

Growth Management Committee

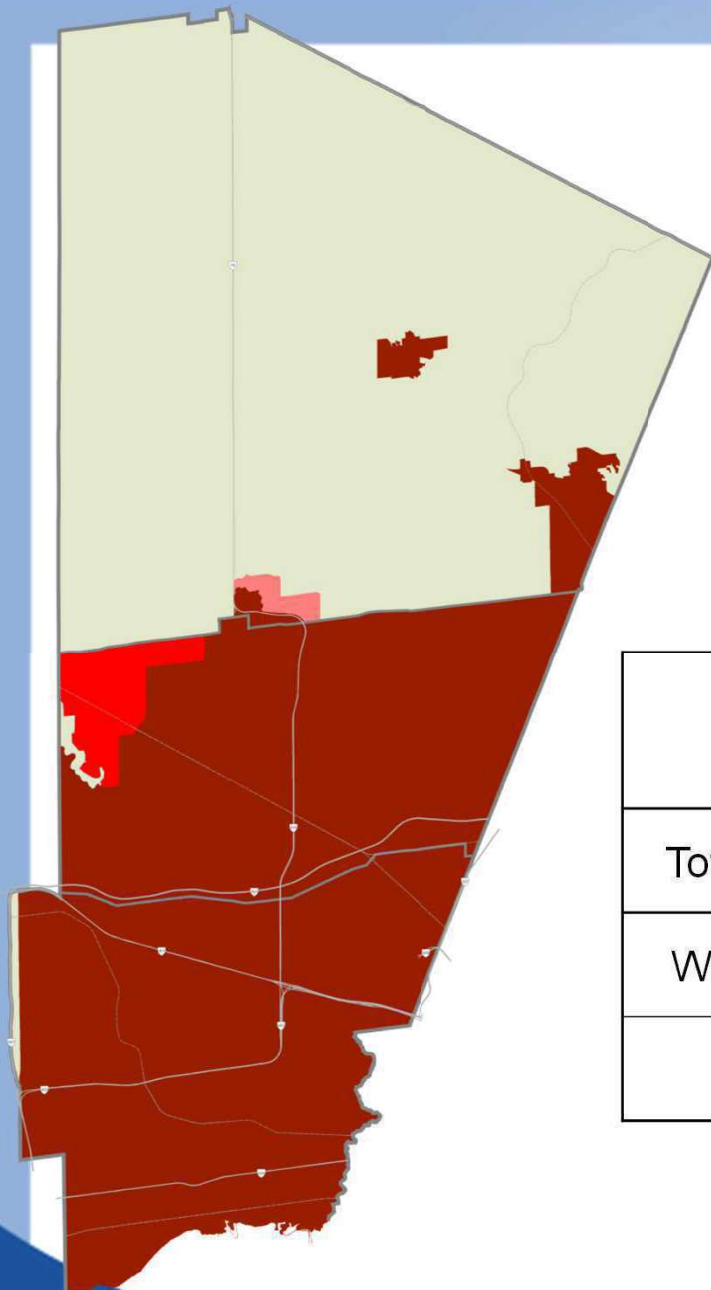
February 5, 2015

Arvin Prasad, Director
Integrated Planning Division
Corporate Services

Agenda

- The Story of Growth in Peel
- Employment Trends/Forecasts and Impact on Land Requirements
- Challenges When Planning for Growth in Peel
- Potential Areas of Improvement to Address Growth
- Overview of Growth Management in Peel
 - Growth Management Committee
 - Growth Management Program
 - Growth Management Workshops
- Next Steps
 - March 5 2015 Growth Management Workshop on Employment
 - Proposed Agenda Items for next GMC meeting

Where We've Grown



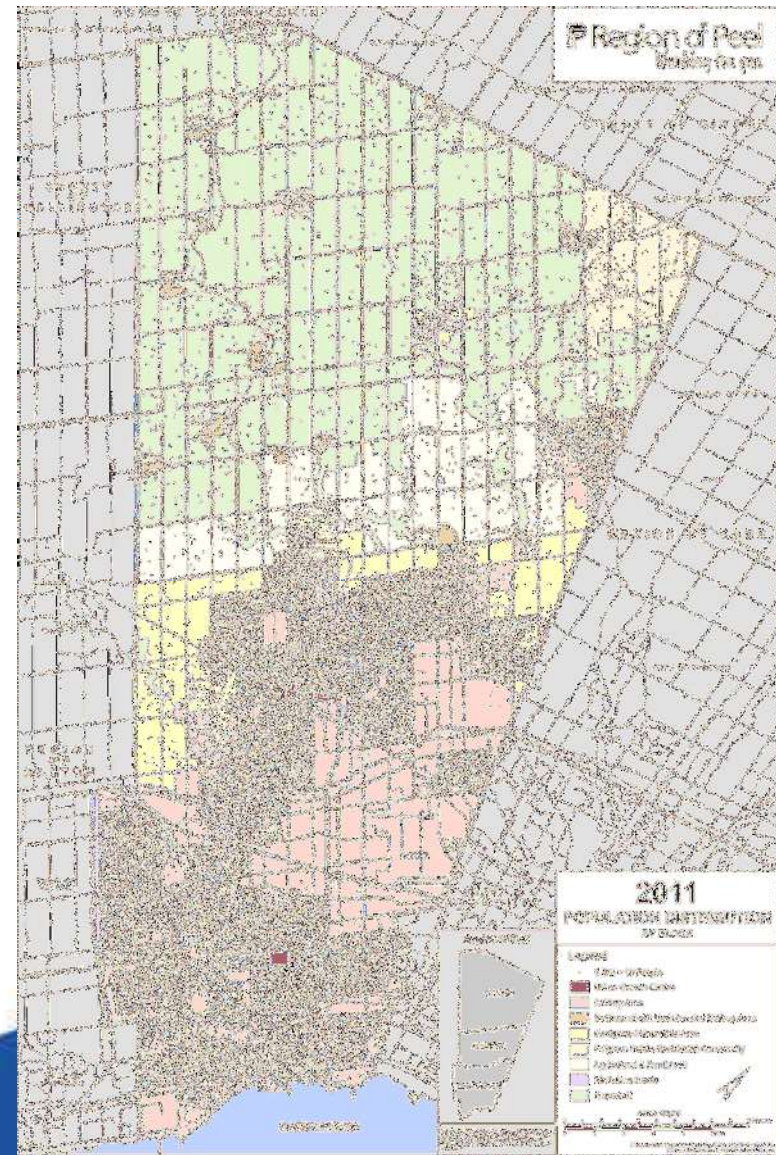
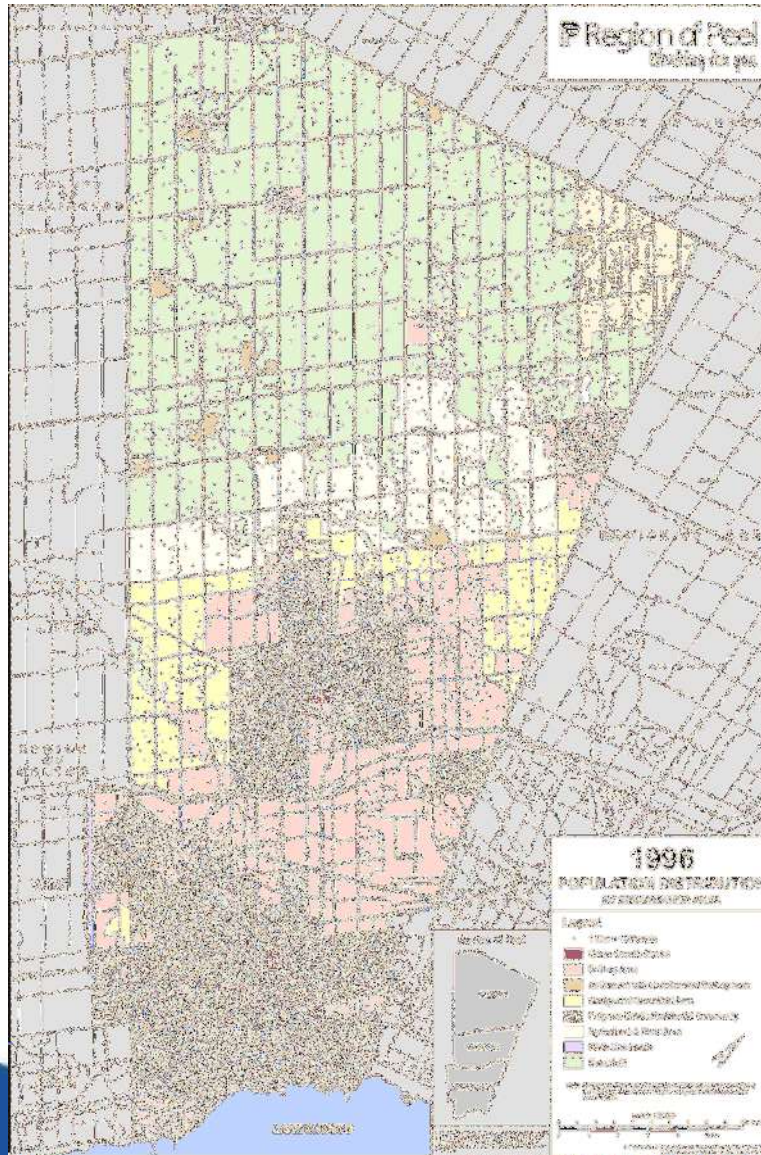
Legend

