Peel2051
Regional Official Plan Review and Municipal Comprehensive Review

Settlement Area Boundary Expansion

Planning and Growth Management Committee, October 21, 2021

Kathryn Dewar, Regional Planning & Growth Management, Region of Peel
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# Growth Management Related Focus Areas

Peel 2051 Focus Areas:
- Climate Change & Wildland Fires
- Water Resources
- Provincial Greenbelt Plans
- Agriculture
- Greenlands System
- Transportation
- Growth Management
- Housing
- Major Transit Station Areas
- Settlement Boundary Expansion
- Aggregates*
- Health & Built Environment
- Age-Friendly Planning

Growth management and related sections of the Plan emphasize managing growth in a fiscally sustainable manner, providing affordable housing, responding to a changing economy, encouraging job growth, active transportation and ensuring the healthy development of our communities.
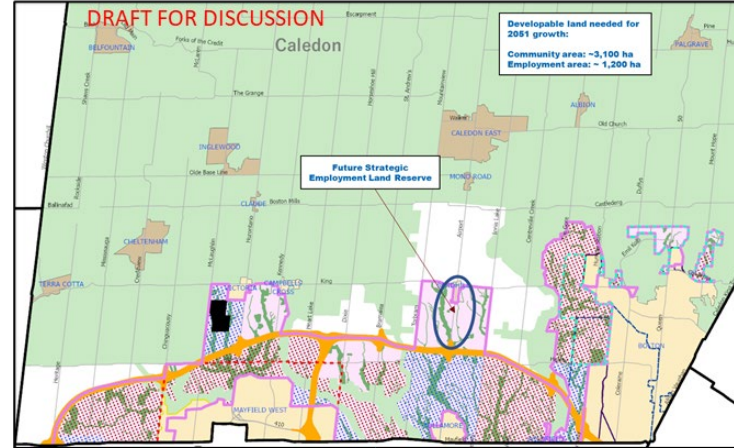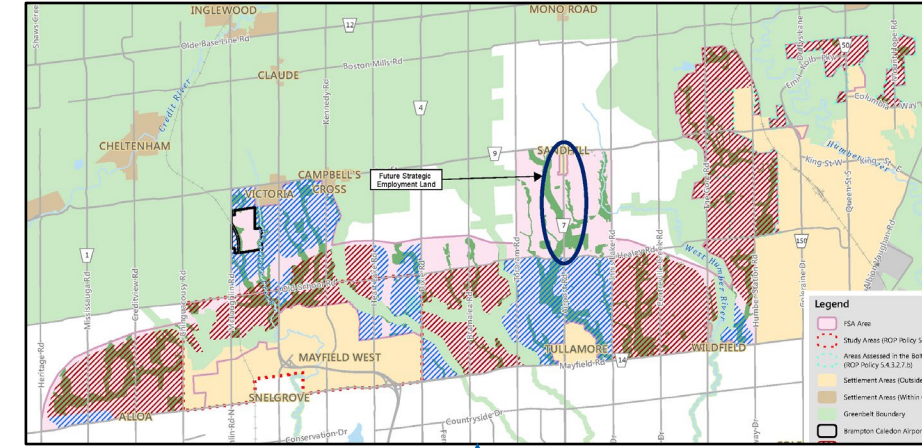
Settlement Area Boundary Expansion (SABE) Study

FOCUS STUDY AREA (FEB 2020)
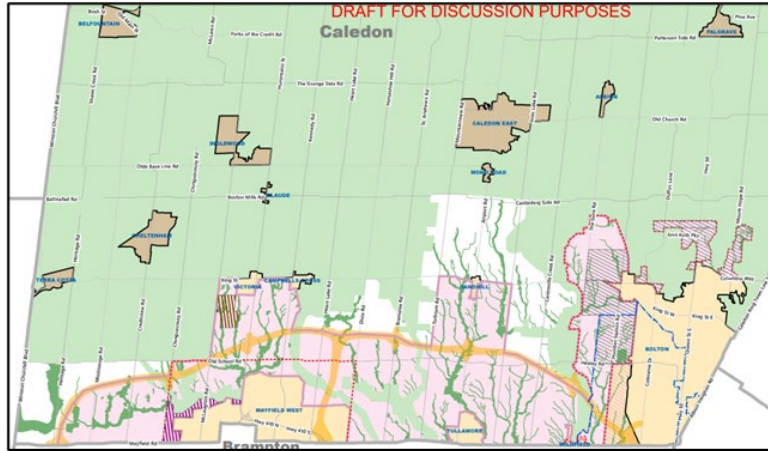
CONCEPTUAL SABE AREAS (DEC 2020)

