



Peel2041+

Land Needs Assessment Update

Planning and Growth Management Committee

June 17, 2021

Duran Wedderburn
Regional Planning & Growth Management
Region of Peel





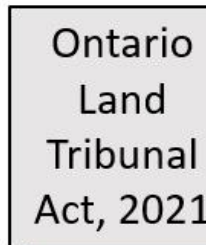
Growth Context

Provincial Policy Statement, 2020

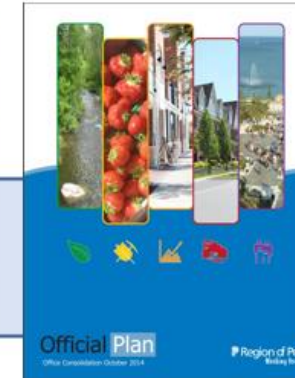
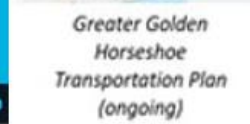
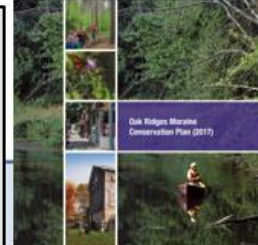
Growth Plan Amendment 1, 2020

Regional Official Plan (Peel 2041+)

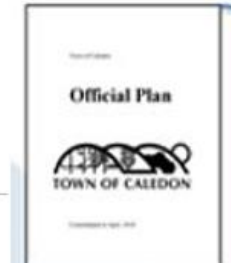
Planning Act



Provincial Land Use Plans



Regional Official Plan



Local Official Plans

Zoning By-Laws

Secondary Plans

Non-Statutory Master Plans

Development Review



Provincial LNA Methodology

COMMUNITY AREA

- R1 POPULATION FORECASTS
- R2 HOUSING NEED
- R3 ALLOCATION OF HOUSING NEED
- R4 HOUSING SUPPLY POTENTIAL BY POLICY AREA
- R5 COMMUNITY AREA JOBS
- R6 NEED FOR ADDITIONAL LAND

EMPLOYMENT AREA

- E1 EMPLOYMENT FORECASTS
- E2 EMPLOYMENT ALLOCATION
- E3 EXISTING EMPLOYMENT AREA POTENTIAL
- E4 NEED FOR ADDITIONAL LAND



Background

February 18, 2021 PGMC

- Preliminary draft growth forecasts
- Updating studies in response to the 2051 Planning Horizon
 - Planned Employment Planning Implementation Report
 - [Draft Intensification Analysis: Strategic Market Demand, 2020](#)
 - [Employment Strategy Discussion Paper, 2017](#)

April 29, 2021 PGMC

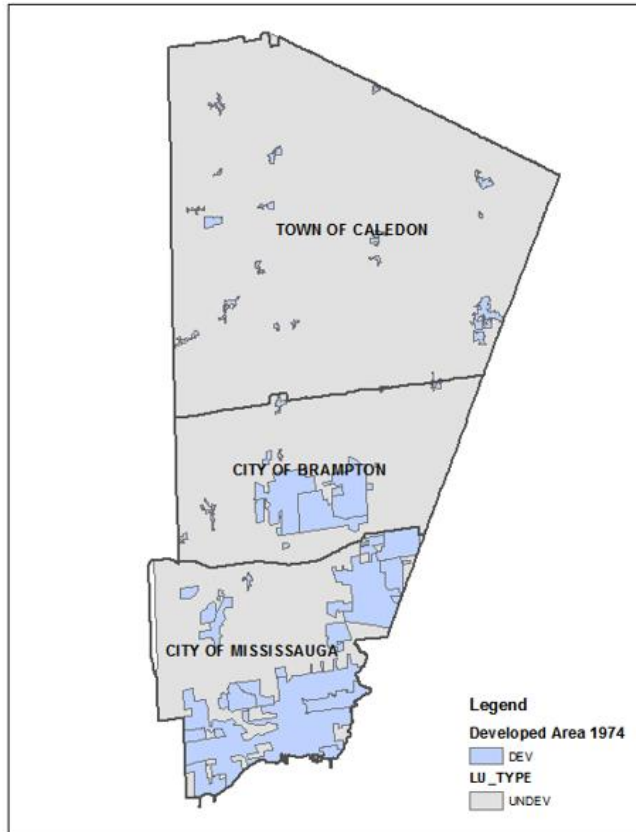
- Region's draft Land Needs Assessment Methodology and Intensification Analysis



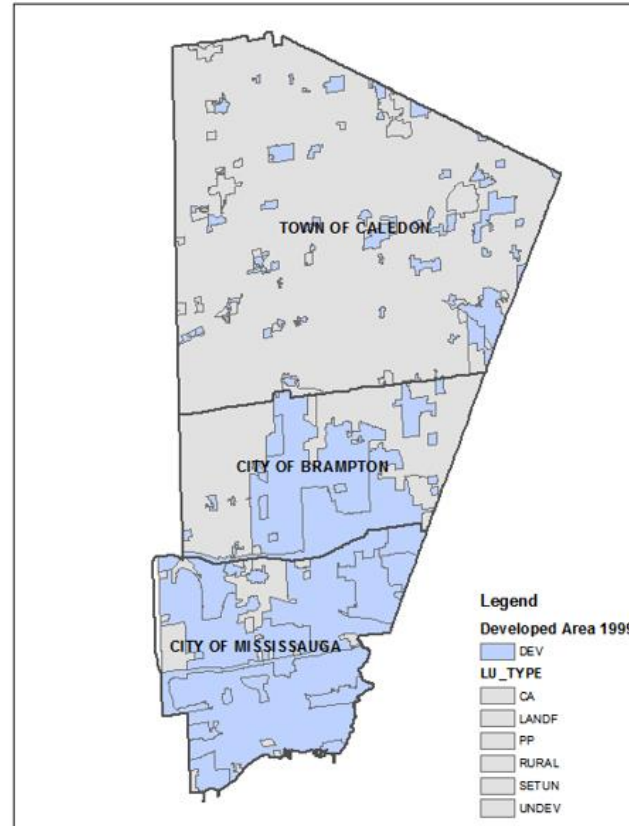


History of Growth Planning

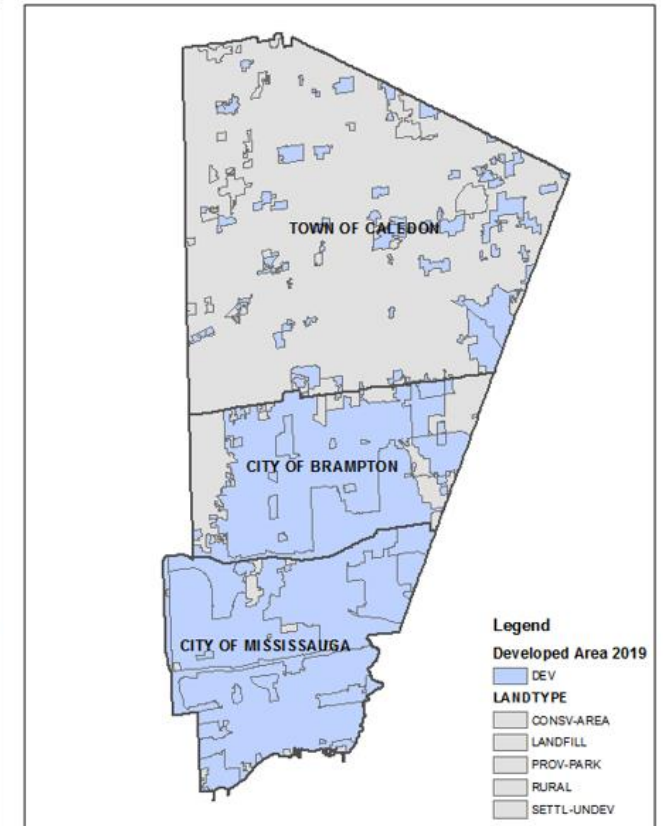
1974



1999



2019



Source: Peel Data Centre

The land use type - "LU_TYPE"

For 1954-1999, any LU_TYPE that isn't "Other" is considered developed.

