Peel Region Official Plan Review

Background Report

Places to Prosper

Background to ROPA 24

Land Budget Report

June 16, 2011

Region of Peel
Working for you

Table of Contents

1. Background ……3
   1.1 Purpose ……3
   1.2 Data Sources ……3
   1.3 Data Aggregation ……4
   1.4 Principles of Methodology ……5

2. Existing Population, Dwelling Units and Employment ……6
   2.1 Population ……6
      2.1.1 Distribution by Area Municipality ……6
      2.1.2 Distribution by Policy Area ……7
   2.2 Housing ……7
      2.2.1 Housing Mix ……7
      2.2.2 Distribution by Area Municipality ……7
      2.2.3 Distribution by Policy Area ……8
      2.2.4 Number of Persons per Unit ……8
   2.3 Employment ……9
      2.3.1 Employment Mix ……9
      2.3.2 Distribution by Area Municipality ……9
      2.3.3 Distribution by Policy Area ……9

3. Forecasted Demand ……10
   3.1 Residential ……10
      3.1.1 Distribution by Area Municipality ……10
      3.1.2 Distribution by Policy Area ……11
   3.2 Employment ……12
      3.2.1 Distribution by Area Municipality ……12
      3.2.2 Distribution by Policy Area ……13
      3.2.3 2006-2031 Regional Employment Land Budget Assumptions ……13

4. Analysis of 2031 Supply ……13
   4.1 Residential ……13
      4.1.1 Housing Mix ……14
      4.1.2 Distribution by Area Municipality ……14
      4.1.3 Distribution by Policy Area ……14
      4.1.4 Number of Persons per Unit ……15
   4.2 Employment ……15
      4.2.1 Employment Mix ……15
      4.2.2 Distribution by Area Municipality ……16
      4.2.3 Distribution by Policy Area ……16

5. Density Analysis ……16
   5.1 Methodology ……16
      5.1.1 Environmental Exclusions ……17
      5.1.2 Non-Environmental Exclusions ……17
   5.2 Municipal Densities ……18
   5.3 Policy Areas ……18
      5.3.1 Designated Greenfield Area ……19
      5.3.2 Urban Growth Centres ……19

6. Intensification Target ……20

7. Summary ……21

Appendix ……22

1. Background

On April 22, 2010 Peel Regional Council adopted Regional Official Plan Amendment Number 24 (ROPA 24). This amendment addresses the Region's conformity with the Growth Plan for the Greater Golden Horseshoe (*Growth Plan*) in the area of growth management. Adoption of ROPA 24 followed an extensive consultation process that was documented in two Council reports dated March 12, 2010 and June 23, 2009. In addition, a discussion paper "Places to Prosper – Managing Growth in Peel Region" was produced and posted on the Regional web site in September 2009 (see www.peelregion.ca). This discussion paper contains all background information related to growth management in Peel Region available at that time.

Upon the adoption of ROPA 24, the amendment with all required documentation was submitted to the Ministry of Municipal Affairs and Housing (MMAH) for its approval. On October 27, 2010 the MMAH issued a draft decision containing 110 proposed modifications and two non-decision items. However, MMAH indicated in its letter that it is open to further discussions to address its proposed modifications. One of the non-decision items was related to the allocation of growth to the area municipalities, particularly Caledon and Brampton.

1.1 Purpose

This technical report has been developed to document the background information behind the population and employment forecasts and policies and address two non-decision items included in the Province's draft decision. It documents the basis for the allocation of growth to the area municipal level. It also demonstrates the Region's ability to achieve the *Growth Plan* targets including intensification and density targets. In addition, it describes and documents data sources, assumptions and calculations used to develop the land budget. This report includes some data that were either not available (e.g. detailed 2006 Census data) or not considered before the adoption of ROPA 24. For these reasons the report also serves as an update to all previously published documents and council reports in particular the September 2009 discussion paper "Places to Prosper – Managing Growth in Peel Region". The Region, in co-operation with the area municipalities, will monitor the pace of growth and the remaining land supply. In the future, when a new Regional Official Plan amendment to update the forecasts is considered, this report will be updated to reflect the trends documented by monitoring.

1.2 Data Sources

The *Growth Plan* forecasts provide the framework for Peel Region's land budget analysis. The 2031 population and employment targets in Schedule 3 of the *Growth Plan* determine the Region's residential and employment demand even though more recent forecasts have been developed by each area municipality.[1] The area municipal forecasts have been adjusted and consolidated to determine Regional housing demand, allocation to the area municipalities and policy areas. The purpose of the consolidation was to ensure that all *Growth Plan* targets are planned to be achieved or exceeded.

The Growth Plan forecasts used the 2001 Census as the source of data for the base year. Since more recent and detailed data from the 2006 Census and municipal employment surveys

[1] Brampton City-Wide Population and Employment Forecasts, Planning, Design and Development Committee Report, May 4, 2009.
Long-Range Forecasts, City Of Mississauga 2006 – 2031, Hemson Consulting Ltd., December 2008.
Population and Employment Forecasts and Allocations, Town of Caledon, June 2006.

are now available now, this land budget uses 2006 as a base year. However, for consistency with the *Growth Plan* forecasts, the 2001 Census undercount of 4.2% was applied to population figures. This undercount was also applied to all calculations including persons per unit (PPU).

The 2006 Census is a source of all existing (2006) population and housing figures including housing mix. The data for the policy areas, including the *built-up area*, *urban growth centres* and the *designated greenfield area*, were compiled using a custom 2006 Census data order by Peel's specific geography called "Small Geographic Unit" (SGU). The SGUs can easily be aggregated to the policy areas used for the land budget. The 2006 employment figures were established using a combination of sources including the 2006 Census, municipal surveys as well as the area municipal and Regional employment studies.[2] Additional consultations with the area municipalities were undertaken to ensure data consistency and accuracy.

As mentioned earlier, each area municipality prepared its own forecasts and corresponding analysis of land supply. These data were available at the municipal level as well as at the policy area level. In cooperation with the area municipalities and in consultation with the stakeholders, Regional staff developed an adjustment methodology that reduces the municipal forecasts to create Regional forecasts consistent with the *Growth Plan* forecasts.[3]

1.3 Data Aggregation

The land budget was prepared to address different levels of geography. In addition to aggregation of data at the Regional level, the land budget also includes distributions to the area municipalities and policy areas. The land budget is based on the Regional and area municipal boundaries as they existed on December 31, 2009. This means that the "Ninth Line Lands" are not included in this analysis as they were part of Halton Region until January 1, 2010.[4] For the purpose of comparability, the overall Regional and Caledon densities include only the Rural Service Centres and rural settlements in Caledon as defined in the Regional Official Plan.

One of the objectives of this report is to demonstrate that the Region is planning to achieve specific intensification and density targets established by the *Growth Plan*. For this reason the land budget also distributes the data to specific policy areas including the *built-up area (BUPA)*, the *designated greenfield area (DGA)* and *urban growth centres (UGC)*. For the purpose of compatibility with the area municipal and Regional totals, a category named "Rural Area" has been established to account for all lands outside the 2031 urban boundary as well as outside the present limits of the Rural Service Centres and rural settlements in Caledon. This category includes the Greenbelt lands, most of the Prime Agricultural Area and the Palgrave Estate Residential Community (PERC). It does not include the Ninth Line Lands. As stated previously, these lands are outside the scope of this report.

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[2] Employment and Employment Lands in the Region of Peel, Metropolitan Knowledge International, August 2009.
Employment Land Review Study – City of Mississauga, Hemson Consulting Ltd., June 2008.
Employment Land Strategy - City Of Brampton, Analysis and Strategic Directions, Hemson Consulting Ltd., November 2008.

Employment Land Needs Study – Town of Caledon, Watson & Associates Economists Ltd., September 2007, (amended February 2010).

[3] Description of adjustment is presented in the discussion paper "Places to Prosper – Managing Growth in Peel Region – September 2009".

[4] The Ninth Line Lands were not part of the Region of Peel when the Growth Plan forecasts were allocated. These lands are not within the 2031 Regional urban boundary.

The *Growth Plan* identifies the *built-up area* as lands that were generally within the developed area as of date of the release of the *Growth Plan* in June 2006. The limits of this area are delineated by a "*built boundary*" that the Province has established for the *Greater Golden Horseshoe (GGH)*. In addition to the areas delineated by the built boundary, the Province has identified a number of "undelineated areas", which are predominantly villages and hamlets that were considered to be built-up as of June 2006. Growth in the undelineated areas also counts as intensification. Both delineated and "undelineated" *built-up areas* are captured under "*Built-Up Area*" (BUPA) in the land budget.

The final *built-up area* in Peel includes the built portions of the urban system, the three Rural Service Centres (Bolton, Caledon East and Mayfield West) and Caledon Village. The Palgrave Estate Residential Community has been excluded from this category because it is a special policy area that is not fully serviced and is not designated for significant growth. The delineated *built-up area* has a total area of approximately 48,778 ha, of which 787 ha comprises the two *urban growth centres*. In addition, the villages and hamlets identified as "undelineated" *built-up area* occupy 1,328 ha. The land budget presented in this report includes a total area of 50,106 ha under a category of "Built-Up Area" which includes both delineated and "undelineated" areas.

Urban growth centres (UGC) are identified by the *Growth Plan* as primary areas for *intensification*. The *Growth Plan* has identified two *UGCs* in Peel - one around Mississauga's City Centre and the other around Brampton's downtown and Queen Street corridor. The detailed boundaries of each growth centre were established by the area municipalities in their official plans and are shown on revised Figure 16 of the ROPA 24. Both *urban growth centres* are identified as major components of Peel's *regional structure* and are shown conceptually on Schedule D of the ROP. The UGCs in Peel are within the *built-up area*.

Designated greenfield areas (DGA) are lands, as defined by the Province, that were not urbanized in 2006 but are designated for future urban development in the Regional Official Plan. These lands are within the 2031 urban boundary or other settlements but outside of the built boundary. The total area of the *designated greenfield area* in Peel is approximately 9,956 ha. This area includes undeveloped lands within Mississauga's Churchill Meadows planning district, most undeveloped lands within Brampton (with exception of 434 ha of the Greenbelt) and designated but undeveloped lands within Caledon's three Rural Service Centres (Bolton, Caledon East and Mayfield West). Potential settlement expansions for the purpose of accommodating allocated growth can be designated in the future subject to municipal comprehensive review requirements of the Provincial Policy Statement, the *Growth Plan* and the ROP. The land budget identifies these potential settlement expansions as part of the "unallocated" category.

All of the policy areas described above are shown on revised Figure 16 of ROPA 24 (attached).

1.4 Principles of Methodology

Peel Region's land budget analysis is based on the Region's 2031 population, household and employment forecasts that are consistent with the *Growth Plan* forecasts. The Regional forecasts also include the population and employment forecasts by area municipality. By 2031, the Region is anticipated to accommodate 1,640,000 people, 518,000 households and 870,000 jobs. These figures reflect a growth of 429,000 people, 159,000 households and 268,000 jobs between 2006 and 2031.

