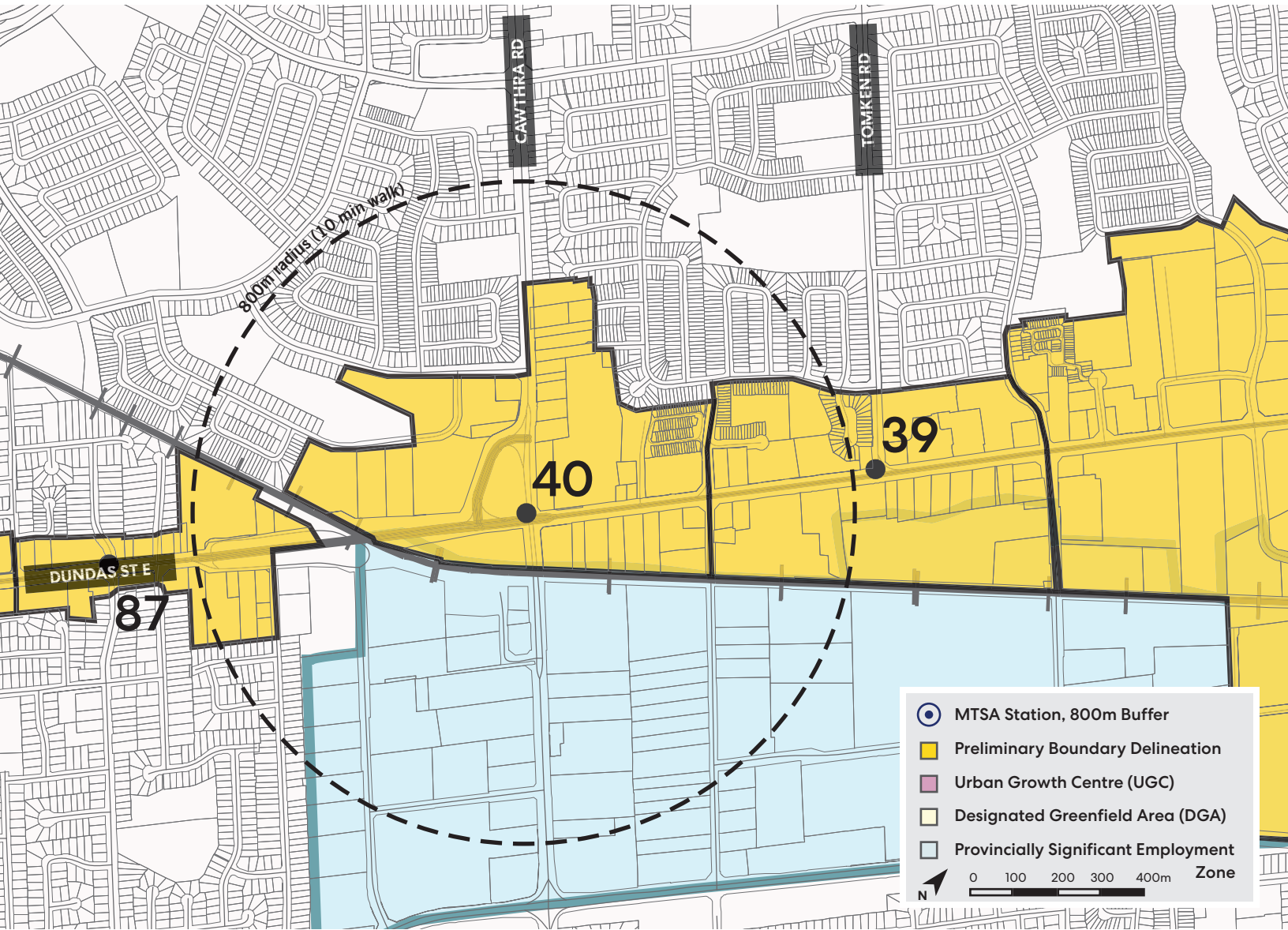


MTSA Preliminary Boundary Delineation ■	
Area (ha)	38
Population	2,266
Employment	882
Total Density (ppj/ha)	82.4
Additional People and Jobs to Achieve Target Density (ppj)	3,000
MTSA 800m Radius ●	
Area (ha)	201
Population	6,074
Employment	4,440
Total Density (ppj/ha)	52.3

Station:	Tomken	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY	<ul style="list-style-type: none"> Current MiWay bus service, Connector Truck Route Pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Low to moderate availability of vacant land Moderate current development pipeline activity Existing parcel size and configuration appropriate 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 Development south of Dundas limited by rail corridor
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited proximity to sports and recreational facilities Moderate neighborhood amenities in place

*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

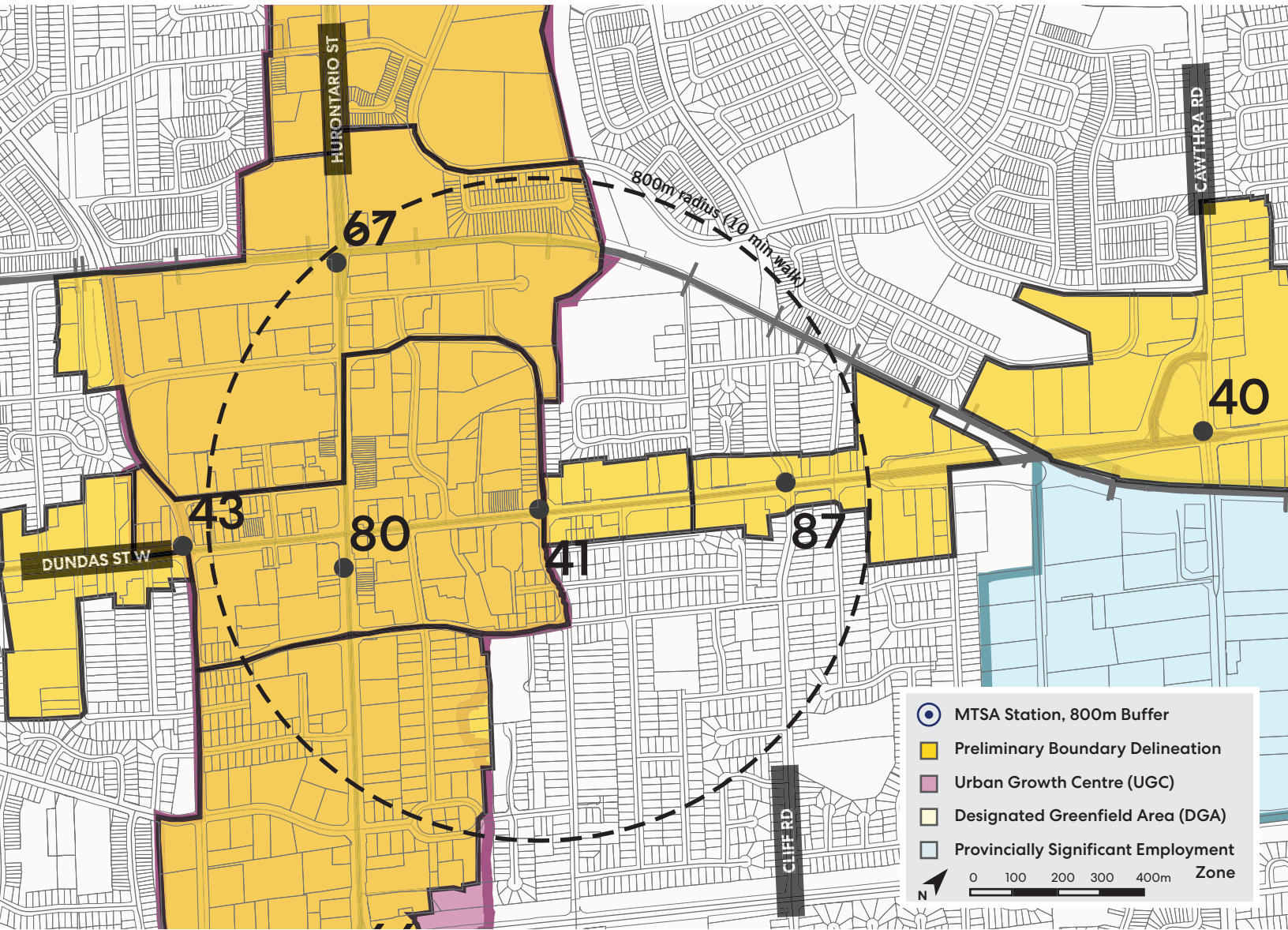
0 100 200 300 400m

MTSA Preliminary Boundary Delineation	
Area (ha)	41
Population	1,739
Employment	762
Total Density (ppj/ha)	60.4
Additional People and Jobs to Achieve Target Density (ppj)	4,100
MTSA 800m Radius	
Area (ha)	201
Population	5,834
Employment	4,114
Total Density (ppj/ha)	49.5

