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DATE: February 8, 2005

TO: Chair and Members of Planning and Development Committee
Meeting Date: February 28, 2005

FROM: Edward R. Sajecki, Commissioner of Planning and Building

SUBJECT: **Planning for Growth in the Greater Golden Horseshoe**

ORIGIN: Planning and Building Department

BACKGROUND: In the summer of 2004, the Province released a discussion paper titled "*Places to Grow: Better Choices. Brighter Future*" for review and comment. The discussion paper proposed a Growth Plan for the Greater Golden Horseshoe (GGH). On September 15, 2004, City Council adopted Resolution 0217-2004 which formed the City's comments on the discussion paper.

Based on the input received, the Province is now finalizing a Growth Plan for the GGH. On January 17, 2005, as part of the background research for the Growth Plan, the Province released the following three technical papers:

1. *The Growth Outlook for the Greater Golden Horseshoe,*
2. *A Current Assessment of Gross Land Supply in the Greater Golden Horseshoe, and*
3. *Application of Land-Use Intensification Target for the Greater Golden Horseshoe.*

This report summarizes the key results of each of the technical papers which are attached under separate cover.

COMMENTS:

The Growth Outlook for the Greater Golden Horseshoe

Growth Forecasts

This paper, prepared by Hemson Consulting Ltd., provides population, household and employment forecasts for the GGH to 2031. The GGH is divided into the Greater Toronto Area-Hamilton (GTAH) and the remaining regions and counties in the GGH which are referred to as the “Outer Ring”. (See Exhibit 1.) Since the focus of the Growth Plan is on residential development, the comments in this report also focus on population and household growth rather than employment growth.

Three growth forecasts were developed – Low, Reference and High – with the Reference Forecast representing the most reasonable set of assumptions in the consultant’s opinion. A summary of the results of the Reference Forecast are shown below. (See Exhibit 2 for the GTAH and Peel results of the Low and High Forecasts.)

Reference Growth Forecast (in 000s)				
	GGH	GTAH	Outer Ring	Peel
Population				
2001	7,790	5,810	1,980	1,030
2031	11,500	8,620	2,880	1,640
Growth	3,710	2,810	900	610
% Growth	48%	48%	45%	59%
Households				
2001	2,680	1,970	710	310
2031	4,390	3,230	1,160	550
Growth	1,710	1,260	450	240
% Growth	64%	65%	63%	77%
Employment				
2001	3,810	2,940	870	530
2031	5,560	4,320	1,240	880
Growth	1,750	1,380	370	340
% Growth	46%	47%	42%	64%

Notes: Refers to the “Current Trends Scenario” Numbers may not add due to rounding.

Based on the results of the Reference Forecast, the GGH will grow by more than 3.7 million people, 1.7 million households and almost 1.8 million jobs by 2031. Because of the aging of the population and declining household sizes, households will grow at a faster rate than the population.

The GTAH will grow by 2.8 million people, 1.3 million households and 1.4 million jobs. The Outer Ring will grow by 900,000 people, 450,000 households and 370,000 jobs.

Growth rates in Peel will remain relatively high. It will grow by 610,000 people, 240,000 households and 340,000 jobs.

Hemson Consulting Limited prepared the Mississauga Growth Forecasts in 2003. As expected, there are only minor differences between the two sets of forecasts. As such, the validity of Mississauga's growth forecasts is confirmed and they can be used to supplement the Provincial forecasts. See Exhibit 2 for a comparison of the Province's forecasts to Mississauga's forecasts.

Distribution of Growth

In addition to the growth forecasts, three scenarios were developed to distribute growth within the GGH – the Current Trends Scenario, the Compact Scenario and the More Compact Scenario. The total amount of growth for the GGH, GTAH and the Outer Ring does not vary with each scenario; the difference is how the growth forecast for the GTAH and the Outer Ring is allocated within each area. The Current Trends Scenario was applied to all three growth forecasts (Low, Reference and High), whereas, the Compact Scenario and More Compact Scenario were only applied to the Reference Forecast.

The Current Trends Scenario reflects a continuation of existing policy trends. It is the most likely growth distribution based on current settlement patterns and preferences. The Compact Scenario and the More Compact Scenario reflect the policy interventions required to achieve the objectives of the "*Places to Grow: Better Choices. Brighter Future*" discussion paper.

Rather than develop greenfields, the objective of these scenarios is to direct growth to urban centres and to make better use of brownfields, greyfields and urban corridors.

Distribution in the Outer Ring is primarily related to the ability to provide infrastructure, whereas, growth with the GTAH is based on physical constraints to growth. In all scenarios, it is assumed that the infrastructure necessary to support growth will be provided.

In the GTAH, the mix of new housing from 2001 to 2031 in the Current Trends Scenario would be 52% detached and semi-detached units and 48% townhouse and apartment units. In the Compact Scenario, more medium and high density construction is assumed. This results in somewhat of a shift from the regions in the GTA to Toronto. The mix of new housing from 2001 to 2031 would be 46% detached and semi-detached units and 54% townhouse and apartment units. The More Compact Scenario is based on growth targets developed by the GTAH Steering Committee. This scenario allows for even higher growth in Toronto and somewhat more growth in Hamilton and Durham Region. Even higher levels of medium and high density housing are required for this scenario. The mix of new housing from 2001 to 2031 would be 39% detached and semi-detached units and 61% townhouse and apartment units.

The paper notes that to achieve the Compact Scenario or More Compact Scenario, a considerable level of policy intervention is required and a shift in consumer preference would need to occur.

A summary of the scenarios for Peel is presented below. As this table indicates, there is not a significant difference among the three scenarios. Minor decreases occur in the "Compact Scenario" and the "More Compact Scenario" as growth is directed to Toronto. However, while breakdowns within Peel are not provided in the report, based on the assumptions of the scenarios, it is likely that higher levels of intensification and, hence, growth in Mississauga would be associated with the "Compact Scenario" and "More Compact Scenario". Exhibit 3 provided a more detailed comparison of the three growth scenarios.

Growth Scenarios, Peel, 2031 (000s)			
	Current Trends	Compact	More Compact
Population	1,640	1,640	1,610
Households	550	540	530
Employment	880	870	860

A Current Assessment of Gross Land Supply in the Greater Golden Horseshoe

This paper was prepared by the Ontario Growth Secretariat, Ministry of Public Infrastructure Renewal to provide a baseline of information regarding land supply. This information will be used in the preparation of the Growth Plan to determine how population and employment growth can be accommodated and in discussions regarding where and how the GGH should grow.