The land budget is based on a comprehensive demand/supply analysis for residential and employment growth undertaken by each area municipality and the Regional consolidation and

adjustment of the area municipal work performed to assure conformity with the *Growth Plan*. It must be emphasized that the Regional consolidation took into account not only the principles and policies of the *Growth Plan* but also considered the growth management objectives of each area municipality. The resulting land budget demonstrates that the Region is planning to:

- accommodate the *Growth Plan* population and employment forecasts;
- exceed the *Growth Plan* residential intensification target of 40%;
- achieve the *Growth Plan* greenfield density target of 50 residents and jobs per hectare;
- exceed the *Growth Plan* urban growth centre density target of 200 residents and jobs per hectare; and
- justify the need for settlement expansions.

The land budget also demonstrates that the growth management objectives of the area municipalities are not jeopardized and each area municipality contributes suitably to the achievement of the Regional targets.

The methodology utilized to achieve the above is detailed later in this report.

2. Existing Population, Dwelling Units and Employment

The base year for the Growth Plan forecasts is 2001. In general, pre-2001 trends have continued after 2001 with the following two exceptions. First, Peel experienced significant residential growth between 2002 and 2004. Almost 14,000 dwelling units were built in the Region annually. Second, a significant global economic slowdown started around 2006. The slowdown reduced both residential and employment growth. The 2006 Census results reflect this impact. For this reason, the land budget described in this report uses 2006 as the base year.

2.1 Population

Peel, similar to the entire Greater Toronto Area (GTA), has experienced rapid population growth between 1996 and 2006. The Growth Plan forecasts, which were based on the 2001 Census, partly reflected this trend. However, the growth between 2001 and 2006 was higher than the assumptions used for the Growth Plan forecasts. The 2006 Census reported that there were 1,159,405 people living in Peel in May of 2006. For consistency with the Growth Plan, this figure was adjusted by the 2001 Census undercount of 4.2%. In addition, the adjusted figure was rounded to the nearest 1,000 and matched with the total of similarly derived figures for the three area municipalities. This figure is used in the land budget to represent the mid-year total population of Peel. As a result, the 2006 total population of Peel was established as 1,211,000. This figure is used for all land budget calculations.

2.1.1 Distribution by Area Municipality

The total number of residents for each area municipality was established the same way as the Regional figure. As expected, most people - 698,000 - lived in Mississauga in 2006. Mississauga's share of Peel's population was almost 58% in 2006. Mississauga grew by almost 130,000 residents between 1996 and 2006 however its growth is slowing down. On the other hand, Brampton's growth is increasing. Between 1996 and 2006 Brampton's population increased by over 170,000, reaching a total of 453,000 residents. Brampton's population accounted for just over 37% of the Regional total in 2006. Although Caledon's growth has been

steady in recent years, its still comprises only about 5% to the Regional population figure in 2006. Caledon's total population was 60,000 in 2006. Its growth between 1996 and 2006 was about 18,000 residents.

2.1.2 Distribution by Policy Area

As mentioned in chapter 1, the 2006 population for each policy area was established using Peel's custom order of the 2006 Census data by SGU. SGUs represent a very detailed level of geography and their boundaries match the *Growth Plan* policy areas. By aggregating them, the 2006 Census figures for each policy area were established. To be consistent with the 2006 Regional and municipal figures, adjustments adding the 4.2% census undercount and rounding to the nearest 1,000 were made to establish the total figures for each policy area. As expected, almost the entire population of the Region (97.6%) resided within the *built-up area*. In 2006, only small fractions of Peel's population – 0.7% and 1.7% - resided in the *designated greenfield area* and in the *rural area* respectively. The presence of population in the *designated greenfield area* is due to the general nature of the built boundary. In 2006, there were still pockets of vacant land within the *built-up area* as well as pockets of new development outside of the built boundary. In addition, the *designated greenfield area* still contained some older, rural development that also was accounted for by the 2006 Census.

2.2 Housing

In order to better understand the relationship between the existing housing supply and population in Peel, the land budget uses the occupied dwelling units captured by the 2006 Census and rounded to the nearest 1,000. In 2006 Peel's housing stock consisted of 359,000 dwelling units. This figure resulted from the growth of 50,000 units between 2001 and 2006. The land budget presents different dimensions of the 2006 housing supply in Peel. Table 1 presents the housing mix at both the Regional and municipal scales. This table also includes distributions to the area municipalities and policy areas. In addition, the land budget includes an analysis of unit capacity measured by the number of people per unit (PPU). Table 7 contains the details of PPUs in Peel.

2.2.1 Housing Mix

The land budget divides Peel's 2006 housing stock into four main housing types: single detached, semi-detached, rows (townhouses) and apartments. The apartment category includes both low-rise and high-rise apartment units, as well as duplex units. The single detached category also includes movable dwellings and links (detached houses linked by foundation). Most of the 2006 housing supply was ground-related including 48.2% singles, 13.0% semis and 13.3% rows. Apartments accounted only for 25.5% of Peel's total units in 2006. The share of apartments in 2006 was about the same as in 2001. However, the shares of semis and townhouses slightly increased from 12.4% and 12.2% respectively in 2001. On the other hand, the share of singles slightly decreased in 2006 compared to 2001. These trends are expected to continue in the future.

2.2.2 Distribution by Area Municipality

In 2006, the Regional housing stock was distributed among all three area municipalities. Mississauga contributed 215,000 dwelling units to the Regional total in 2006. This figure represents almost 60% of the Regional total dwelling units. Mississauga's housing stock was relatively well balanced in 2006. Each housing type had a significant share in the total stock. Single detached units accounted for about 43% of the total municipal figure. Apartments were

also well represented by a share of 28.7%. The other two housing types – semi-detached and row dwellings – accounted for 28.5% of Mississauga's housing stock in 2006.

Brampton had 126,000 dwelling units in 2006. Brampton's share of the Regional total in 2006 was just over 35%. Single detached houses accounted for 52.1% of the total dwellings in Brampton in 2006. Apartments were the second most common type in this municipality accounting for 23.2% of the total dwellings. Semi-detached houses and rows had the shares of 13.5% and 11.2% respectively.

Caledon's housing stock in 2006 included 18,000 dwelling units. This figure represents just over 5% of the Regional stock. Single detached houses dominated Caledon's stock accounting for almost 86%. The shares of the other three types were similar: 5.5% semis, 4.4% rows and 4.2% apartments.

2.2.3 Distribution by Policy Area

Since the built boundary defines the extent of development existing in 2006, almost the entire Regional housing stock (97.6%) is located within the *built-up area*. Only small fractions of Peel's dwelling units – 0.7% and 1.7% - were located in the *designated greenfield area* and in the *rural area* respectively. As explained in section 2.1.2, there were a few pockets of new development outside of the built boundary in 2006. In addition, the *designated greenfield area* still contained some older, rural developments that were captured by the 2006 Census. The *rural area* in Peel is very large (65,336 ha) and has mostly rural types of development including the Palgrave Estate Residential Community. In 2006, 6,000 dwelling units were located within the rural area.

2.2.4 Number of Persons per Unit

Household composition is a very important factor affecting demand for housing units. In general, with the aging of the population, changing family structure and improving quality of life, the average number of persons per dwelling unit (PPU) has been decreasing. This trend is expected to continue, however, there are significant variations across the GTA and even within Peel. The impact of population aging on the PPU is somewhat offset by in-migrations of young families that settle in Peel because of a relatively large supply of housing. The other significant factor affecting PPUs in Peel is related to a large number of international immigrants coming to Peel. For economic and cultural reasons, recent immigrants tend to form larger households, including multi-generational households.

Table 7 presents the 2006 average PPUs for the Region as well as for all three area municipalities. This table also includes a breakdown by four housing types including single detached, semi-detached, row and apartment dwellings. The total population and occupied unit figures were used to calculate all figures in this table. The figures are provided to demonstrate differences in PPUs within Peel and among housing types.

In 2006, the Regional average PPU was 3.37 persons per unit. Brampton had the highest average PPU of 3.60 persons per unit while Mississauga and Caledon had an average PPU of 3.25 and 3.33 persons per unit respectively. There were significant variations among the four housing types. Single detached dwellings had the highest (3.70 persons per unit) Regional PPU of all four types. Semi-detached dwellings had a just slightly lower PPU of 3.61 at the Regional scale. The lowest average PPU was observed among apartments. This type had an average Regional PPU of 2.69 persons per unit in 2006 while row housing's PPU was 3.25 persons per unit. There were also variations by housing type within each area municipality. The details are also presented in Table 7.

2.3 Employment

Between 1996 and 2006 Peel Region experienced economic prosperity that resulted in significant employment growth. In spite of the slow-down at the end of this period, Peel still reached 602,000 jobs in 2006. Employment in Peel had a specific mix of employment types as well as distribution to the municipal level and policy areas. To some extent, the characteristics of Peel's employment were typical for a suburban municipality, however, there were also signs typical of mature urban communities.

2.3.1 Employment Mix

Peel's employment was dominated by employment lands jobs in 2006. This type of employment accounted for 53.1% of all jobs in the Region. This share was 320,000 jobs. On the other hand, the share of major office employment was the lowest of the three employment categories - just 16.4% of the total jobs in 2006. At the same time, the share of population related jobs was 30.5%. This composition of employment was somewhat typical for a suburban municipality going through a period of rapid development.

The area municipalities differ from each other with respect to employment mix. Of the three municipalities in 2006, the highest share of major office employment (21.1% of total municipal employment) was in Mississauga. Caledon did not have any major office employment, while in Brampton, this type of employment accounted only for 5.9% of all jobs. Mississauga had also the highest share of employment lands jobs (54.2%) out of the three area municipalities. In Brampton, employment lands jobs accounted for just over a half of the total employment. On the other hand Caledon had the lowest share of employment lands jobs – 46.7% of the Town's employment. Population related employment in both Brampton and Caledon had relatively high shares of the total employment. In Caledon this share was 53.3% while in Brampton 43.3% of the total employment in the City. On the other hand, population related jobs accounted only for about 25% of total employment in Mississauga.

The details of employment mix in 2006 are presented in Table 4.

2.3.2 Distribution by Area Municipality

In 2006, the geographic distribution of jobs reflected the population distribution in Peel. Most of the jobs were concentrated in the south of the Region. There were 425,000 jobs located in Mississauga in 2006. This figure represented 70.6% of all jobs in Peel. In spite of the increasing roles of Brampton and Caledon in the Regional economy, these two municipalities combined for 29.4% of the Regional employment. In 2006, there were 156,000 jobs located in Brampton. This is 26% of Peel's employment. Caledon contributed 21,000 jobs to the Regional total in 2006. In spite of more than doubling of its employment, Caledon's share of the Regional employment was just 3.5% in 2006.

2.3.3 Distribution by Policy Area

As it was the case with residential development, almost all jobs in Peel were located within the *built-up area* in 2006. There were 589,500 jobs accommodated within this area. This figure represented almost 98% of Peel's employment. Only small fractions of the Region's jobs – 1.1% and 1% - were located in the *designated greenfield area* and the *rural area* respectively. As explained in the previous sections (i.e. 2.1.2 and 2.2.3), there were already pockets of new development outside of the built boundary in 2006 as well as existing agricultural employment. In addition, the *designated greenfield area* still contained some older, rural developments that were captured by the 2006 Census. As a result, a total of 6,500 jobs was located within this area in 2006. On the other hand, *the rural area* in Peel is very large and has mostly a rural

character. However, it accommodated agricultural and resource employment as well as many establishments serving the needs of rural communities. In 2006, this area contributed 6,000 jobs to the Regional economy.

