

## Appendix VII

### Mayfield West Phase 2 Stage 2 Settlement Boundary Expansion, Regional Official Plan Amendment 34

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**Date:** January 6, 2019

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**Subject:** Municipal Allocation and Land  
Needs Overview

**CC:**

The purpose of this memo is to outline the work completed to date on the Region's municipal growth allocation and land budget work to support the Peel 2041 Official Plan Review.

#### **Background**

The Region of Peel is required to allocate population and employment growth to the local municipalities in accordance with Schedule 3 of A Place to Growth: Growth Plan for the Greater Golden Horseshoe.

The Region's current Official Plan allocates growth to the year 2031 in accordance with the Growth Plan, 2006. Table 1 illustrates the Regions current municipal allocation in-effect.

<b>Table 1</b>				
<b>In-effect Regional Official Plan Municipal Growth Allocation</b>				
<b>Municipality</b>	<b>2021</b>		<b>2031</b>	
	Population	Employment	Population	Employment
Brampton	635,000	280,000	727,000	314,000
Caledon	87,000	40,000	108,000	46,000
Mississauga	768,000	500,000	805,000	510,000
<b>Peel</b>	<b>1,490,000</b>	<b>820,000</b>	<b>1,640,000</b>	<b>870,000</b>

The Province released Amendment #2 to the Growth Plan, 2006 in June of 2013. The Amendment resulted in additional population and employment growth allocated to the Region of Peel for the year 2031 and an extension of the planning horizon to 2041.

<b>Table 2</b>				
<b>Additional Population and Employment Growth to be Accommodated in Peel, as a result of Amendment #2 to the Growth Plan, 2006</b>				
	<b>2031</b>		<b>2041</b>	
	Population	Employment	Population	Employment
Additional Growth	130,000	10,000	330,000	100,000

In October of 2017, the Region of Peel presented a draft municipal growth allocation and land budget to Council, as a part of the integrated approach to Growth Management. The analysis was based on meeting an intensification target of 55% annually, a minimum density target of 80 people and jobs per hectare for new designated greenfield areas and infrastructure servicing and financial inputs.

The result of the comprehensive analysis was that an additional land need of 1,300 hectares was required to accommodate forecasted growth to 2041 in Peel. Table #3 illustrates the 2031 forecast as included in the current Regional Official Plan compared to the 2041 municipal growth allocation endorsed by Regional Council in October 2017 and February 2019.

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<b>Table 3</b>						
<b>Comparison of in Effect 2031 and Council Endorsed 2041 Forecasts</b>						
<b>Municipality</b>	<b>In Effect 2031</b>		<b>Council Endorsed 2041</b>		<b>Difference</b>	
	Population	Employment	Population	Employment	Population	Employment
Brampton	727,000	314,000	890,000	325,000	163,000	11,000
Caledon	108,000	46,000	160,000	80,000	52,000	34,000
Mississauga	805,000	510,000	920,000	565,000	115,000	55,000
<b>Peel</b>	<b>1,640,000</b>	<b>870,000</b>	<b>1,970,000</b>	<b>970,000</b>	<b>330,000</b>	<b>100,000</b>

In May 2019, the provincial government released A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The provincial document updates the minimum intensification and density targets in the plan by:

- Decreasing the minimum intensification target to 50% annually; and,
- Decreasing the minimum designated greenfield area density target to 50 people and jobs per hectare.

The Region is currently working with the local municipalities to review and update the municipal allocation and land needs assessment assumptions based on appropriate targets for the Region of Peel. Preliminary analysis shows that there will be no changes to the municipal allocation. However, there may be a need for additional lands to be accommodated through settlement area boundary expansion.

**Summary of Additional Land Needs in Caledon**

The comprehensive land budget work completed to support the integrated approach to growth management in October 2017 provides a strong basis to evaluate the Region's ability to accommodate growth to 2041. While there have been several changes to provincial policies, minimum targets, and new methodologies, the Region's analysis continues to demonstrate that there will be a need for additional lands through settlement areas boundary expansion to accommodate future growth in Caledon.

<b>Table 4</b>					
<b>Overview of Land Needs in Caledon by Scenario</b>					
<b>New DGA Community and Employment Area Land Need</b>	<b>CALEDON</b>		Scenario 15 October 2017	Scenario 16 February 2019	Scenario 16 December 2019 (draft)
	<b>Community Land Need (developable ha)</b>	Population	40,000	40,000	43,100
		Community Area Employment	4,500	4,500	5,100
		Persons and Jobs	45,000	44,500	48,200
		@ 65 p+j/ha	-	-	<b>740</b>
		@ 80 p+j/ha	<b>567</b>	<b>560</b>	-
	<b>Employment Land Need (developable area)</b>	Employment Area Jobs	19,500	19,500	14,900
		hectares	<b>650</b>	<b>740</b>	<b>560</b>

Note: Figures do not include Mayfield West Phase 2 Stage 2 or Ninth Line