



Peel2041+

Growth Management

*Planning and Growth Management Committee
February 18, 2021*

Duran Wedderburn
Regional Planning & Growth Management
Region of Peel

Russell Mathew
Hemson Consulting



Growth Management Policy Outcomes

- Determine how much new population and employment growth will be allocated to the local municipalities by 2051
- Balance: the environment; costs (to the taxpayer) of infrastructure (water, wastewater, roads); transportation; and where and how people live and work
- Designate and protect Employment Areas to support current and future jobs in Peel
- Support a pattern of growth that promotes healthy, complete, and livable communities
- Identify the need for additional community and employment land to support forecasted growth



Growth Management



- **Official Plan growth management policies** are being updated to:
 - Ensure alignment with current Provincial policy and legislation;
 - Set the framework to guide how Peel will accommodate new population and employment growth to 2051;
 - Support transportation and transit investment by directing new growth to areas with increased mobility;
 - Build upon the need to respond to the changing nature of employment; and
 - Support the Region with infrastructure planning and financial sustainability.
- **Policy Directions Report** endorsed by Regional Council for consultation on June 25, 2020:
 - Municipal growth allocation
 - Minimum intensification targets
 - Minimum designated greenfield area targets
 - Strategic growth areas
 - Employment areas mapping
 - Implementation tools and monitoring
- **Amendment 1 to the Growth Plan, 2019 and Land Needs Assessment Methodology**
 - Draft municipal allocation
 - Draft land needs assessment results

NEW



Background Work

The Region's growth management work is supported by evidence-based analysis, prepared in collaboration with municipal partners and stakeholders.

Supporting information and analysis includes:

- [Greater Golden Horseshoe population and employment forecast to 2051](#)
- [Growth Management Policy Directions Report, 2020](#)

Currently updating studies in response to the new 2051 planning horizon:

- Planned Employment Planning Implementation Report
- [Draft Intensification Analysis: Strategic Market Demand, 2020](#)
- [Employment Strategy Discussion Paper, 2017](#)





Preliminary Draft Growth Forecasts

Population and Employment Forecasts to 2051

Draft Municipal Distribution

	2021 Estimate		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	26,700	300,000	125,000
Brampton	698,000	208,500	985,000	355,000
Mississauga	799,000	500,400	995,000	590,000
Peel	1,578,000	735,600	2,280,000	1,070,000

The Region of Peel is forecasted to achieve a total population of about 2.3 million people and 1.1 million jobs by the year 2051.