DRAFT SABE (SEPT 2021)

TECHNICAL STUDIES

- Agricultural Impact Assessment
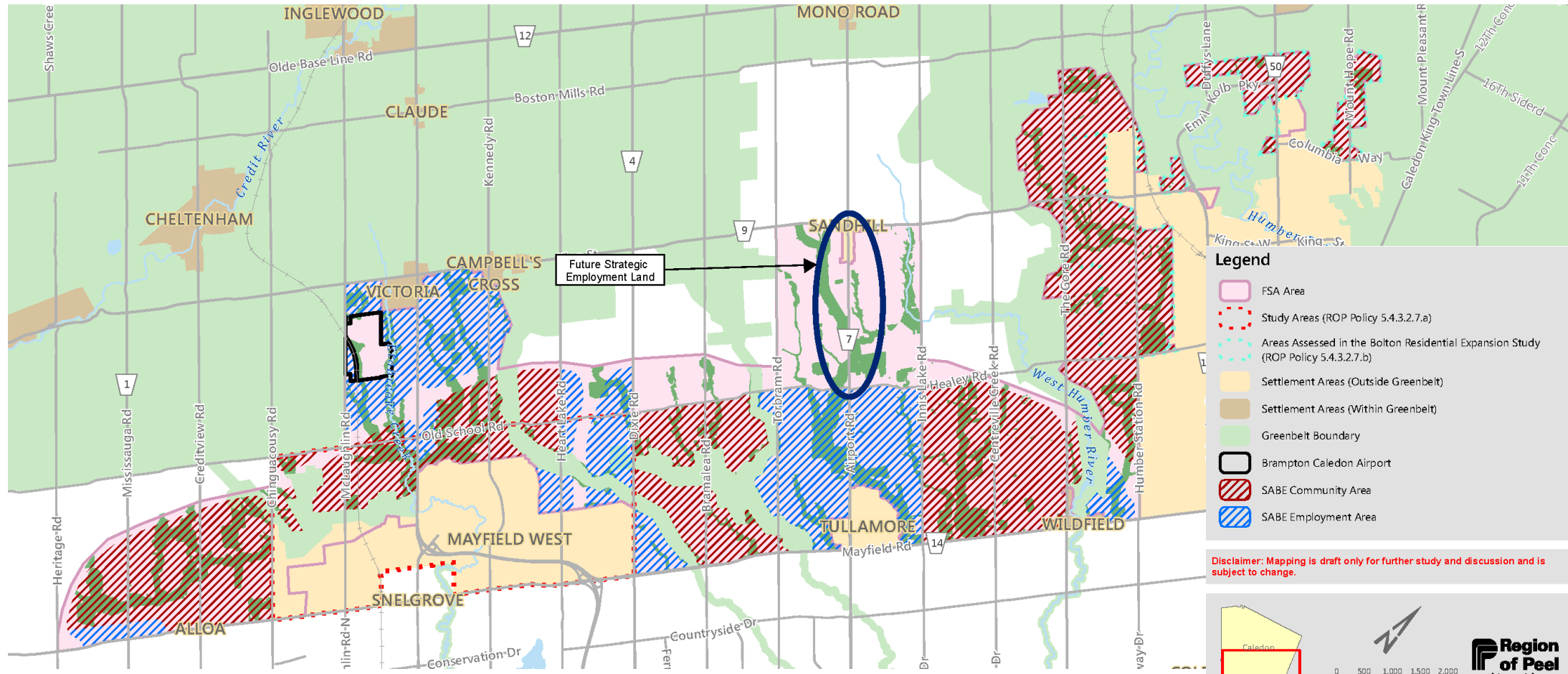- Climate Change: Energy and Emissions Reductions
- Scoped Subwatershed Study