For 1999-2019, any LU_TYPE that isn't UNDEV, RURAL, PP, SETUN, CA, LANDF, is considered developed.



Population & Unit Forecasts

The Region of Peel is forecasted to accommodate:

- additional 700,000 people by 2051
- additional 270,000 units by 2051

Draft Municipal Allocation

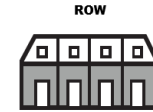
	2021	2051	Growth
Municipality	Population	Population	Population
Caledon	81,000	300,000	219,000
Brampton	698,000	985,000	287,000
Mississauga	799,000	995,000	196,000
Peel	1,578,000	2,280,000	702,000

	2021	2051	Growth
Municipality	Units	Units	Units
Caledon	24,000	92,000	68,000
Brampton	186,000	292,000	106,000
Mississauga	246,000	344,000	98,000
Peel	456,000	727,000	271,000



Residential Units

- Accommodating residential units in the forecast



	Residential Unit Categories		
Structure Type	Single- and Semi- Detached	Row	Apartments
Single- Detached	X		
Semi- Detached	X		
Townhouse		X	
Back-to-Back Townhouse		X	
Stacked Townhouse		*	*
Apartment or flat in Duplex	*		*
Apartment Building, more than 5 storeys			X
Apartment Building, fewer than 5 storeys			X
Accessory Units (laneway housing, granny flats, garden suites)	X		

Notes: X- Census and CMHC specific definitions/ * - Peel adjusted 5.2-110

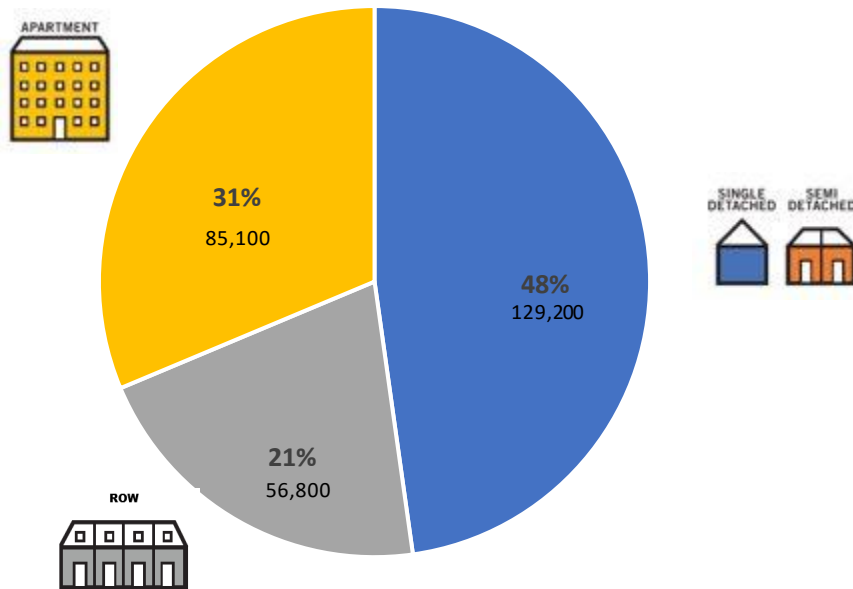


Accessory Units

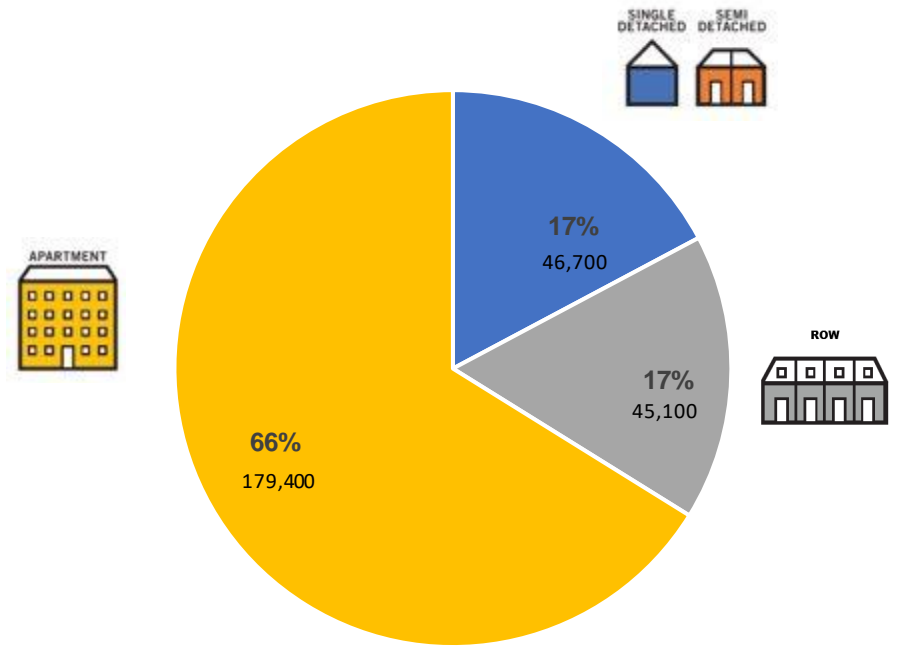
- Emerging area of interest
- Brampton and Mississauga currently reviewing policies
- Registering existing units vs Creating new units
- New CMHC Report on Second Units in Ontario indicates a high proportion of second units in Brampton and Mississauga



Housing Need Analysis



Market Based Analysis
2021-2051 New Units

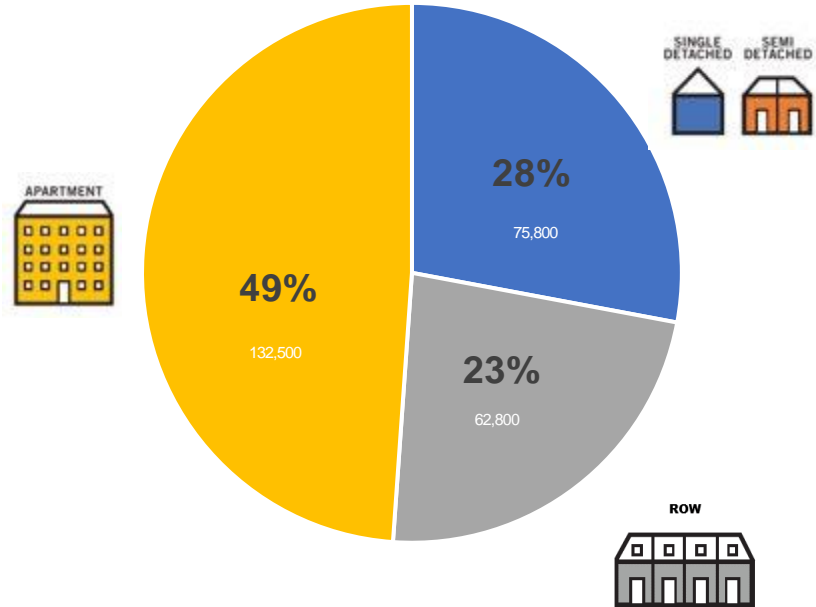


No Settlement Area Boundary Expansion
2021-2051 New Units



Adjusted Housing Need

New Growth by Unit Type (%) 2021-2051 in Peel



Key Considerations:

- Existing Land Supply
- Exceeding minimum intensification target
- Local municipal planning and visioning
- Leveraging transit investment in Strategic Growth Area
- Climate Change and compact built forms



Fiscal Impact Analysis

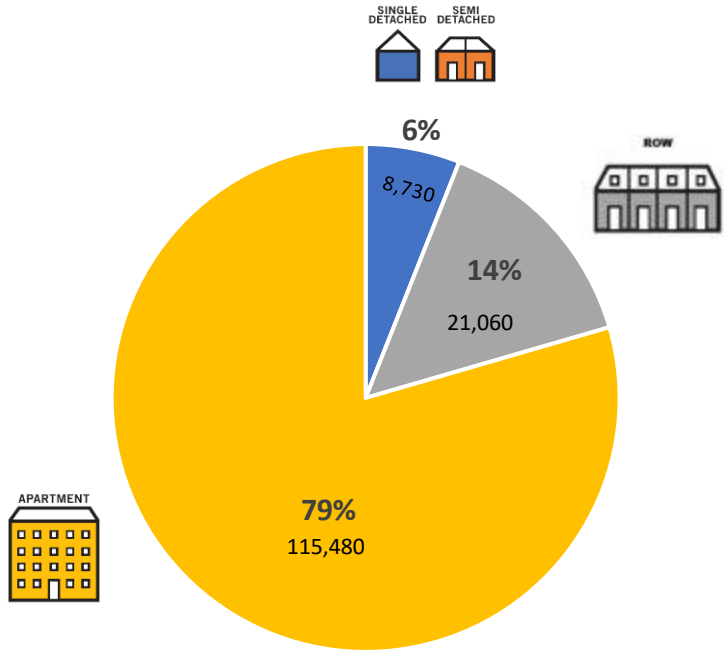
	Minimum Intensification Target	Minimum Designated Greenfield Area Target (residents and jobs per hectare)	Community Area Land Need	Employment Area Land Need
LNA Base Scenario	55%	65 r/j per ha	3,000	1,400
LNA Base Scenario + additional employment	55%	65 r/j per ha	3,000	1,600
High DGA Density	55%	75 r/j ha	2,500	1,400
Lower DGA Density	55%	55 r/j ha	3,200	1,400
Minimum Intensification	50%	65 r/j ha	4,200	1,400



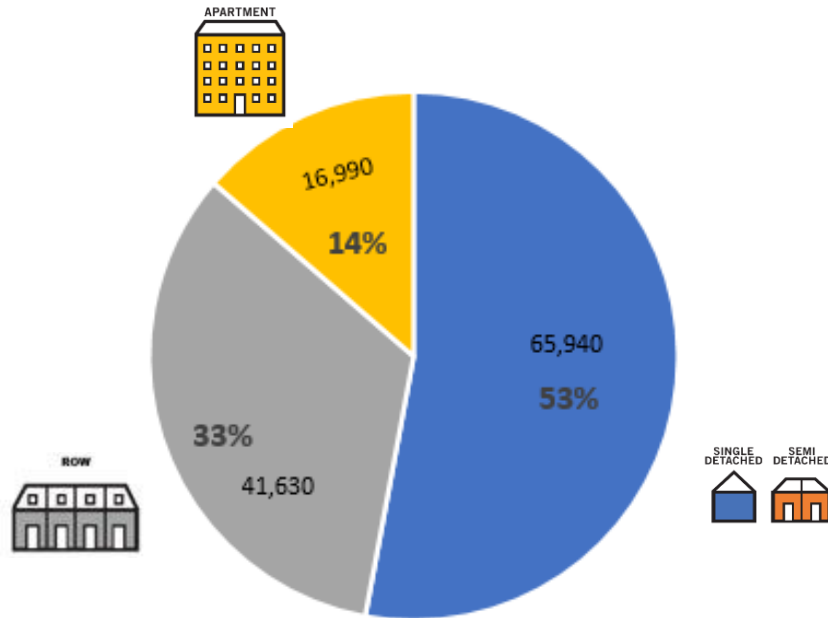
Housing Growth By Policy Area

Growth By Policy Area (%) 2021-2051

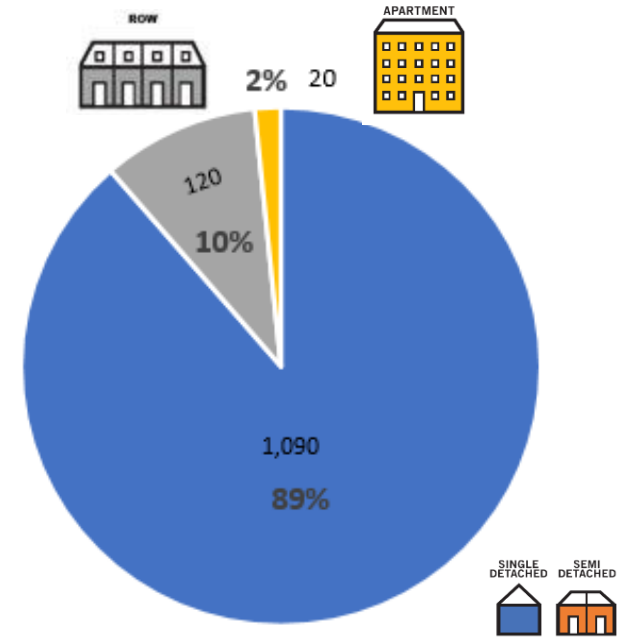
Delineated Built-up Area



Designated Greenfield Area (DGA)