Preliminary Findings for Peel's Growth

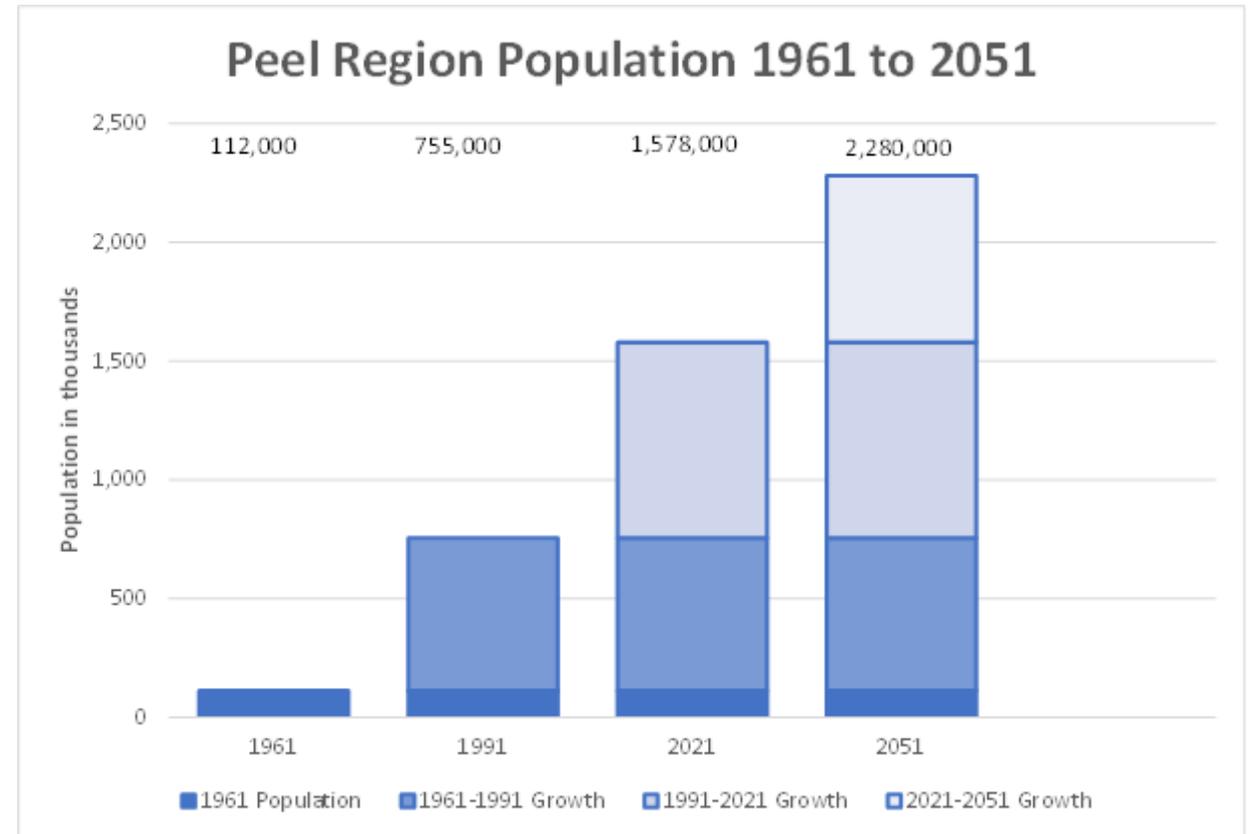
- Peel's Intensification rate is projected to be approximately 55% from 2021 to 2051
- An estimated land need for an additional 4,300 hectares to accommodate new growth
- New Designated Greenfield Areas to develop at approximately 65 people and jobs per hectare
- Greenfield growth shifts from Brampton to Caledon
- Will require increased coordination with financial planning and stronger implementation policies to protect regional interests:
 - Enhanced staging and sequencing requirements at the local level
 - Consideration of additional financial implementation planning tools
 - Integration of climate change, sustainable transportation, affordable housing, natural heritage system planning and cultural heritage preservation



Peel Experienced in Managing Rapid Growth

Adding 700,000 people to 2051

- Compared to 820,000 added in last 30 years
- But, increased lifespans and fewer children mean more dwellings need to be added to house Peel's 2051 population
- Peel also continues to attract rapid employment growth, the current year excepted
- Peel, Toronto, Waterloo and Wellington, the only places in the Greater Golden Horseshoe with net in-commuting — more jobs than there are residents with jobs