- Mineral Aggregate Study
- Cultural Heritage Assessment
- Stage 1 Archaeological Assessment

- Water and Wastewater Assessment
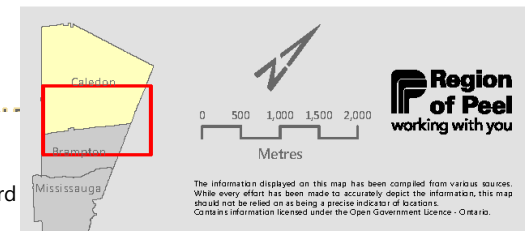- Transportation Assessment
- Fiscal Impact

- Employment and Commercial Opportunities Assessment
- Public Facilities Assessment
- Community Health Assessment

3

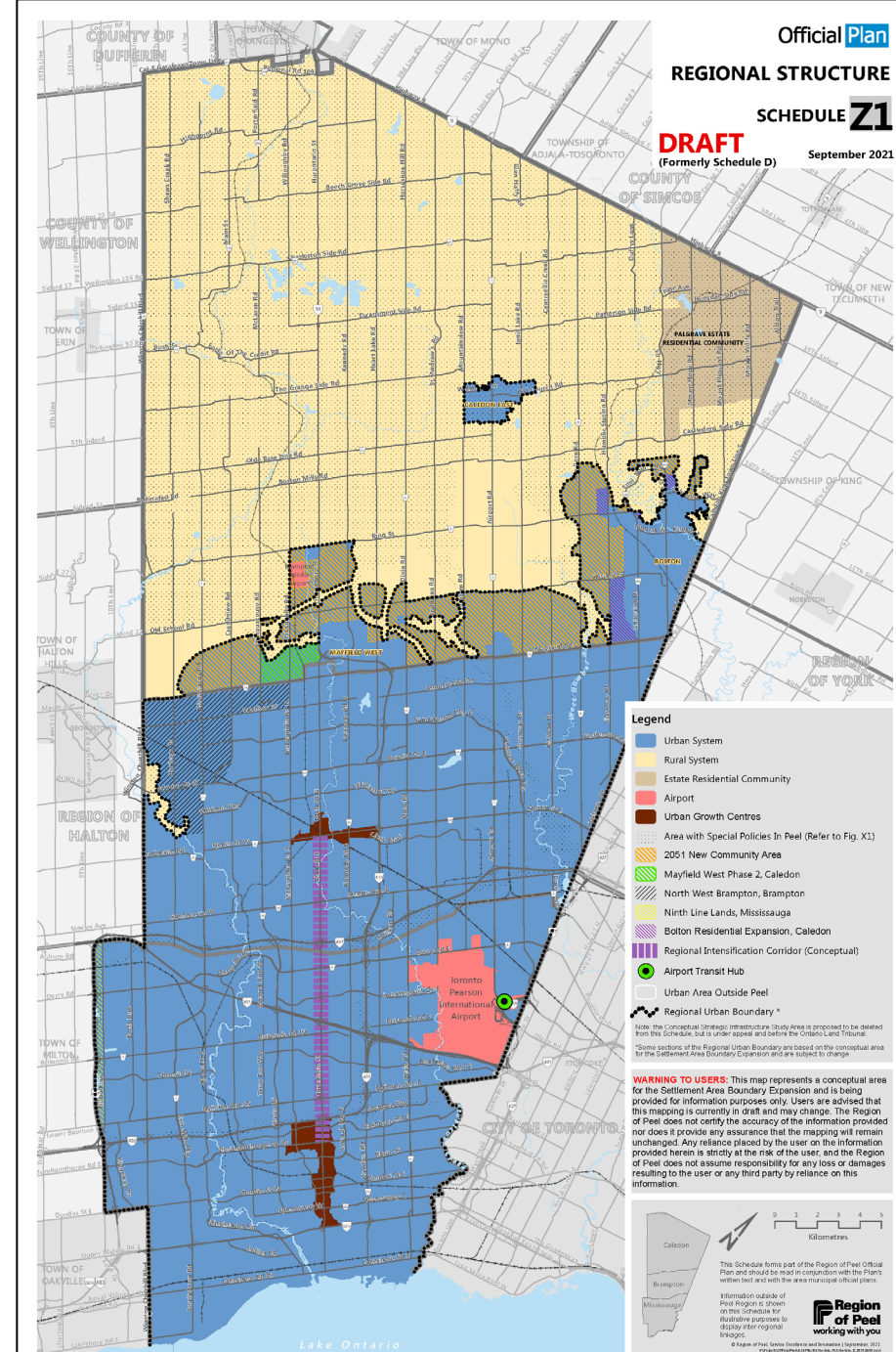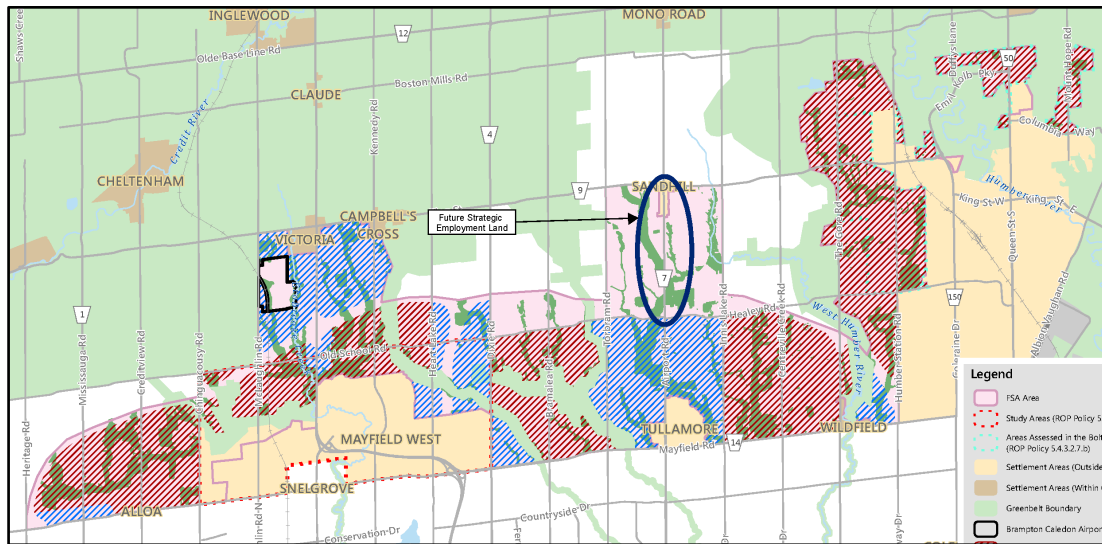# SABE Mapping

Draft SABE for Statutory Consultation

SABE Mapping

DRAFT SABE (SEPT 2021)

Settlement Area Boundary Expansion (SABE)
Key Policy Directions

Policy Theme Areas

1. Develop complete communities that are healthy, high quality and sustainable with strong neighbourhood centres.

2. Phase development to 2051

3. Manage growth in a fiscally sustainable manner

4. Protect and manage resources

5. Climate change adaptation and energy conservation and emission reductions

6. Provide a SABE-wide, multi-modal transportation system

7. Advance housing objectives including the provision of affordable housing

Concept demonstrating how communities throughout Peel Region can incorporate the seven themes associated with making a healthy city.