Station:	Cawthra	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Mobility
MOBILITY	<ul style="list-style-type: none"> Current MiWay bus service, Connector Truck Route Pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Low to moderate availability of vacant land Moderate current development pipeline activity Existing parcel size and configuration appropriate for intensification, with consideration to topography
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk, significant grade separation GP Built Up Urban Area, Provincially Significant Employment Zone Development south of Dundas limited by rail corridor
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited proximity to sports and recreational facilities Moderate neighborhood amenities in place

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

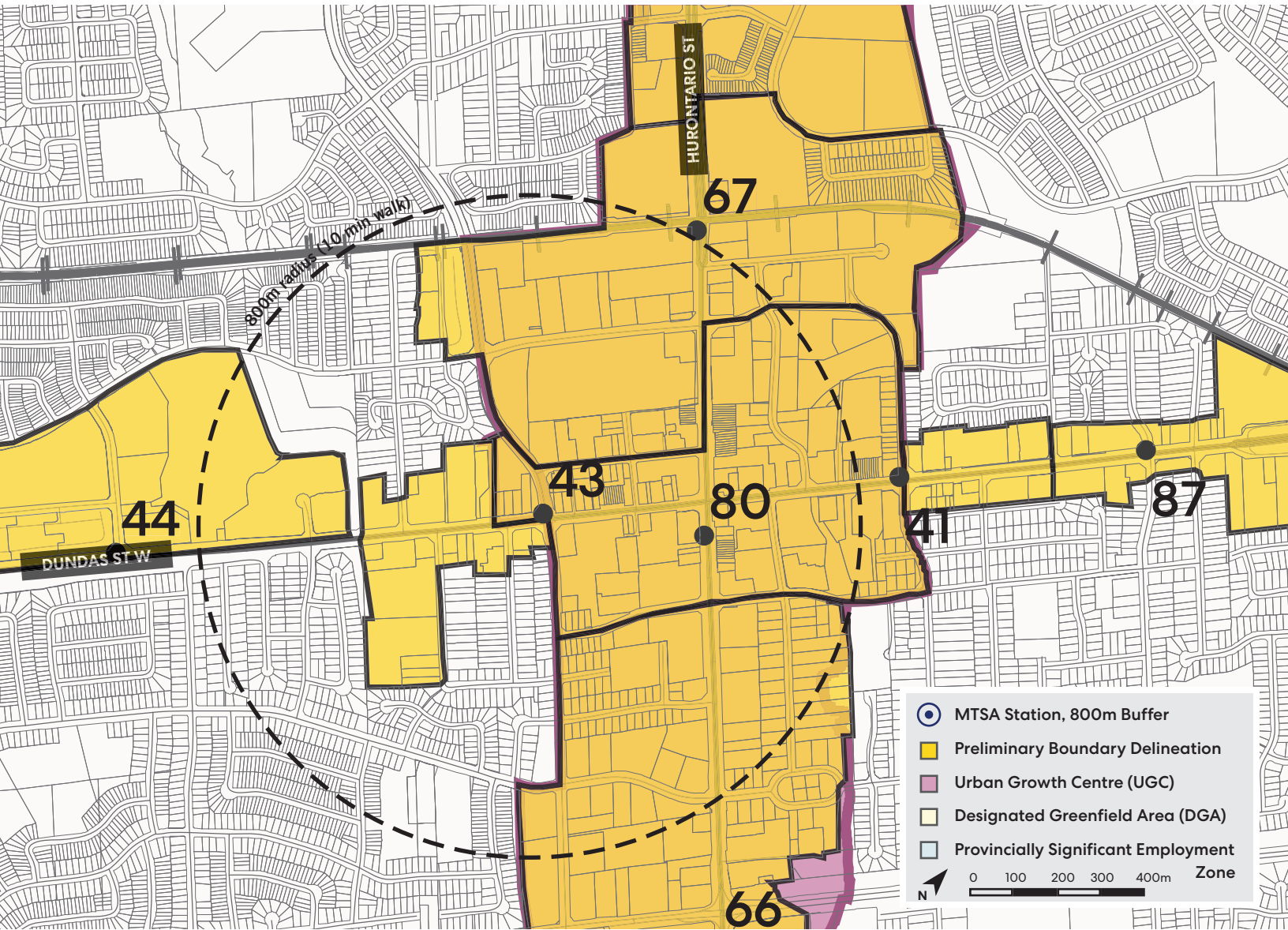


MTSA Preliminary Boundary Delineation ■	
Area (ha)	7
Population	155
Employment	92
Total Density (ppj/ha)	36.6
Additional People and Jobs to Achieve Target Density (ppj)	800
MTSA 800m Radius ●	
Area (ha)	201
Population	11,857
Employment	4,043
Total Density (ppj/ha)	79.1

Station:	Kirwin	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Station Ready
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, proximity to planned Hurontario LRT, Connector Truck Route Pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land Moderate current development pipeline activity Optimal land parcels and configuration
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate to high flood risk Urban Growth Centre, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Availability of community amenities and facilities Sports and recreational facilities

