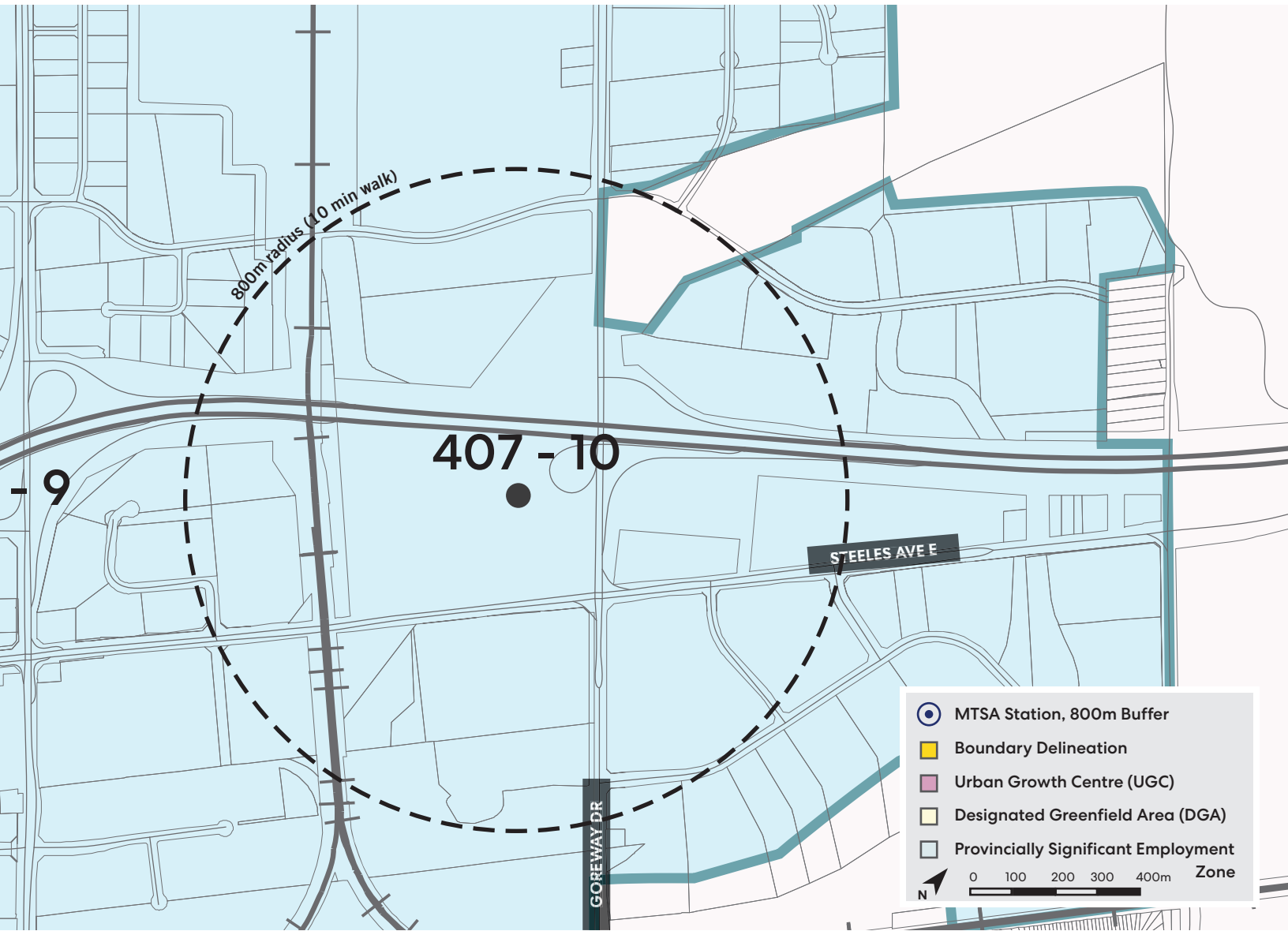
- Given the mix of land uses and strategic framework for this MTSA, no delineation boundary has been identified.
- Planning frameworks, including zoning and/or guidelines, should be reviewed to ensure supportive alignment with emerging conditions and needs.
- This station requires significant land use 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	31
Employment	17,289
Total Density (ppj/ha)	86.2

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	N/A
Population	N/A
Employment	N/A
Total Density (ppj/ha)	N/A
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	N/A

