

Peel 2041: Status Update & Draft Polices

Regional Council

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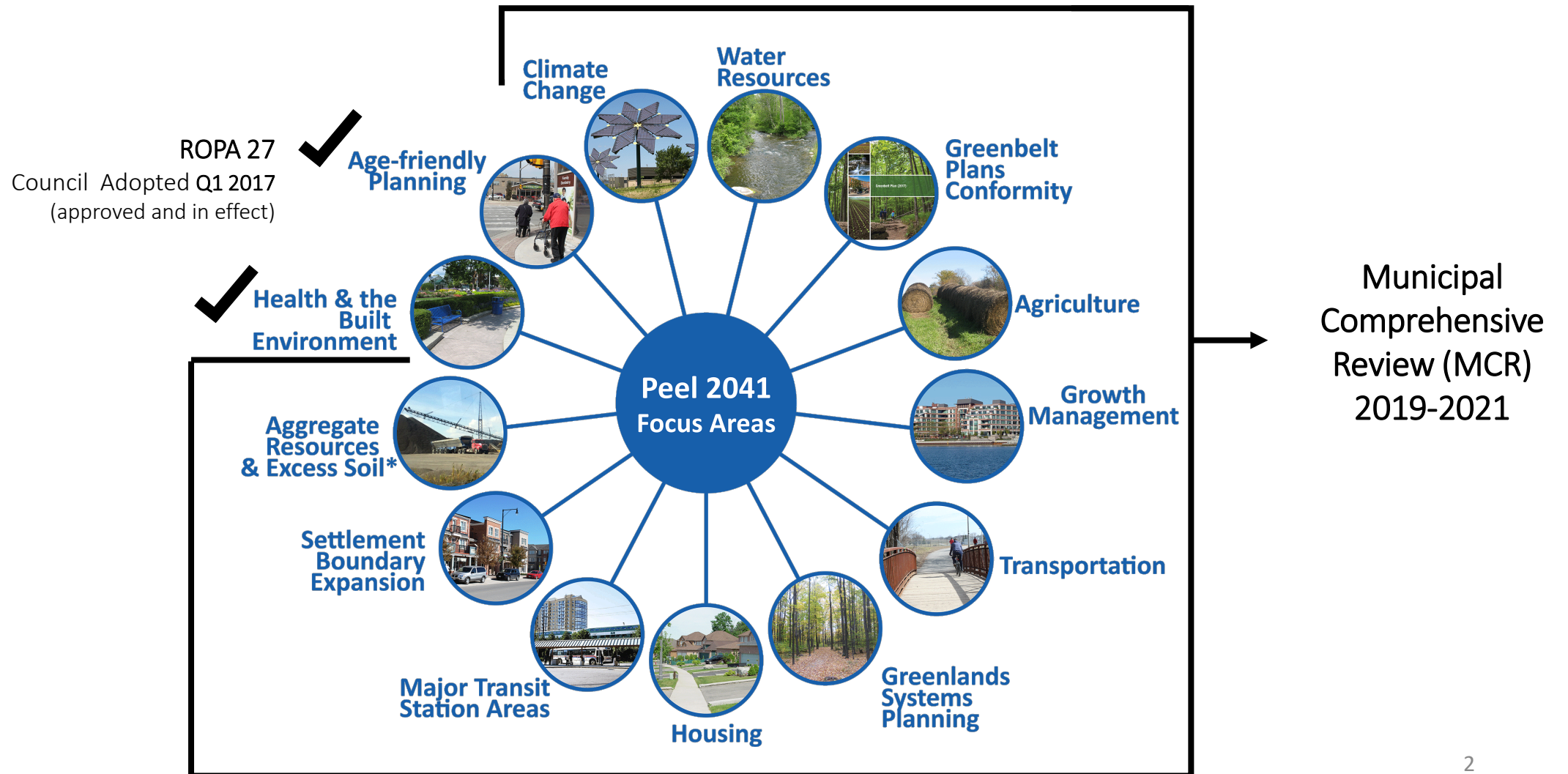
June 25, 2020

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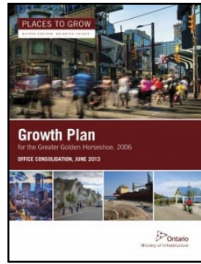
Peel2041

Regional Official Plan Review

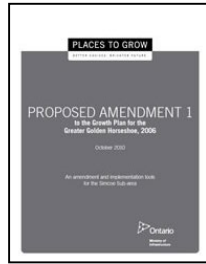
Peel 2041: Focus Areas



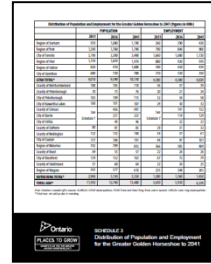
Provincial Planning Framework Changes



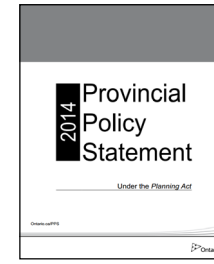
Growth Plan, 2006



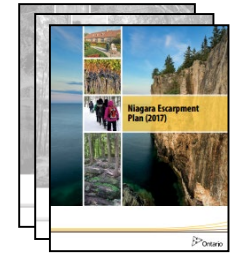
GP Amendment 1: 2010
2031A targets (ROPA 24)



GP Amendment 2: 2013
2031B + 2041 targets
(January 10, 2013)



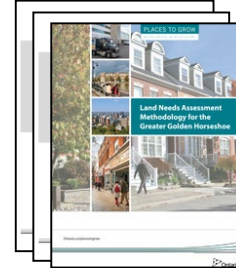
Provincial Policy
Statement: 2014
(April 10, 2014)



Coordinated Plans Review: 2016
& Planning Act Changes
(July 21, 2016)



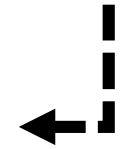
Proposed Amendment 1 to
the Growth Plan, 2017
(February 28, 2019)



Some Provincial Guidance
Documents: 2018+



Growth Plan, 2017
+ Other Provincial Plans
(July 6, 2017)

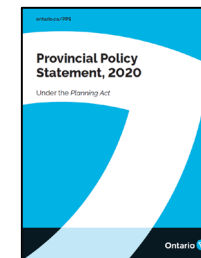


Growth Plan, 2019
(May 16, 2019 pending Provincial
Guidance, PSEZ, LNA & Schedule 3 update)



Housing Supply Action Plan (Bill 108)
(Planning Act, LPAT, DCs, PPS, EA, etc.)
(June 13, 2019, pending CBC regs.)

