

**For Information**

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**REPORT TITLE:**     **Peel 2041+ Official Plan Review and Municipal Comprehensive Review Consultation Update and April 29, 2021 Planning and Growth Management Committee Meeting Public Submissions**

**FROM:**                Kealy Dedman, Commissioner of Public Works  
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**OBJECTIVE**

To provide a summary of the consultation and engagement held on the Peel 2041+ Regional Official Plan Review and Municipal Comprehensive Review, an overview of the consultation plan for 2021 and 2022, and provide responses to the matters raised by delegates and submissions at the April 29, 2021 Planning and Growth Management Committee meeting.

**REPORT HIGHLIGHTS**

- This report provides an update on the key consultation and engagement undertaken as part of Peel 2041+: Regional Official Plan Review & Municipal Comprehensive Review (MCR), and an overview of the consultation planned for the final year of the work program.
  - Further information is also provided in response to concern raised by members of the public at the April 29, 2021 Region of Peel Planning and Growth Management Committee about the timing of the MCR process given limitations on “in person” public engagement and the Region’s approach to Land Needs Assessment (LNA).
  - Extensive public engagement has been carried out over several years including over 50 in person and virtual events. Further public engagements are planned. Staff continue to explore virtual engagement opportunities as well as monitor opportunities for in person events in Fall / Winter 2021.
  - The LNA being undertaken by the Region seeks to balance the policy objectives of the Region and the Growth Plan while recognizing market demand and the needs of Peel households.
  - The Peel 2041+ draft MCR Regional Official Plan Review Amendment (ROPA) is anticipated to be advanced in September 2021 requesting authorization to proceed with statutory public consultation, planned to take place later in Fall 2021.
  - In a letter dated April 27, 2021, the Minister of Municipal Affairs and Housing confirmed that upper-tier municipalities must plan for the entire population and employment forecasts to 2051 including determining settlement expansion needs through the LNA. This requires conformity by July 1, 2022. The *Places to Grow Act, 2005* allows the Minister to intervene and implement conformity on behalf of municipal councils if the deadline is not met.
  - At this time, staff do not advise that Peel request an extension to the Provincial conformity deadline.
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## **DISCUSSION**

### **1. Background**

The Regional Official Plan (ROP) provides a long-term strategic policy framework for guiding growth and development in Peel, while protecting the environment, managing resources, and outlining a regional structure that supports complete communities. This review of the ROP began in 2013 and is required to plan for future growth to 2051 to achieve Provincial conformity, under the following focus areas:

Figure 1: Peel 2041+ Focus Areas



The Peel 2041+ work plan is part of a five-year review and was initiated through a special meeting of council in May 2013, open houses and public meetings. The original work plan was expanded in scope to address shifts in Provincial direction. The above focus areas represent the work comprising Peel 2041+.