Figure 3 Healthy City Demonstration Concept
Source: Region of Peel Settlement Area Boundary Expansion Health Assessment Final Report, SvN

Settlement Area Boundary Expansion (SABE)
Key Policy Directions

1. **Develop complete communities**

Require that:

- Compact, mixed use, sustainable communities be planned in a way that supports the introduction of transit in Caledon

- Centers of communities planned as focal points with a mix of retail, institutional and residential uses that are walkable and served by transit

Figure 2 Healthy City Principles

Healthy City Principles

Source: Region of Peel Settlement Area Boundary Expansion Health Assessment Final Report, SvN

Settlement Area Boundary Expansion (SABE)
Key Policy Directions

2. **Phase development to 2051 in a logical progressive manner**

Require that:

- Development progress as logical extensions of existing communities to build upon available infrastructure and services

- Phasing of development allows agriculture and agricultural activities to continue for as long as possible

Example of suitable locations for contiguous expansion.

Source: Region of Peel Settlement Area Boundary Expansion Health Assessment Final Report, SvN

Settlement Area Boundary Expansion (SABE)
Key Policy Directions

3. **Manage growth in a fiscally sustainable manner**

Require that:

- Development proceeds in accordance with a staging and sequencing plan, undertaken to the satisfaction of the Region

- Substantial completion of complete communities is achieved before new areas are available for development
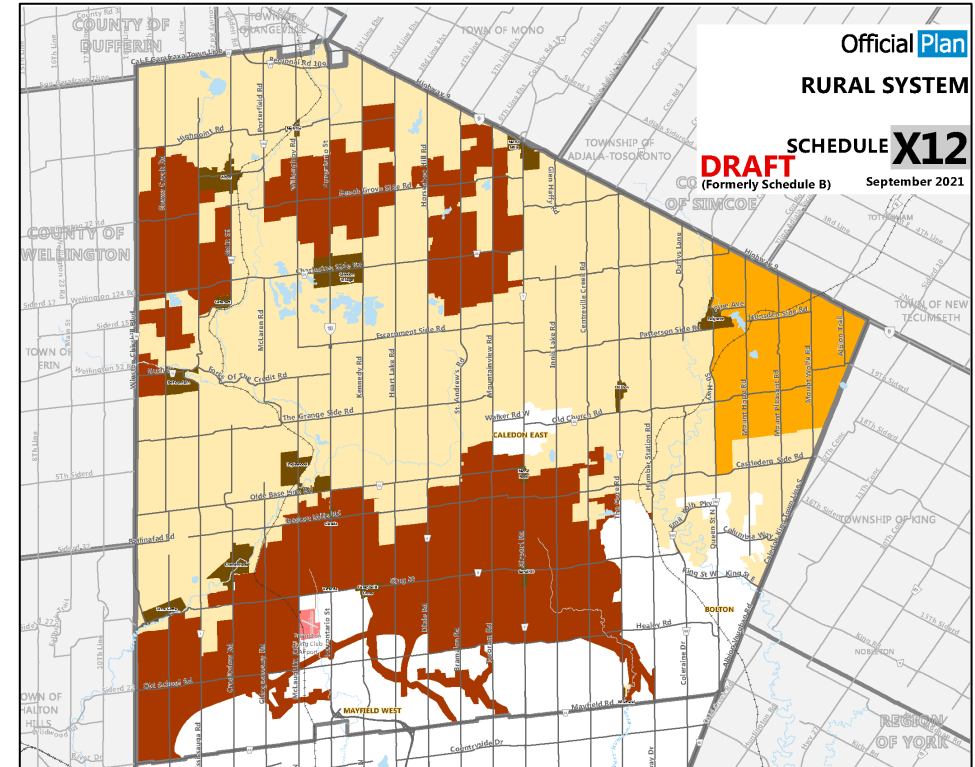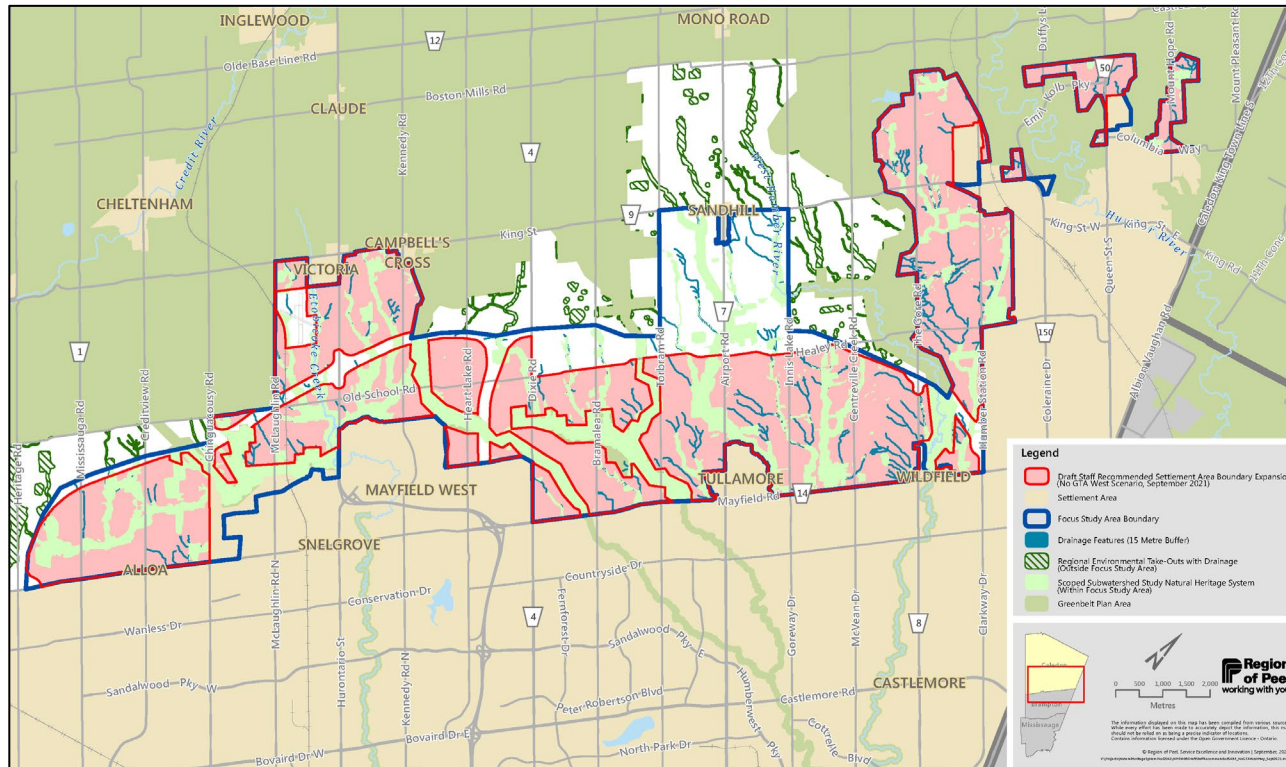
Settlement Area Boundary Expansion (SABE)
Key Policy Directions