The details of the 2006 employment distribution can be found in Table 4.

3. Forecasted Demand

The land budget analysis includes the forecasted demand for residential and employment categories. The residential component is based on the Region's forecasted population growth from 2006 to 2031 and its formation into households. The employment component of this budget is established using the overall *Growth Plan* forecast of 870,000 jobs and the 2006 base year data.

3.1 Residential

Population growth is one of the major drivers for the provision of new infrastructure within the *GGH*, particularly within greenfield areas. Peel Region is expected to accommodate a population of 1.64 million people in 2031. Overall, from 2006 to 2031, with a total population growth of 429,000, Peel is expected to be the second-fastest growing upper- or single-tier municipality within the *GGH*. Only York Region is forecasted to grow more rapidly during this period. More rapid growth is expected at the beginning of the forecasting period and slower growth is expected towards the end of the forecasting period. The Region's average annual population growth from 2006 to 2031 is expected to be just over 17,000 residents.

Forecasted population growth generates demand for housing. The growth of 429,000 residents generates a demand for 159,000 additional dwelling units at the Regional scale by 2031. This total forecasted growth of dwelling units is divided into four dwelling types: single detached, semi-detached, rows (townhouses), and apartments. The apartment category includes both low-rise and high-rise apartment units, as well as duplex units. Single detached dwellings will account for the largest share of growth (35%). However, it is forecasted that apartment units will have a share just slightly lower at 33.4%. Row and semi-detached units will contribute 19.4% and 12.2% respectively to the overall housing growth in Peel.

Regional growth patterns differ by the area municipality and policy area (refer to Table 2 for details).

3.1.1 Distribution by Area Municipality

Of the three area municipalities, Brampton is forecasted to accommodate the most growth. Between 2006 and 2031 Brampton's population will grow by 274,000 residents. This growth will require 88,500 additional dwelling units by 2031. Brampton's housing growth will account for 55.7% of the total Regional growth. Demand for housing in Brampton will be distributed among all four housing types. Single detached dwelling units will still be the leading housing type representing 47.6% of the total municipal growth between 2006 and 2031 but other housing types will have significant shares. Future population growth will also be housed in apartments – 16.9% of Brampton's new units; row houses – 17% and semi-detached – 18.5%. Most of Brampton's housing growth (70%) will be provided within the *designated greenfield area* while 30% of the dwelling units are forecasted to be built within the *built-up area*.

Mississauga is forecasted to grow by 107,000 residents from 2006 to 2031. This forecasted growth represents about 25% of the total population growth in Peel. Mississauga's population growth will generate demand for 55,000 additional dwelling units by 2031 that corresponds to about 34.6% of the total unit growth in the Region. The forecast demand for housing types in Mississauga is dominated by apartments and rows (townhouses). These two housing types will account for 88.8% of the new dwellings forecasted to be built in Mississauga between 2006 and 2031. Single and semi-detached units will be a minority among the new units in Mississauga. These types will account only for 7.8% and 3.4% of Mississauga's new units respectively. Since almost the entire area of Mississauga is within the built boundary, most of its residential growth will be achieved through intensification. It is forecasted that at least 52,000 dwelling units will be built within the *built-up area*. This represents almost 95% of the total Mississauga's unit growth between 2006 and 2031. The *designated greenfield area* in Mississauga occupies only 188 hectares and will soon be fully developed. Its share of Mississauga's unit growth will be just over 5%.

Caledon is, and for the next 20 years will be, predominantly a rural municipality. Its population growth is forecasted to be 48,000 residents between 2006 and 2031. This expected population growth will generate a demand for 15,500 additional dwelling units. Caledon's share of the Regional growth will be about 10%. The forecasted demand for housing types in Caledon is predominantly for ground-related housing. It is forecasted that singles will account for 59.5% of Caledon's new units. Apartment and row dwelling units will represent 12.9% and 20% of Town's housing growth respectively. Semi-detached dwellings will only account for 7.6% of the total municipal growth. Caledon's ability to accommodate the forecasted demand has some limitations within the current settlement boundaries. Due to its rural character, the Town's intensification potential is very limited. It is forecasted that Caledon will be able to accommodate 1,500 units through intensification. This figure represents 9.7% of Caledon's new units. Greenfield residential capacities currently exist only in Mayfield West and Caledon East. It is forecasted that both these Rural Service Centres will accommodate 18,500 residents housed in 6,000 additional units between 2006 and 2031. This unit growth represents 38.7% of the total new units to be accommodated in Caledon. The *rural area* is expected to accommodate only 1,000 new units.

Residential supply in the *built-up area*, in the *designated greenfield area* and in the *rural area* in Caledon does not meet the 2031 forecast demand. To meet this demand, 7,000 units will need to be accommodated in Caledon through future settlement area expansions. Since there are no specific land designations, the land budget identifies this category as "unallocated". The "unallocated" category accounts for 45.2% of Caledon's housing growth.

The details of the allocation of residential growth to the area municipalities are shown in Table 2.

3.1.2 Distribution by Policy Area

The residential growth forecasts are also distributed into the three policy areas including the *built-up area*, the *designated greenfield area* and the *rural area* based on a demand/supply analysis that considers:

- the forecast demand;
- the area municipal growth management objectives;
- the potential supply required within the *built-up area* to achieve the 40% and 50% Regional intensification targets;
- the potential supply in the vacant *designated greenfield area*;

- the achievement of the minimum density of 50 residents and jobs per hectare within the *designated greenfield area*; and
- the additional population and units required to meet the forecast demand.

It is forecasted that Peel's *built-up area* will account for over 50% of total housing unit growth between 2006 and 2031. This share of growth is equivalent to 80,000 units. Mississauga will contribute at least 52,000 units to the Regional intensification while Brampton and Caledon at least 26,500 and 1,500 units respectively. This will allow reaching the Regional intensification target of 40% by 2015 and 50% by 2026. Most of the forecasted new units within the *built-up area* will be apartments or rows (60.3% and 17.2%). All forecasted units to be built within the *built-up area* will house about 150,000 people.

A significant portion of residential growth in Peel will still be accommodated within the *designated greenfield area*. The 2031 allocation to this area is 71,000 units, which is about 45% of the total unit growth between 2006 and 2031. Since the rural area is not planned to accommodate any significant growth (just 0.6% of total unit growth), there will be a need to accommodate 21,500 people housed in 7,000 units on lands that will be future settlement area expansions. This "unallocated" growth will account for only 4.4% of the total unit growth in the Region. This growth will be part of the future *designated greenfield area* and will be required to achieve the minimum density of 53.4 residents and jobs per hectare. This in turn will help to achieve the Regional greenfield density target of 50 residents and jobs per hectare.

The details of the forecasted residential growth are included in Table 2.

3.2 Employment

The *Growth Plan* also establishes growth targets for employment (jobs) to ensure that a balance of population and jobs is achieved and maintained. It is forecasted that Peel Region will reach a level of 870,000 jobs in 2031. This represents an increase of 268,000 jobs from 2006. Similar to population growth trends, Peel is expected to experience faster employment growth at the beginning of the forecasting period followed by slower growth towards the end of the period. The Region's average annual employment growth between 2006 and 2031 is forecasted to be about 11,000 jobs. Table 5 shows employment growth by municipality, type and policy area. Employment lands employment is forecasted to account for the largest share of Peel's growth between 2006 and 2031. Its share will be 41.6%. Major Office and population related categories are expected to have similar growth shares of 29.9% and 28.5%.

3.2.1 Distribution by Area Municipality

The Region's employment growth is distributed to the three area municipalities. Brampton is forecasted to absorb the largest share (59%) of this growth. This share represents 158,000 new jobs. Over 54% of Brampton's growth will be employment lands employment. Population related employment will constitute 28.3% of new jobs while major office employment will account for just over 17% of the total job growth within the City. It is forecasted that 85,000 new jobs will be created within Mississauga between 2006 and 2031. This figure represents almost 32% of the Regional employment growth. Most of Mississauga's new jobs (62.1%) will be in the major office category. Population related jobs will account for 27.4% of City's new growth while employment lands jobs will account for only 10.5%. Caledon will contribute the least number of jobs to the Regional total. The Town's 25,000 new jobs represent 9.3% of the Regional growth. Most new jobs (66.3%) in Caledon will be employment lands employment. Population related jobs will account for 33.7% of Caledon's new jobs. There will be no new major office jobs in Caledon.

3.2.2 Distribution by Policy Area

Peel's employment growth will take place in both the *built-up area* (142,500 jobs) and *designated greenfield area* (125,000 jobs). Almost 99% of the Mississauga's job growth will be within the *built-up area* while only a small fraction will occur in the *designated greenfield area*. In Mississauga almost all lands are within the *built-up area*. In Brampton and Caledon, greenfield areas will accommodate most of the employment growth. In Brampton, 65.2% of new jobs will be accommodated within the *designated greenfield area* as opposed to 34.8% within the *built-up area*. Caledon's currently *designated greenfield area* will accommodate 40% of Town's total growth. In addition, 44% of the new jobs will need to be accommodated within greenfield areas that will be designated in the future. The built-up area will accommodate 14% of the employment growth in Caledon. A very small portion will also be accommodated within the rural area. It is important to note that these allocations include all employment, both jobs to be created on employment lands in industrial areas and business parks and jobs to be created as part of residential communities.

3.2.3 2006-2031 Regional Employment Land Budget Assumptions

In calculating the regional employment land needs, a net-to-gross factor is applied by the Region's consultant, Metropolitan Knowledge International (MKI) and the Region to account for land that will be used in the future for roads and storm water management facilities when development occurs, and therefore will not be available for development. The Brampton and Caledon employment land studies report their existing employment land inventory in net developable terms and no additional net-to-gross factor was applied by MKI. In Mississauga, 10% was deducted from the vacant supply to allow for roads and storm water management facilities, as the City's employment land inventory figures do not already account for this factor. A lower than usual factor of 10% was used for Mississauga rather than the usual 20% because Mississauga's remaining employment land supply does not contain a high proportion of large parcels that will require internal roads and stormwater facilities.

Gross employment land needs were calculated from the net land need figures for Caledon and Brampton. Gross land need is calculated by dividing the net land need by 80%. The 80% is the net useable portion of the vacant land supply in Brampton and Caledon after land for roads and storm water management is accounted for.

4. Analysis of 2031 Supply

The Growth Plan forecasted that in 2031 Peel Region will reach 1,640,000 residents and 870,000 jobs. The Region in cooperation with the area municipalities is planning to accommodate this growth. Proper planning at both the Regional and area municipal levels will allow the targets and objectives of the *Growth Plan* to be achieved. The growth that will happen between 2006 and 2031 will change the housing stock and employment composition within the Region.

4.1 Residential

The growth of 429,000 residents between 2006 and 2031 will generate demand for 159,000 additional dwelling units in the Region. As a result, the Regional housing stock is expected to be composed of 518,000 dwelling units in 2031. Since a significant portion of growth will be accommodated through intensification, the future housing stock in Peel will differ from the existing supply. The differences will be reflected in housing mix, distribution and unit density.

