

Peel2051

Regional Official Plan Review and
Municipal Comprehensive Review

Visualizing **Intensification** and **Density**

Planning and Growth Management Committee, October 21, 2021

Tara Buonpensiero, Regional Planning & Growth Management, Region of Peel



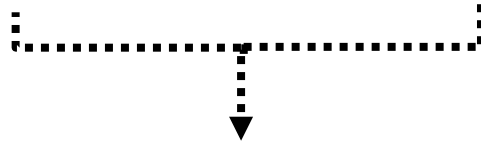
Planning For Growth

From **1991** to **2021** Peel added **822,600 people** and **357,400 jobs**. Between **2021** and **2051**, Peel is forecasted to add an additional **700,000 people** and **334,400 jobs**.

Every year, Peel welcomes new residents.



New businesses and **jobs** also open up.



Where these new residents choose to settle down and where businesses open up will depend on **where growth is planned** and allowed. This is based on the land use planning **areas** defined in the Growth Plan.

Population & Employment

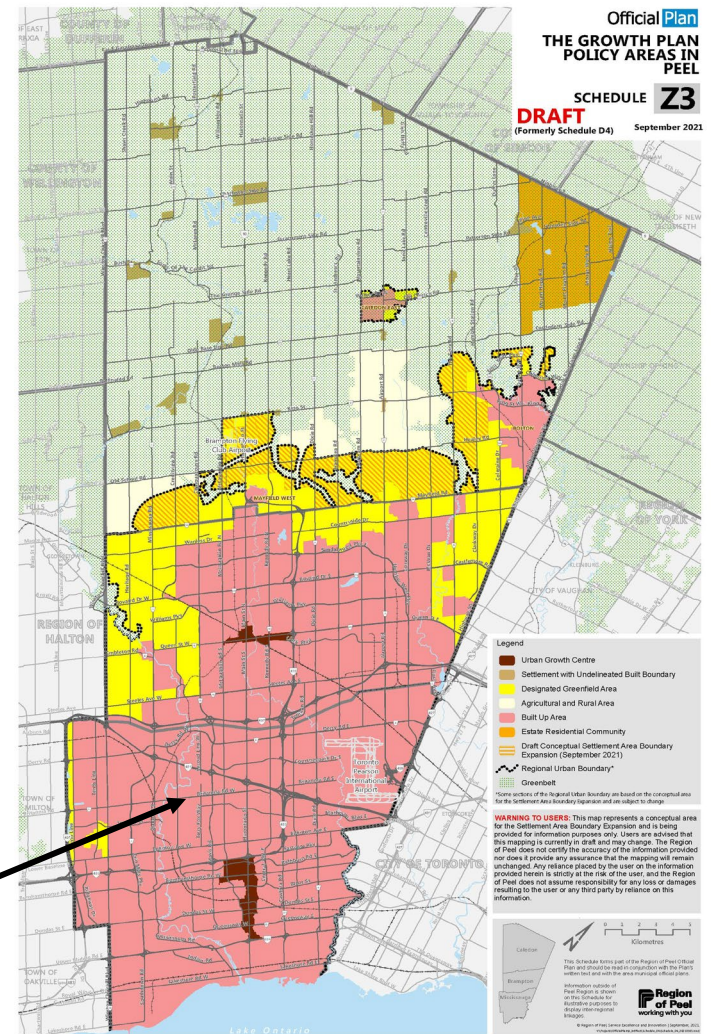
- **Population** = People/ Residents
- **Employment** = Jobs

Municipal Growth Allocation				
	2021 Estimate		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	27,000	300,000	125,000
Brampton	698,000	209,000	985,000	355,000
Mississauga	799,000	500,000	995,000	590,000
Peel	1,578,000	736,000	2,280,000	1,070,000

Built-up Area

- Existing urban area lands where new growth will be directed
- Also contain undeveloped lands that will be developed through infill, new secondary plan areas, etc.
- Majority of growth will occur in built-up areas such as Urban Growth Centres and Major Transit Station Areas

Built-up Area
A minimum of 55% of Peel's growth is planned through intensification in the built-up area*



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

Types of Intensification – Infill Housing



Laneway Housing Concept
Source: LaneScape.ca



Artist Rendering
Source: Ryan Hryciuk



600 – 620 Lolita Gardens Rendering, Mississauga
Source: City of Mississauga, Active Development Applications. PJR, Bousfields Inc.

Types of **Intensification** – Redevelopment



Former Imperial Oil Site
Source: UrbanToronto.ca



Port Credit West Village Conceptual Plan
Source: Port Credit West Village Master Plan,
Urban Strategies

Types of **Intensification** – New Development



Conceptual Parkside Village Master Plan, Mississauga



9 George Street North, Brampton



Mount Pleasant Rosehaven Development, Brampton



Caledon Trails Homes Development, Caledon

Types of **Intensification** – Adaptive Reuse



Hewetson's Shoe Factory, Brampton
Source: Region of Peel Archives

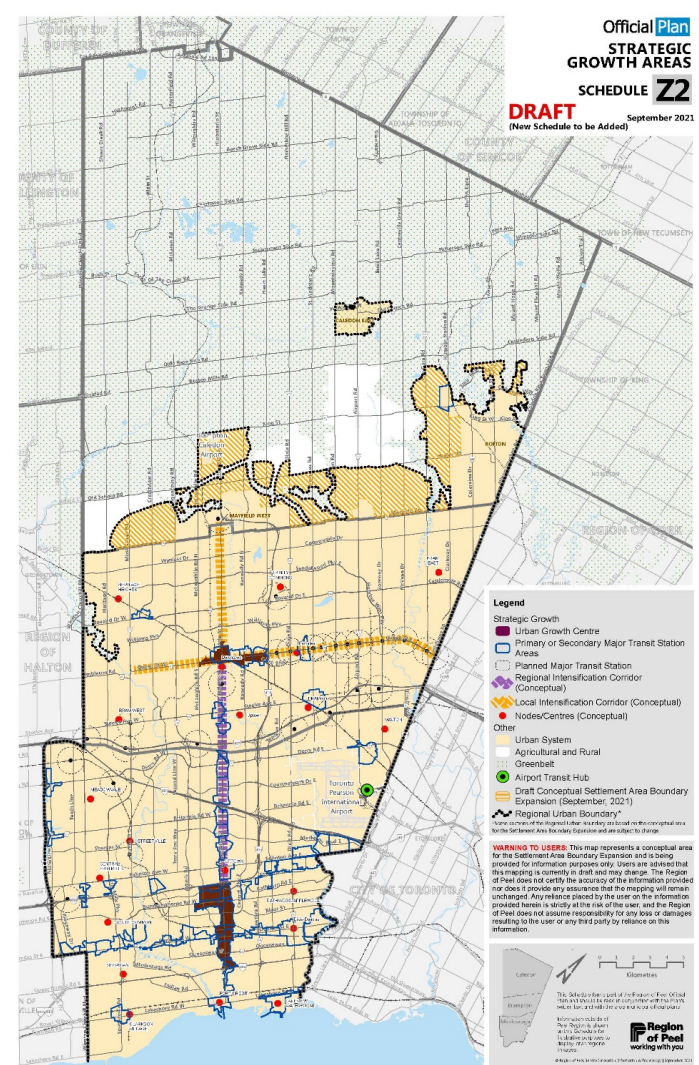


Old Shoe Factory Business Centre
57 Mill St N, Brampton

Intensification in Strategic Growth Areas

Urban Growth Centres

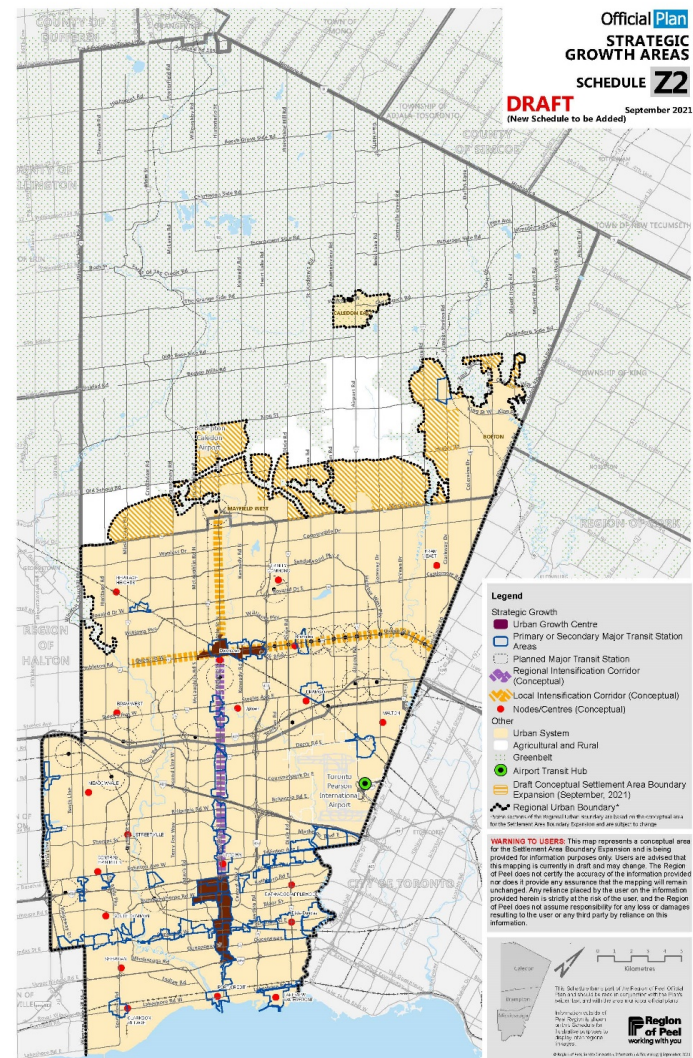
- Downtown areas that are mixed-use, connected by transit and the focal points for future growth
- Planned to accommodate a significant share of population and employment intensification



