



THE REGIONAL MUNICIPALITY OF PEEL
PLANNING AND GROWTH MANAGEMENT COMMITTEE
MINUTES

Members	G. Carlson	M. Medeiros
Present:	P. Fortini	C. Parrish
	N. Iannicca	R. Starr
	J. Innis	A. Thompson
	L. Kiernan	P. Vicente
Staff Present:	J. Baker, Chief Administrative Officer	K. Lockyer, Regional Clerk and Director of Clerk's
	G. Kent, Chief Financial Officer and Commissioner of Corporate Services	C. Thomson, Deputy Clerk and Manager of Legislative Services
	P. O'Connor, Regional Solicitor	S. Jurrius, Committee Clerk
	A. Smith, Chief Planner	S. Valteau, Legislative Specialist
	K. Dedman, Commissioner of Public Works	R. Khan, Legislative Technical Coordinator

1. CALL TO ORDER

Councillor Parrish, Committee Chair, called the Region of Peel Planning and Growth Management Committee meeting to order on June 3, 2021 at 9:31 a.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive. Councillor Parrish participated electronically.

Other Councillors Present: P. Brown; S. Dasko; J. Downey; A. Groves; I. Sinclair

Councillor Medeiros arrived at 9:38 a.m., due to other municipal business

2. DECLARATIONS OF CONFLICTS OF INTEREST

Nil.

3. APPROVAL OF AGENDA

The Committee Clerk stated that the Office of the Regional Clerk received additional items after the distribution of the June 3, 2021 Region of Peel Planning and Growth Management Committee Revised Agenda. The following motion was presented to the Committee:

That the agenda for the June 3, 2021 Region of Peel Planning and Growth Management Committee meeting include a delegation by Jennifer LeForestier, Resident, Town of Caledon, regarding Municipal Comprehensive Review, to be dealt under Delegations - Item 4.4;

And further, that the agenda for the June 3, 2021 Region of Peel Planning and Growth Management Committee meeting include a delegation by Sylvia Roberts, Resident, City of Brampton regarding Inclusionary Zoning, to be dealt under Delegations - Item 4.5;

And further, that the agenda for the June 3, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Sylvia Roberts, Resident, City of Brampton regarding Inclusionary Zoning, to be dealt under Communications - Item 6.19;

And further, that the agenda for the June 3, 2021 Region of Peel Planning and Growth Management meeting be approved, as amended.

Councillor Thompson stated that, given the large volume of items to be considered by the Committee, the additional delegations be deferred to the June 17, 2021 Region of Peel Planning and Growth Management Committee meeting.

RECOMMENDATION PGMC-11-2021:

That the agenda for the June 3, 2021 Region of Peel Planning and Growth Management Committee meeting include a communication from Sylvia Roberts, Resident, City of Brampton, regarding Inclusionary Zoning, to be dealt under Communications - Item 6.19;

And further, that the agenda for the June 3, 2021 Region of Peel Planning and Growth Management Committee meeting be approved, as amended.

4. DELEGATIONS

4.1 Alfiya Kakal, Senior Planner, Weston Consulting on behalf of Anatolia Investments Corp.

Regarding the Regional Official Plan Review and its Settlement Area Boundary Expansion

Received

Alfiya Kakal, Senior Planner, Weston Consulting on behalf of Anatolia Investments Corp., provided an overview of their client's property and its proximity to the built boundary; studies and analysis conducted on wise use of resources, agricultural and environmental considerations; and ongoing engagement with Region and local municipal staff. Alfiya Kakal requested that an additional 16.18 hectares of land on Anatolia Investments Corp.'s golf course property, located at 12600 Bramalea Road in the Town of Caledon, be included in the Region of Peel's Settlement Area Boundary Expansion future community area designation.

4.2 Jennifer Jaruczek, Planner, Building Industry and Land Development Association

Regarding the Region of Peel's Draft Inclusionary Zoning Feasibility Analysis and Policy Directions Report (Related to 5.1 and 6.10)

Received

Jennifer Jaruczek, Planner, Building Industry and Land Development Association (BILD), provided an update on the work undertaken by the Peel Inclusionary Zoning Working Group, which includes representation from BILD, as well as Region and local municipal staff, to discuss the preliminary findings of the N. Barry Lyon Consultants Ltd. Feasibility Assessment report. She highlighted BILD's Municipal Framework for an inclusionary zoning (IZ) partnership which focuses on four critical components: partnership; setting the right parameters; implementation and transition; and, operation and maintenance. Jennifer Jaruczek noted the importance of partnership and the need for incentives to make the IZ policies feasible. The Region's proposed direction with IZ to address the need for long-term affordability is consistent with best practices in other cities however, it is not fully accompanied by the offsets, incentives, or subsidies offered elsewhere to make it a viable, sustainable proposition for the private sector.