4.1.1 Housing Mix

In 2031 the share of single detached dwellings in Peel will decrease from 48.2% in 2006 to 44.3% in 2031. The share of semi-detached dwellings will also decline slightly from 13% to 12.7% during the same time period. On the other hand, the shares of both row houses and apartments will increase. In 2031, the apartment units will make up almost 28% of Peel's housing stock. This represents a significant increase compared to 25.5% in 2006. Similarly, the share of row housing units will increase from 13.2% in 2006 to 15.1% in 2031. The Regional housing mix in 2031 will be more balanced than in 2006. The area municipalities are also forecasted to experience changes in housing composition. In general, municipal trends will be similar to the Regional changes. However, there will be differences among particular municipalities. The details of housing mix are presented in Tables 1, 2 and 3.

4.1.2 Distribution by Area Municipality

In 2031, the majority of the Regional housing stock will still be located in Mississauga. It is forecasted that Mississauga will have 270,000 dwelling units in 2031. Mississauga's share will account for just over 52% of all units in Peel in 2031. Mississauga's housing stock will be the most evenly distributed among dwelling unit types among all three municipalities. For the first time, apartments will be the most represented type with a share of 36.2% of Mississauga's housing stock. The share of single detached units will decrease and account for 35.7% of the total municipal figure in 2031. The other two housing types – semi-detached and row dwellings – will account for 11.3% and 16.8% of Mississauga's housing stock respectively.

Brampton's role in the Regional housing stock will become more significant by 2031. Its share of the Regional total will increase from 35% in 2006 to 41.4% by 2031. Brampton will have 214,500 dwelling units in 2031. Single detached houses will account for 50.2% of the total dwellings in the City in 2031. This represents a slight decrease compared to 2006. Apartments will still be the second most common type in this municipality accounting for 20.6% of the total dwellings. It is forecasted that the shares of both semi-detached houses and row houses will increase from 13.5% and 11.2% in 2006 to 15.6% and 13.6% in 2031 respectively.

By 2031 Caledon's housing stock will increase from 18,000 dwelling units in 2006 to 33,500 units by 2031. The 2031 figure will represent 6.5% of the Regional stock. Single detached houses will still dominate Caledon's housing stock in 2031 accounting for almost 74% but this share is lower compared to the 2006 share of almost 86%. The shares of the other three housing types will increase, reaching the following values by 2031: 6.5% semis, 11.5% rows and 8.2% apartments. This represents a relatively significant increase compared to the following 2006 values: 5.5% semis, 4.4% rows and 4.2% apartments.

4.1.3 Distribution by Policy Area

In 2006, almost the entire Regional housing stock (97.6%) was located within the *built-up area* but a small fraction of Peel's dwelling units existed outside of it. Significant development is forecasted to occur within both the *built-up area* and the *designated greenfield* area between 2006 and 2031. This development is planned to meet the intensification and density targets as well as the other objectives of the *Growth Plan*. As a result, the *built-up area* will reach 430,500 dwelling units while the *designated greenfield area* will reach 80,500 units by 2031. This means that in 2031 the majority of Peel's housing stock (83.1%) will be located within the *built-up area*. This housing stock will provide accommodation for 1,330,000 residents. The housing stock located in the designated greenfield area will only account for 15.5% of the Regional housing stock in 2031. This portion of the Regional housing stock will accommodate 286,000 residents.

The Rural Area, including the Palgrave Estate Residential Community, will only contribute about 1.4% of the Regional housing stock in 2031.

The details of Regional housing stock by policy area are presented in Table 3. This table also includes distributions by policy area within each area municipality.

4.1.4 Number of Persons per Unit

As mentioned in chapter 2, the average number of persons per dwelling unit (PPU) is expected to decrease over the next 20 years. Table 7 presents the forecasted 2031 average PPUs for the Region as well as for all three area municipalities. This table also contains the details for four housing types including single detached, semi-detached, row and apartment dwellings. Similar to the 2006 PPUs, the total population and occupied unit figures were used to calculate all PPU values in this table.

In 2031, the Regional average PPU is forecasted to be 3.17 persons per unit down from 3.37 persons per unit in 2006. Brampton is expected to have the highest average PPU of 3.39 persons per unit while Mississauga will have the lowest (2.98 persons per unit). Caledon's average PPU will be 3.22 persons per unit in 2031. There will be significant variations among the four housing types. Single detached dwellings are expected to have the highest (3.52 persons per unit) Regional PPU of all four housing types. Semi-detached dwellings will have slightly lower PPU at the Regional scale. The lowest average PPU is forecasted to be among apartments. This type will have an average Regional PPU of 2.54 persons per unit in 2031 while row houses will have a PPU of 3.08 persons per unit. There will also be variations by housing type within each area municipality.

4.2 Employment

Peel Region will reach a level of 870,000 jobs by 2031 as required by the *Growth Plan*. Similar to residential growth, Peel's forecasted employment growth is expected to occur in a managed manner, implementing objectives and targets of the *Growth Plan*. It is planned to be accommodated within both the *built-up area* and the *designated greenfield area*. As a result, the profile of Peel's employment will be different in 2031 than in 2006.

4.2.1 Employment Mix

In 2031, Peel's employment will be more intensive. Intensification will have an impact on the Region's employment composition. The share of employment lands employment will decrease from 53.1% of the total employment in 2006 to 49.6% in 2031. On the other hand, the share of major office employment will increase from 16.4% of the total jobs in 2006 to 20.5% in 2031. The share of population related jobs will stay at about the same level of 30% in 2031. The highest share of major office employment (28.1% of total municipal employment) will be in Mississauga in 2031. In Brampton, the share of major office jobs will be just over 17% while Caledon will still not have any employment of this type. In both Brampton and Caledon, employment lands jobs will account for more than a half of the total employment. In Mississauga, this share will be less than 50%. Population related employment in both Mississauga and Brampton will stay relatively stable at just below 30% of the total employment of each municipality. In Caledon, this share will be much higher – 42.3% of the total municipal employment. It can be concluded that in the next 20 years the Region's employment mix will become more evenly distributed by type by accommodating more major office jobs.

4.2.2 Distribution by Area Municipality

In spite of the increasing roles of Brampton and Caledon in the Regional economy, Mississauga will still accommodate the most jobs (510,000) of the three area municipalities in 2031. Mississauga's share will account for 58.6% of the total jobs in the Region. However, this share is lower compared to over 70% in 2006. The shares of both Brampton and Caledon will be higher than in 2006. Brampton's total number of jobs will be 314,000 in 2031. This figure is equivalent to 36.1% of the Regional employment. It is a significant increase when compared with 25.9% in 2006. Caledon is forecasted to accommodate 46,000 jobs by 2031. It will be 25,000 more jobs than in 2006. In spite of more than doubling its employment, Caledon's share of the Regional employment will be just 5.3% in 2031.

4.2.3 Distribution by Policy Area

Similar to housing, most of Peel's jobs (over 84%) will also be located within the *built-up area* in 2031. The *designated greenfield area* of the Region is forecasted to accommodate 131,500 jobs by 2031. This figure is equivalent to just over 15% of total Regional employment in 2031. A small fraction of about 1% of Peel's employment will be located within the *rural area* of the Region. Almost all of Mississauga's jobs will be accommodated within the *built-up area*. The *built-up area* will also account for the largest share of employment in Brampton. In 2031 Brampton's portion of the *built-up area* will accommodate 65.3% of the City's total employment. In Caledon this share will be only 39.1%. The *designated greenfield area* will have the largest share of employment in Caledon. It will account for almost 46.9% of the Town's employment. In spite of its marginal growth, the *rural area* will still accommodate 14.1% of Caledon's jobs in 2031. In Brampton, the greenfields' share of jobs will be 34.7% of the City's total employment in 2031. A significant growth of employment within Brampton's *designated greenfield area* will not be enough to achieve a balance between the two policy areas in Brampton as employment in the *built-up area* will exceed employment in the *designated greenfield area*.

The details of the 2031 employment distribution can be found in Table 6.

5. Density Analysis

The density analysis presented in this paper addresses the requirements of the *Growth Plan* to focus growth in policy areas such as the *designated greenfield area* and Urban Growth Centres. The *Growth Plan* also emphasizes the importance of the combined density of residents and jobs. For these reasons, the main objective of this report is to present the existing and planned combined residential and employment densities for the above two policy areas. In addition, for reference and comparison purposes, the report includes gross Regional and municipal densities. For consistency with the *Growth Plan*, the densities within the Urban Growth Centres are measured for gross lands while the densities within the *designated greenfield area* exclude major environmental features and infrastructure. This report also serves as an update to the density analysis included in the "Places to Prosper – Managing Growth in Peel Region" discussion paper.

5.1 Methodology

All densities presented in this report reflect a combined number of both residents and jobs within a specific geography. Average Regional and municipal densities are calculated over the entire area of the Region or a particular area municipality. These values represent gross densities.

Similarly, the UGC's densities are measured at the gross level. This is consistent with the *Growth Plan*. In the case of the *designated greenfield area*, the *Growth Plan* provides for netting out major environmental features (take-outs). During the approval process, the Province engaged in more detailed discussions with municipalities regarding additional take-outs. This resulted in revisions to the take-outs in Peel. Peel's land budget includes existing major infrastructure such as 400-series freeways, hydro corridors, major transmission stations, gas pipelines and railways as take-outs. In addition, some existing uses such as cemeteries, grave yards, burial grounds as well as water and wastewater facilities are also excluded.

5.1.1 Environmental Exclusions

Peel's environmental exclusions were originally described in the "Places to Prosper" growth management discussion paper. Subsequently, refinements were made as a result of the comments received during the consultation process on ROPA 24. A final list of excluded features is included below.

<u>Environmental Exclusions</u>

- wetlands
- woodlands
- valleylands
- areas of natural and scientific interest
- environmentally sensitive or significant areas
- waterbodies/fish habitat
- wildlife habitat (currently no data for this exclusion)
- habitat of endangered and threatened species (currently no data for this exclusion)

<u>Oak Ridges Moraine Conservation Plan (ORMCP) Exclusions</u>

- key natural heritage features
- hydrologically sensitive features

Environmental feature take outs would be applicable when features are identified in an official plan or provincial plan and the applicable provincial plan or policy prohibits development in the features. Data sources include: all Core Areas of the Greenlands System as shown on the Region of Peel Official Plan Schedule A; the Natural Core Areas and Natural Corridors components of the Caledon Ecosystem Framework which are designated as Environmental Policy in the Caledon Official Plan.; all Natural Heritage Features and Areas identified on Schedule D to the City of Brampton Official Plan; and all Natural Heritage System features categorized as Significant Natural Sites, Natural Sites and Natural Greenspace as identified on Schedule A to the City of Mississauga Official Plan. Environmental exclusions were calculated using more detailed secondary plan information where data exists (e.g. Bram West, Countryside Villages, Mount Pleasant, Mayfield West and Caledon East). Environmental exclusions also include an additional 10 m buffer from all natural features within the City of Brampton. The additional 10 m buffer was not applied to the Mount Pleasant Secondary Plan Natural Heritage System which already incorporates buffers within the NHS. Vegetation protection zones specified in the ORMCP are applied to all key natural heritage features and hydrologically sensitive features within the ORMCP Area.