Lands Designated in ROP for Urban Uses

- 1996 (Original ROP)
- 2005 (ROPA 15)
- 2006 (ROPA 17)
- Rural Land
- Railway
- Town / City Boundary
- Watercourse
- Region Boundary
- Waterbody

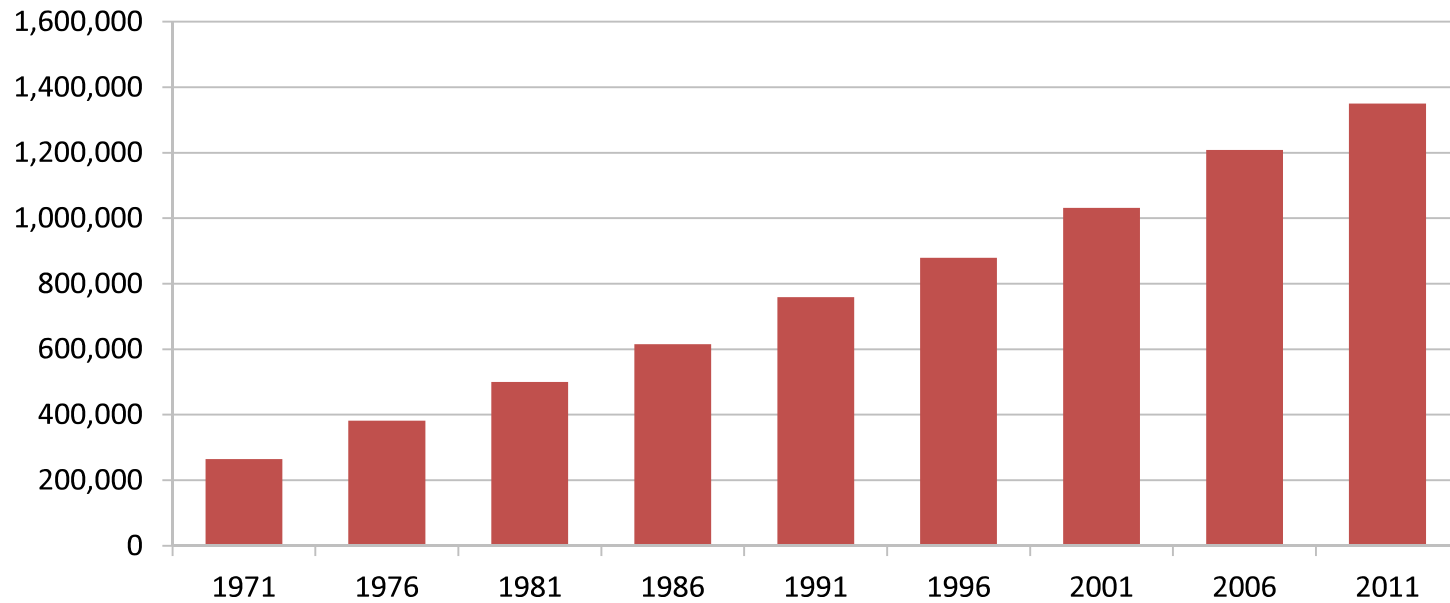
Policy Area	Hectares			
	ROP 1996	ROP 15	ROP 17	Present Total
Total Designated Lands	55,689	2,336	454	58,479
Within Urban Boundary	53,231	2,336	-	55,568
Within Rural Service Centres	2,458	-	454	2,912