The paper presents land supply data for the 16 upper-tier municipalities in the GGH. The data presented are “gross” data which means that they include, for example, natural features such as wetlands, woodlots and parks; institutional uses such as schools and hospitals; and, infrastructure facilities such as hydro corridors, nuclear stations and airports.

The paper also provides information sources, definitions and data by the 16 municipalities for the following:

- Population;
- Size (land area);
- Designated Settlement Area;
- Built-Up Urbanized Area;
- Protected Greenspace (within the Designated Settlement Area);
- Designated Growth Area;
- Draft Greenbelt Plan Area;
- area occupied by the Oak Ridges Moraine Conservation Plan;
- area occupied by the Niagara Escarpment Plan;

- Designated Non-Urban Area:
- Protected Greenspace (within the Designated Non-Urban Area); and
- Remaining Lands Designated Non-Urban

Summary

Exhibit 4 summarized the information provided in the technical paper. Some key results are outlined below.

- The 2001 population of the GGH is 7.8 million of which 5.8 live in the GTAHA and 2.0 million live in the Outer Ring.
- The total land area of the GGH is 3.2 million ha (8.0 million ac); .8 million ha (2.1 million ac) in the GTAHA and 2.4 million ha (5.9 million ac) in the Outer Ring.
- The total land area of the GGH is divided into lands within the “Designated Settlement Area” (14%), “Draft Greenbelt Plan Area” (22%) and “Designated Non-Urban Area” 66%. (Note: The numbers in the technical paper have been rounded and do not add to the totals. As such, percentages may also not add to 100.)
- Lands included in the “Designated Settlement Area” are subdivided into the “Built-Up Urbanized Area”, “Protected Greenspace” and “Designated Growth Area”. In the GGH, these areas form 65%, 4% and 32%, respectively. For the GTAHA the corresponding percentages are 70%, 4% and 25% and in the Outer Ring they are 55%, 2% and 43%.
- Within the “Designated Non-Urban Area”, 8% of the GGH is “Protected Greenspace” and leaving 92% as “Remaining Lands Designated Non-Urban”. In the GTAHA, the split is 5% and 95% and in the Outer Ring it is 9% and 91%.

The information provided in the paper is at a scale that does not allow for detailed analysis. Also, while definitions and sources are provided, additional information is required to fully understand the data and how they can be used. Nevertheless, the paper provides a

good starting point to arrive at a common understanding of the land supply situation in the GGH. Because the data are provided at a regional level for Peel, the Region should review the data and, in consultation with the area municipalities, confirm with the Province how it is to be applied to each area municipality.

Areas for Future Growth

Assuming that lands identified as “Protected Greenspace”¹ and “Draft Greenbelt Plan Area” are not available for development, three land areas remain to accommodate future growth – the “Built-Up Urbanized Area”, the “Designated Growth Area” and “Remaining Lands Designated Non-Urban”.

Development on lands within the “Built-Up Urbanized Area” would represent intensification and should include most, if not all lands in Mississauga. Development on lands in the “Designated Growth Area” would represent greenfield development. However, if land in the “Designated Growth Area” is insufficient to meet the greenfield need, the “Remaining Lands Designated Non-Urban” would face the pressure for redesignation. In Peel, this would represent an expansion of the urban boundary in the Region of Peel Official Plan.

Based on the Reference Forecast, Current Trends Scenario and the 40% intensification target in the “*Places to Grow: Better Choices. Brighter Future*” discussion paper, within the GGH approximately 2.2 million people and 1.0 million households need to be accommodated on greenfields and 1.5 million people and .7 million households need to be accommodated through intensification. In the GTAH, approximately 1.7 million people and .8 million households need to be accommodated on greenfields and 1.1 million people and .5 million households need to be accommodated through intensification.

¹ “Protected Greenspace” is identified within “Designated Settlement Area” and in “Designated Non-Urban Area”.

Peel/Mississauga Share of Growth – Intensification

Region of Peel growth is forecast to be 610,000 people and 240,000 households. Applying the 60% greenfield to 40% intensification ratio to this growth means providing for approximately 366,000 people and 144,000 households on greenfields and 244,000 people and 96,000 households through intensification. Given that Mississauga has essentially completed its greenfield development, it is the intensification growth that would be most directly applicable to Mississauga. Based on Mississauga's current share of residential development within Peel, approximately 63% of Peel's intensification growth may apply to Mississauga. This would mean that Mississauga would need to add approximately 150,000 persons² and 60,000 households.

Based on the City's current land supply and designations within Mississauga Plan, it is estimated that we have the capacity to accommodate approximately 58,000 households. The gap between existing capacity and the estimated intensification requirement is in the order of 2,000 households. Therefore, if Mississauga develops in accordance with the existing planned densities, the intensification objectives should be met.³ This aligns well with the pace of household growth indicated in the 2003 Mississauga Growth Forecast.⁴

The above calculations are rough estimates of the amount of intensification Mississauga may be expected to accommodate if the 40% intensification target is adopted and applied evenly across the Region

² *The 2003 Mississauga Growth Forecasts project a population of 744,100 persons by 2031, representing a growth of approximately 105,000 persons between 2001 and 2031. If Mississauga's population growth share is as outlined in this report Mississauga's 2031 population would be approximately 45,000 persons more than projected for resulting in a population of approximately 790,000.*

³ *This assumes that the all of Mississauga is within the "built-up urbanized area" and, as such, all development in Mississauga is considered intensification.*

⁴ *The 2003 Mississauga Growth Forecasts predict that there will be 257,050 households in Mississauga by 2031. This is 58,815 more households than reported for Mississauga in the 2001 Census of Canada. It should be noted that the Mississauga Growth Forecasts assumed another approximately 15,000 units to be provided through additional intensification. These intensification units along with the inventoried capacity allows for continued growth both to and after 2031.*

However, it is expected that Mississauga will be viewed as a suitable receptor of intensification development and, within the Region of Peel, Mississauga may be expected to accept even an higher proportion of intensification. The paper "*The Growth Outlook for the Greater Golden Horseshoe*" notes that during the forecast period Mississauga will take on more urban characteristics similar to parts of Toronto while the northern areas of Peel will retain more suburban development characteristics. The technical paper "*Application of Land-Use Intensification Target for the Greater Golden Horseshoe*" (discussed below) suggests that the 40% target may be too low and may be more appropriately viewed as a 'starting point' and selectively increased. Should this occur, higher intensification targets may be required for Mississauga.

Staff are currently conducting a study to identify intensification opportunities available within Mississauga. This study will assist in determining the locations and implications of additional intensification for Mississauga.