Rural Area





Existing DGA Capacity

	2021	2051
Total r+j	15,700	59,700
Land Area	970	970
Density (r&j/ha)	16	61

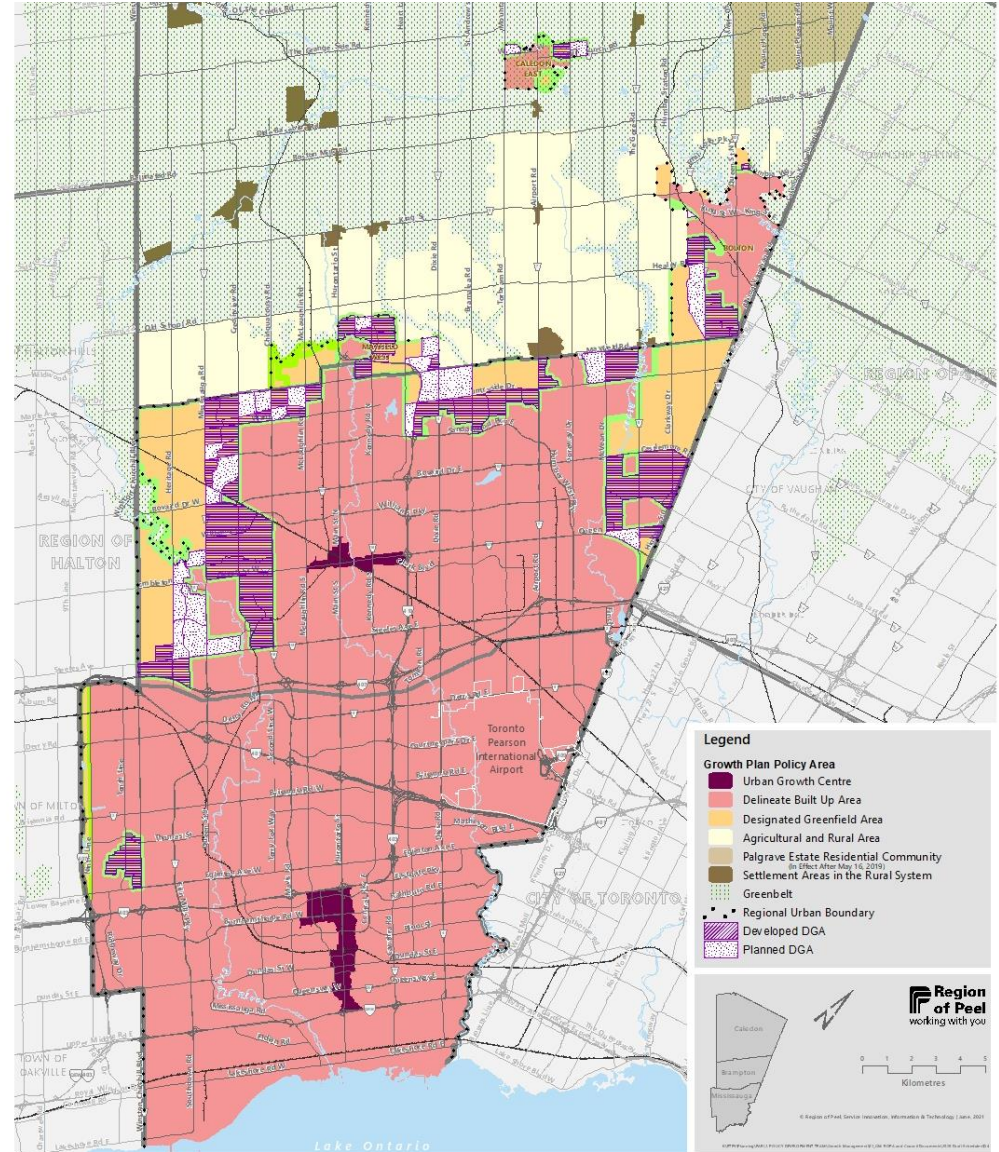
Caledon

	2021	2051
Total r+j	187,500	408,100
Land Area	5,730	5,730
Density (r&j/ha)	33	71

Brampton

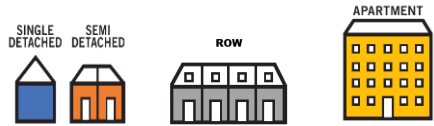
	2021	2051
Total r+j	16,200	25,900
Land Area	290	290
Density (r&j/ha)	56	90

Mississauga



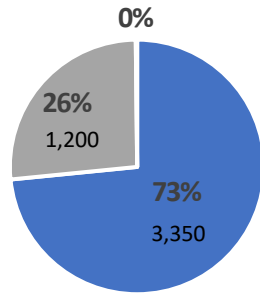
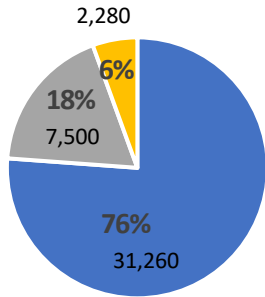
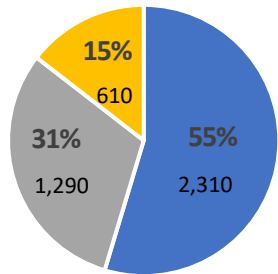


Existing DGA Capacity – Unit Mix



2021

Total Units in Community Greenfield Area

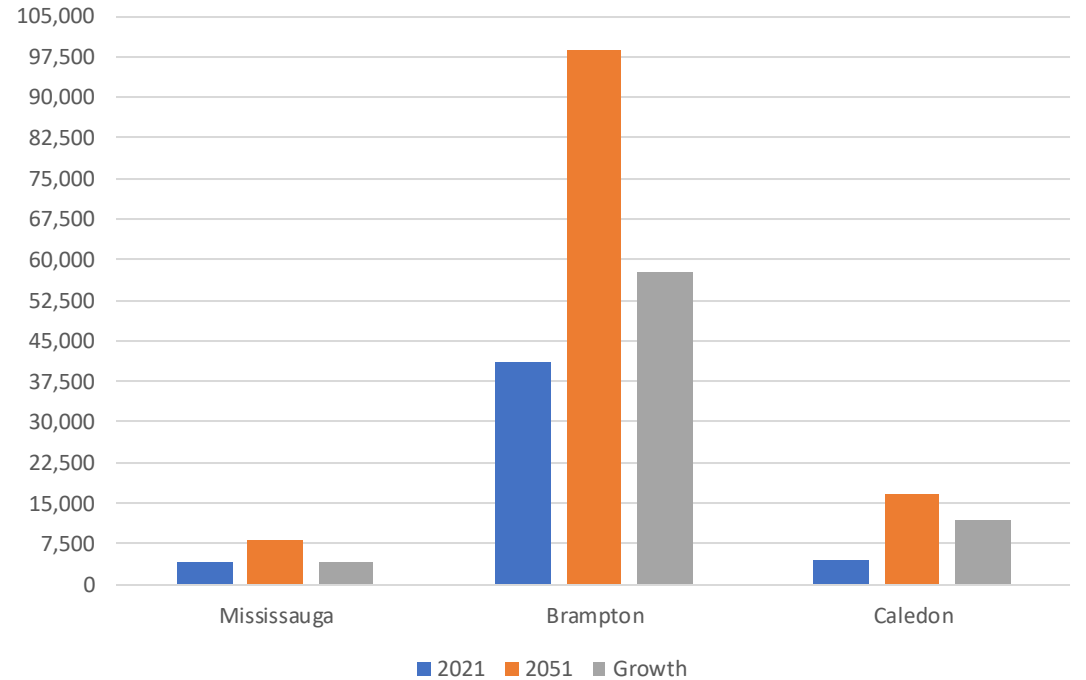
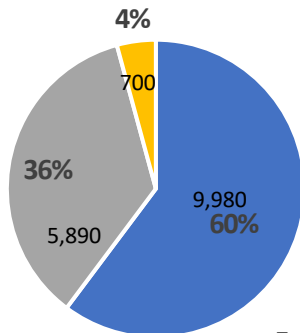
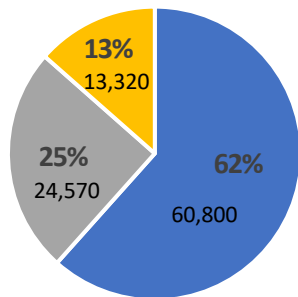
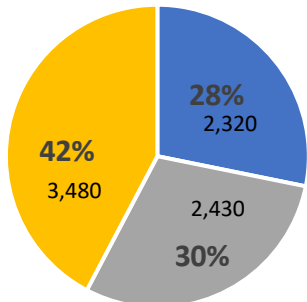