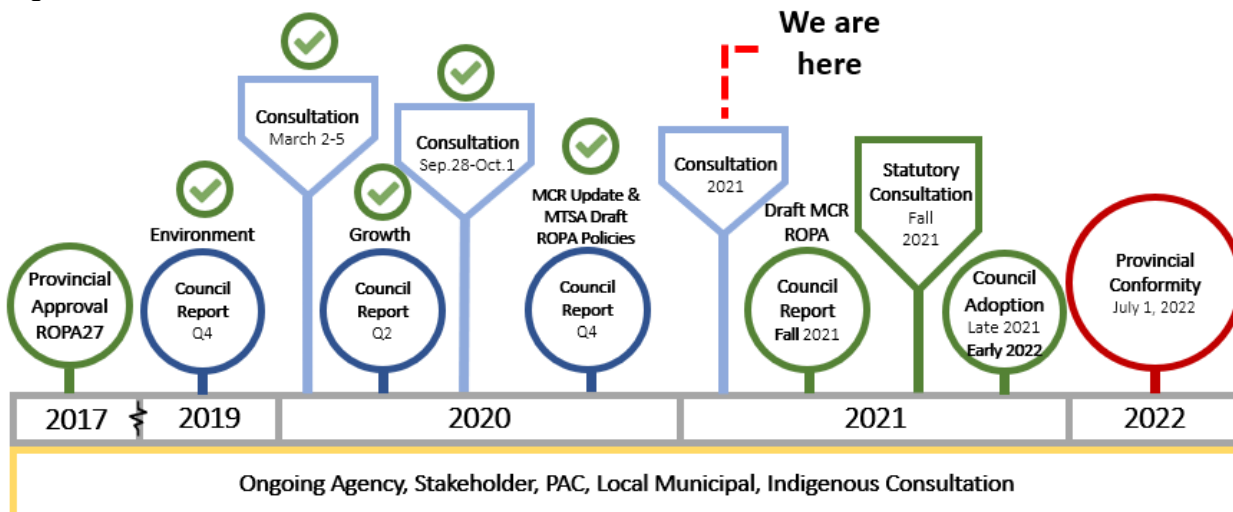
### **2. Peel 2041+ Consultations & Engagement to Date**

The Peel 2041+ engagement process goes above and beyond *Planning Act* requirements. A multifaceted broad-based consultation strategy has ensured that there are ample opportunities to share comments throughout the process. The required consultations under the *Planning Act* are referred to as statutory and other additional consultations held are referred to as informal or non-statutory.

The Peel 2041+ work plan has made adjustments along the way as a result of a changing Provincial planning framework, comments received and recent COVID-19 health restrictions. Ongoing and sustained consultation and outreach efforts have used a series of communication activities including notification, advertising, events, and targeted engagement, many of which are detailed below. The more recent consultation timeline is shown in Figure 2.

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Figure 2: Peel 2041+ Work Plan



The results of consultation have been summarized and made available through Council reports and on the website including the following publications available on the Peel 2041+ webpage:

- Fall 2020 Virtual Consultation Summary
- Settlement Area Boundary Expansion Draft Technical Study Consultation Summary
- Spring 2020 Consultation Summary
- Growth Management and Transportation Draft Amendment Comment Responses
- Age-Friendly Planning, and Health and the Built Environment Workshop and Public Comment Summary
- Official Plan Review Kick Off Public Meeting and Open House Comment Response
- Peel 2041+ newsletters in response to pop-up events

Key issues that have been highlighted in the Region's process, informed by the results of consultation, include responses to climate change, affordable housing, healthy development, emphasis on transit and active transportation, responding to the changing economy and fiscal sustainability.

The ROP is used to guide and inform the three local official plan reviews and builds on the community visioning work in place and underway by the local municipalities such as Lakeview, Dundas Connects, Brampton Vision 2041 and Caledon Whitebelt Visioning. The Region's process has been conducted in a collaborative manner with local municipal studies and planning contexts being considered along the way, including coordinated public engagement efforts as noted below. These consultations continue to build on and complement the local planning processes taking place.

### a) Over 50 Engagement Events

Many of the consultations held to date have been informal (i.e. above and beyond the *Planning Act* requirements) and have enabled the Region to hear from a representative cross-section of the stakeholders. The goal is to improve the public's awareness and receive input throughout the entire process. Staff have also attended or hosted other events upon request for specific focus area subjects and these may not be noted in this

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report. Below, details are provided on key engagement events including open houses, public meetings, pop up events, workshops and online surveys.

### **i) Open Houses**

The Peel 2041+ consultation work plan was initiated with a statutory open house, followed by numerous informal open houses as technical studies, draft policies and other information became available. Notification was provided in newsprint, to the notification list, using social media, and mailed. Approximately 20 open houses have been held with over 750 participants and over 200 written comments submitted at the open houses (see detailed event listings and breakdown in Appendix I).