Intensification in Strategic Growth Areas

Major Transit Station Areas

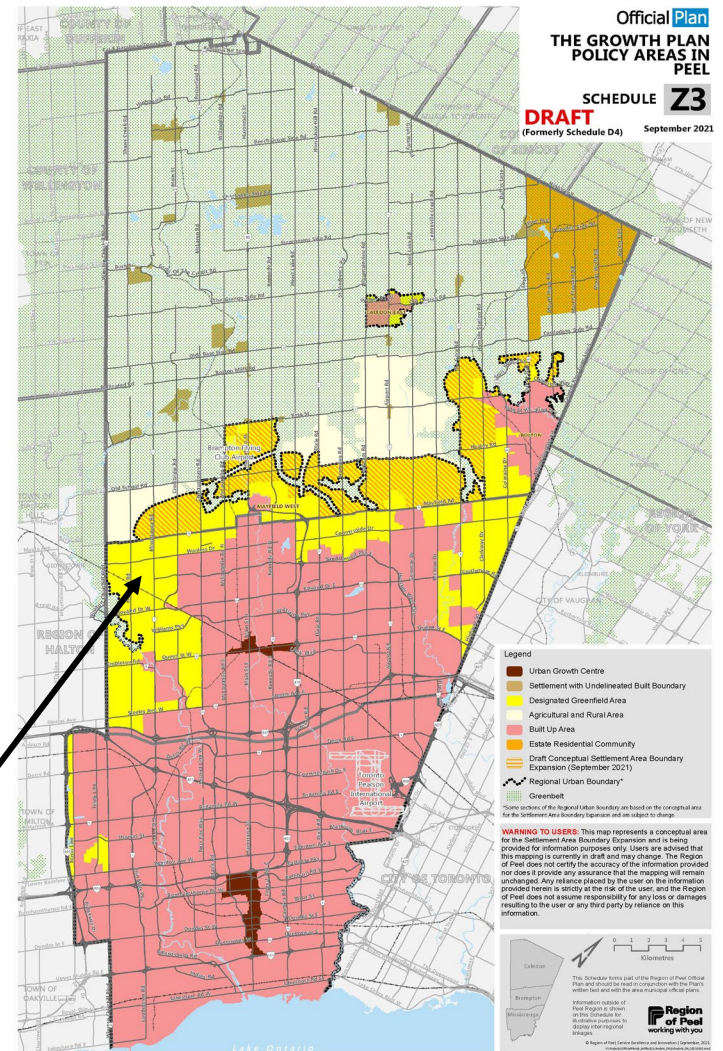
- Higher density, mixed-use, transit-supportive neighbourhoods that provide easy access to local amenities, jobs, housing, and recreation opportunities
- Approximately 500-800m radius of land (10 min. walk) around any existing or planned major transit station or stop



Designated Greenfield Area

- New residential and employment areas assigned for future growth that are outside of Peel's Built-Up Area
- New Designated Greenfield Areas are required to accommodate growth to 2051

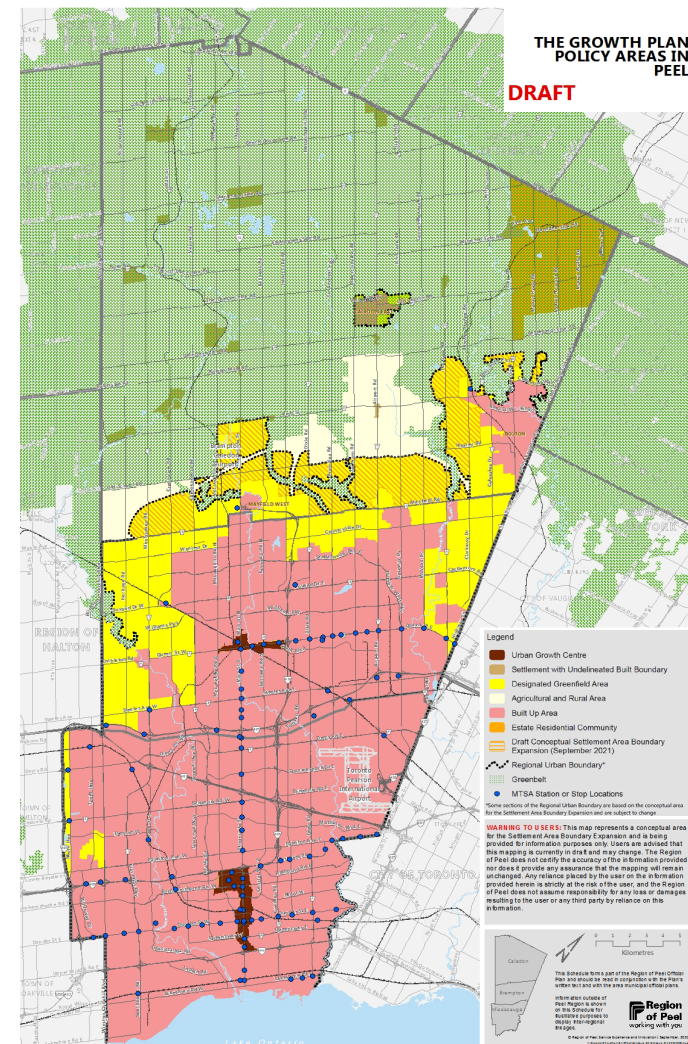
Designated Greenfield Area
Lands to accommodate current and future growth



Density Targets

- The Growth Plan requires municipalities to plan for a mix of uses and to set minimum density targets for Urban Growth Centres, Major Transit Station Areas and Designated Greenfield Areas

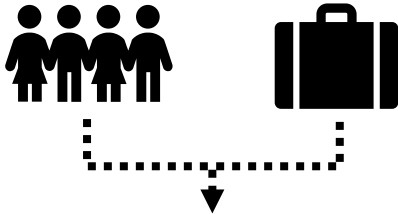
Peel's Minimum Growth Targets*	
Urban Growth Centre	200 ppj/ha
Major Transit Station Areas	150 – 200 ppj/ha
New Designated Greenfield Area (SABE)	65 ppj/ha
Overall Designated Greenfield Area	70 ppj/ha



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

How Is Density Measured?

People and jobs (ppj) per hectare (ha) as per the Growth Plan, 2019.



$$\frac{\text{People + Jobs (ppj) in the area (based on planning and Census numbers)}}{\text{Land Area (ha) (the amount of land area where people and jobs will go)}} = \text{Density (ppj/ha)}$$

Density is measured differently for the greenfield area vs. the built-up area.

Designated Greenfield Areas:

Net Developable Land Area =

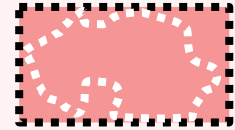


Excludes certain areas (take-outs) from the calculation:

- Environmental features (rivers, ponds, etc.)
- Major infrastructure (roads, utility lines, railways)
- Employment areas
- Cemeteries
- Community centres

Built-Up Areas:

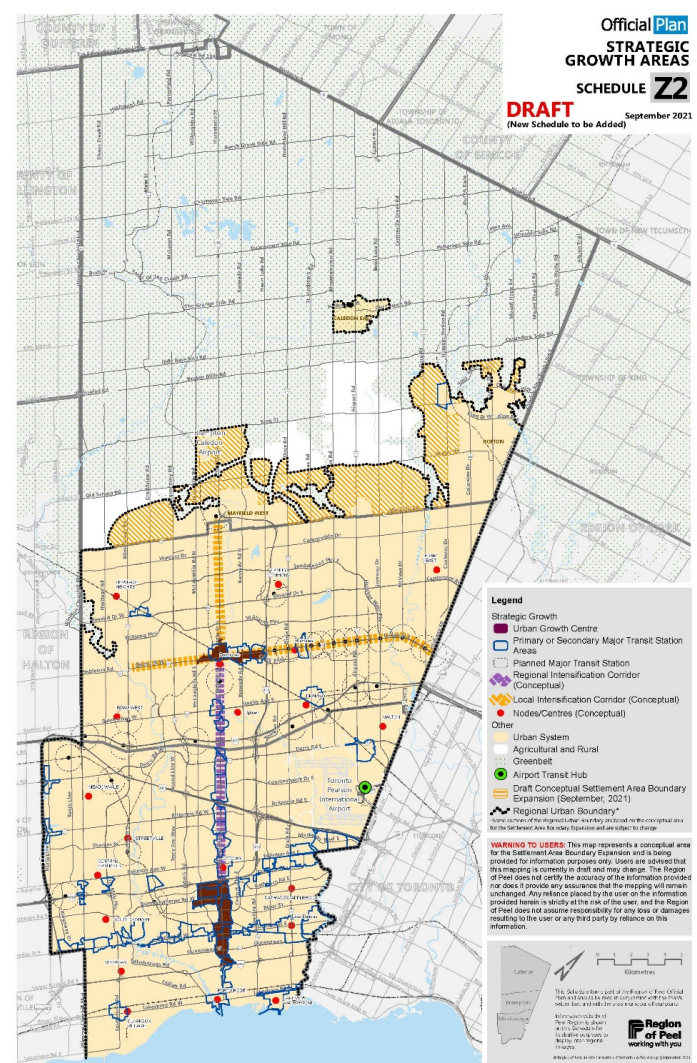
Gross Developable Land Area =



Includes the entire area in the calculation (no take-outs)