Greenfields Growth

Regarding greenfield growth, it is estimated that Region of Peel has 13 112 ha (32,400 ac) of land in the "Designated Growth Area" category. If these lands were developed entirely for residential uses they could accommodate 366,000 persons and the 144,000 greenfield households in the Peel forecast and, depending at the densities achieved, leave land capacity for the post 2031 period. However, a portion of the lands in the "Designated Growth Area" category would be designated as employment lands. Also, based on the mapping it is not clear if this figure includes pockets of undeveloped land throughout existing communities which should not be considered greenfield lands (e.g., Mississauga City Centre). Clarification is required regarding what is included in the "Designated Growth Area" category and what portion is available for residential development to determine if sufficient greenfield lands are available in Peel.

Application of Land-Use Intensification Target for the Greater Golden Horseshoe

This last technical paper was prepared by Urban Strategies Inc. and provides recommendations regarding the application of intensification targets based on the experience in the UK, Australia, British Columbia and New Zealand. The key findings and recommendations of the paper are outlined below.

- The following definitions and boundaries are proposed.

Definitions

- i) Sub-Area – is an area within the GGH that would be used by the Growth Plans for further analysis at a scale larger than any upper- or single-tier municipality.
- ii) Designated Settlement Area – is the area designated for urban development as established by upper- and single-tier Official Plans.
- iii) Built Boundary – is the extent of the developed urban area as of a particular date. (It is expected that this boundary will be drawn in Spring 2005.)
- iv) Designated Growth Area – is the space between the “Built Boundary” and the “Designated Settlement Area” boundary.
- v) Plan of Subdivision Line – is the boundary denoting lands that are under an approved Draft Plan of Subdivision as of a certain date. This line lies within the “Designated Growth Area”, with some estimates that it currently comprises approximately half of that Area. It will be defined but, due to its changing extent, will likely not be mapped.
- vi) Intensification Areas – are lands within the “Built Boundary” that are to be the focus for accommodating more intense development. These areas would be defined in the “Sub-Area Growth Strategy” chapters of the Growth Plan and should include the areas in which

development would contribute most to a nodes-and-corridors-based, transit supportive urban structure. They would typically include high- and medium-density residential areas, mixed use areas, office areas, large-scale retail areas, and regeneration areas. They would not typically include lands designated for single-family housing or general employment lands.

vii) Intensification Strategy – is a strategy prepared at the “Sub-Area” scale establishing the capacities within the “Built Boundary”, “Designated Growth Area” and the “Plan of Subdivision Line”.

- Intensification is typically measured as the portion of residential development occurring within the built-up area of a municipality relative to the amount that takes place outside that boundary on greenfield land designated for development. Non-residential lands are not usually included in targets or measures of intensification.
- Comparative research found that the 40% intensification target presented in the *“Places to Grow: Better Choices. Brighter Future”* discussion paper was lower than that of the 60-80% targets of other jurisdictions.
- To be effective, an intensification plan requires supporting policies and tools. Of these, the most important is a clearly established and fixed urban boundary. This will be critical to increase the level of intensification from the 16% projected by Hemson in the “business-as-usual” growth scenario. The report recommends that “Designated Settlement Areas” be fixed for a set period of time and only if a high level of intensification is achieved should an expansion be considered.
- A monitoring system will be necessary to ensure that the intensification targets are achieved. At present, only some jurisdictions in the GGH monitor intensification and among those that do, the methods are inconsistent. The Region of Peel developed a boundary in 2003 based on the area that was developed at that time. Any residential development within that boundary is considered intensification. The report

recommends that the Province provide guidelines on how to monitor and report on intensification to ensure consistency across the GGH.

- The report recommends that the 40% intensification target presented in the *“Places to Grow: Better Choices. Brighter Future”* discussion paper be applied to each upper- and single-tier municipality in the GGH rather than to the GGH as a whole. This is to avoid the situation where development in built up areas, such as Toronto, would result in a ‘credit’ to other areas of the GGH, thereby, diluting potential intensification results.
- For the GTAH excluding Toronto, it is recommended that 40-60% of residential development be within the current built boundaries and that the “Sub-Area Plan(s)” include a staging plan for the phased release of lands within the “Designated Growth Area”.
- The report notes that intensification targets do not require development to take place at higher densities. As such, other policies are required to create a shift towards more transit-support, mixed use developments and a compact urban form. These other policies would include requirements for minimum densities, maximum parking standards, economic development tools and simplified development and infrastructure approvals processes.
- The report notes that to achieve a balance between jobs and housing and reduce commuting times, intensification of employment lands is also required, particularly office and commercial spaces. While the report does suggest that intensification policies are required for employment lands, it does not recommend that the residential intensification targets be extended to employment lands.
- The report recognizes that the community frequently objects to intensification projects and suggests that a public education initiative highlighting the economic, social and environmental advantages of a compact, transit-support urban area be included with the release of the Growth Plan.

- It is recommended that an “Intensification Strategy” be developed by each “Sub-Area” as part of the analysis of the Province’s Growth Plan. The “Intensification Strategy” is to identify the following:
 - i) current intensification levels – using assessment data, the percentage of residential development inside the “Built Boundary” within the last five years is to be determined in order to develop a baseline for which phased increases in intensification should be proposed. These intensification levels are to be measured by each upper- and single-tier municipality.
 - ii) intensification areas – each municipality will designate and map lands capable of accommodating higher levels of intensification. Lands with the greatest potential include important transportation corridors and intersections, lands currently occupied by large-scale retail uses, local centres and sub-centres, lands with frontage on major arterials and regeneration areas. Areas with limited intensification potential are low density residential areas and lands designated for employment uses, other than office commercial areas. “Intensification Areas” will be defined at the “Sub-Area” scale and may be subject to accelerated environmental assessment approvals or as-of-right approvals.
 - iii) phasing strategy – the intensification strategy will need to include a phasing strategy indicating how 40% intensification will be achieved by 2014. In the early years of the phasing strategy, unbuilt portions of approved plans of subdivision will be the receptor areas of the majority of units outside the built boundary. Prior to new plans of subdivision being approved for greenfield lands within the “Designated Growth Area”, it must be demonstrated to the Province’s satisfaction that the phasing strategy is being applied and higher levels of intensification are being achieved.

Secondary Plans for lands within the “Designated Growth Area” for which plans of subdivision have not been prepared, are to be reviewed and revised at the “Sub-Area” scale; lands within these areas would typically not be released for development until progress has been made in achieving the intensification target.

- To provide incentives for intensification, it is recommended that the Province develop a ‘tool kit’ of economic and procedural incentives that would be applied to “Intensification Areas”. This could include the following:
 - broadening the applicability of Community Improvement Plan designations;
 - Tax Increment Financing (TIF) zones;
 - fast-tracking, class approval or other relaxation of Environmental Assessment (EA) requirements
 - enhanced community involvement in the development of Community Improvement Plans and the re-definition of appeal rights once such a plan is approved;
 - municipal ability to create urban development corporations, transit, development corporations or similar organizations; and
 - capital funding for public transit and other major infrastructure projects.

