

For Information

REPORT TITLE: Peel 2051: Official Plan Review and Municipal Comprehensive Review Update

FROM: Kealy Dedman, Commissioner of Public Works

OBJECTIVE

The objective of this report is to provide an update on Peel 2051: Official Plan Review, outline key policy directions and key matters for Council consideration.

REPORT HIGHLIGHTS

- Throughout the Peel 2051: Regional Official Plan Review and Municipal Comprehensive Review (MCR) numerous technical studies, discussion papers and draft policy analysis have been undertaken by focus areas.
 - Substantial input has been received from the public, agencies and stakeholders, and all policies are now available online to form a comprehensive set of updated or new Regional Official Plan (ROP) policies.
 - The theme of sustainability and the goals currently incorporated in the ROP are strengthened through the introduction of new policies included in key themes including responding to climate change; managing growth in a manner that is walkable, transit oriented, fiscally responsible, and healthy; planning for a diverse range of jobs; addressing the need for affordable housing; and enhancing our natural heritage system, agricultural lands and rural landscapes.
 - This report provides the latest updates on policy directions and key matters related to Growth Management, Settlement Area Boundary Expansion, Major Transit Station Areas, and Housing.
 - Two supplementary reports are included on the October 7, 2021 Planning and Growth Management Committee agenda which provide further details on the Growth Management and Settlement Area Boundary Expansion focus areas.
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DISCUSSION

1. Background

The Regional Official Plan (ROP) is required to be reviewed periodically and this review was initiated through a special meeting of Council in May 2013, open houses and a public meeting. This review, now known as Peel 2051 Municipal Comprehensive Review (MCR), is required to plan for future growth to 2051 to achieve Provincial conformity, under the following focus areas:

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Figure 1: Peel 2051 Focus Areas



The Health and Built Environment and Age Friendly Planning focus areas were approved by the Province in 2017 through Regional Official Plan Amendment (ROPA) 27 and are now in effect.

Background documents, draft policies and mapping that make up the Region's MCR are available for review on the Peel 2051 website including a track changes version ROP showing proposed policy changes.

The local municipalities are also required to undertake reviews of their official plans in accordance with the *Planning Act* to address provincial policy and conform to the ROP. Once the ROP comes into effect, local municipalities have one year to bring forward amendments to conform to the ROP, which will require regional approval.

2. Key Themes

The key principles, themes and goals as currently set out in the ROP are proposed to be strengthened and enhanced through the introduction of new policies proposed through the draft Peel 2051 Official Plan MCR. Policy changes will help advance the goal of the Region to create healthy and sustainable communities for those working and living in Peel. Planning to 2051 aims to provide more opportunities for diverse residents to obtain housing, have equitable access to job opportunities, provide everyday services within walking and cycling distance, provide a range of mobility options, and reduce greenhouse gas emissions to improve health outcomes and quality of life.

While there are many separate focus areas comprising Peel 2051, it is important to recognize that they are all interrelated and, consequently, that recommendations and draft policies cannot be considered in isolation of the results of other focus areas. Appendix I provides a summary of the Peel 2051 policy directions and implications, including how Peel 2051 policies may shape future communities in Brampton, Caledon and Mississauga.

Updates and key issues for council consideration emerging from more recent policy updates on the Growth Management, Settlement Area Boundary Expansion (SABE), Major Transit Station Areas (MTSAs) and Housing focus areas are noted below. While these are highlighted in this report, other matters on Climate Change, Environment related policies, Transportation and Agricultural and Rural Systems have been considered and discussed in detail through previous reporting to committee/council. Updates on the latest policies are

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noted below and addressed in companion reports on October 7, 2021 Planning and Growth Management Committee agenda.

a) Growth Management (Land Needs Assessment)

Peel is forecasted to accommodate an additional 700,000 people and 335,000 jobs over the next 30 years. A Provincially mandated Land Needs Assessment (LNA) undertaken as part of an MCR by upper-tier municipalities determines the amount of land required to accommodate this forecasted population and employment growth. The LNA details the amount of growth to each municipality, the planned mix of housing units and employment types, the minimum amount of growth in existing areas (intensification), minimum densities for Strategic Growth Areas (such as MTSAs), and the need for and density of designated greenfield areas (including areas such as the SABE, Heritage Heights in Brampton and Ninth Line in Mississauga).