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Provincial Policy Statement, 2020
(May 1, 2020)



Proposed Amendment 1 &
Land Needs Assessment Methodology
to the Growth Plan, 2019
(June 16, 2020)

Proposed Amendments to the Growth Plan, 2019

**Proposed Amendment #1 to A Place to Grow:
Growth Plan for the Greater Golden Horseshoe
Schedule 3 Population and Employment
Forecasts
(ERO 019-1680)**

**Proposed Land Needs Assessment Methodology
(ERO 019-1679)**

**Comment deadline July 31, 2020
(45-day comment period)**

The following key changes are proposed:

- Extend the planning horizon from 2041 to 2051
- 3 Growth Scenarios for consideration (low, reference, medium)
- Upper-tier municipalities may use higher growth forecasts
- Simplify the approach to calculating the amount of land needed to accommodate new growth
- Permit conversion of Provincially Significant Employment Zones outside of an MCR if the lands are within an MTSA
- No extension to existing July 1, 2022 conformity deadline

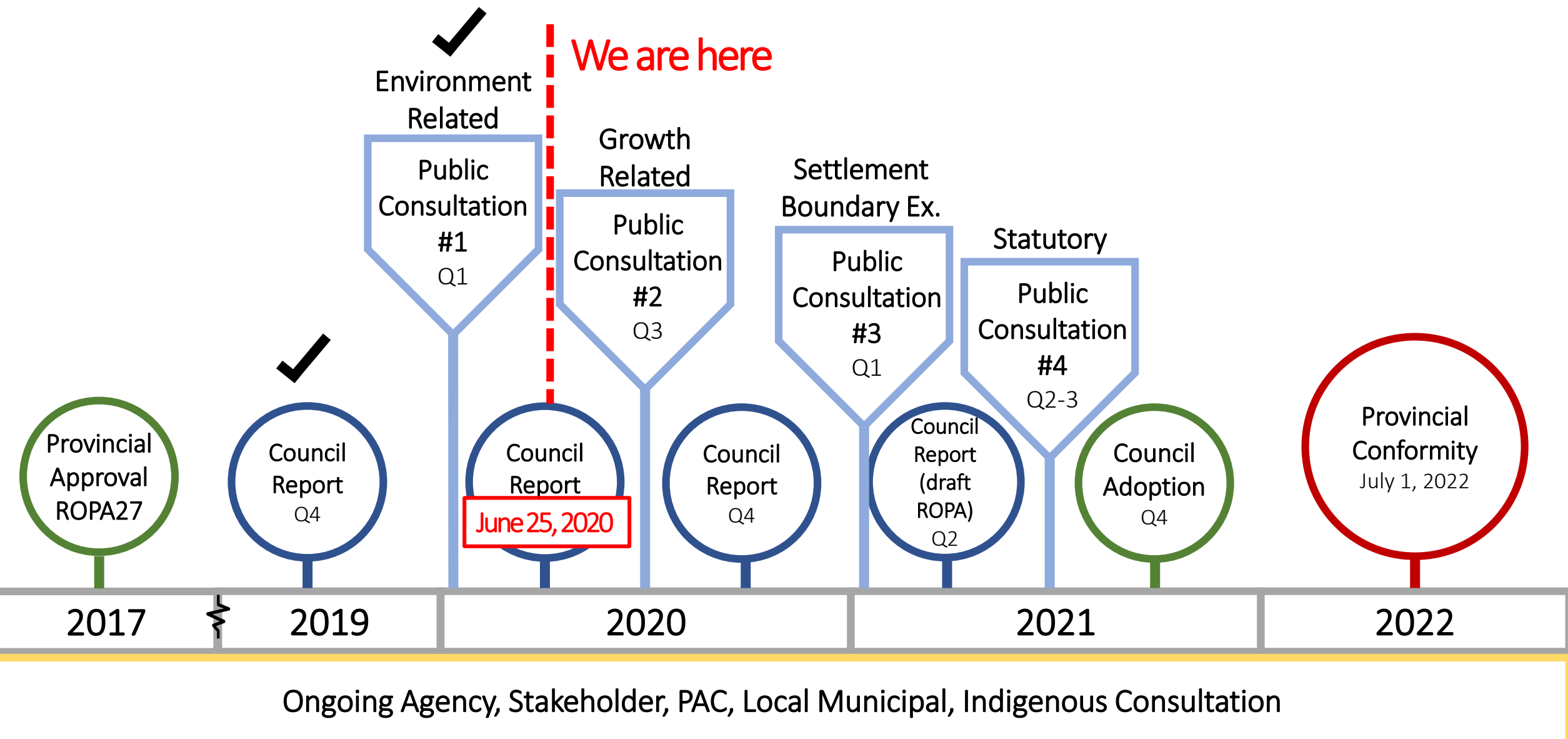
Growth Scenarios

Population and Employment Forecasts to 2051 for consideration (low, reference, high)

Comparison of Growth Scenarios in Peel based on updated Provincial Forecasts								
	2041 (Current)		2041 (Hemson)*		2051		2041(C) to 2051 Difference	
	Pop	Emp	Pop	Emp	Pop	Emp	Pop	Emp
Low	1,970,000	970,000	1,936,000	906,000	2,140,000	1,000,000	170,000	30,000
Reference			2,048,000	962,000	2,280,000	1,070,000	310,000	100,000
High			2,126,000	997,000	2,430,000	1,140,000	460,000	170,000

*The Hemson forecast is based on the technical analysis used to support the Provincial forecast updates

Peel 2041: Consultations



Environment Related Draft Policies (March):



Water Resources



Provincial Greenbelt Plans



Climate Change



Agriculture & Rural System



Wildland Fire

Growth Related Draft Policies/Directions:



Growth Management*



Transportation



Major Transit Station Areas



Greenlands System



Housing



Other: Waste Management, Indigenous Engagement & Cultural Heritage*

*Note: these include only policy directions at this time



Growth Management: Desired Outcomes

- Sets the framework to guide how Peel will accommodate new population and employment growth to 2041
- Supports transportation and transit investment by directing new growth to areas with increased mobility
- Builds upon the need to respond to the changing nature of employment
- Create healthy and complete communities for people to live, work and play in Peel