Municipality: City of Brampton

Corridor: 407 BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

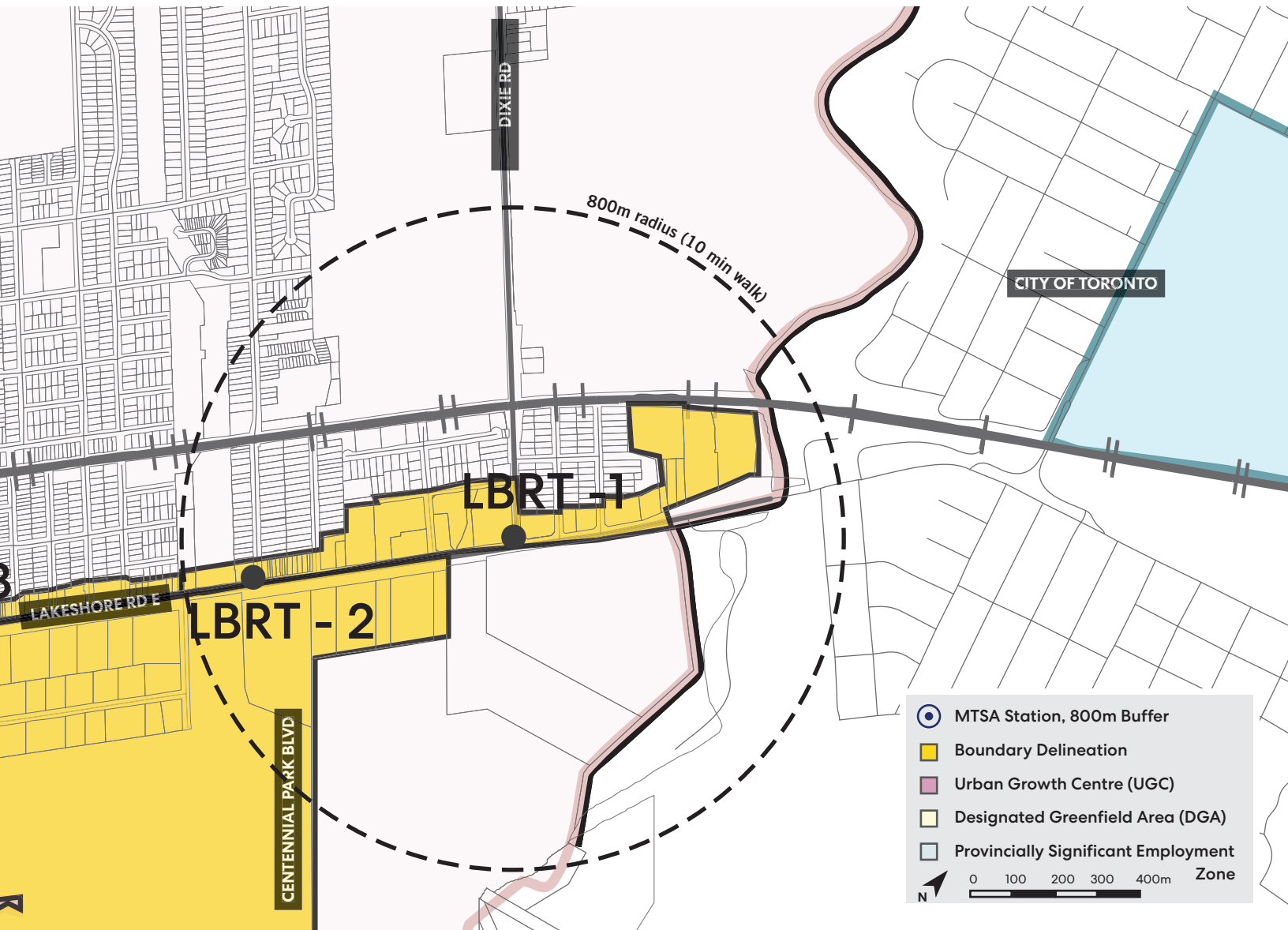
- Given the mix of land uses and strategic framework for this MTSA, no delineation boundary has been identified.
- Land use needs to be updated, via an MCR, to permit mixed-use intensification and meet minimum densities. Update Secondary Plan to support intensification.
- This station requires significant 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 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)	164
Population	3,697
Employment	827
Total Density (ppj/ha)	27.6
MTSA Boundary Delineation - 2016 Baseline	
Area (ha)	18
Population	1,177
Employment	87
Total Density (ppj/ha)	71
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	1,598

Municipality: City of Mississauga	Growth Plan Priority: No
Corridor: Lakeshore BRT	Combined Station: n/a