5.1.2 Non-Environmental Exclusions

The following non-environmental features were considered as exclusions in the land budget:

<u>Infrastructure Exclusions</u>

- existing hydro transmission corridors (includes entire ROW using current parcel fabric);

- existing water and wastewater facilities;
- existing rail lines (includes entire ROW using current parcel fabric);
- TransCanada pipeline ROW (20 m ROW width)
- existing 400 Series Highways (Highway 410 - entire ROW based on current parcel fabric)

Existing Uses Exclusions

- cemeteries, graveyards and burial grounds
- Maple Lodge Farms sewage lagoons

Table 12 includes the details as to the amount of non-environmental lands that were excluded from the calculations of greenfield densities at the Regional scale as well as at the area municipal level. In addition Figure 4 displays the extent of both categories of exclusions.

5.2 Municipal Densities

Municipal densities included in Table 14 are only provided for information. The figures represent gross values and are applicable to all policy areas within the area municipalities including the *built-up area* and the *designated greenfield area*. In the case of Caledon, the densities apply only to Rural Service Centres and rural settlement areas. In 2006, Peel's average gross density was about 30 residents and jobs per hectare. Mississauga had the highest gross density of almost 39 residents and jobs per hectare. On the other hand Caledon, because of its character, had the lowest density at 12 residents and jobs per hectare while Brampton's density was about 23 residents and jobs per hectare.

The gross densities will be significantly higher at the 2031 built-out. The Region is expected to reach an overall average gross density of almost 41 residents and jobs per hectare. On average, Mississauga will still continue to be the densest municipality with almost 46 residents and jobs per hectare. Brampton's average gross density will significantly increase to almost 39 residents and jobs per hectare. Caledon's density (in the Rural Service Centres and rural settlement areas only) will also grow reaching 24 residents and jobs per hectare in 2031.

5.3 Policy Areas

This report analyses densities within the two policy areas that have the targets established by the *Growth Plan* – the *designated greenfield area* and Urban Growth Centres. The *designated greenfield area* in Peel, as originally defined in the Provincial technical paper[5], included undeveloped lands within the 2031 urban boundary and the three rural service centres (Bolton, Caledon East and Mayfield West) and the Palgrave Estate Residential Community and covered 11,995 hectares as indicated in the "Places to Prosper" discussion paper. Subsequently, after consultation on draft ROPA 24, Palgrave Estates greenfield lands were excluded from the Regional *designated greenfield area*. This change reduced Peel's gross greenfield land area to 10,190 hectares. The 2031 urban boundary is proposed to be adjusted to exclude the Greenbelt area in Brampton. This change results in the reduction of the *designated greenfield area* in Peel to 9,956 hectares. The detailed boundaries of each Urban Growth Centre are defined in the respective area municipal official plans. As defined by the City of Mississauga, its Urban Growth Centre covers 568 hectares. Brampton's UGC is smaller and encompasses only 219 hectares of gross lands.

[5] "Built Boundary for the Growth Plan for the Greater Golden Horseshoe, 2006", Ministry of Public Infrastructure and Renewal, April 2, 2008.

Figure 3 shows the extents of each policy area while Table 11 the details of land area.

5.3.1 Designated Greenfield Area

The *Growth Plan* requires planning for a minimum combined density of 50 residents and jobs per hectare within *designated greenfield areas* by 2031. The land budget presented here includes detailed calculations of the combined residential and employment density within the *designated greenfield area*. Tables 13 and 14 present these details as well as the contributions of the area municipalities to Peel's *greenfield density target*. By 2031, Peel's *designated greenfield area* is expected to be almost fully developed. It has been documented in Table 13 that the Region of Peel is planning to achieve a minimum combined density of 50 residents and jobs per hectare within its designated greenfield area. It can be concluded from Table 13 that Mississauga will significantly exceed the Growth Plan target of 50 residents and jobs per hectare on existing greenfields. However, should the Ninth Line Lands be added to the *designated greenfield area,* the density target for Mississauga will be revised in anticipation of the considerable environmental and infrastructure constraints on these lands and the types of development (e.g. employment, recreational) that may be appropriate for all or a portion of these lands.

The Regional target will primarily be shaped by Brampton and Caledon's greenfield growth. Brampton's greenfield development is forecasted to exceed the *Growth Plan* target of 50 residents and jobs per hectare. Caledon's greenfield density is forecasted to be lower than within Brampton and Mississauga but will still provide a significant contribution to the Regional target taking into account the character of this municipality and the fact that committed secondary plans include extensive employment areas at very low densities. Caledon's average greenfield density is expected to reach a level of 42 residents and jobs per hectare. This level can only be reached with the contribution of future settlement area expansions of approximately 609 ha that should be planned to achieve at least 53.4 residents and jobs per hectare.

The proposed land budget also demonstrates that, notwithstanding the increased emphasis on intensification, the Region will meet the greenfield density target of 50 residents and jobs per hectare. This density could be higher with an intensification rate that just meets the required *Growth Plan* minimum. However, the Region plans to exceed the minimum 40% target after 2026.

Municipal Comprehensive Review will be used to ensure that the Regional greenfield density will not be lower than 50 residents and jobs per hectare.

Table 13 includes the detailed calculations that result from the take-out methodology presented in this chapter.

5.3.2 Urban Growth Centres

In addition to the *designated greenfield area*, the *Growth Plan* also established a specific density target for the *urban growth centres*. The *Growth Plan* requires planning for a minimum combined density of 200 residents and jobs per hectare within each of the two growth centres in Peel. A density target for the *urban growth centres* represents a gross density. In 2006, both of Peel's UGCs were only partly developed. Development within Mississauga's UGC was more advanced than within Brampton's UGC. In 2006, Mississauga's UGC had a density of about 171 residents and jobs per hectare. Brampton's UGC was 84 residents and jobs per hectare. However, both centres are planned to exceed the Growth Plan minimum density of 200 residents and jobs per hectare. It is forecasted that Brampton's UGC will reach 215 residents and jobs per hectare by 2031. By 2031, Mississauga's UGC is expected to have a density of

about 273 residents and jobs per hectare. It is important to indicate that Mississauga's UGC has the potential to achieve the density of 300 – 400 residents and jobs per hectare at full build-out.

6. Intensification Target

The residential *intensification* rate is calculated as a percentage of the total growth that will be occurring annually within the *built-up area* (both delineated and undelineated portions). In implementing the Growth Plan, Regional staff gave priority to accommodating significant growth through intensification as opposed to increasing greenfield densities with the view that achieving intensification represents good planning and contributes to the development of complete communities by optimizing the use of under-utilized lands and existing and planned infrastructure. Figure 2 shows the rate of *intensification* over the entire forecasting period. The figure illustrates that Peel's *intensification* rate is initially above the 40% level due to development continuing to occur on both sides of the *built boundary*. Peel is expected to meet the *Growth Plan*'s requirement of achieving a minimum 40% level of *intensification* by 2015. The average *intensification* rate from 2015-2031 will be well above 40%. Post-2021, the *intensification rate* gradually increases reaching 50% in 2026 and staying above 50% until 2031. In total, 80,000 additional dwelling units are expected to be accommodated within the *built-up area* of the Region between 2006 and 2031.

Mississauga will be a major contributor to *intensification* in Peel because by 2015, the remaining portion of *designated greenfield areas* in Mississauga will be fully developed such that all annual growth will contribute towards the *intensification targets*. There remains the possibility that the current trend of high growth in Mississauga's City Centre will be maintained and possibly spread in some form to other areas. New Regional and municipal growth management policies will help to maintain this trend. It is forecasted that 52,000 dwelling units will be built within Mississauga's portion of the *built-up area* between 2006 and 2031. Although Mississauga brings a strong contribution to *intensification* in Peel, it should be noted that Brampton has an increasing contribution to *intensification* in Peel as a result of increased high density residential activity in Downtown Brampton and the Queen Street Corridor. Within the same period, a minimum of 26,500 dwelling units are planned to be accommodated within the *built-up area* in Brampton. Caledon's contribution to the Regional intensification is limited by its mostly rural character. It is estimated that between 2006 and 2031 the Town will accommodate 1,500 dwellings within its portion of the *built-up area* and within the settlements with the "undelineated" built boundary.

The proposed intensification rates provide a good balance between intensification and greenfield development and exceed the minimum requirements of the *Growth Plan*. It is important to highlight that by planning to exceed the *Growth Plan* minimum intensification target of 40%, an additional 7,500 dwelling units have been allocated to the built-up area over the minimum requirements of the Growth Plan. Figures 1 and 2 demonstrate both the absolute and relative surplus of intensification units in relation to this target in Peel.

7. Summary

The land budget presented in this report clearly demonstrates that the Region of Peel in co-operation with the area municipalities has planned:

- for 1,640,000 residents and 870,000 jobs by 2031;
- to meet 200 residents & jobs per hectare within the urban growth centres (both UGCs have been planned to exceed this target);
- to meet the 50 residents and jobs per hectare *greenfield density target* within the designated greenfield area with the contribution of future settlement area expansions of approximately 609 ha that should be planned to achieve at least 53.4 residents and jobs per hectare;
- to meet the intensification target (40%) and exceed it after 2025 (50%); and as a result,
- for 7,500 more than the required minimum number of dwelling units to be accommodated within the built-up area.

The above targets were able to be planned for while respecting the growth management objectives of each area municipality.

Appendix

The growth targets in this document (specifically in Tables 1-15 of this appendix) have been derived from the forecasts developed by the area municipalities which have been adjusted to conform to all the targets of the Growth Plan and the Regional Official Plan. The area municipal forecasts have been reduced to meet the Region of Peel forecasts and targets in the Growth Plan. The area municipalities can accommodate additional growth, including additional intensification, but such growth cannot occur within the established Growth Plan forecasts for the Region of Peel.

The area municipalities can use their forecasts for long-term infrastructure planning as expressed in policy 4.2.2.3 that states: "...Forecasts beyond the 2031 planning horizon may be used for long-term infrastructure planning, as well as community planning within the urban boundary, undertaken by the Region and/or Area Municipalities, as long as they maintain consistency with the objectives and intent of the provincial Growth Plan and the Regional Official Plan."

It is anticipated that the Province will be releasing new Growth Plan forecasts in the future at which time a further distribution to the area municipalities will be undertaken through an Official Plan Amendment.

Table 1: 2006 Housing Mix by Municipality and Policy Area

Policy Area/Municipality	Dwelling Units		Brampton	Caledon	Mississauga	Peel
Entire Municipality	Total Number		126,000	18,000	215,000	359,000
	Percentage of	Singles	52.1%	85.9%	42.8%	48.2%
		Semis	13.5%	5.5%	13.3%	13.0%
		Towns	11.2%	4.4%	15.2%	13.3%
		Apartments	23.2%	4.2%	28.7%	25.5%
Built-up Area	Total Number		124,500	12,000	214,000	350,500
	Percentage of	Singles	51.7%	83.3%	42.8%	47.4%
		Semis	13.6%	6.8%	13.2%	13.1%
		Towns	11.3%	5.8%	15.2%	13.5%
		Apartments	23.4%	4.1%	28.8%	26.0%
Designated Greenfield Area	Total Number		1,500	0	1,000	2,500
	Percentage of	Singles	89.1%	0.0%	47.1%	72.3%
		Semis	3.7%	0.0%	29.8%	14.1%
		Towns	2.2%	0.0%	23.1%	10.6%
		Apartments	5.0%	0.0%	0.0%	3.0%
Rural Area	Total Number		0	6,000	NA	6,000
	Percentage of	Singles	0	92.5%	NA	92.5%
		Semis	0	2.7%	NA	2.7%
		Towns	0	1.3%	NA	1.3%
		Apartments	0	3.5%	NA	3.5%

Sources:
2011 Census.
Brampton City-Wide Population and Employment Forecasts, Planning, Design and Development Committee Report, May 4, 2009.
Long-Range Forecasts, City Of Mississauga 2006 – 2031, Hemson Consulting Ltd., December 2008.
Population and Employment Forecasts and Allocations, Town of Caledon, June 2006.

