

# City of Mississauga Memorandum



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Date: November 20, 2020

To: Mayor and Members of Council

From: Andrew Whittemore, M.U.R.P., Commissioner of Planning and Building

Meeting date: December 7, 2020

Subject: **December 10, 2020 Regional Council Agenda Comments on Growth Management**

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Please see comments below on the Region of Peel's Council Agenda for December 10, 2020, prepared by the Planning and Building Department. This memo provides comments on the Regional Growth Allocation, a subsequent memo will provide comments on Major Transit Station Area and Inclusionary Zoning once those reports are released.

## **2051 DRAFT GROWTH ALLOCATION**

### ***Growth Forecasts are developed from the Province Down***

- When the initial *Growth Plan for the Greater Golden Horseshoe* was released in 2006, it largely shifted the responsibility of regional growth forecasting to the province. This continues today.
- *Growth Plan* population and employment targets consider market trends and Provincial government objectives regarding where growth *should* occur.
- Regional governments, such as Peel, are required to allocate the growth numbers provided by the Province to the area municipalities.
- For communities with greenfield land, such as Caledon, growth targets play a more important role in physical planning as it determines how much land can be converted from a rural designation to an urban state.
- Growth targets are still important for urban municipalities as they help to identify infrastructure requirements and are used for financial planning.

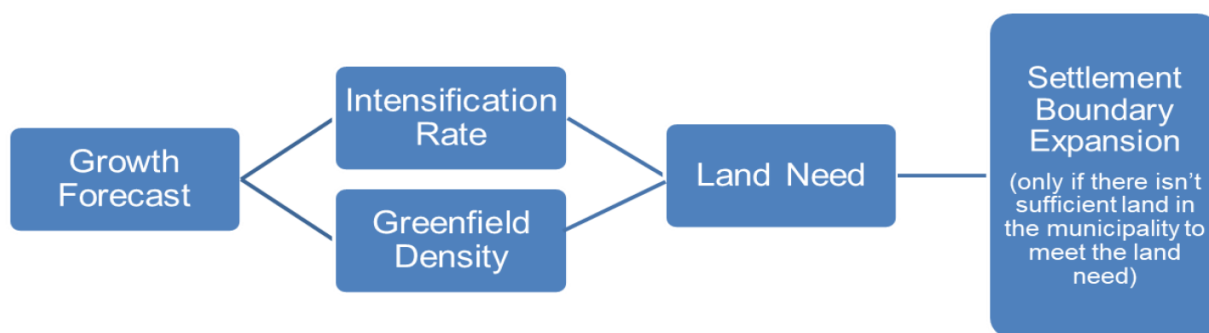
- The latest updates to *Growth Plan* require planning to a 2051 horizon, as opposed to the previous 2041. This additional ten years of growth will not have major impact on Mississauga, as is explained below, but it will lead to a significantly higher amount of new urban land to be designated in Caledon.

**The Region's Draft Allocation has Mississauga reaching a population of 995k and employment of 590k at 2051**

- As identified in the amended *Growth Plan*, the Region is required to allocate growth between the three area municipalities to achieve a target of 2.3M people and 1.07M jobs at 2051.
- Regional Staff will be presenting the following draft allocation to 2051 for Regional Council's consideration.

Municipality	Population			Employment		
	2016	2041	Draft 2051	2016	2041	Draft 2051
Peel	1,433,100	1,970,000	2,280,000	695,600	970,000	1,070,000
Mississauga	748,400	920,000	995,000	476,700	565,000	590,000
Brampton	615,700	890,000	985,000	191,600	325,000	355,000
Caledon	69,000	160,000	300,000	27,200	80,000	125,000

- There are four key decisions when allocating growth:
  1. What is the percentage of growth that will occur in (already urban) intensification areas vs. greenfield areas?
  2. Within the intensification share, how much will be located in Mississauga vs. Brampton, and to a lesser extent Caledon?
  3. What is the greenfield density target in terms of people+jobs per hectare (ppj/ha)? This is used to determine land need.
  4. Within each municipality, where is the growth likely to occur?
- The following graphic provides a simple illustration of the growth allocation and land need process.



