

DATE: July 17, 2001

TO: Chairman and Members of the Planning and Development Committee

FROM: Thomas S. Mokrzycki, Commissioner of Planning and Building

SUBJECT: **City of Mississauga - 2001 Interim Growth Forecast**
MEETING DATE: August 7, 2001

ORIGIN: Planning and Building Department

BACKGROUND: In 1998, Hemson Consulting Limited was retained to prepare growth forecasts for the City of Mississauga. That study, titled "*Long Range Forecasts, City of Mississauga 1996-2031*", was presented to the Planning and Development Committee on September 8, 1998. The forecasts were prepared as a component of a joint project among the Region of Peel and the Cities of Brampton and Mississauga¹ in order to provide consistent figures to be used in revisions of the Development Charges By-laws. The 1998 Growth Forecasts were prepared using development supply information available at that time, as well as results from the 1996 Census of Canada.

In a report to the Planning and Development Committee titled "*Review of Growth Forecasting Method*", dated June 17, 1997 and adopted by City Council on July 16, 1997, it was recommended that growth forecasts be prepared every five years to coincide with the Development Charges By-Law reviews and

¹ *The Town of Caledon participated in the project as an observer. They retained C.N. Watson and Associates for the review of their Development Charges By-law.*

Census of Canada data releases, and revised midway through that time period to incorporate changes relating to interim development activity and updated estimates of housing, office and industrial land supply. The interim forecast does not change demand assumptions such as market shares, fertility rates, immigration patterns or economic outlook. This report provides the results of the interim growth forecast which updates the 1998 forecasts. A full growth forecast review will occur in 2003.

COMMENTS:

The 2001 Interim Growth Forecast uses the projection model as well as housing, office and industrial land demand assumptions prepared by Hemson Consulting Limited in 1998. For the years prior to 2001, forecast housing units, office space and industrial land absorption have been replaced by actual development and development supply estimates have been updated accordingly. The employment estimate for the year 2000 has been revised using the results of the employment survey conducted by the Planning and Building Department last year. Development supply consists of lands which are under application and endorsed by City Council, committed lands (where zoning conforms to land use designation) and potential lands (where zoning and land use designation do not conform). Additionally, for residential areas, a number of likely redevelopment sites have been included, as well as Special Sites indicated in the district policies of City Plan.

The following table provides a comparison of the population forecasts prepared for the City in 1998 and those prepared in 2001.

Year	1998 Population Forecast	2001 Population Forecast	Change
2001	612,800	617,800	+5,000
2006	652,900	657,700	+4,800
2011	676,100	681,200	+5,100
2016	694,400	698,800	+4,400
2021	711,800	716,200	+4,400
2026	729,300	733,800	+4,500
2031	745,400	749,700	+4,300

The revised population growth forecast parallels the trend of the 1998 series, at a slightly higher level. Approximately one third of this additional population is due to about 500 more residential units being issued permits than had been forecast in 1998. The remainder of this difference is due to replacing the 1995 land use base for residential development with the updated multiple unit residential inventory.

While City-wide population figures have remained relatively unchanged, there have been changes to the distribution of growth among Planning Districts, particularly developing planning districts. Churchill Meadows has experienced more growth than was expected in the 1998 forecasts, while Meadowvale Village has experienced slightly less growth. (See Exhibits 1 to 4 and 9.)

The following table provides a comparison of the employment forecasts prepared for the City in 1998 and those prepared in 2001.

Year	1998 Employment Forecast	2001 Employment Forecast	Change
2001	368,730	380,100	+11,370
2006	400,560	411,910	+11,350
2011	427,430	438,780	+11,350
2016	445,830	457,160	+11,330
2021	462,100	473,360	+11,260
2026	473,500	484,680	+11,180
2031	485,930	496,990	+11,060

The revised employment forecast parallels the 1998 series, although at a higher level. The principal reason for this is the City's 2000 Employment Survey. The survey indicated that there were about 370,000 jobs in the City of Mississauga. That figure is close to the 1998 Growth Forecast for 2001. The 2000 Employment Survey does not make a provision for persons working at home and the employment numbers have not been adjusted to include home-based work. In the 1996 Census approximately 7% of jobs were home-based. It is not known if this high percentage of home-based employment is a result of the economic downturn in the early 1990s or indicative of a longer term trend. The results of the 2001 Census should provide greater insight into this issue. The Gateway and Northeast Planning Districts have higher employment forecasts, largely because the 2000 Employment Survey indicated a larger employment base in these districts than the previous forecasts. (See Exhibits 5 to 9.)

CONCLUSION:

The 1998 Growth Forecasts have been updated with data regarding actual development to year end 2000 and with updated land supply information. The demand assumptions used in the 1998 Growth Forecasts have not been changed. The 2001 Growth Forecasts for Mississauga are somewhat higher than the previous forecasts, however, on a City-wide basis the pattern of growth remains the same. There are some changes to the distribution of growth, particularly in developing districts. For example, population growth in Churchill Meadows has been more than previously forecast, while Meadowvale Village has experienced less growth. A larger employment base exists in the Gateway and Northeast Planning Districts than was used in the previous growth forecasts. A full growth forecast review, which will include new demand assumptions, is scheduled for 2003.

RECOMMENDATION:

That the report titled "*City of Mississauga - 2001 Interim Growth Forecasts*" dated July 17, 2001 from the Commissioner of Planning and Building, be received.

Original Signed By:

Thomas S. Mokrzycki
Commissioner of Planning and Building