Table 2: 2006-2031 Housing Growth by Type, Municipality and Policy Area

Policy Area/Municipality	Dwelling Units		Brampton	Caledon	Mississauga	Peel
Entire Municipality	Total Number		88,500	15,500	55,000	159,000
	Percentage of	Singles	47.6%	59.5%	7.8%	35.0%
		Semis	18.5%	7.6%	3.4%	12.2%
		Towns	17.0%	20.0%	23.1%	19.4%
		Apartments	16.9%	12.9%	65.7%	33.4%
Built-up Area	Total Number		26,500	1,500	52,000	80,000
	Percentage of	Singles	32.5%	52.9%	7.0%	16.6%
		Semis	12.7%	1.8%	3.0%	6.2%
		Towns	8.1%	7.4%	22.1%	17.2%
		Apartments	46.7%	37.9%	67.9%	60.3%
Designated Greenfield Area Total	Total Number		62,000	6,000	3,000	71,000
	Percentage of	Singles	54.0%	58.2%	21.2%	52.9%
		Semis	21.0%	10.0%	9.6%	19.6%
		Towns	20.8%	25.8%	40.8%	22.1%
		Apartments	4.2%	6.0%	28.4%	5.4%
Unallocated	Total Number		NA	7,000	NA	7,000
	Percentage of	Singles	NA	58.2%	NA	58.2%
		Semis	NA	10.0%	NA	10.0%
		Towns	NA	25.8%	NA	25.8%
		Apartments	NA	6.0%	NA	6.0%
Rural Area	Total Number		0	1,000	NA	1,000
	Percentage of	Singles	0.0%	100.0%	NA	100.0%
		Semis	0.0%	0.0%	NA	0.0%
		Towns	0.0%	0.0%	NA	0.0%
		Apartments	0.0%	0.0%	NA	0.0%

For more details please see the following studies:
Brampton City-Wide Population and Employment Forecasts, Planning, Design and Development Committee Report, May 4, 2009.
Long-Range Forecasts, City Of Mississauga 2006 – 2031, Hemson Consulting Ltd., December 2008.
Population and Employment Forecasts and Allocations, Town of Caledon, June 2006.
Discussion paper “Places to Prosper – Managing Growth in Peel Region – September 2009”

Table 3: 2031 Housing Mix by Municipality and Policy Area

Policy Area/Municipality	Dwelling Units		Brampton	Caledon	Mississauga	Peel
Entire Municipality	Total Number		214,500	33,500	270,000	518,000
	Percentage of	Singles	50.2%	73.8%	35.7%	44.3%
		Semis	15.6%	6.5%	11.3%	12.7%
		Towns	13.6%	11.5%	16.8%	15.1%
		Apartments	20.6%	8.2%	36.2%	27.9%
Built-up Area	Total Number		151,000	13,500	266,000	430,500
	Percentage of	Singles	47.9%	79.3%	35.7%	41.7%
		Semis	13.4%	6.1%	11.2%	11.8%
		Towns	10.7%	6.0%	16.6%	14.2%
		Apartments	28.0%	8.6%	36.5%	32.3%
Designated Greenfield Area[1]	Total Number		63,500	13,000	4,000	80,500
	Percentage of	Singles	54.7%	58.2%	25.2%	54.0%
		Semis	20.7%	10.0%	12.8%	18.5%
		Towns	20.4%	25.8%	38.0%	22.1%
		Apartments	4.2%	6.0%	24.0%	5.4%
Rural Area	Total Number		0	7,000	NA	7,000
	Percentage of	Singles	0	93.1%	NA	93.1%
		Semis	0	2.5%	NA	2.5%
		Towns	0	1.2%	NA	1.2%
		Apartments	0	3.2%	NA	3.2%

[1] - Includes 7,000 units allocated to Caledon that will be accommodated through future settlement expansions.

For more details please see the following studies:
Brampton City-Wide Population and Employment Forecasts, Planning, Design and Development Committee Report, May 4, 2009.
Long-Range Forecasts, City Of Mississauga 2006 – 2031, Hemson Consulting Ltd., December 2008.
Population and Employment Forecasts and Allocations, Town of Caledon, June 2006.
Discussion paper “Places to Prosper – Managing Growth in Peel Region – September 2009”

Table 4: 2006 Employment Mix by Municipality and Policy Area

Policy Area/Municipality	Jobs		Brampton	Caledon	Mississauga	Peel
Entire Municipality	Total Number		156,000	21,000	425,000	602,000
	Percentage of	Population Related	43.3%	53.3%	24.7%	30.5%
		Major Office	5.9%	0.0%	21.1%	16.4%
		Employment Lands	50.8%	46.7%	54.2%	53.1%
Built-up Area	Total Number		150,000	14,500	425,000	589,500
	Percentage of	Population Related	43.0%	32.4%	24.7%	29.5%
		Major Office	6.2%	0.0%	21.1%	16.8%
		Employment Lands	50.8%	67.6%	54.2%	53.7%
Designated Greenfield Area	Total Number		6,000	500	0	6,500
	Percentage of	Population Related	48.8%	100.0%	0.0%	52.7%
		Major Office	0.0%	0.0%	0.0%	0.0%
		Employment Lands	51.2%	0.0%	0.0%	47.3%
Rural Area	Total Number		0	6,000	NA	6,000
	Percentage of	Population Related	0.0%	100.0%	NA	100.0%
		Major Office	0.0%	0.0%	NA	0.0%
		Employment Lands	0.0%	0.0%	NA	0.0%

Notes:

Population Related Employment is employment that exists in response to a resident population that is primarily not located in employment areas or major office jobs.
"City of Brampton Employment Land Strategy" Hemson Consulting, November 2008

Major Office Employment is generally defined as freestanding office buildings of 10,000 m2 or greater, or with 500 jobs or more.
"Growth Plan for the Greater Golden Horseshoe, 2006" Ministry of Public Infrastructure and Renewal, 2006

Employment Land Employment is generally defined as clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.
"Peel Region Official Plan Amendment number 24", Region of Peel, 2010

Table 5: 2006-2031 Employment Growth by Type, Municipality and Policy Area

Policy Area/Municipality	Jobs		Brampton	Caledon	Mississauga	Peel
Entire Municipality	Total Number		158,000	25,000	85,000	268,000
	Percentage of	Population Related	28.3%	33.7%	27.4%	28.5%
		Major Office	17.3%	0.0%	62.1%	29.9%
		Employment Lands	54.4%	66.3%	10.5%	41.6%
Built-up Area	Total Number		55,000	3,500	84,000	142,500
	Percentage of	Population Related	29.1%	79.1%	26.5%	28.8%
		Major Office	29.2%	0.0%	62.9%	48.3%
		Employment Lands	41.7%	20.9%	10.6%	22.9%
Designated Greenfield Area Total	Total Number		103,000	10,000	1,000	114,000
	Percentage of	Population Related	27.9%	11.5%	2.1%	26.2%
		Major Office	9.9%	0.0%	0.0%	9.0%
		Employment Lands	62.2%	88.5%	97.9%	64.8%
Unallocated	Total Number		NA	11,000	NA	11,000
	Percentage of	Population Related	NA	36.0%	NA	36.0%
		Major Office	NA	0.0%	NA	0.0%
		Employment Lands	NA	64.0%	NA	64.0%
Rural Area	Total Number		0	500	NA	500
	Percentage of	Population Related	0.0%	100.0%	NA	100.0%
		Major Office	0.0%	0.0%	NA	0.0%
		Employment Lands	0.0%	0.0%	NA	0.0%

Notes:

Population Related Employment is employment that exists in response to a resident population that is primarily not located in employment areas or major office jobs.
"City of Brampton Employment Land Strategy" Hemson Consulting, November 2008

Major Office Employment is generally defined as freestanding office buildings of 10,000 m2 or greater, or with 500 jobs or more.
"Growth Plan for the Greater Golden Horseshoe, 2006" Ministry of Public Infrastructure and Renewal, 2006

Employment Land Employment is generally defined as clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.
"Peel Region Official Plan Amendment number 24", Region of Peel, 2010

Table 6: 2031 Employment Mix by Municipality and Policy Area

Policy Area/Municipality	Jobs		Brampton	Caledon	Mississauga	Peel
Entire Municipality	Total Number		314,000	46,000	510,000	870,000
	Percentage of	Population Related	28.3%	42.3%	25.2%	29.9%
		Major Office	17.3%	0.0%	28.1%	20.5%
		Employment Lands	54.4%	57.7%	46.7%	49.6%
Built-up Area	Total Number		205,000	18,000	509,000	732,000
	Percentage of	Population Related	29.1%	41.5%	25.0%	29.4%
		Major Office	29.2%	0.0%	28.2%	22.9%
		Employment Lands	41.7%	58.5%	46.8%	47.7%
Designated Greenfield Area[1]	Total Number		109,000	21,500	1,000	131,500
	Percentage of	Population Related	27.9%	27.0%	98.0%	28.5%
		Major Office	9.9%	0.0%	0.0%	7.6%
		Employment Lands	62.2%	73.0%	2.0%	63.9%
Rural Area	Total Number		0	6,500	NA	6,500
	Percentage of	Population Related	0.0%	100.0%	NA	100.0%
		Major Office	0.0%	0.0%	NA	0.0%
		Employment Lands	0.0%	0.0%	NA	0.0%

Notes:

[1] - Includes 11,000 jobs allocated to Caledon that will be accommodated through future settlement expansions.

Population Related Employment is employment that exists in response to a resident population that is primarily not located in employment areas or major office jobs.

"City of Brampton Employment Land Strategy" Hemson Consulting, November 2008

Major Office Employment is generally defined as freestanding office buildings of 10,000 m2 or greater, or with 500 jobs or more.

"Growth Plan for the Greater Golden Horseshoe, 2006" Ministry of Public Infrastructure and Renewal, 2006

Employment Land Employment is generally defined as clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

"Peel Region Official Plan Amendment number 24", Region of Peel, 2010

Table 7: Number of Persons per Unit (PPU)* in 2006 and 2031

Year	Municipality	Housing Type				Total of 4 types
		Singles	Semis	Rows	Apts	
2006	Brampton	3.92	3.69	3.36	2.92	3.60
	Caledon	3.34	3.12	2.77	2.24	3.33
	Mississauga	3.61	3.57	3.19	2.60	3.25
	Peel	**3.70**	**3.61**	**3.25**	**2.69**	**3.37**
2031	Brampton	3.69	3.49	3.17	2.75	3.39
	Caledon	3.35	3.26	3.10	2.25	3.22
	Mississauga	3.40	3.37	3.02	2.45	2.98
	Peel	**3.52**	**3.43**	**3.08**	**2.54**	**3.17**

* - PPU reflect population with undercount

Note: This is a "gross" ppu which includes household population, non-household population and the net undercoverage.

The "gross" ppu is about 5% higher than the actual household population per occupied unit.