The majority of open houses were held in person. More recently, in person meeting restrictions due to COVID-19 led to online virtual consultation events. For those unable to attend or with poor internet access, staff mailed out hardcopy packages and event recordings were made available for the public to watch at their convenience. Expanded online and digital promotions were used for virtual consultations such as the Garden Square and Celebration Square digital billboards, social media advertising and posts, Peel newsletters, and interactive online display boards.

The number of attendees for the virtual open houses in September 2020 were comparable to the in person open houses. However, virtual open houses have resulted in a greater number of written comments, and the virtual display boards were viewed by over 900 people.

### **ii) Pop Up Events**

Pop up events have been used throughout the process to increase awareness around Peel 2041+. Staff have attended over 25 pop up events since 2013 including local community events/festivals, farmer's markets and trade booths. This allowed face to face communication with over 1,500 community members and resulted in a number of additions to the notification list (see Appendix I).

Since local official plan reviews kicked off, opportunities to partner with local municipalities have become more important and have been underway since 2020. During the Spring 2020 consultations, municipal staff were present to address questions or comments that may support the local official plan reviews and show how we are working together. Recently, staff were available with Peel 2041+ materials at various local official plan engagement sessions in early 2020, prior to the COVID-19 restrictions. Regional staff continue to be available for any opportunities to partner for local official plan events that may have regional policy input.

### **iii) Surveys**

A survey was conducted during the Fall 2020 live virtual consultations on the Settlement Area Boundary Expansion (SABE) technical study sessions. The focus of the survey was to obtain feedback on the draft technical studies. At the four live sessions, approximately 15 to 55 attendees participated in each session's survey. A summary of this consultation was provided to Council in December 2020.

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A Major Transit Station Area (MTSA) survey was available online between July 17 and July 31, 2019 to complement the open houses (see Appendix I). These surveys enabled those who could not attend the MTSA open house to provide their input. Comments gathered were reviewed and considered to inform the MTSA Study.

An online platform called Mind Mixer was also used between March 2014 and February 2015 allowing residents to share ideas and opinions on what they envision Peel Region to look like in 2041. This survey format was advertised through various avenues including community flyers, electronic newsletters, social media, website and email. There were over 700 visitors to the site, 157 survey participants.

### **iv) Workshops**

Workshops have been held to obtain targeted discussion on early policy work and draft technical studies by subject matter experts, and often supported by a facilitator. These occurred in the early stages of the policy planning process. To date, there have been six workshops with over 500 participants on a range of focus areas and planning matters (see Appendix I). Many workshop summaries and related information are available on the Region's website.

### **v) Statutory Public Meetings**

Statutory public meetings are held in accordance with the *Planning Act*. To date, two public meetings have been required as part of Peel 2041+: one to initiate the official plan review, and one for ROPA 27: Age Friendly Planning, and Health and The Built Environment. A Growth Management and Transportation ROPA public meeting was planned for 2017 but cancelled as the result of changing Provincial direction and the introduction of Growth Plan, 2017. Public meetings are typically held at Regional Council Chambers, and as a result of COVID-19 impacts, are currently only permitted to take place virtually.

### **b) Managed Notification List**

The Peel 2041+ notification list has been growing since the ROP review began. To be included on the notification list, members of the public or others interested must request to be added as per the Canadian Anti-Spam Legislation.

At key milestones of the ROP review, those on the notification list are emailed or mailed updates, for example when new materials are available on the website, when open houses are being held, etc. The list will also be used as part of the statutory notice for open houses and public meetings, as required by the *Planning Act*.

The notification list is currently comprised of over 700 contacts made up of the following:

- over 350 residents;
- approximately 240 companies;
- 40 community organizations;
- less than 20 Provincial staff; and,
- 15 municipalities or federal contacts.

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Over the years, 101 contacts have requested to no longer receive notices, or the contact information has become invalid. It should be noted that as a result of the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA) and the Canadian Anti-Spam Legislation, the Region cannot disclose the names of individuals on the list, and does not allow the indirect collection of personal information except in limited circumstances and through consent.