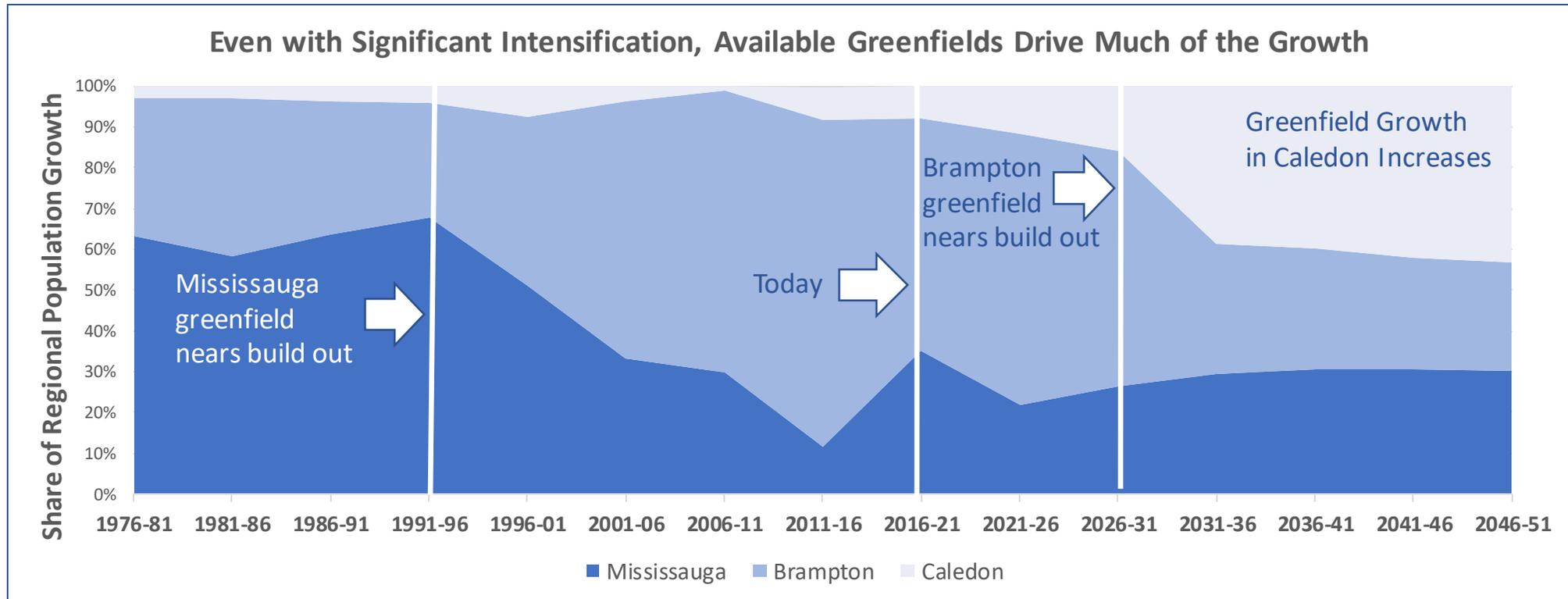




Shifts in Long Term Pattern of Greenfield Growth

Also significant intensification:

- Post-greenfield Mississauga and Brampton each almost one-third of population growth