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

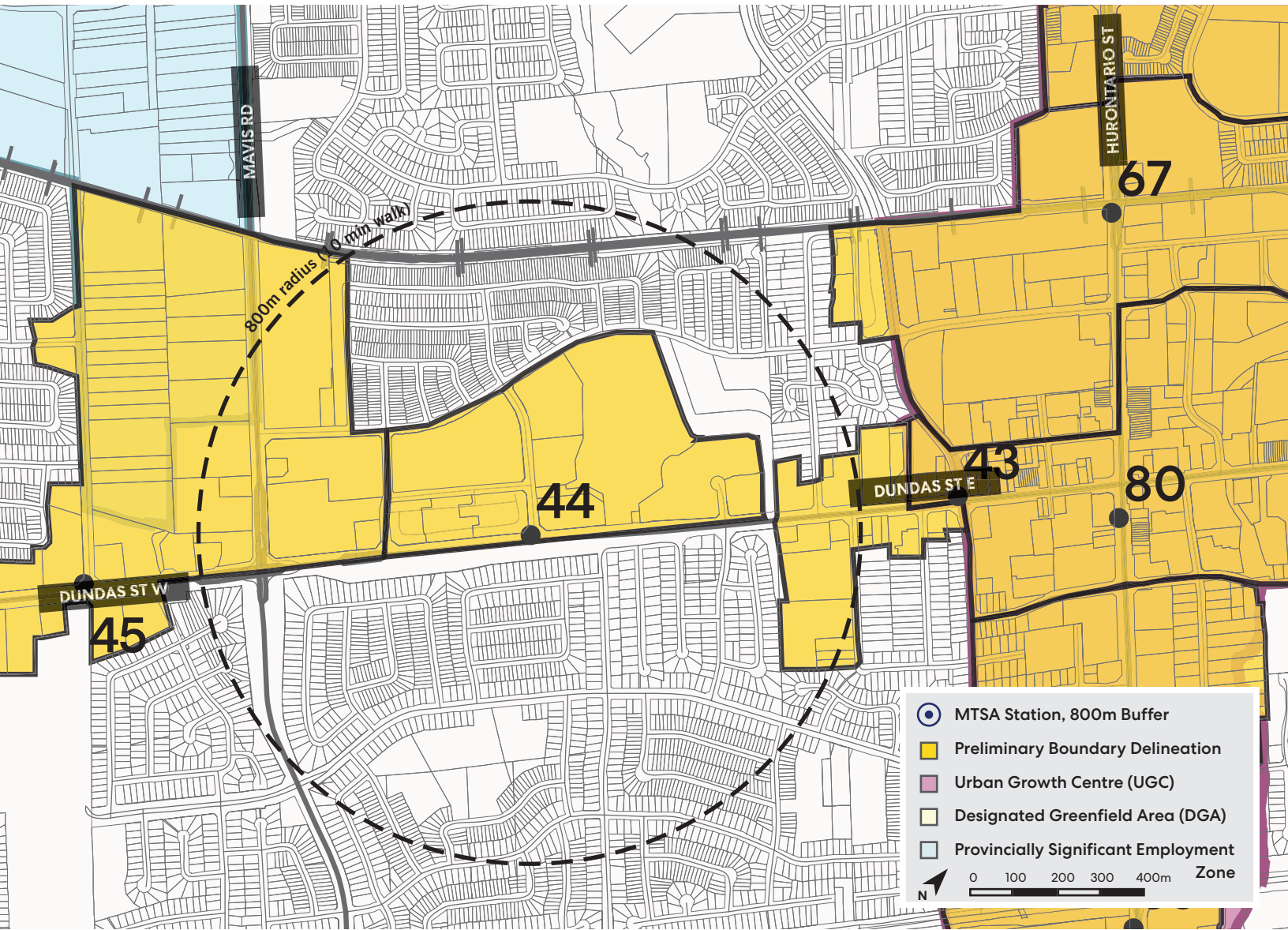


MTSA Preliminary Boundary Delineation ■	
Area (ha)	14
Population	1,245
Employment	112
Total Density (ppj/ha)	96.8
Additional People and Jobs to Achieve Target Density (ppj)	900
MTSA 800m Radius ●	
Area (ha)	201
Population	18,271
Employment	4,548
Total Density (ppj/ha)	113.6

Station:	Confederation PKW Corridor	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Station Ready
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, proximity to planned Hurontario LRT, Connector Truck Route Cycling and pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land Moderate current development pipeline activity Optimal land parcels and configuration
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk Urban Growth Centre, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Availability of community amenities and facilities Sports and recreational facilities

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

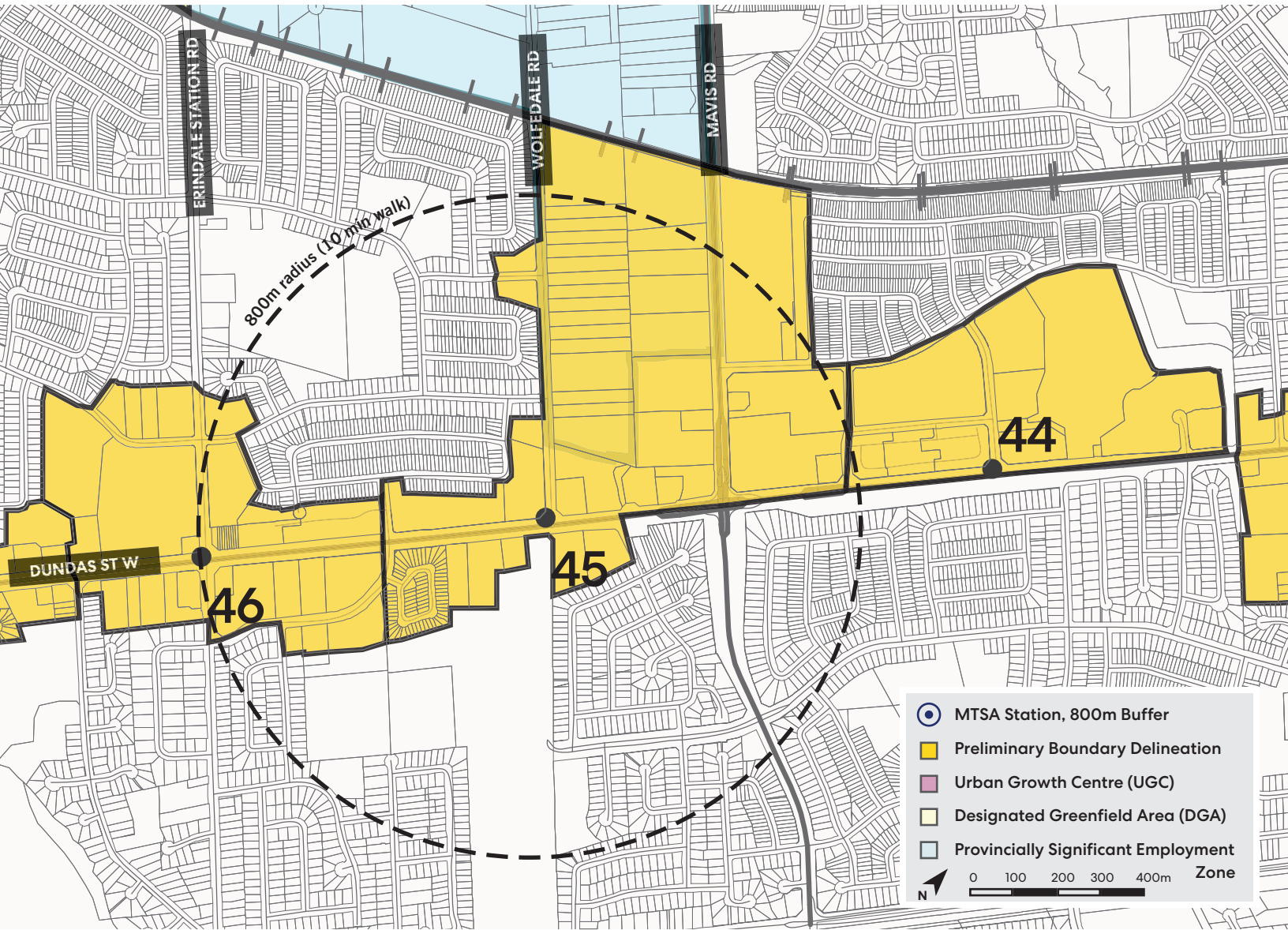


MTSA Preliminary Boundary Delineation ■	
Area (ha)	32
Population	1,573
Employment	539
Total Density (ppj/ha)	67.0
Additional People and Jobs to Achieve Target Density (ppj)	2,900
MTSA 800m Radius ●	
Area (ha)	201
Population	10,017
Employment	1,745
Total Density (ppj/ha)	58.5

Station:	Clayhill	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Market Lag
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, Connector Truck Route Cycling and pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land Moderate current development pipeline activity Existing parcel size and configuration appropriate for intensification, with consideration to topography
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk, significant grade separation GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Availability of community amenities and facilities Sports and recreational facilities Landmarks: Huron Park, Woodlands Meadows Park

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



MTSA Preliminary Boundary Delineation ■

Area (ha)	73
Population	2,143
Employment	1,635
Total Density (ppj/ha)	51.6

Additional People and Jobs to Achieve Target Density (ppj) 7,900

MTSA 800m Radius ●

Area (ha)	201
Population	8,374
Employment	1,958
Total Density (ppj/ha)	51.4

Station:	Wolfedale	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS

- Market Lag

MOBILITY

- Existing MiWay transit, Connector Truck Route
- Cycling and pedestrian infrastructure in place

MARKET AND GROWTH POTENTIAL

- Low availability of vacant land
- No current development pipeline activity
- Existing parcel size and configuration appropriate for intensification