In total, it is anticipated that approximately 270,000 new residential units are required across the Region to accommodate the forecasted population to 2051. The LNA concludes that approximately 75 per cent of the population growth proposed to 2051 (530,000 people) are planned to be accommodated in the lands already identified for growth in the Region to 2031, and the remaining 25 per cent (173,000 people) are required to be accommodated in the new community areas in the Town of Caledon. To accommodate this growth, the LNA demonstrates that an additional 3,000 hectares of community area land is required as well as 1,400 hectares of employment area land.

An intensification target of 55 per cent aims to accommodate approximately 50 per cent of all new units in the form of apartments, and 50 per cent in the form of ground-oriented units (singles, semis, row). An average density of 70 people and jobs per hectare by 2051 across all existing designated greenfield areas is recommended. This includes the planned densities for existing designated greenfield areas such as Brampton's Heritage Heights and Mississauga's Ninth Line, in addition to the SABE (see below).

The density proposed for the new community area (the SABE lands) is a minimum of 65 people and jobs per hectare. This exceeds the Provincial minimum of 50 people and jobs per hectare. By setting the minimum density at 65 people and jobs, it provides the flexibility for the Town of Caledon, through their subsequent local planning work, to identify higher densities at transit stations and along future transit corridors, while ensuring the balance of the community is planned as a compact, walkable community.

This balanced approach to managing growth would support future infrastructure investment and transit-oriented development and respond to climate change, affordable housing needs, and fiscal sustainability. The analysis and recommendations ensure that there is a range and mix of housing choices and employment types, while responding to provincial, regional, and local policy objectives. The consideration of this growth and the appropriate range of density and intensification includes evaluating factors such as infrastructure and servicing needs, transportation planning, development financing, preservation of agricultural lands, and employment planning.

The LNA analysis undertaken for the Region is included in the accompanying report of the Commissioner of Public Works, titled "Peel 2051 Land Needs Assessment Report." The report provides details on the technical inputs and trends that inform how the Region will accommodate growth to 2051.

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b) Draft Settlement Area Boundary Expansion Recommendation

As outlined in the above Growth Management section of this report, the majority of Peel's growth to 2051 (over 500,00 people) can be accommodated within existing urban areas, the Region's LNA identifies growth requirements that will need to be accommodated through approximately 4,400 hectares (3,000 hectares of new community area and 1,400 hectares of new employment area) on new designated greenfield lands.

Identification of the draft staff recommended SABE was determined based on the results of twelve supporting technical studies. Various growth scenarios have been tested with consideration for the provision of water, wastewater, transportation and fiscal impact analysis, in addition to Regional Council's stated objection related to the GTA West Highway and Transmission Corridor. Additional work is being undertaken to continue evaluating these impacts based on the recommended SABE.

A scoped subwatershed study has concurrently been underway and provides recommendations to address impact mitigation on the water and natural heritage system which have also informed the recommended SABE. The recommended SABE plans for the anticipated housing need to consider market demands and affordable housing policy objectives. Ultimately, local municipal policies and processes must reflect regional policies to ensure comprehensive implementation of secondary plans and detailed block plans.