The *Planning Act* also requires that draft documents and notice of statutory consultation be provided to various persons/public bodies and is separate from the notification list. This includes municipalities, school boards, conservation authorities, natural gas utility companies, oil or natural gas pipeline companies, railway authorities, and Indigenous communities, among others.

### **c) Paper and Digital Advertising**

The Peel 2041+ process has been advertised through various means including newsprint, social media, digital and mobile signage, and through the Region's website and video promotion as described below.

#### **i) Newsprint**

*Ontario Regulation 543/06: Official Plans and Plan Amendments* requires that notice shall be given through several means including publishing in a newspaper and must include various information on the public meeting or open house.

Peel has four primary newspapers in circulation with a weekly readership of 434,900 total:

- Brampton Guardian – 180,400
- Caledon Citizen – 19,200
- Caledon Enterprise – 29,100
- Mississauga News – 206,200

Notices have been provided in all newspapers for each of the 22 open houses (statutory and non-statutory) and two public meetings taking place since 2013. In an aim to provide simple promotional advertising, more graphic advertising has accompanied the detailed *Planning Act* notifications.

The Connect to Peel email newsletter has also been used, which reaches over 150,000 subscribers. Peel 2041+ stories have been featured annually in the publication. Staff have also had available content for Councillor newsletters in recent years.

#### **ii) Social Media**

Social media has been used throughout Peel 2041+ for broader advertising, engagement and awareness. Facebook, LinkedIn and Twitter have been used extensively, both on an ongoing basis and through paid advertising, with metrics noted below from the most recent Fall 2020 virtual consultations.

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<b>Fall 2020 Posts</b>
Facebook <ul style="list-style-type: none"> <li>• 453 views</li> </ul>
Twitter <ul style="list-style-type: none"> <li>• 3,551 to 5,136 views 1,487 video views</li> </ul>
<b>Paid Facebook Campaign</b>
<ul style="list-style-type: none"> <li>• 1,584 link clicks</li> <li>• 41,182 accounts reached</li> <li>• 118,643 views</li> <li>• 44,856 video views (short social clip of the video)</li> </ul>

Since February 2021, the Region's Twitter and LinkedIn platforms have been used more extensively to promote Peel 2041+ given the significant uptake in the Region's social media accounts. Twitter posts have received over 60,000 views. LinkedIn has had over 6,500 views.

**iii) Digital and Mobile Sign Boards**

Regional mobile signs are used when available to promote engagement sessions. These signs are located throughout Mississauga, Brampton and Caledon. In 2020 the Region began to use local municipal digital sign boards to enhance our Peel 2041+ advertising reach. These advertisements ran for the Fall 2020 consultations located in Brampton Garden Square, Mississauga Celebration Square, as well as several overpass locations on Mississauga roads.

**iv) Website and Video**

The Peel 2041+ website has been in place through the process and includes the most up to date information on the process, policies, consultations and technical studies for each of the focus areas.

The website was rebranded in 2019 to improve public access to materials, usability, and citizen engagement. For the Fall 2020 consultation period, the website had 2,403 unique page views. In 2018, a promotional video was released with over 600 views, and between 2020 and 2021, two updated videos were released which received over 300 views. The website was also used to host online surveys.

**d) Targeted Stakeholder, Community Groups and Indigenous Engagement**

Throughout the Peel 2041+ process, individual meetings were held with various stakeholders and community groups to address specific policy topics. Some of these groups are noted in Appendix II. Additional community groups may be added in the coming months as draft technical and policy work progresses, such as representation from the Aggregates industry.

The Peel 2041+ work program has also reported to the Planning and Growth Management Committee on various occasions. The Growth Management Committee met between 2013 and 2018 and more recently was reestablished as the Planning and Growth Management Committee, a separate Committee of Council in February 2021.

