Executive Summary

The Greater Golden Horseshoe (GGH) is currently facing various planning challenges including growth constraints due to protected areas such as the Greenbelt, the Oak Ridges Moraine, and the Niagara Escarpment (Ministry of Municipal Affairs, 2017a); expected population and employment growth over the next 30 to 50 years (Artuso, 2017; Ministry of Municipal Affairs, 2015); and the limited land available for development

Based on the literature review, an evaluation framework was also developed. This consists of several components:

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Criteria	Description
C1: Strategic areas selected for intensification	Strategic areas are selected for urban intensification. This indicates that the municipality has carefully considered where intensification should take place (e.g. Downtowns).
C2: Avoid conflicting and harmful locations	Avoid conflicting uses and harmful locations (natural and man-made hazards). Intensifying an area does not put people or the environment at risk and uses that may conflict (e.g. housing and industry) are not in similar locations. This is not to be confused with C1 as specific locations or uses within the strategic areas are avoided to ensure safety.
C3: Public Transit/Active Transportation encouraged	Transit connections, networks, and/or systems are encouraged to limit traffic congestion, generation, and auto dependence. A ctive transportation is also encouraged.
C4: Connectivity, accessibility, and walkability promoted	The intensification in the urban area allows and promotes connectivity, accessibility, and walkability.
C5: Mixed-uses encouraged	Mixed-uses are encouraged. This includes a mix of housing, retail, etc.
C6: Green spaces and open spaces preserved, enhanced, and integrated	Intensification will not degrade or reduce open spaces, green spaces, greenbelts, (prime) agriculture, cultural heritage, and natural heritage.
C7: Intensification forms properly integrated	All or some intensification types (listed below) are properly integrated in existing urban/ settlement areas: Brownfield redevelopment; Infill development; Redevelopment; Development of vacant/underutilized sites; Conversion or expansion of residential/institutional buildings; and/or, Greyfield.
C8: Intensification coordinates/compliments area (infrastructure)	The infrastructure, buildings, etc. coordinates with the area (e.g. height, shadow, setback).
C9: Design features of local area properly integrated (sensitive design)	The design and local characteristics of the area should be integrated, especially if historic or cultural elements/features are present in the area.
C10: Minimum target	As stipulated in the Growth Plan (2017), a minimum target is assigned to intensification.
C11: Maximum target	The intensification of an area has a maximum target or intensification cap. This is done to avoid town cramming or the over saturation of infrastructure, services, and other land uses in the area.
C12: Hard and soft infrastructure maximized	

- Evidence;
 Goals and Objectives;
 Policy (Level I);
 Policy (Level II);
 Background Information; and,
 Maps, Tables, Diagrams.

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The evaluation determined which criteria and general components were in need of improvement (orange) and which performed well (blue) and are shown in Table 1-1 and Table 1-2. In depth case study analyses of Peel