
REPORT TITLE: **Regional Growth Forecasts Update 2024**

FROM: Kealy Dedman, Commissioner of Public Works

RECOMMENDATION

- 1. That Scenarios 1 and 2 - Regional Growth Forecasts 2024 outlined in the report of the Commissioner of Public Works, listed on the July 11, 2024 Regional Council agenda title “Regional Growth Forecasts Update 2024”, be endorsed to be utilized for Regional infrastructure, financial and growth-related planning purposes along with the detailed growth allocations that have been updated to reflect best available information; and**
- 2. That the Regional Growth Forecasts 2024 outlined in the subject report be monitored and progress updates and necessary adjustments be reported to Regional Council annually; and**
- 3. That a copy of the subject report be forwarded to the Ministry of Municipal Affairs and Housing, the Cities of Brampton and Mississauga and the Town of Caledon.**

REPORT HIGHLIGHTS

- As part of the Provincial objective to build 1.5 Million homes by 2031, the Province released Bill 23, the *More Homes Built Faster Act, 2022*.
- At the same time Bill 23 was released, the Province assigned housing targets to 29 selected lower- and single-tier municipalities (including Brampton, Caledon and Mississauga) and asked these municipalities to commit to these targets through housing pledges.
- Peel’s three local municipalities housing pledges were endorsed by their respective Councils.
- The targets for the local municipalities in Peel are nearly 2.5 times higher than the Region of Peel Official Plan (RPOP) forecast of housing units from 2021 to 2031. The Provincial tracking of the targets also differs significantly from how the Region has historically tracked growth.
- In collaboration with the Region and the local municipalities, Hemson Consulting developed new Regional and local municipal growth forecasts that reflect the municipal housing targets/pledges.
- Most of the additional residential growth in the new forecasts has been allocated to the Regional ‘strategic growth areas’, including Major Transit Station Areas that have been identified by the local municipalities as their priority growth areas.
- The Water and Wastewater and Transportation master plan updates currently underway will be prepared based on both forecasts to inform Council when making decisions on future long-range planning and corresponding capital budget forecasting.

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- Significant challenges are expected in achieving and planning for Scenario 2 related to the timely provision of infrastructure the capacity of the development industry to construct the required units and market demand.
 - Ongoing sharing of development data between the local municipalities and the Region will be important to align the provision of infrastructure and services provided by Peel with growth but not advance infrastructure unnecessarily if the accelerated growth does not materialize.
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DISCUSSION

1. Background

The current Regional growth forecasts were approved by the Province on November 4, 2022, as part of the Regional Official Plan developed through the Municipal Comprehensive Review (MCR). The forecast established the residential and employment growth targets for the 2051 planning horizon in accordance with the forecasts included in A Place to Grow.

On November 29, 2022, the Province passed Bill 23, *the More Homes Built Faster Act, 2022*, to support and facilitate the construction of 1.5 million homes over the next 10 years and assigned housing targets to selected lower- and single-tier municipalities (including Brampton, Caledon and Mississauga). The housing targets for Peel to 2031 are nearly 2.5 times the forecast prepared as part of the Peel 2051 Municipal Comprehensive Review. Also, the targets are over five times the historic housing growth between 2011 and 2021, and about 90 per cent of the Region of Peel Official Plan forecasted growth for the 2021 to 2051 period.

The Minister of Municipal Affairs and Housing asked municipalities to commit to these targets through housing pledges. Subsequently, all three local municipalities in Peel established housing pledges endorsed by their local municipal councils. The local municipal housing pledges noted that they are contingent on several factors, one of which being the timely availability of infrastructure necessary to service the growth.

In March 2023, Regional staff reported to Council on the strategy to deliver infrastructure supporting the new Provincial housing targets and municipal housing pledges. The strategy consists of three tactics:

- Tactic #1 – Align Growth to Available Infrastructure
- Tactic #2 – Update Population Growth Allocations
- Tactic #3 – Complete Master Servicing Plan and Review Advancement Options

In October 2023, Regional staff brought forward an update to Regional Council on the strategies for supporting Bill 23 targets which specifically included an update on the water and wastewater infrastructure being advanced and included in the 2024 Capital Budget to support short-term development needs (related to Tactic #1).

This report primarily relates to Tactic #2 and provides an update on Tactic #3.

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2. Developing a new forecast

Developing a new forecast is necessary to guide infrastructure planning. It is essential that growth forecasts are established and endorsed to be used for short- and long-term planning. A key outcome of the forecasts is identification of the timing of infrastructure for prioritization and phasing so that investments can be effectively utilized. In the case of the new accelerated targets, it will be critical to continue to monitor the pace and location of development to continually adjust the timing of infrastructure provision to align with development trends.

Since mid-2023, Regional and local municipal staff have been working together on developing two new growth forecast scenarios. As a starting point, Peel staff consulted the local municipal housing pledges made by each Council:

a) Bill 23 Local Municipal Targets and Municipal Pledges

For the City of Mississauga, Ontario's Minister of Municipal Affairs and Housing (MMAH) established a housing target of 120,000 new homes by 2031. In February 2023, Mississauga created a Housing Action Plan that outlines actions to deliver housing over the next 4 years and beyond. This represents Mississauga's Municipal Housing Pledge to accommodate the new housing target of 120,000 units. Mississauga staff reported on the Plan to its Council stressing that the new Housing Target can be accommodated within its existing land-use planning framework if there is an investment in new infrastructure at an accelerated pace.

The City of Brampton's target, assigned by the Minister, is 113,000 new homes to be completed by 2031. In March 2023, Brampton staff prepared the City's Municipal Housing Pledge and brought the pledge to Brampton City Council for endorsement. The Pledge demonstrates the City of Brampton's commitment to the Province's objective of accelerating housing supply and reaching the Provincial target. The report noted that to deliver on the Pledge, additional funding and support from the Province is required for hard infrastructure projects, transit in key corridors, soft infrastructure to support complete communities, investment in Brampton's economic growth, and support for development in the City's downtown.

