

# Strategy Update: Growth Management Committee

January 19, 2017

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# Purpose

- Provide update on progress of Growth Management Strategy, including:
  - Inter-Municipal Workgroup
  - Development Industry Workgroup
  - Provisional Allocation

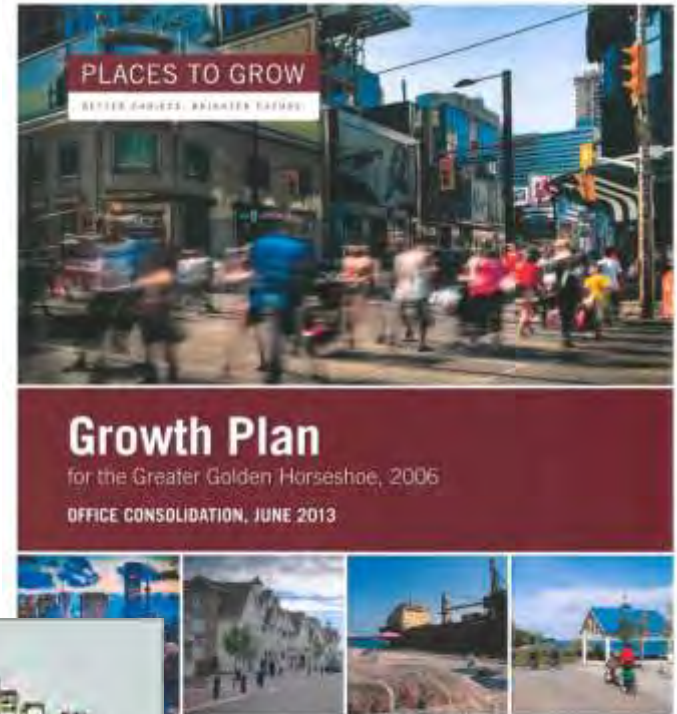
# GMC Direction - March 2016

- Establish an inter-municipal working group to review growth infrastructure options
- Engage affected stakeholders in consultations