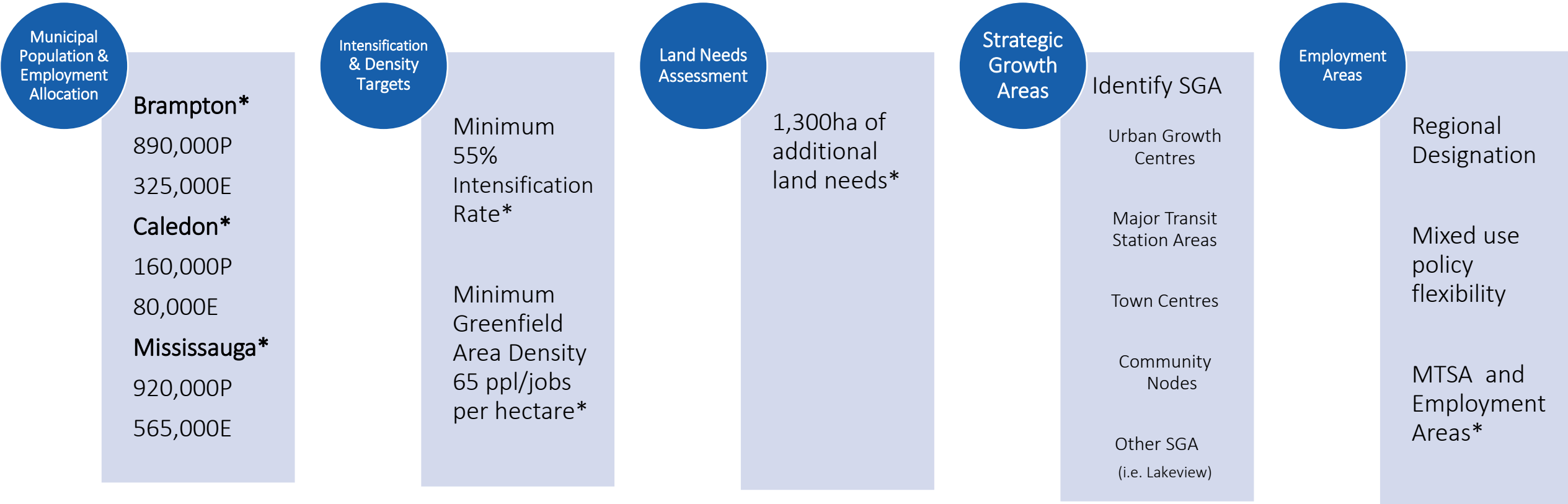
500,000 New People

250,000 New Jobs





Growth Management: Policy Directions

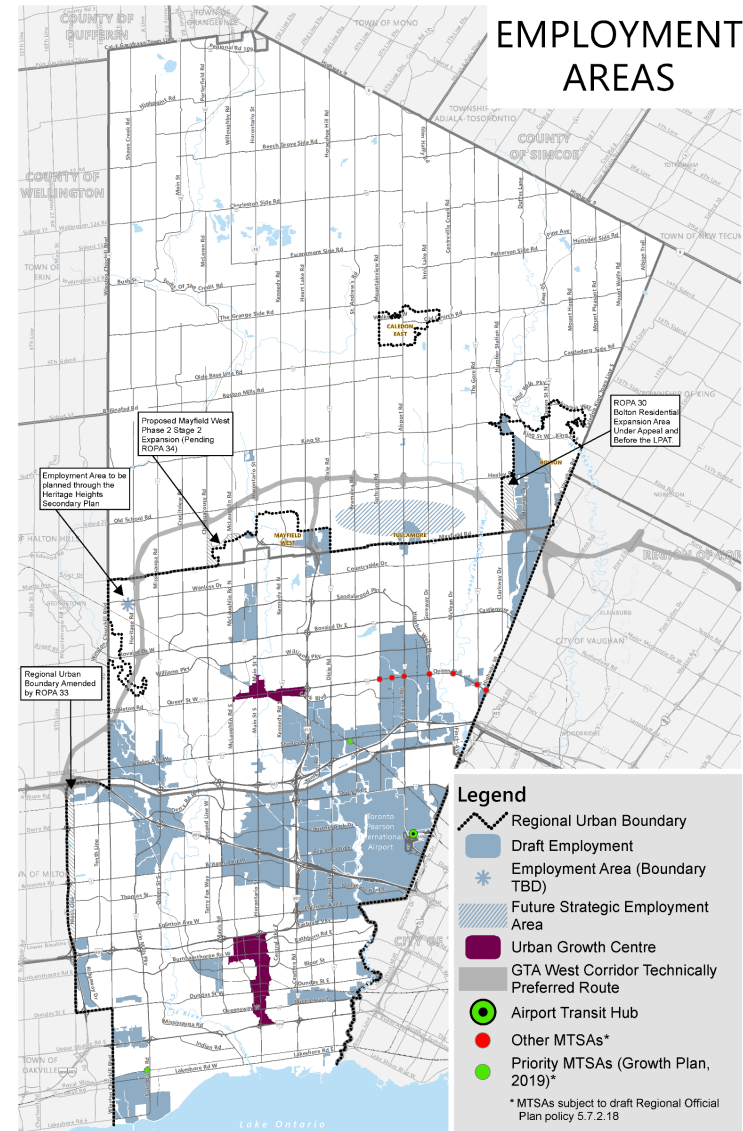
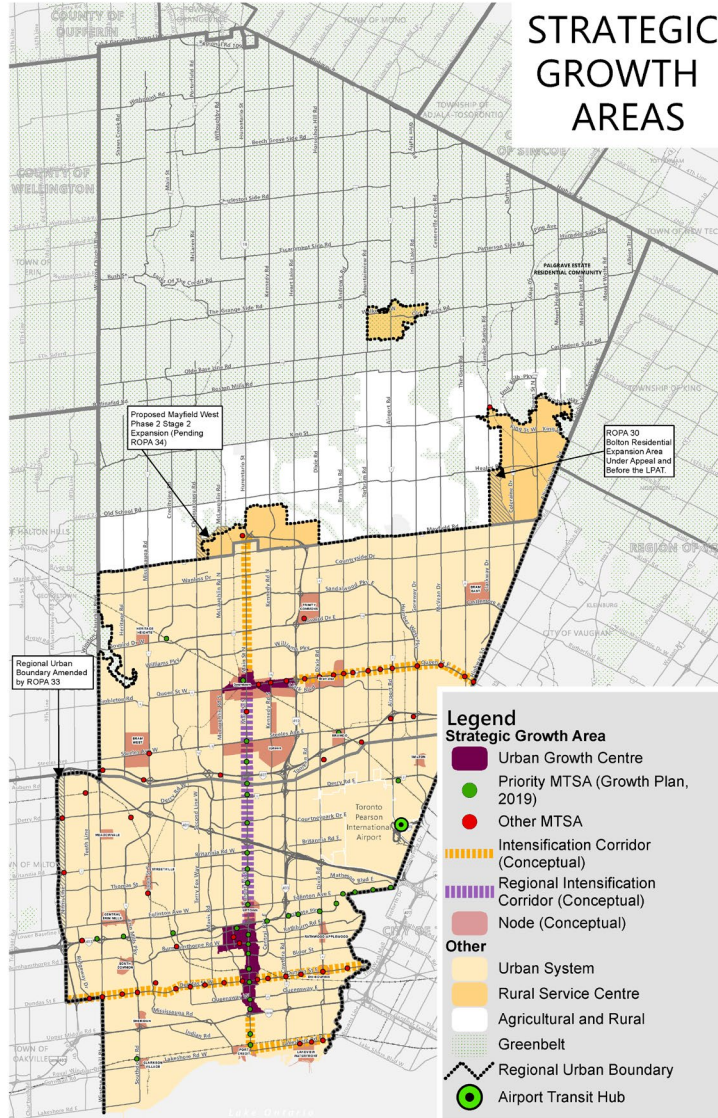


