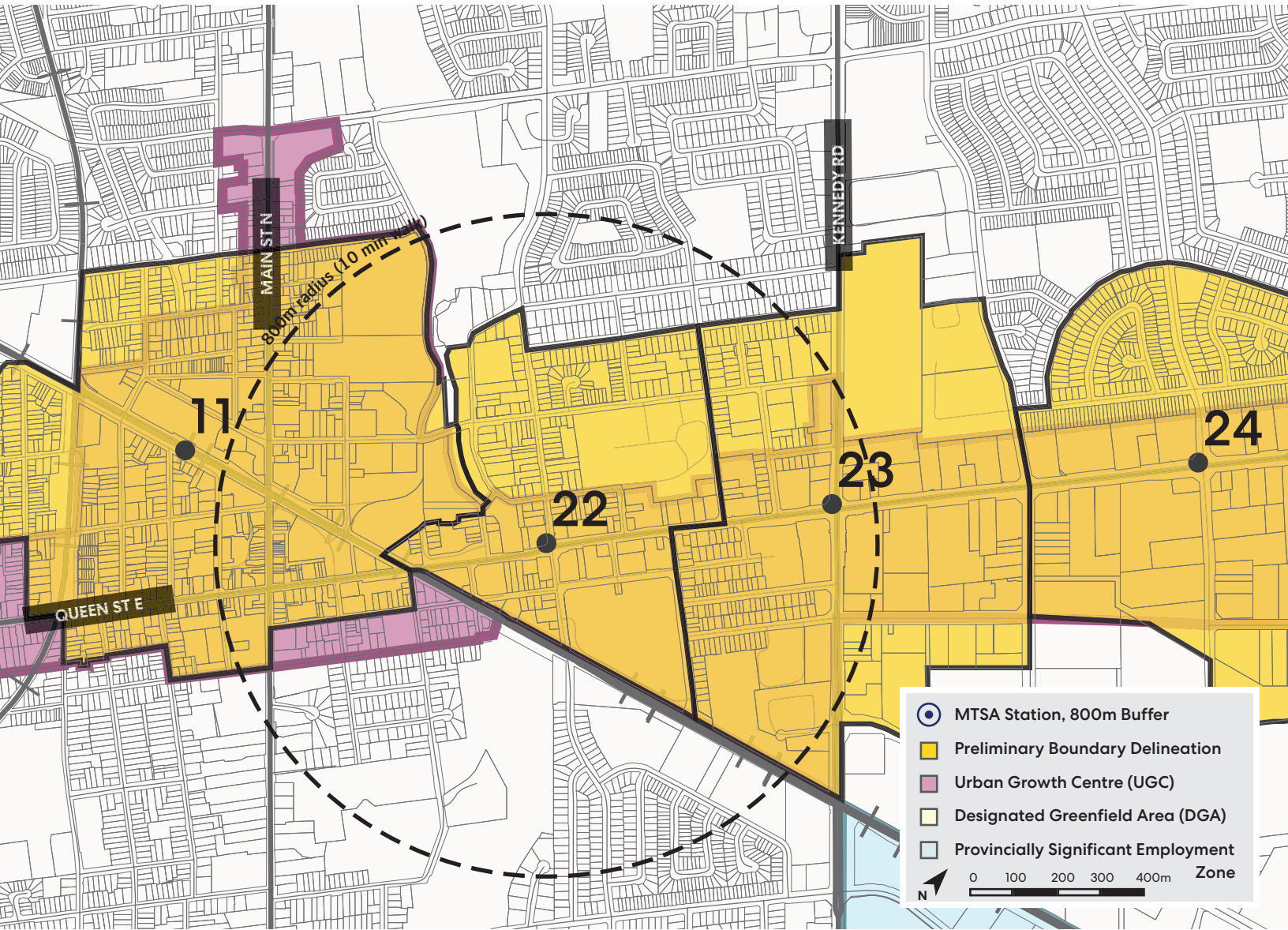


MTSA Preliminary Boundary Delineation ■	
Area (ha)	67
Population	1,363
Employment	603
Total Density (ppj/ha)	29.4
Additional People and Jobs to Achieve Target Density (ppj)	8,700
MTSA 800m Radius ●	
Area (ha)	185
Population	2,275
Employment	964
Total Density (ppj/ha)	17.5

Station:	The Gore	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Market Push
MOBILITY	<ul style="list-style-type: none"> Queen Street bus station BRT Limited pedestrian and cyclist infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land Moderate development pipeline activity Large parcel sizes available
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Low flood risk GP Built Up Urban Area, Designated Greenfield Area, Provincially Significant Employment Zone
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Claireville Conservation Area Limited recreational facilities, schools

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

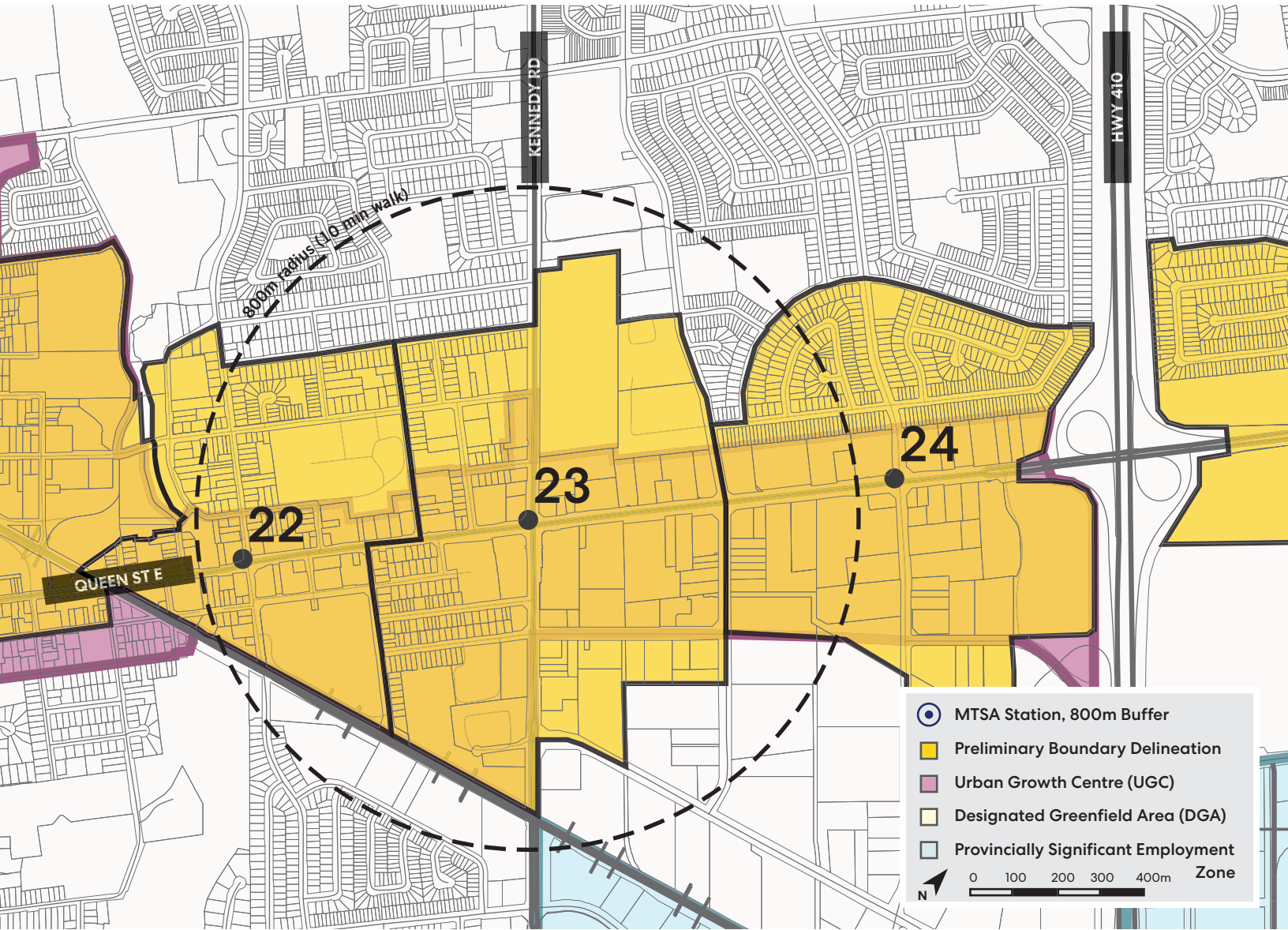


MTSA Preliminary Boundary Delineation ■	
Area (ha)	45
Population	1,703
Employment	1,545
Total Density (ppj/ha)	71.7
Additional People and Jobs to Achieve Target Density (ppj)	4,000
MTSA 800m Radius ●	
Area (ha)	201
Population	9,480
Employment	3,210
Total Density (ppj/ha)	63.2