Density in Strategic Growth Areas

- Nodes, corridors and other areas that are the focus for higher density mixed-uses in a more compact built form
- Includes Urban Growth Centres and Major Transit Station Areas



Urban Growth Centres

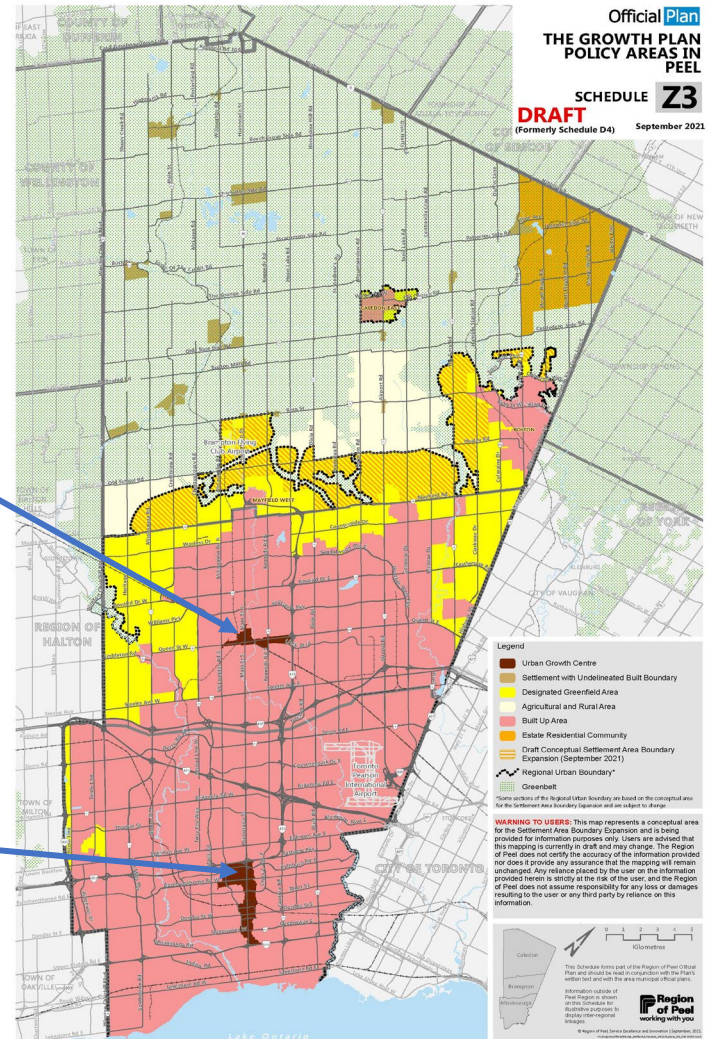
Brampton
Urban Growth Centre

84 ppj/ha (2021)
313 ppj/ha (2051)



Mississauga
Urban Growth Centre

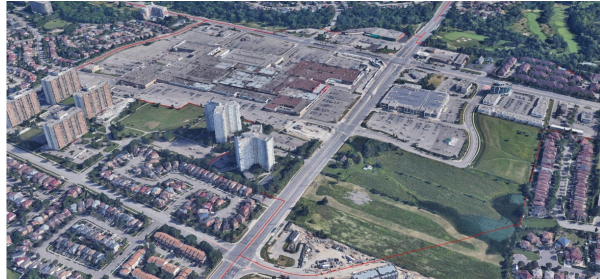
238 ppj/ha (2021)
397 ppj/ha (2051)



Strategic Growth Areas

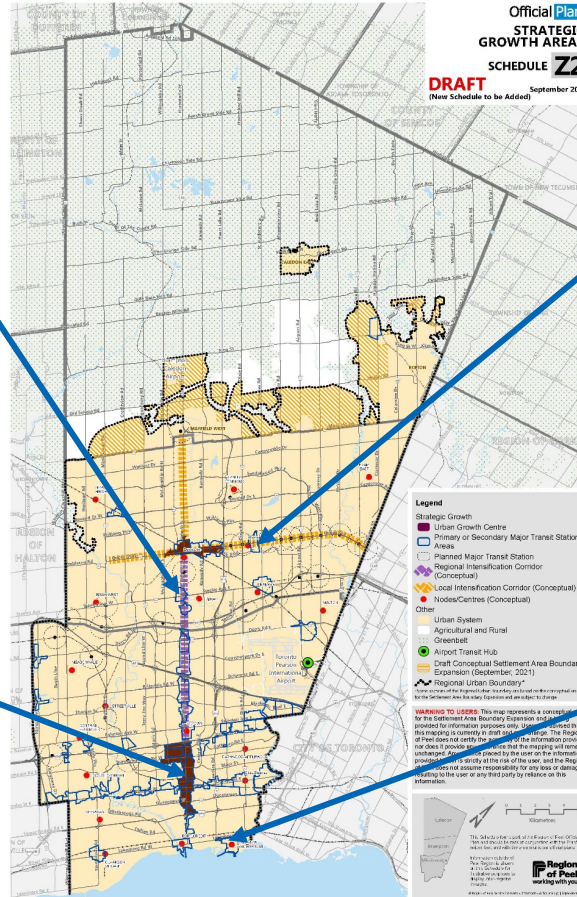
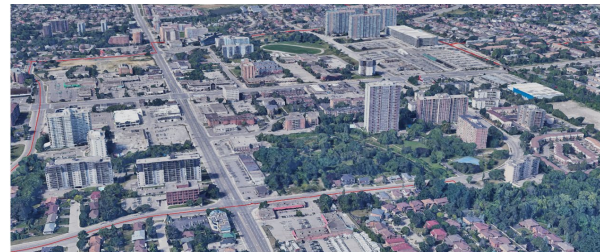
Brampton
Hurontario-Main Street Corridor (MTSA)

105 ppj/ha (2021)
 332 ppj/ha (2051)



Mississauga
DT Cooksville (UGC)

164 ppj/ha (2021)
 278 ppj/ha (2051)



Brampton
Bramalea City Centre (MTSA & Node)

204 ppj/ha (2021)
 351 ppj/ha (2051)



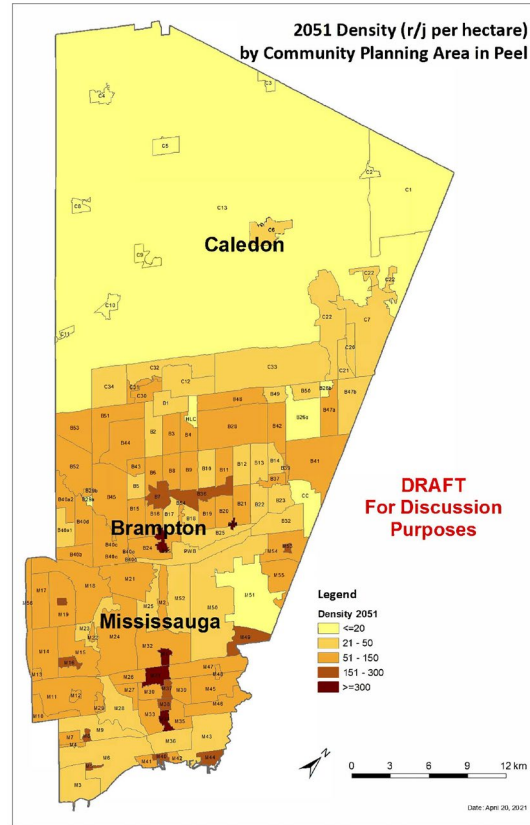
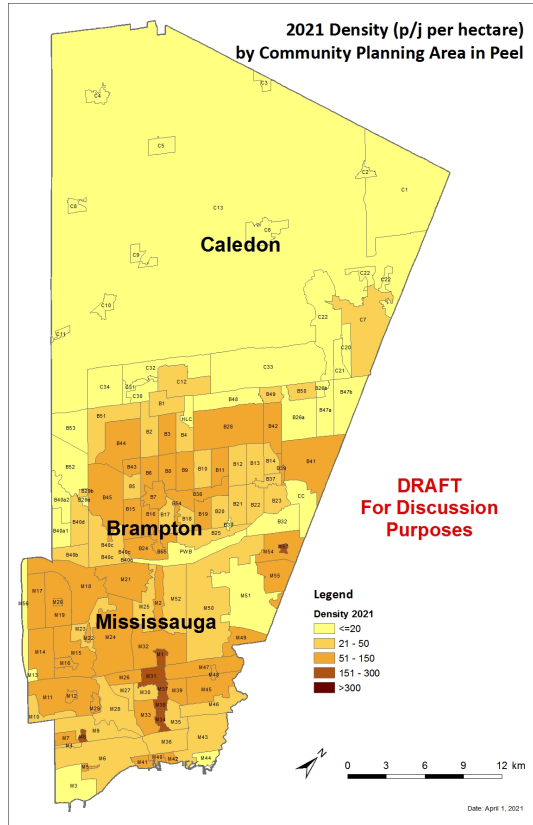
Mississauga
Lakeview Waterfront (MTSA & Node)