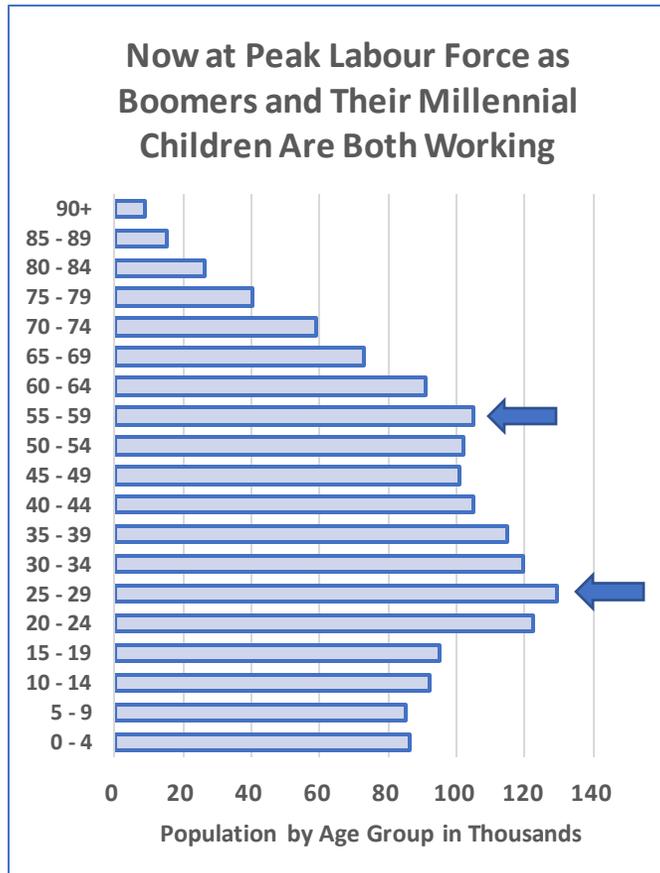




Employment Growth Patterns More Complex

Current Recession Aside, Long-Term Employment Growth Slows as Population Ages

- Slowing job growth makes changing the pattern more difficult
- One-third of Peel growth in Major Office and Mississauga's continued sector dominance combine to drive the City's job growth
- GTA West to become major employment corridor — significant land designation now and Peel can now identify future land for beyond 2051
- Brampton will build out its employment areas and attract more major office than in the past