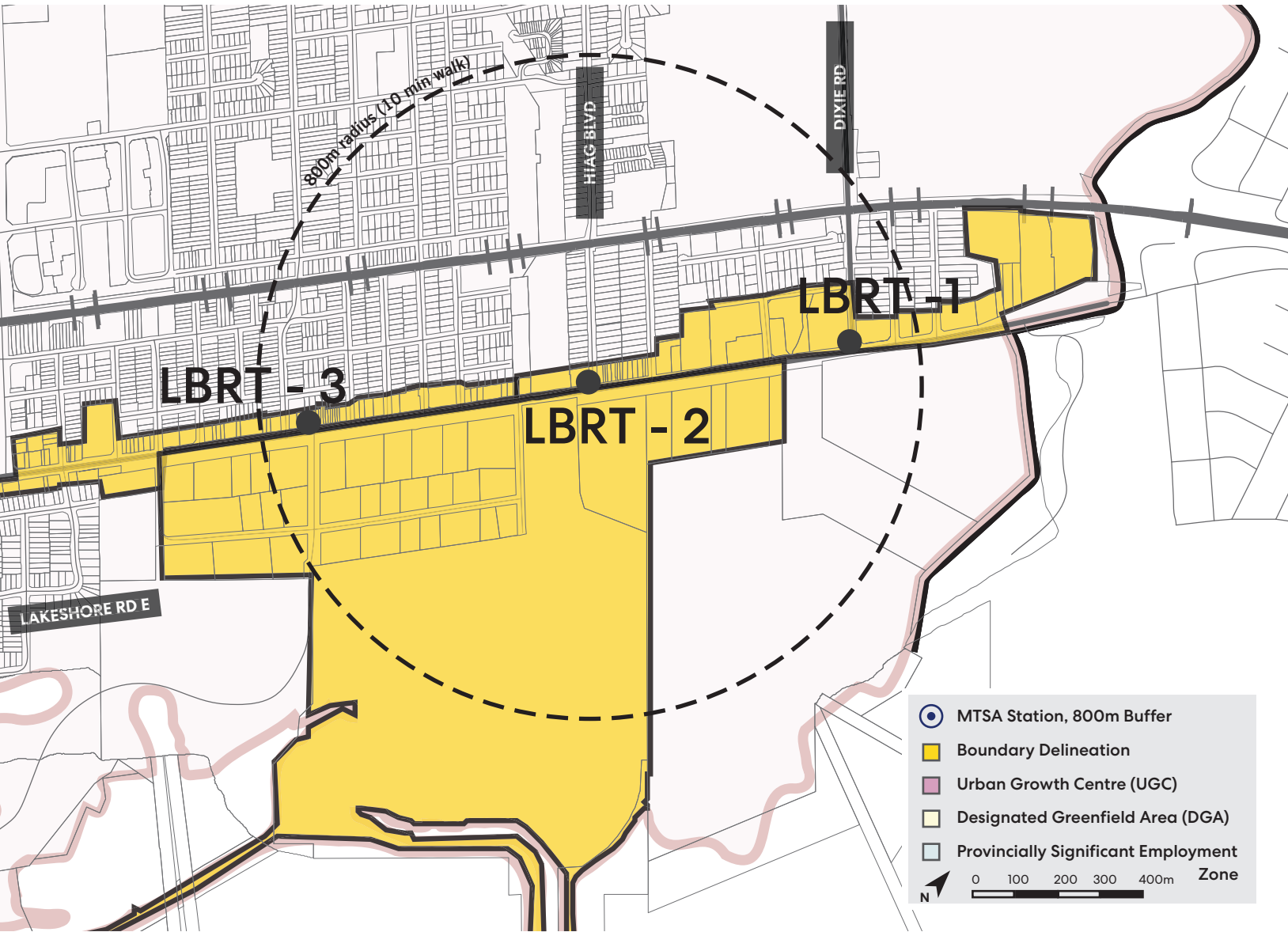
Development Capacity Rating:	
Zoning Capacity Rating:	
Infrastructure Capacity Cost Rating:	

- 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: 1,598
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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	3,904
Employment	1,791
Total Density (ppj/ha)	28.3

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	106
Population	1
Employment	1,635
Total Density (ppj/ha)	15
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 15,281

Municipality: City of Mississauga

Corridor: Lakeshore BRT

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: ●

Zoning Capacity Rating: ●

Infrastructure Capacity Cost Rating: ⊘

RECOMMENDATIONS:

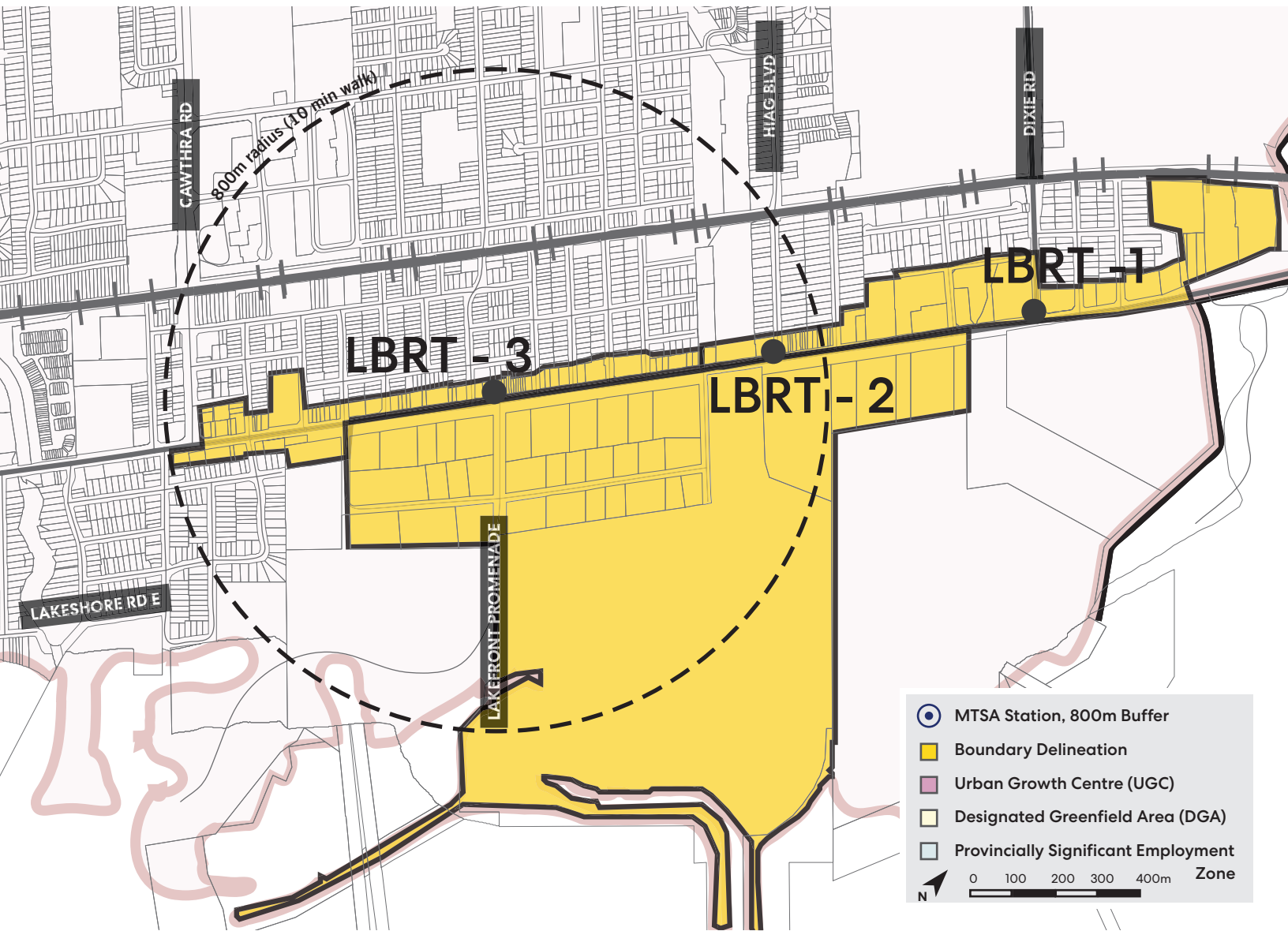
- Public infrastructure investment, in combination with updated planning policies and land uses, are required to match market demands for development.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.
- The 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: 300 ppj/ha

Additional People and Jobs to Achieve ROP Minimum Density: 30,083

*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
 N

MTSA 800m Radius - 2016 Baseline ○

Area (ha)	199
Population	3,735
Employment	2,191
Total Density (ppj/ha)	29.8

MTSA Boundary Delineation - 2016 Baseline ■

Area (ha)	10
Population	308
Employment	110
Total Density (ppj/ha)	43
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	1,154

Municipality: City of Mississauga

Corridor: Lakeshore BRT

Growth Plan Priority: No

Combined Station: n/a

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

RECOMMENDATIONS:

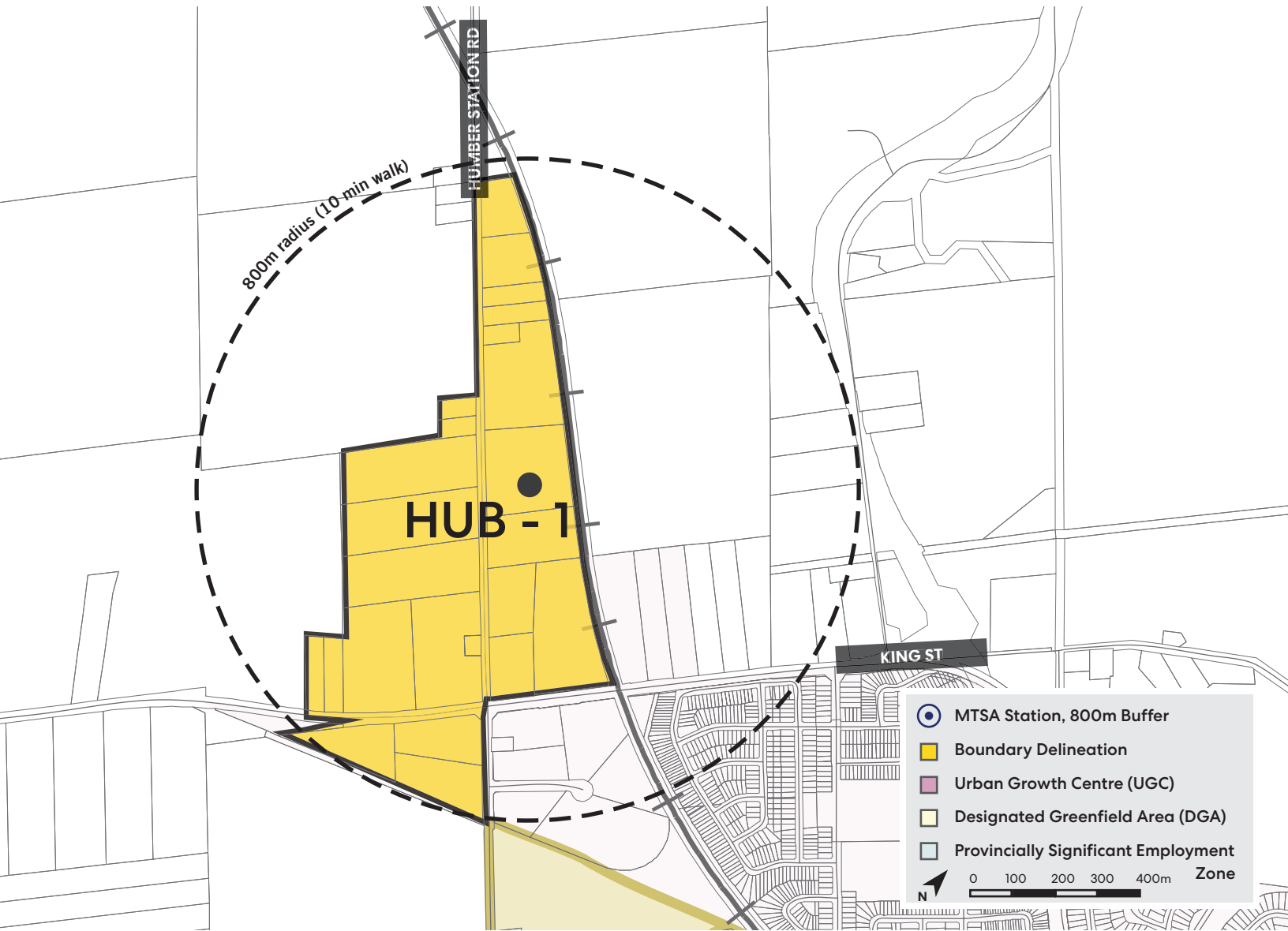
- Public infrastructure investment, in combination with updated planning policies and land uses, are required to match market demands for development.
- Based on the development and infrastructure capacity of the MTSA, it will be delineated and can meet or exceed the Growth Plan minimum density.