19 ppj/ha (2021)
 160 ppj/ha (2051)



2021 Density vs. 2051 Density

Key Growth Areas



Key Areas

- Mississauga UGC
- Brampton UGC
- Hurontario-Main Street Corridor
- Airport CC
- Lakeview
- Bramalea Go
- Port Credit
- Dundas Corridor
- Queen Street East

Density Visualization

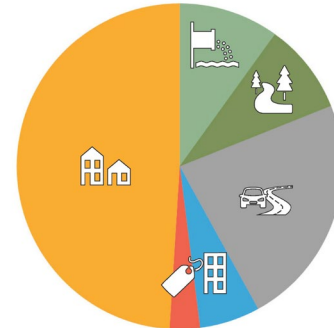
Guide to reading the next five slides:

- The draft SABE work is based on **65** people and jobs per hectare but for comparison purposes, the built form for 55, **65** and 75 people and jobs per hectare are illustrated on the following slides
- The green represents a community planning area while yellow represents the entire new designated greenfield area (SABE), including strategic growth areas. Density is calculated based on the entire draft SABE
- The pie chart and the images on the right side of the slides show the amount of developable land allocated to housing and other community facilities in each example
- In the bottom centre of each slide, the area of community land is outlined and is different for each density



LEGEND

- NEW DESIGNATED GREENFIELD AREA
- STRATEGIC GROWTH AREAS
- COMMUNITY PLANNING AREA

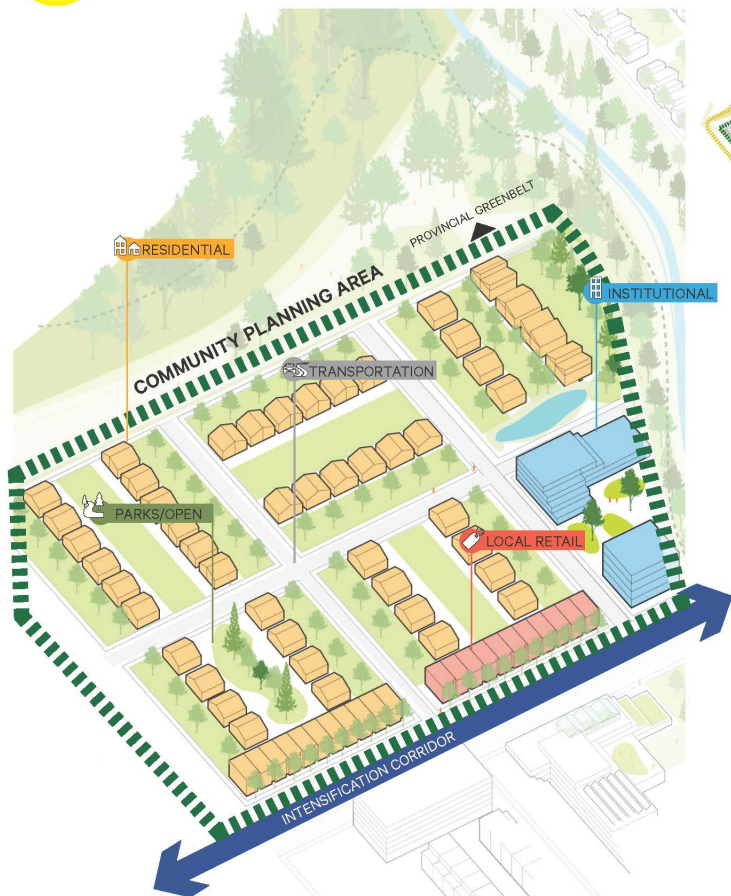


Distribution of Land Need at
65 persons and Jobs per HA



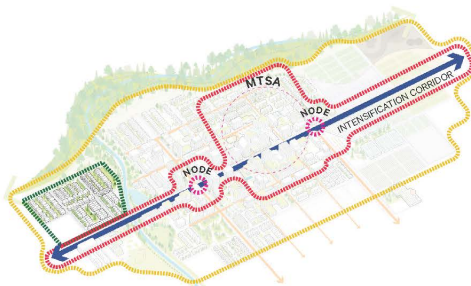
55

persons and jobs per hectare



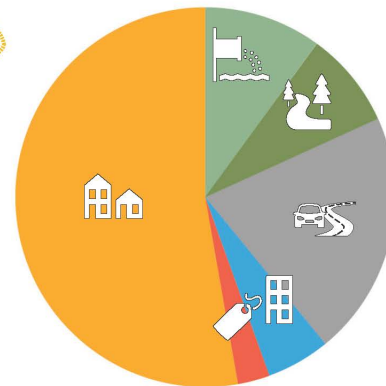
SvN

Land Need: 3,200 Hectares



LEGEND

- NEW DESIGNATED GREENFIELD AREA
- STRATEGIC GROWTH AREAS
- COMMUNITY PLANNING AREA



Distribution of Land Need at 55 persons and jobs per HA



Parks & Open Space



Stormwater



Institutional



Local Retail



Residential



Transportation/Utilities

65

persons and jobs per hectare



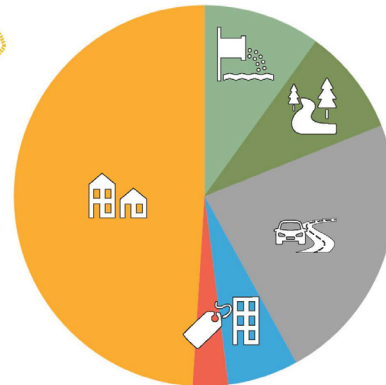
Land Need: 3,000 Hectares

SvN



LEGEND

- NEW DESIGNATED GREENFIELD AREA
- STRATEGIC GROWTH AREAS
- COMMUNITY PLANNING AREA



Distribution of Land Need at 65 persons and jobs per HA



Parks & Open Space



Stormwater



Institutional



Local Retail



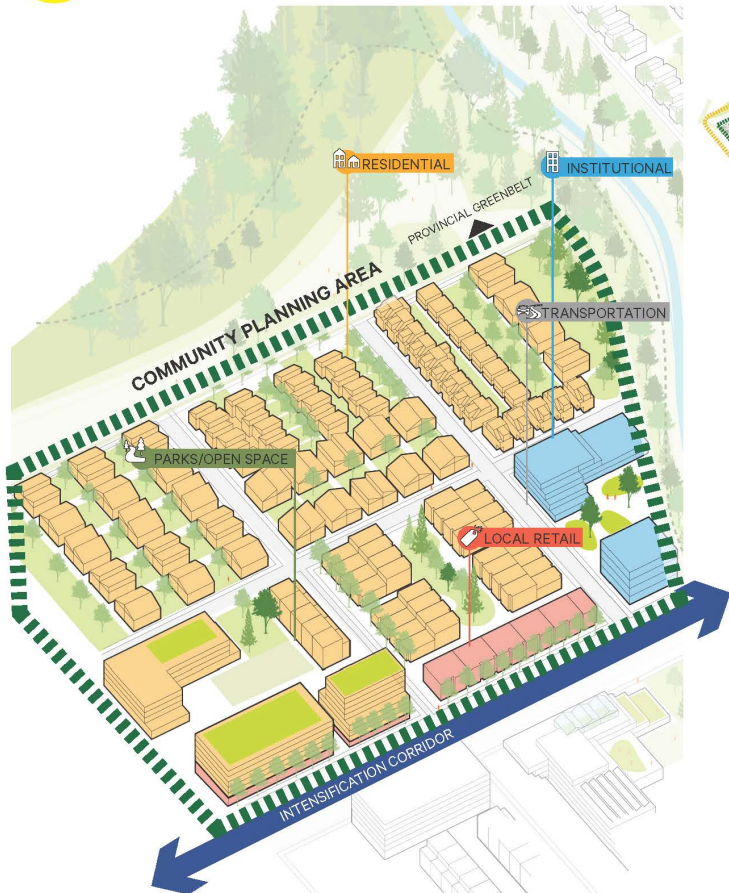
Residential



Transportation/Utilities

75

persons and jobs per hectare

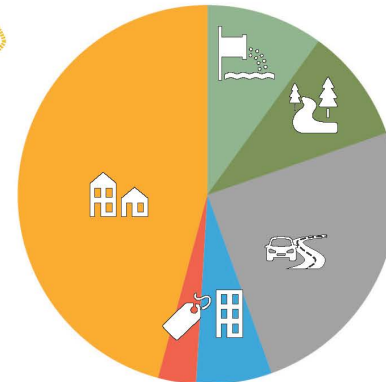


Land Need: 2,500 Hectares



LEGEND

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- STRATEGIC GROWTH AREAS
- COMMUNITY PLANNING AREA



Parks & Open Space



Stormwater



Institutional



Local Retail



Residential

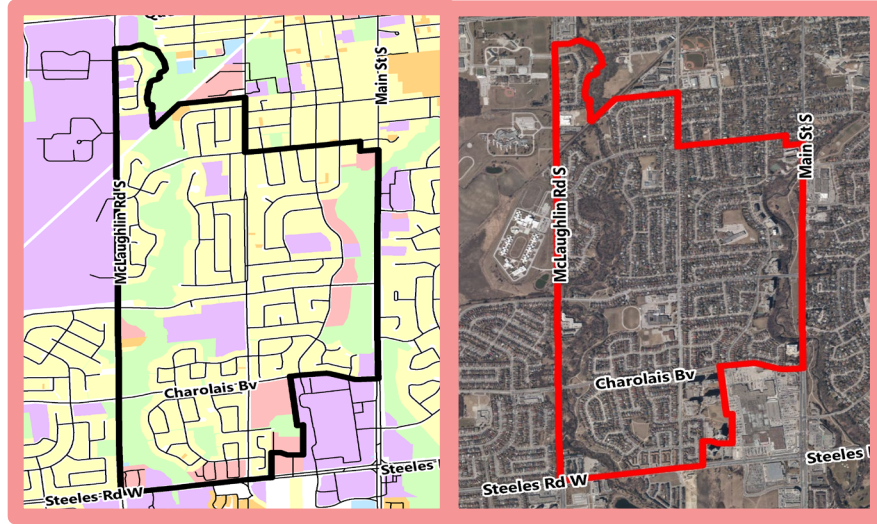


Transportation/Utilities

Visualizing Density – Brampton

Brampton South

64 ppj/ha (233 Ha)