Population Distribution in Peel

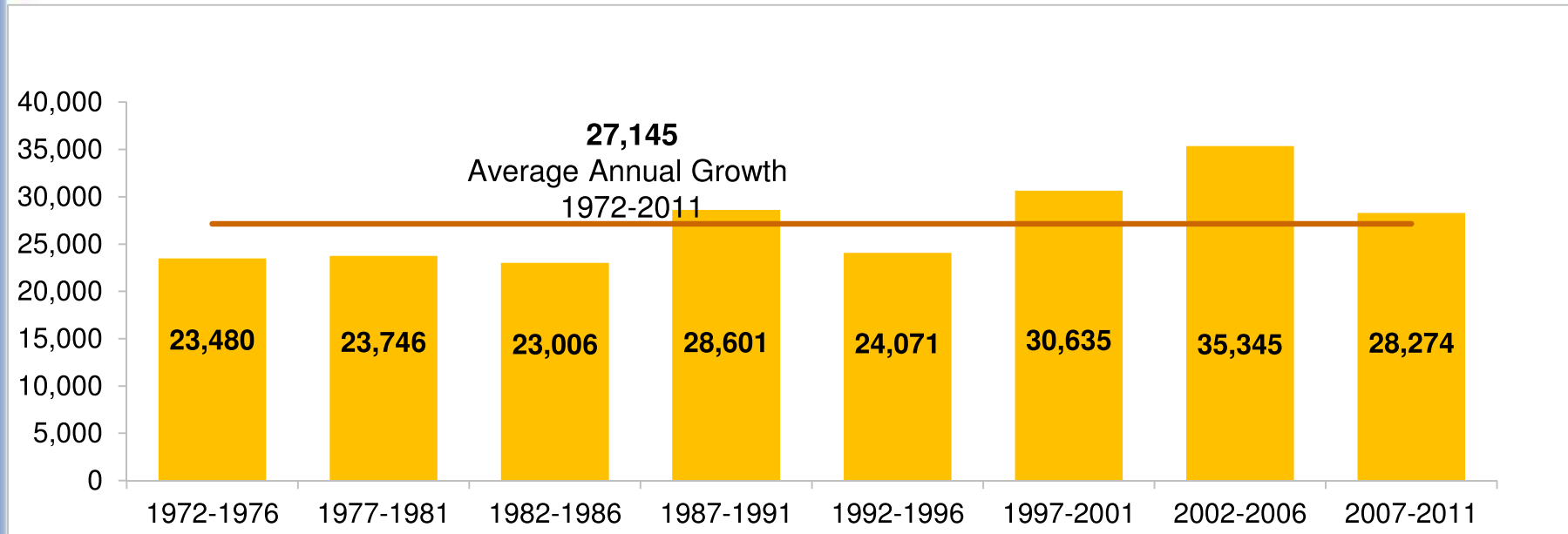


Historical Population

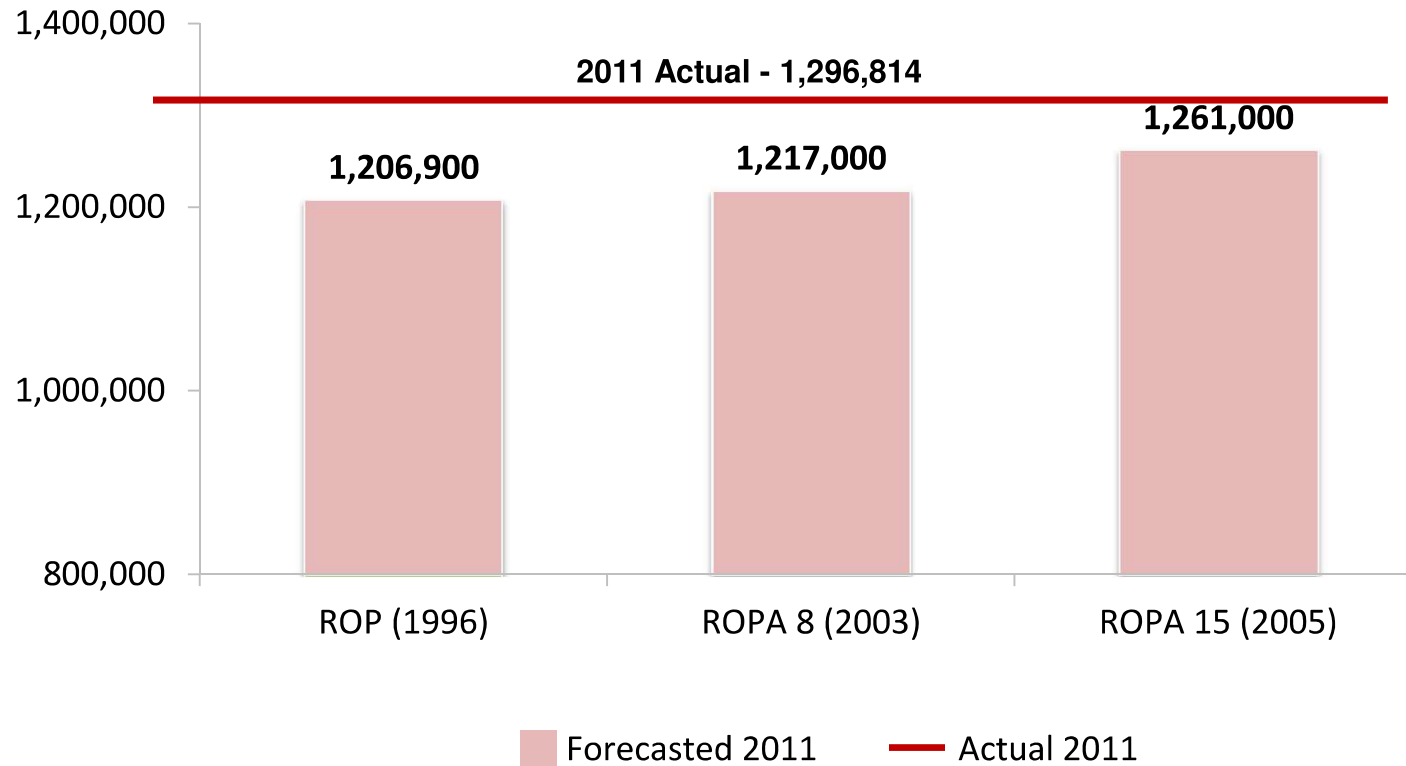
Population 1971-2011



Average Annual Population Growth, 1971-2011

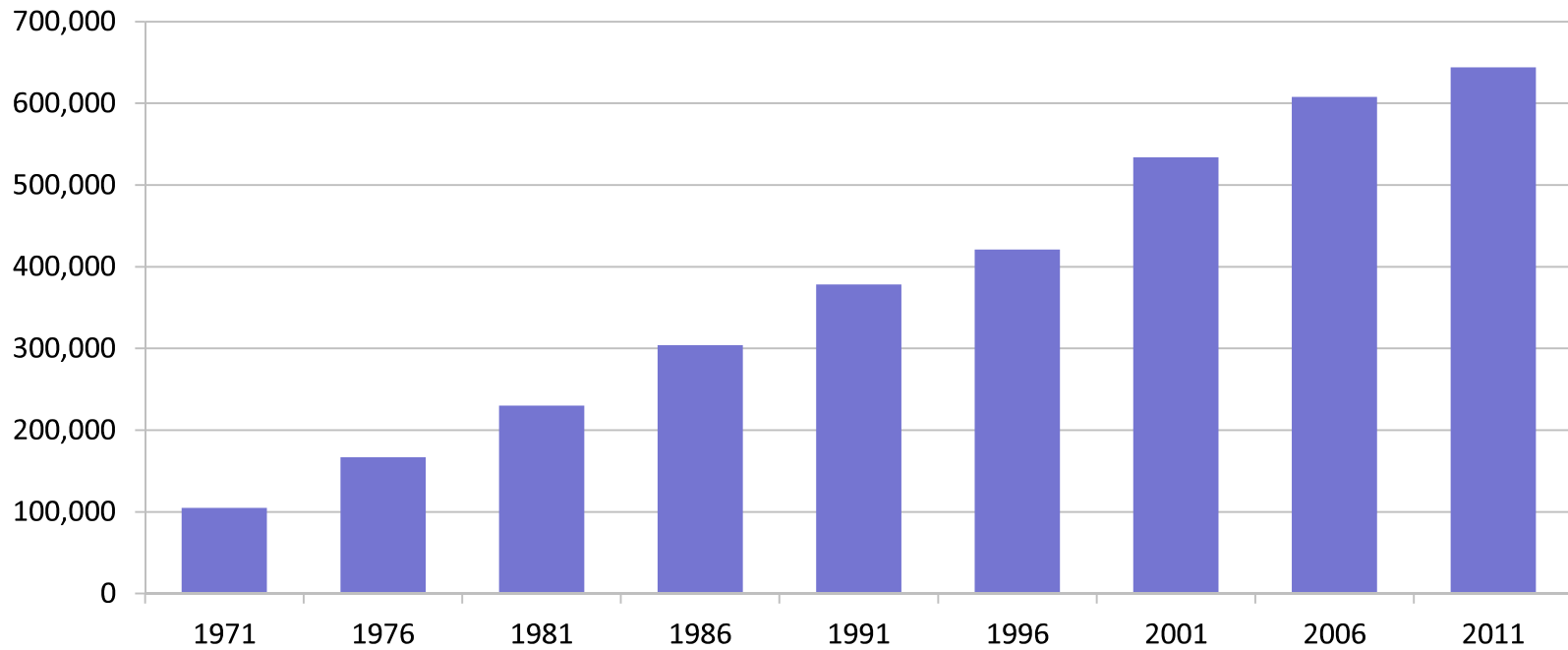


Forecasted vs. Actual Population - 2011

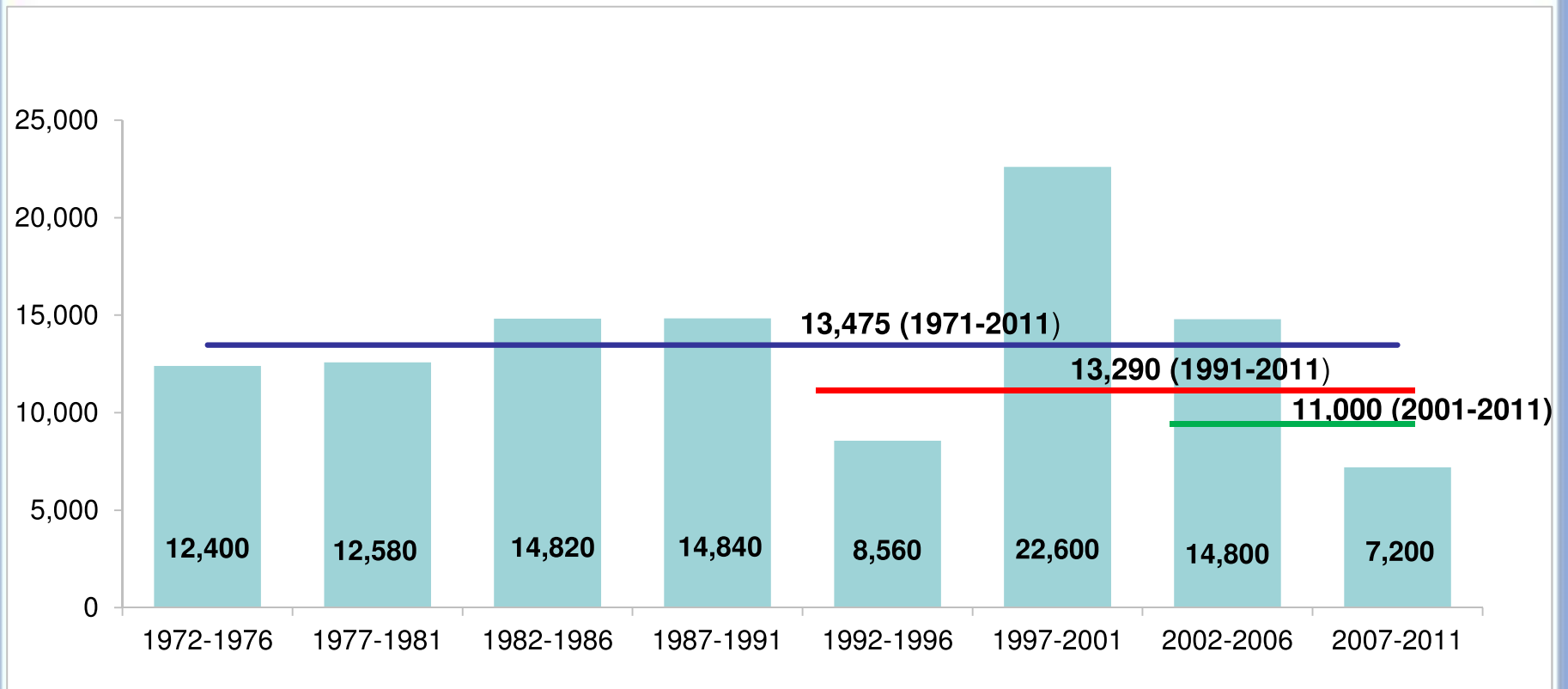


Historical Employment

