



Corporate Report

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DATE: November 1, 2013

TO: Mayor and Members of Council
Meeting Date: November 20, 2013

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Mississauga Growth Forecasts 2011-2041 – Supplementary Report**

RECOMMENDATION: That the unallocated growth forecast and area distribution in the 'Steady Growth' scenario contained in the report titled "Mississauga Growth Forecasts 2011-2041 – Supplementary Report" dated November 1, 2013 from the Commissioner of Planning and Building, be adopted, and forwarded to the Region of Peel for input into the Region of Peel's growth allocation exercise.

BACKGROUND: Hemson Consulting Ltd. was retained to update Mississauga's growth forecast for the Development Charges By-law Review, service and infrastructure planning and to provide input into the Region of Peel's growth allocation exercise for Amendment 2 to the *Growth Plan for the Greater Golden Horseshoe*.

On October 15, 2013, the report titled "Mississauga Growth Forecasts 2011 – 2041" was presented to Planning and Development Committee. That report recommended, among other things, that the 'Steady Growth' scenario prepared by Hemson Consulting Ltd., be adopted as the City's growth forecasts.

Subsequently, on October 30, 2013, City Council approved recommendation PDC-0068-2013, adopting the Steady Growth scenario contained in the report titled “Mississauga Growth Forecasts 2011-2041”, dated September 24, 2013.

Mississauga Growth Forecasts 2011-2041 Steady Growth Scenario			
	Population	Units	Employment
2011	743,000	235,000	448,000
2031	829,000	272,100	527,000
2041	878,400	288,700	552,000
2041 Allocated	857,600	281,800	551,400
2041 Unallocated	20,800	6,900	600

In addition, on October 30, 2013, City Council adopted the following Resolution 0184-2013:

“That staff come back with the appropriate and updated growth numbers representing the Lakeview, Imperial Oil and Ninth Line lands and other sites before taking it to the Region of Peel.”

In response to this direction, staff have provided a breakdown of the unallocated growth to the areas identified in City Council Resolution 0184-2013.

COMMENTS:

Under the ‘Steady Growth’ scenario there is unallocated growth of 20,800 people, 6,900 units and 600 jobs to 2041 which is has been distributed to the following areas:

Areas of Unallocated growth	2041			
	Population	Units	Employment	
			Unallocated	Allocated
OPG Lands	11,000	3,700	-	2,100
Former Imperial Oil Site	3,600	1,100	450	-
Canada Lands Company	1,800	700	-	200
Ninth Line Lands	2,700	790	150	-
Dixie Employment Area	1,700	600	-	17,200
Total	20,800*	6,900*	600*	19,400*

*Totals may not sum due to rounding

Unallocated growth is set aside for areas of growth potential in the City of Mississauga where it is premature to determine the type and/or form of growth given the absence of planning studies and City Council direction. These numbers are provided for long-term infrastructure planning, in absence of any detailed planning studies. Final population and employment projections will be confirmed once all applicable planning work is complete.

Some of the areas of unallocated growth have capacity to accommodate population beyond the 2041 timeframe. Capacity figures have been provided for informational purposes only to aid in long-term infrastructure planning. These figures do not represent staff or City Council position on potential site development and are subject to change. Capacity figures provided are an update of those provided in Appendix 3 from the Corporate Report titled "Mississauga Growth Forecast 2011-2041".

	Capacity	
	Population	Units
OPG Lands	27,800	10,500
Former Imperial Oil Site	4,600	1,800
Canada Lands Company	1,800	700
Ninth Line Lands	2,900	850
Dixie Employment Area	11,000	4,000

STRATEGIC PLAN: Population and employment growth will support many city building initiatives, including the following action items identified in the Strategic Plan:

Move: Developing a Transit Oriented City of Mississauga

Action 7 – Create mobility hubs

Connect: Complete our Neighbourhoods

Action 7 – Build an international landmark destination on the waterfront

Action 17 – Increase our population target

Action 26 – Create a downtown “anchor hub”

Prosper: Meet Employment Needs

Action 6 – Cultivate and nurture the business environment

FINANCIAL IMPACT: To be determined through the Development Charges By-law Review.

CONCLUSION: In accordance with City Council adopted Recommendation PDC-0068-2013, there is unallocated growth of 20,800 people, 6,900 units and 600 jobs, in the ‘Steady Growth’ scenario. Staff have provided a distribution of the growth across areas identified to accommodate unallocated growth.

Edward R. Sajecki
Commissioner of Planning and Building

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