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The Province has chosen to entrust some procedural aspects of Indigenous engagement to municipalities and proponents through policy and legislation. In Peel, while there are no reserves within one kilometre of the municipal boundaries where specific consultation is required by the *Planning Act*, Indigenous communities are engaged and notified along with other prescribed bodies throughout the planning and infrastructure development process. Staff have written letters, made follow up phone calls and met with some Indigenous community leaders or staff upon request during various times in the Peel 2041+ process.

### **3. Planned Summer and Fall Consultations**

The Region will continue to execute its comprehensive engagement and consultation plan for over the Summer and Fall of 2021. Virtual engagement sessions are planned, however in person events will also be held as safety protocols allow. Planned Summer consultations include:

- Paid and un-paid social media posts and advertisements to raise awareness of meetings, educate on the official plan review and increase the notification list;
- Advertising in local newspapers, mobile and digital signs in Brampton and Mississauga;
- Website updates to raise awareness of publications, background papers and research, draft policies and mapping;
- Articles available for Connect to Peel and Regional Councillors;
- Virtual pop-up meetings with the focus area subject matter experts for further opportunities to ask questions or provide input;
- Targeted engagement with the rural community; and,
- Online surveys/questionnaires.

Statutory consultations are currently planned for late Fall 2021. These would include, at a minimum:

- Open houses and public meetings (in the format most safe for the public and at the advice of the Medical Officer of Health);
- Virtual display boards;
- Social media campaign; and,
- Encourage the re-tweeting/sharing of information on Councillors' social media accounts.

### **4. Official Plan Review Name Transition from “Peel 2041+” to “Peel 2051”**

In mid-2020, the current Official Plan Review name was modified from “Peel 2041” to “Peel 2041+”. This was in response to clear indication that population forecasts were likely to change as a result of the Ministry of Finance updating projections for Ontario to 2046. Ministry of Finance forecasts are used as a key input into the Growth Plan forecasts. At the time, the Province indicated considering an update to the Growth Plan forecasts based on a planning horizon of either 2046 or 2051.

In August 2020, the Ministry of Municipal Affairs and Housing announced Amendment 1 to the Growth Plan that introduced the final changes to Schedule 3 population and employment forecasts and extended the planning horizon to 2051. In response to the comments now being received from the public on Peel's growth to 2051, the current Peel 2041+ branding is



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planned to transition to “Peel 2051” in time for planned Fall 2021 statutory consultations. This transition aim is to ensure clarity among the public and stakeholders on the planning horizon and will be used for the final phase of consultations.

### **5. April 29, 2021 Planning and Growth Management Committee Delegations**

At the April 29, 2021, Region of Peel Planning and Growth Management Committee meeting, members of the public raised concerns about the timing of the MCR process given limitations on in person public engagement and the Region’s approach to the LNA. A submission was also received regarding the Settlement Area Boundary Expansion Study (SABE) in the area west of Humber Station Road. Information in response to these matters is provided below.

#### **a) Request to Pause the MCR Timeline**

Delegates requested that the Region pause its Official Plan Review until the pandemic is resolved. Halton Region and the City of Hamilton were referenced as recent examples where a request was submitted to the Province to suspend the timeline for MCRs. The reason for this request was cited as significant changes to the Provincial planning framework and focus on COVID-19 responses that have not allowed for in person and informed consultations to take place (see Appendices III and IV). Notwithstanding this request, Region staff understand that Halton and Hamilton continue to advance technical work and public consultations on their respective official plan reviews. At this time, staff do not recommend pausing Peel’s MCR work plan or requesting an extension for the reasons noted below.

Peel has been undertaking the Official Plan Review since 2013 and has been able to achieve extensive reach through a wide variety of consultation and engagement techniques, even during the restrictions for in person gatherings. In recent virtual consultation sessions, attendee numbers were comparable to the in person open houses held. In fact, a greater number of written comments and display board views occurred than any in person events held in the past resulting in a broader reach. The virtual format also allowed individuals to review and submit comments at a time most convenient to them and had a much greater window to review materials. Alternatives were also provided to those with limited internet access including call in options, recordings, hardcopy materials, virtual display boards and a wide window for feedback.