The Town of Caledon's target assigned by the Minister, is 13,000 new homes by 2031. In February 2023, Town staff prepared a housing pledge to address the target, which noted several dependencies including the provision of infrastructure. The Town does not view the provincial targets of 13,000 new homes by 2031 as an additional burden, rather as an enhancement and reinforcement of its intended growth trajectory.

All three local Councils endorsed their respective municipal pledges.

b) New Forecast Methodology

Hemson Consulting was retained in August 2023 to complete new forecasts for Peel. In consultation with Hemson, local municipalities and internal staff, it was determined that two Scenarios would need to be completed:

- **Adjusted Base Growth Scenario (Scenario 1):** Adjusted 2051 Approved Regional Official Plan growth scenario that reflects the current growth pressures and areas identified by the local municipalities as short-term priorities for growth.

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- **Higher Growth Scenario (Scenario 2):** Building upon Scenario 1, reflect the Bill 23 housing targets supported by the local municipal housing pledges and reflect other residential and employment growth objectives of the local municipalities.

The main purpose of Scenario 1 was undertaken for immediate infrastructure planning purposes, including evaluation of development proposals, until a comprehensive update reflecting the Bill 23 housing targets and municipal pledges was developed. In co-operation with the local municipalities, the Regional 'strategic growth areas' including the MTSAs that have been experiencing increased development activities, were identified as key priority areas for these adjustments. These growth priority areas were considered when making the short-term adjustments and also were considered in the approved 2024 Capital Budget which reflects many new projects aimed at addressing short-term development needs. For Scenario 1, the 2041 and 2051 total growth targets for the Region and each local municipality were kept consistent with the RPOP forecasts.

In Scenario 2, the accelerated growth identified in the 2031 Housing Targets was addressed. Most of the additional residential growth has been allocated across all the Regional 'strategic growth areas' applying specific growth management policies of the RPOP and implementing local municipal growth objectives including timing and volume of growth. The short-term adjustments made in Scenario 1 were carried over into Scenario 2. For this scenario, the 2041 and 2051 total growth targets for the Region and each local municipality were not intended to be consistent with the RPOP forecasts.

While the Provincial housing targets do not include employment, higher forecasted employment growth will be required to provide employment opportunities for the increased population and provide for complete communities. This has been incorporated as an assumption in Scenario 2.

Both scenarios were developed based on input from all three local municipalities as well as internal and external stakeholders.

3. Forecasts and Distribution Results

The high-level results for the new forecasts are outlined below for population, households and employment. More details on the forecasts, including breakdown by local municipality is included in Appendix I.

a) Residential Forecast – Population

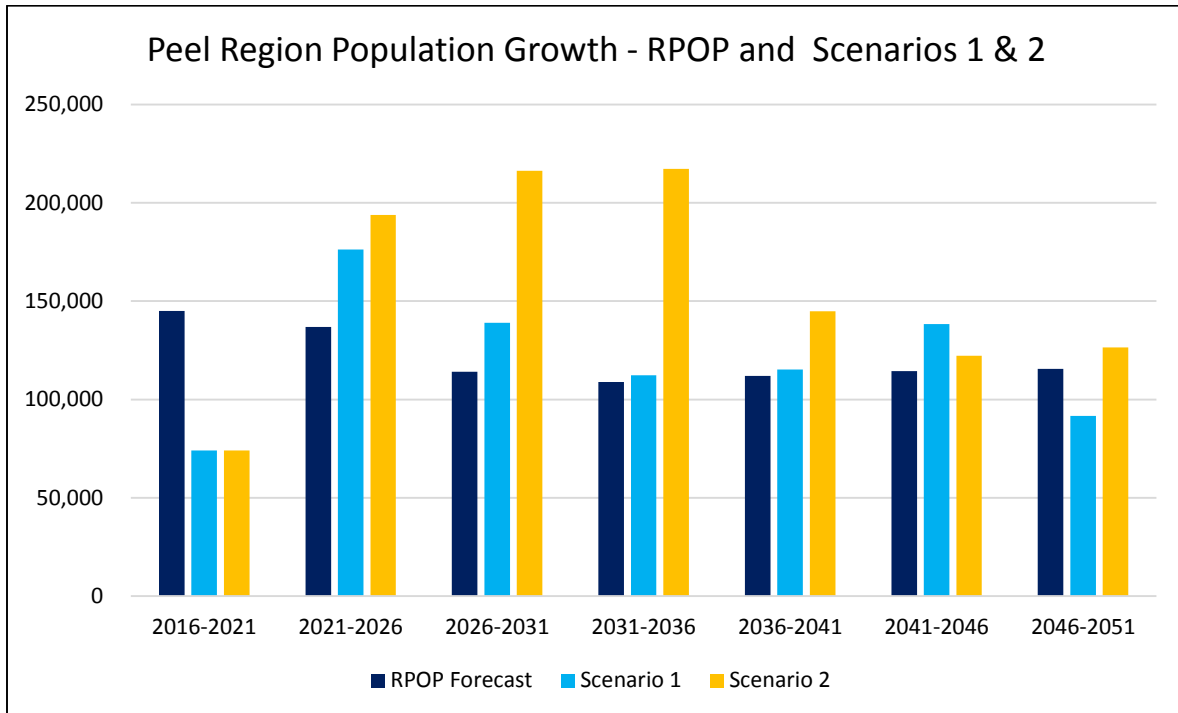
The overall population results of Scenarios 1 and 2 in comparison to the Approved Peel Region Official Plan 2051 numbers is shown below on Figure 1.