While intensification would be measured anywhere within the “Built Boundary”, the above tools would apply to “Intensification Areas” especially since they are where the bulk of intensification is expected to occur.

- Annual intensification monitoring using Municipal Property Assessment (MPAC) data is proposed. Progress in achieving intensification and other goals of the Growth Plan would be linked to Provincial incentives and disincentives. A review and possible adjustment of intensification targets, boundaries of

“Intensification Areas” and the “Built Boundary” should occur every five years.

- Lastly, the report recommends that detailed capacity studies be undertaken to determine how much development is possible in “Intensification Area” and whether or not additional “Intensification Areas” are needed. These studies would be prepared in conjunction with growth projection studies and also consider matters such as water and sewer capacity, transit capacity, groundwater protection and the resident/employment mix.

Comments

This technical paper has significant implications for Mississauga. In particular, how the “Built Boundary” is drawn and how intensification is defined will affect Mississauga.

All lands within Mississauga should be within the “Built Boundary”. Mississauga’s last greenfield areas, Churchill Meadows and Meadowvale Village, are now largely developed. Further, all lands within the “Built Boundary” should be considered intensification. While this would include lands not previously developed (e.g., portions of Mississauga City Centre), these pockets of land are surrounded by urban development. This would be consistent with the definition in the Draft Provincial Policy Statement which includes as part of its definition of intensification, vacant lands within previously developed areas and infill development.

The definition “Intensification Areas” is also of major significance to Mississauga. (It is interesting to note that on page 7 of the paper a map, presented for illustrative purposes only, shows how these definitions and boundaries might be applied to the Region of Peel. Large areas of Mississauga are shown as part of “Intensification Areas”.)

Mississauga is currently working on a housing opportunities study that should be able to provide input to the preparation of an “Intensification Strategy”. However, achievement of intensification targets is at an upper-tier level, therefore, it would

be the responsibility of the Region of Peel to monitor intensification levels.

Other definitions also affect Mississauga. The “Sub Area” would mean at a scale larger than the Region of Peel, however, how much larger is not clear. Almost certainly it would include Halton Region, but may extend further. Given that growth strategies and “Intensification Strategies” are to be prepared at this scale, how “Sub Areas” are defined will be important for infrastructure planning.

It is assumed that the “Designated Settlement Area” would include all lands within the urban boundary as identified in the Region of Peel Official Plan. It may also include Rural Service Centres and other lands in Caledon. Certainly, all of Mississauga would be included.

If all of Mississauga is within the “Built Boundary”, none of Mississauga would be within the “Designated Growth Area”, although areas of Brampton and Caledon would be included. The same would apply to the “Plan of Subdivision Line”.

The direction indicated by this technical paper, would create stronger linkages between municipalities and regions with regard to development. In the past, municipalities tended to restrict their comments to how development in adjacent municipalities would impact them with regard to matters such as traffic and stormwater runoff. Now municipalities will also be keenly interested in the amount and type of development of surrounding areas. For example, the more greenfield growth in Peel, which will largely be in Brampton and Caledon, the more intensification growth required in the built-up area, much of which is in Mississauga. Expansions to the urban boundary in Brampton and Caledon will, thus, also have a direct impact on the levels of intensification the rest of the Region, particularly Mississauga will be expected to accommodate. Tracking and reporting systems will also need to be in place. The direction indicated by the technical paper (and consistent with the Draft Provincial Policy Statement) is that the Province intends this responsibility to lie with the upper-tier municipality. However, upper-tier municipalities should have the option of delegating this responsibility to area municipalities.

One of the most significant aspects of this technical paper is the suggestion that the 40% intensification target may be too low. If phased and/or selective increases to the target are adopted, Mississauga would undoubtedly be among those required to increase intensification levels. Staff are working on a housing opportunities study that will identify the intensification capacity in Mississauga, and if higher targets are appropriate. Presumably, higher levels of intensification would be supported by increased Provincial infrastructure investment and other incentives.

CONCLUSION:

The growth forecasts presented in the paper titled "*The Growth Outlook for the Greater Golden Horseshoe*" are generally consistent with the forecasts prepared for the City of Mississauga in 2003.

The land supply data presented in the paper titled "*A Current Assessment of Gross Land Supply in the Greater Golden Horseshoe*" is at a regional scale but the paper's maps show Mississauga as being entirely within the "Designated Settlement Area". However, not all of Mississauga is shown as being part of the "Built-Up Urbanized Area". The mapping shows a patchwork of built-up lands throughout Mississauga. This mapping will likely influence the extent of the area defined as being within the "Built Boundary" and will be important to what development is considered intensification.

Presumably, the Built Boundary will be a defined line vs. a patchwork of lands as currently shown in the paper. All of Mississauga should be within the Built Boundary. Only small areas of greenfield remain in Mississauga and these areas are currently under construction. This would simplify monitoring in Mississauga, as all lands would be considered as intensification. This would also reduce intensification requirements elsewhere in the built area, but only slightly since so little lands that could possibly be considered outside the urbanized area remain in Mississauga.

The land supply information requires further detail regarding the “Designated Growth Area”. To understand if sufficient land has been designated for residential development, it must be known how much of this land is designated for residential development vs. other forms of development such as employment lands. Also, the total for this area may be reduced if pieces of land included in category fall within the urbanized area once the “Built Boundary” is drawn.

If the intensification target remains at 40% and Mississauga’s contribution to achieving that target is comparable to its current share of development within the Region of Peel, Mississauga should be able to fulfill its requirement if the planned densities are achieved. However, if down designations occur for remaining vacant lands or if lands not developed in accordance with Mississauga Plan are redeveloped at lower densities, Mississauga may not be able to achieve the 40% intensification target. Further, if the target is increased and/or Mississauga is expected to absorb a greater share of intensification, additional housing capacity opportunities will be required. This would be consistent with the objectives of the “Compact” and “More Compact” scenarios where the objective is to direct growth to more urbanized areas and make better use of brownfields, greyfields and urban centres rather than development on greenfields.

Intensification has both negative and positive implications. Existing communities are typically resistant to intensification projects because they are concerned about issues such as impacts on property values, increased traffic levels and incompatible development. However, intensification can have many positive effects such as a more vibrant urban area, greater diversity of choices for Mississauga residents, ensuring a strong labour force for Mississauga businesses, increased viability of public transit, increases to the assessment base and a healthier environment.