Station:	Centre Street	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strong Mobility and Community
MOBILITY	<ul style="list-style-type: none"> Moderate pedestrian and cyclist infrastructure Centre-Zum Queen Station Stop BRT
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land Limited development pipeline activity Limited parcels for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate-High flood risk GP Built Up Urban Area, Urban Growth Centre
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Proximity to sports and recreational facilities Proximity to community facilities and amenities Landmarks: Sajjad Ebrahim & Family Urgent Care Centre

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

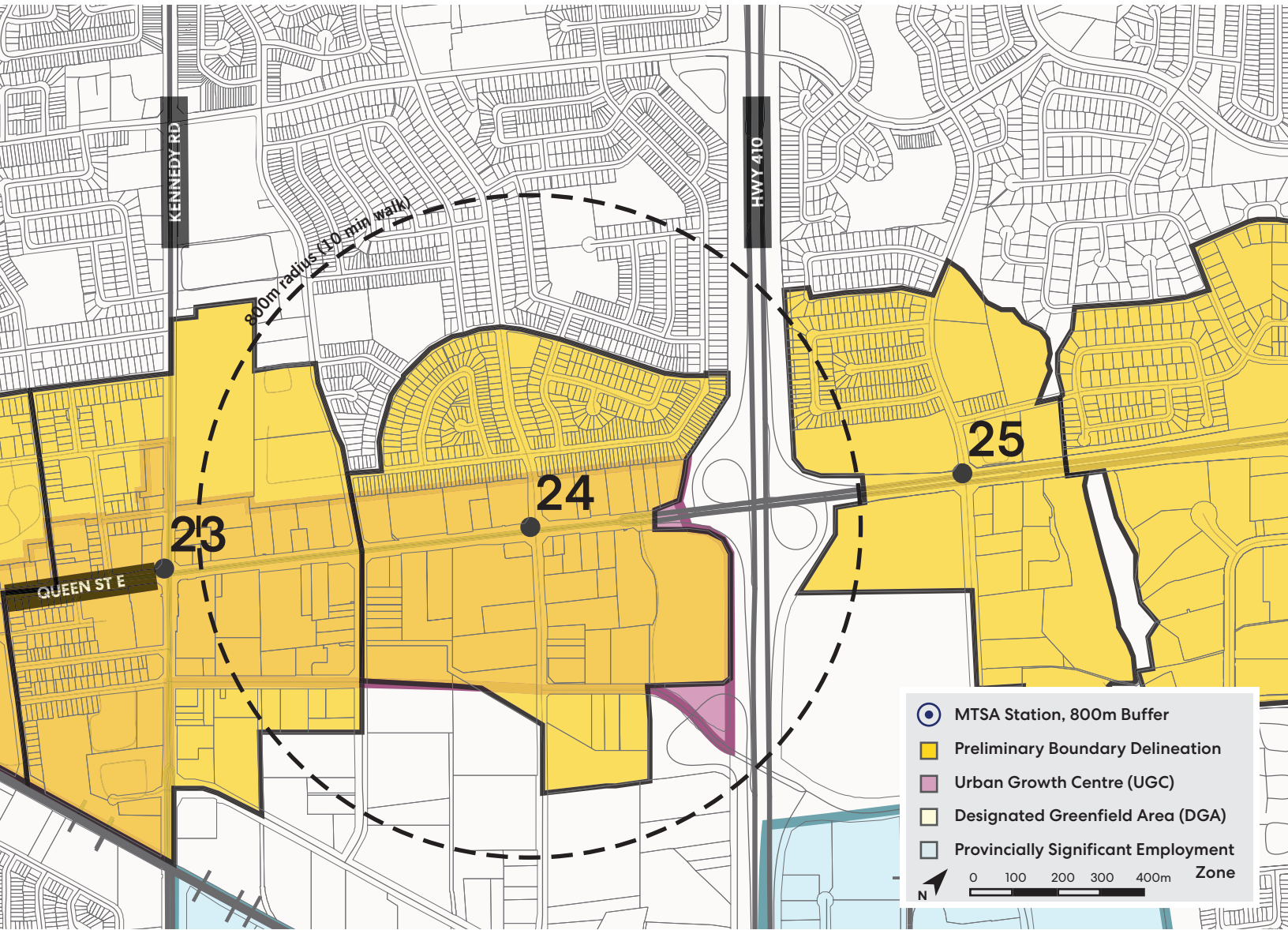


MTSA Preliminary Boundary Delineation ■	
Area (ha)	45
Population	1,703
Employment	1,545
Total Density (ppj/ha)	71.7
Additional People and Jobs to Achieve Target Density (ppj)	4,000
MTSA 800m Radius ●	
Area (ha)	201
Population	7,296
Employment	4,367
Total Density (ppj/ha)	58.0

Station:	Kennedy	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strategic Alignment
MOBILITY	<ul style="list-style-type: none"> Moderate pedestrian and cyclist infrastructure Kennedy-Zum Queen Station Stop BRT
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land Limited development pipeline activity Limited parcels for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area, Urban Growth Centre
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Moderate sports and recreational facilities Moderate community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