Land Use

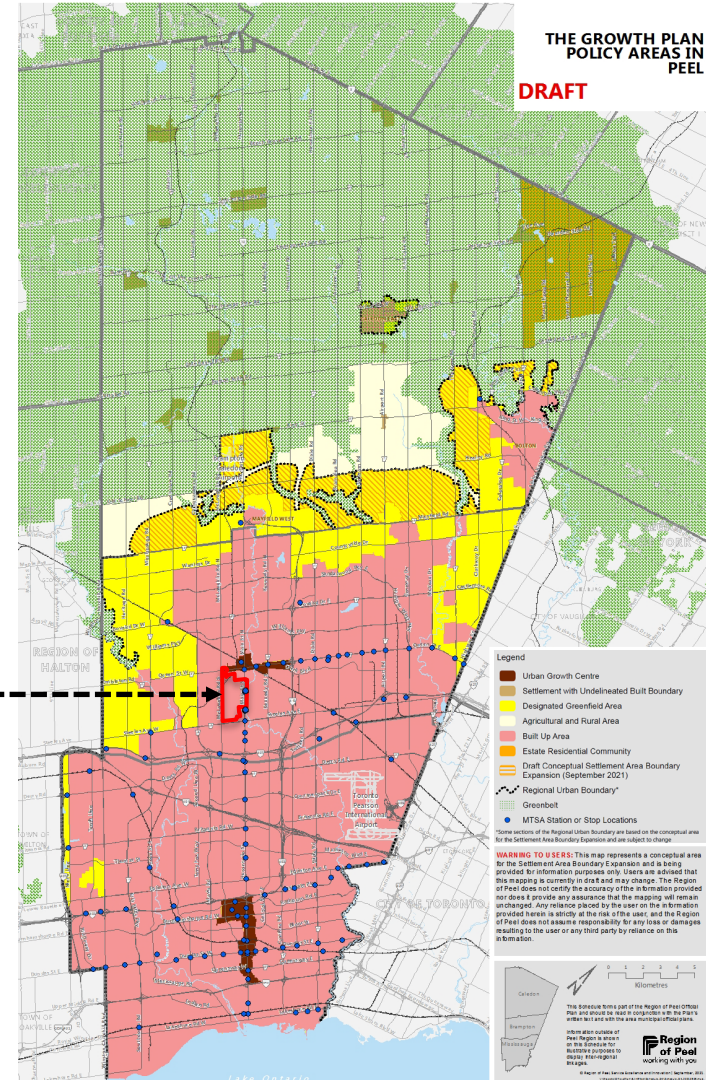
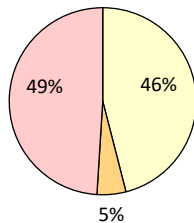
Aerial

Legend

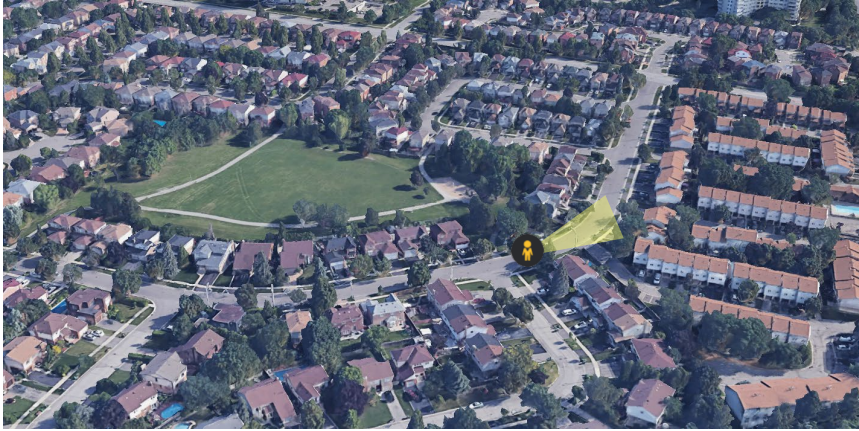
- Low Density (singles/semis)
- Medium Density (towns)
- High Density (apartments)
- Employment
- Greenspace
- Retail
- Agriculture/ ROW/ Vacant

Housing Type

- Singles & Semis
- Townhouses
- Apartments



Visualizing Density – Brampton



Steeles Ave West and McMurphy Ave South

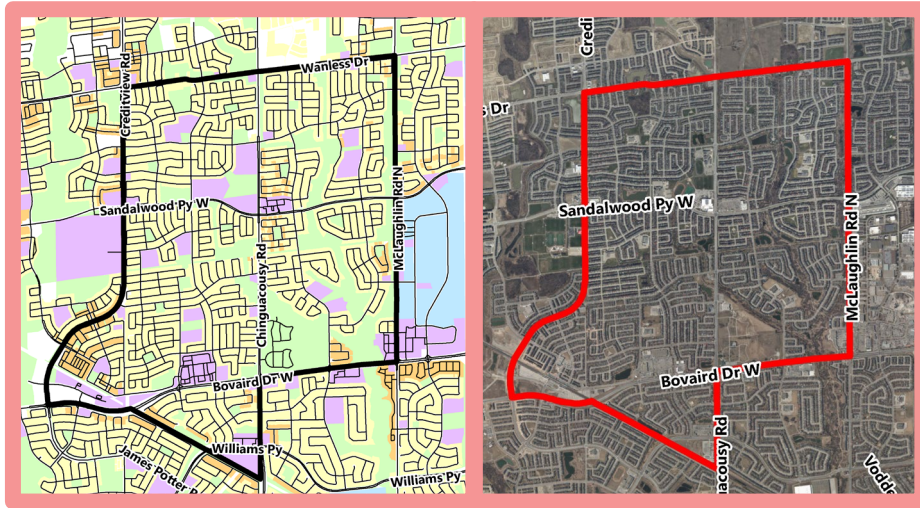


Harold Street and McLaughlin Road South



Visualizing Density – Brampton

Fletchers Meadow
76 ppj/ha (856 Ha)

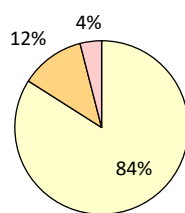


Land Use

Aerial

Legend

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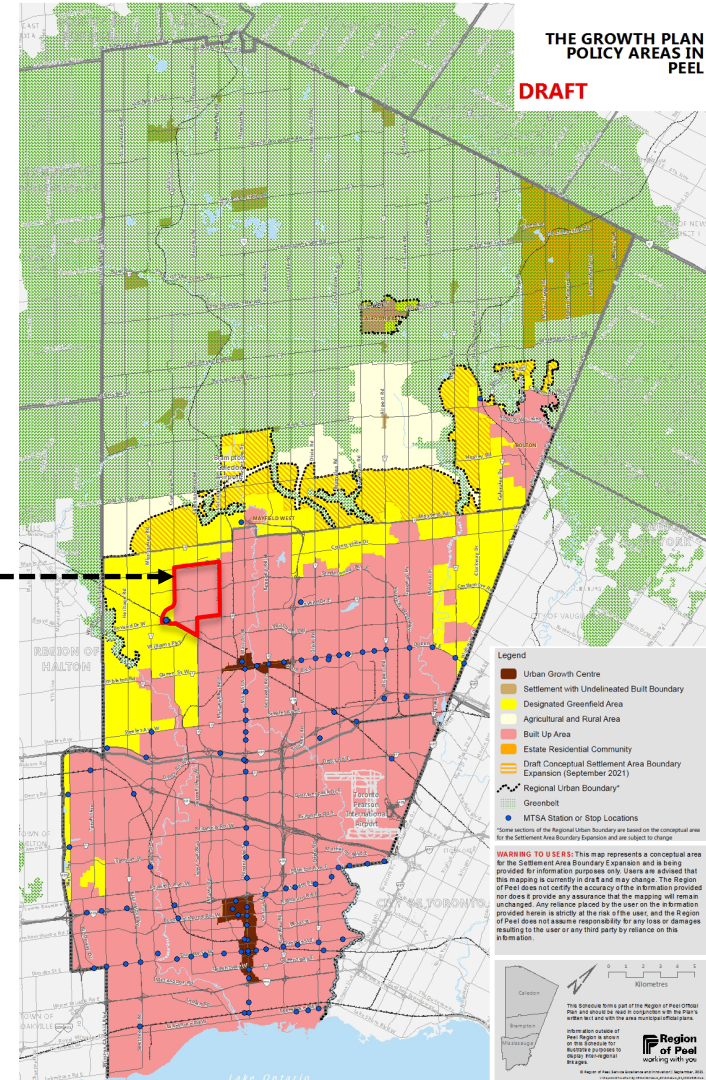