4. Protect and manage resources

Natural Heritage System (NHS) Identification

Settlement Area Boundary Expansion (SABE)
Key Policy Directions

5. **Climate change adaptation and GHG emissions reduction planning**

Requires that:

- Assessments be undertaken to determine the feasibility of implementing alternative and renewable energy systems to achieve net zero carbon emissions and annual energy usage

- Risk assessments be undertaken to minimize the risk and vulnerability of the new communities due to changing climate conditions

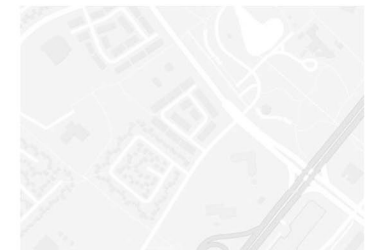- The recommendation of these assessments be implemented

DRAFT REPORT
PREPARED BY HEMSON AND LAURA TAYLOR DESIGNS FOR THE REGION OF PEEL

PEEL REGION SETTLEMENT AREA BOUNDARY EXPANSION STUDY

OPPORTUNITIES FOR
CLIMATE CHANGE MITIGATION,
ENERGY AND EMISSIONS REDUCTIONS
November 20, 2020

LTD

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Settlement Area Boundary Expansion (SABE)
Key Policy Directions