Under Scenario 2, Peel reaches a population of just over 2.5 million by 2051 with accelerated housing growth to meet the local municipal housing pledges. This is nearly 250,000 people higher than the RPOP forecast. The source of Peel's increased population growth is assumed to be from higher Peel shares for immigration and growth in non-permanent residents as well as adjustments to intra- and interprovincial migration. It is worth noting that the forecast in the Regional Official Plan along with Scenarios 1 and 2 are forecasts of population growth associated with occupied dwelling units, whereas the local municipal housing pledges are measured by housing starts of new physical housing units, whether occupied or not. Therefore, a lag is evident when

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incorporating the local municipal housing targets – i.e., population growth associated with high density housing starts in 2031 would not result in new population until 2034. Figure 1 compares the population growth by period for Scenario 1 and 2 with the significant increase in growth evident in the 2026 to 2036 period.

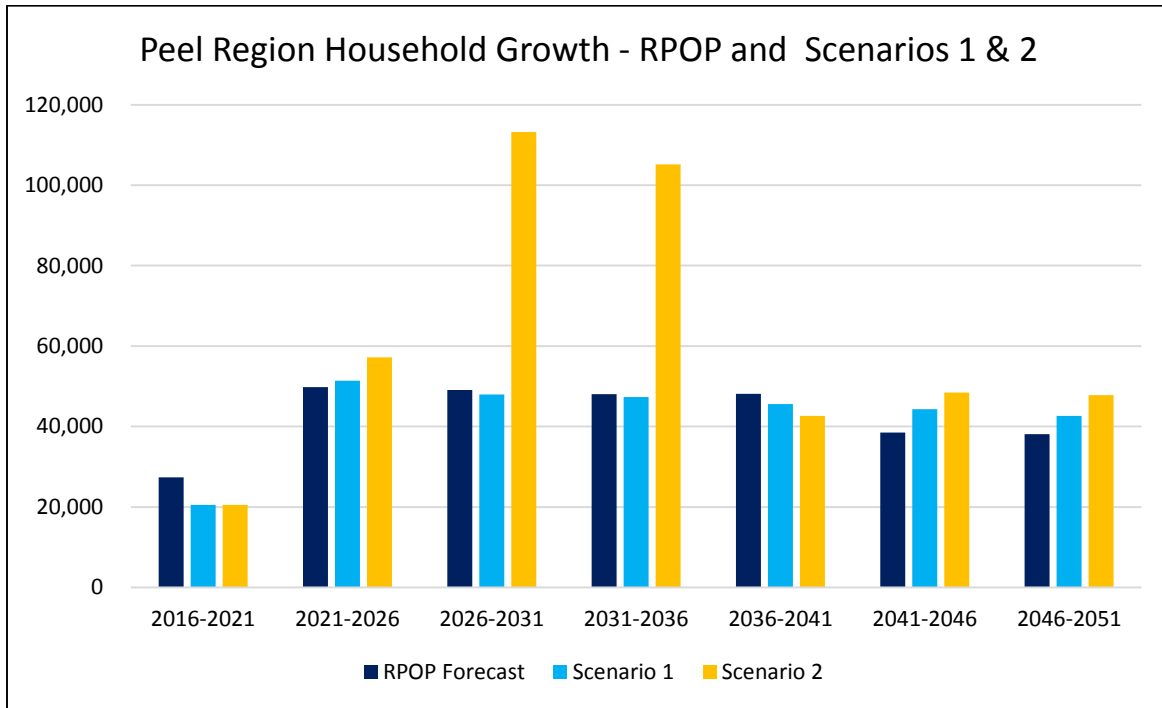
Figure 1: Peel Region Population Growth Forecast



b) Residential Forecast – Households

Figure 2 shows the household forecast growth for Peel for Scenario 1 and 2. By 2051, for Scenario 2, approximately 865,000 households are forecast for Peel, 135,000 higher than the RPOP forecast. Housing growth peaks in the 2031 to 2041 period and then moderates over the last 10 years of the forecast. Just over half of the increased household count is explained by the higher population used as the basis for Scenario 2. The remainder of the additional households is the result of the increase rate of household formation and the associated housing demand. Young adults moving from their parents' homes into their own home and forming new households contribute significantly to this additional household growth which in turn results in a lower person per unit (PPU) rate.

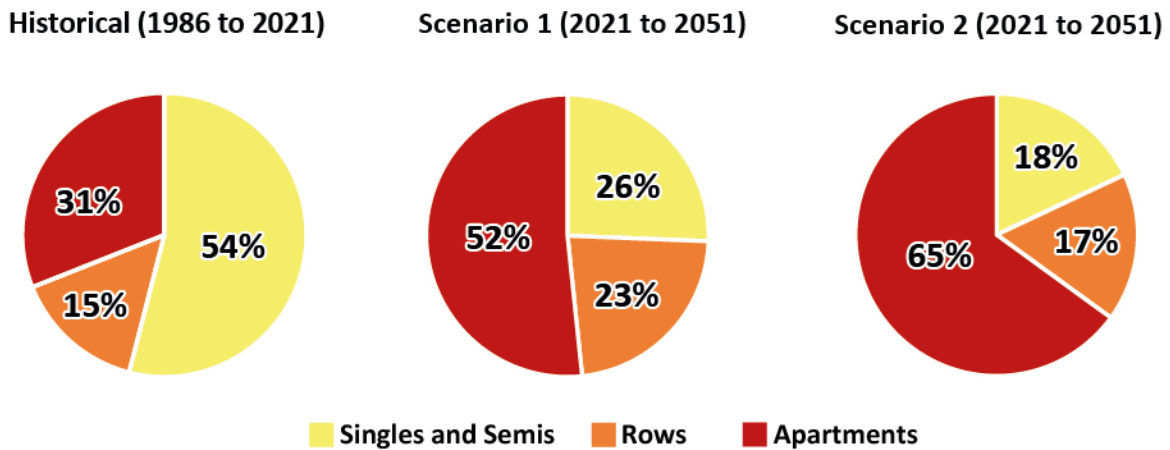
Figure 2: Peel Region Household Growth Forecast



c) Residential Forecast – Housing Mix

The RPOP forecast already incorporates a significant shift to higher density housing forms over the period to 2051. Achievement of the local municipal housing targets requires a more pronounced shift as shown below in Figure 3 with apartments forming approximately 65 per cent of housing growth. Second units are included as part of the apartment housing type category.