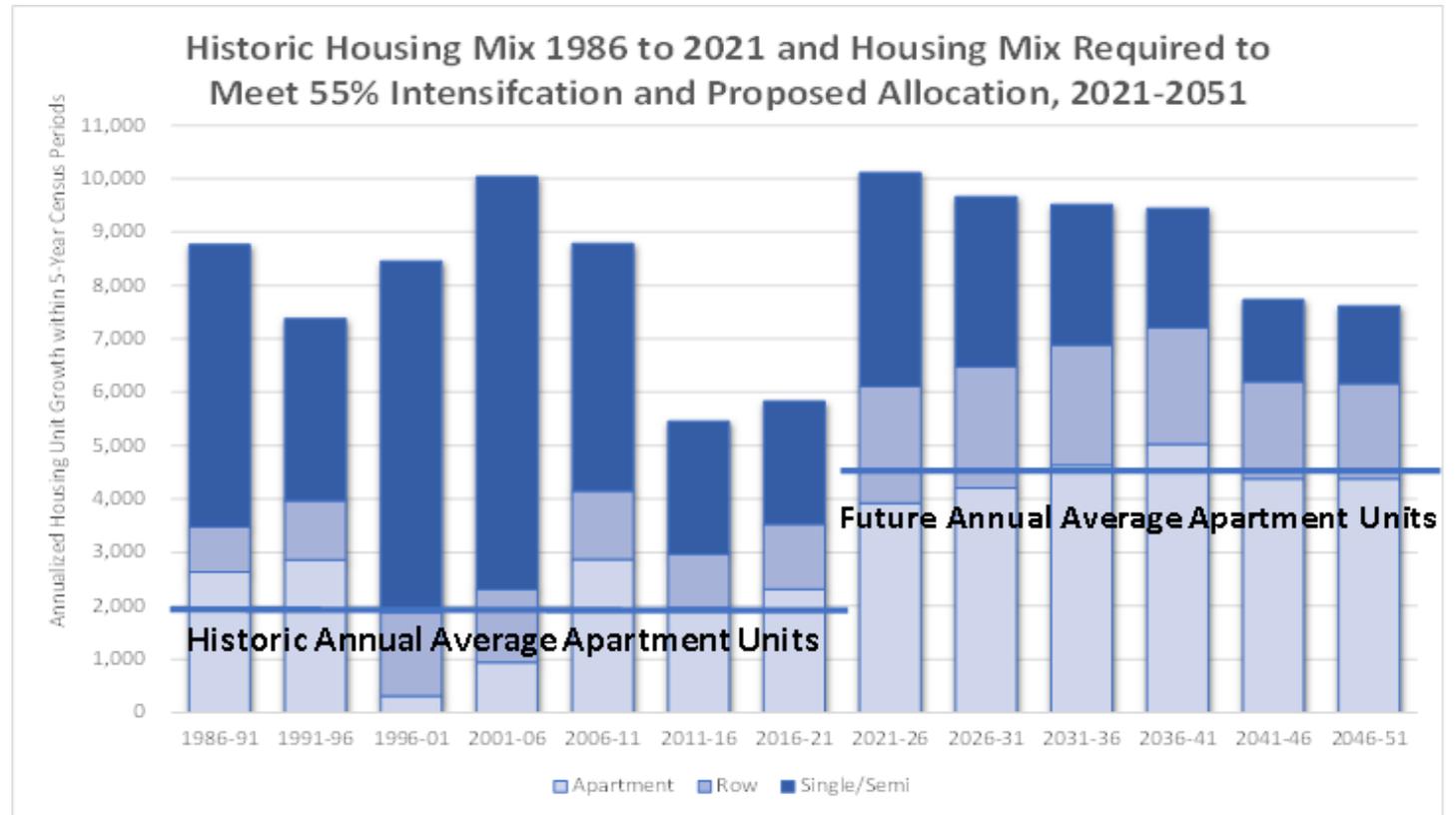




Housing Type is the Major Shift Required

Plenty of places for this development, mainly in Strategic Growth Areas

- Demand side is a major challenge
- Apartments need to be 50% of future units
- Over 60% of Peel households have 3 or more people, meaning many of these units need to be family-sized units





New Land Needs Assessment Methodology

Province's new Land Needs Assessment Methodology states that Peel should be providing a "market-based supply" of housing by type

- Understood to mean the types of housing that Peel's households would like to occupy
- Best measure of the recent market demand, from 2001 to 2021, approximately 27% apartments
- Going forward, the growth in the elderly population would put the market-based demand over 30%
- Need to balance Growth Plan policies pushing a housing market shift to achieve intensification and market-based supply
- Peel can achieve a minimum intensification target of approximately 55% with a reasonable market mix of housing types
- Peel's current MCR work supports the requirements of the Land Needs Assessment



Growth Management Policy Framework

- Updated Regional forecasts
- Allocate population and employment growth to the local municipalities
- Identify minimum intensification and density targets
- Direct growth to Strategic Growth Areas (i.e. transit corridors)
- Designate Employment Areas for long term protection to accommodate a range and mix of employment types (including Provincial Significant Employment Zones)

Note: The following is generalized mapping for discussion purposes. Specific policies and designations may be draft or under review/appeal. For all approved and in effect mapping, see the Regional Official Plan.

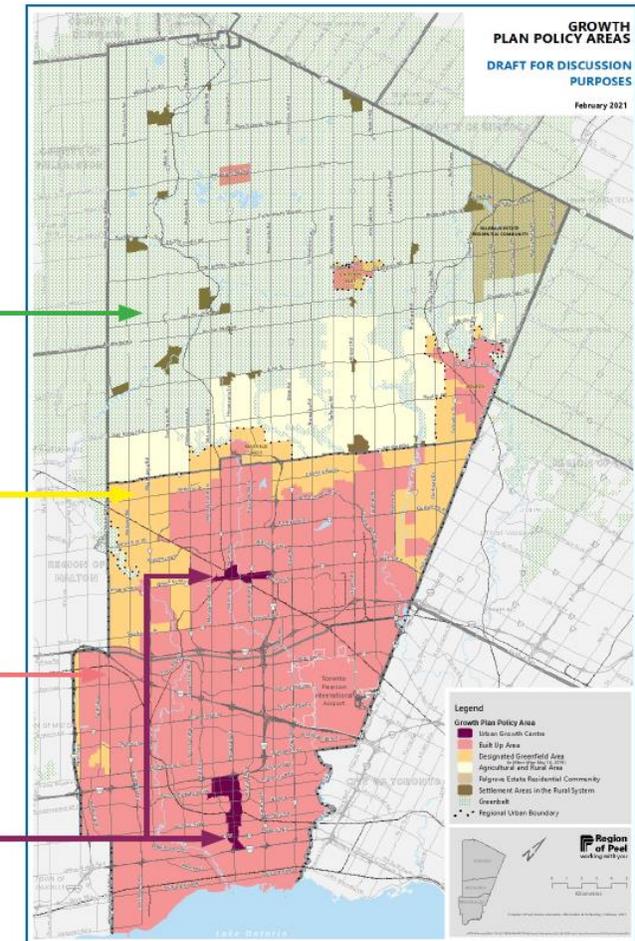
Sources: Growth Plan, 2019

Greenbelt
Protected from major development

Designated Greenfield Area
Lands to accommodate current and future growth at 65 ppj/ha*