Housing Type

- Singles & Semis
- Townhouses
- Apartments

THE GROWTH PLAN
POLICY AREAS IN
PEEL

DRAFT



- Legend
- Urban Growth Centre
 - Settlement with Undeveloped Built Boundary
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 - Estate Residential Community
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 - Regional Urban Boundary*
 - Greenbelt
 - MTSA Station or Stop Locations

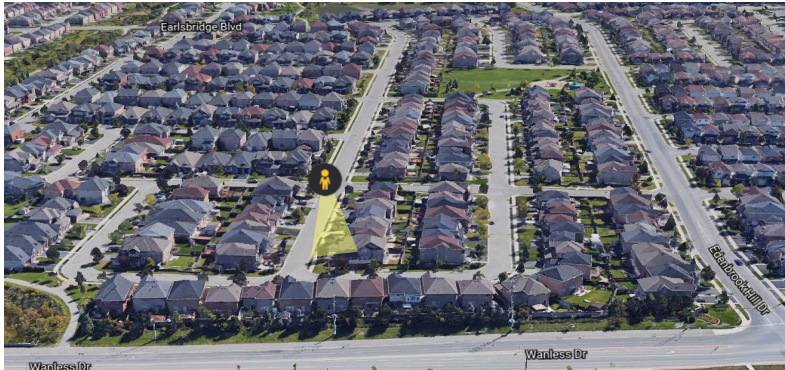
WARNING TO USERS: This map represents a conceptual plan for the Settlement Area Boundary Expansion and is being provided for informational purposes only. Users are advised that this mapping is currently in draft and may change. The Region of Peel does not certify the accuracy of the information provided nor does it provide any assurance that the mapping will remain unchanged. Any reliance placed by the user on the information provided herein is strictly at the risk of the user, and the Region of Peel does not assume responsibility for any loss or damages resulting to the user or any third party by reliance on this information.



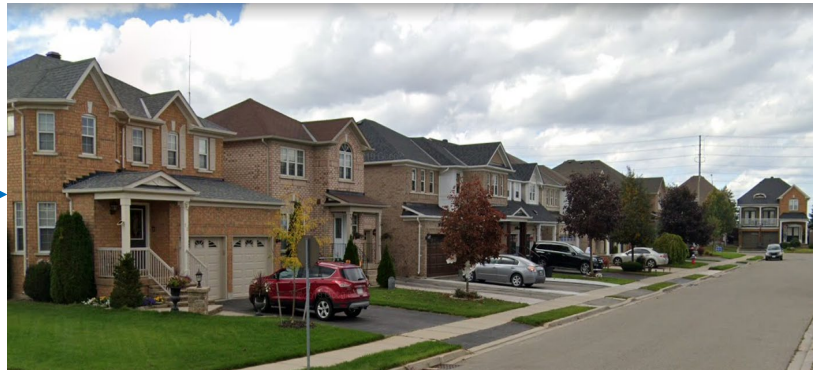
Visualizing Density – Brampton



Creditview Road and Bleasdale Avenue



Wanless Drive and Edenbrookhill Drive

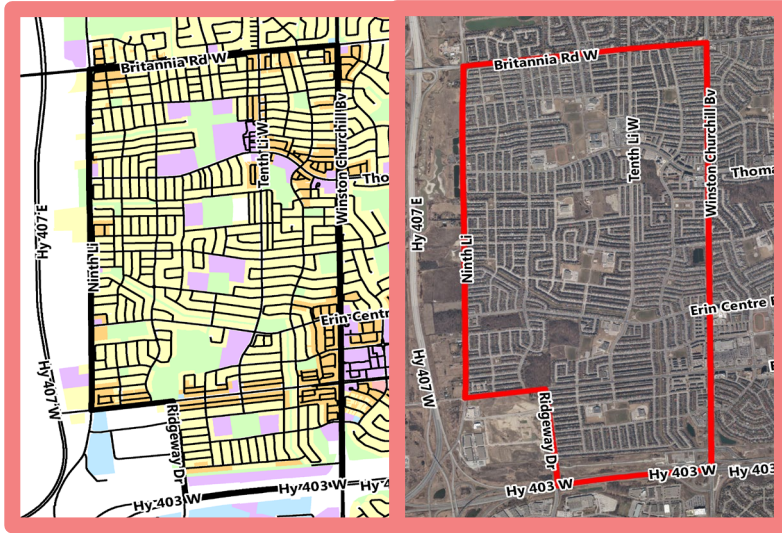


Visualizing Density – Mississauga

Churchill Meadows NHD

86 ppj/ha (669 Ha)

THE GROWTH PLAN
POLICY AREAS IN
PEEL
DRAFT



Land Use

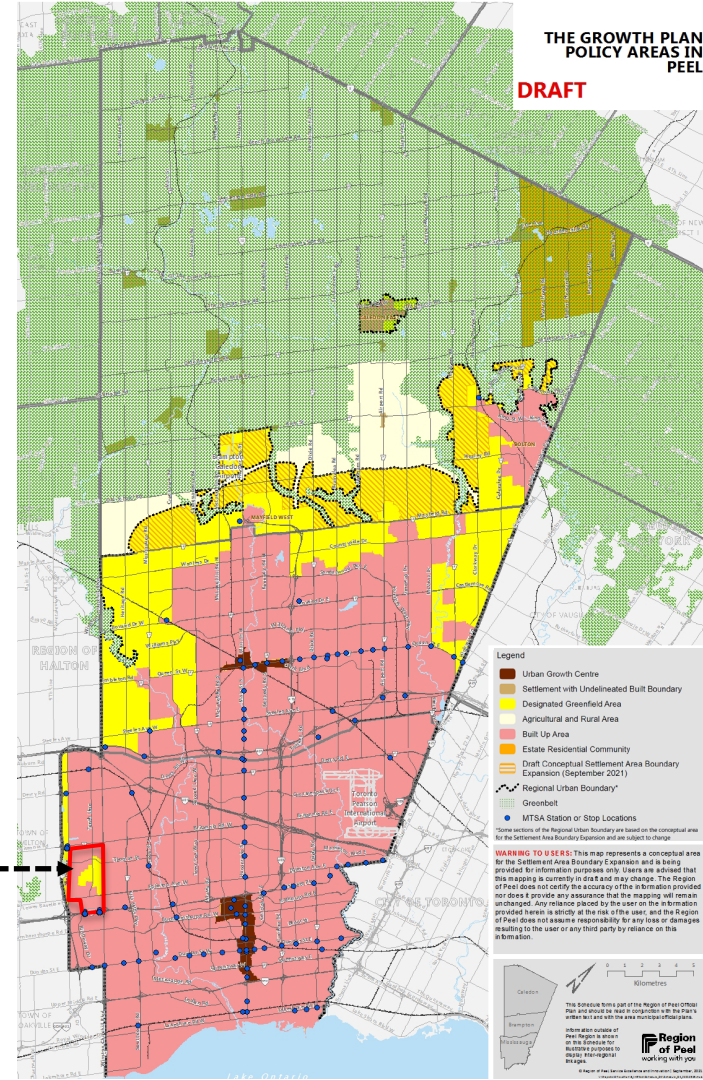
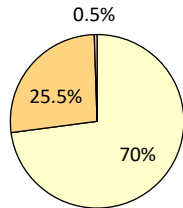
Aerial

Legend

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Housing Type

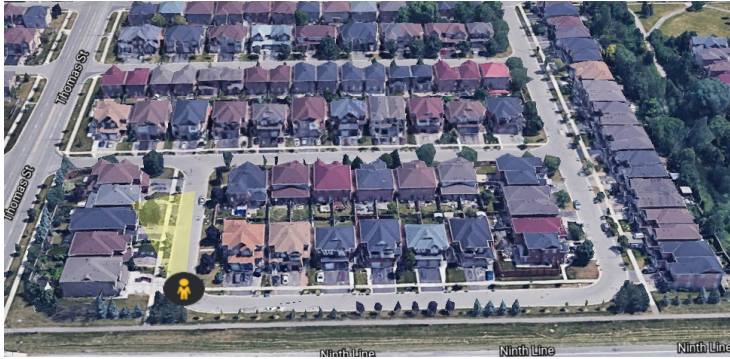
- Singles & Semis
- Townhouses
- Apartments



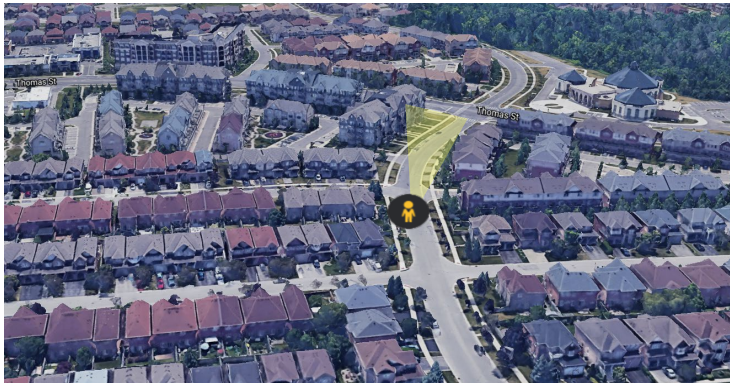
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Visualizing Density – Mississauga