Figure 3: Peel Region Growth Forecast Growth – Housing Mix



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d) Residential Forecast by Local Municipality

The details of local municipal population and household forecast from the RPOP and Scenarios 1 and 2 is provided in Appendix I. All three municipalities are forecast to have a higher 2051 population than the RPOP forecast (see Figure 4) with Mississauga having the largest increase, consistent with having the highest housing target (see Figure 5) among the Peel local municipalities. Caledon's higher 2051 population is attributable to higher persons per unit assumptions resulting from recent observed trends as well as higher levels of intensification and an increase in the amount of community land resulting from the Provincial modifications to the Settlement Area Boundary Expansion (SABE/2051 New Urban Area). Overall, each local municipality's share of the Region's 2051 population remains relatively consistent.

Figure 4: 2051 ROP and Scenario 2 Population

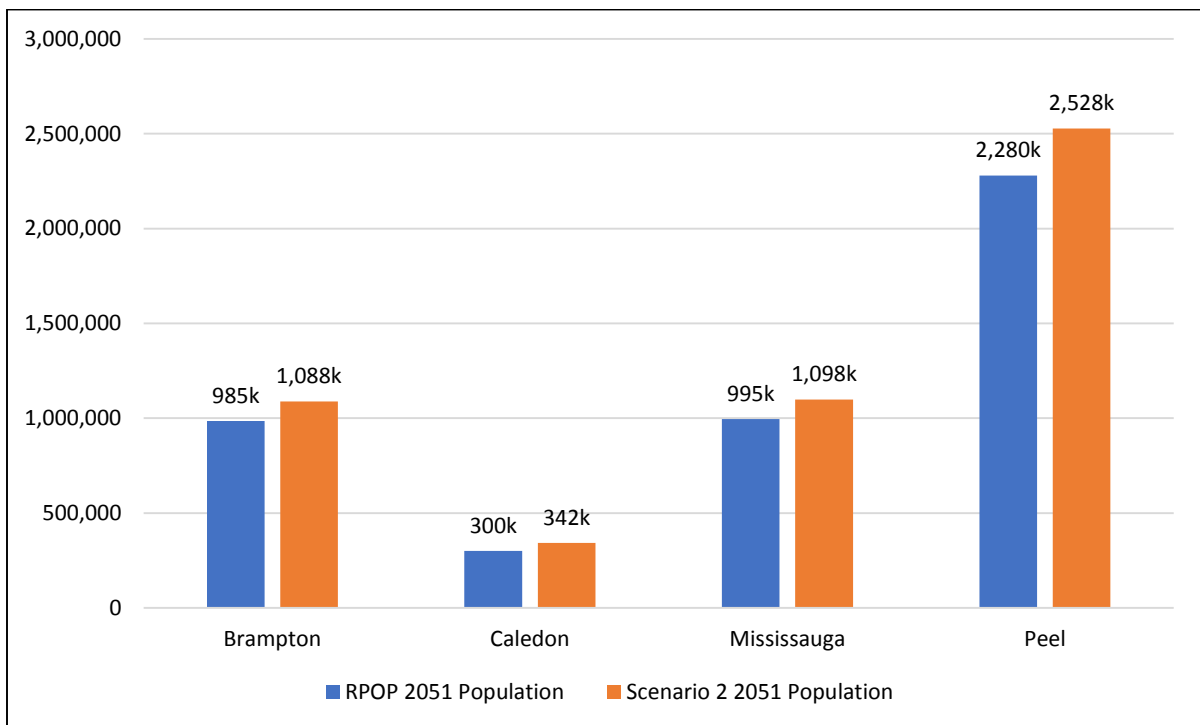
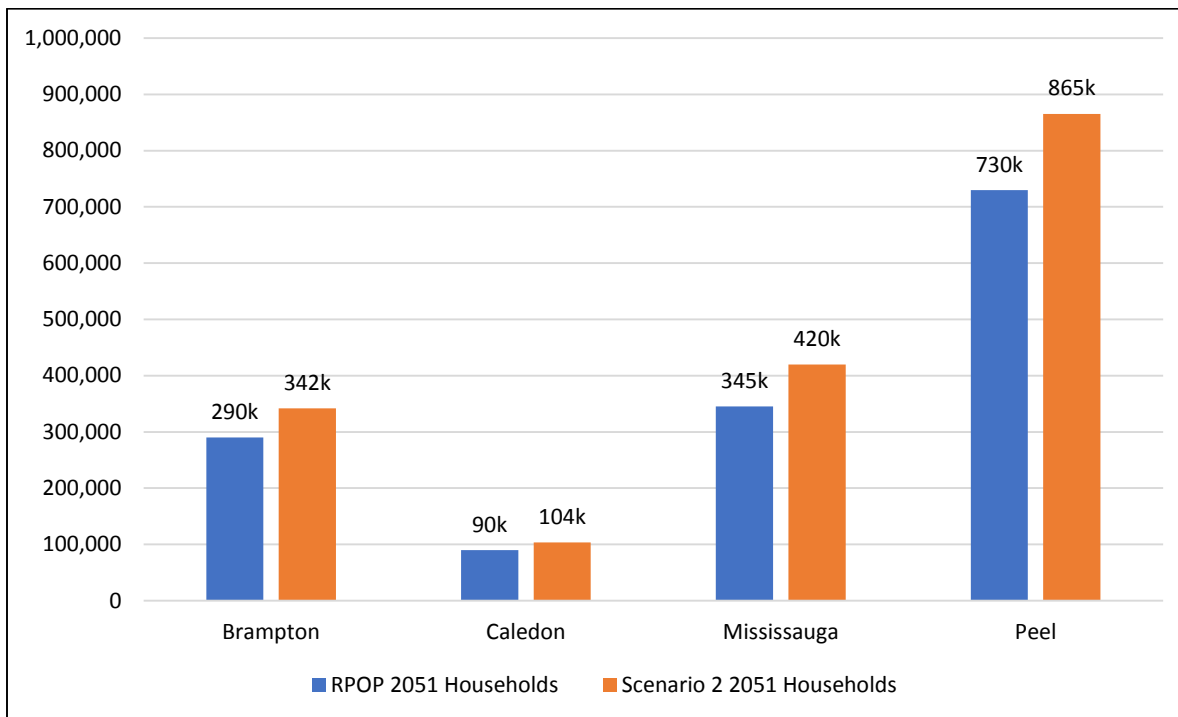