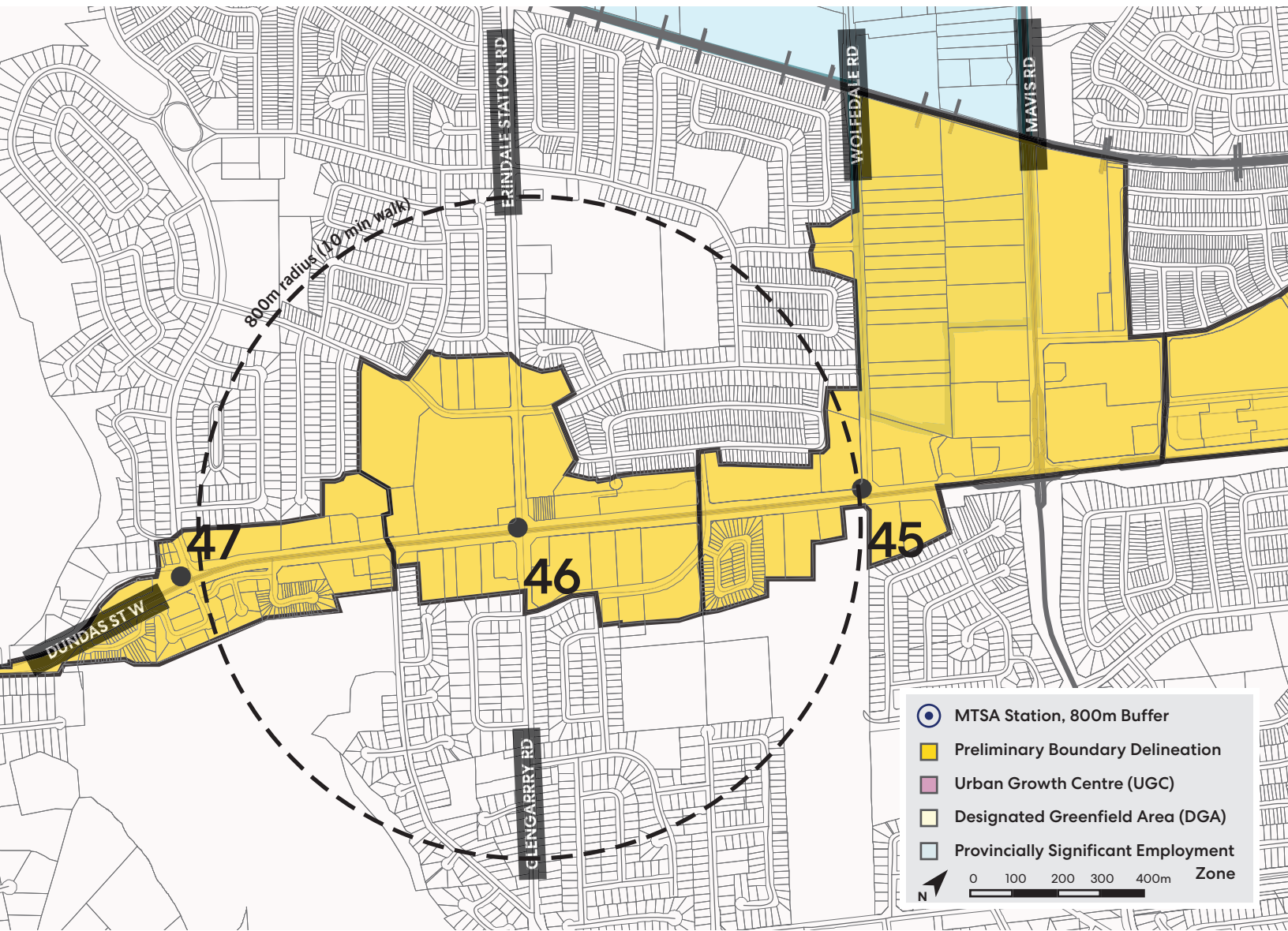
LAND USE AND BUILT FORM

- Moderate flood risk
- GP Built Up Urban Area, partially within Provincially Significant Employment Zone

COMMUNITY CONSIDERATIONS

- Availability of community amenities and facilities
- Sports and recreational facilities
- Landmarks: Huron Park, Woodlands Meadows Park

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



Legend:

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

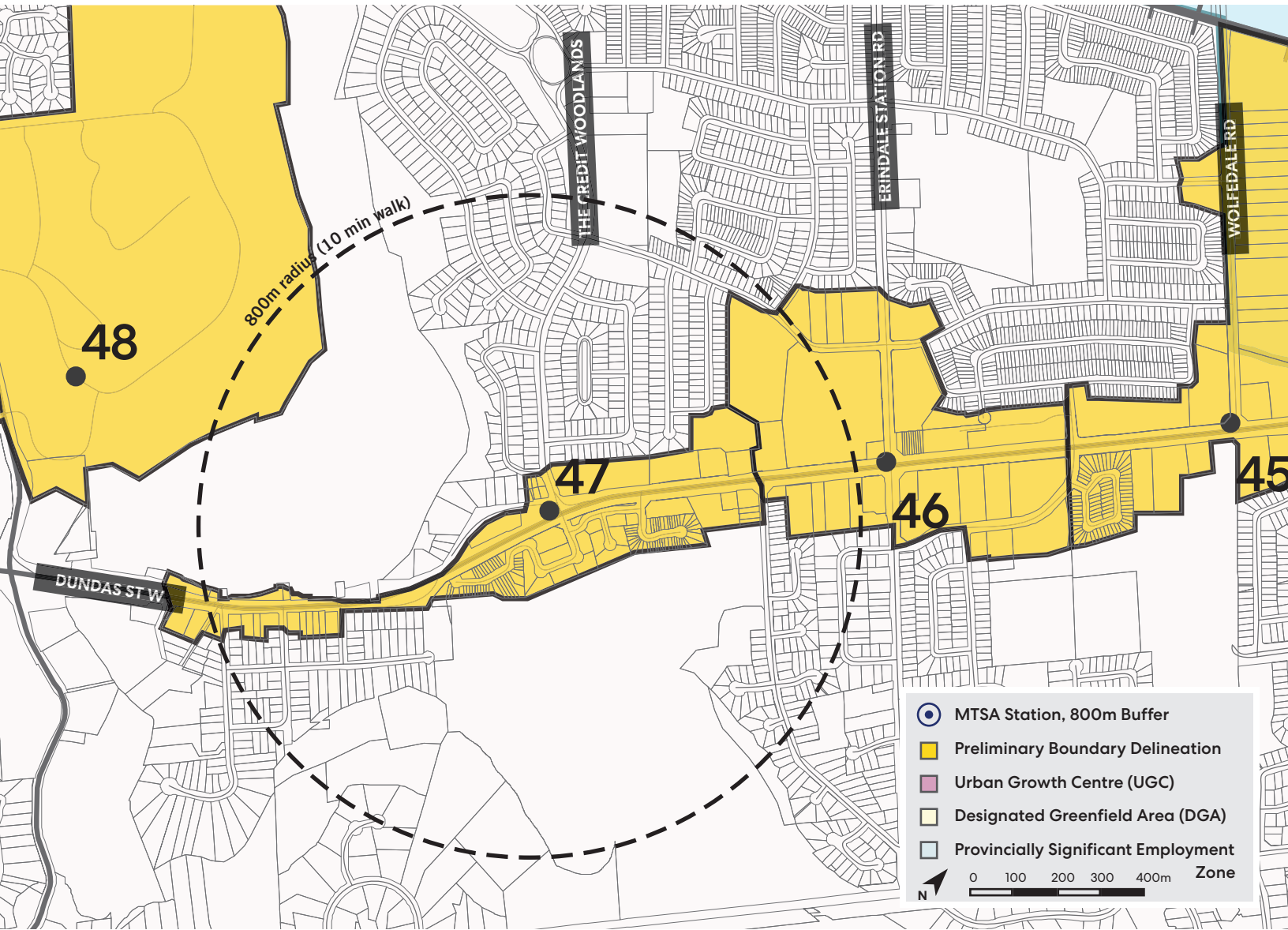
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MTSA Preliminary Boundary Delineation ■	
Area (ha)	36
Population	2,381
Employment	266
Total Density (ppj/ha)	72.9
Additional People and Jobs to Achieve Target Density (ppj)	3,200
MTSA 800m Radius ●	
Area (ha)	201
Population	10,163
Employment	1,188
Total Density (ppj/ha)	56.5

Station:	Erindale Station	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Market Lag
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, Connector Truck Route Cycling and pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land Limited current development pipeline activity Existing parcel size and configuration appropriate for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Low flood risk GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Availability of community amenities and facilities Sports and recreational facilities Landmarks: St. Martin Secondary School