If increased levels of intensification are to be accepted by existing communities, the link between more growth and benefits needs to be seen. What will be vital is that the infrastructure required to support intensification accompanies additional growth. This applies to both ‘hard’ and ‘soft’ services. For communities to

accept higher levels of growth within existing areas water, wastewater and transportation infrastructure is required as are schools, parks and hospital beds. Also important is the quality of intensification projects. Projects that are sensitive to existing community and have a high standard of construction materials and design will be the most successful and allow the community to be more receptive to projects that follow.

RECOMMENDATION: That the report titled “*Planning for Growth in the Greater Golden Horseshore*”, dated February 8, 2005 from the Commissioner of Planning and Building, be received and forwarded, by the City Clerk, to the Ministry of Municipal Affairs and Housing, the Ministry of Public Infrastructure Renewal, the Region of Peel, the City of Brampton and Town of Caledon.

Original Signed By:

Edward R. Sajecki,
Commissioner of Planning and Building

Growth Forecasts for GTAH (000s)									
	Provincial Forecasts (2005)			Mississauga Forecasts (2003)			Percentage Difference		
	Low	Reference	High	Low	Reference	High	Low	Reference	High
Population									
2001	5,810	5,810	5,810	5,804	5,804	5,804	0.1%	0.1%	0.1%
2011	6,800	6,860	6,960	6,809	6,833	6,994	-0.1%	0.4%	-0.5%
2021	7,520	7,780	8,150	7,497	7,695	8,166	0.3%	1.1%	-0.2%
2031	8,030	8,620	9,300	7,998	8,453	9,238	0.4%	2.0%	0.7%
Households									
2001	1,970	1,970	1,970	1,969	1,969	1,969	0.1%	0.1%	0.1%
2011	2,420	2,430	2,470	2,406	2,414	2,463	0.6%	0.6%	0.3%
2021	2,790	2,860	2,990	2,745	2,810	2,959	1.7%	1.8%	1.1%
2031	3,050	3,230	3,460	2,991	3,144	3,406	2.0%	2.7%	1.6%
Employment									
2001	2,940	2,940	2,940	2,938	2,938	2,938	0.1%	0.1%	0.1%
2011	3,590	3,630	3,680	3,640	3,653	3,747	-1.4%	-0.6%	-1.8%
2021	3,880	4,030	4,250	3,976	4,078	4,349	-2.4%	-1.2%	-2.3%
2031	3,980	4,320	4,730	4,088	4,322	4,776	-2.6%	0.0%	-1.0%

Notes: Population figures include the Census undercount.
Numbers may not add due to rounding.

Growth Forecasts for Peel (000s)									
	Provincial Forecasts (2005)			Mississauga Forecasts (2003)			Percentage Difference		
	Low	Reference	High	Low	Reference	High	Low	Reference	High
Population									
2001	-	1,030	-	989	1,030	989	-	-0.01%	-
2011	-	1,320	-	1,233	1,288	1,268	-	2.45%	-
2021	-	1,490	-	1,355	1,448	1,476	-	2.89%	-
2031	-	1,640	-	1,442	1,585	1,662	-	3.49%	-
Households									
2001	-	310	-	309	309	309	-	0.37%	-
2011	-	410	-	401	402	411	-	1.96%	-
2021	-	490	-	458	469	494	-	4.37%	-
2031	-	550	-	499	527	568	-	4.45%	-
Employment									
2001	-	530	-	534	534	534	-	-0.81%	-
2011	-	730	-	716	731	754	-	-0.19%	-
2021	-	820	-	776	812	868	-	0.95%	-
2031	-	880	-	793	852	936	-	3.33%	-

Notes: Population figures include the Census undercount.
Numbers may not add due to rounding.
Low/High Peel figures not provided by Province.

Growth Scenarios for the GTAH (000s)										
Region	Year	Population			Households			Employment		
		Current Trends	Compact	More Compact	Current Trends	Compact	More Compact	Current Trends	Compact	More Compact
Toronto	2001	2,590	2,590	2,590	940	940	940	1,440	1,440	1,440
	2011	2,750	2,760	2,760	1,070	1,070	1,070	1,540	1,540	1,540
	2021	2,890	2,930	2,930	1,170	1,180	1,180	1,590	1,600	1,610
	2031	3,000	3,080	3,140	1,240	1,270	1,280	1,620	1,640	1,670
York	2001	760	760	760	220	220	220	390	390	390
	2011	1,060	1,060	1,060	330	330	330	590	590	590
	2021	1,310	1,300	1,290	430	420	420	700	700	690
	2031	1,530	1,500	1,450	510	500	490	780	780	750
Peel	2001	1,030	1,030	1,030	310	310	310	530	530	530
	2011	1,320	1,320	1,310	410	410	410	730	730	730
	2021	1,490	1,490	1,480	490	480	480	820	820	810
	2031	1,640	1,640	1,610	550	540	530	880	870	860
Halton	2001	390	390	390	130	130	130	190	190	190
	2011	530	520	520	190	190	190	280	280	280
	2021	660	650	640	250	240	240	350	340	330
	2031	800	780	740	300	300	280	400	390	370
Durham	2001	530	530	530	170	170	170	190	190	190
	2011	660	660	660	230	230	230	260	260	260
	2021	830	810	830	290	290	290	310	310	320
	2031	990	960	980	360	350	360	360	350	370
Hamilton	2001	510	510	510	190	190	190	210	210	210
	2011	540	540	540	210	210	210	230	230	230
	2021	590	590	610	240	240	250	260	270	270
	2031	660	660	700	270	270	290	290	300	310
GTAH	2001	5,810	5,810	5,810	1,960	1,960	1,960	2,950	2,950	2,950
	2011	6,860	6,860	6,850	2,440	2,440	2,440	3,630	3,630	3,630
	2021	7,770	7,770	7,780	2,870	2,850	2,860	4,030	4,040	4,030
	2031	8,620	8,620	8,620	3,230	3,230	3,230	4,330	4,330	4,330
OUTER RING	2001	1,981	1,981	1,981	713	713	713	868	868	868
	2011	2,230	2,231	2,231	853	852	852	1,014	1,014	1,014
	2021	2,556	2,558	2,558	1,016	1,017	1,016	1,129	1,129	1,127
	2031	2,881	2,882	2,883	1,164	1,163	1,161	1,236	1,234	1,236
GGH	2001	7,791	7,791	7,791	2,673	2,673	2,673	3,818	3,818	3,818
	2011	9,090	9,091	9,081	3,293	3,292	3,292	4,644	4,644	4,644
	2021	10,326	10,328	10,338	3,886	3,867	3,876	5,159	5,169	5,157
	2031	11,501	11,502	11,503	4,394	4,393	4,391	5,566	5,564	5,566

Notes: The scenarios are all based on the reference growth forecast. Population figures include the Census undercount. Numbers may not add due to rounding.