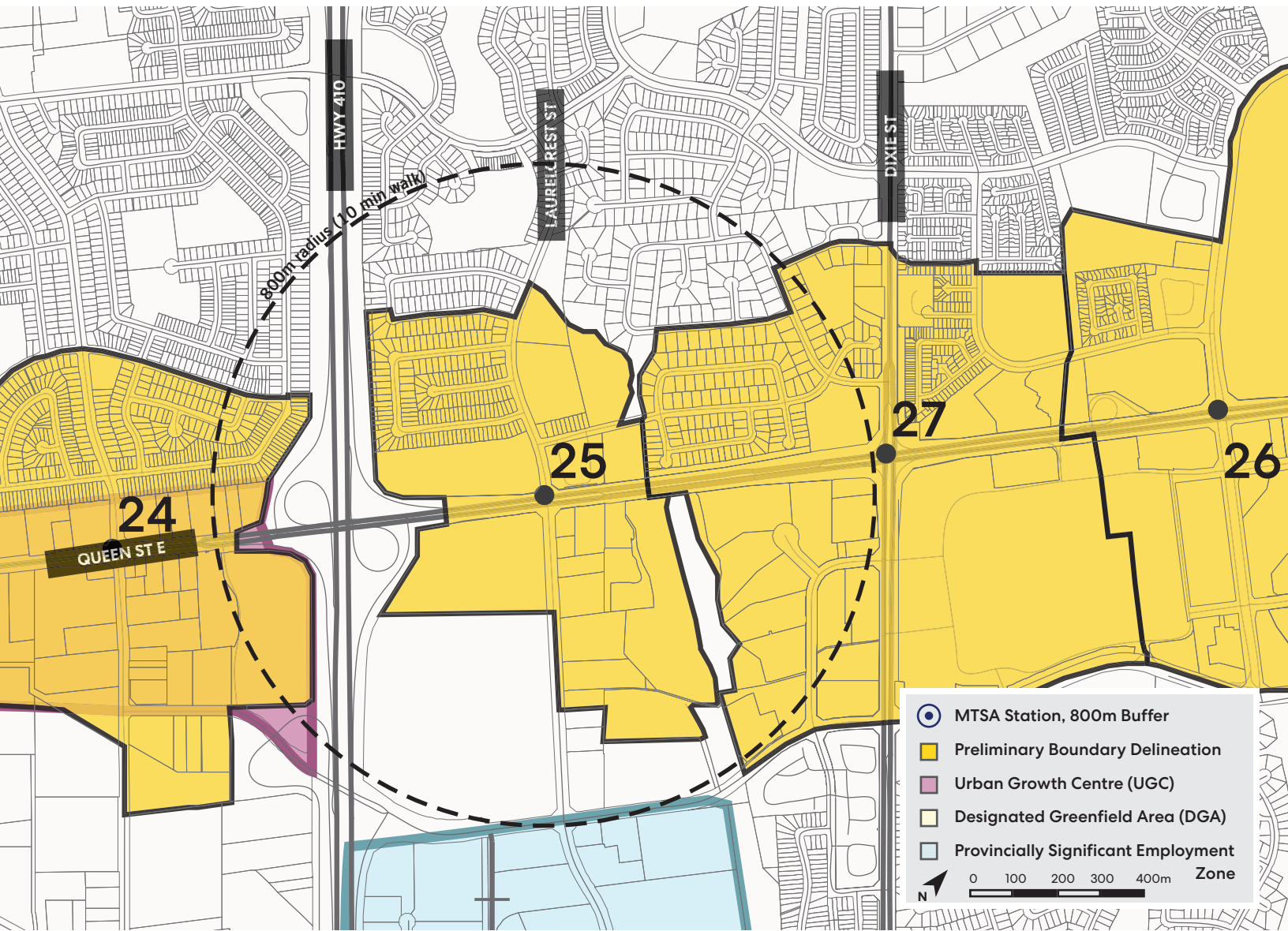


MTSA Preliminary Boundary Delineation ■	
Area (ha)	72
Population	1,142
Employment	2,121
Total Density (ppj/ha)	45.1
Additional People and Jobs to Achieve Target Density (ppj)	8,300
MTSA 800m Radius ●	
Area (ha)	201
Population	3,457
Employment	4,394
Total Density (ppj/ha)	39.1

Station:	Rutherford	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha





ANALYTICAL LENS	<ul style="list-style-type: none"> Station Ready
MOBILITY 	<ul style="list-style-type: none"> Moderate pedestrian and cyclist infrastructure BRT Station Stops
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> Moderate availability of vacant land No development pipeline activity Limited parcels for intensification
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area, Urban Growth Centre
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Proximity to sports and recreational facilities Proximity to community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

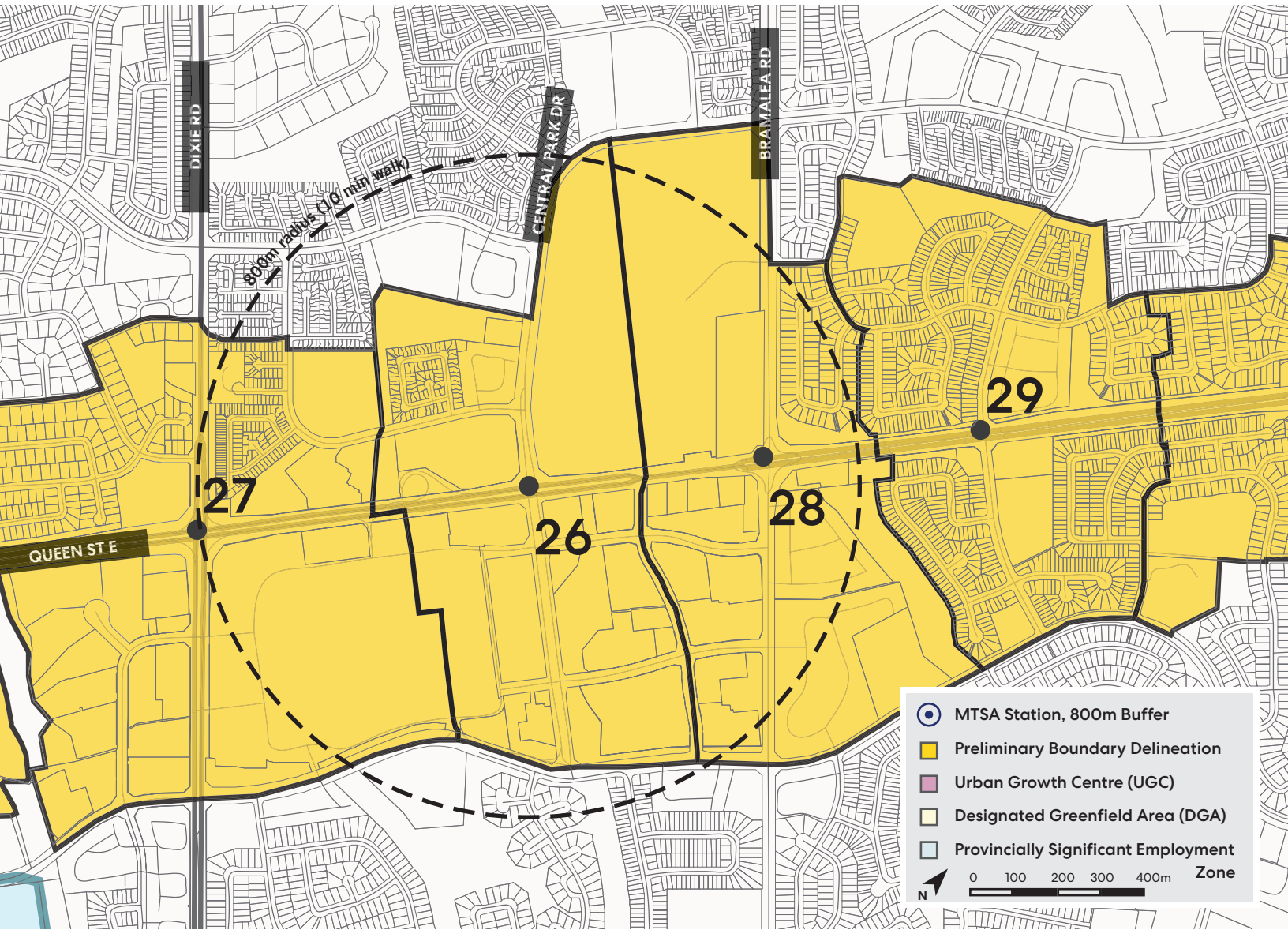


MTSA Preliminary Boundary Delineation ■	
Area (ha)	55
Population	928
Employment	666
Total Density (ppj/ha)	29.2
Additional People and Jobs to Achieve Target Density (ppj)	7,100
MTSA 800m Radius ●	
Area (ha)	201
Population	9,144
Employment	2,732
Total Density (ppj/ha)	59.1

Station:	Laurelcrest	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha





ANALYTICAL LENS	<ul style="list-style-type: none"> Strategic Alignment
MOBILITY 	<ul style="list-style-type: none"> Moderate pedestrian and cyclist infrastructure BRT Station Stops
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> Moderate availability of vacant land High development pipeline activity Large parcel sizes appropriate for intensification
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Proximity to recreational facilities Limited community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