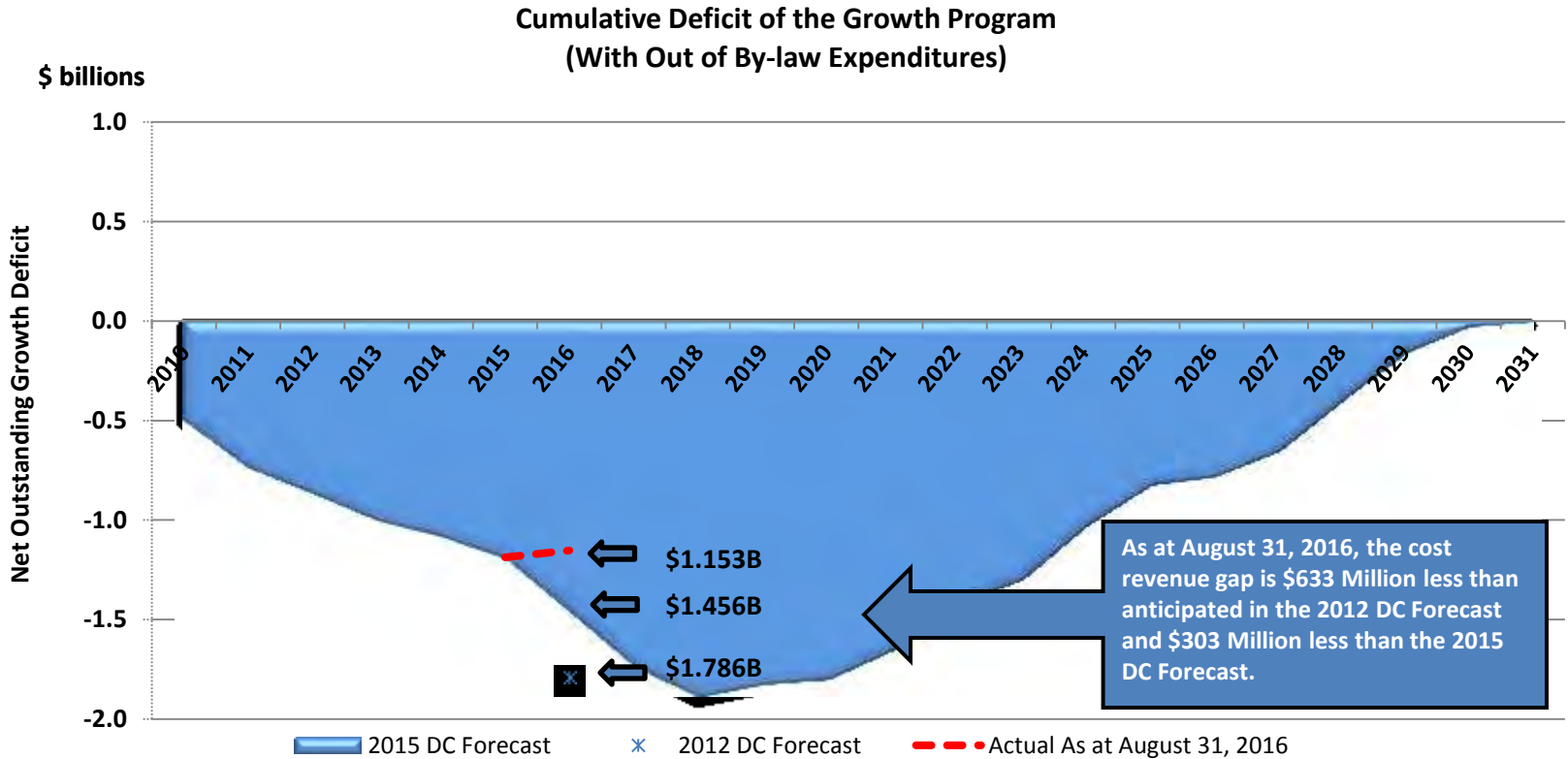


# Province Sets Growth Targets

- Provincial population and employment forecasts to be used for planning and managing growth in the *GGH*.
- Peel to grow to 1.97 million residents and employment to be 970 thousand by 2041.