Table 8: 2006 Population and Employment by Municipality and Policy Area

Category	Policy Area/Municipality	Brampton	Caledon	Mississauga[2]	Peel
Population	Total	453,000	60,000	698,000	1,211,000
	BUPA[1]	447,500	40,000	695,000	1,182,500
	UGC	6,500	0	65,000	71,500
	DGA	5,500	0	3,000	8,500
	Rural Area	0	20,000	NA	20,000
Jobs	Total	156,000	21,000	425,000	602,000
	BUPA[1]	150,000	14,500	425,000	589,500
	UGC	12,000	0	32,000	44,000
	DGA	6,000	500	0	6,500
	Rural Area	0	6,000	NA	6,000

Table 9: 2031 Population and Employment by Municipality and Policy Area

Municipality		Brampton	Caledon	Mississauga[2]	Peel
Population	Total	727,000	108,000	805,000	1,640,000
	BUPA[1]	494,000	44,000	792,000	1,330,000
	UGC	26,000	0	108,000	134,000
	DGA	233,000	40,000	13,000	286,000
	Rural Area	0	24,000	NA	24,000
Jobs	Total	314,000	46,000	510,000	870,000
	BUPA[1]	205,000	18,000	509,000	732,000
	UGC	21,000	0	47,000	68,000
	DGA	109,000	21,500	1,000	131,500
	Rural Area	0	6,500	NA	6,500

Table 10: 2006-2031 Population Growth by Municipality and Policy Area

Municipality		Brampton	Caledon	Mississauga[2]	Peel
Population	Total	274,000	48,000	107,000	429,000
	BUPA[1]	46,500	4,000	97,000	147,500
	UGC	19,500	NA	43,000	62,500
	DGA	227,500	40,000	10,000	277,500
	Rural Area	0	4,000	NA	4,000

Notes:

BUPA - Built-Up Area

DGA - Designated Greenfield Area

UGC - Urban Growth Centre

[1] - BUPA includes also population and jobs located within UGC

[2] - Mississauga's figures do not include population and jobs within the Ninth Line Lands

Table 11: Land (ha) by Municipality and Policy Area for Density Calculations

Municipality	Municipal		Policy Area				
	Total Area	Density Area	BUPA	UGC	Rural Area	DGA	
						Gross	Developable
Brampton[1]	26,946	26,712	17,967	219	234	8,745	6,768
Caledon[2]	69,599	4,497	3,474	0	65,102	1,023	865
Mississauga[3]	29,211	28,853	28,665	568	NA	188	182
Peel	**125,756**	**60,062**	**50,106**	**787**	**65,336**	**9,956**	**7,815**

Notes:
BUPA - Built-Up Area
DGA - Designated Greenfield Area
UGC - Urban Growth Centre
[1] - Brampton's total area includes 234 ha of the Greenbelt but density area does not.
[2] - Caledon's gross area includes only lands within Rural Service Centres, villages and hamlets. Assumption, that additional 609 hectares will be added through future expansions, is made to calculate 2031 density.
[3] - Mississauga's total area includes 358 ha of the Ninth Line Lands but density area does not.

Table 12: Non-Environmental Exclusions within DGA (ha)[1]

Category/Municipality	Brampton	Caledon	Mississauga	Peel
Total	137	26	0	163
Existing Freeways	40	22	0	62
Existing Railways	18	1	0	19
Existing Hydro Corridors	24	0	0	24
TransCanada Pipeline ROW	19	0	0	19
Cemeteries, Graveyards and Burial Grounds	2	0	0	2
Maple Lodge Farms Sewage Lagoons	20	0	0	20
Water & Wastewater Facilities	14	3	0	17

Note:
[1] - Only portions that do not overlap with major environmental features and with each other.

Table 13: Calculation of Density within Designated Greenfield Area

Municipality	DGA		DGA Lands (ha)					P2G Density
	Residents	Jobs	Gross	Major Env. Features	Major Infrastructure and Existing Uses[1]	Total Exclusions	Developable Lands	
Brampton	233,000	109,000	8,745	1,840	137	1,977	6,768	51
Caledon	18,500	10,500	1,023	132	26	158	865	34
Mississauga	13,000	1,000	188	6	0	6	182	77
Current DGA in Peel	**264,500**	**120,500**	**9,956**	**1,978**	**163**	**2,141**	**7,815**	**49**
Unallocated Caledon	21,500	11,000	NA				609	53.4
Caledon with Unallocated	40,000	21,500	NA				1,474	42
2031 DGA in Peel	**286,000**	**131,500**	**NA**				**8,424**	**50**

Note:
[1] - Only portions that do not overlap with major environmental features and with each other.

Table 14: Combined Densities by Municipality and Policy Area (residents and jobs per hectare)

Municipality	2006				2031			
	Entire Mun.[o]	BUPA[o]	UGC[o]	DGA[1]	Entire Mun.[o]	BUPA[o]	UGC[o]	DGA[1]
Brampton[2]	23	33	84	2	39	39	215	51
Caledon[2]	12	16	NA	1	24	18	NA	42
Mississauga[3]	39	39	171	16	46	45	273	77
Peel	**30**	**35**	**147**	**2**	**41**	**41**	**257**	**50**

Notes:
BUPA - Built-Up Area
DGA - Designated Greenfield Area
UGC - Urban Growth Centre
[o] - gross density
[1] - P2G density (environmental features and major infrastructure netted out)
[2] - In Caledon densities apply only to Rural Service Centres, villages and hamlets while in Brampton calculations exclude a small portion (234 ha.) of the Greenbelt
[3] - Mississauga's density does not apply to the Ninth Line Lands

Table 15 : Revised Table 3 of ROP

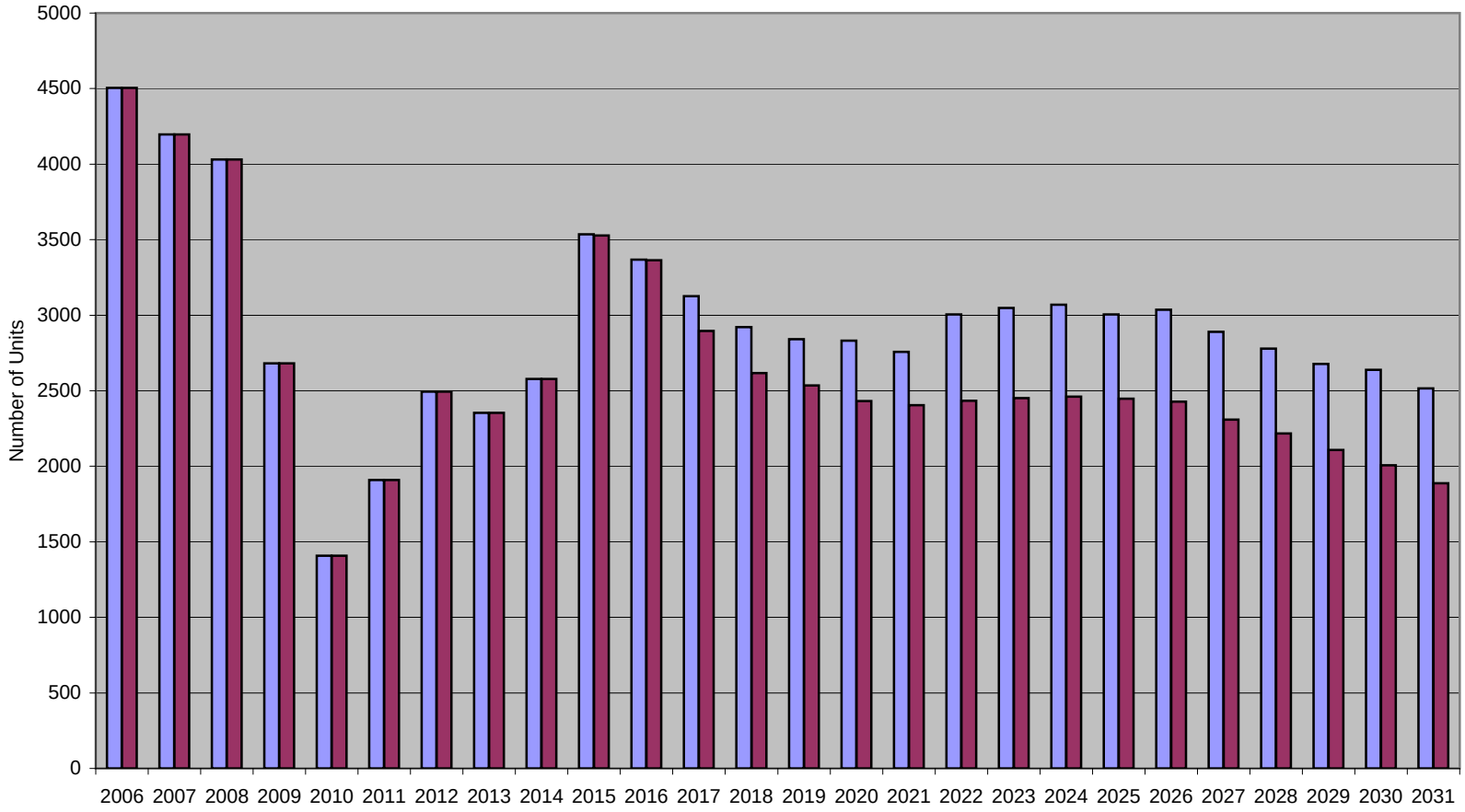
Table 3: Population, Household and Employment Forecasts for Peel[1]						
Municipality	2021			2031		
	Population[2]	Households	Employment	Population[2]	Households	Employment
Brampton	635,000	184,000	280,000	727,000	214,500	314,000
Caledon	87,000	28,000	40,000	108,000	33,500	46,000
Mississauga	768,000	253,000	500,000	805,000	270,000	510,000
Peel	**1,490,000**	**465,000**	**820,000**	**1,640,000**	**518,000**	**870,000**

Notes:

[1] The Province is reviewing the forecasts included in Schedule 3 of the Growth Plan. After Schedule 3 is amended, Table 3 will also need to be amended.

[2] Population figures include the 2001 Census undercount of 4.2%.