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

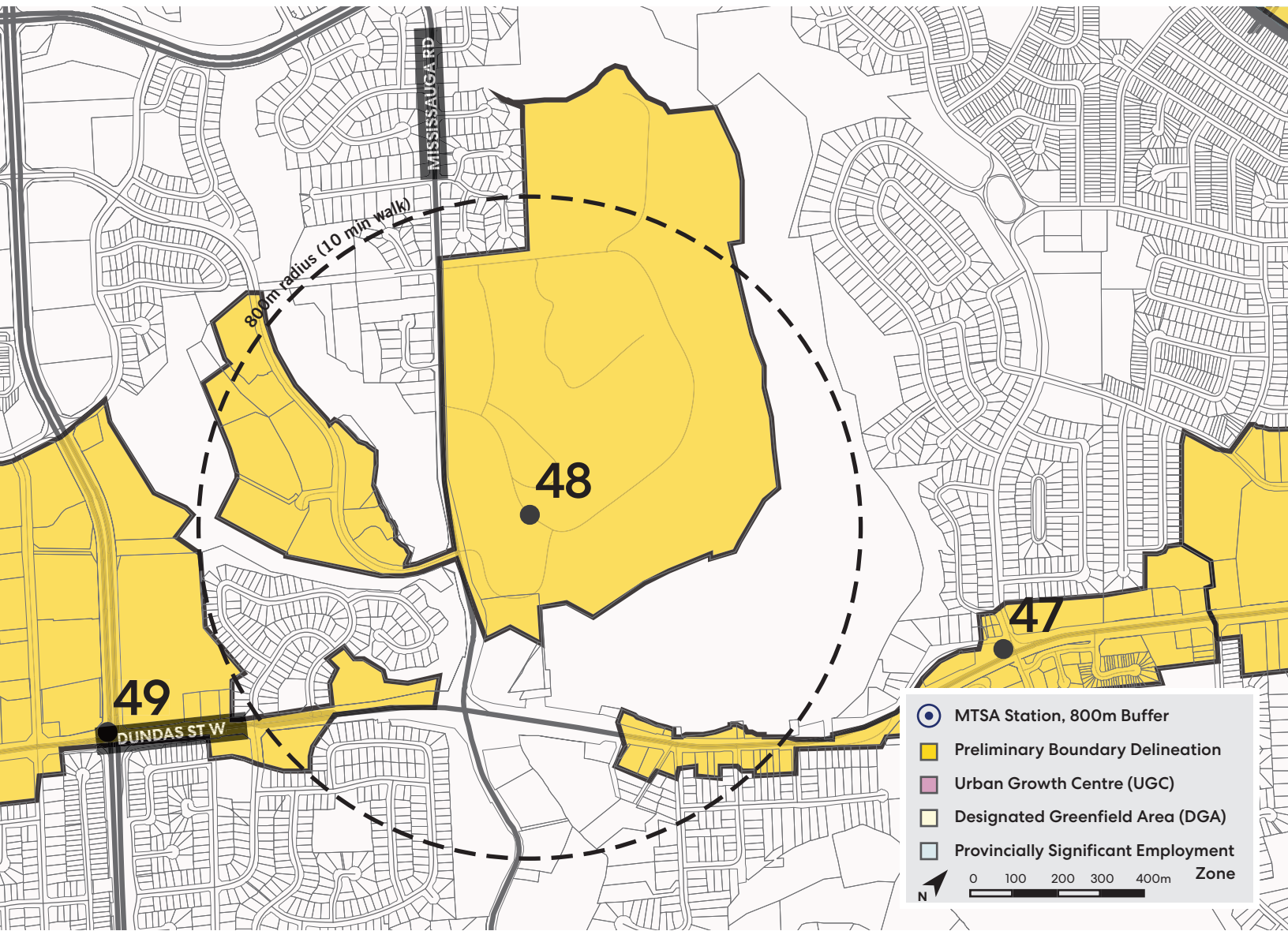


MTSA Preliminary Boundary Delineation ■	
Area (ha)	23
Population	1,022
Employment	152
Total Density (ppj/ha)	50.9
Additional People and Jobs to Achieve Target Density (ppj)	2,500
MTSA 800m Radius ●	
Area (ha)	201
Population	5,634
Employment	921
Total Density (ppj/ha)	32.6

Station:	Credit Woodlands	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, Connector Truck Route Cycling and pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land No current development pipeline activity Irregular parcel size and configuration
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk, grade separation GP Built Up Urban Area Wolfedale Creek
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Availability of community amenities and facilities Sports and recreational facilities Landmarks: Credit Valley Golf and Country Club

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

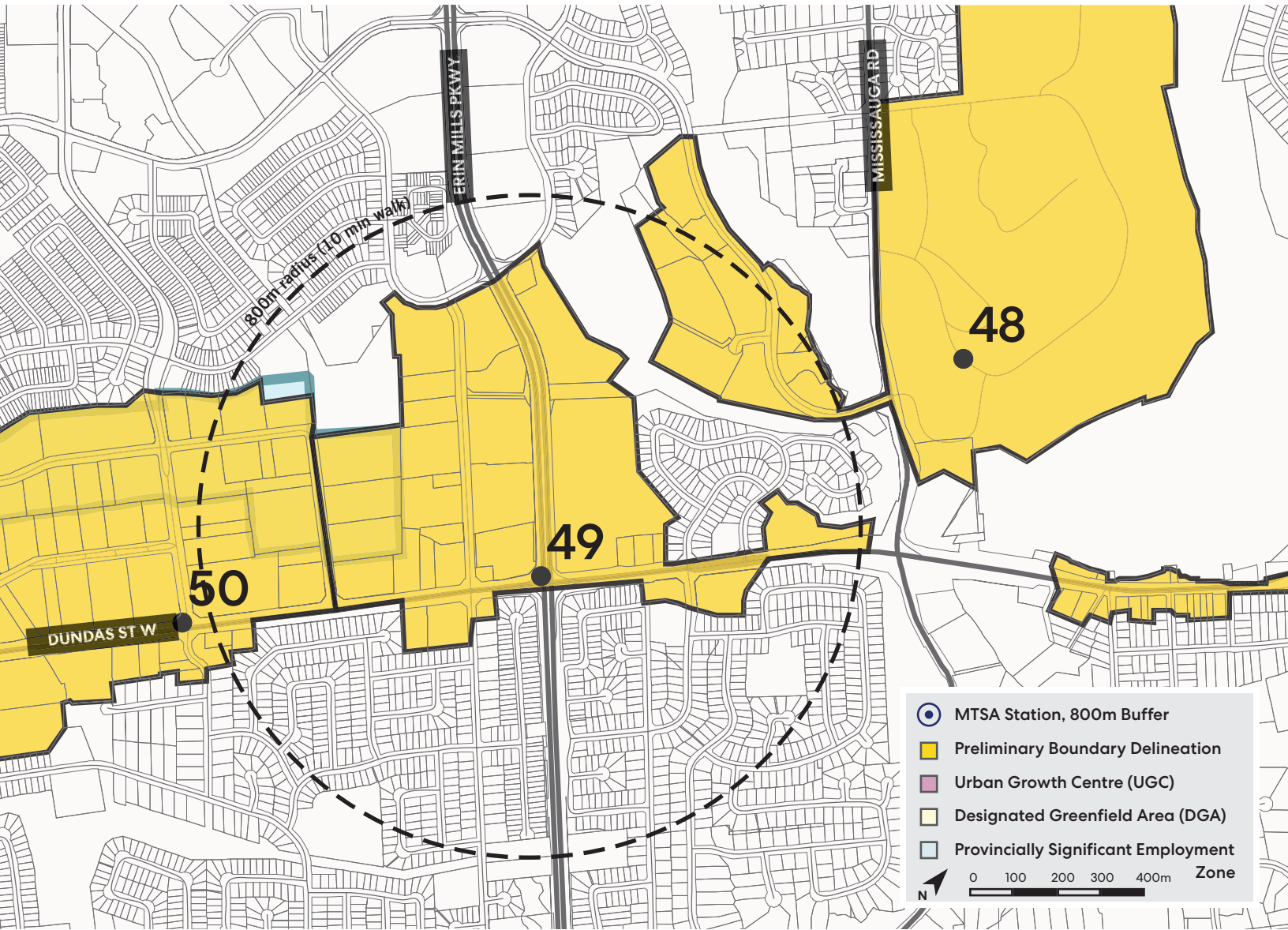


MTSA Preliminary Boundary Delineation ■	
Area (ha)	97
Population	880
Employment	1,886
Total Density (ppj/ha)	28.5
Additional People and Jobs to Achieve Target Density (ppj)	12,800
MTSA 800m Radius ●	
Area (ha)	201
Population	2,459
Employment	1,863
Total Density (ppj/ha)	21.5

Station:	UTM	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, Connector Truck Route Cycling and pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land Limited current development pipeline activity Parcel ownership by University of Toronto
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate flood risk, grade separation GP Built Up Urban Area Wolfedale Creek to the east
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Availability of community amenities and facilities Sports and recreational facilities Landmarks: University of Toronto Mississauga campus