A Current Assessment of the Gross Land Supply in the Greater Golden Horseshoe (Hectares)
Ontario Growth Secretariat, Ministry of Public Infrastructure Renewal – Winter 2005

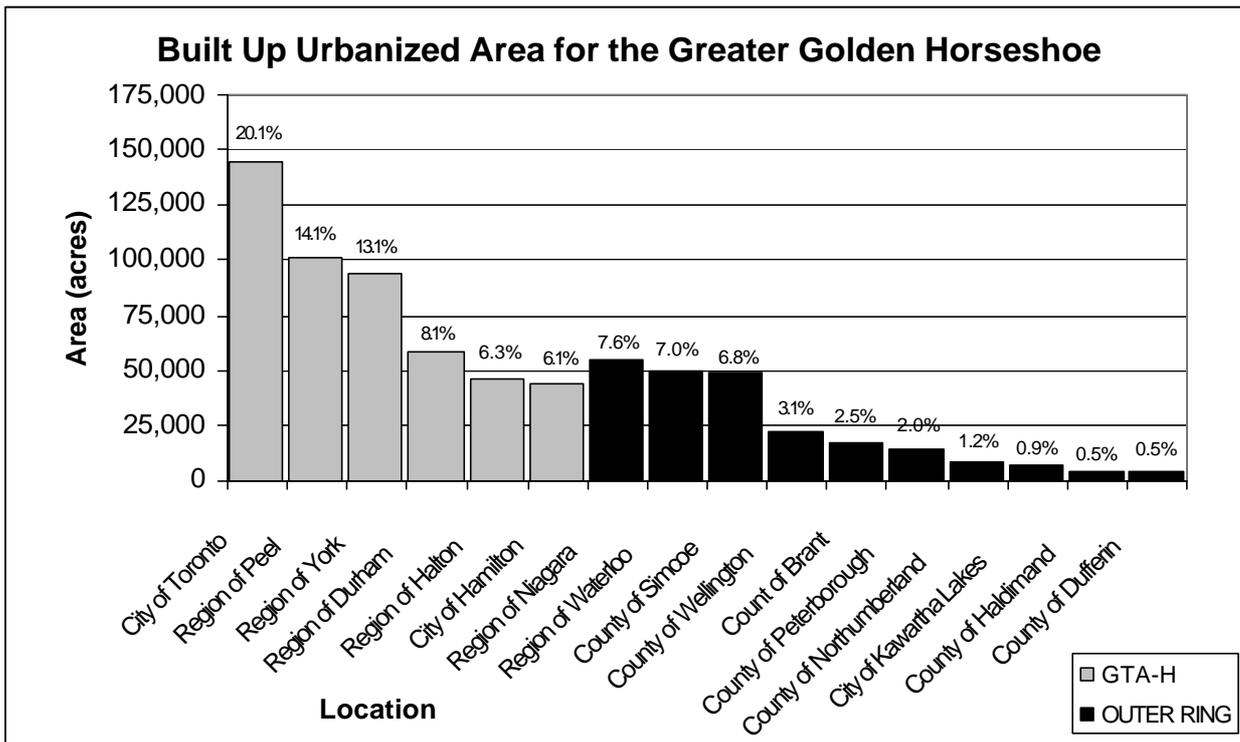
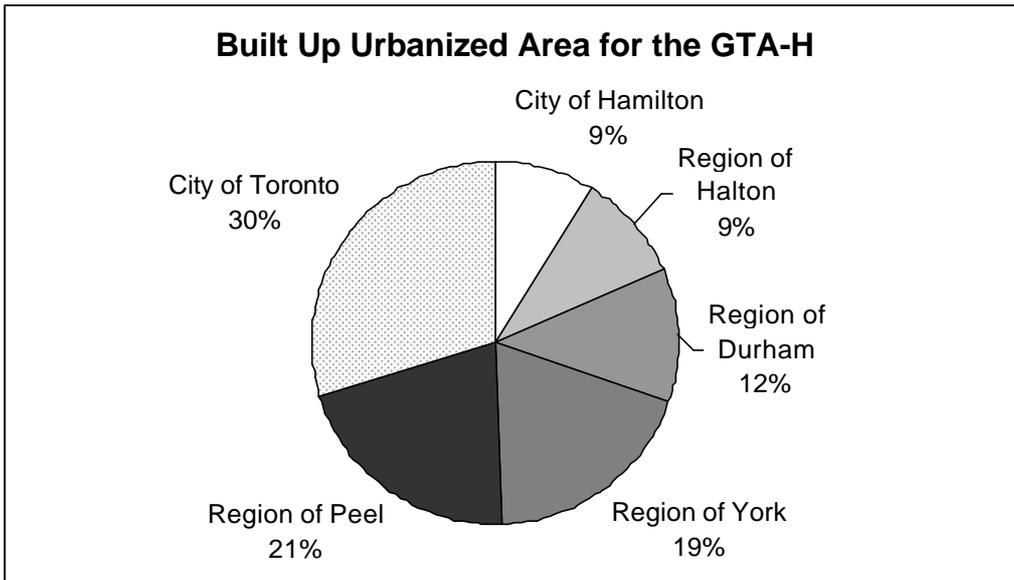
	Population (# of people)	Size (hectares)	Designated Settlement Area (hectares)				Draft Greenbelt Plan Area (hectares)			Designated Non-Urban Area (hectares)		
			Built Up Urbanized Area	Protected Greenspace	Designated Growth Area	Total	Oak Ridges Moraine Conservation Plan	Niagara Escarpment Plan	Total	Protected Greenspace	Remaining lands designated Non-Urban	Total
GTA-H												
Region of Durham	527,000	253,700	23,600	1,900	16,700	42,300	53,200	n/a	203,600	700	13,200	13,900
Region of Halton	390,200	98,100	18,400	1,300	11,700	31,400	n/a	22,400	53,500	700	14,700	15,500
City of Hamilton	510,100	113,200	17,700	1,300	6,200	25,200	n/a	10,900	87,800	500	6,800	7,200
Region of Peel	1,032,300	125,500	41,000	3,000	13,100	57,100	15,900	13,700	55,800	200	14,200	14,400
City of Toronto	2,592,500	63,400	58,400	2,600	0	61,000	n/a	n/a	2,300	0	0	100
Region of York	759,300	177,100	38,000	2,200	22,900	63,100	55,800	n/a	123,000	700	11,300	12,100
GTA-H TOTALS	5,811,400	830,900	197,100	12,400	70,700	280,200	124,800	47,000	526,100	2,900	60,300	63,100
OUTER RING												
Count of Brant	128,900	110,500	7,100	400	7,000	14,500	n/a	n/a	n/a	2,600	93,400	96,000
County of Dufferin	53,000	149,700	1,500	100	1,800	3,400	500	19,300	27,600	4,000	116,300	120,300
County of Haldimand	43,700	129,100	1,600	100	1,500	3,200	n/a	n/a	n/a	6,000	119,900	125,900
City of Kawartha Lakes	71,800	314,600	2,800	100	2,400	5,200	12,800	n/a	12,800	38,100	258,700	296,800
Region of Niagara	426,500	187,200	21,900	300	12,700	34,900	n/a	13,600	52,500	7,100	99,100	106,200
County of Northumberland	80,500	200,700	3,400	0	3,400	6,800	35,200	n/a	35,300	7,900	151,000	159,000
County of Peterborough	130,700	401,900	5,700	0	4,700	10,500	7,100	n/a	7,000	62,500	321,900	384,400
County of Simcoe	391,800	490,900	19,700	1,400	20,400	41,500	9,800	11,300	23,600	32,400	393,500	425,900
Region of Waterloo	456,300	138,000	20,300	1,000	11,300	32,600	n/a	n/a	n/a	2,700	102,700	105,400
County of Wellington	194,800	270,000	9,000	600	6,500	16,100	n/a	n/a	16,800	13,500	224,600	238,100
OUTER RING TOTALS	1,978,000	2,392,400	93,000	4,000	71,800	168,800	65,500	44,200	175,700	176,900	1,881,100	2,058,000
Greater Golden Horseshoe Grand Total	7,789,400	3,223,300	290,100	16,400	142,500	449,000	190,300	91,200	701,800	179,800	1,941,400	2,121,100