Mississauga

Brampton

Caledon

2051





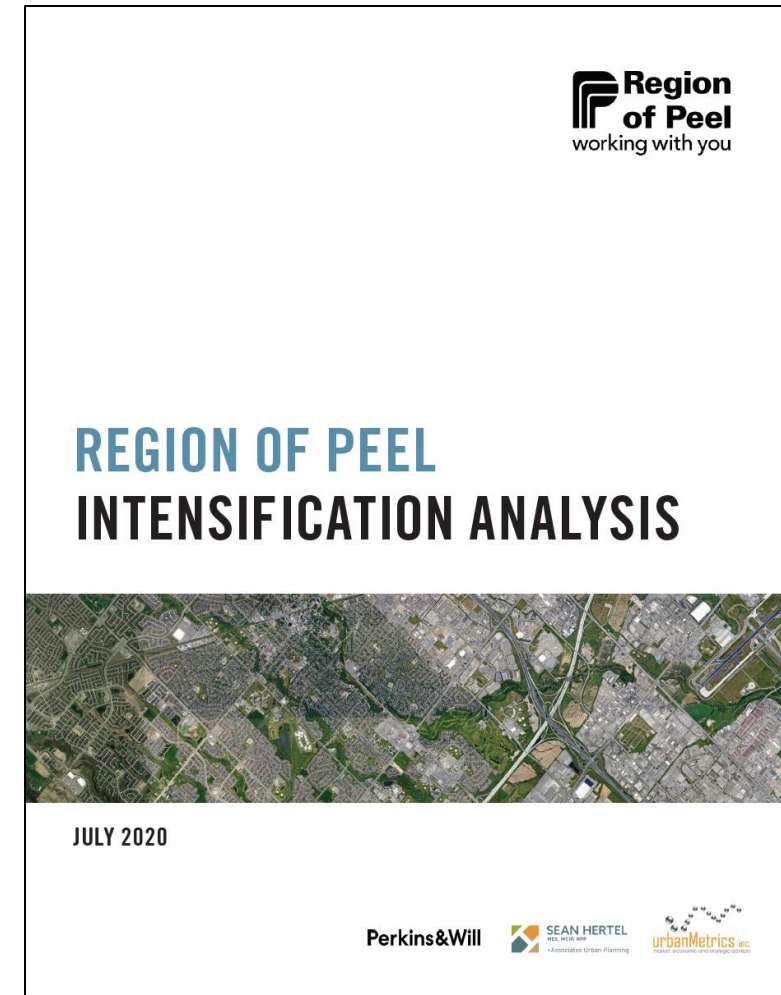
Intensification Analysis

2051 addendum

Update to Peel Region Intensification Analysis Memo

Key findings:

- Covid-19 impacts on housing affordability and flexibility to live further away from City Centres could impact intensification in the short term.
- Long term, trends in demographics will continue to impact market choice.
- To 2051, corridors such as Queen and Dundas Street will play larger role in accommodating intensification.





Employment Forecasts

The Region of Peel is forecasted to accommodate:

- an additional 330,000 jobs by 2051

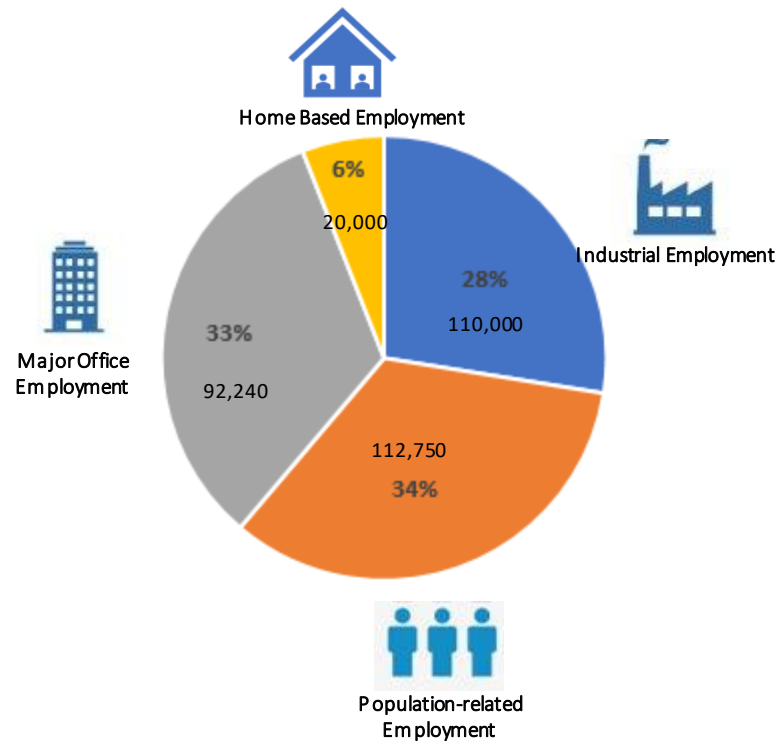
Draft Municipal Allocation

	2021	New 2051	Growth
Municipality	Employment	Employment	Employment
Caledon	27,000	125,000	98,000
Brampton	209,000	355,000	146,000
Mississauga	500,000	590,000	90,000
Peel	736,000	1,070,000	334,000