Figure 5: 2051 ROP and Scenario 2 Households



The local municipal household and population forecast was distributed to Small Geographic Units (SGU’s). Forecasts at the SGU level are used as input to water/wastewater and transportation master plan modelling work and for other infrastructure and service planning purposes at the Regional and local municipal level. There are nearly 1,300 SGU’s in the Region. Growth was allocated to SGU’s based on a range of considerations including current development applications, available land supply (in the case of greenfield development) and planned local municipal intensification areas including Major Transit Station Areas and other Strategic Growth Areas. Peel Region staff and Hemson received feedback from local municipal staff on the SGU allocation. Appendix II provides maps for each local municipality summarizing the SGU forecasts by secondary plan area. Key considerations in the local municipal residential SGU forecasts are as follows:

- For the City of Brampton, a key component of the City’s growth is the building out of the ground-related housing in its remaining greenfield residential secondary plan areas including Heritage Heights along with areas in northeastern and central Brampton. Intensification growth was allocated primarily to Brampton’s MTSA’s based on development activity and input provided by City staff on the long-term build-out of the City’s MTSA’s and other priority growth areas.
- In Caledon, the SABE area along with ROPA 30 will accommodate most of the Town’s residential growth to 2051, along with increased levels of intensification in the Bolton area in the Scenario 2 forecast. The Town’s Growth Management Strategy work along with feedback from Caledon staff provided input on the location and timing of growth.

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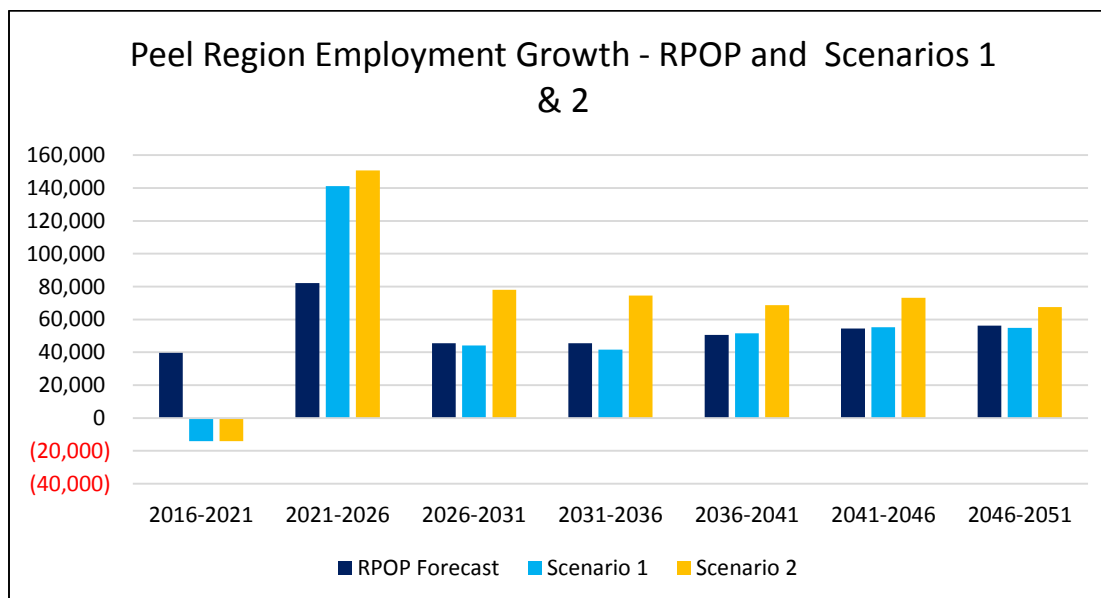
- Mississauga’s residential growth to 2051 is almost entirely through intensification in both the RPOP and the Scenario 1 and 2 forecasts. The Downtown Core, Lakeview Village and the Uptown area are projected to accommodate large shares of housing growth over this period. City of Mississauga staff provided detailed input on forecast growth by SGU.

e) Employment

Due to the more minor adjustments in Scenario 1 for population, as compared to Scenario 2, the adjustments to the RPOP local municipal employment forecasts for Scenario 1 are also relatively minor. For Scenario 2, additional jobs were necessitated to support the significant additional population/households and are largely in the population-related employment category which includes retail, service and institutional jobs. As shown on Figure 6 below, Peel’s employment is forecast to reach nearly 1.2 million by 2051 in comparison to the 1.07 million in the RPOP and Scenario 1 and is approximately half of the increase in population associated with Scenario 2.