Note: Calculations may not correspond to report due to rounding.

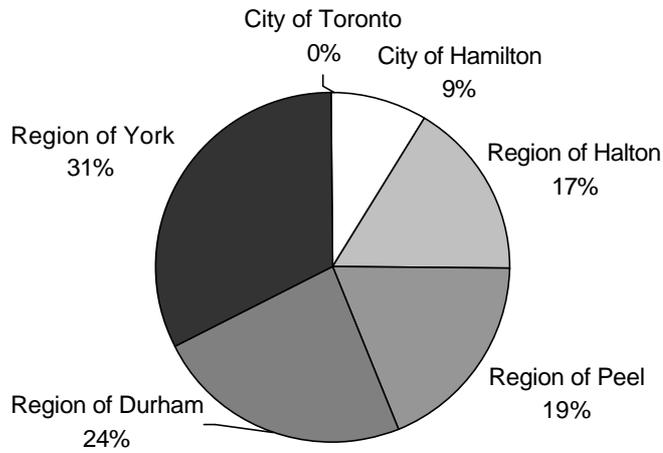
A Current Assessment of the Gross Land Supply in the Greater Golden Horseshoe (Acres)
Ontario Growth Secretariat, Ministry of Public Infrastructure Renewal – Winter 2005

	Population (# of people)	Size (acres)	Designated Settlement Area (acres)				Draft Greenbelt Plan Area (acres)			Designated Non-Urban Area (acres)		
			Built Up Urbanized Area	Protected Greenspace	Designated Growth Area	Total	Oak Ridges Moraine Conservation Plan	Niagara Escarpment Plan	Total	Protected Greenspace	Remaining lands designated Non-Urban	Total
GTA-H												
Region of Durham	527,000	626,800	58,400	4,800	41,300	104,500	131,500	n/a	503,200	1,800	32,500	34,300
Region of Halton	390,200	242,400	45,500	3,200	29,000	77,700	n/a	55,400	132,100	1,800	36,400	38,200
City of Hamilton	510,100	279,700	43,700	3,300	15,300	62,300	n/a	26,900	217,000	1,200	16,700	17,900
Region of Peel	1,032,300	310,000	101,200	7,400	32,400	141,000	39,200	33,900	138,000	400	35,200	35,600
City of Toronto	2,592,500	156,700	144,400	6,400	0	150,800	n/a	n/a	5,700	100	100	200
Region of York	759,300	437,600	93,800	5,500	56,700	156,000	137,800	n/a	303,900	1,800	28,000	29,800
GTA-H Subtotal	5,811,400	2,053,200	487,000	30,600	174,700	692,300	308,500*	116,200	1,299,900	7,100	148,900	156,000
OUTER RING												
County of Brant	128,900	273,000	17,600	900	17,400	35,900	n/a	n/a	n/a	6,400	230,700	237,100
County of Dufferin	53,000	369,900	3,800	200	4,500	8,500	1,300	47,600	68,200	9,900	287,400	297,300
County of Haldimand	43,700	319,000	3,900	200	3,700	7,800	n/a	n/a	n/a	14,900	296,300	311,200
City of Kawartha Lakes	71,800	777,300	6,800	200	5,900	12,900	31,600	n/a	31,700	94,100	639,300	733,400
Region of Niagara	426,500	462,500	54,200	700	31,400	86,300	n/a	33,600	129,700	17,600	244,800	262,400
County of Northumberland	80,500	495,900	8,400	100	8,300	16,800	87,100	n/a	87,300	19,600	373,200	392,800
County of Peterborough	130,700	993,100	14,200	100	11,700	26,000	17,500	n/a	17,300	154,400	795,500	949,900
County of Simcoe	391,800	1,213,000	48,600	3,400	50,500	102,500	24,300	27,900	58,400	80,100	972,400	1,052,500
Region of Waterloo	456,300	340,900	50,200	2,500	27,900	80,600	n/a	n/a	n/a	6,700	253,700	260,400
County of Wellington	194,800	667,100	22,200	1,600	16,000	39,800	n/a	n/a	41,600	33,400	555,000	588,400
OUTER RING Subtotal	1,978,000	5,911,700	229,900	9,900	177,300	417,100	161,800	109,100	434,200	437,100	4,648,300	5,085,400
Greater Golden Horseshoe Grand Total	7,789,400	7,964,800	716,900	40,500	352,000	1,109,400	470,300	225,300	1,734,100	444,200	4,797,200	5,241,400