4.3 Michael Bissett, Partner, Bousfields Inc., on behalf of the Bolton North Hill Landowners Group

Regarding Settlement Area Boundary Expansion 2041+ (Related to 6.18)

Received

Michael Bissett, Partner, Bousfields Inc., on behalf of the Bolton North Hill Landowners (BNHL) Group, provided an overview of their client's property and highlighted recent studies which support the efficient use of infrastructure required to service the ROPA 30 lands; logical expansion to existing community; good access to the Emil Kolb Parkway; and, minimal impacts on natural features.. He requested that the BNHL-owned lands north of Highway 50 at Emil Kolb Parkway be included in the Region of Peel's Settlement Area Boundary Expansion future community area designation.

Members of the Committee discussed and raised questions regarding Zone 7 water system requirements and its potential implications, and BNHL Group's position regarding front-ending the costs for any expansion.

Councillor Thompson stated that the Emergency Medical Services (EMS) firehall station shown on page 4.3-5 of the presentation has been decommissioned and requested that the current Caledon EMS firehall be shown on future mapping references.

5. REPORTS

5.1 Draft Inclusionary Zoning Feasibility Analysis and Policy Directions

Presentation by Tara Buonpensiero, Manager, Integrated Planning and Farad Wahab, Intermediate Planner, Regional Planning and Growth Management Division; and, Nick Michael, Partner, N. Barry Lyon Consultants Ltd. (Related to 4.2, 6.10 and 6.19)

Received

RECOMMENDATION PGMC-12-2021:

That the contract for Analysis and Implementation for Affordable Housing Tools and Incentives for the Region of Peel (Document 2018-670P), between the Region of Peel and N. Barry Lyon Consultants Ltd., be extended to provide additional consulting services and analysis, in the amount of \$112,500 (excluding applicable taxes), for a revised total contract amount of \$467,350 (excluding applicable taxes), in accordance with Procurement By-law 30-2018, as amended;

And further, that staff be authorized to retain urbanMetrics, deemed to be qualified to perform the peer review of the Feasibility Analysis component of the Inclusionary Zoning municipal assessment prepared by N. Barry Lyon Consultants Ltd., on behalf of the Region of Peel;

And further, that the staff presentation titled "Update on Draft Inclusionary Zoning Assessment Report Results and Policy Directions", listed on the June 3, 2021 Planning and Growth Management Committee agenda, be presented to a future meeting of Regional Council.

Tara Buonpensiero, Manager, Integrated Planning and Farad Wahab, Intermediate Planner, Regional Planning and Growth Management Division; and, Nick Michael, Partner, N. Barry Lyon Consultants Ltd. (NBLC), provided an overview of Inclusionary Zoning (IZ); provincial requirements for the assessment report; the demographic and housing affordability needs; assessment report methodology; the results of NBLC's Draft Feasibility Analysis; draft IZ policy directions; and, next steps.

Members of the Committee discussed and raised questions regarding: life lease housing agreements; IZ and its potential impacts on capital gains; 10 percent "set-aside rate" (a percentage of total Gross Floor Area in a proposed development) for both condominium and rental development; long-term housing affordability; advocacy at federal and provincial levels on IZ implementation and payment-in-lieu provisions under the Planning Act; and, IZ administration and policy framework when implemented.

In response to questions of clarification from Councillor Thompson regarding life lease housing as an option of ownership in the Region and capital gains, Tara Buonpensiero stated that there have been initial discussions as to how housing units can be obtained through IZ for all options on maximum affordability period and eligibility requirements. She stated that staff will include life lease housing

agreements as part of the next steps on IZ discussions. Nick Michael stated that the feasibility and potential impacts of eliminating capital gains will be considered in future IZ analysis. Adrian Smith, Chief Planner and Director of Regional Planning and Growth Management, stated that staff will report back to a future meeting of the Planning and Growth Management Committee with information on federal and provincial government advocacy to help with the implementation of IZ.

5.2 Agricultural and Rural Systems Policy Directions and Mapping

(Oral)

Presentation by Don Campbell, Principal Planner, Regional Planning and Growth Management Division

Received

Don Campbell, Principal Planner, Regional Planning and Growth Management Division, provided an overview of the new provincial direction requiring an agricultural and rural system approach as it relates to Peel, including refinement of the Provincial mapping of prime agricultural areas in the Regional Plan and enhanced permissions and proposed policies for agriculture-related and on-farm diversified use; and, the technical background studies to support policy work.