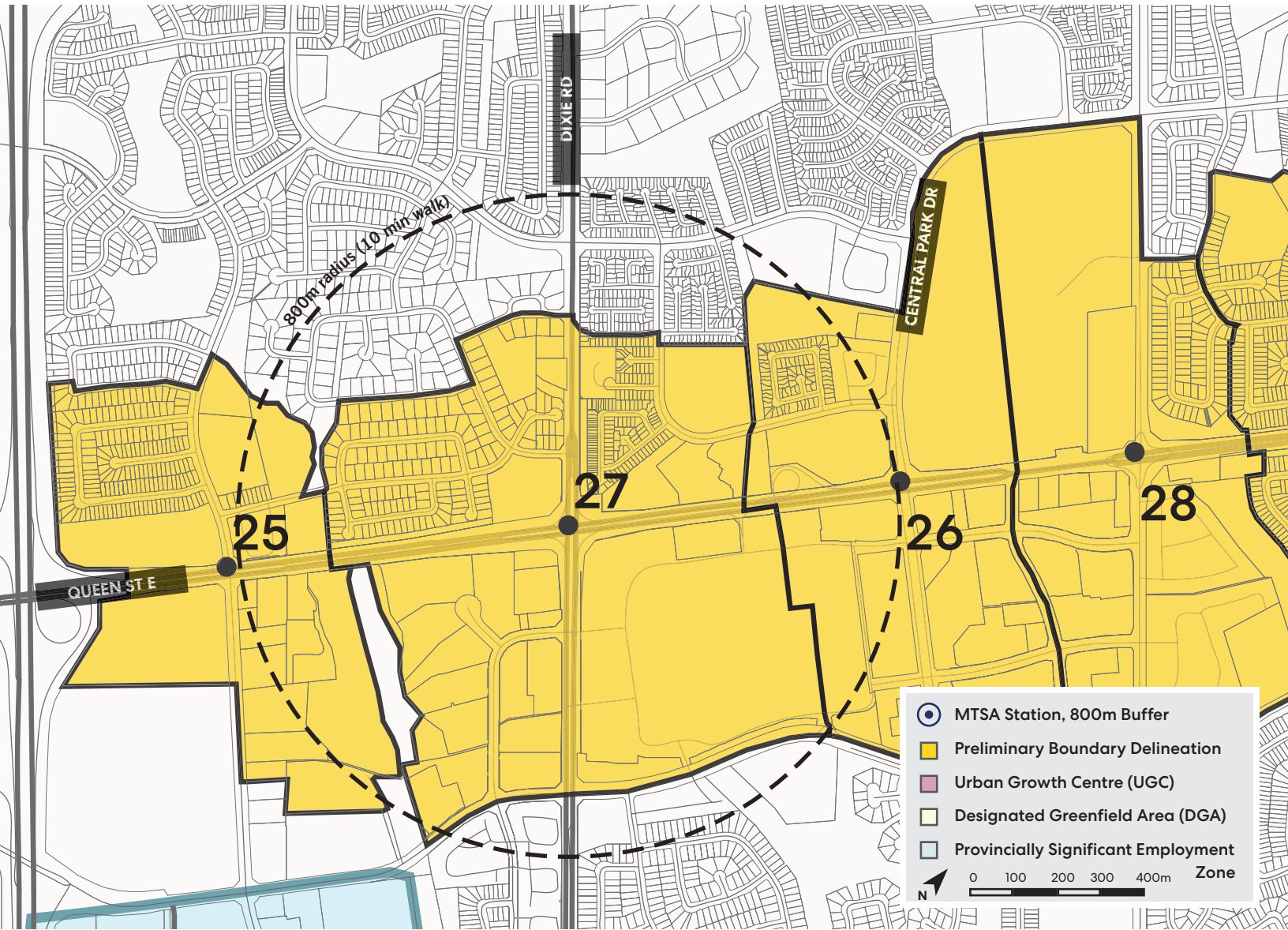


MTSA Preliminary Boundary Delineation ■	
Area (ha)	72
Population	6,530
Employment	3,125
Total Density (ppj/ha)	134.1
Additional People and Jobs to Achieve Target Density (ppj)	1,900
MTSA 800m Radius ●	
Area (ha)	201
Population	14,165
Employment	7,779
Total Density (ppj/ha)	109.2

Station:	Central Park	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	15/Bramalea Terminal
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strong Mobility and Community
MOBILITY 	<ul style="list-style-type: none"> Existing Bramalea Terminal, BRT Stations Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> Limited availability of vacant land No development pipeline activity Limited parcels for intensification
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Proximity to sports and recreational facilities Proximity to community facilities and amenities Landmarks: Peel Regional Police Station, Brampton Library-Chinguacousy Branch, Bramalea City Centre

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

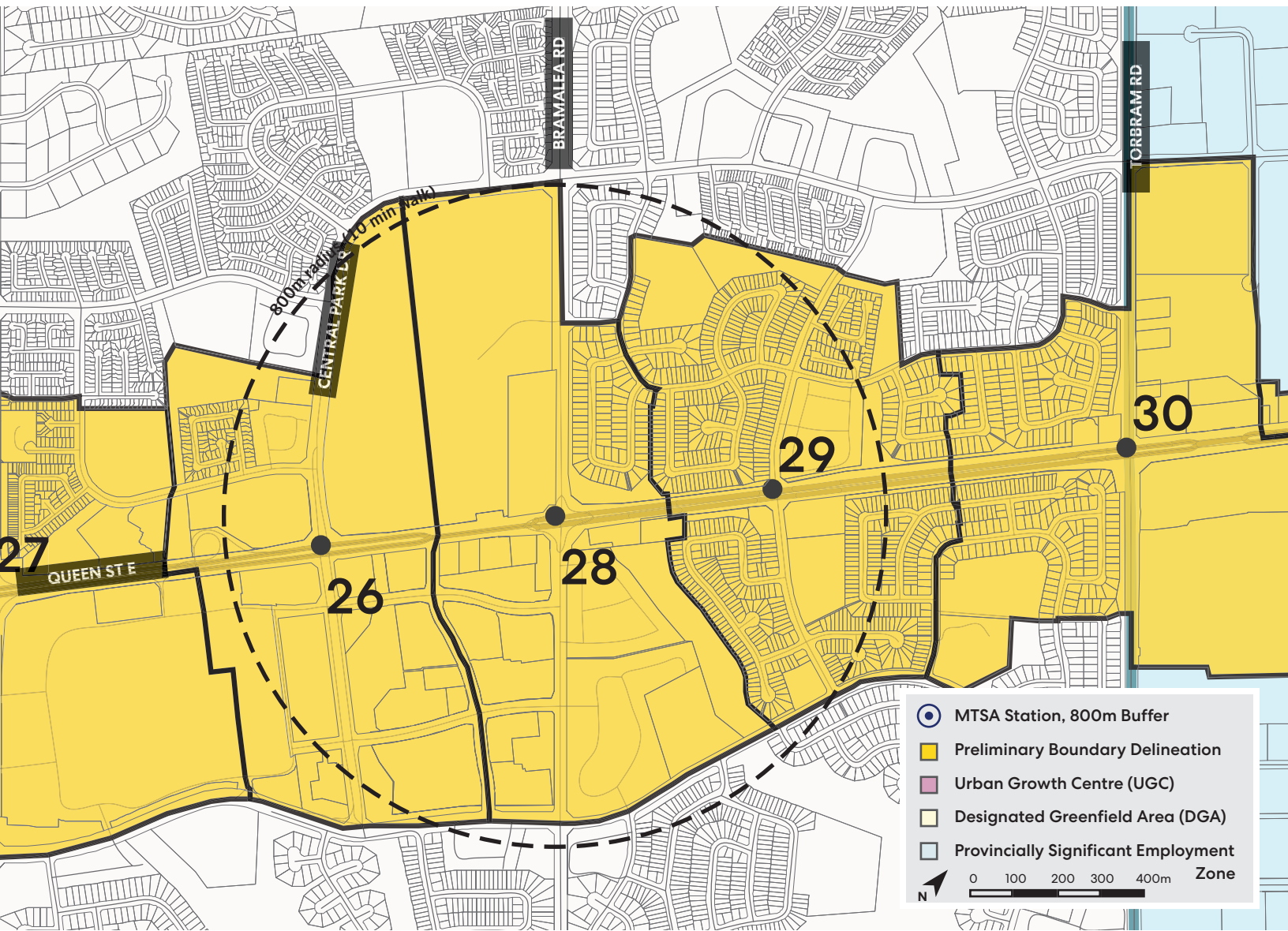


MTSA Preliminary Boundary Delineation ■	
Area (ha)	105
Population	8,816
Employment	5,659
Total Density (ppj/ha)	138.5
Additional People and Jobs to Achieve Target Density (ppj)	2,300
MTSA 800m Radius ●	
Area (ha)	201
Population	12,237
Employment	8,938
Total Density (ppj/ha)	105.4

Station:	Dixie	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha


ANALYTICAL LENS	<ul style="list-style-type: none"> Strong Mobility and Community
MOBILITY	<ul style="list-style-type: none"> BRT Bus Stations Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Limited availability of vacant land No development pipeline activity Limited parcels for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Landmark: Bramalea Baptist Church Proximity to sports and recreational facilities Proximity to community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

