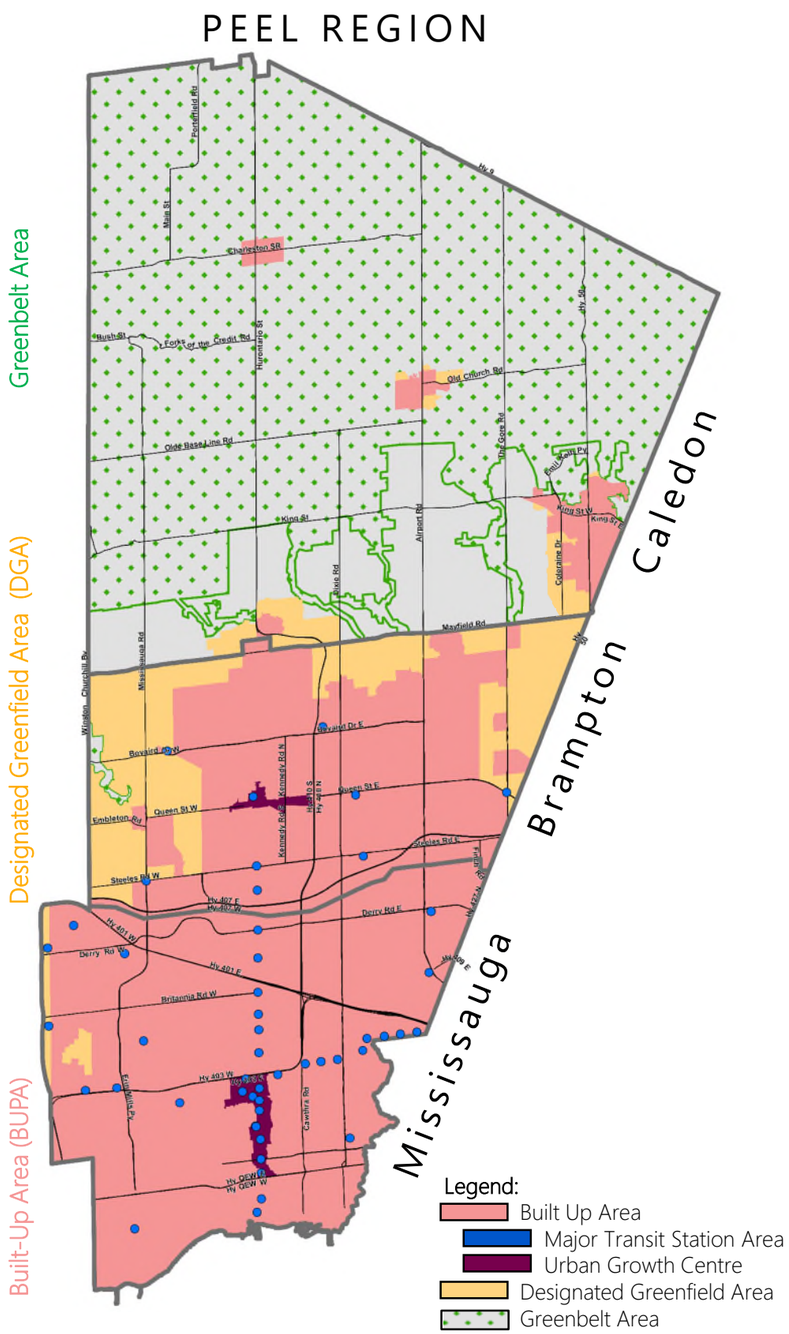
Planning for Growth in Peel



***Note:** Targets are averaged across the entire Region. Minimums based on Growth Plan, 2019
Source: Growth Plan, 2019, Mapping from Peel Data Centre

In 2041, Peel has a planned target of 1.97 million people and 970,000 jobs!

Every year, Peel welcomes new **residents**.

New businesses and **jobs** also open up.

Where these new residents choose to settle down and where businesses open up will depend on **where growth is planned** and allowed. This is based on the land use planning **areas** defined in the Growth Plan, 2019.