Members of the Committee and other Regional Councillors present discussed and raised questions regarding: prime agricultural lands in the whitebelt area; opportunities to attract younger families to work and live in Caledon; uses and challenges of rural versus prime agricultural system; continued support for urban agricultural and local food in the Regional Official Plan; need for farmer's markets in Peel, disposal of surpluses, and small scale produce distribution; potential initiatives to support and promote local agriculture; and, the alignment of provincial planning with aggregate policies.

5.3 Response to Provincial Consultation on Growing the Size of the Greenbelt

RECOMMENDATION PGMC-13-2021:

That the staff comments on the "Consultation on Growing the Size of the Greenbelt" attached as Appendix I to the report of the Commissioner of Public Works, listed on the April 29, 2021 Planning and Growth Management Committee agenda, titled 'Response to Provincial Consultation on Growing the Size of the Greenbelt', be endorsed;

And further, that a copy of the subject report be forwarded to the Ministry of Municipal Affairs and Housing, the Cities of Brampton and Mississauga, the Town of Caledon, Toronto and Region Conservation Authority, Credit Valley Conservation, Conservation Halton, Nottawasaga Valley Conservation Authority and Lake Simcoe Region Conservation Authority.

5.4 Overview of Regional and Local Planning Roles and Processes
(For information)

Received

In response to comments from Councillor Sinclair, Adrian Smith, Chief Planner and Director of Regional Planning and Growth Management, stated that the Region utilizes the provincial policy framework and applies it to Peel based on collaboration with local municipal staff, other stakeholders and the public, and given consideration of the broad principles on key areas approved by Regional Council.

5.5 Peel 2041+ Official Plan Review and Municipal Comprehensive Review Consultation Update and April 29, 2021 Planning and Growth Management Committee Meeting Public Submissions
(For information) (Related to 6.6)

Received

Members of the Committee and other Regional Councillors present discussed and raised questions regarding: 2021-2051 allocation housing unit mix per municipality; status of statutory public consultation in the fall of 2021; population and employment forecasts; challenges regarding parking and regional transit system; land needs and growth forecasts; challenges identified for the Humber Station West area in developing employment uses; potential servicing at Highway 50; accommodations for affordable and seniors housing; policy for age friendly planning; and, potential for partnerships between local municipalities and other municipal transit operators.

Councillor Parrish requested that staff take into consideration the information contained in the City of Mississauga report titled “Official Plan Review – Scope of Work for Increasing Housing Choices in Mississauga Neighbourhoods Study” listed as Item 6.17 on the June 3, 2021 Region of Peel Planning and Growth Management Committee agenda, as it relates to the 2021-2051 projection of growth by housing unit type in the City of Mississauga.

Councillor Parrish suggested that staff consider the parameters to accommodate growth in Peel that were presented by Phil King of Orlando Corporation at a recent Regional Council meeting.

Janice Baker, Chief Administrative Officer, stated that a review of potential regional transit system is not recommended at this time as transit currently falls under the jurisdiction of the local municipalities, with Brampton and Mississauga having mature state systems in place.

6. COMMUNICATIONS

6.1 **Karen Alison, Resident, Town of Caledon**

Email dated April 26, 2021, Requesting to Delay Decisions on the Region of Peel Official Plan Review until the Pandemic is Resolved, Related to the Presentations on Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Receipt recommended)

Received

6.2 **Rahul Mehta, Resident, City of Mississauga**

Email dated April 26, 2021, Requesting to Delay Decisions on the Region of Peel Official Plan Review until the Pandemic is Resolved, Related to the Presentations on Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Receipt recommended)

Received

6.3 **Michelle Meandro, Resident, Town of Caledon**

Email dated April 26, 2021, Requesting to Delay Decisions Regarding Planning and Growth Management for the Future of the Region of Peel (Receipt recommended)

Received

6.4 **Vicky Tran, Resident, City of Mississauga**

Email dated April 26, 2021, Requesting to Delay Decisions Regarding Planning and Growth Management for the Future of the Region of Peel (Receipt recommended)

Received

6.5 **Lynda Lukasik, Executive Director, Environment Hamilton**

Letter dated April 27, 2021, Regarding Land Needs Assessment and Intensification Analysis (Receipt recommended)

Received

6.6 **Steve Clark, Minister of Municipal Affairs and Housing**

Letter dated April 27, 2021, Regarding the Region of Peel's Population and Growth Allocation to 2051 (Receipt recommended) (Related to 5.5)

Received

Councillor Parrish stated that the Minister of Municipal Affairs and Housing made it clear that upper and single-tier municipal official plans must be in conformity with the updated provincial policies by July 1, 2022. The Minister has the authority to intervene in municipal plans in the event of non-conformity with the provincial policies. She noted that the Region is on track and commended staff for their continued work to ensure Peel's Official Plan will be in conformity by the July 1, 2022 deadline.