CLASSIFICATION: Primary

Regional Official Plan
Minimum Density: 160 ppj/ha

Additional People and Jobs to Achieve ROP
Minimum Density: 1,154

*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	1,440
Employment	187
Total Density (ppj/ha)	8.1

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	57
Population	565
Employment	77
Total Density (ppj/ha)	11
Growth Plan Minimum Density (ppj/ha)	150


Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 7,888

Municipality: Town of Caledon


Corridor: Future GO Train

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

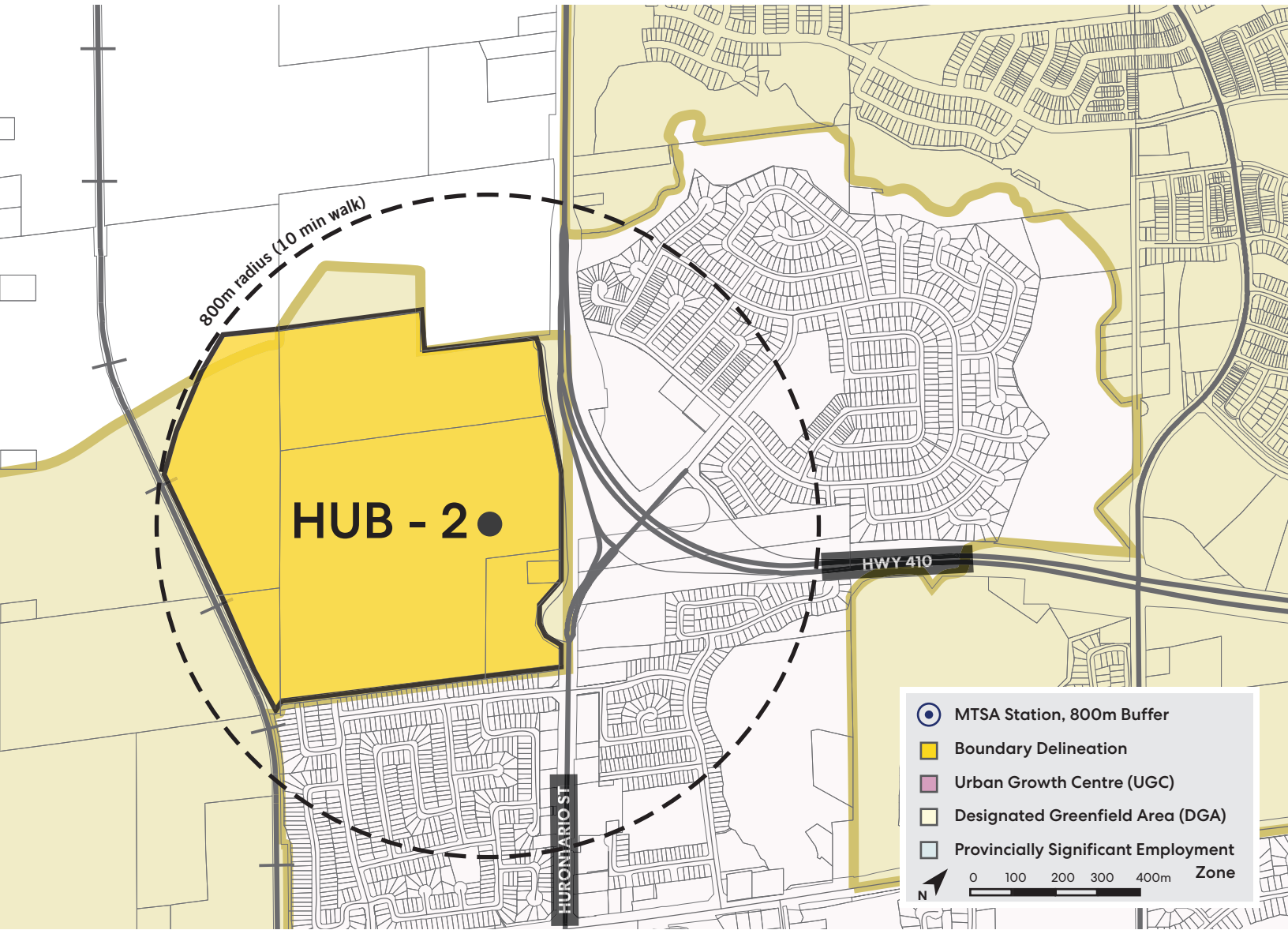
- Update land use, via an MCR, to permit mixed-use development and meet Growth Plan minimum densities. When in the settlement boundary in the future, prepare a transit-oriented secondary plan.
- Engage with transit agencies on status of the proposed GO station and encourage rail service to this area.
- While recognizing the strategic importance of this station for serving growth in Bolton, significant land use change, infrastructure planning, and investment is required 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	2,119
Employment	324
Total Density (ppj/ha)	12.2

MTSA Boundary Delineation - 2016 Baseline




Area (ha)	71
Population	9
Employment	1
Total Density (ppj/ha)	0
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	11,384

Municipality: **Town of Caledon**

Corridor: **Transit Hub**

Growth Plan Priority: **No**

Combined Station: **n/a**

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

RECOMMENDATIONS:

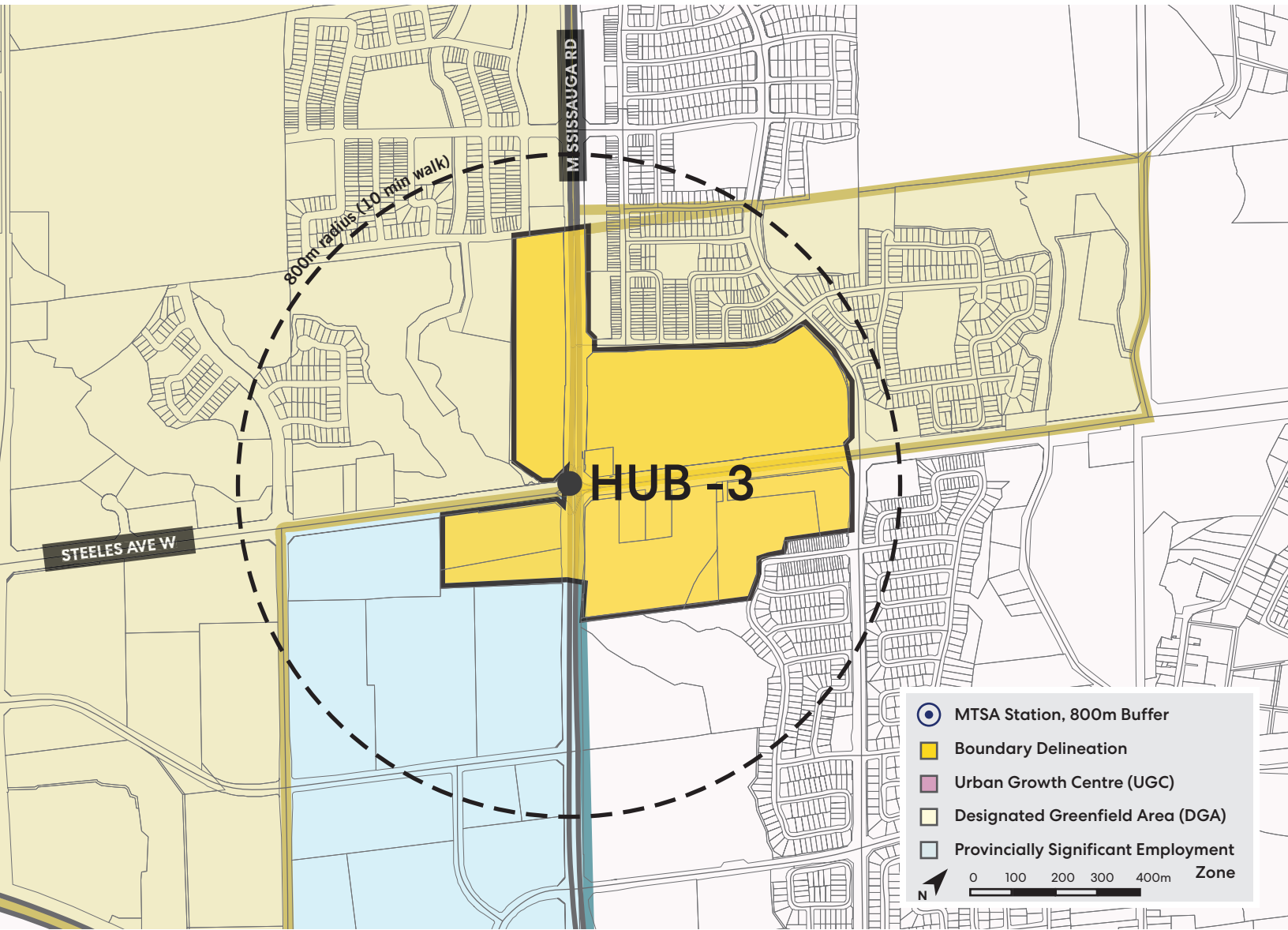
- In the long term, public infrastructure investment is required, in combination with development of the Mayfield West Phase 2 Secondary Plan.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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	3,401
Employment	3,993
Total Density (ppj/ha)	36.8

MTSA Boundary Delineation - 2016 Baseline


Area (ha)	53
Population	752
Employment	306
Total Density (ppj/ha)	20
Growth Plan Minimum Density (ppj/ha)	160
Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj)	7,459

Municipality: City of Brampton


Corridor: Transit Hub

Growth Plan Priority: No

Combined Station: n/a

Development Capacity Rating: 

Zoning Capacity Rating: 

Infrastructure Capacity Cost Rating: 

RECOMMENDATIONS:

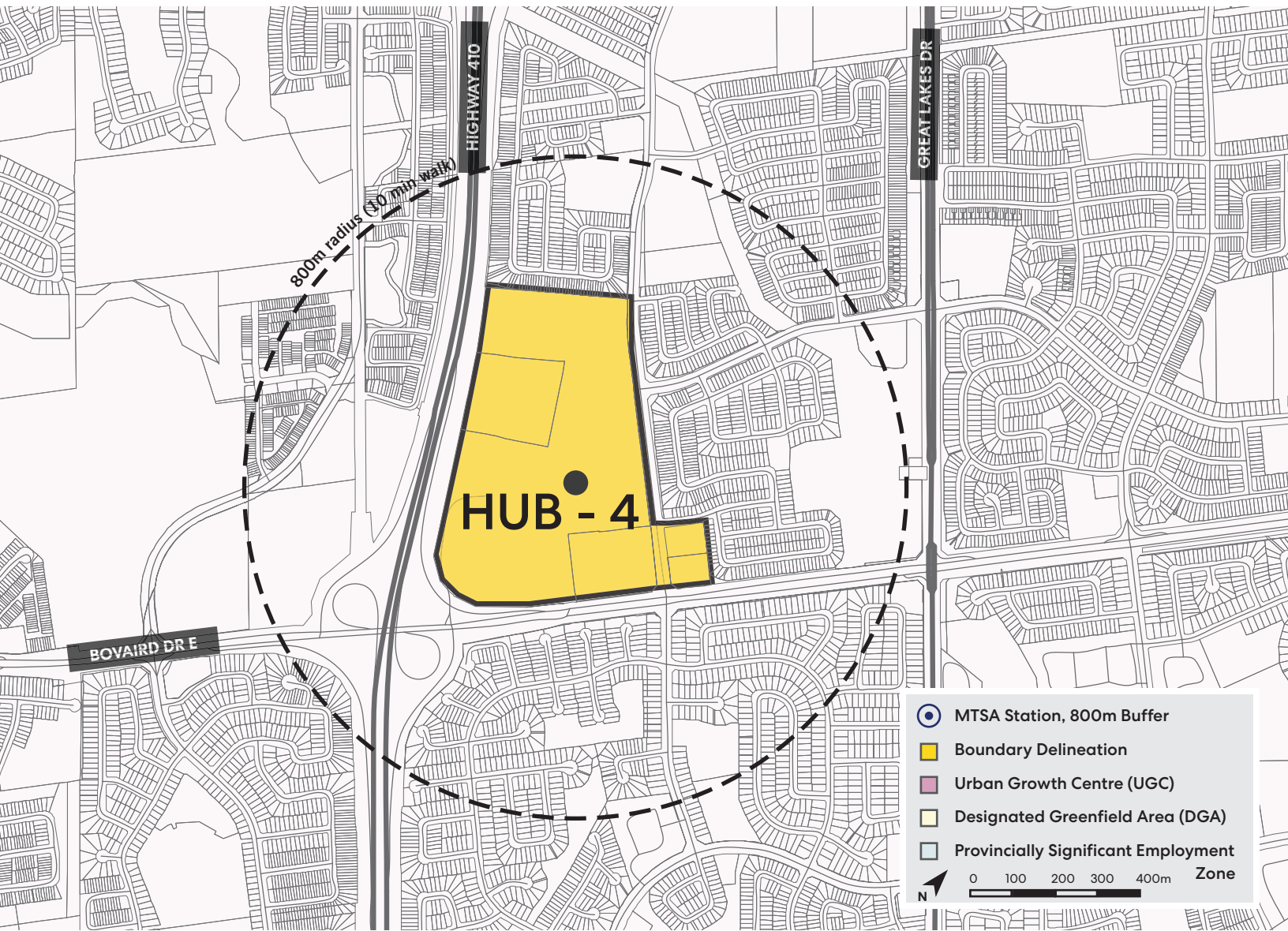
- In the long term, public infrastructure investment, in combination with updated planning policies and land uses, are required to match market demands for development.
- This station requires significant land use changes, infrastructure planning, and investment, prior to being delineated.

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	6,477
Employment	1,596
Total Density (ppj/ha)	40.2

MTSA Boundary Delineation - 2016 Baseline

Area (ha)	34
Population	1,193
Employment	452
Total Density (ppj/ha)	48
Growth Plan Minimum Density (ppj/ha)	160

Additional People and Jobs to Achieve Growth Plan Minimum Density (ppj) 3,826

Municipality: City of Brampton

Corridor: Transit Hub

Growth Plan Priority: No

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)