LAND USE PLANNING AREAS

Greenbelt Areas:
protected natural environments that have significant natural, ecological, hydrologic and agricultural resources and landscapes; includes the Oak Ridges Moraine, the Niagara Escarpment, and Greenbelt Area

Settlement Areas:
the area where development is accommodated

Designated Greenfield Areas (DGA):
lands set aside for future development

- **Designated (current):** lands for future development
- **Undelineated (future):** area not yet planned for development (to be determined through future planning work) (net 50 ppj/ha)

Built-Up Areas (BUPA):
established in 2006 by the Province as existing urban area lands where new growth will be directed in the form of infill, redevelopment, conversion and new secondary plan areas

- **Major Transit Station Areas (MTSA):** approximately 500-800m radius of land (10 min. walk) around any existing or planned major transit station or stop (avg. gross densities of 150-160 ppj/ha over entire policy area)
- **Urban Growth Centres (UGC):** downtown areas that mixed-use and connected by transit and are focal points for future growth (avg. gross density of 200 ppj/ha to entire policy area)
- **Strategic Growth Areas:** nodes, corridors and other areas that are the focus for higher density mixed-uses (includes MTSA and UGC)

How do we plan for these People and Jobs?

We plan for a portion of new housing and jobs to be built in existing areas, known as **intensification**. We must ensure a min. amount of future growth is in existing built-up areas.

INTENSIFICATION TARGET*

the % of all new housing built each year, the percentage of units that go to the BUPA

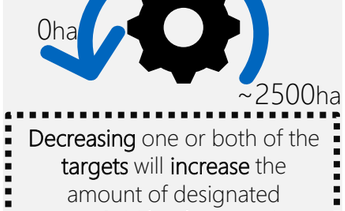
With a higher intensification rate, a greater the number of housing units will be built in the BUPA, and fewer houses will be needed in the DGA.

We can't use up all greenfield areas, so some people will live in the built-up area while others will live in new housing on greenfield lands (known as existing and future DGA).

We also plan for new land to accommodate a portion of new housing and job growth. This growth takes place on **greenfields**, and must meet a min. **density target**.

DENSITY TARGET*

used to plan for new residents and jobs within 1 new hectare of land



When lower density, more land is required for the same number of people and jobs.

The **density** of people and jobs (ppj) will change the **type of housing** and the **amount of land.**

GREENFIELD AREAS

the amount of new land needed (dependent on the density and intensification targets)

Decreasing one or both of the **targets** will **increase** the amount of designated greenfield **land** required to accommodate growth.

What are Complete Communities? How do we Measure them?

Complete communities are planned to prioritize intensification and create healthy environments through more compact, walkable, mixed-use and transit-supportive neighbourhoods.

Mixed-use neighbourhoods are areas that have jobs, services, amenities, transit in close proximity to various types of housing.

One measure for this is **density** – people and jobs (ppj) per hectare (ha) as per the Growth Plan, 2019.

People + Jobs (ppj) in the area	÷	Land Area (ha)	=	Density
(based on planning and Census numbers)		(the amount of land area where people and jobs will go)		(ppj/ha)

Density is measured differently for the greenfield area vs. the built-up area.

Designated Greenfield Areas:

Net Developable Land Area

=



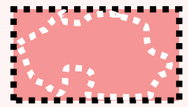
Excludes certain areas (take-outs) from the calculation:

- environmental features (rivers, ponds, etc.)
- major infrastructure (roads, utility lines, railways)
- employment areas
- cemeteries

Built-Up Areas:

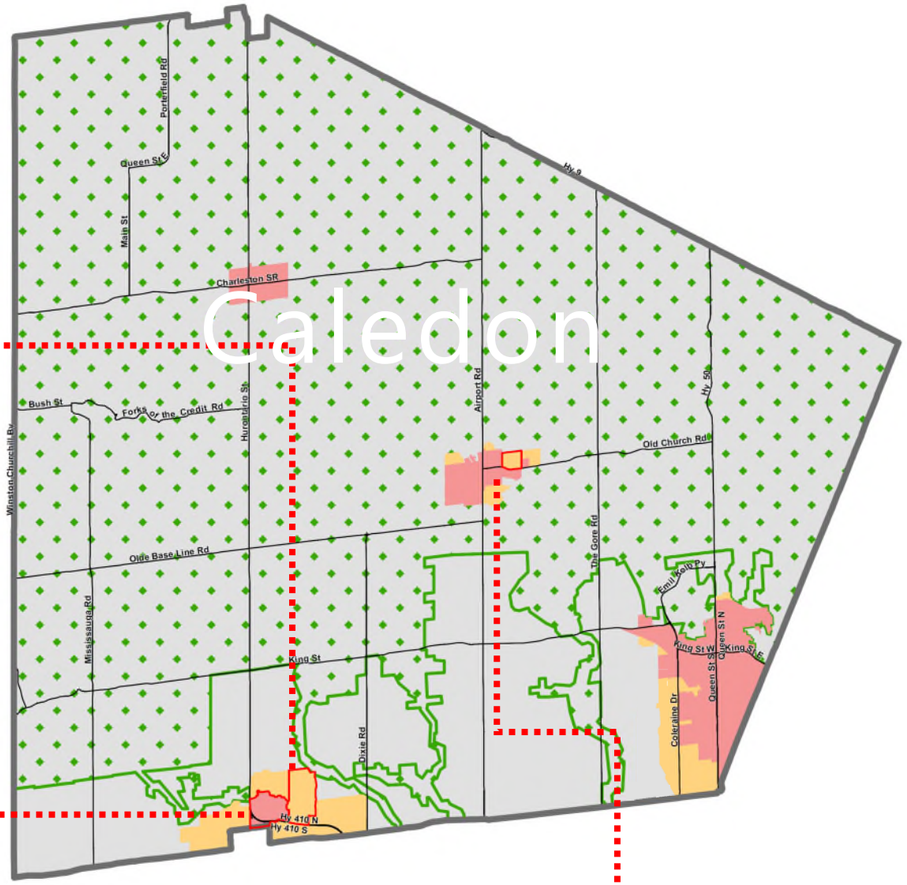
Gross Developable Land Area

=

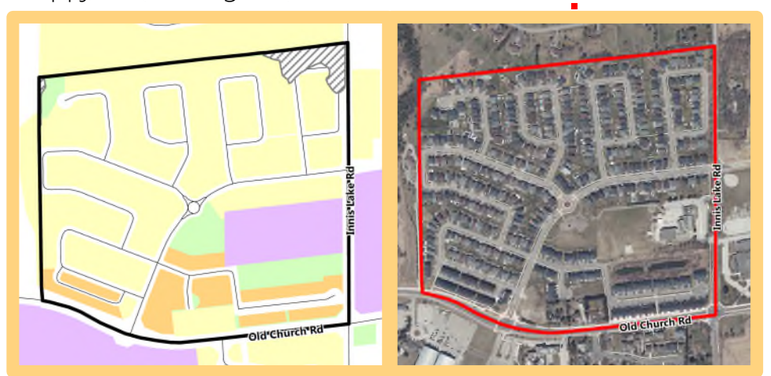


Includes the entire area in the calculation (no take-outs)

The examples below show **NET** land area to calculate density of **greenfield areas** and **GROSS** land area for **built-up areas** (as per the calculations on the right). These densities do not represent the Regional target and are intended to show existing area specific housing form.

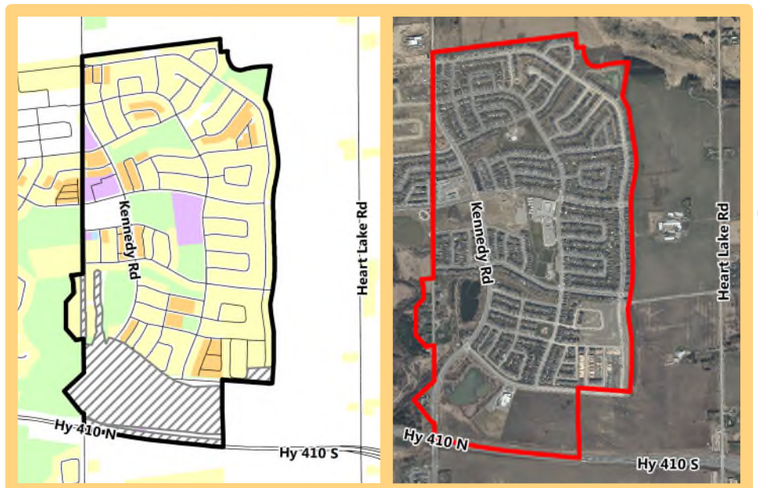


Caledon East (Greenfield)
50 ppj/ha (existing net)



Housing Form | Aerial

Southfields (Greenfield)
43 ppj/ha (existing net)



Housing Form | Aerial

Valleywood (Built-Up)
28 ppj/ha (existing gross)



Housing Form | Aerial

Legend:

- Low Density (singles/semis)
- Medium Density (towns)
- High Density (condos)
- Employment
- Greenspace
- Retail
- Take-outs
- Built-Up Area
- Major Transit Station Area
- Urban Growth Centre
- Designated Greenfield Area
- Greenbelt Area

Source: Growth Plan, 2019, Mapping from Peel Data Centre,