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

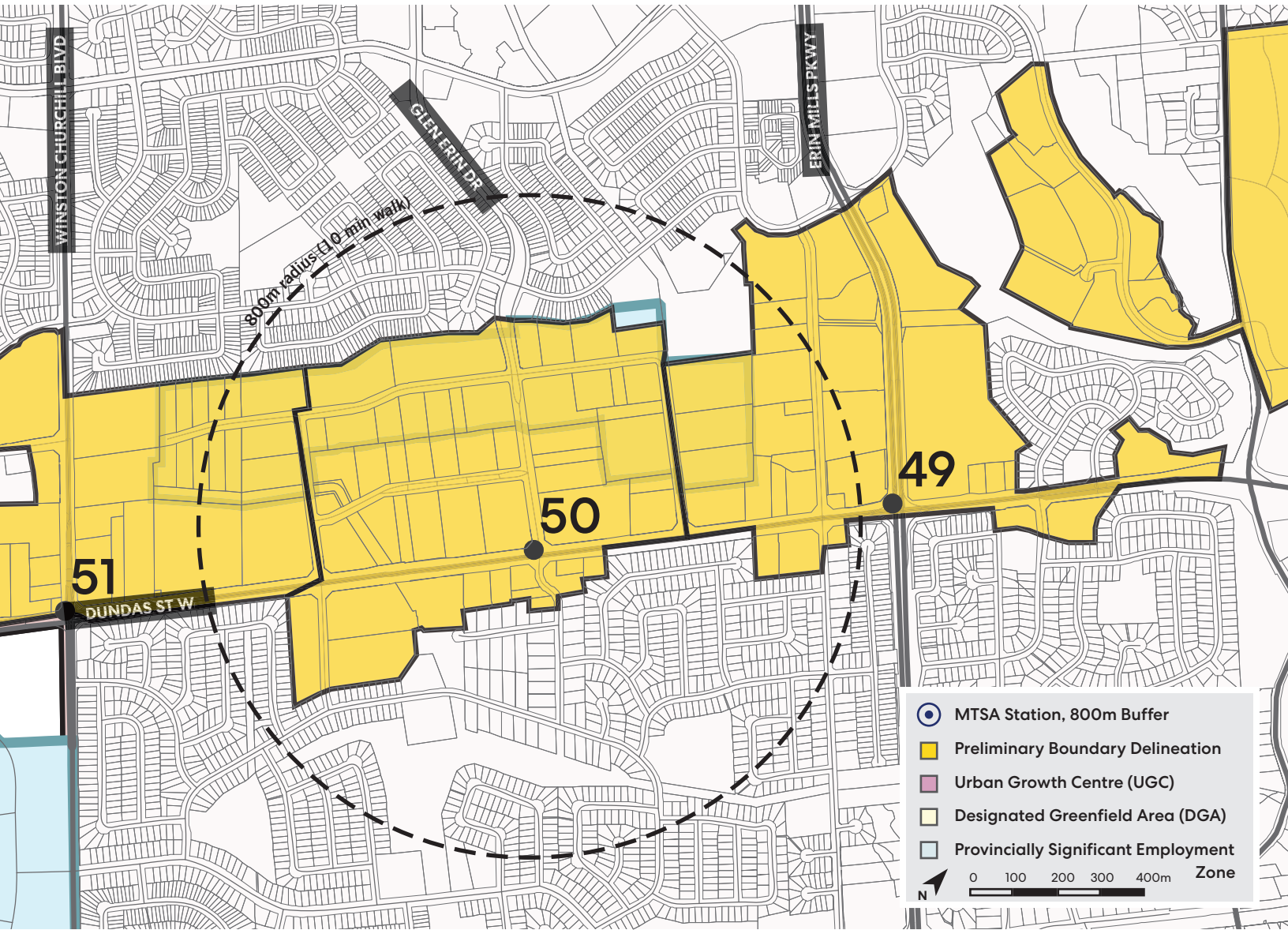


MTSA Preliminary Boundary Delineation ■	
Area (ha)	56
Population	1,780
Employment	1,271
Total Density (ppj/ha)	54.4
Additional People and Jobs to Achieve Target Density (ppj)	5,900
MTSA 800m Radius ●	
Area (ha)	201
Population	5,413
Employment	2,756
Total Density (ppj/ha)	40.7

Station:	Erin Mills	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Station Ready
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, Primary Truck Route Cycling and pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land Moderate current development pipeline activity Existing parcel size and configuration appropriate 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"> Availability of community amenities and facilities Sports and recreational facilities Landmarks: Erindale Secondary School

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



MTSA Preliminary Boundary Delineation ■

Area (ha)	61
Population	383
Employment	2,852
Total Density (ppj/ha)	53.3

Additional People and Jobs to Achieve Target Density (ppj) **6,500**

MTSA 800m Radius ●

Area (ha)	201
Population	4,882
Employment	4,865
Total Density (ppj/ha)	48.5

Station:	Glen Erin	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS

- Market Lag

MOBILITY

- Existing MiWay transit, Primary Truck Route
- Cycling and pedestrian infrastructure in place

MARKET AND GROWTH POTENTIAL

- Moderate availability of vacant land
- No current development pipeline activity
- Existing parcel size and configuration optimal for intensification

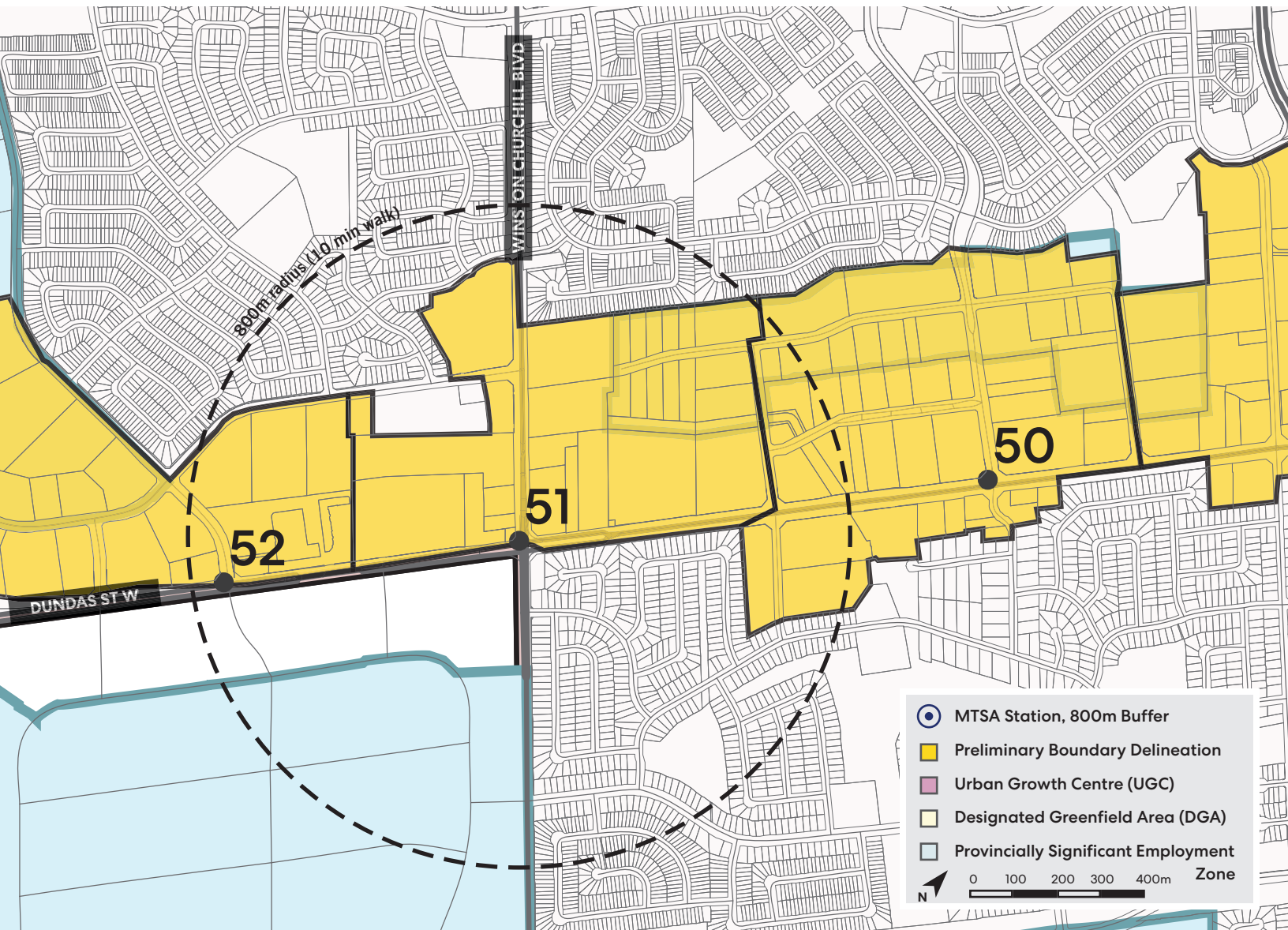
LAND USE AND BUILT FORM

- Low flood risk
- GP Built Up Urban Area, Provincially Significant Employment Zone