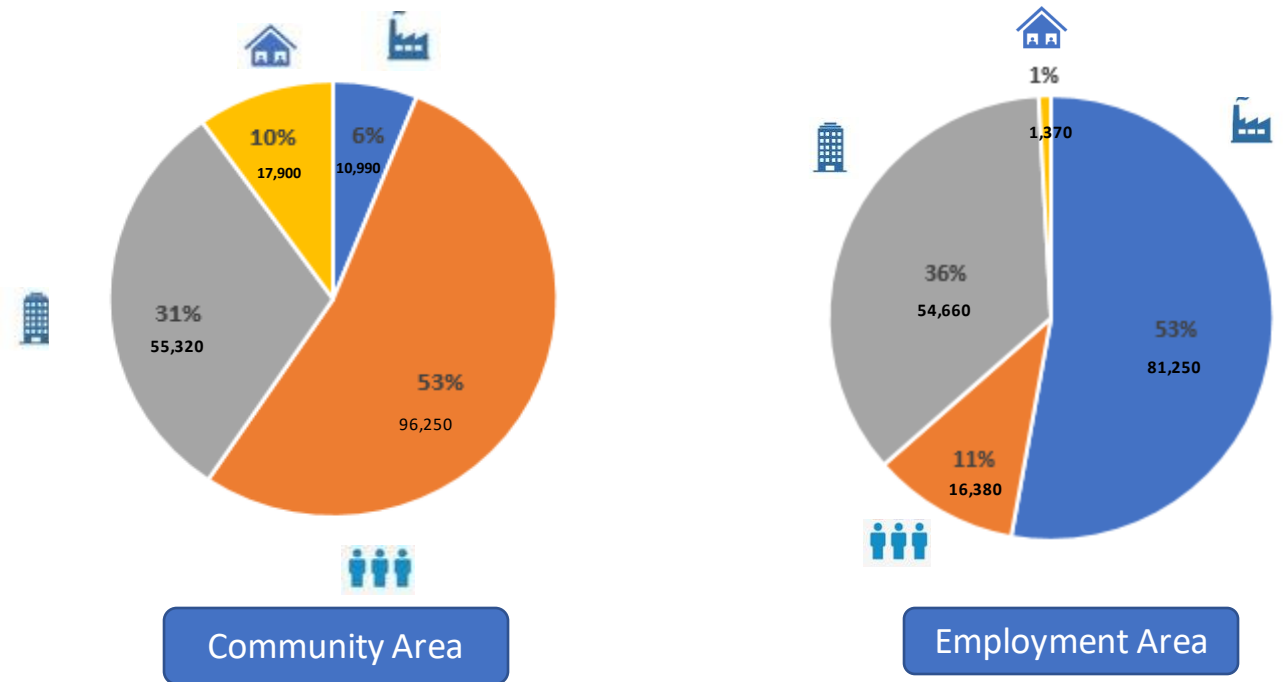


Employment Forecast

Growth By Employment Type (%) 2021-2051



Growth By Employment Type (%) 2021-2051 By Land Use Category*



*Subject to change based on final employment area mapping



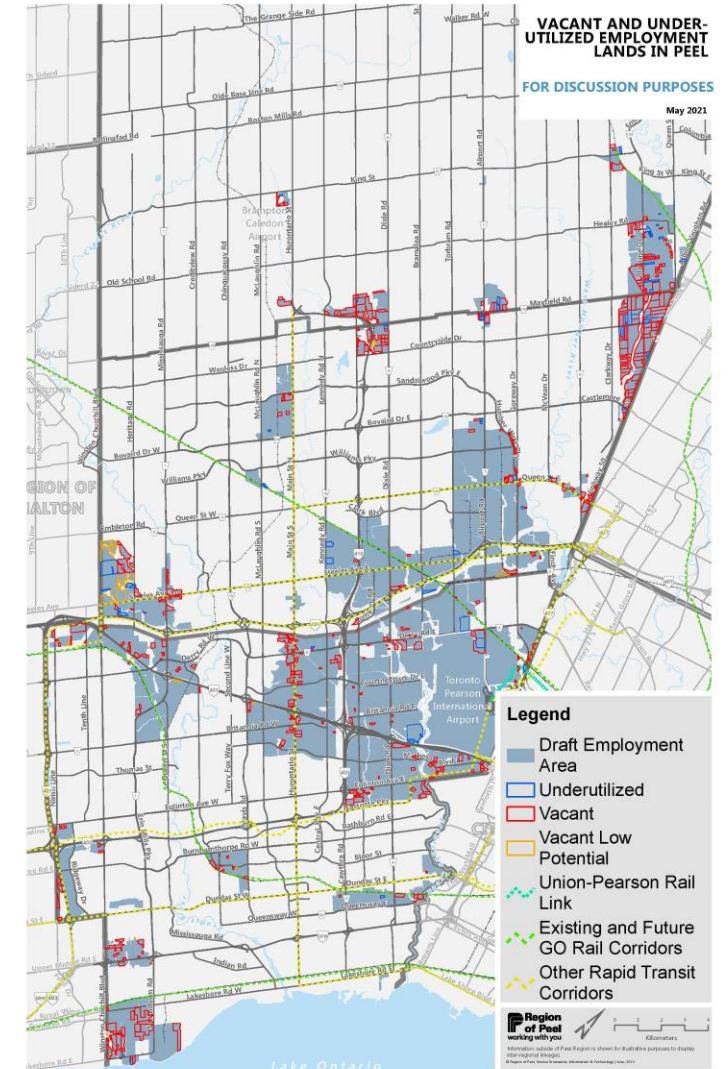
Employment Land Supply Analysis

Vacant and Underutilized Land Inventory

- 14,880 hectares of land in regional employment area
- 1,580 hectares are vacant
- 400 hectares are underutilized

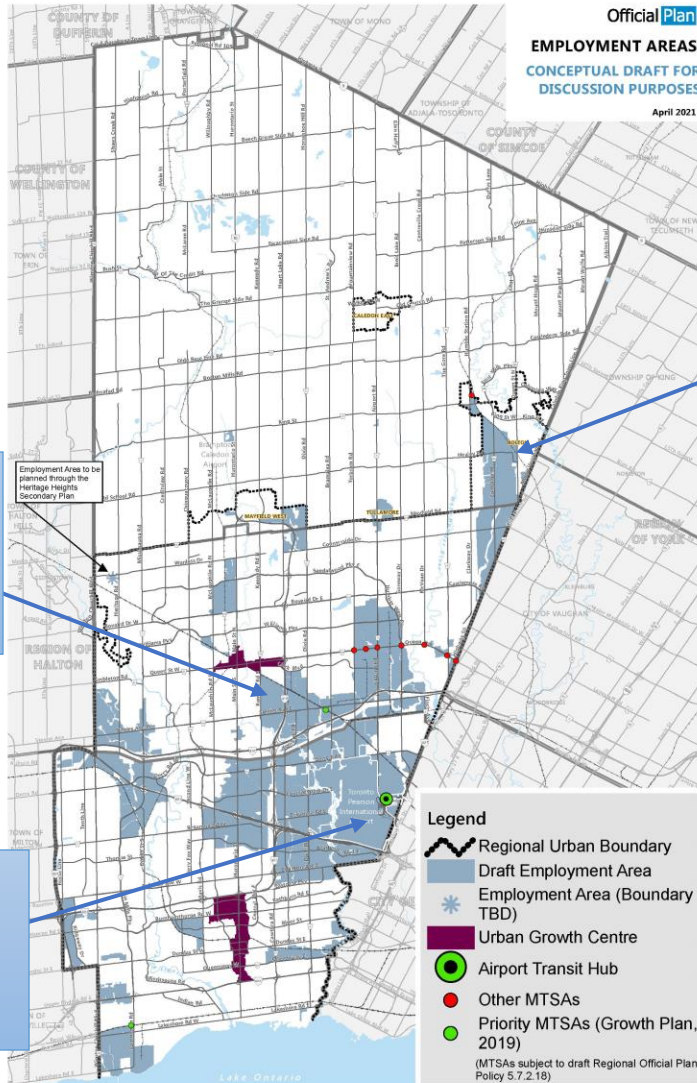
Parcel Attributes

- A range of parcel sizes (less than 0.5 hectares to 65 hectares)
- 51% of sites above 1 hectare
- 1,310 hectares of land in sites above 5 hectares
- Good access to goods movement corridors





Intensifying Existing Employment Areas



Steeles Industrial
 34 r&j/ha (2021)
 41 r&j/ha (2051)
 3,000 - Additional Jobs

Airport CC
 118 r&j/ha (2021)
 151 r&j/ha (2051)
 10,000 – Additional Jobs

Bolton Employment Exp
 12 r&j (2021)
 28 r&j (2051)
 3,500 – Additional Jobs

Total Employment Area Job Growth 2021-2051				
2021 Jobs	Density (jobs/ha)	2051 Jobs	Density (jobs/ha)	2021-2051 Job Growth
480,290	28	595,450	34	115,160