Scenario 2 incorporates the impacts of the COVID-19 pandemic on employment in Peel with a higher long-term level of work at home employment and a slight tempering of employment growth in major office. While work at home employment has decreased from levels experienced at the height of the pandemic, the Scenario 2 forecast still projects a significantly higher work at home employment over the longer term in Peel. The increase in population-related employment associated with Scenario 2 was distributed mainly to areas experiencing the higher population growth, including MTSA’s and strategic growth areas. Appendix III provides tables summarizing the employment forecasts for Peel and the local municipalities.

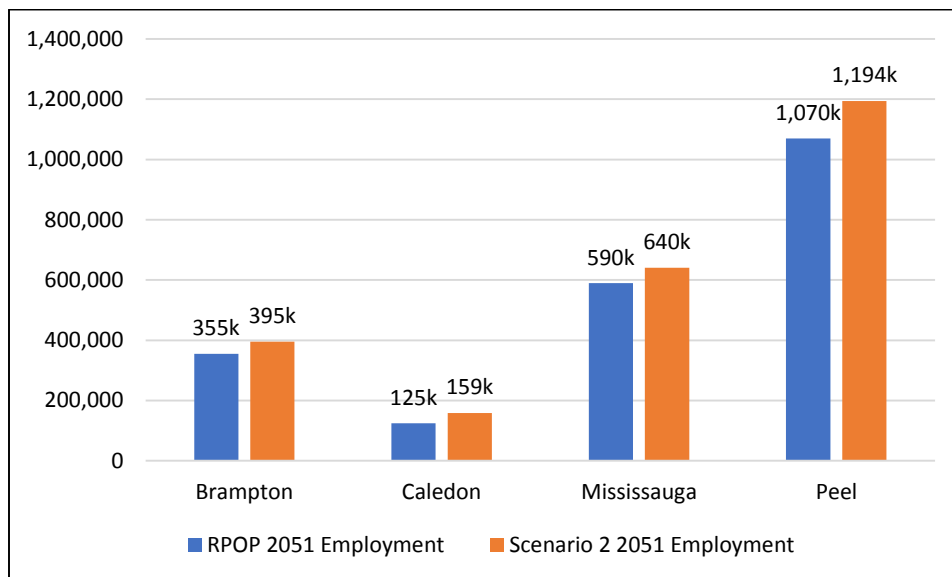
Figure 6: Peel Region Employment Growth Forecast



f) Local Municipal Employment Forecast

For the local municipal employment forecasts, the higher employment forecast Scenario 2 was based primarily on increased population-related employment associated with the higher population forecasts. Appendix III compares the RPOP employment forecast with Scenario 2 by local municipality while Figure 7 shows 2051 total ROP and Scenario 2 employment.

Figure 7: 2051 ROP and Scenario 2 Employment



Appendix IV shows the geographic distribution of the employment forecast for each local municipality by secondary plan area. The increase in population-related employment associated with Scenario 2 was distributed mainly to areas experiencing the higher population growth, including MTSAs and strategic growth areas.

4. Challenges in achieving the forecasts

There are a number of challenges associated with planning for and achieving the Scenario 2 forecast.

a) Magnitude, pace and composition of growth

The magnitude of housing growth required to meet the local municipal targets by 2031 is significantly higher than historical and forecast growth based on the Peel Region Official Plan forecast. To provide context regarding the magnitude of the housing targets, the following table compares historic housing growth, the current Regional Official Plan forecast and what is required to meet the housing targets.

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Figure 5: Comparison of Historic, Forecast Growth and Provincial Housing Targets

Local Municipalities in Peel Region	Average Annual Housing Growth
2001 to 2021 Historic Growth	7,100
2021 to 2031 Regional Official Plan Forecast	10,000
Provincial Housing Targets for local municipalities in Peel Region (2022 to 2031, total of 246,000 units)	24,600
Annual housing completions during the 10-year Provincial Housing Targets period of 2022 to 2031 to reflect housing starts that will be completed during this period. Due to the nature of apartment construction, some of housing targets will be completed post 2031.	18,900

In the Scenario 2 forecast, the housing growth based on the Municipal Housing Targets far exceeds the amount of housing that would be expected for the population growth. For both historic growth and Scenario 1, population and households exhibit similar rates of growth and relative stable overall persons per unit ratios. The following table illustrates the significant increase in the rate of growth of housing in comparison to population required over the forecast period for Scenario 2.