Staff have also reported to Council work plan adjustments throughout the process in response to Province planning framework changes, including amendments to technical background studies and draft policy changes. There was indication that the Growth Plan targets were likely to change, and as a result, the draft policies, and technical studies for Growth Management and SABE were adjusted accordingly. Consultations on draft materials continued and feedback from the public was not affected by these changes.

As the process nears conclusion and the draft mapping of potential SABE and strategic growth areas to accommodate 2051 population and employment targets is available, it is understandable that there has been greater public and stakeholder interest in the process. Typically, public engagement is greater in response to a very specific proposals and mapping than it is to broad policy or research initiatives. Extensive virtual public engagement activities are planned to continue including advertising, pop up events, and surveys to obtain feedback. Staff will also be monitoring public health measures to

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determine the extent to which in person events can be held during the important statutory consultation period planned in Fall 2021. Given the success from recent virtual events, future consultation will continue to seek opportunities for online engagement, even if in person events resume.

Staff plan to bring forward the results of the MCR work to enable Council decision on the draft MCR ROPA in Winter 2021/early 2022. The *Places to Grow Act* requires conformity by the deadline set by the Minister of Municipal Affairs and Housing. A letter dated April 27, 2021, from the Minister of Municipal Affairs and Housing confirmed that upper-tier municipalities must plan for the entire population and employment forecasts to 2051 including determining settlement expansion needs through the LNA. This requires conformity by July 1, 2022. The *Places to Grow Act, 2005* allows the Minister to intervene and implement conformity on behalf of municipal councils if the deadline is not met. These risks are noted in the Risk Considerations section below.

### **b) Land Needs Assessment (LNA) and No Settlement Area Boundary Expansion**

Members of the public raised specific concerns regarding Peel's approach to the LNA such as:

- The need for alternative approaches that maintain the existing settlement area boundary;
- Defining a hard urban boundary to stop sprawl;
- Future employment needs beyond logistics and warehousing;
- Higher intensification and density targets; and,
- More gentle intensification and infill options in the delineated built up area.

The discussion below provides some information in response to these issues, however, more detailed information and analysis will be provided in upcoming information including the LNA report currently underway.

The Growth Plan requires all upper- and single- tier municipalities to undertake a LNA to assess the amount of land required to accommodate forecasted growth and meet the policy objectives of the Plan. The LNA must be undertaken in accordance with a methodology approved by the Minister of Municipal Affairs and Housing.

The LNA is intended to support the Growth Plan's intensification first approach to development and city building that optimizes the existing urban land area and efficiently utilizes existing infrastructure. The LNA methodology also recognizes that local needs are diverse and that sufficient land supply is required to accommodate all housing market segments, avoid housing shortages, address market demand, employment and its changing nature, and plan for all infrastructure needed to support complete communities.

Peel is required to accommodate an additional 700,000 people and 330,000 jobs by 2051. The draft technical analysis undertaken to support the requirements of the LNA and policy objectives of the Growth Plan indicate that approximately 530,000 people and 270,000 jobs will be accommodated within existing settlement areas without the need for settlement area boundary expansion. This growth will occur largely through intensification of existing communities supported by transit-oriented mixed use development (i.e. retail, office, residential) and more compact built forms in designated

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greenfield areas. However, additional lands are still required to respond to local need, meet market demand, and ensure sufficient land is available to accommodate a mix of jobs.

Over the next 30 years, the mix of new units projected for the municipalities in Peel will shift to more intensive built forms (see Appendix V). The proportion of townhomes and apartments in each local municipality will increase compared to the previous 20 years. Overall, in Peel, townhomes and apartments are projected to increase from 40 per cent of the new units between 2001-2021 to 70 per cent of the new units between 2021-2051. While a significant share of new growth will be in denser housing forms, to accommodate local need and market demand, single- and semi- detached units will still be needed in Peel to provide housing choice across all housing market segments.