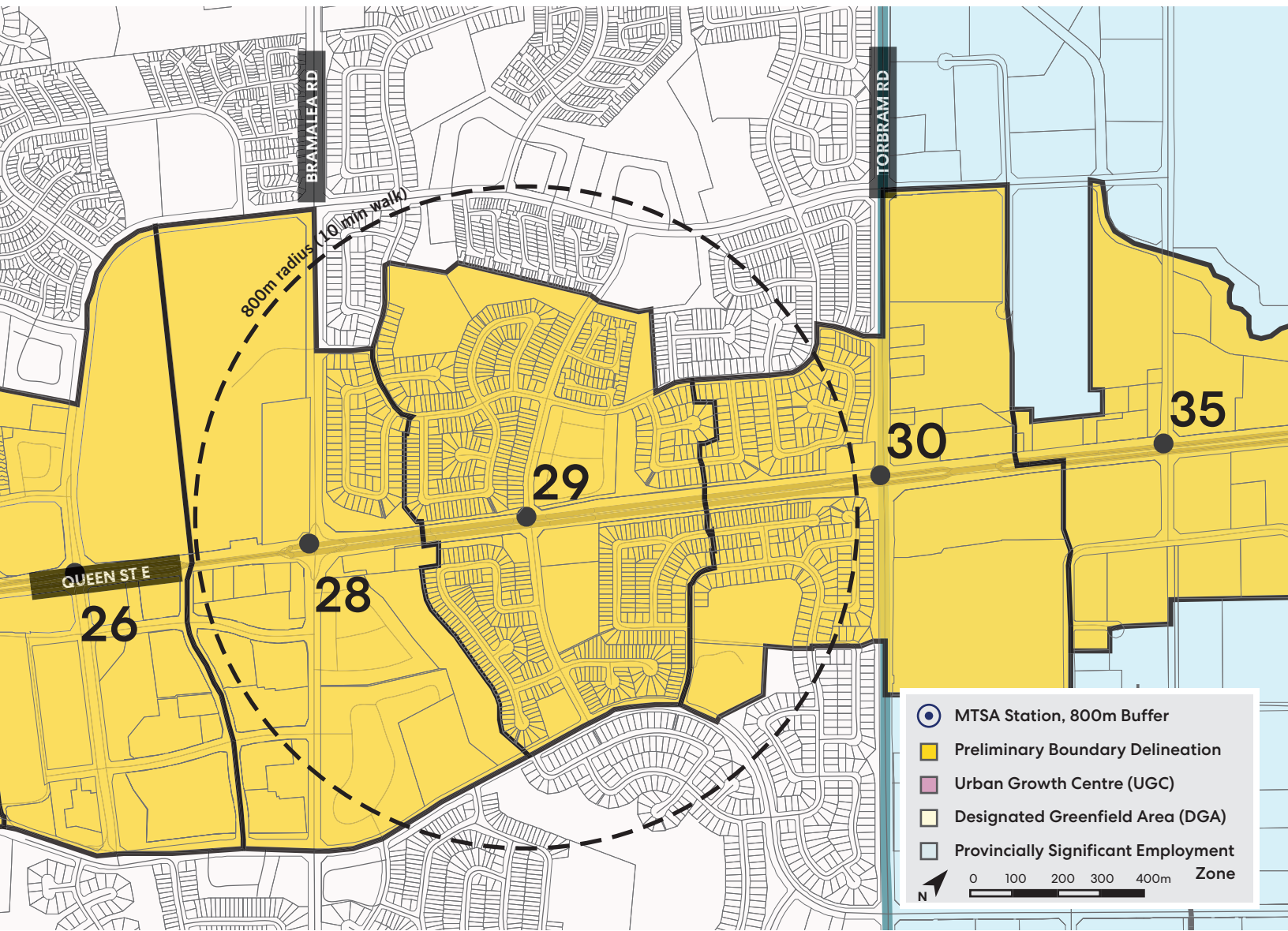


MTSA Preliminary Boundary Delineation ■	
Area (ha)	79
Population	6,740
Employment	689
Total Density (ppj/ha)	94.0
Additional People and Jobs to Achieve Target Density (ppj)	5,200
MTSA 800m Radius ●	
Area (ha)	201
Population	16,994
Employment	2,949
Total Density (ppj/ha)	99.3

Station:	Bramalea	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strong Mobility and Community
MOBILITY 	<ul style="list-style-type: none"> BRT Bus Stations Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> Limited availability of vacant land No development pipeline activity Large parcel sizes optimal for intensification
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Proximity to sports and recreational facilities Proximity to community facilities and amenities Landmarks: Terry Fox Track & Field Stadium, Chinguacousy

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

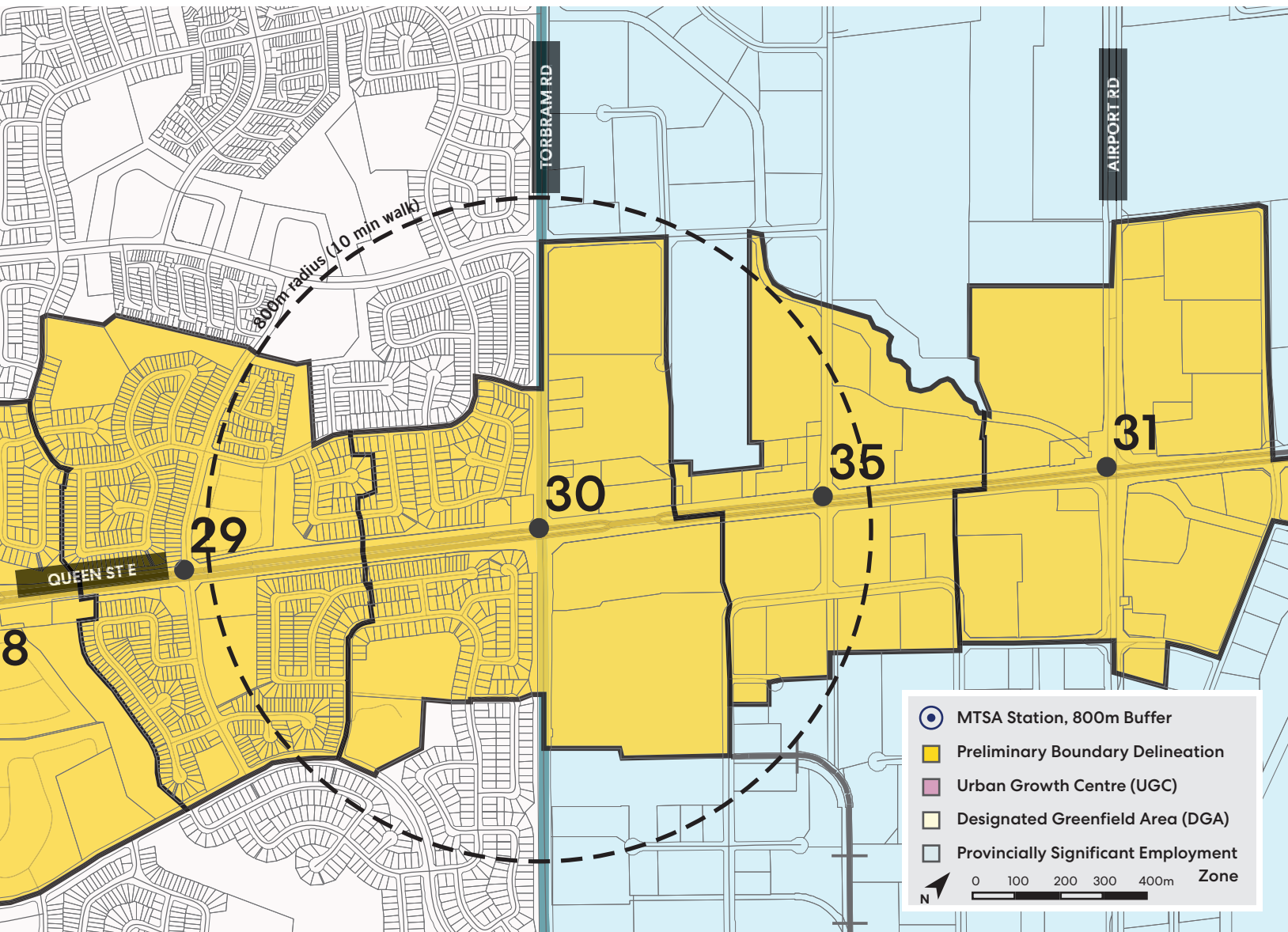


MTSA Preliminary Boundary Delineation ■	
Area (ha)	68
Population	3,862
Employment	219
Total Density (ppj/ha)	60.4
Additional People and Jobs to Achieve Target Density (ppj)	6,700
MTSA 800m Radius ●	
Area (ha)	201
Population	14,333
Employment	1,648
Total Density (ppj/ha)	79.5