**Subject to change based on final employment area mapping*

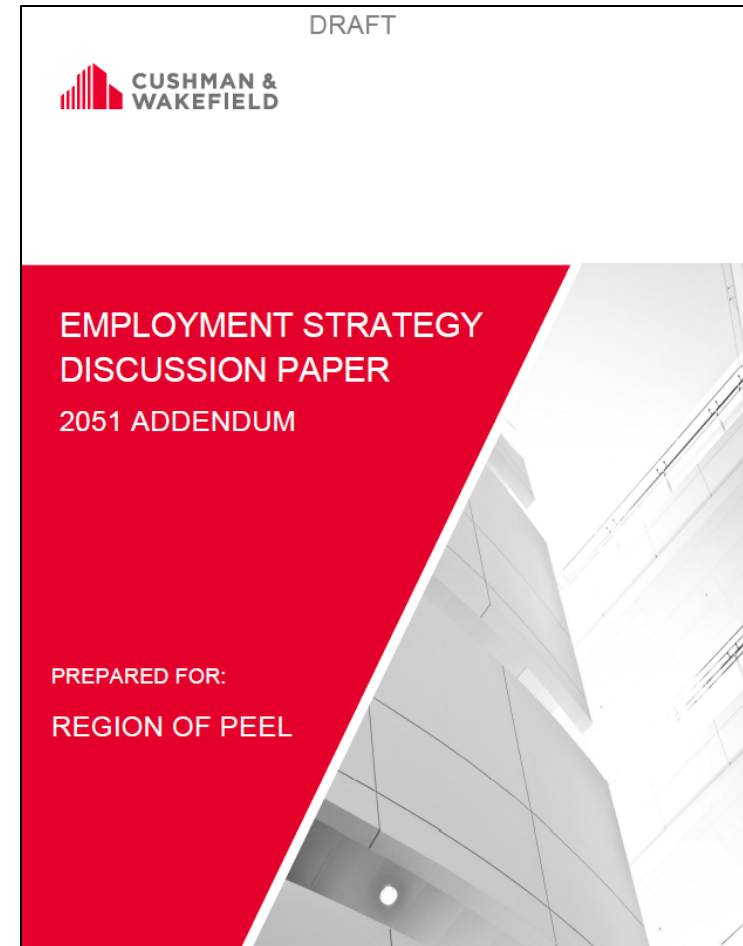


Employment Strategy Discussion Paper

Updates to Employment Strategy Discussion Paper

Key findings:

- The industrial sector has performed well during Covid-19
- Peel's industrial areas have key site selection attributes (highway/transit, labour availability, business climate)
- Economic and population growth may off-set structural impacts of work from home
- Trends in office space may shift towards practices that allow for distancing such as agile work and rotating shifts





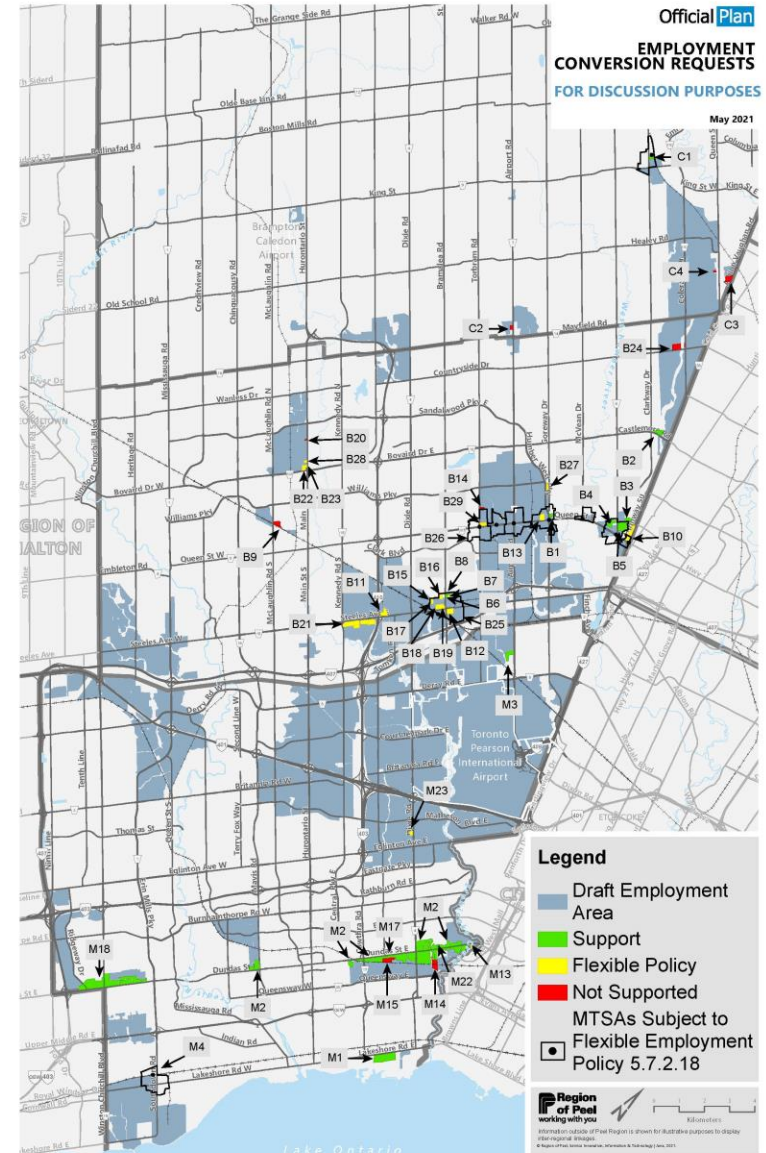
Preliminary Employment Conversion Analysis

Evaluation considerations

- Growth Plan requirements
- Employment Strategy Discussion Paper
- Regional/local strategic considerations