Provincial Impacts

- Growth Plan Schedule 3 review and update (Summer 2020)
- Provincially Significant Employment Zones (Summer 2020)
- New Land Needs Assessment Methodology (Summer 2020)



Growth Management: Mapping

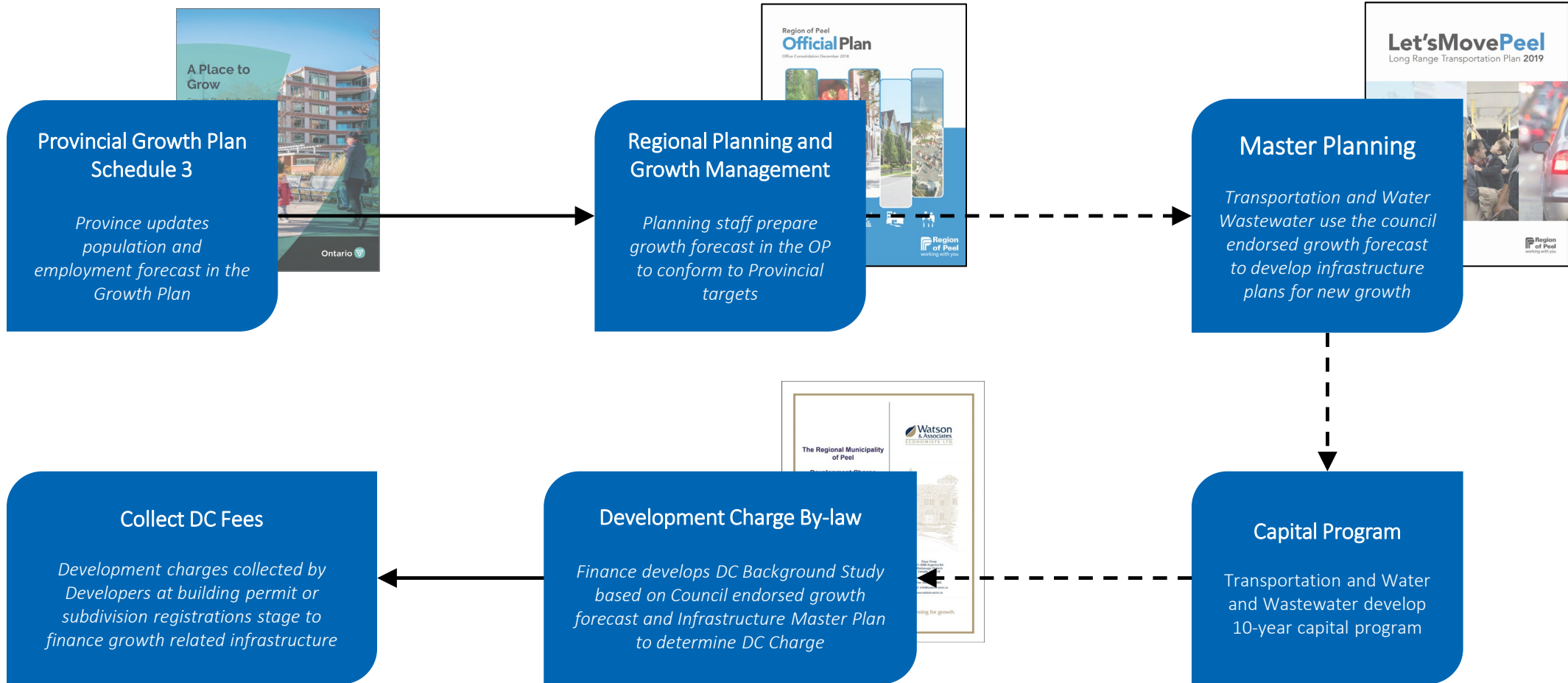


Employment: Draft Policies

- **Designate Employment Areas:** Identify lands within the Region for protection from employment conversions
- **Higher Density Employment in Strategic Growth Areas:** Direct major office development to areas supported by a mix of uses and transit
- **Flexibility in Major Transit Station Areas:** introducing policy flexibility for the consideration of mixed use development on employment lands within strategic Major Transit Station Areas
- **Mixed use in employment:** Provide a broader consideration for retail and commercial uses within employment areas, where appropriate
- **Strategic Employment Area:** Include policy consideration for the protection of future Employment Area beyond the planning horizon that is supported by existing or planned transportation infrastructure



Growth Management Program Update

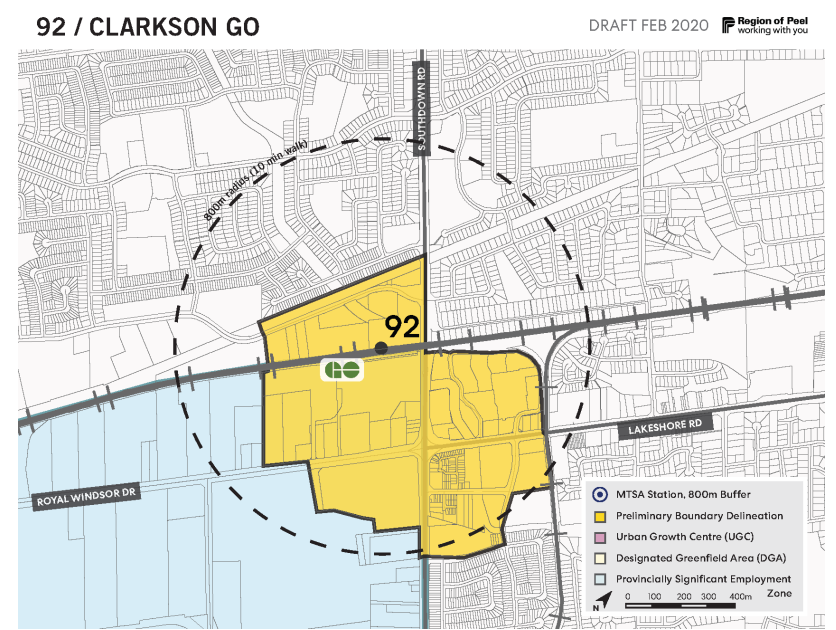


-----> Requires Council endorsement and consultation to proceed



MTSA: Draft Policies

- **Establish a framework:** to guide implementation by local municipalities, including:
 - delineating boundaries (e.g. 800m radius) (mapped)
 - minimum densities for each MTSA (people and jobs planned for an area)
- **Station typology:** prioritize and define the types of transit stations in the Region, considering when and how they may develop
- **Other policies:**
 - to protect potential MTSA's for future transit oriented development
 - criteria based flexibility for Employment Areas within MTSA's
- **Preliminary MTSA boundaries :** mapped and available on website for review