Station:	Glenvale-Finchgate	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Market Lag
MOBILITY	<ul style="list-style-type: none"> BRT Bus Stations Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Limited availability of vacant land No development pipeline activity Large parcel sizes optimal for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Landmark: LifeLabs Medical Laboratory Services, All People's Church Proximity to sports and recreational facilities Proximity to community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)



MTSA Preliminary Boundary Delineation ■





Area (ha)	78
Population	1,886
Employment	1,671
Total Density (ppj/ha)	45.8

Additional People and Jobs to Achieve Target Density (ppj) 8,900

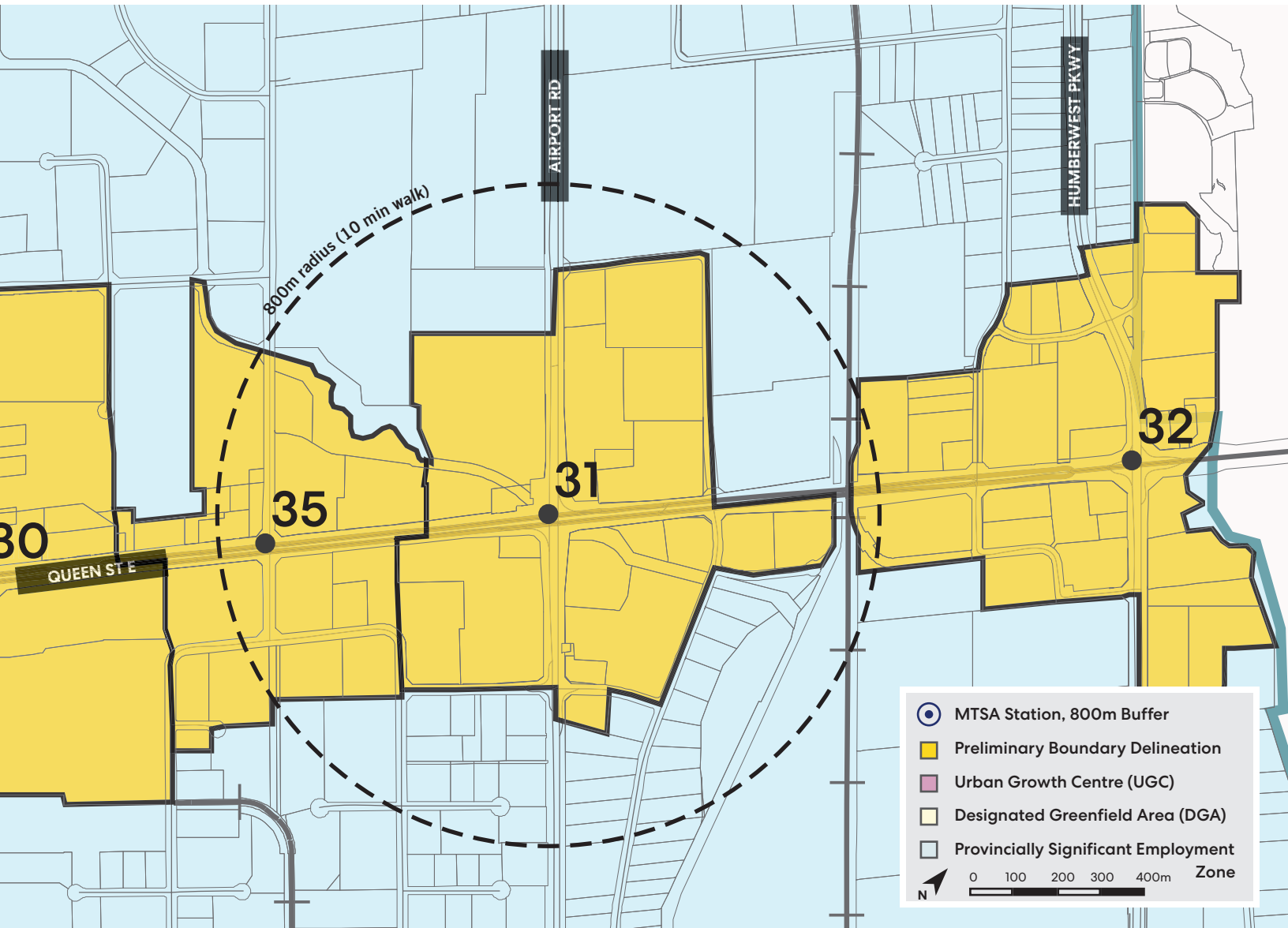
MTSA 800m Radius ●

Area (ha)	201
Population	5,925
Employment	4,028
Total Density (ppj/ha)	49.5

Station:	Torbram	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Market Lag
MOBILITY 	<ul style="list-style-type: none"> BRT Bus Station and shelter Pedestrian infrastructure in place, limited cycling infrastructure, channelized right turn intersection
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> Limited availability of vacant land No development pipeline activity Large parcel sizes optimal for intensification
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Limited sports and recreational facilities Proximity to community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)



- MTSA Station, 800m Buffer
- Preliminary Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

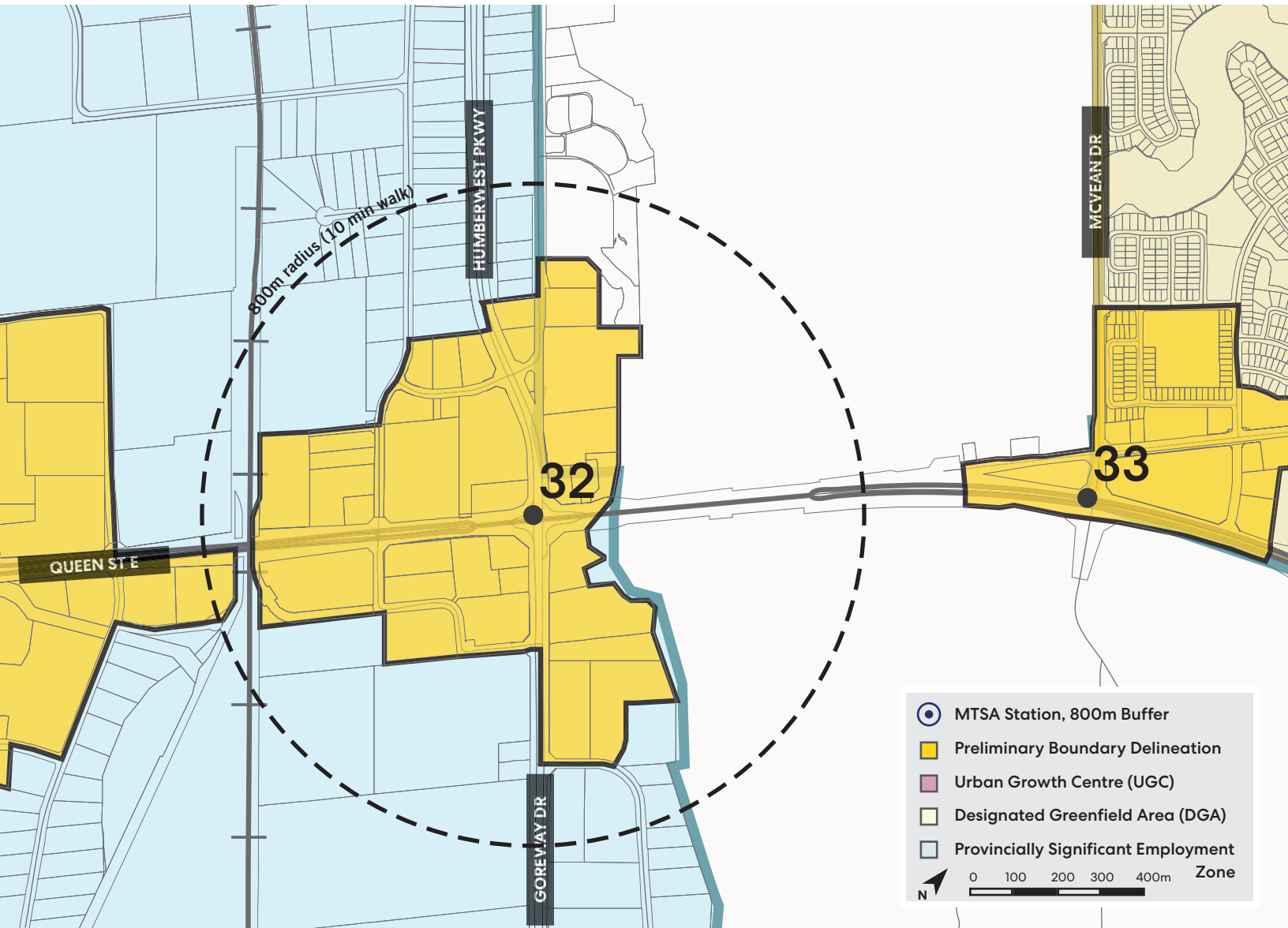
N

MTSA Preliminary Boundary Delineation	
Area (ha)	72
Population	5
Employment	1,963
Total Density (ppj/ha)	27.2
Additional People and Jobs to Achieve Target Density (ppj)	9,600
MTSA 800m Radius	
Area (ha)	201
Population	33
Employment	17,860
Total Density (ppj/ha)	89.1