Figure 7: Comparison of Population and Household Growth

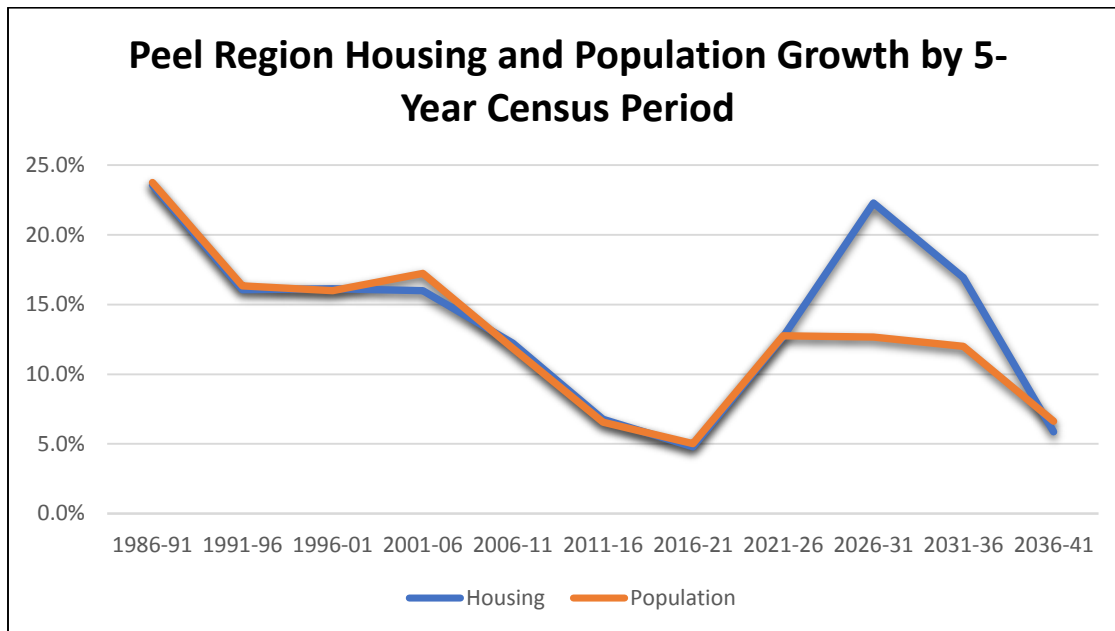
	Period	Population Growth	Household Growth
Historical	2006 to 2021	296,000 (24%)	92,000 (26%)
Scenario 1 Forecast	2021 to 2036	430,000 (29%)	137,000 (30%)
Scenario 2 Forecast	2021 to 2036	642,000 (42%)	290,000 (65%)

The overall persons per unit in Scenario 2 for the Region declines from a current level of 3.19 down quickly to 2.94 by 2031 as the housing targets force a significant shift in the housing unit type mix towards higher density forms such as apartments and townhouses.

Nearly all of the additional units required in Brampton and Mississauga to meet the housing targets would need to be in the form of apartments because of the lack of additional greenfield residential lands. This shift will require developers to build a larger share of apartments that are suitable for families to accommodate the anticipated growth in family households in Peel.

As shown in Figure 8, the housing targets require both an accelerated pace of growth as well as a quick shift to higher density forms of housing.

Figure 8: Comparison of Peel Region Population and Housing Growth



b) Measuring, monitoring and reporting

The Province is measuring progress towards achieving housing targets over the 2022 to 2031 period through monitoring the following on an annual basis:

- New home construction starts;
- Additional residential units; and
- New and upgraded beds in long-term care homes.

The monitoring method being used by the Province requires to slightly extend the period for completing housing to meet the targets mainly caused by a longer construction period for apartments. In addition, it also counts additional sources for new housing such as long-term care beds and second/additional units. There is the possibility that what gets tracked by the Province could further change over time, with the inclusion of other new housing types. This will require close monitoring of the Peel targets to ensure that the targets are in line with any future definitional or methodological changes.

c) Building and selling

The role of the Region and the local municipalities is to provide the required infrastructure, services and land use planning framework to support meeting the targets. It is, however, largely up to the development industry to building the required housing. It will be a challenge for the development industry to deliver the housing to meet the targets in Peel within the relatively short time frame of the target and will require an unprecedented level of housing construction not only in Peel, but in other municipalities across Ontario. A recent market report from Urbanation shows a downturn in new condo sales along with a slowdown in construction. It is thought that the rising inventory of unsold units and rapidly increasing construction costs have dampened the condo market.

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In addition, meeting the housing targets as discussed above, will require a significant shift to higher density forms of housing. An ongoing challenge is to have increasing numbers of more family-oriented apartment units being built across the GTAH.

d) Providing infrastructure

From an infrastructure planning perspective, the faster short-term growth required to meet the housing targets will likely require the advancement of planned infrastructure and potentially additional projects. Given that infrastructure needs to be in place in advance of housing being built and that 2031 is only 7 years away, there is limited time to deliver the necessary infrastructure (including time for environmental assessments, detailed design, approvals, property acquisition and construction). This will be especially challenging for larger scale water and wastewater infrastructure, and other hard infrastructure such as roads, transit facilities, telecommunication and utility infrastructure, and services to support the population growth associated with the housing targets.

The forecasts and aligned infrastructure provision are key aspects to planning to service new growth. However, development interests do not always align with forecasted growth and planned infrastructure. Peel staff will continually need to work on other concurrent solutions to deal with these matters in addition to servicing the priority areas identified in the forecasts, such as advancing key infrastructure in areas where development is advancing quicker than the forecasts and adjusting the budget accordingly.

e) DC Revenues

There is also a significant financial risk for the Region regarding the large amount of debt financing that would be required for the supporting infrastructure and the timing of the associated potential DC revenue not materializing as anticipated.

In the new forecasts (Scenario 2), the population growth is faster than historical or scenario 1 growth, growing by 642,000 (42 per cent) over 15 years and the households by 290,000 (65 per cent). Again, separate from the quantum of growth, the differential in the growth rates indicates a significant decline in the average persons per unit over the years to 2036. This unavoidable pattern necessitated to meet the housing targets will have implications for any aspects of the DC calculations, rates and revenue streams that rely on any per capita or persons per unit measures.

In addition, the employment forecasts are somewhat higher in Scenario 2, likely a similar proportion higher as the net population growth but would be far less than the difference in housing growth. This may well affect the split between residential and non-residential on both the cost and revenue sides in the DC calculation.

Given the significant challenges and risks posed by the forecasts, the importance of local municipalities sharing development data and Peel maintaining a more rigorous annual monitoring program will be critical to effectively manage and respond to development trends. The approach of monitoring the forecasts will include the ability to make revisions to the forecast if growth is not occurring as planned and ensure that infrastructure provision is aligned with the actual pace of growth and not assuming performance will materialize.