An accompanying report from the Commissioner of Public Works titled "Peel 2051 Draft Settlement Area Boundary Expansion Update and Revised Mapping" provides further information on this focus area. A revised staff recommended SABE map has been released and will be reflected in the applicable draft ROPA schedules/figures in advance of statutory consultation.

c) Major Transit Station Areas

MTSA policies will be a new addition to the ROP and the policy framework is supported by the Growth Management policies that direct growth to Strategic Growth Areas. The ROP will identify, prioritize, delineate boundaries, and establish minimum densities for MTSA's. Minimum densities may meet or exceed those required by the Growth Plan, while requests for lower alternative densities must be approved by the Minister. Provincial policies require that ROP policies to guide implementation at the local municipal level. Detailed planning will introduce both local official plan policies and zoning to implement the MTSA policy framework. Draft policies were shared with the Province in March 2021 and comments were recently received (provided as a communication item on the October 7, 2021 Planning and Growth Management Committee agenda).

Staff are working through addressing the comments submitted by the Ministry in collaboration with local municipalities to ensure practical implementation matters are properly considered. For example, Provincial comments suggest inclusion of extensive natural areas and stable low density neighbourhoods within MTSA's. Since March, additional revisions were made (e.g. proposing Bolton GO to be a delineated "primary station" in the draft ROP) and will be commented on in subsequent reviews by the Province. Updates to the Committee will be provided on the progress of these discussions.

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d) Housing

A number of policy changes are proposed through the MCR to address affordable housing needs as identified in the Peel Housing and Homelessness Plan (2018-2028), Peel's Housing Strategy, and the Housing Needs Assessment. Bold new targets are proposed that align with housing need and reflect a wide range and mix of housing at varying affordability levels. Housing policies strengthen opportunities to secure affordable housing at the development review stage. These policies are aligned with Regional housing need and approach affordable housing in new ways such as increasing and protecting rental housing, exploring opportunities for land banking, utilizing and maximizing public lands, and offering incentives, and requiring local official plans to include policies to permit additional units as required by Provincial policy.

Further work is underway with local municipalities on developing an inclusionary zoning policy and implementation framework (only applicable within MTSAs and areas with a Minister-ordered development permit or community planning permit system). Inclusionary zoning will require local municipal bylaws to move forward.

3. Next Steps

On September 23, 2021 Regional Council provided direction to proceed with statutory consultation. The key next steps in the process now include:

- October 21, 2021 Council Workshop
- October 26-28, 2021 Statutory Open Houses
- November 4, 2021 Statutory Public Meeting
- 2022 Final ROPA Recommendation and Council Decision
- July 1, 2022 Provincial Conformity Deadline

Additional engagement will continue with agencies such as the Province and local municipalities, stakeholders and community groups, Indigenous communities, the conservation authorities, and building and agricultural industry representatives.

Statutory consultations, including open houses and a public meeting as prescribed by the *Planning Act*, form the final stage of consultations for Peel 2051. Updated materials are available on the Peel 2051 website, including virtual display boards to support public review of materials prior to the open houses and public meeting. Technical studies can be reviewed by focus area webpage. A user-friendly track changes version of the draft 2051 ROP showing proposed policy changes, schedules and figures (mapping) is available on the draft policies webpage.

Open houses will be virtual considering the current direction from Public Health and will take place in the evening between the dates of October 26 and 28, 2021. Additional information on location/meeting access will be provided in advance of the public meeting. The public meeting will also be held virtually on November 4, 2021. No decision will be made at the public meeting.

Following the statutory consultations, a final recommendation report regarding the proposed ROPA will be brought forward in 2022 for consideration and adoption by Regional Council. If adopted, the ROPA would be sent to the Province for approval.

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CONCLUSION

This report summarizes the latest updates related to Peel 2051, including key policy directions and matters related to Growth Management, SABE, MTSAs, and Housing, and next steps in the process.

APPENDICES

Copies of Appendices I-V inclusive are available from the Office of the Regional Clerk or the Region of Peel website: peelregion.ca/officialplan/review/reading-room/#rc2021/

Appendix I – Peel 2051 Policy Directions and Implications

Appendix II – Technical Studies and Mapping Links

Appendix III – ROP Imperatives

Appendix IV – General Comment Response Table

Appendix V – SABE Comment Response Table

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