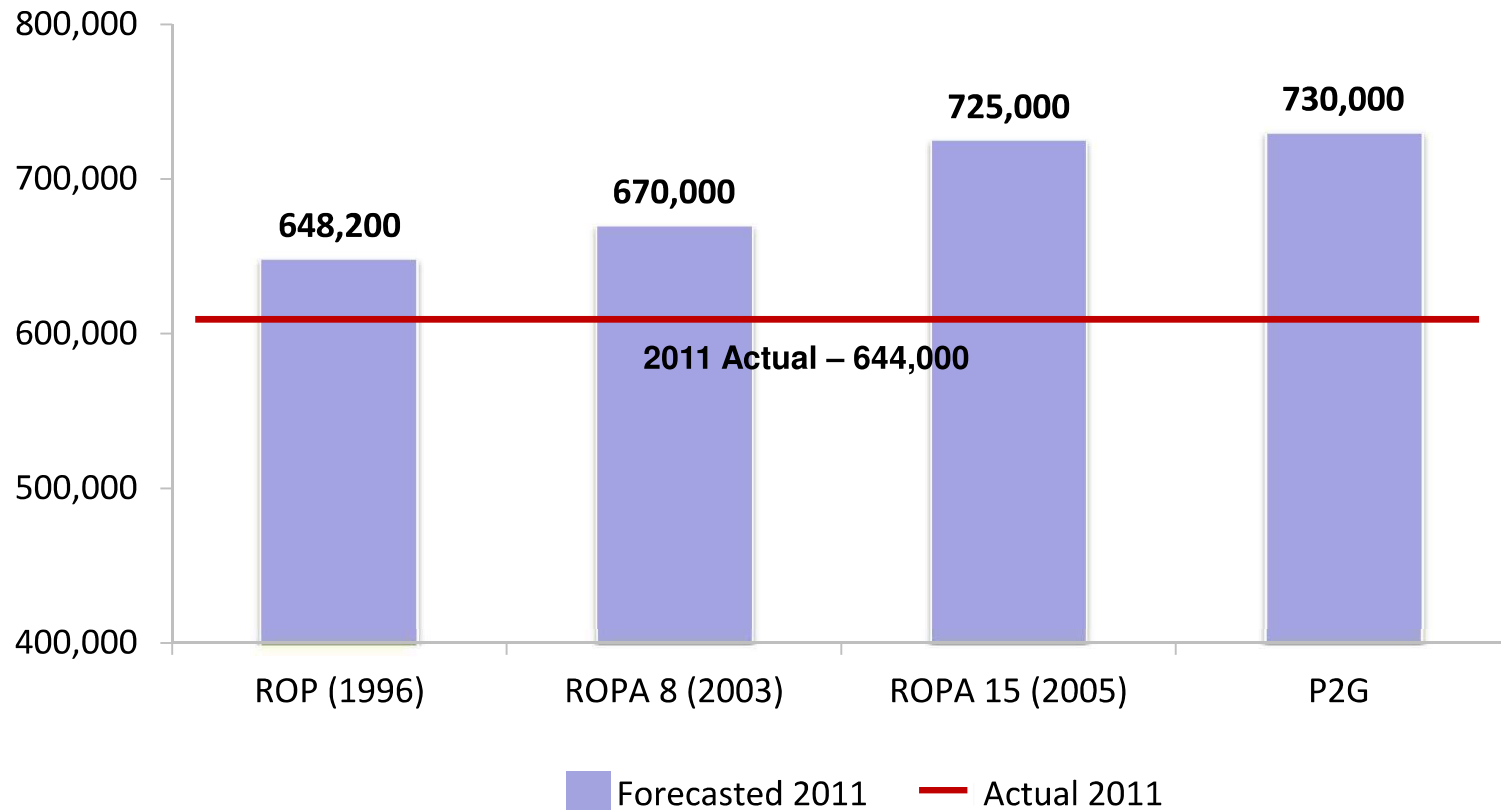
Employment 1971-2011



Average Annual Employment Growth, 1971-2011



Forecasted vs. Actual Employment - 2011



Jobs to Population Ratio in Peel

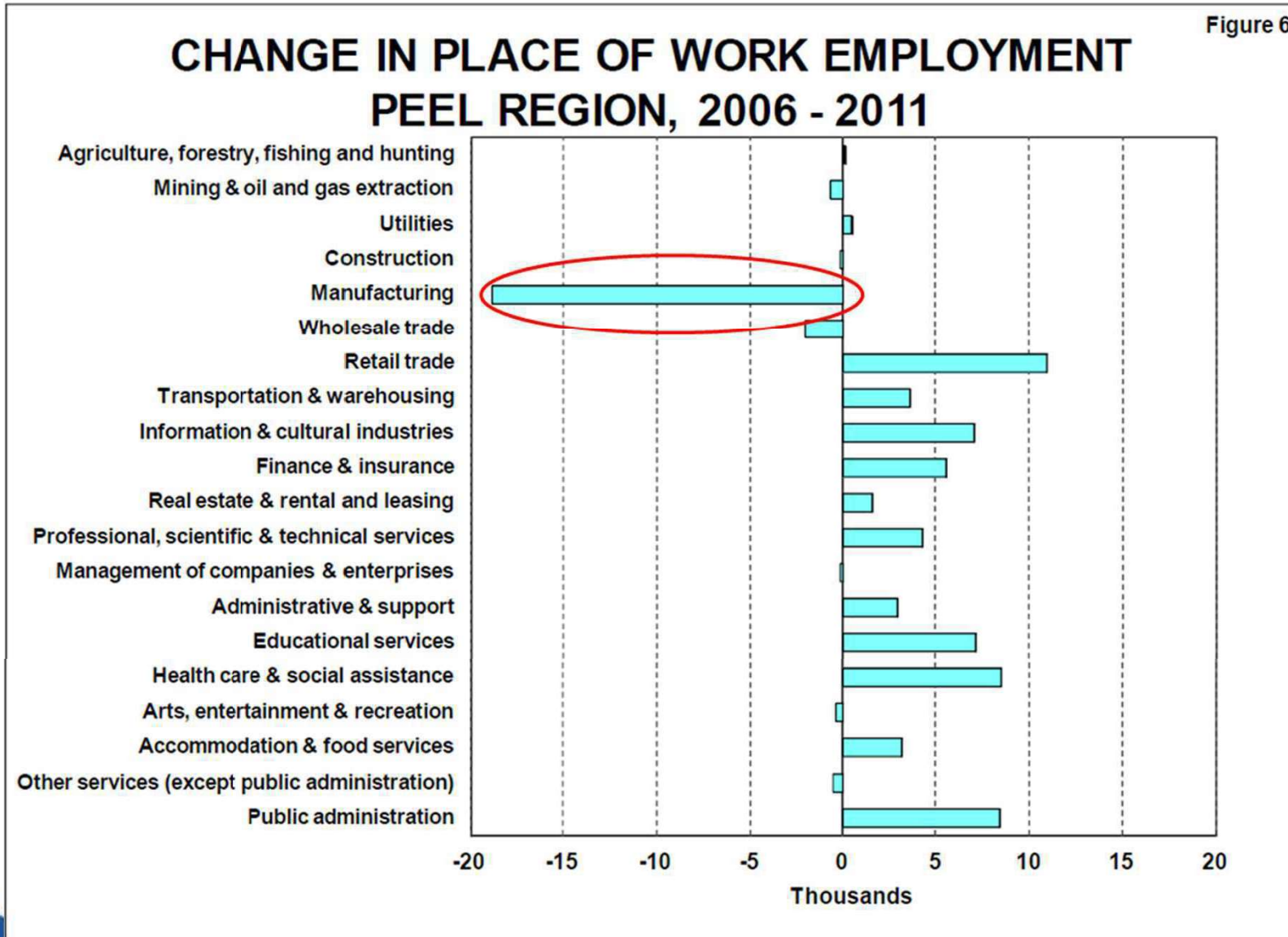


Impacts of Not Achieving Employment Forecasts

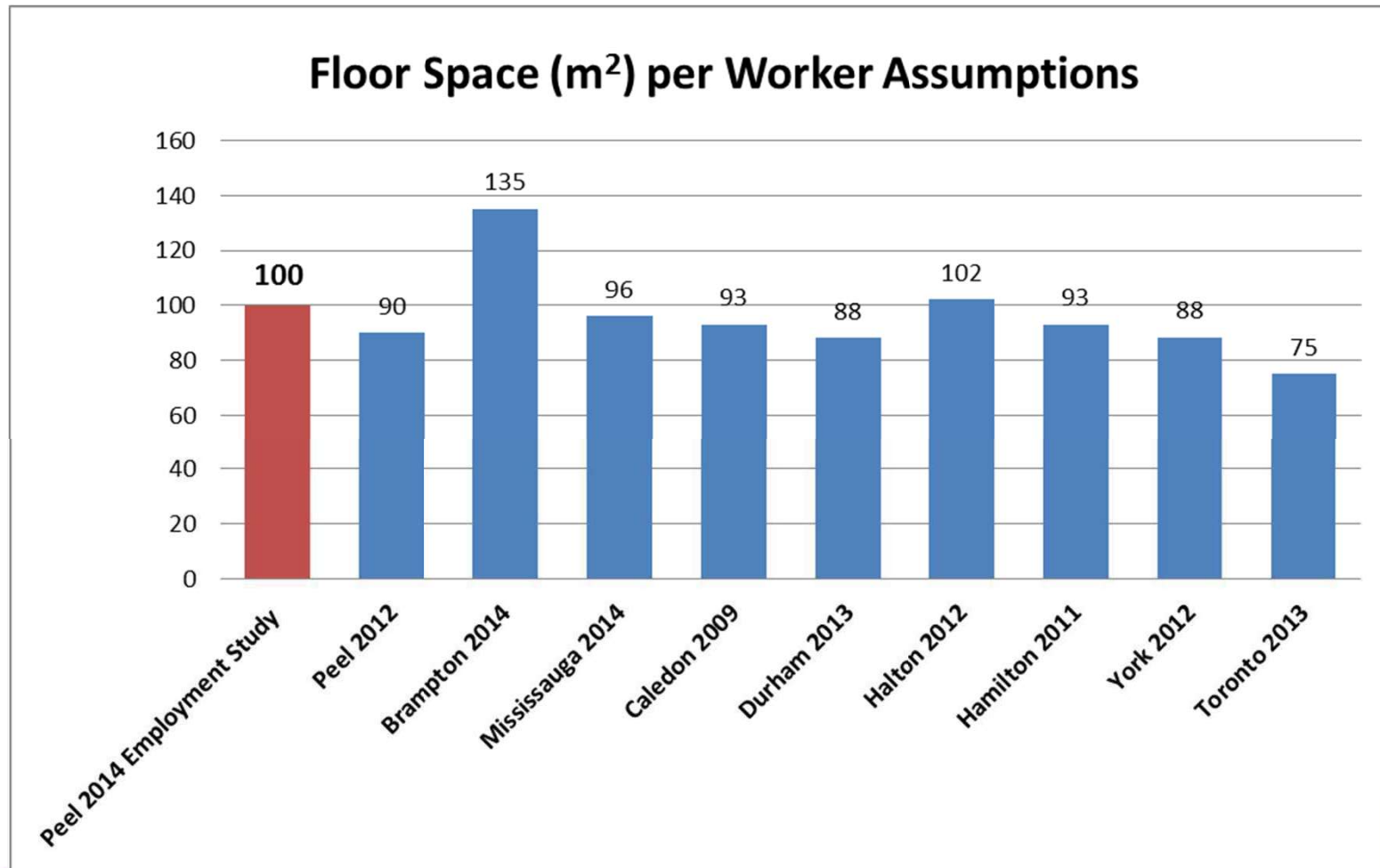
- Unemployment rate on the rise in Peel
- Increased demand for regional services, including the following categories:
 - Ontario Works
 - Affordable housing
 - Public Health
 - Police
- Current Regional initiatives to support Peel's economy
 - Infrastructure investment
 - Employment Program and Service Business Review
 - Youth Employment programs (Youth Employment Logistic Program)
 - Employment working group
 - Peel Poverty Reduction Strategy