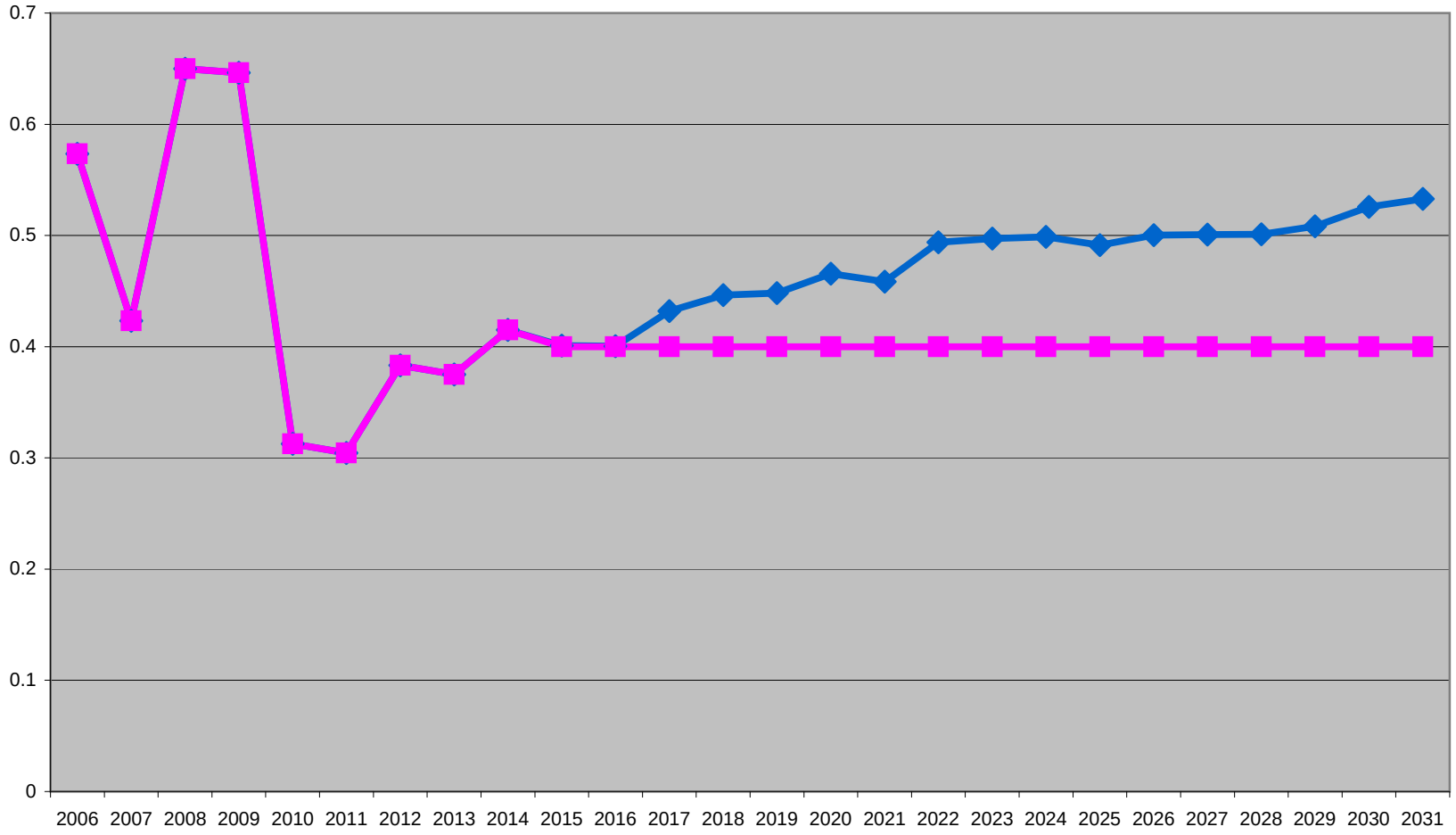
Figure 1: Surplus of Intensification in Peel



Note:
2006-2010 represent actual units based on the building permit data while 2012-2031 the forecasted

Adopted Scenario 40% Scenario

Figure 2: Intensification Rate in Peel



Note:
2006-2010 represent actual units based on the building permit data while 2012-2031

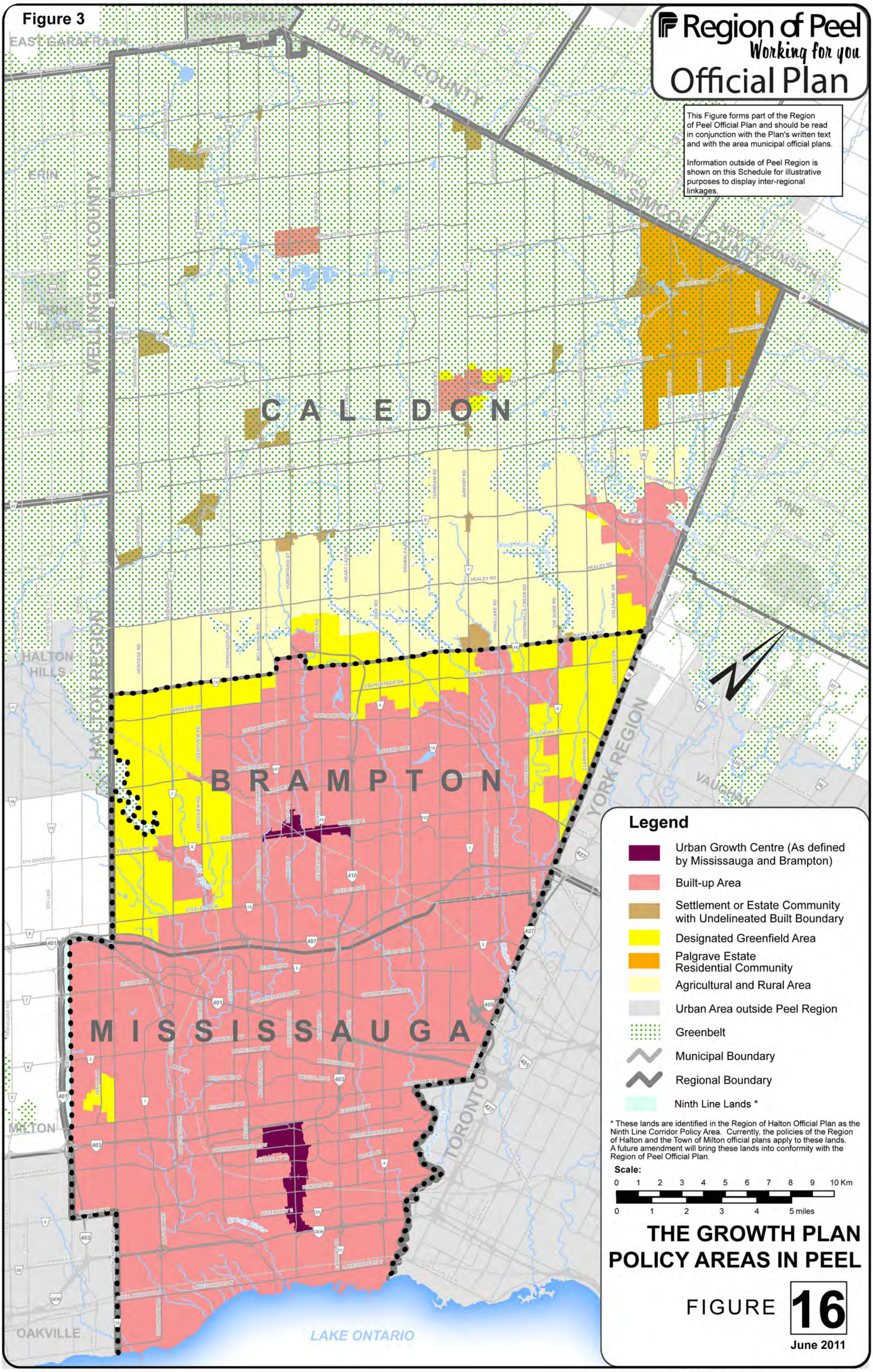
Adopted Scenario
40% Scenario

Figure 3

Region of Peel
Working for you
Official Plan

This Figure forms part of the Region of Peel Official Plan and should be read in conjunction with the Plan's written text and with the area municipal official plans.

Information outside of Peel Region is shown on this Schedule for illustrative purposes to display inter-regional linkages.



THE GROWTH PLAN POLICY AREAS IN PEEL

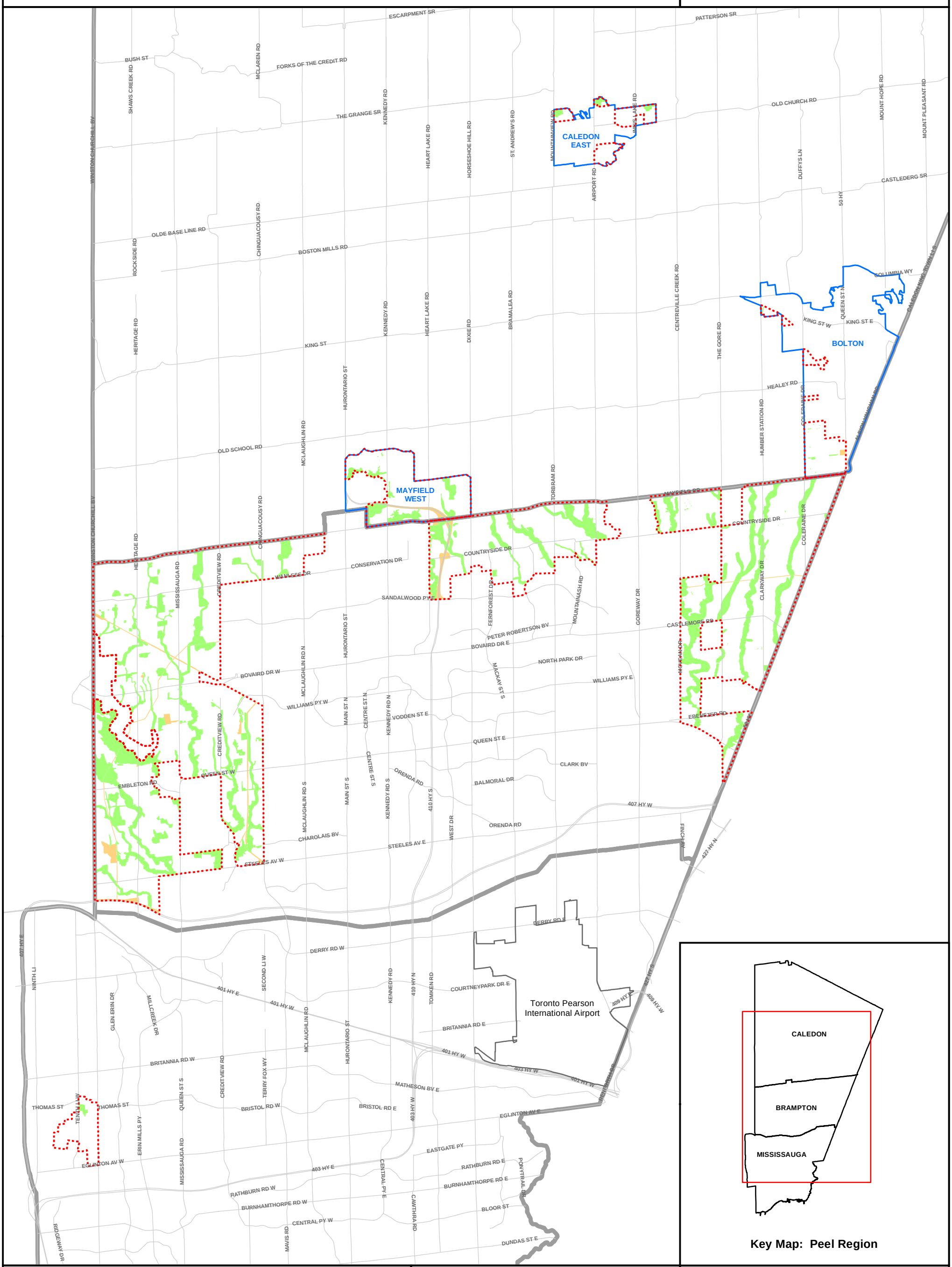
FIGURE **16**

June 2011

FIGURE 4.

Exclusions for Calculating Greenfield Density

Region of Peel
Working for you



LEGEND

- Designated Greenfield Area (2010)
- Environmental Exclusion
- Non-Environmental Exclusion (Major Infrastructure & Other Uses)

0 10 20 40
Kilometres

DRAFT

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Map Produced by Corporate Services, Integrated Planning Division. June 2011.