6. **Provide a SABE-wide, multi-modal transportation system**

Require that:

- Future plans are only approved after the jurisdiction, financing of local transit service is established, including conceptual alignment of east-west higher order transit corridors that support alternatives to a GTA West Highway

- Future planning include coordinated and efficient, sustainable transportation and transit infrastructure and services, as per local and regional long-range plans

Let'sMovePeel
Long Range Transportation Plan 2019

Settlement Area Boundary Expansion (SABE)
Key Policy Directions

7. **Advance housing objectives including the provision of affordable housing**

Require that:
The supply of affordable housing be increased through:

- Implementation of an inclusionary zoning framework
- Setting bold targets that meet housing needs
- Exploring opportunities to obtain affordable housing in large developments
- Exploring new housing opportunities

Table 4 – Peel Annual Minimum New Housing Unit Targets

Target Area	Targets
Affordability	That 30% of all new housing units are affordable housing. Encourage 50% of all affordable housing to be affordable to low income residents.
Tenure	That 25% of all new housing units are rental tenure.
Density	That 50% of all new housing units are in forms other than detached and semi-detached houses.

Rural Settlement Expansion Requests in the Greenbelt

- Several property requests received for expansion into Settlement Areas/removal from the Greenbelt.

- Strict Provincial Policies do not allow for the majority of the requests to be included for expansion.

- Two requests warrant further study for potential future expansion:
  - Caledon Village (ID#3); 0 Charleston Side Road and 2785 Charleston Side Road
  - Inglewood (ID#48); 15344 Hurontario Street
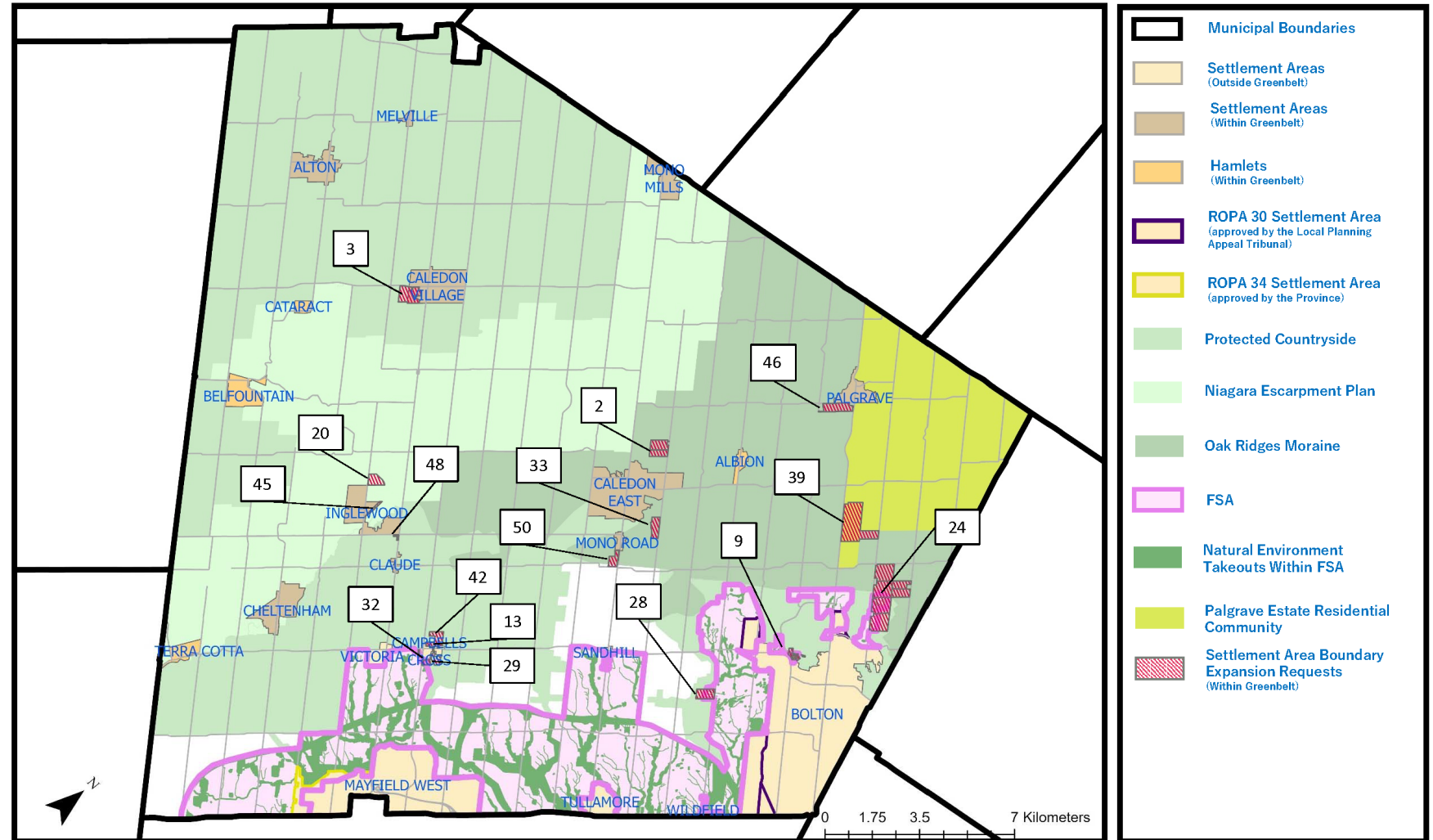
Additional Fiscal Impact Analysis