Decline in Manufacturing

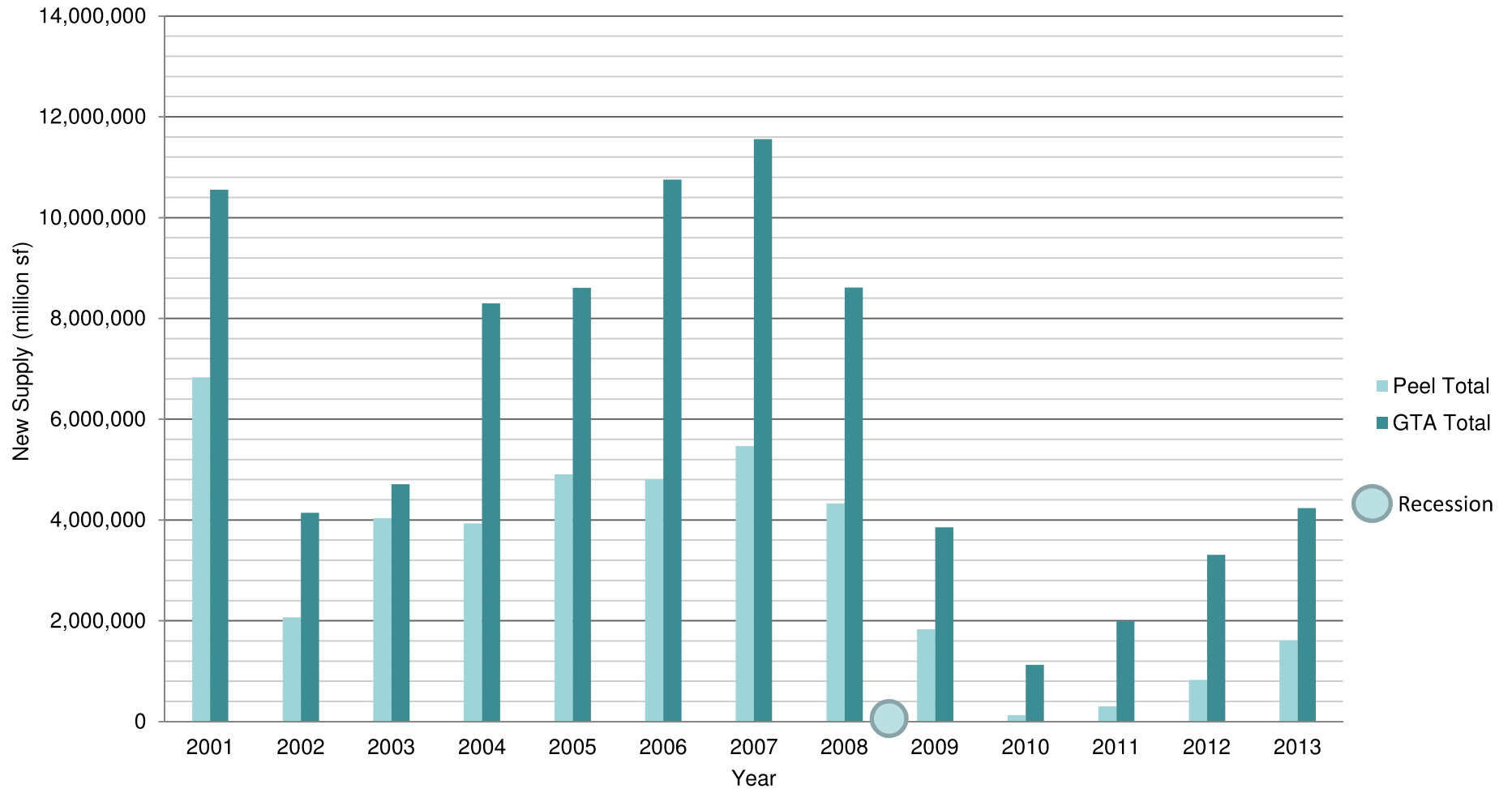
Figure 6



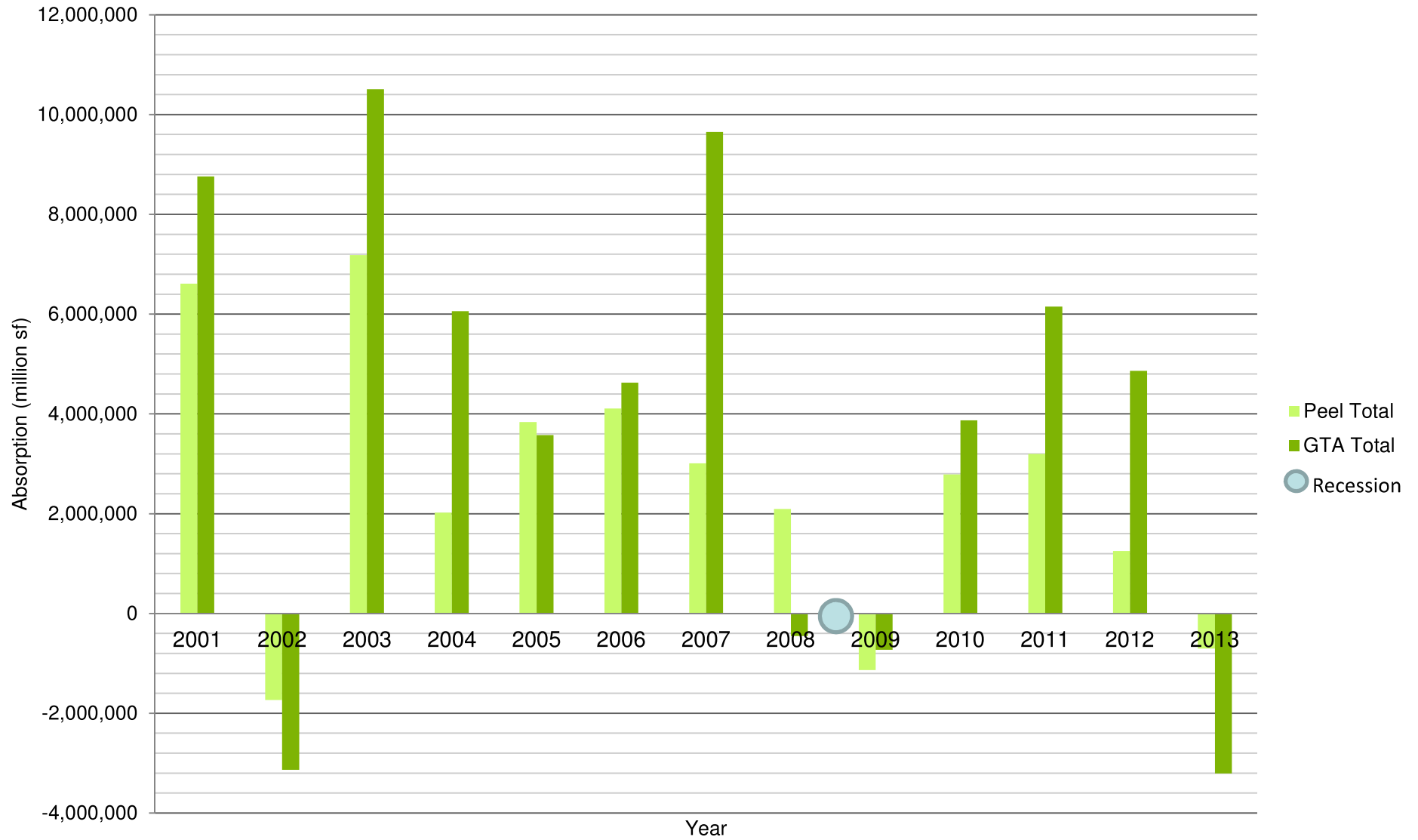
Industrial Floor Space per Worker Assumptions for DC By-laws



Peel and GTA New Supply – Industrial Market



Peel and GTA Absorption – Industrial Market



Office FSW Unchanged

- Mississauga office data revealed FSW of 21 m² per worker
- Assume some office vacancies would increase the FSW
- Office FSW assumption of 27 m² per worker from 2012 DC By-law validated

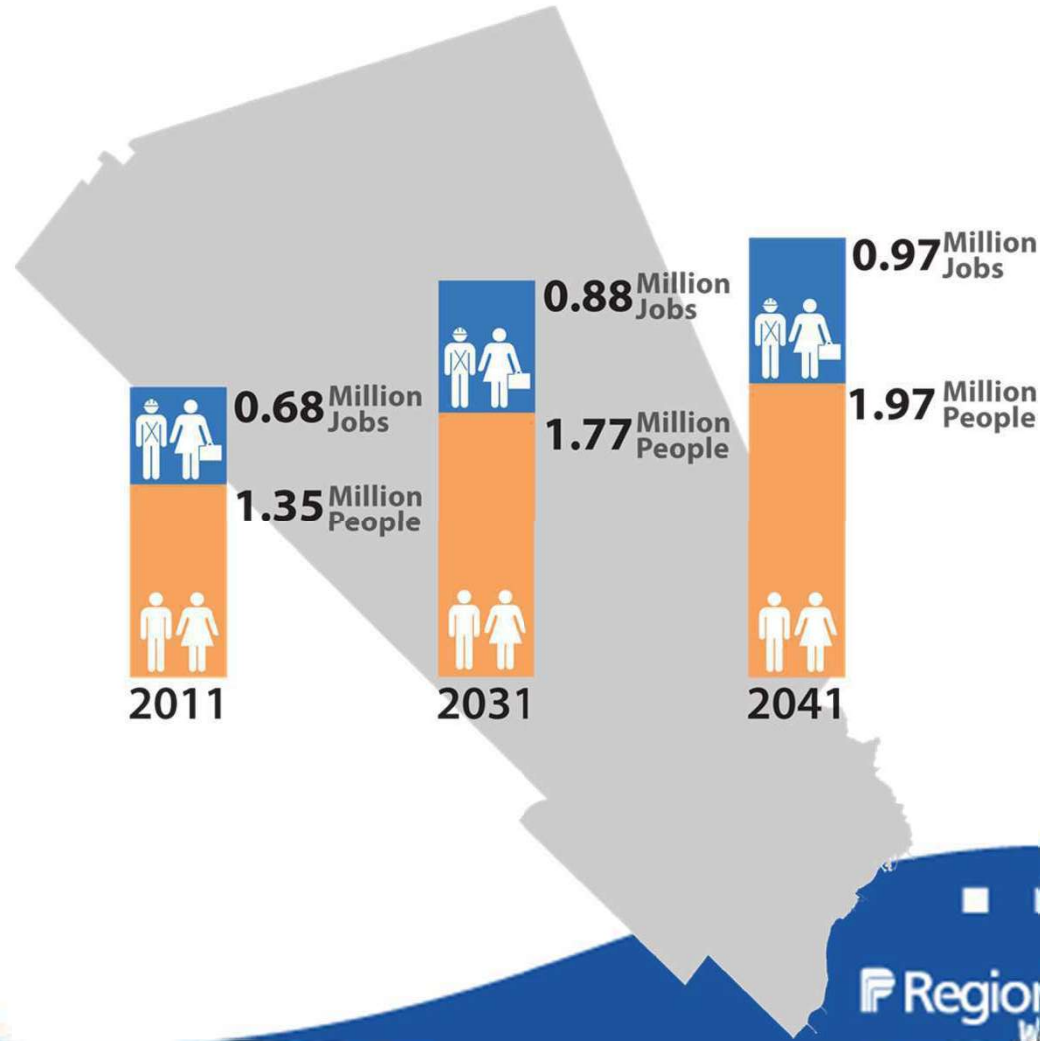
Summary of Key Employment Trends

1. 16% of all jobs in Peel were people with no fixed place of work (11%) and people who worked at home (6%).
2. Though manufacturing jobs were lost recently, they were replaced by other sectors. However, this still did not help achieve the employment forecasts from Places to Grow or Amendment 2 background estimates.
3. Industrial supply/absorption has not recovered to pre-recession levels.
4. There are more businesses in Peel between 2001 and 2011, but employees per business is declining from 8.3 employees per business to 6.6 employees per business.