Station:	Airport	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strong Market and Planning
MOBILITY	<ul style="list-style-type: none"> BRT Bus Station and shelter Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land No development pipeline activity Large parcel sizes optimal for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area, Provincially Significant Employment Zone
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited sports and recreational facilities Limited community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

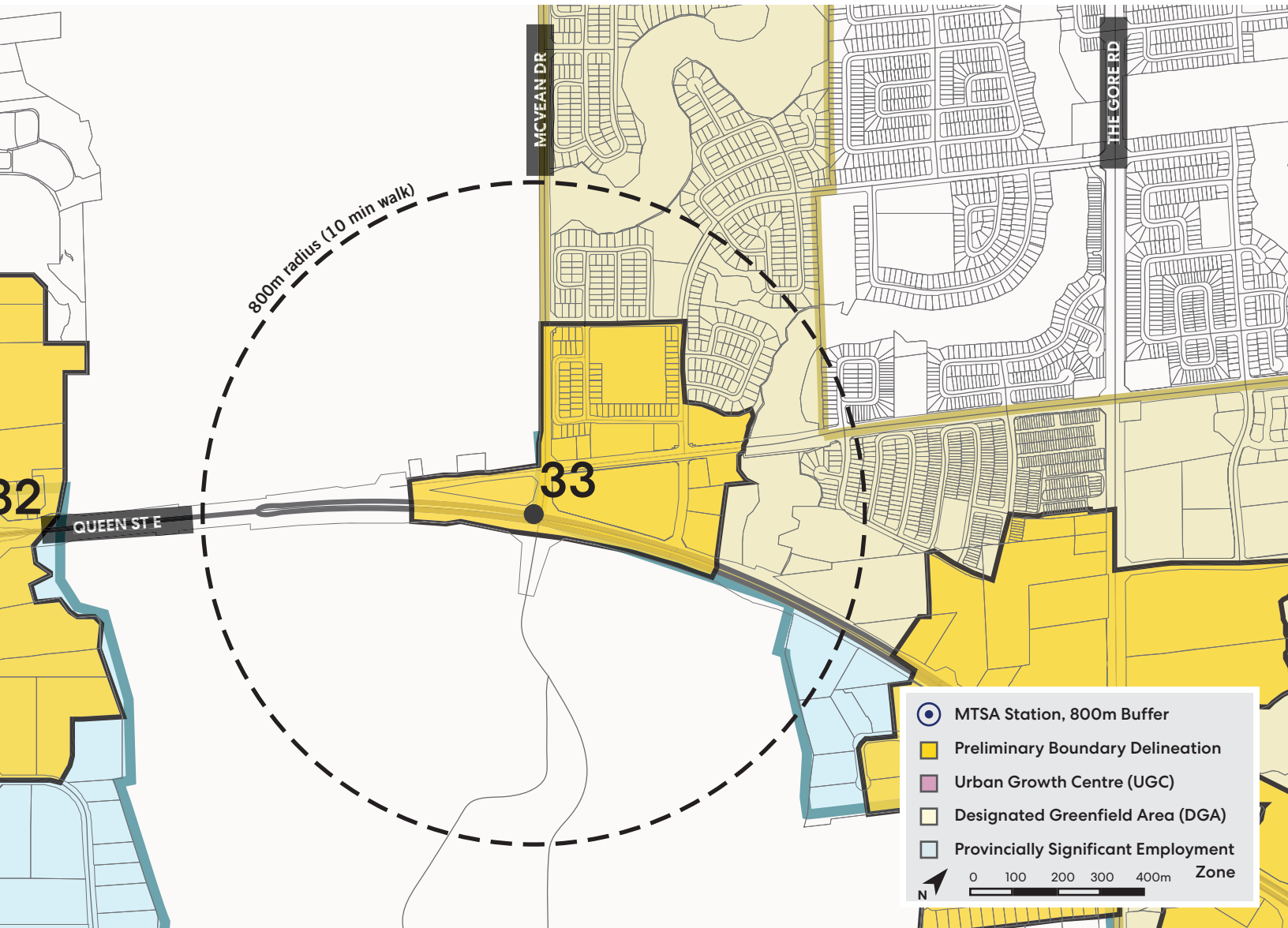


MTSA Preliminary Boundary Delineation ■	
Area (ha)	67
Population	177
Employment	1,415
Total Density (ppj/ha)	23.2
Additional People and Jobs to Achieve Target Density (ppj)	9,100
MTSA 800m Radius ●	
Area (ha)	201
Population	613
Employment	14,989
Total Density (ppj/ha)	77.7

Station:	Goreway	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha





ANALYTICAL LENS	<ul style="list-style-type: none"> Strong Market and Planning
MOBILITY	<ul style="list-style-type: none"> BRT Bus Station and shelter Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land Moderate development pipeline activity Large parcel sizes optimal for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area, Provincially Significant Employment Zone
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited sports and recreational facilities Limited community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