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

Urban Growth Centres
Planned to grow and achieve a density of 200 ppj/ha through high-density mixed-use development



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

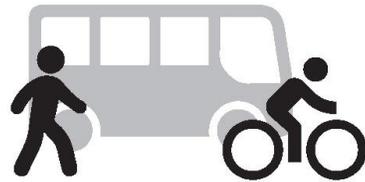


Transportation Policy Framework

Integrating Transportation
and Land Use Planning



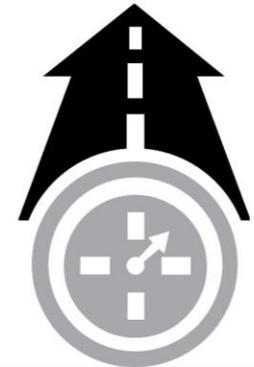
Active and Sustainable
Transportation



Enhancing
Partnerships



Preparing for the
Future

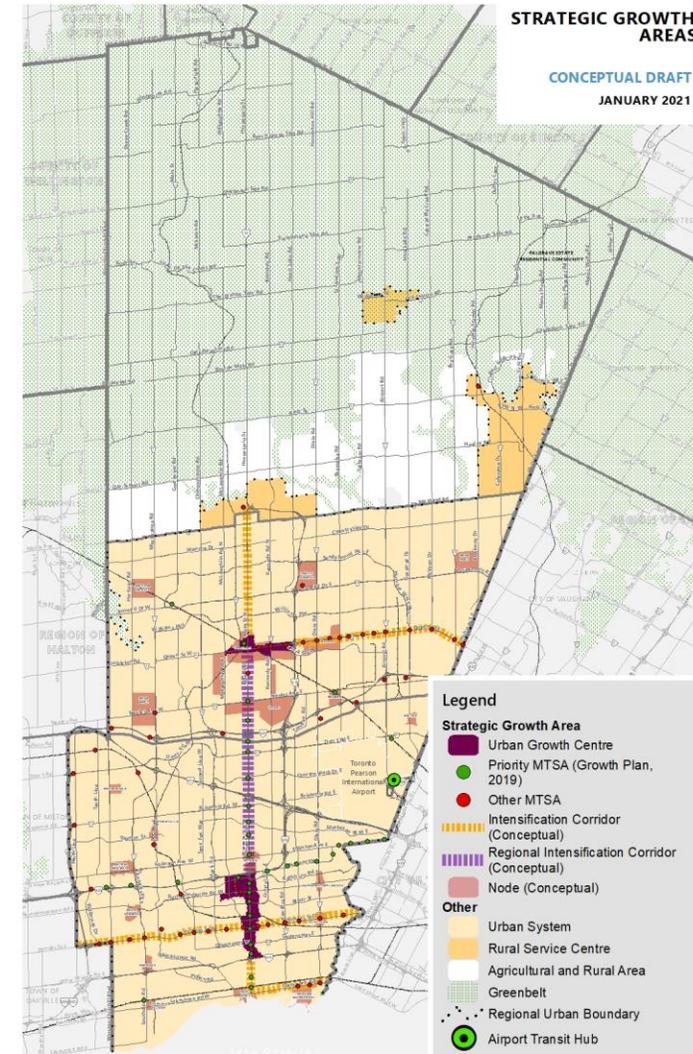




Growth Management Strategic Growth Areas

Key policy changes proposed related to Growth Management:

- **Recognize Strategic Growth Areas:** Identify existing and new nodes and corridors within the Region to support higher densities and transit supportive growth
- **Hierarchy:** Urban Growth Centres and Major Transit Station Areas are primary areas to accommodate intensification
- **Intensification Target:** Establish an intensification target that leverages infrastructure investment and transit supportive development
- **New Nodes and Corridors:** Recognize that new transit supportive nodes and corridors may emerge in Designated Greenfield Areas

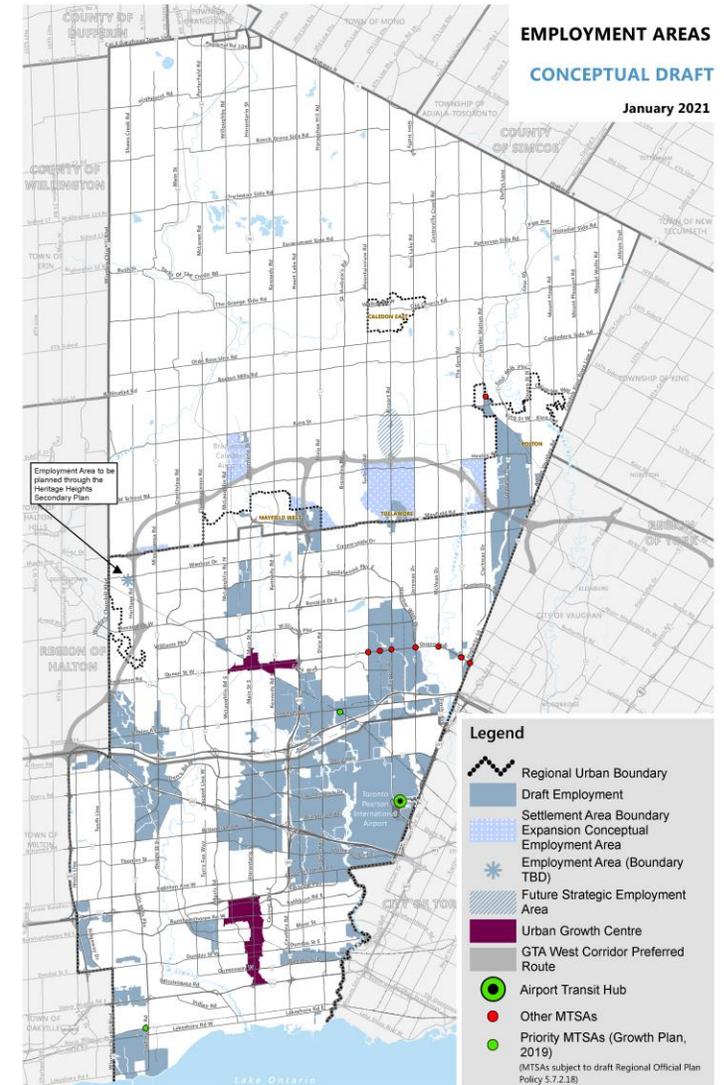




Growth Management Employment Areas

Key policy changes proposed related to Growth Management include:

- **Designate Employment Areas:** Identify lands within the Region for protection from employment conversions
- **Higher Density Employment in Strategic Growth Areas:** Direct major office development to areas supported by a mix of uses and transit
- **Flexibility in Major Transit Station Areas:** introduce policy flexibility for the consideration of mixed-use development on employment lands within strategic Major Transit Station Areas
- **Mixed use in employment:** Provide a broader consideration for retail and commercial uses within employment areas, where appropriate
- **Future Strategic Employment Area:** Include policy consideration for the protection of future Employment Area beyond the planning horizon that is supported by existing or planned transportation infrastructure





Next Steps

- Updated technical studies and draft policies by Q1 2021
- Continued consultation with local municipalities to ensure Regional and local priorities are captured in on-going detailed forecast work
- Finalize inputs to support Fiscal Impact Assessment
- Council Endorsement of Draft 2051 Municipal Growth Allocation and Land Needs Assessment
- Identify new community and employment lands in designated greenfield areas, in conjunction with the SABE study and update appropriate schedules