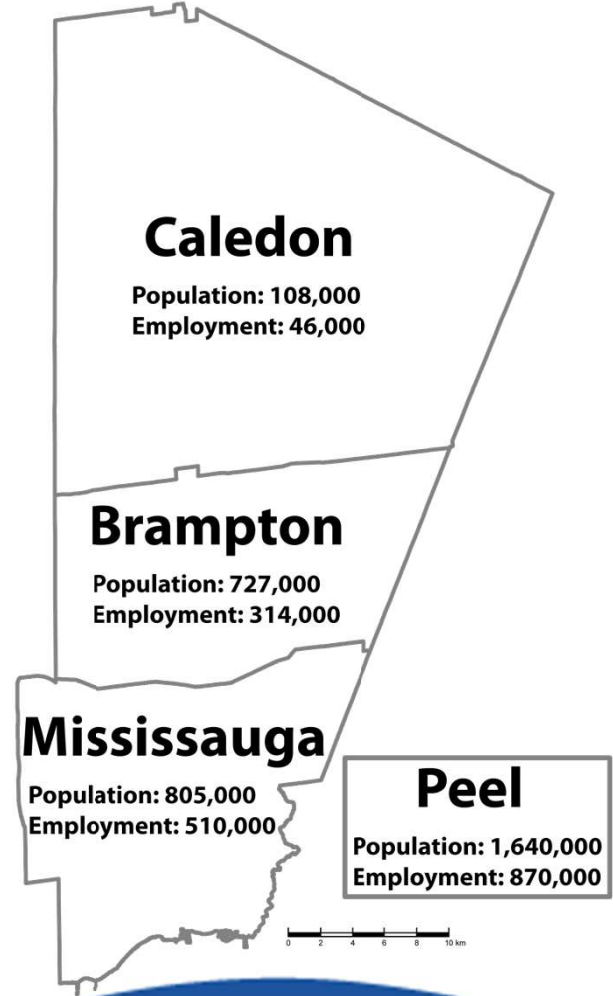
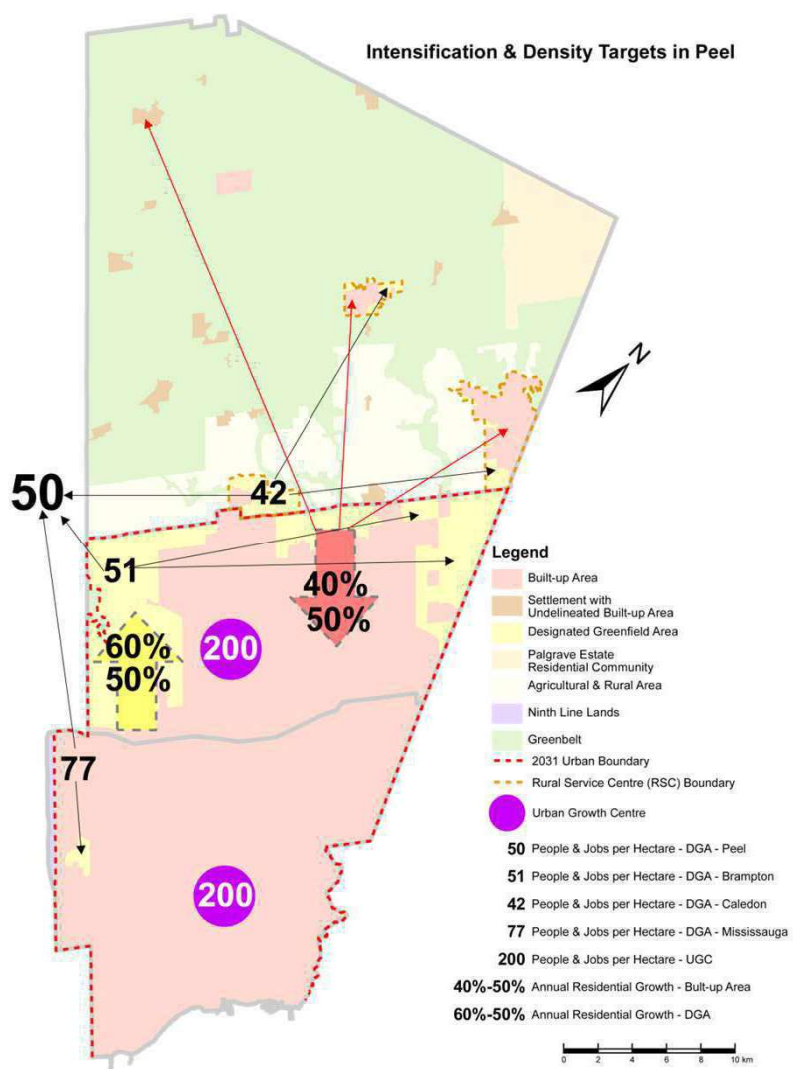
Impact of Employment Trends on Land Requirements

- Industrial FSW is increasing as a result of decline in manufacturing jobs and increase in land transportation/warehousing uses which requires lots of space.
- Those that do not have a fixed place of work and those that work from home (16%) reduces the need for land required to accommodate employment.

How to Grow – Conformity to 2041 (Amendment 2: Places to Grow Plan)



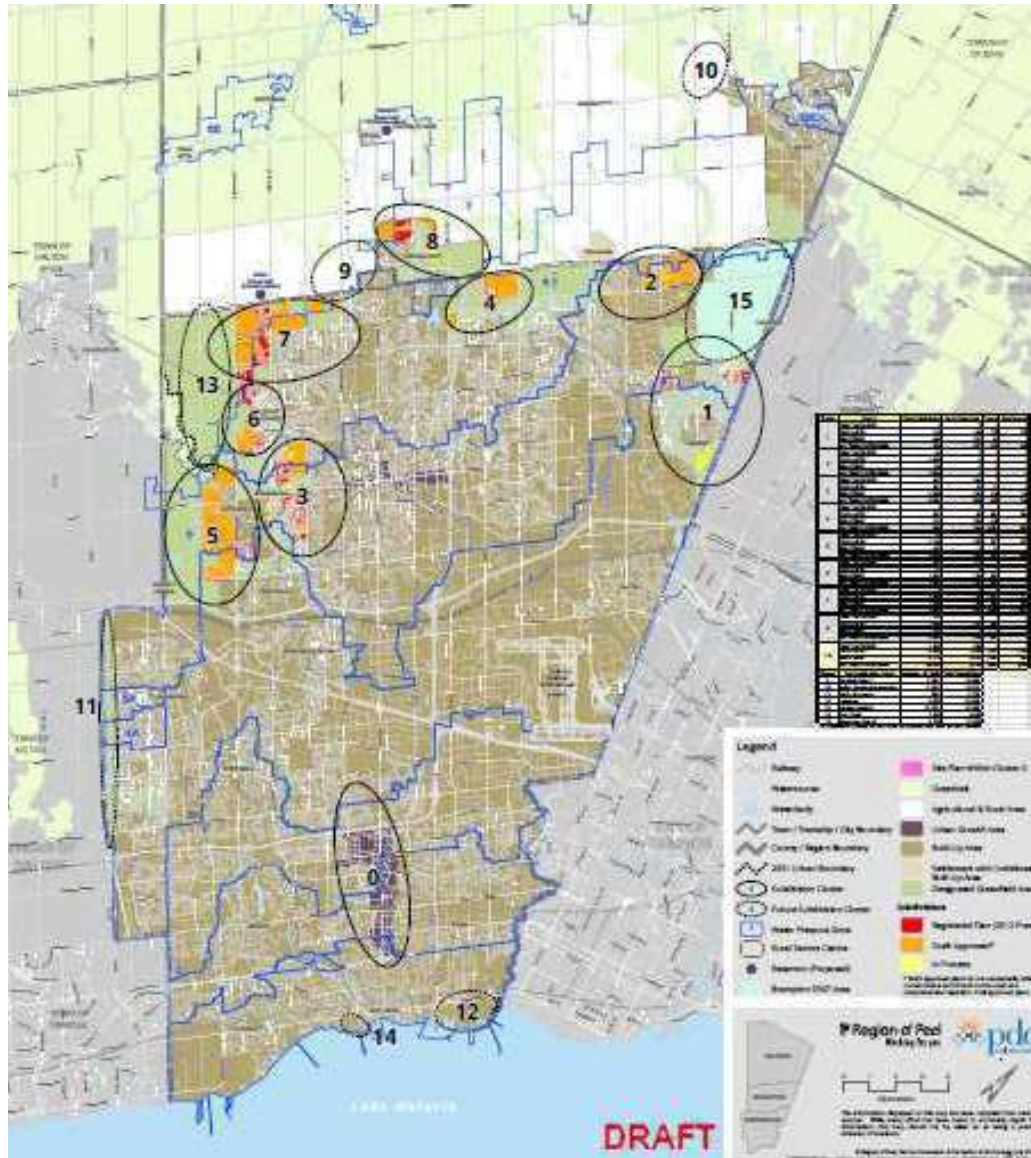
How to Grow - Places to Grow Conformity to 2031