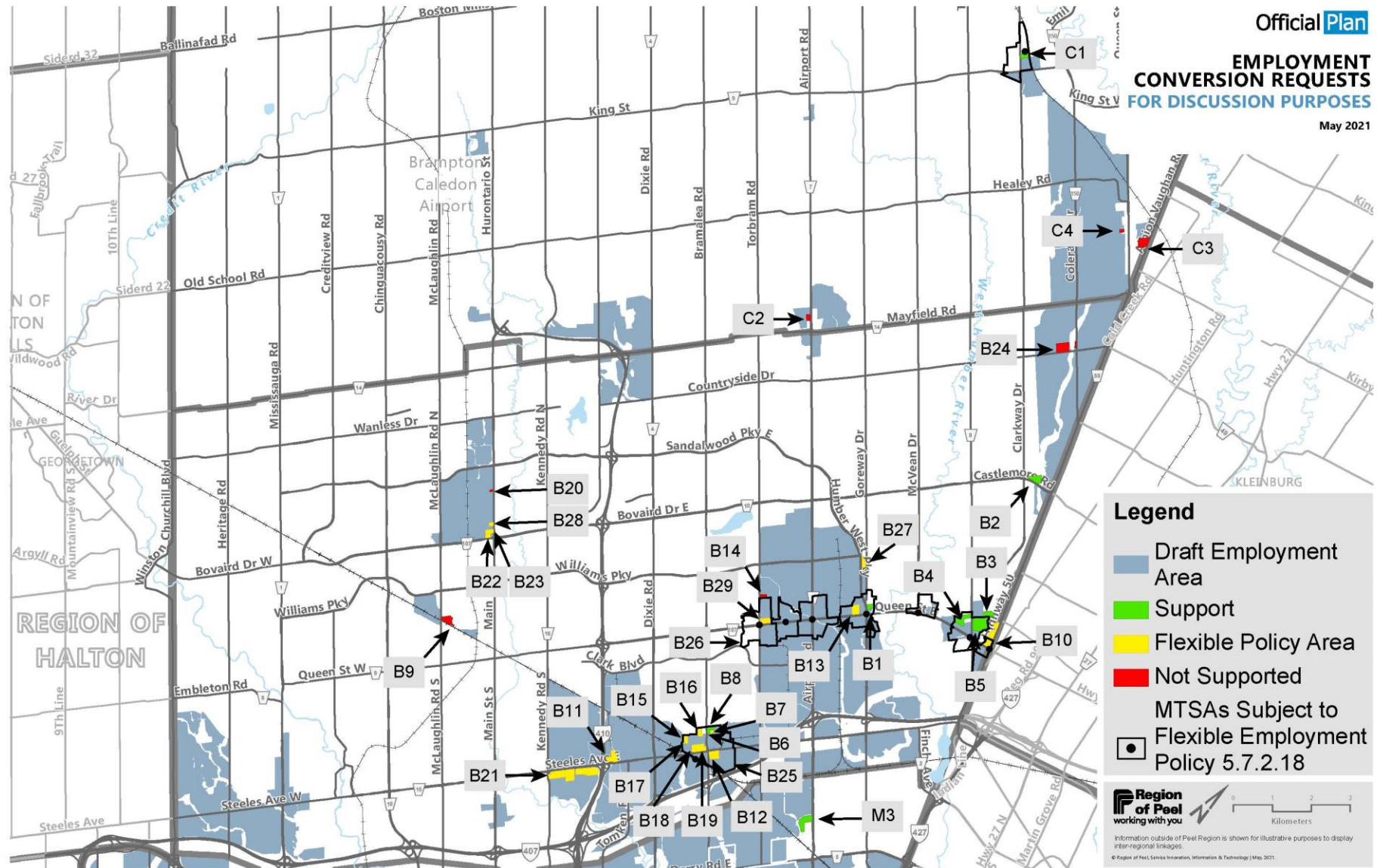
Preliminary Analysis Categories

- Not Supported
- Supported
- Flexible Policy Area
 - Major Transit Station Areas
 - Retail/Commercial uses in Business Corridor or Mixed-Use designations



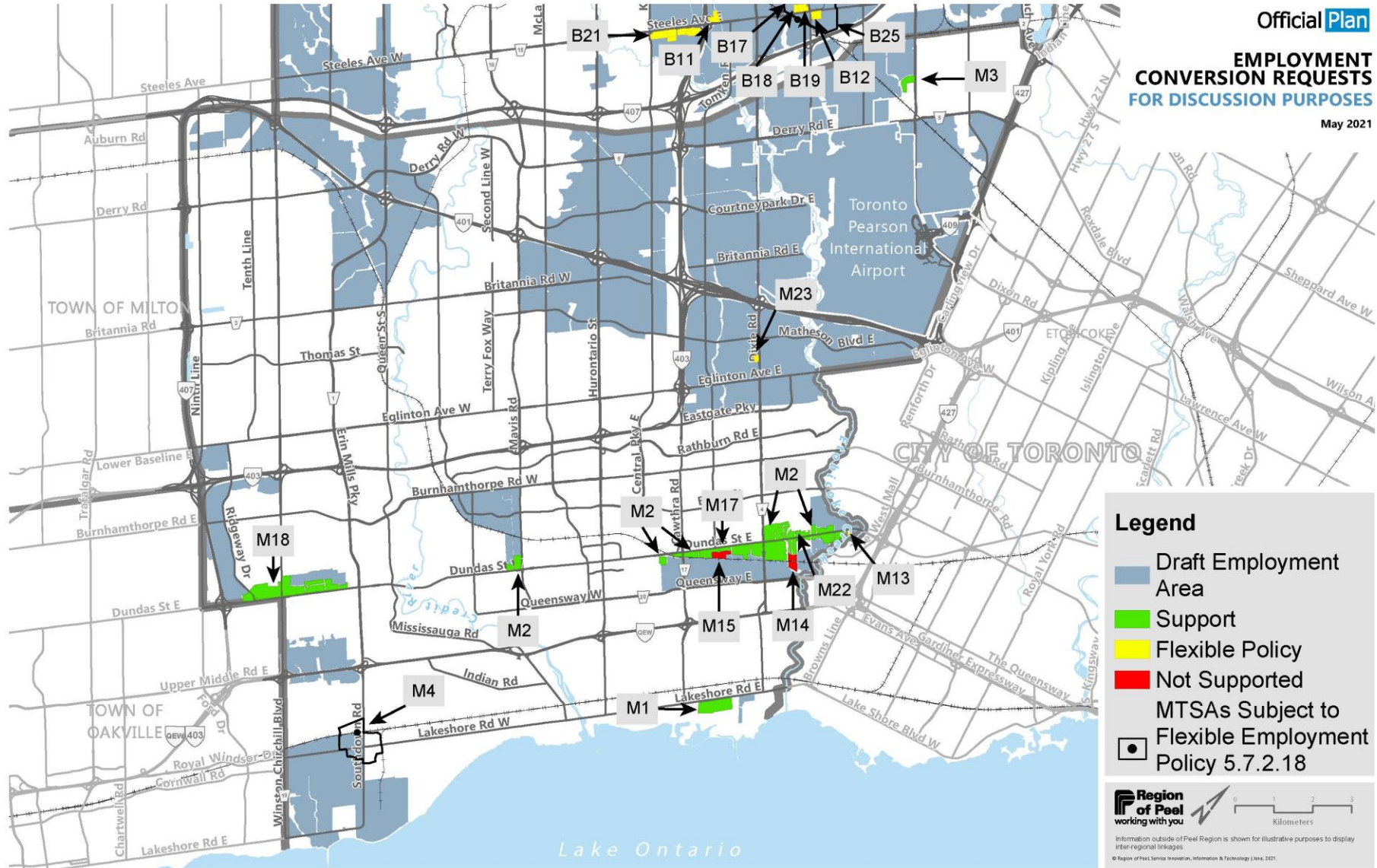


Preliminary Employment Conversion Analysis





Preliminary Employment Conversion Analysis





Employment Conversions

- 41 Employment conversion requests received
- 380 hectares of land requested
- 270 hectares supported by the Region (Majority in Dundas Connects)
- 71 hectares proposed to be considered through flexible policy criteria



Next Steps

- Post supporting documents and analysis on website for comment
- Notify stakeholders of preliminary Employment Conversion analysis
- Finalize Land Needs Assessment based on fiscal analysis and stakeholder feedback
- Release full report in Fall 2021