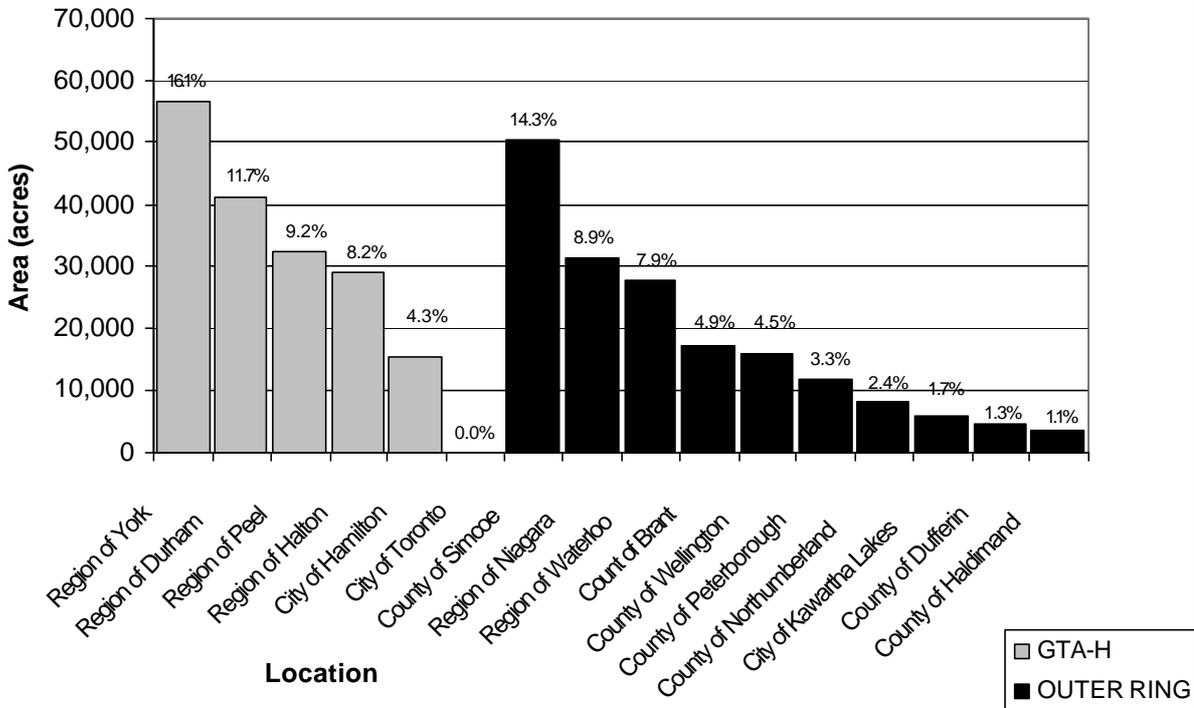
* Adjusted to correct input error in report.



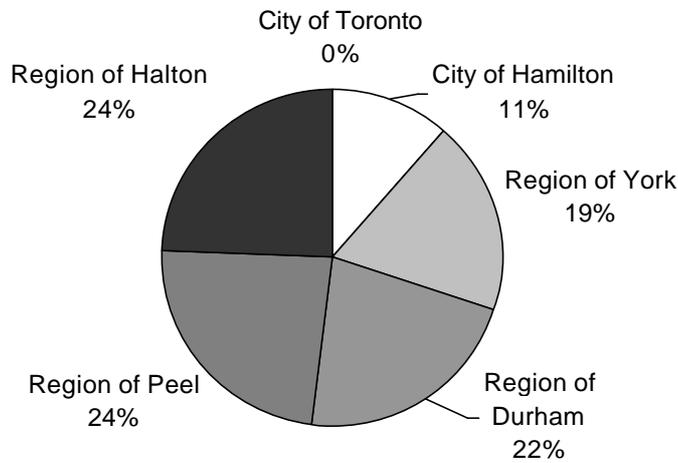
Designated Growth Area for the GTA-H



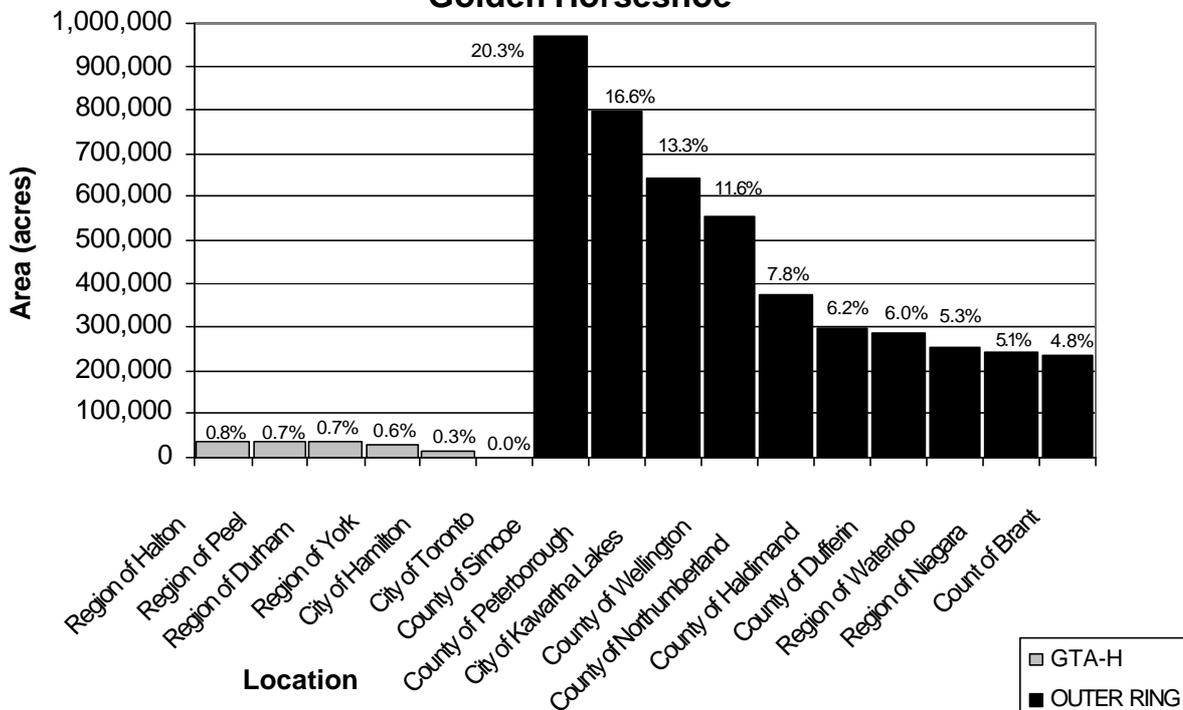
Designated Growth Area for the Greater Golden Horseshoe



Remaining Lands Designated Non-Urban in the GTA-H



Remaining Lands Designated Non-Urban in the Greater Golden Horseshoe



GREATER GOLDEN HORSESHOE