COMMUNITY CONSIDERATIONS

- Limited availability of community amenities and facilities
- Sports and recreational facilities

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



MTSA Preliminary Boundary Delineation ■

Area (ha)	50
Population	325
Employment	1,953
Total Density (ppj/ha)	45.7

Additional People and Jobs to Achieve Target Density (ppj) 5,700

MTSA 800m Radius ●

Area (ha)	155
Population	3,335
Employment	3,478
Total Density (ppj/ha)	44.0

Station:	Winston Churchill	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS

- Market Lag

MOBILITY

- Existing MiWay transit, Primary Truck Route
- Cycling and pedestrian infrastructure in place

MARKET AND GROWTH POTENTIAL

- High availability of vacant land
- Moderate current development pipeline activity
- Existing parcel size and configuration optimal for intensification

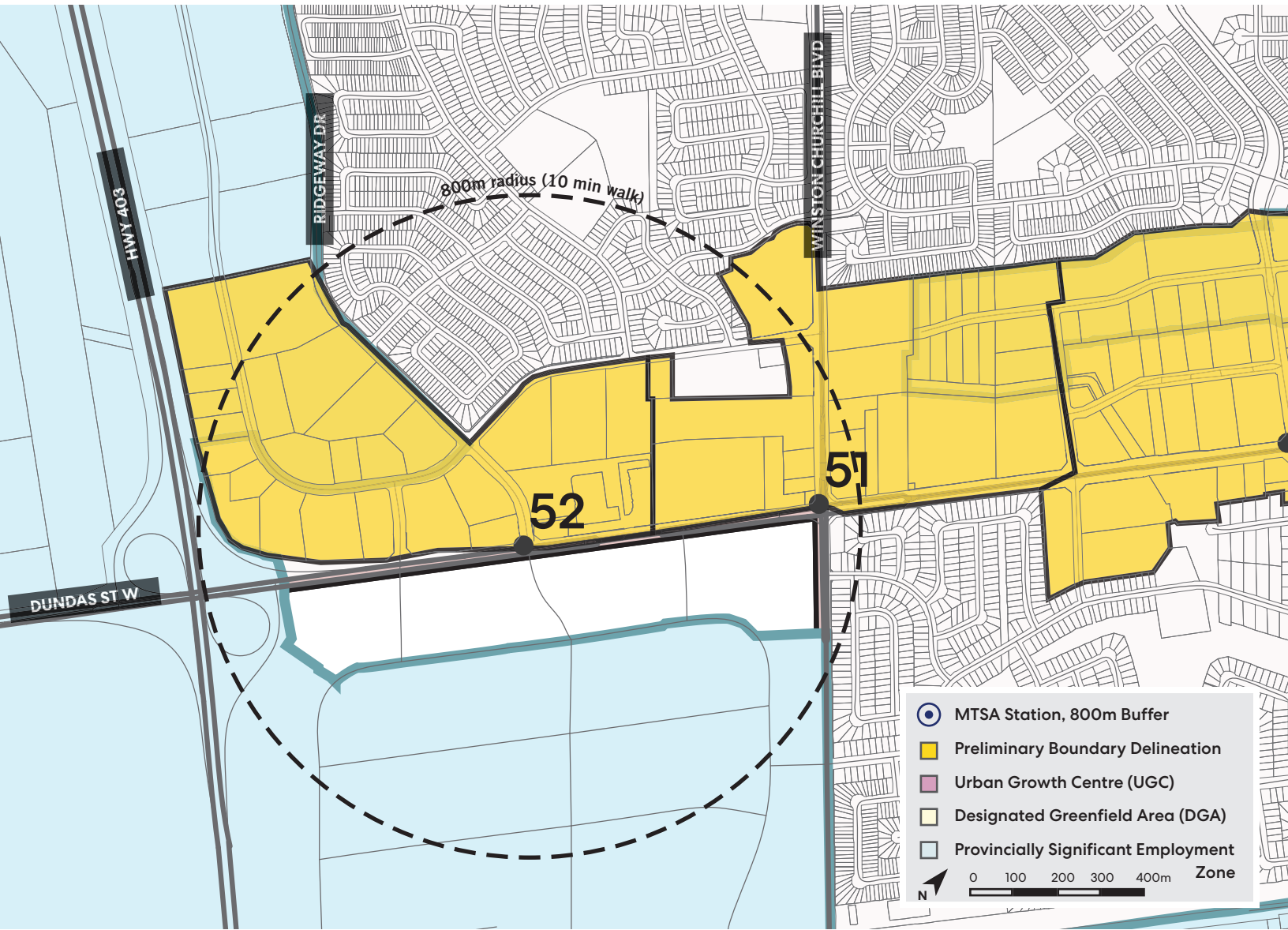
LAND USE AND BUILT FORM

- Low flood risk
- GP Built Up Urban Area

COMMUNITY CONSIDERATIONS

- Availability of community amenities and facilities, proximity to sports and recreational facilities
- Landmarks: Churchill Crossing