Expanded scope of cost analysis of SABE to include:

- Initial capital costs (based on SABE infrastructure studies)

- Lifecycle costs (based on DC Study assumptions)

- Operating costs (based on DC Study assumptions)

Additional Fiscal Impact Analysis

Roads Cost Summary

Roads Initial Capital Costs

(without GTA West)

	Scenario 5 ('000s) (Closest to DRAFT SABE)
Local	$208,723
Regional	$388,840
Total	**$597,563**

Roads Annual Costs

Operating Expenditure	$10,820
Lifecycle Expenditure	$31,069
Total	**$41,889**

Note: Represents capital costs beyond those included in Infrastructure Master Plans to 2041

Additional Fiscal Impact Analysis

Water/Wastewater Cost Summary

	Scenario 5 ('000s) (Closest to DRAFT SABE)
Water and Wastewater Initial Capital Costs	
Water Infrastructure	$355,252*
Wastewater Infrastructure	$514,000*
Total	**$869,252**
Water Annual Costs	
Operating Expenditure	$6,401*
Lifecycle Expenditure	$10,760*
Total	**$17,161**
Wastewater Annual Costs	
Operating Expenditure	$5,969*
Lifecycle Expenditure	$19,872*
Total	**$25,840**

Note: Represents capital costs beyond those included in Infrastructure Master Plans to 2041

*Capital Costs for Water and Wastewater in Scenario 5 are similar to Scenario 1

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Additional Fiscal Impact Analysis

Summary of Total Costs

	Scenario 5 ('000s) (Closest to DRAFT SABE)
W/WW and Roads (without GTA West) Initial Capital Costs	
Water Capital Costs	$355,252*
Wastewater Capital Costs	$514,000*
Roads Capital Costs	$597,563
Total	**$1,466,815**
Water/WW and Roads (without GTA West) Annual Costs	
Annual Water Expenditure	$17,161
Annual Wastewater Expenditure	$25,840
Annual Roads Expenditure	$41,889
Total	**$84,890**

Note: Represents capital costs beyond those included in Infrastructure Master Plans to 2041

*Capital Costs for Water and Wastewater in Scenario 5 are similar to Scenario 1

Next Steps

- Complete further analysis on water/wastewater and transportation infrastructure impacts and estimated costs on the Draft SABE (Sept. 2021) both with and without the GTA West

- Further refinements to SABE mapping and policies based on input and further analysis