*Region's current assumption is that 55% of residential development will be in intensification areas*

- The *Growth Plan* requires that a minimum of 50% of new residential development occur in existing built up areas. The Region's draft forecast is based on a 55% intensification rate. If a higher intensification rate is used more growth will be allocated to Mississauga and Brampton, if a lower rate is used more greenfield land will be designated in Caledon.
- City staff finds that the proposed 55% intensification rate is reasonable from the perspective of anticipated market needs.

*Approximately half of future intensification growth in the Region is identified for Mississauga*

- In recent years, Mississauga has received a majority of the Region's intensification growth. While this is expected to continue throughout the forecast period, Brampton's share of high rise development increases over the period to 2051 as its remaining greenfield land supply is absorbed.

*Region has assumed an average density of 65 ppj/ha for new greenfield areas*

- City staff have suggested to Regional staff that they examine higher greenfield density values than the proposed average of 65 ppj/ha. This can be studied as part of the fiscal impact work. Some recent developments across the Region are planned for higher densities higher than 65 ppj/ha (e.g. Ninth Line, Heritage Heights). We understand stormwater requirements and large institutional uses may be impediments to achieving higher densities in future greenfield areas.
- Peel would need an estimated 4,300 hectares of land designated for urban growth by expanding settlement boundaries in Caledon using the current 65 ppj/ha assumption. The land requirement could be reduced if a higher intensification rate and/or a higher greenfield density is used. City staff feel increasing the average greenfield density may result in less farmland to be converted, more compact communities and lower servicing costs while still being attractive to residents.

*How will Mississauga's growth to 2051 be allocated within the City?*

- City staff are currently working with Regional staff on allocating the growth forecast to character areas and traffic zones within Mississauga. This work relies on existing Official Plan (OP) and zoning permissions, current applications in the development pipeline, local area studies (e.g. Meadowvale, Lakeview, Uptown), MTSA studies (e.g. Clarkson, Cooksville), and transportation studies (e.g. Dundas Connects).
- These local growth forecasts are used to help plan infrastructure such as roads, parks, water/wastewater, etc. This helps ensure new infrastructure is constructed in alignment with development. City Council last approved local forecasts in 2013.
- Staff have not yet completed the local forecasts and will report back to Council at a later date once Mississauga's City-wide allocation is finalized. Staff note that there is a growing urgency for the City to update its growth forecasts in order to move ahead with some important projects. For example, projects that are relying on updated forecasts include: updating the Development Charges (DC) By-law, creating the new Community Benefits Charge (CBC) By-law, undertaking traffic modelling in the Downtown and other key growth areas, and preparing infrastructure plans and the provision of community services.
- The Region is also undertaking a comprehensive settlement area boundary expansion (SABE) study to determine the appropriate location of new growth within Caledon. Staff are following this process as well.

***What changes will result from the proposed forecasts of 995,000 people and 590,000 jobs to 2051?***

- In urban municipalities, such as Mississauga, the growth target helps establish the overall planning vision in the OP, however, the real estate market ultimately determines the amount and timing of development.
- Staff do not expect major changes to the City's OP growth structure as a result of the new targets. The City has been actively updating its OP policies to accommodate future growth in areas such as the Downtown, Uptown Node, Lakeview Node, mall-based nodes, Major Transit Station Areas and the Dundas corridor. These areas have significant opportunities to absorb growth and maximize infrastructure investments in addition to other nodes.
  - Other provincial policies regarding Major Transit Station Areas and housing diversity are likely to have a greater impact on land-use planning in Mississauga.
  - City Council will still have control over where to direct growth through OP and zoning policies i.e. new intensification areas will not be imposed on the City due to the added growth.

- Regardless of the greenfield density and intensification rate decided on, there will be thousands of hectares of land needed for urban expansion in Caledon. Regional Council will need to determine the most appropriate location for this growth considering servicing costs, community integration, environmental protection, and other factors.

If you have any questions, please contact Jason Bevan (5497) or Katherine Morton (8524).



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