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5. Update on Tactic #3 – Complete Master Servicing Plan and Review Advancement Options

The intent of Tactic #2 – Update Population Growth Allocations was to feed into infrastructure planning. However, since preparing the updated growth allocations took some time to complete, the Peel water and wastewater infrastructure planning team has been advancing several infrastructure initiatives simultaneously to be responsive to development pressures while the master plan update is being prepared. Through discussions with local municipal staff, population estimates from current development applications were established, and servicing strategies were considered to identify projects which could be advanced in the short term to facilitate approvals and allow development to progress. Focus was placed around Major Transit Station Areas (MTSAs) and other strategic growth areas in Brampton and Mississauga, and the Caledon GO MTSA and the potential MTSA in south Bolton.

The resulting information from these studies along with the new forecasts will be used as input to the water and wastewater master plan which is planned to be completed by the end of 2025.

In addition, the Transportation Planning team is preparing the 2051 Transportation Master Plan. The team has established a model to assess existing and future transportation scenarios using the new growth forecasts as the primary input. The modelling results will determine where improvements are necessary to accommodate the transportation needs of the forecasted growth. The analysis will also inform the reassessment of the 2031 and 2041 road improvements previously identified in the 2019 Long Range Transportation Plan, in addition to recommending further road improvements to the horizon year of 2051. Based on the timely completion and endorsement of the new growth forecasts, the 2051 Transportation Master Plan is planned to be completed in Q2 2025.

FINANCIAL IMPLICATIONS

Should Council endorse the growth forecasts identified in this report, they will be used in the planning for infrastructure projects needed to support the accelerated housing growth. This accelerated growth will require substantial financial investments which will only be fully determined through the water and wastewater and transportation master plans and through further financial analyses. As identified in previous reports to Council, preliminary estimates show that the water, wastewater and transportation infrastructure required to achieve the new housing targets for Peel's municipalities is more than double the current 10-year capital of \$8.9 billion, at an estimated cost of \$20.4 billion. This cost is based solely on water and wastewater and transportation infrastructure costs and do not include the impact of inflation, land acquisitions, other soft costs or any debt servicing costs if debt is used recognizing there would be significant challenges and limitations to the amount of debt that could be used.

Development charges are typically the main funding source for growth-related infrastructure. As there is a lag between the infrastructure investments needed and the actual receipt of development charges, Peel has historically issued debt to cash flow the timing difference. This situation can lead to additional debt incurrence and additional operating investments to operate and maintain underutilized assets.

More precise assessment of financial impacts related to provision of the Regional infrastructure will be possible after completion of the Regional master plans. Regional staff will report on it

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through subsequent reports to Council on master plans, and through the annual budget process.

RISK CONSIDERATIONS

A critical and inherent risk to this work is whether the pace of growth anticipated by the Province's assigned municipal housing targets will materialize on the ground. This has been a key factor considered throughout the work between Peel staff, Hemson and the local municipalities. While the anticipated rate of growth is much greater than ever experienced in Peel, the local municipal housing pledges have been made and the Region has committed to support those pledges in its capacity to do so.

In response, Peel has established the two scenarios that will be used for different purposes. Scenario 1, containing mostly minor short-term adjustments to the Approved 2051 RPOP forecast, can be used for specific aspects of planning for Regional services and infrastructure, such as DC revenue forecasting. Scenario 2 will be assessed in longer-term infrastructure master plans to understand the financial and timing feasibility of providing infrastructure in accordance with this accelerated pace of growth. The quantity of growth planned for in Scenario 2 accelerates much of the growth planned for in the RPOP to 2051 but by 2031. It will be critical to closely monitor the pace of growth to ensure the timing of providing infrastructure aligns with growth trends being observed in the market and on the ground and adjustments to the forecasts will be made accordingly.

BILL 112 RISKS AND IMPLICATIONS

On June 8, 2023, the Province passed Bill 112, the *Hazel McCallion Act (Peel Dissolution), 2023*, which was initially intended to dissolve the Region of Peel and provided for a Transition Board to make recommendations to the province on how to implement the restructuring. On June 6, 2024, Bill 185 took effect, amending Bill 112 and reversing the decision to dissolve the Region of Peel. Bill 185 changed the name of the legislation to the *Hazel McCallion Act (Peel Restructuring), 2023* and recalibrated the Transition Board's mandate to focus on making recommendations on land use planning; water and wastewater; storm water; highways; and waste management. Final details of the Transition Board's recommendations, any associated provincial decision and impacts on Peel services are not known at this time and will be addressed in future reporting to Regional Council.

If through Bill 112, the Minister makes decisions that affect the Regional role in providing infrastructure, the Region will reexamine the need to undertake growth forecasting and monitoring.

CONCLUSION

Growth forecasts play a fundamental role in infrastructure and service planning at Peel. Significant changes in these forecasts can disrupt long-term infrastructure planning efforts that were originally based on different projections. Therefore, it is imperative to ensure that growth projections be well documented and agreed to in advance of infrastructure planning efforts.

Also, for infrastructure investment to be effectively utilized, the timing of infrastructure must be prioritized and phased accordingly. It will be critical to continue to monitor the pace and location

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of development to continually adjust the timing of infrastructure provision to align with development trends. Ongoing sharing of development data between the local municipalities and the Region will be critical to monitor development activity and this report recommends that staff provide annual updates to Regional Council to summarize progress towards the forecasts to ensure that planning for infrastructure is well aligned with development activity and forecast growth. This ongoing work is critical to provide infrastructure in an efficient, timely and fiscally responsible manner.

Should Council approve the recommendations of this report, the growth forecasts in this report will be used as input for developing the Water and Wastewater and Transportation master plans, along with other growth management and financial analyses.

APPENDICES

Appendix I – Local Municipal Population and Household Forecasts

Appendix II – 2021-2051 Population Growth Distribution

Appendix III – Local Municipal Employment Forecasts

Appendix IV - 2021-2051 Employment Growth Distribution



Tara Buonpensiero for
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