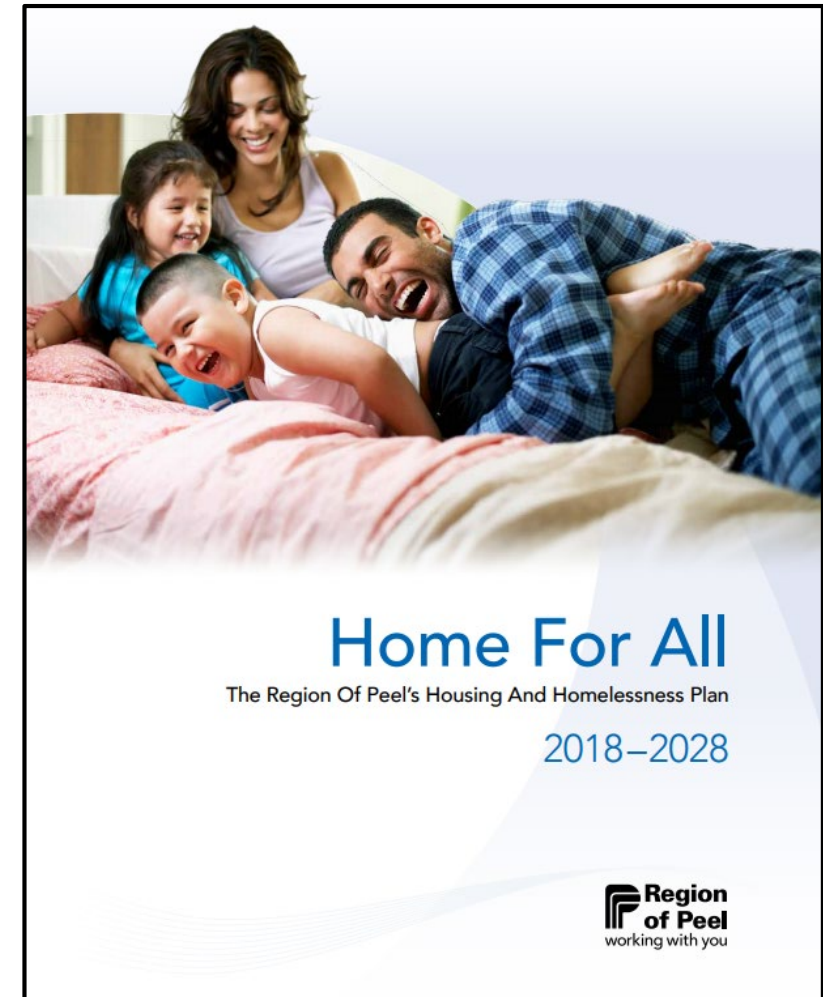




Housing: Draft Policies

- **Support sustainable, compact complete communities:** encourage higher density development and range and mix of unit sizes
- **New affordable housing targets:** new annual affordable housing unit targets to align with PHHP (2018-2028)
- **Updating process, tools and standards:** introducing new tools including processes and standards for engaging with local municipalities and development industry, use inventory of Region-owned lands for opportunities to land bank in support of affordable housing
- **Rental protection:** regulate rental demolition and conversion to protect existing rental stock
- **Ongoing refinements:** Inclusionary zoning framework being developed with local municipalities

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Transportation: Draft Policies

- **Network optimization:** maximizing the use of existing transportation infrastructure to ensure financial feasibility whilst keeping people and goods moving efficiently through approaches such as:
 - An integrated and multi-modal transportation system
 - Financial sustainability
- **Integrating transportation and land use planning:** providing a network that accounts for the needs of all road users through a complete streets approach including roadway design, reconstruction, or refurbishment
- **Balanced approach:** achieve a 50 per cent sustainable mode share in the Region of Peel by 2041, through interventions to ensure needs of pedestrians, cyclists, transit-users and motorists is balanced such as:
 - transportation demand management strategies
 - Sustainable transportation infrastructure
 - transit supportive development



Greenlands System Policies

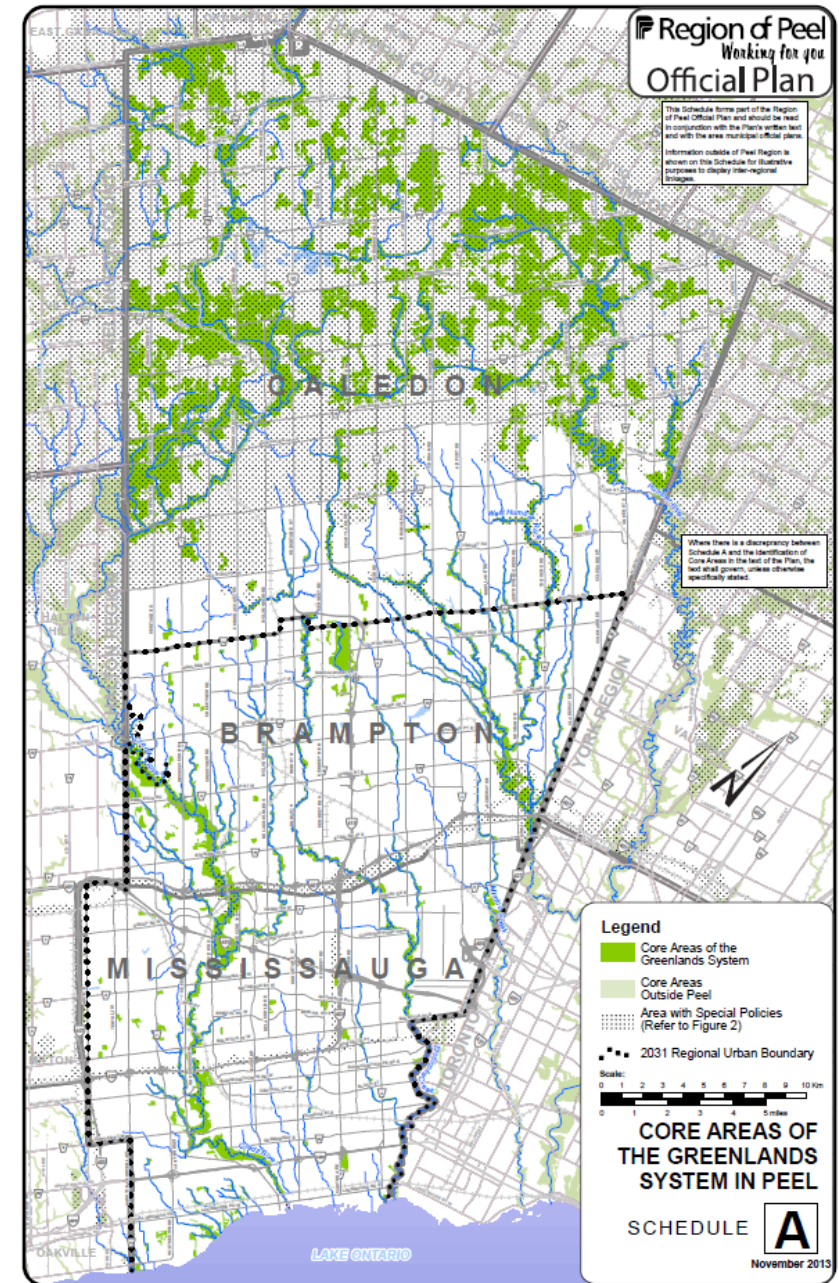
What are Greenlands Systems?

