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To: Chair and Members of General Committee	
From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Meeting date: March 31, 2021

Subject

Mississauga's Population and Employment Forecasts for the Development Charges and Community Benefits Charge By-law Review

Recommendation

1. That Council endorse the draft 2051 population and employment forecasts for the purposes of informing long-range transportation planning and capital planning for the 2022 Development Charges and Community Benefits Charges By-law Review.
2. That Council direct staff to continue to work with the Region of Peel to finalize the 2051 growth forecasts through the Region's Municipal Comprehensive Review process.

Executive Summary

- Corporate Finance requires growth forecasts to support the long-range transportation planning and capital planning inputs to the 2022 Development Charges and Community Benefits Charges By-law Review (the DC / CBC Review).
- Mississauga's draft forecasts anticipate approximately one million residents and 600,000 jobs by 2051.
- Staff have worked closely with the Region to develop these draft forecasts and consider them the best available source of forecast information for Mississauga at this time.
- Staff recommend their use to inform long-range transportation planning and capital planning inputs into the DC / CBC Review.

Background

The City's most recent set of approved growth forecasts are from 2013.

The process to update Peel and Mississauga's growth forecasts is underway as part of the Region's Municipal Comprehensive Review (MCR), also known as the *Peel 2041+ Regional Official Plan Review*. The Region is required to update these forecasts to a 2051 planning horizon as per *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020*. The Region's MCR must be completed by July 2022.

Staff require growth forecasts to support the associated servicing studies (e.g. transportation background study) of the DC / CBC Review. This work has already commenced in order to meet provincial timelines to implement the Development Charges and Community Benefits Charges before September 2022.

Comments

Staff have been working closely with the Region to establish a City-wide growth target for the 2051 planning horizon. The below table shows the current draft 2051 growth target for Mississauga (figures are rounded).

Mississauga	2016	2041	2051
Total Population	748,000	920,000	995,000
Employment	477,000	565,000	590,100
Occupied Households	240,000	313,600	343,500

City staff have presented the draft forecasts to the City's Planning and Development Committee on December 7th, 2020¹ and February 16th, 2021. The draft forecasts were also presented at Regional Council on December 10th, 2020 and the Regional Planning and Growth Management Committee on February 18th, 2021.

Given the draft 2051 forecasts are advanced and have benefited from significant levels of consultation, staff consider that there is limited risk that the city-wide target for Mississauga will change before the MCR is finalized. While there has been some discussion about changes to forecast as the result of the GTA West Corridor, city staff do not expect the status of this project will impact forecasts for Mississauga.

Overall, staff consider the draft forecasts are the best available source of information at this time and recommend they are used to inform long-range transportation planning and capital planning support the associated infrastructure studies of the DC / CBC Review.

¹ Corporate Report - 2051 Draft Growth Allocation, December 7th, 2020 (see page 146 / Item 4.6): <https://pub-mississauga.escribemeetings.com/FileStream.ashx?DocumentId=7535>

Financial Impact

To be determined through the DC / CBC By-law Review.

Conclusion

City staff have provided detailed input into the development of these draft forecasts and shared them with the members of Mississauga's Council on several occasions. Given the draft 2051 forecasts are advanced, staff consider that there is limited risk that the citywide forecast for Mississauga will change. Staff consider these draft forecasts are the best available information at this time to support the associated infrastructure studies of the DC and CBC Review.



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

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