Ninth Line and Thomas Street



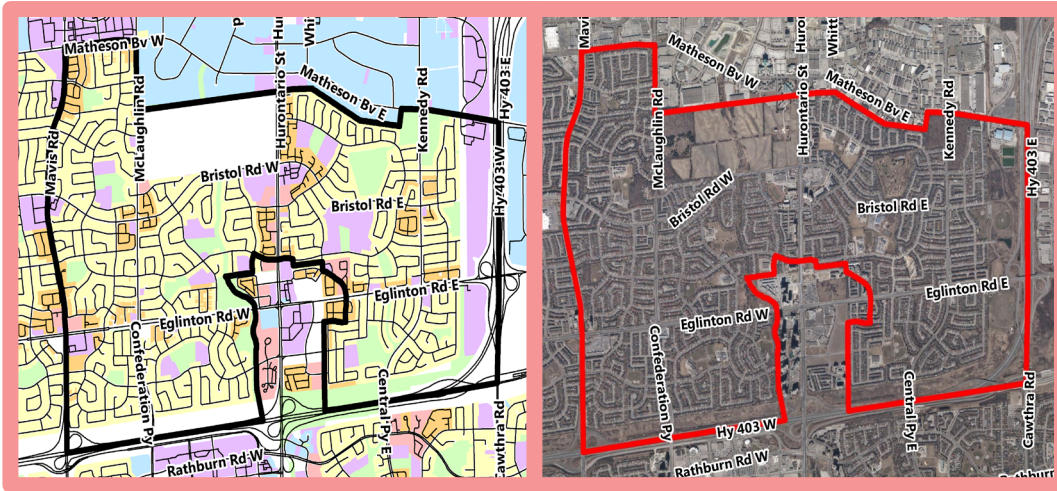
Thomas Street and Long Valley Road



Visualizing Density – Mississauga

Hurontario NHD
67 ppj/ha (901 Ha)

DRAFT



Land Use

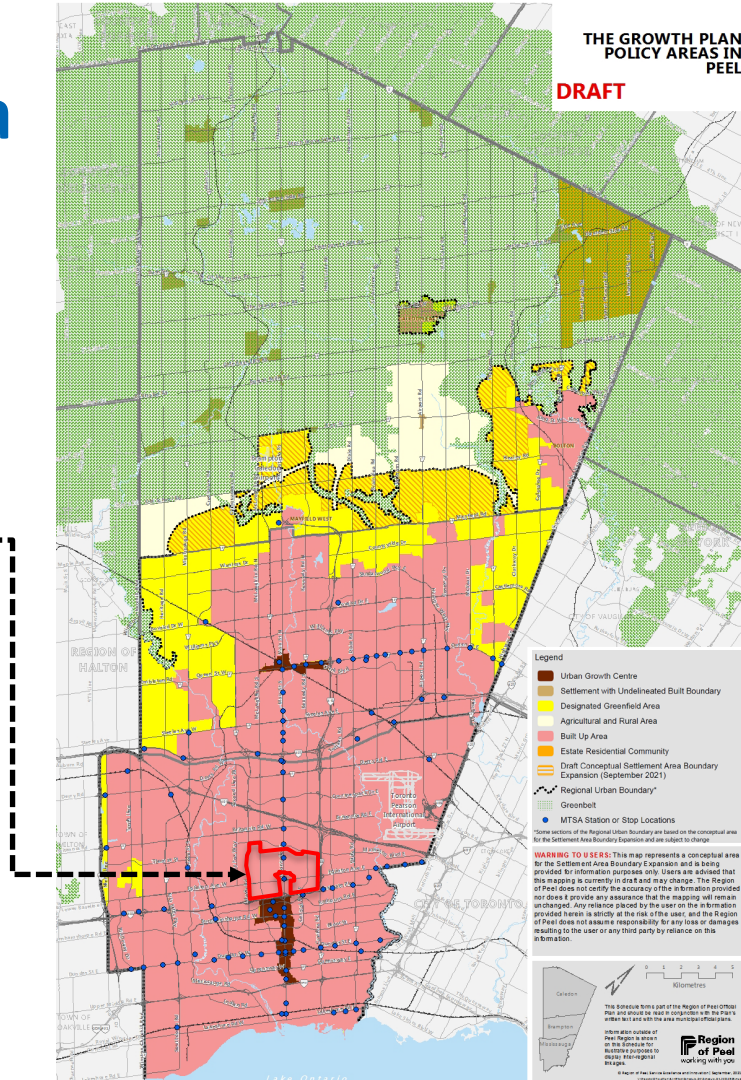
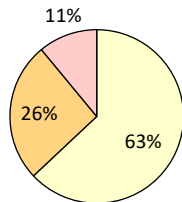
Aerial

Legend

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Housing Type

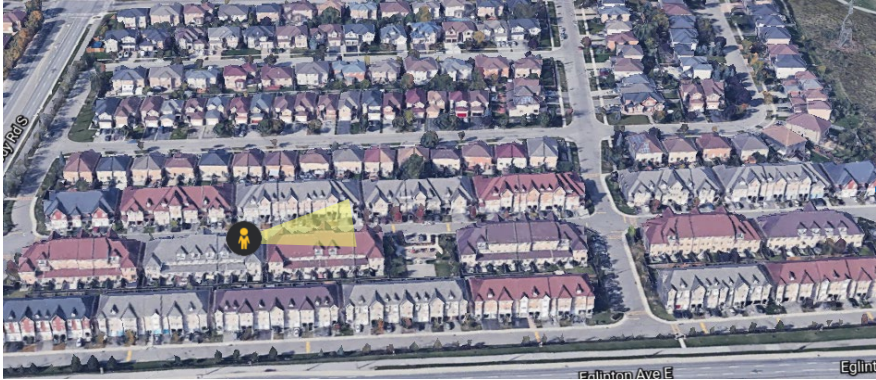
- Singles & Semis
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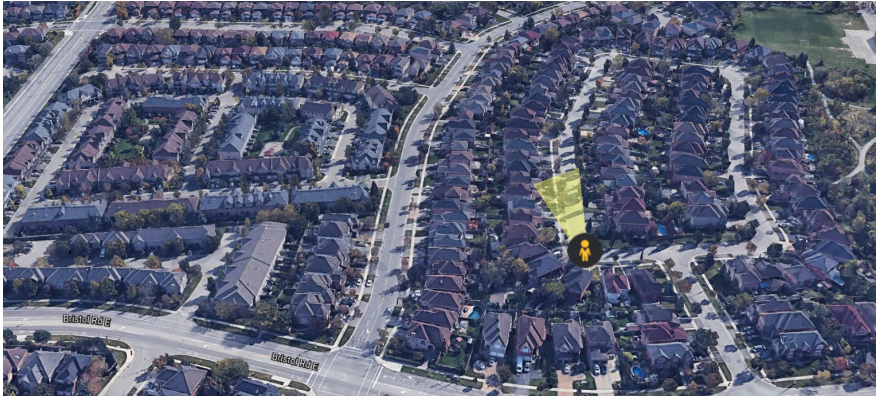
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Visualizing Density – Mississauga



Kennedy Road South and Eglinton Avenue East



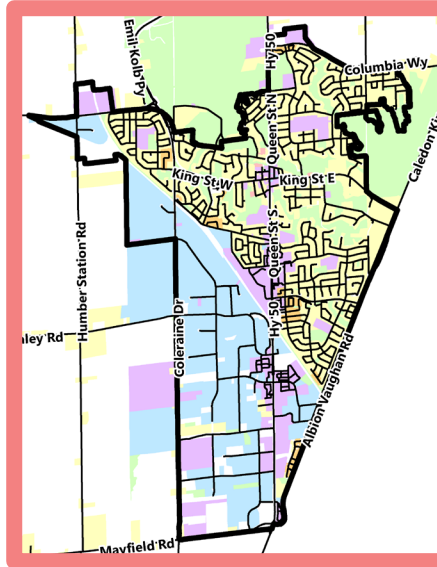
Bristol Road East and Nahani Way



Visualizing Density – Caledon

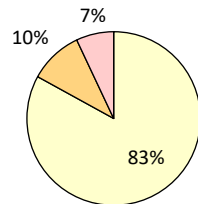
Bolton

31 ppj/ha (1510 Ha)