- Greenlands systems, also referred to as natural heritage systems, are broadly defined as systems made up of natural heritage features and areas and linkages that provide connectivity between natural heritage features and areas for the movement of plants and animals

Policy Review Approach:

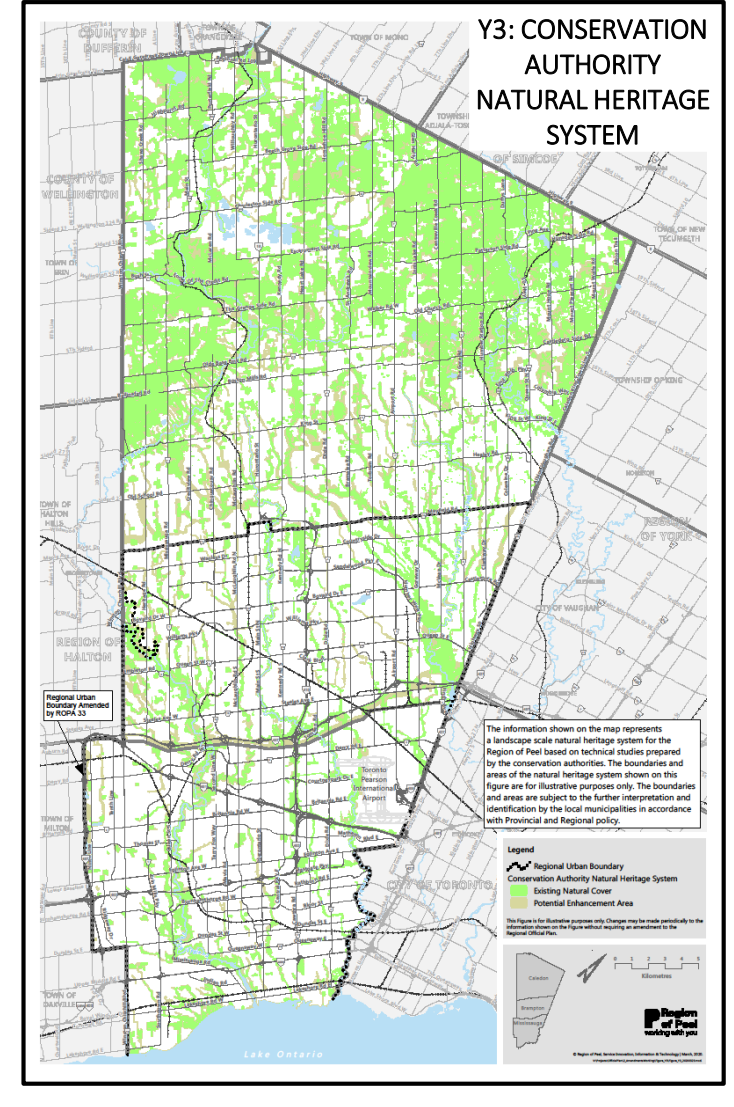
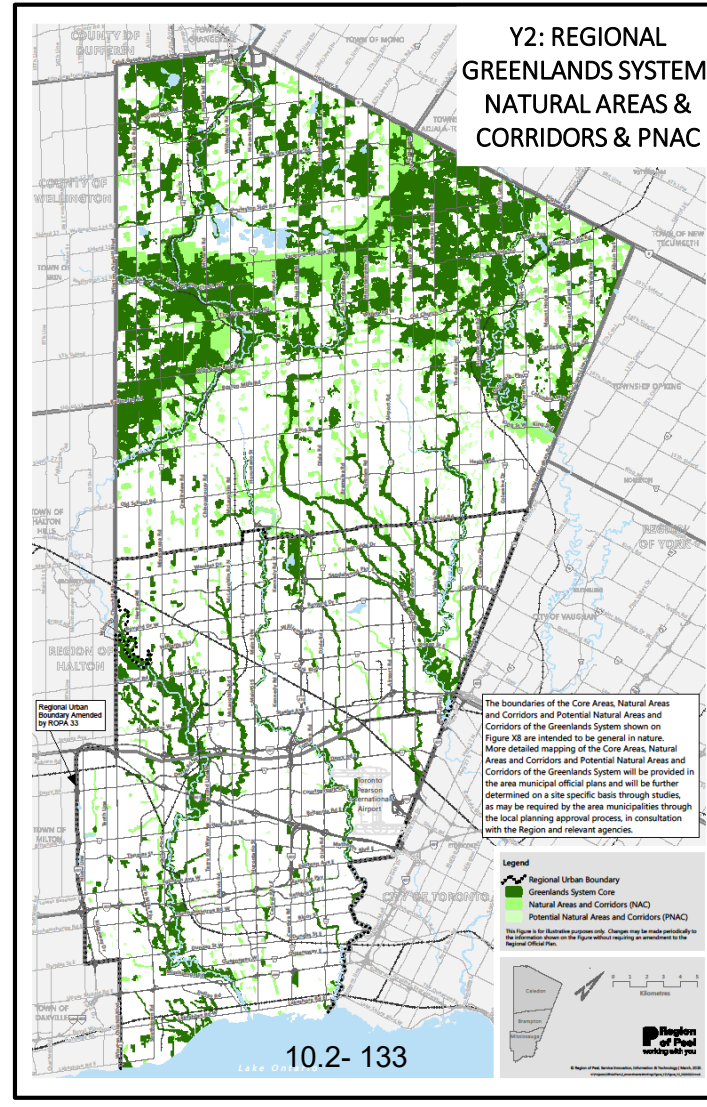
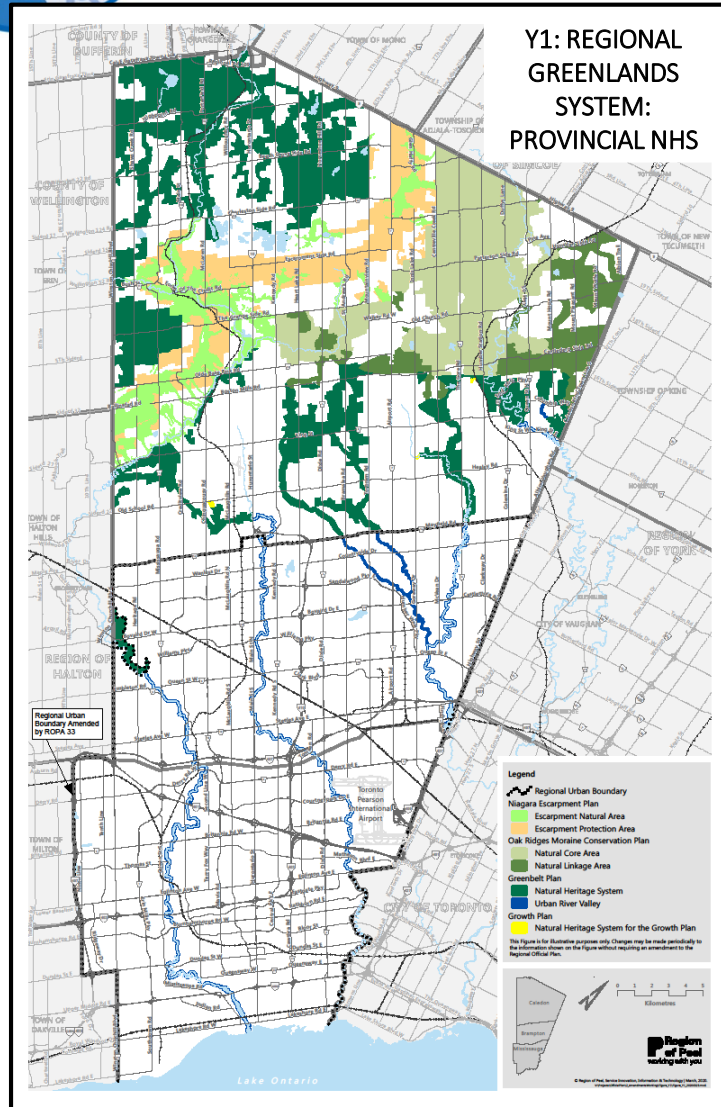
- Provincial Policy Conformity
- Review of Natural Heritage System (NHS) planning policies
- Transitioning from feature-based to system-based NHS
- Evaluate and integrate recent area municipal and conservation authority NHS policies and studies
- Update existing mapping:
 - Provincial Plan NHS System designations
 - Core Areas of the Greenlands System mapping layers