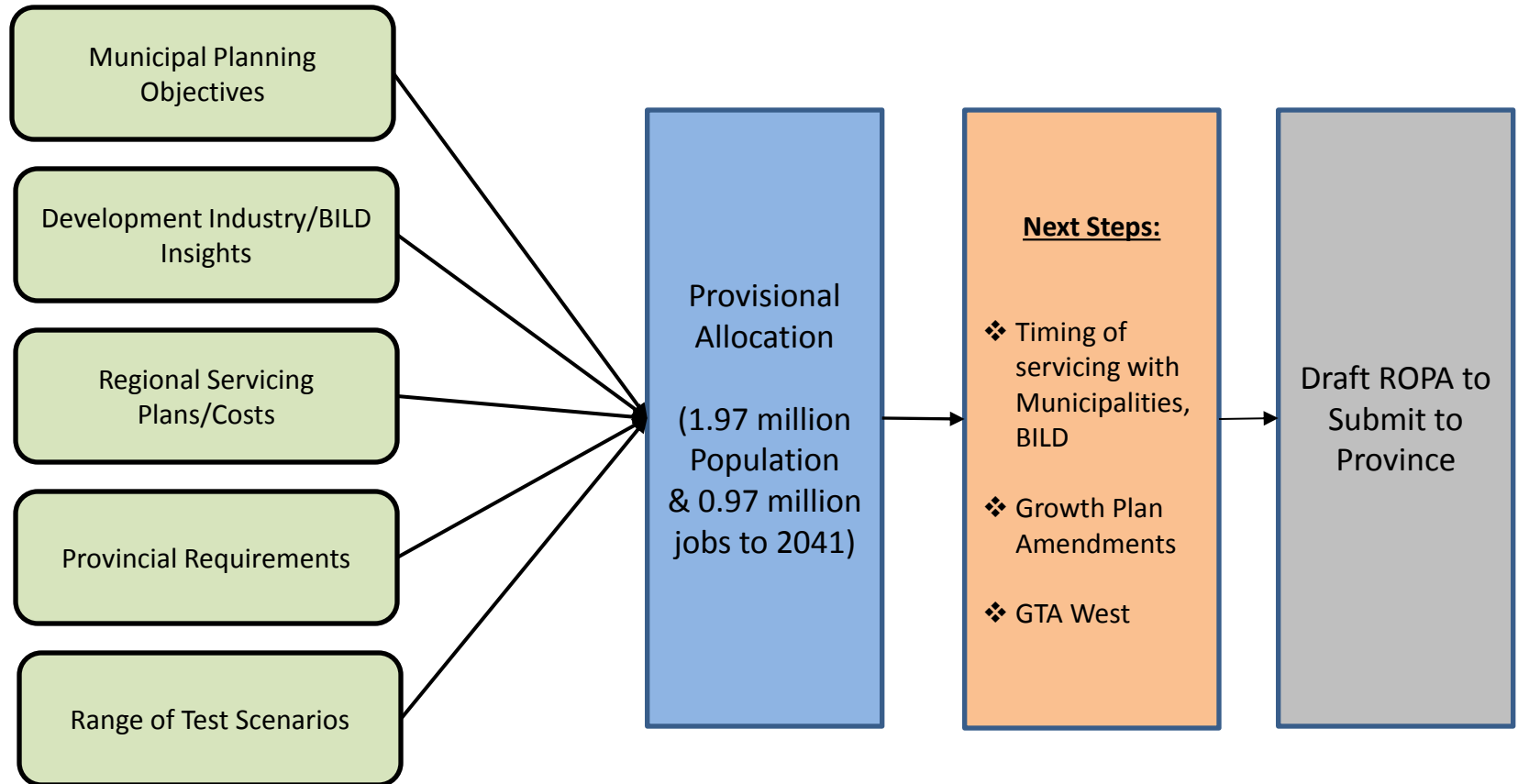
# Benefits Realized to Date



# Stakeholder Engagement for Mutual Benefit



## Collaborative Process to Develop Draft ROPA



Industry

Municipal

Input & Review

# Provisional Allocation

## Pending Release of the New Growth Plan Amendments

Local Municipality	2041 Population Forecast for Submission to Province (Totals)	Population Growth 2016-2041 (Increase)	2041 Employment Forecast for Submission to Province (Totals)	Employment Growth 2016-2041 (Increase)
Mississauga	935,000	183,000	565,000	90,000
Brampton	890,000	279,000	325,000	125,000
Caledon	145,000	76,000	80,000	53,000
<b>TOTAL</b>	1,970,000	538,000	970,000	268,00



# Municipal Allocation Objectives

<b>Caledon</b>	145,000+ Population 80,000+ Employment
<b>Brampton</b>	890,000 population 40 % Employment Activity Rate
<b>Mississauga</b>	935,000+ Population

# Development Industry

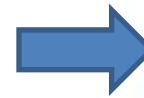
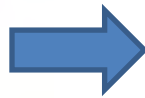
## Feedback

- Consider revenue sources other than DC charges, specifically utility rates, property taxes.
- Concern that the provincial employment targets are too high given the challenges historically to achieve them and the uncertainty related to the GTA West Corridor.
- Concern about the implications of delayed employment, specifically the revenue shortfall for the Region and the need to revisit technical assumptions.

## Response

- Commitment to involve industry in future discussions on technical assumptions and timing of infrastructure development to inform final infrastructure investment plan.
- Develop plan to monitor development with municipalities and adjusting major investment timing to manage risk.
- Testing ongoing of the implications of delayed employment to inform the final allocation, infrastructure timing and monitoring plan.

# Monitoring & Exception Plan



**Development Proposal  
outside of Region's  
Approved Infrastructure  
Plan (new or  
accelerated)**

**Proposal Considered  
on Merits of Good  
Planning Principles**

**New or Accelerated  
Infrastructure Subject to  
Area Rating and/or Front  
Ending**

# Dependencies – Transportation & Employment



**Ontario to Review Greater Toronto Area West Corridor Project**

[Click here to be directed to a bulletin regarding the study.](#)



# Accomplishments & Current Focus

Planning

Servicing



## Improvements To Date:

- \$100 million from DC Collection at Subdivision agreement
- Servicing estimates \$290 million lower – adjusted assumptions from review with industry.
- \$140 million savings from forecast allocated with existing and planned servicing.

## Next Steps with Municipalities & Industry:

- Develop preliminary servicing strategy with cost and timing
- Adjust allocation to comply with new provincial amendments and other provincial announcements (GTA West)
- Review technical inputs for DC by-law update
- Refine monitoring and exception plan.

# Growth Management Timeline

June 2018  
D.C. By-Law

March 2018  
Final ROPA, Master Plans & Monitoring & Exception Plan

September 2017  
Draft ROPA

April 2017  
New Amendments

March 2017  
More Detailed Infrastructure Master Plans



**We Are Here**

January 2017  
Recommending Provisional Allocation

2017

Industry

Municipal

Input & Review