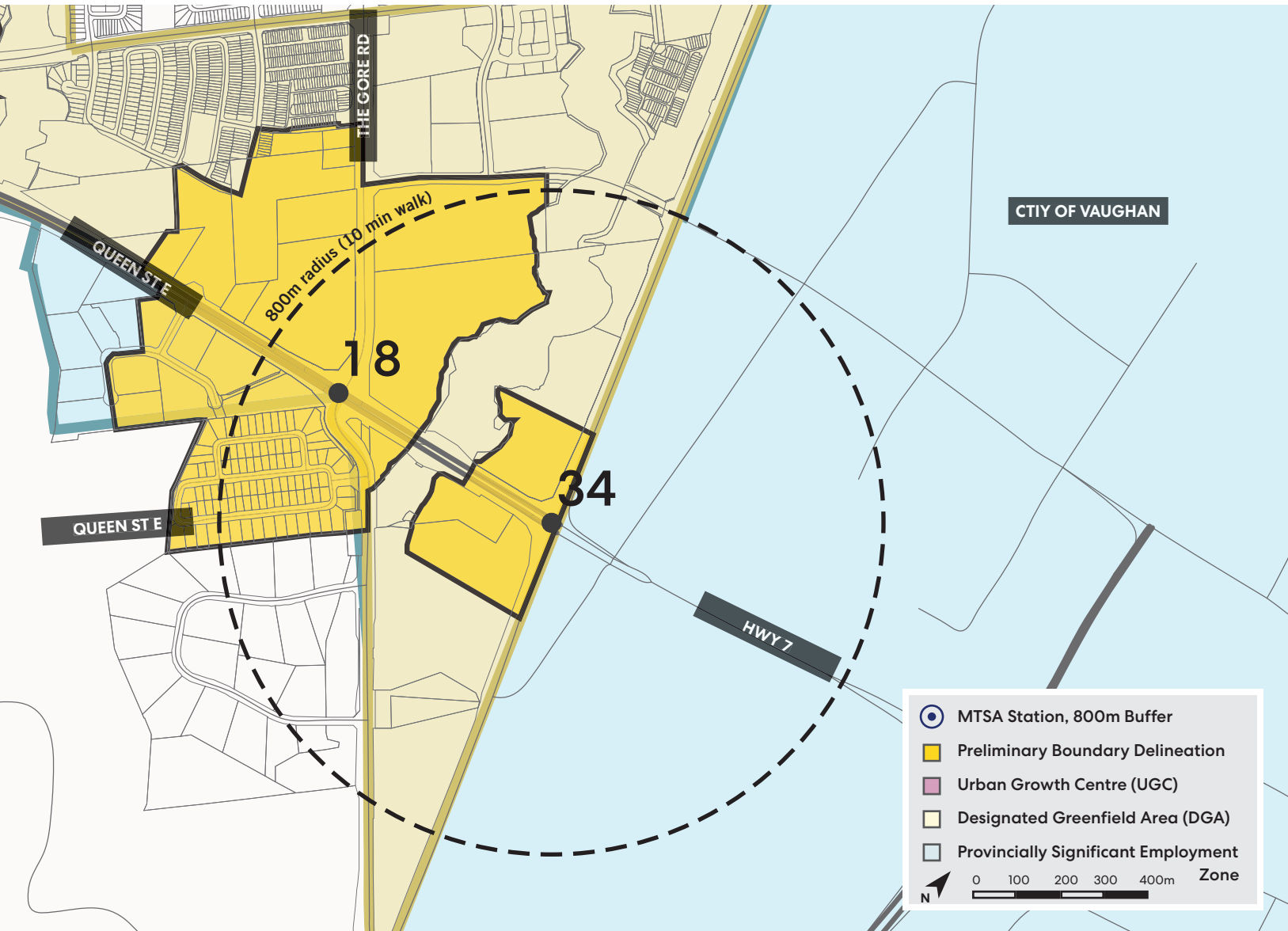


MTSA Preliminary Boundary Delineation ■	
Area (ha)	27
Population	781
Employment	72
Total Density (ppj/ha)	31.4
Additional People and Jobs to Achieve Target Density (ppj)	3,500
MTSA 800m Radius ●	
Area (ha)	201
Population	2,830
Employment	300
Total Density (ppj/ha)	15.6

Station:	McVean	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha





ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY 	<ul style="list-style-type: none"> BRT Bus Station Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> Low availability of vacant land Low development pipeline activity Irregular street grid and small parcel size
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk GP Built Up Urban Area, Provincially Significant Employment Zone, Designated Greenfield Area
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Clairville Conservation Area Limited sports and recreational facilities Limited community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)

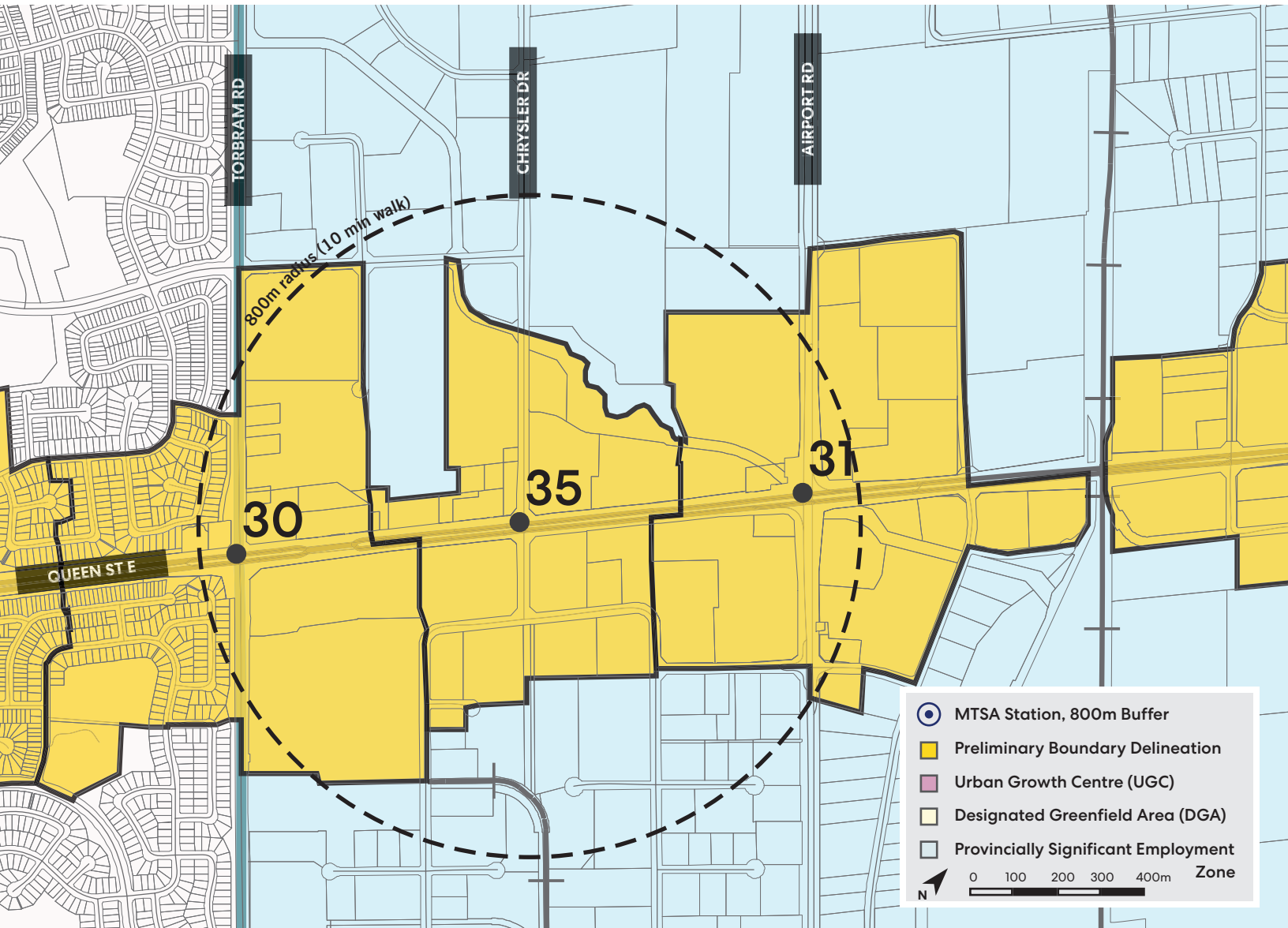


MTSA Preliminary Boundary Delineation ■	
Area (ha)	12
Population	3
Employment	4
Total Density (ppj/ha)	0.6
Additional People and Jobs to Achieve Target Density (ppj)	1,900
MTSA 800m Radius ●	
Area (ha)	101
Population	420
Employment	302
Total Density (ppj/ha)	7.1

Station:	Highway 50	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Market Push
MOBILITY 	<ul style="list-style-type: none"> BRT Bus Station Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL 	<ul style="list-style-type: none"> High availability of vacant land Low development pipeline activity Moderate parcel sizes and configuration
LAND USE AND BUILT FORM 	<ul style="list-style-type: none"> Moderate flood risk, environmentally sensitive lands GP Built Up Urban Area, Provincially Significant Employment Zone, Designated Greenfield Area
COMMUNITY CONSIDERATIONS 	<ul style="list-style-type: none"> Clairville Conservation Area Limited sports and recreational facilities Limited community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)



- MTSA Station, 800m Buffer
- Preliminary Boundary Delineation
- Urban Growth Centre (UGC)
- Designated Greenfield Area (DGA)
- Provincially Significant Employment Zone

0 100 200 300 400m

MTSA Preliminary Boundary Delineation	
Area (ha)	46
Population	4
Employment	1,650
Total Density (ppj/ha)	36.0
Additional People and Jobs to Achieve Target Density (ppj)	5,700
MTSA 800m Radius	
Area (ha)	201
Population	417
Employment	6,249
Total Density (ppj/ha)	33.2

Station:	Chrysler-Gateway	Corridor Type:	Other Transit Corridor
Municipality:	City of Brampton	Combined Station:	n/a
Corridor:	Queen St. BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strategic Alignment
MOBILITY	<ul style="list-style-type: none"> BRT Bus Station and shelter Pedestrian infrastructure in place Limited cycling infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> No availability of vacant land No development pipeline activity Large parcel sizes optimal for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Low flood risk GP Built Up Urban Area, Provincially Significant Employment Zone
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited sports and recreational facilities Limited community facilities and amenities

*Data source: Scenario 16, prepared by Hemson Consulting for the Region of Peel (2016 Census Data)