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

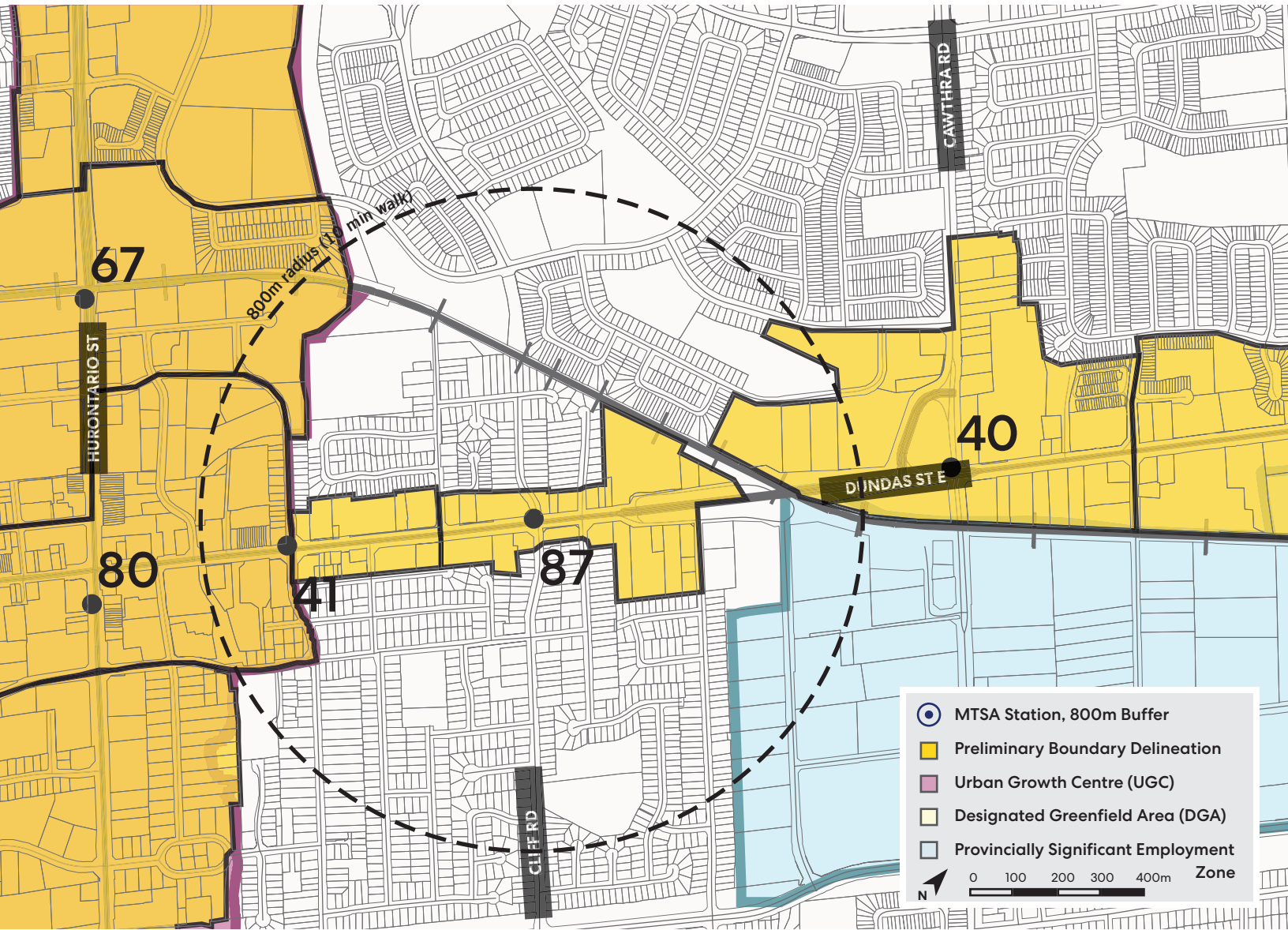


MTSA Preliminary Boundary Delineation ■	
Area (ha)	53
Population	5
Employment	1,517
Total Density (ppj/ha)	28.5
Additional People and Jobs to Achieve Target Density (ppj)	7,000
MTSA 800m Radius ●	
Area (ha)	104
Population	2,016
Employment	2,224
Total Density (ppj/ha)	40.9

Station:	Ridgeway	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Mobility
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, Primary Truck Route Limited cycling and pedestrian infrastructure
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land No current development pipeline activity Existing parcel size and configuration optimal for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Low flood risk, significant grade separation GP Built Up Urban Area, Provincially Significant Employment Zone
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Availability of community amenities and facilities, Limited sports and recreational facilities Proximity to highway interchange

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

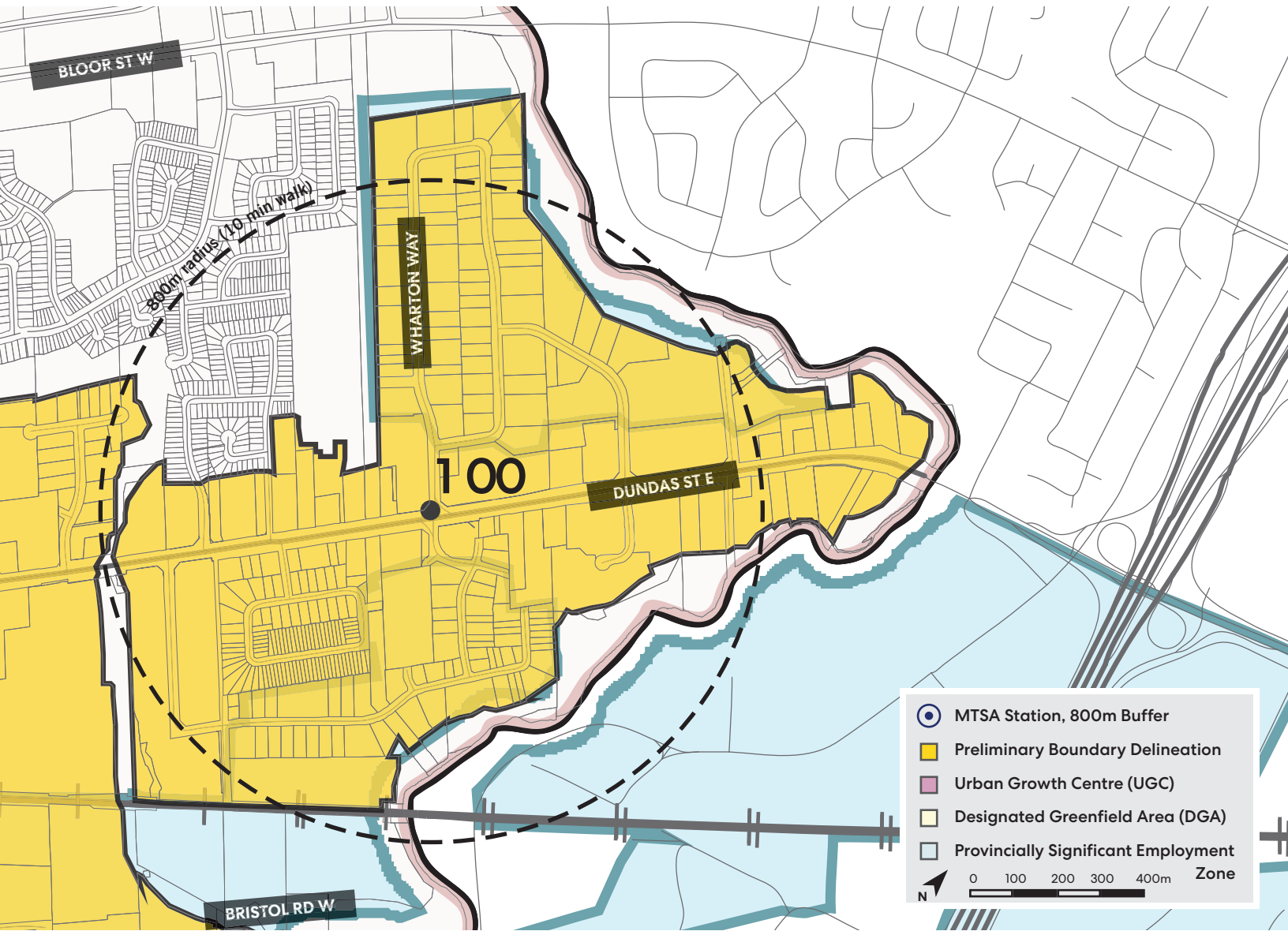


MTSA Preliminary Boundary Delineation ■	
Area (ha)	16
Population	350
Employment	216
Total Density (ppj/ha)	36.3
Additional People and Jobs to Achieve Target Density (ppj)	1,900
MTSA 800m Radius ●	
Area (ha)	201
Population	8,409
Employment	2,532
Total Density (ppj/ha)	54.5

Station:	Grenville	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Strategic Alignment
MOBILITY	<ul style="list-style-type: none"> Existing MiWay transit, Connector Truck Route Pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> Moderate availability of vacant land Low current development pipeline activity Land parcels and configuration limited by rail corridor north of Dundas St
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> Moderate to high flood risk Urban Growth Centre, GP Built Up Urban Area
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Availability of community amenities and facilities Proximity to sports and recreational facilities

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



MTSA Preliminary Boundary Delineation ■	
Area (ha)	150
Population	505
Employment	4,386
Total Density (ppj/ha)	32.5
Additional People and Jobs to Achieve Target Density (ppj)	19,200
MTSA 800m Radius ●	
Area (ha)	176
Population	2,502
Employment	4,320
Total Density (ppj/ha)	38.7

Station:	Wharton	Corridor Type:	Other Transit Corridor
Municipality:	City of Mississauga	Combined Station:	n/a
Corridor:	Dundas BRT	Target Density:	160 ppj/ha

ANALYTICAL LENS	<ul style="list-style-type: none"> Limited Potential
MOBILITY	<ul style="list-style-type: none"> Dundas BRT and MiWay Transit Pedestrian and pedestrian infrastructure in place
MARKET AND GROWTH POTENTIAL	<ul style="list-style-type: none"> High availability of vacant land Limited development pipeline activity Parcel size and configuration for intensification
LAND USE AND BUILT FORM	<ul style="list-style-type: none"> High flood risk, proximity to Etobicoke Creek GP Built Up Urban Area, Provincially Significant Employment Zone
COMMUNITY CONSIDERATIONS	<ul style="list-style-type: none"> Limited access to sports and recreation facilities Limited proximity to community amenities and parks

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