6.7 Alexandra Srdoc, Resident, City of Brampton

Email dated April 27, 2021, Requesting to Delay Decisions on the Region of Peel Official Plan Review until the Pandemic is Resolved, Related to the Presentations on Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Receipt recommended)

Received

6.8 Dr. Carol Aziz, Resident, City of Mississauga

Email dated April 27, 2021, Requesting to Delay Decisions on the Region of Peel Official Plan Review until the Pandemic is Resolved, Related to the Presentations on Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Receipt recommended)

Received

6.9 Jennifer LeForestier, Resident, Town of Caledon

Email dated April 28, 2021, Regarding the Municipal Comprehensive Review and the Joint Peel/Caledon Aggregate Policy Official Plan Review (Receipt recommended)

Received

6.10 Jennifer Jaruczek, Planner, Policy and Advocacy, Building and Land Development Association (BILD)

Letter dated April 29, 2021, Regarding Draft Inclusionary Zoning Feasibility Analysis and Policy Directions (Receipt recommended) (Related to 4.2 and 5.1)

Received

6.11 Eileen Chen, Resident, City of Mississauga

Email dated April 28, 2021, Requesting to Delay Decisions on the Region of Peel Official Plan Review until the Pandemic is Resolved, Related to the Presentations on Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Receipt recommended)

Received

6.12 Sabrina Sgotto, Vice President, Weston Consulting on behalf of Tullamore Industrial Limited Partnership

Letter dated April 28, 2021, Regarding Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Receipt recommended)

Received

6.13 Matthew Cory, Principal, Malone Given Parsons on behalf of Brookvalley Project Management Inc.

Letter dated April 28, 2021, Providing Comments on Peel 2041+ Official Plan Review (Receipt recommended)

Received

6.14 Jo-Anne Thompson, on behalf of Halton Action for Climate Emergency Now

Email dated April 28, 2021, Requesting an Extension of the Public Consultation Period on the Region of Peel Official Plan Review until the Pandemic is Resolved Related to the Land Needs Assessment (Receipt recommended)

Received

6.15 Tammy Atkinson, Resident

Email dated April 29, 2021, Requesting an Extension of the Public Consultation Period on the Region of Peel Official Plan Review until the Pandemic is Resolved, Related to the Presentations on Peel 2041+ Work Plan and Timeline Update and the Land Needs Assessment and Intensification Analysis (Receipt recommended)

Received

6.16 Patricia Caza, Director, Legal Services and Deputy Regional Solicitor and Adrian Smith, Director, Regional Planning and Growth Management and Chief Planner

Memo dated May 7, 2021, Regarding Regional Official Plan Amendment 30, Local Planning Appeal Tribunal Decision (Receipt recommended)

Received

6.17 Angie Melo, Legislative Coordinator, City of Mississauga

Letter received May 19, 2021, Providing a Copy of the City of Mississauga Resolution and Report titled "Official Plan Review – Scope of Work for Increasing Housing Choices in Mississauga Neighbourhoods Study" (Receipt recommended)

Received

6.18 Michael Bissett, Partner, Bousfields Inc., on behalf of the Bolton North Hill Landowners Group

Letter dated May 19, 2021, Regarding Draft Settlement Area Boundary Expansion, Bolton, Ontario (Receipt recommended) (Related to 4.3)

Received

Additional Item – Item 6.19

6.19 Sylvia Roberts, Resident, City of Brampton

Email dated June 2, 2021, Regarding Inclusionary Zoning (Receipt recommended) (Related to 5.1)

Received

7. OTHER BUSINESS

Nil.

8. IN CAMERA

Nil.

9. NEXT MEETING

Thursday, June 17, 2021

3:00 p.m. to 6:00 p.m.

Council Chamber, 5th Floor

Regional Administrative Headquarters

10 Peel Centre Drive, Suite A

Brampton, Ontario

Please forward any regrets to Stephanie Jurrius, Committee Clerk, at
stephanie.jurrius@peelregion.ca

10. ADJOURNMENT

The meeting adjourned at 11:51 a.m.