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Greenlands System: Draft Figures





Other Focus Areas

Waste Management

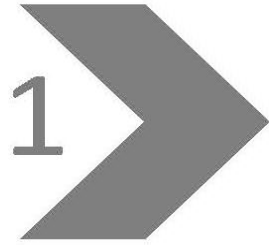
- **Significant regulatory and policy changes**
- **Circular economy and climate change:** binding the principles of circular economy and climate change into traditional waste management policies
- **Waste management treatment processes:** an update to waste management processes (e.g. anaerobic digestion; alternative resource recovery)
- **Food and organic waste:** draft policies that promote the resource recovery of food and organic waste

Cultural Heritage & Indigenous Engagement

- **Improve recognition of Indigenous Communities:** treaty mapping, land acknowledgement, history
- **Engagement policies:** stronger direction in Provincial Plans
- **Additional work:** with Indigenous communities, local municipalities and stakeholders will take place over the summer months

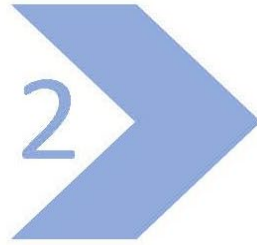


Settlement Area Boundary Expansion



BACKGROUND

- Data Collection
- Criteria Setting
- Consultation Strategy
- Identify Focused Study Areas



TECHNICAL STUDIES

- Water/Wastewater
- Transportation
- Health/Public Facilities
- Heritage/Archaeology
- Comm./Employment
- Environment
- Agriculture
- Fiscal
- Mineral Aggregates
- Climate Change

We are here



DRAFT POLICIES AND MAPPING

- Planning Justification
- Identify Expansion Areas
- Refine Tech. Studies
- Draft Policies and Mapping

