



**THE REGIONAL MUNICIPALITY OF PEEL
PLANNING AND GROWTH MANAGEMENT COMMITTEE
WORKSHOP - REPORT OF THE CLERK**

1. CALL TO ORDER

Councillor Parrish, Committee Chair, called the Region of Peel Planning and Growth Management Committee workshop to order on October 21, 2021 at 1:00 p.m., in the Council Chambers, Regional Administrative Headquarters, 10 Peel Centre Drive.

Pursuant to section 5.10.5 of Region's Procedure By-law 56-2019, as amended, quorum of Council is not required for a workshop to proceed. No roll call was taken.

2. PURPOSE

The purpose of the workshop is to discuss the draft policies and mapping included in the draft Regional Official Plan Amendment including:

- Planning Roles, Responsibilities, and Processes Guide
- Overview of Peel 2051 Municipal Comprehensive Review
- Environment and Resources Policies and Mapping - Responding to Climate Change
- Growth Management
- Visualizing Intensification and Density
- Settlement Area Boundary Expansion, and,
- Housing, including Inclusionary Zoning

Pursuant to section 5.10.7 of the Region's Procedure By-law 56-2019, as amended, no decision shall be made at a workshop. Any matter requiring a decision shall be reported to Council or committee for consideration, debate and approval at a subsequent meeting of Council or committee.

2.1 Planning Roles, Responsibilities, and Processes Guide

Adrian Smith, Chief Planner and Director, Planning and Development Services, provided a brief overview of the land use planning policy framework, the roles of the different levels of government and stated that the Provincial government is the approval authority for the Regional Official Plan and Municipal Comprehensive Review (MCR). The Region of Peel is the approval authority for local municipal official plans and amendments, MCR, subdivision plans or consents.

2.2 Overview of Peel 2051 Municipal Comprehensive Review

(Oral)

Presentation by Adrian Smith, Chief Planner and Director, Planning and Development Services

Adrian Smith, Chief Planner and Director, Planning and Development Services, provided an overview of the process involved for the Peel 2051 Regional Official Plan Review and Municipal Comprehensive Review (MCR) to conform to Provincial plans, policies, legislation and address Regional needs.

Adrian Smith responded to questions of clarification regarding:

- Importance of public participation
- Staff attendance at informal community events
- Statutory open houses and public meeting
- Meeting provincial conformity targets and timelines

2.3 Environment and Resources Policies and Mapping - Responding to Climate Change

(Oral)

Presentation by Derek Lau, Intermediate Planner, Regional Planning and Growth Management

Derek Lau, Intermediate Planner, Regional Planning and Growth Management, provided an overview of the environment and resources policies and mapping in response to climate change, including: key focus areas such as water resources, Greenlands system, agriculture and rural systems, provincial Greenbelt Plans, growth management, transportation, housing and Settlement Area Boundary Expansion; and next steps.

Derek Lau and Mark Head, Manager, Integrated Planning, responded to questions of clarification regarding:

- Environmental mapping features and systems
- Greenlands system mapping
- Interpretation of Regional mapping
- Continuous consultation with the indigenous community during the Official Plan Review
- Prime Agricultural land criteria

2.4 Growth Management

(Oral)

Presentation by Duran Wedderburn, Principal Planner and Joy Simms, Principal Planner, Regional Planning and Growth Management; and, Russell Mathew, Hemson Consulting

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Consulting, provided an overview of the growth management policies, including: economic and market trends related to population, housing, recovery from COVID economic and employment losses, demand for industrial space and post-COVID office work; land needs assessment for community areas and employment areas; policy changes; forecasted municipal allocation in the Region of Peel; responding to the changing nature of employment; strategic growth areas; capturing local nodes and corridors; Major Transit Station Areas (MTSA) mapping and framework; provincial comments on priority transit corridor stations, broadened delineations and alternative densities; and, next steps.

Duran Wedderburn and Russell Mathew responded to questions of clarification regarding:

- Population growth allocation in built areas
- Housing affordability
- Development applications in the Region of Peel
- MTSA mapping and locations
- Manufacturing supply and demand trends
- Land needs assessment forecast

Janice Baker, Chief Administrative Officer, responded to questions of clarification regarding fiscal sustainability for growth and revenue sources of municipalities.

2.5 Visualizing Intensification and Density

(Oral)

Presentation by Tara Buonpensiero, Manager, Regional Planning and Growth Management

Tara Buonpensiero, Manager, Regional Planning and Growth Management provided an overview and illustrations to help visualize intensification and density, including: population and employment; built-up areas; types of intensification related to infill housing, redevelopment, new development and adaptive reuse; intensification and density in strategic growth areas such as Urban Growth Centres and Major Transit Station Areas; designated Greenfield Areas; and, density targets. The Draft SABE is based on 65 people and jobs per hectare and 55 percent intensification which exceeds the minimum Growth Plan requirements. The policies included in the draft regional official plan provide the framework for the Town of Caledon to develop compact, complete communities served by transit, while still providing the flexibility plan communities based on local characteristics, goals and objectives and, transitions to the greenbelt and agricultural areas.

2.6 Settlement Area Boundary Expansion

(Oral)

Presentation by Kathryn Dewar, Regional Planning and Growth Management and Stefan Krzeczunowicz, Hemson Consulting Ltd.

Kathryn Dewar, Regional Planning and Growth Management and Stefan Krzeczunowicz, Hemson Consulting Ltd., provided an overview of the Settlement Area Boundary Expansion (SABE) Study, including: mapping, key policy directions; rural settlement expansion requests in the Greenbelt area; additional fiscal impact analysis as it relates to initial capital costs based on SABE infrastructure studies, lifecycle costs and operating costs based on Development Charges Study assumptions; and, next steps.

Adrian Smith, Chief Planner, responded to questions of clarification regarding:

- SABE growth scenarios
- Transit forecast
- Future highway and airport corridor options
- Land needs requirements resulting from the land needs assessment
- Future strategic employment land

2.7 Housing, Including Inclusionary Zoning

(Oral)

Presentation by Paul Lewkowicz, Principal Planner, Regional Planning and Growth Management

Paul Lewkowicz, Principal Planner, Regional Planning and Growth Management, provided an overview of the balanced approach to meet housing needs in the Region of Peel to create a range and mix of housing options and densities, including: reviewing housing targets, increasing supply of affordable housing through Inclusionary Zoning (IZ), exploring opportunities for development outside of IZ and other options; and, next steps.

Janice Baker, Chief Administrative Officer; Gary Kent, Chief Financial Officer and Commissioner of Corporate Services; and, Adrian Smith, Chief Planner, responded to questions of clarification regarding:

- Development Charges related to affordable housing
- Affordable housing pilot projects and grants
- Options to encourage the development community to build in Peel.

3. NEXT MEETING

Thursday, February 3, 2022
9:30 a.m. to 12:30 p.m.
Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

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

The workshop ended at 3:33 p.m.