<b>2001-2021 Residential Growth by Unit Type and % in Peel</b>							
	<b>Single/Semi</b>		<b>Townhomes</b>		<b>Apartment</b>		<b>Total</b>
	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>
<b>Brampton</b>	59,400	67%	14,300	16%	15,000	17%	88,700
<b>Caledon</b>	6,000	75%	1,600	20%	400	5%	8,000
<b>Mississauga</b>	16,600	33%	14,300	28%	20,100	39%	51,000
<b>Peel</b>	83,700	57%	25,100	17%	38,700	26%	147,500

<b>2021-2051 Forecasted Residential Growth by Unit Type and % in Peel</b>							
	<b>Single/Semi</b>		<b>Townhomes</b>		<b>Apartment</b>		<b>Total</b>
	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>
<b>Brampton</b>	33,400	32%	27,200	26%	45,000	43%	105,600
<b>Caledon</b>	38,100	56%	24,600	36%	5,000	7%	67,700
<b>Mississauga</b>	4,300	4%	11,100	11%	82,500	84%	97,900
<b>Peel</b>	75,800	28%	62,800	23%	132,500	49%	271,100

\*Based on a 55% intensification rate

If no settlement area boundary expansion is considered, the Region would need to accommodate an additional 200,000 people and jobs and 35,000 employment area jobs within existing settlement areas. Given the remaining land supply in Peel's existing settlement areas, it is anticipated that approximately 83 per cent of the new units in Peel between 2021 and 2051 would need to be in townhome and apartment unit types, with the remaining 17 per cent in single- and semi- detached units, primarily in Brampton's designated greenfield areas. Under this scenario, the Region's intensification rate would be approximately 75 per cent.

<b>No Settlement Area Expansion – Residential Growth by Unit Type and % in Peel</b>							
	<b>Single/Semi</b>		<b>Row</b>		<b>Apartment</b>		<b>Total</b>
	<b>units</b>	<b>%</b>	<b>units</b>	<b>%</b>	<b>units</b>	<b>%</b>	<b>Units</b>
<b>Brampton</b>	33,400	26%	27,330	22%	65,310	52%	126,000
<b>Caledon</b>	9,040	50%	5,510	30%	3,520	19%	18,000
<b>Mississauga</b>	4,300	3%	12,280	10%	110,560	87%	127,100
<b>Peel</b>	46,700	17%	45,120	17%	179,390	66%	271,100

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Based on the feedback received, additional opportunities for secondary suites and gentle intensification are being further explored such as middle density, garden suites, duplexes and co-housing. This includes how these units would be categorized in the Region's work and building permit issuances. Over the past five years, approximately 4,200 building permits were issued for second units, with approximately 90 per cent in Brampton. Staff will work with local municipalities to monitor this trend to better understand what portion of the permits issued are legalizing existing units versus new units created to add to the housing stock.

Staff anticipate that secondary units and accessory residential units will address a portion of the rental market segment of the housing continuum which is needed in Peel to respond to the affordability crisis and create more opportunities for multi-generational housing and aging in place. However, staff must also address opportunities to provide a range and mix of housing types for current and future Peel households.

The no or significantly reduced settlement area boundary expansion approach would not allow the Region to adequately provide a range and mix of housing options to respond to the market demand and needs of households in Peel. This would likely have the unintended consequence of driving up the cost of both existing and new single- and semi-detached units due to supply limitations. In addition, a housing mix that did not meet the needs of households would also likely accelerate leap frogging as those in the market seeking unit types not available within Peel may look to other communities in the outer ring of the Greater Toronto and Hamilton Area to meet their needs.

These issues and data around the LNA will be further explored in future reporting to Council and in the LNA document itself once it has been prepared.