Growth Management Challenges

1. Population growth rate outpace forecasts; but employment growth rate lags behind forecasts
2. Changing employment landscape and land requirements
3. Difficulty prioritizing and planning for provision of infrastructure and services for new development

Servicing Implications of Growth



Potential Areas of Improvement

1. Focus future growth in intensification areas – e.g. Hurontario LRT Project
2. Staging of investments with approvals
3. Support area municipalities in economic development
4. Align internal policies, procedures, assumptions regarding growth

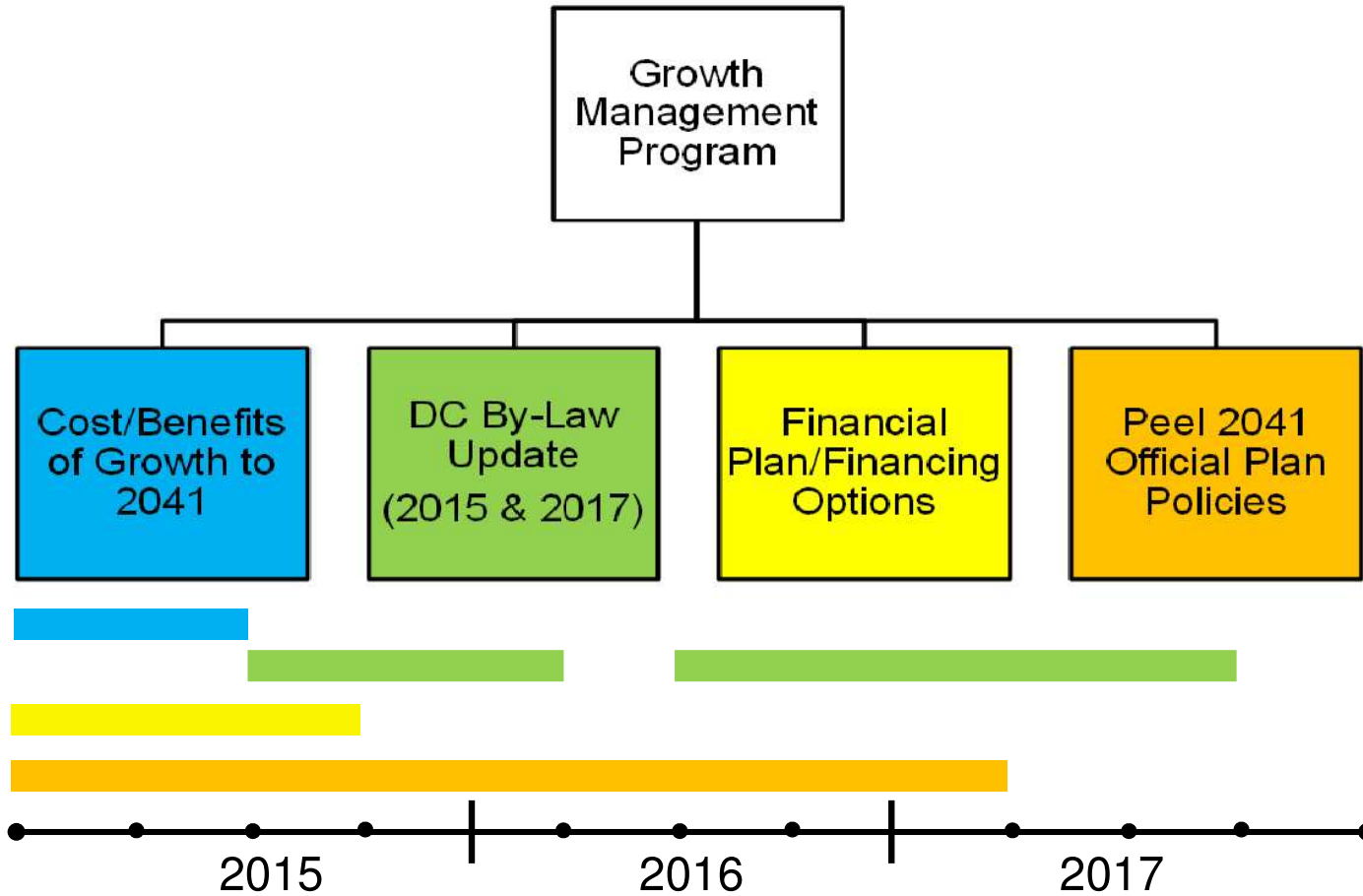
Growth Management Committee (GMC) Mandate

The Committee shall review and provide input on the Regional Official Plan and growth management issues and specifically on the development of sustainable financing options. The Committee shall review and make recommendations on growth management issues, planning and servicing policies and consider population and employment distribution in the Region.

Roles and Responsibilities of GMC Members

1. Review and make recommendations on growth forecasts and on Regional Official Plan Amendments related to growth including opportunities for intensification;
2. Review and provide comment on the studies related to and options for sustainable financing of growth in Peel;
3. Make recommendations respecting Regional Official Plan reviews.

Growth Management Program Overview

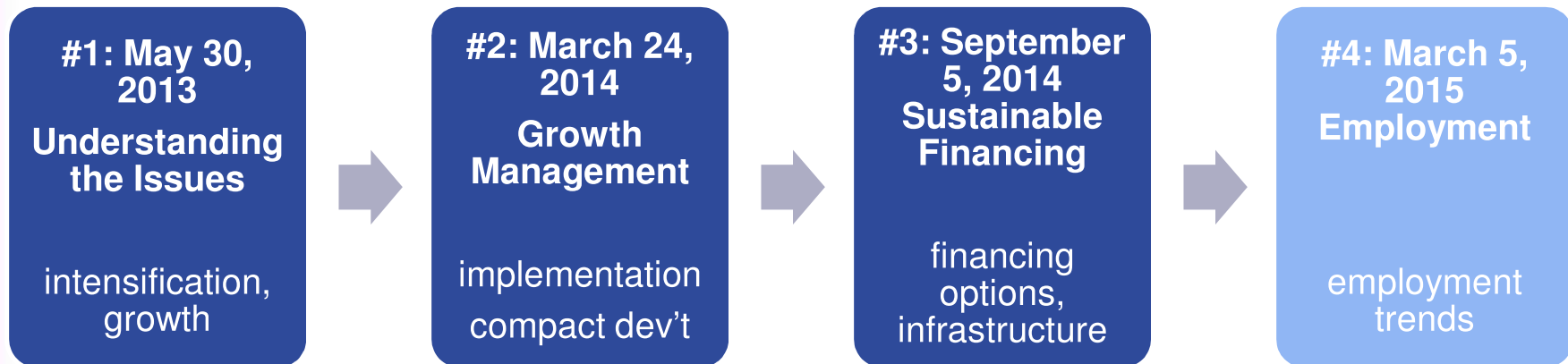


Growth Management Program: Desired Outcome



A robust Regional Official Plan that is supported by a sustainable financial plan and servicing plan that takes into consideration the risks, costs and benefits of managing growth.

Growth Management Workshops



Growth Management Workshop #4 (March 5, 2015):

- Consult on trends in employment and non-residential building space in Peel
- Complete analysis of competitive advantages and employment sector opportunities
- Industrial and Office Market Trends Analysis Study
- 10:00AM on March 5, 2015, at Brampton Courtyard Marriott (50 Biscayne Crescent)

Proposed Agenda Items for Future GMC Meetings

1. Overview of Transportation Planning in Peel
2. Water Resources in Peel
3. Regional Cost/Benefits of Growth to 2041
4. Proposed 2015 DC Policy Changes
5. Impact of changing growth forecast
6. Preliminary results of financing/servicing /allocation program