Legend

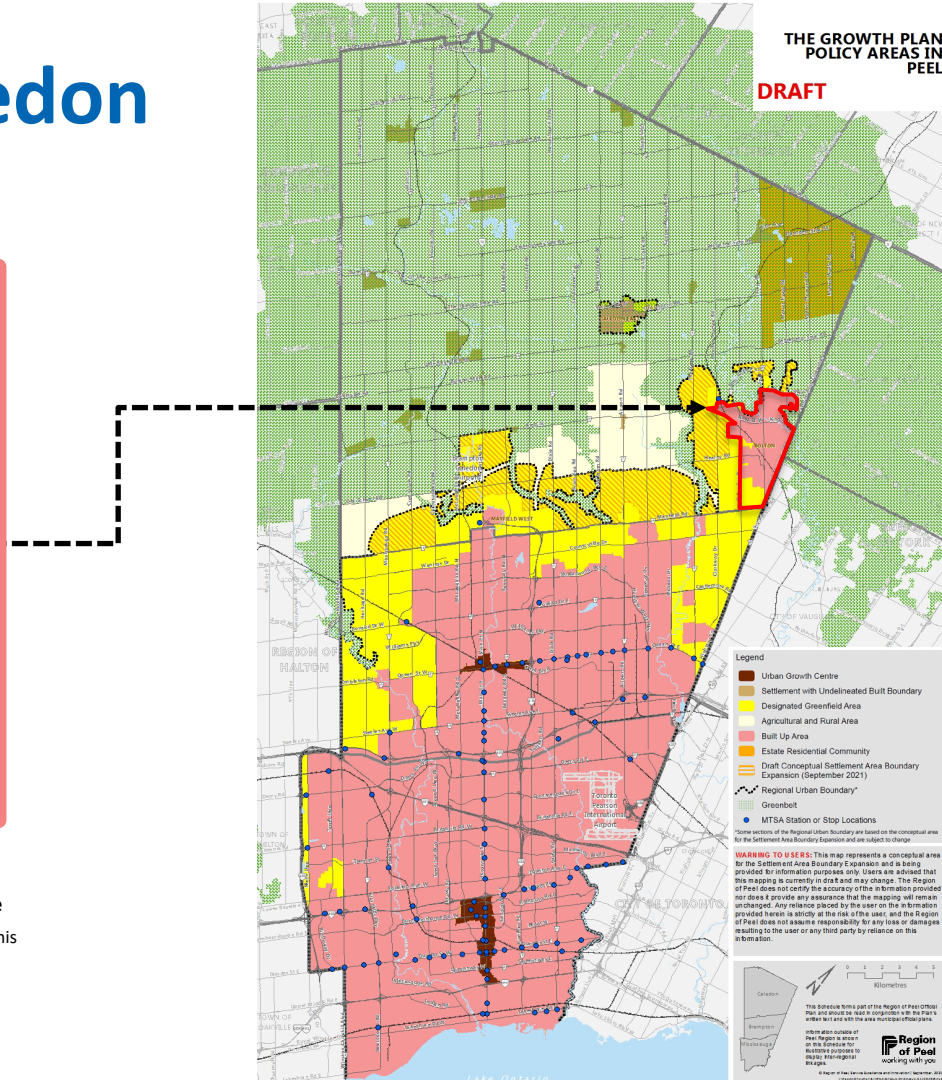
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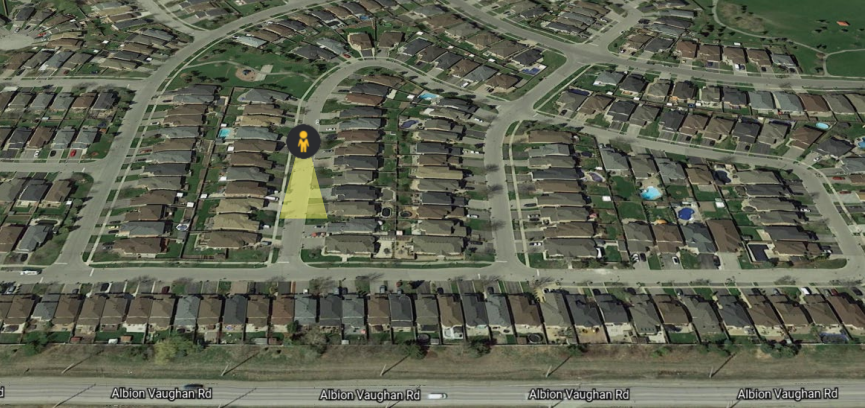
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THE GROWTH PLAN
POLICY AREAS IN
PEEL

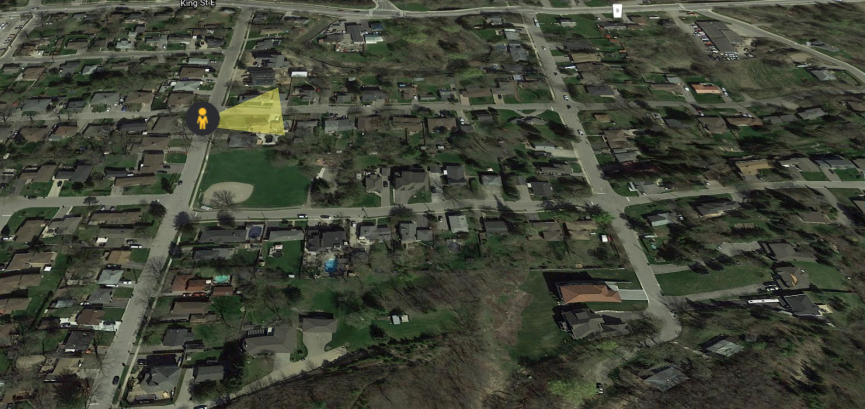
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Visualizing Density – Caledon



Albion Vaughan Road and Dovaston Gate



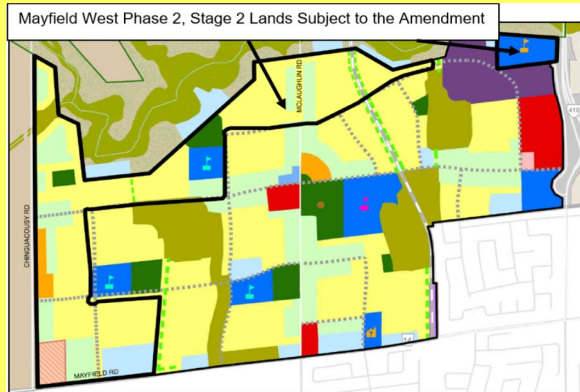
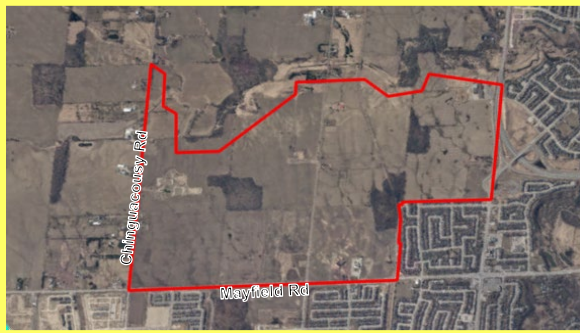
Albert Street and James Street

Visualizing Density – Caledon

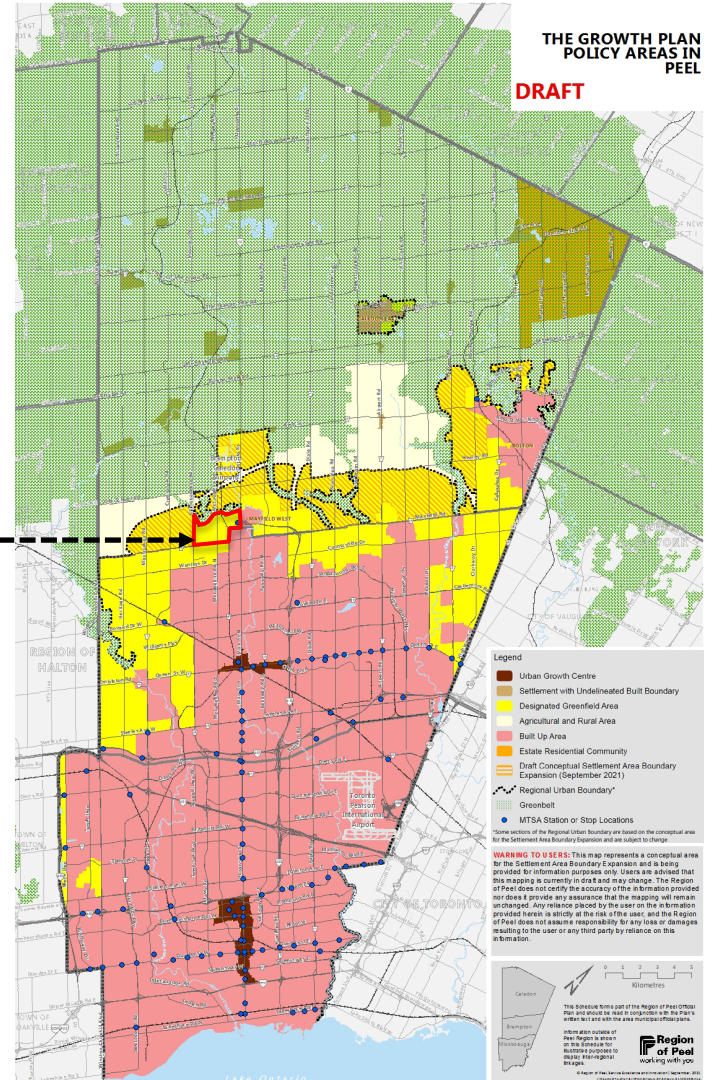
Mayfield West Phase 2 Stages 1 & 2 (Greenfield)

71 ppj/ha (future net – 106 Ha)

Aerial



Land Use



Summary

- The Draft SABE is based on 65 people and jobs per hectare and 55% intensification which exceeds the minimum Growth Plan requirements.
- The policies included in the draft regional official plan provide the framework for Caledon to develop compact, complete communities served by transit, while still providing the flexibility for Caledon to plan their communities based on the local characteristics, goals and objectives and transitions to the greenbelt and agricultural areas.



Thank You

Tara Buonpensiero, Regional Planning & Growth Management, Region of Peel