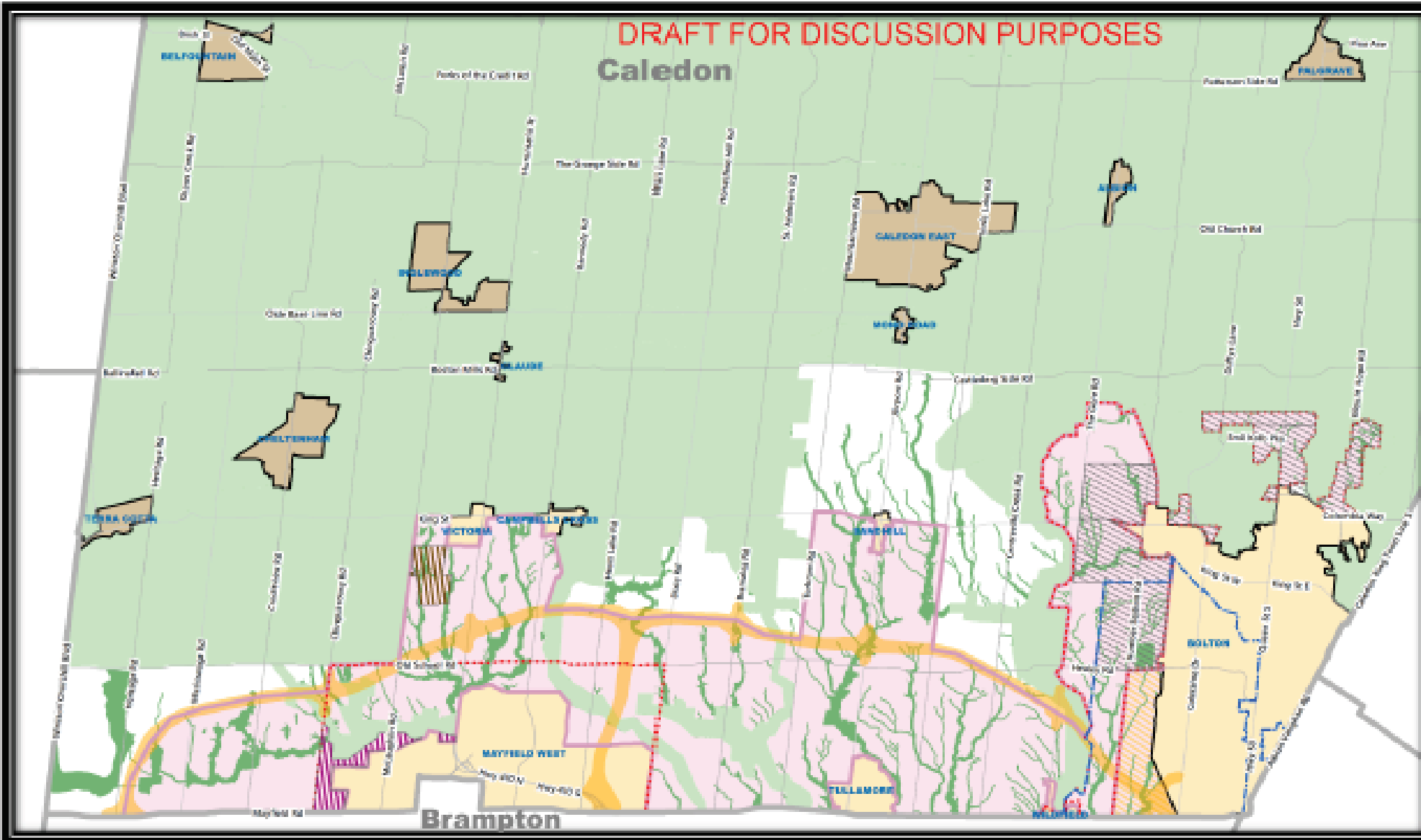


FINAL OFFICIAL PLAN AMENDMENT

- Recommendation Report
- Final Mapping and Policies
- Council Adoption



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Public Consultation



DRAFT FOR DISCUSSION PURPOSES

FOCUS STUDY AREA (FSA) (2041)

- FSA**
(Area Identified for further study)
- Study Areas**
(RCP Policy 5.4.3.2.7)
- GTA West Corridor**
(Technically Preferred Route)
- Municipal Boundary**
- Settlement Areas**
(Outside Greenbelt)
- Settlement Areas**
(Within Greenbelt)
- Greenbelt Area**
(Protected Countryside)
(Ruralia Escarpment)
(Oak Ridges Moraine)
(Growth Plan MHS)
- Natural Environment**
High Constraint
(Wood Type Data)
- Bolton Residential**
Expansion Area
(Adopted and Under Appeal)
- Bolton Residential**
Expansion Area
(Other Areas Studied)
- Mayfield West**
(Phase 2 Stage 2
proposed by BOPA 34)
- Provincially Significant**
Employment Zone
- Brampton Caledon Airport**

Approx. size, to scale, of SABE land requirement (~1,300 ha) to 2041

Disclaimer: This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents an area to be studied for the purpose of identifying a SABE. For additional information, please refer to the Settlement Area Boundary Expansion Study Phase A: Focus Study Area report.

Note:

- (1) There may be opportunities to expand rural settlements outside the FSA as part of the SABE Study.
- (2) Other natural environmental constraints not identified on this map, including features not captured through existing mapping and potential buffers, will be identified through further analysis and may further limit development.
- (3) RCP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
- (4) The ~1,300 ha SABE is based on a draft land needs assessment which is under review.





Settlement Area Boundary Expansion: Environmental Screening and Scoped Subwatershed Study

Phases

1

Phase 1: Environmental Screening

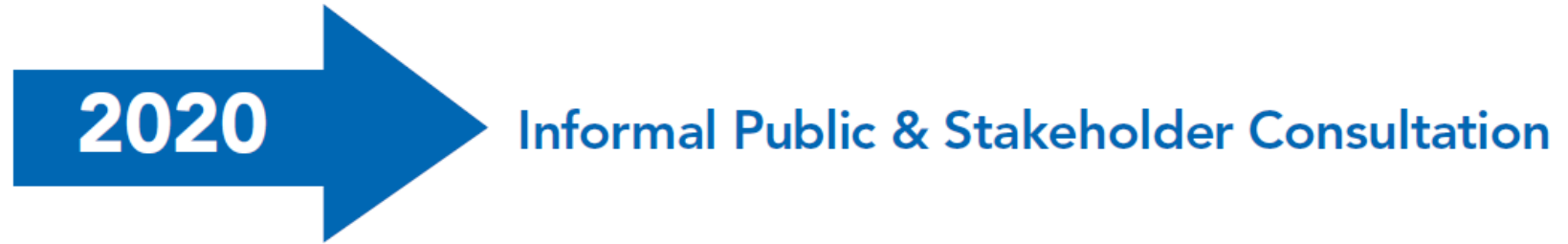
- Environmental characterization, criteria, screening and evaluation input for overall settlement expansion study

2

Phase 2: Scoped Subwatershed Study

- Part A Report – Existing Conditions & Characterization
- Part B Report – Impact Assessment and Detailed Studies
- Part C Report – Implementation Plan
- Final Report – Compilation of Parts A, B and C

Next Steps

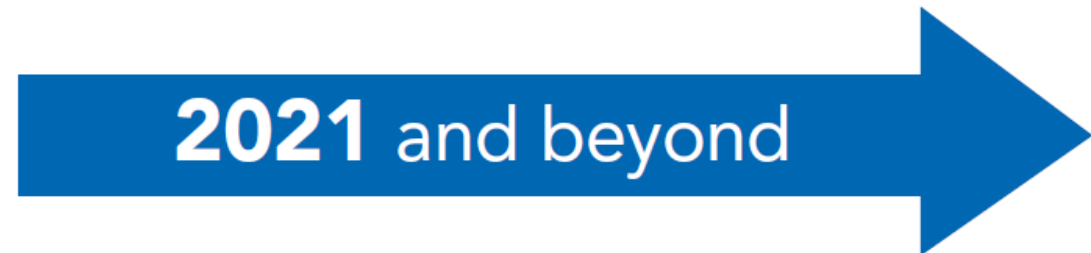


Fall 2020*

Informal consultation on growth and other related focus areas**

- Aggregate Resources
- Greenlands System
- Growth Management
- Housing
- Major Transit Station Areas
- Other
- Settlement Area Boundary Expansion
- Transportation

** Updates on the status of all Peel 2041 focus areas will be provided at consultations



Statutory Consultation

Winter 2021*

Statutory consultation on all focus areas

2021*

Council adoption of Regional Official Plan Amendment

July 1, 2022

Provincial conformity required by this date

Thank you!