**c) Humber Station West**

A submission received regarding the Humber Station West area within the draft proposed SAGE expressed support for the preliminary study findings of the municipal servicing analysis of the area and concerns that the irregular shape of the developable land is not conducive to large continuous blocks of employment for logistics and manufacturing operations. Further detailed technical analysis is underway on both these matters and this submission will provide useful input. In general, the area is close to existing and planned municipal services which should provide efficiencies in future servicing of the area.

Through the further employment planning and environmental planning work underway, Regional staff are exploring implications of natural heritage features on developable lands and related considerations for employment planning such as the trend to larger building and hard surface footprints referenced in the submission. Other considerations include the GTA West corridor planning, access to goods movement corridors, access to transit infrastructure, Provincially Significant Employment Zone planning and opportunities for alternative employment strategies such as enterprise zones and eco-industrial parks.

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### **RISK CONSIDERATIONS**

Should Council decide to pause the official plan review, there is the potential that the Minister of Municipal Affairs and Housing could make planning decisions to meet provincial conformity that may not be in the interest of the Region and may not be based on sound technical studies that the Region has already been engaged in and funded. Recognizing that Peel's current Official Plan has a planning horizon that ends in 2031, this could delay important long-term strategic planning initiatives being planned for through the Peel 2041+ program such as:

- the designation of new employment lands;
- employment conversions;
- implementing MTSA delineation and policies, which may in turn delay implementation of inclusionary zoning;
- insufficient land available to accommodate forecasted growth and adequately respond to market demand;
- may result in the submission of a number of private applications for settlement area boundary expansion of less than 40 ha which rely on the mapping and policies and may not be supported by comprehensive LNA work;
- impact the development charge bylaw, infrastructure and master planning exercises that have been completed;
- potentially result in more Minister's Zoning Order requests;
- not align with other long range Regional planning interests;
- impact the local official plan land use planning exercises; and,
- may not consider the public and stakeholder input received to date.

Planning applications would proceed based on the policies in effect at this time but would also need to consider the new Provincial Planning Statement and Growth Plan. In some instances, the policy framework in effect is not as strong as the policy framework proposed and could compromise the long-term planning vision for Peel.

### **CONCLUSION**

The Peel 2041+ consultation and engagement plan continues to support the ability to hear diverse perspectives, allow for meaningful consultation, and foster involvement through the planning process, as planners have a responsibility to inform residents, respond to their concerns and provide for ongoing feedback from community members. Numerous techniques have been employed and additional opportunities continue to be explored, particularly in a virtual environment. Should members of the public wish to get involved, they are encouraged to go to the Peel 2041+ webpage and submit comments or contact a planner directly on the various focus area subjects, and add their name to the notification list by emailing [planpeel@peelregion.ca](mailto:planpeel@peelregion.ca) to receive notice to attend upcoming consultations.

Staff continue to undertake the technical work for the MCR, are employing virtual engagement techniques in response to the ongoing pandemic and will monitor opportunities for in person engagement this Fall. Staff do not recommend pausing the MCR work plan or requesting an extension of the Provincial conformity deadline, at this time. A final decision from Council regarding adoption of the MCR will be required in late 2021 or early 2022 in order to meet the Provincial deadline, and the Peel 2041+ work program is well positioned to meet these timelines and effectively consult with the public.

**Peel 2041+ Official Plan Review and Municipal Comprehensive Review Consultation  
Update and April 29, 2021 Planning and Growth Management Committee Meeting Public  
Submissions**

**APPENDICES**

Appendix I – Consultation Metrics

Appendix II – List of Targeted Stakeholder and Community Groups

Appendix III – Region of Halton Resolution

Appendix IV – City of Hamilton Resolution

Appendix V – 2051 Allocation Housing Unit Mix

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*For further information regarding this report, please contact Adrian Smith, Chief Planner and  
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***Reviewed and/or approved in workflow by:***

Department Commissioner, Division Director and Legal Services.