

Peel2051

Regional Official Plan Review and Municipal Comprehensive Review

February 3, 2022

**Adrian Smith, Chief Planner & Director of Planning & Development
Services**

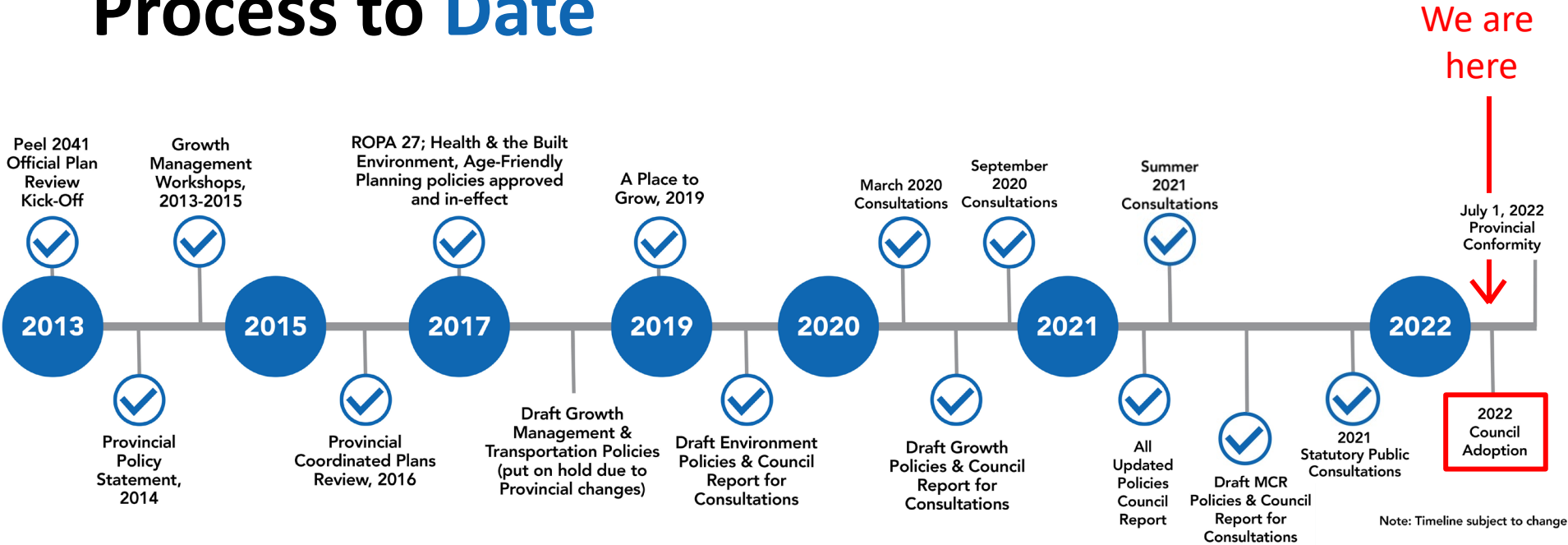
Peel 2051: Focus Areas Draft Policies



Comprehensively address provincial plans and legislation, Regional priorities and a 2051 planning horizon

* Aggregates focus area proceeding separately as a staged policy review and ROPA.

Process to Date



Statutory Consultations

Virtual Open Houses

- Oct. 26 - Oct. 27

Public Meeting

- Nov. 4
- 5 oral submissions
- 32 written submissions

In Person "Ask the Planner"

- Nov. 9 Caledon
- Nov. 10 Mississauga
- Nov. 15 Brampton
- Nov. 17 Caledon



Notices
via email



Social
media



Notices
via mail



Online
surveys



Letters to
stakeholders



Newspaper
ads



Newsletters
(i.e., Connect2Peel)



Website and
promotional
videos



Digital display
boards



Community
posters

Comment Theme Areas



Comment Summary

Strong support for overall Peel 2051 policy direction and objectives

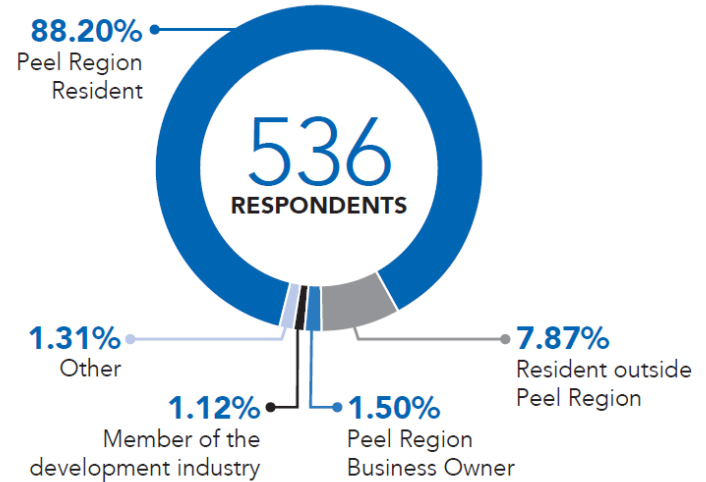
- Accommodating growth in Strategic Growth Areas
- Integrating transportation networks with complete communities to support intensification
- Developing compact, mixed-use and transit-oriented communities
- Balancing and shifting to a 50% sustainable mode share
- Strengthening affordable housing policies, including support for Inclusionary Zoning
- Considering implications of climate change on existing communities, natural environment and agricultural resources

Community Survey Results

Key areas of importance when planning a new community

- Protecting the environment
- Protecting rural areas and farmland
- Climate change
- Affordability
- Efficient transportation systems

Participant Information



137 Number of days survey was open

Comments: Province

Lower-tier policy direction

- Minor rewording of specific policies where direction is provided to local municipalities
- Rewording to ensure conformity and a consistent approach across the Region
- Applied mostly to **Water Resource System, Provincial Greenbelt Plans** and **Agriculture/Rural System** policies

Response

- Amended some policies where applicable
- Policies directing implementation at the local level not recommended to be changed in keeping with the Five Principles of the ROP

Example: Policy 2.6.14 ~~Direct the local municipalities to~~ Prohibit development and site alteration in key hydrologic features or any associated vegetation protection zone outside of settlement areas in accordance with any policies of this Plan and applicable provincial plan.

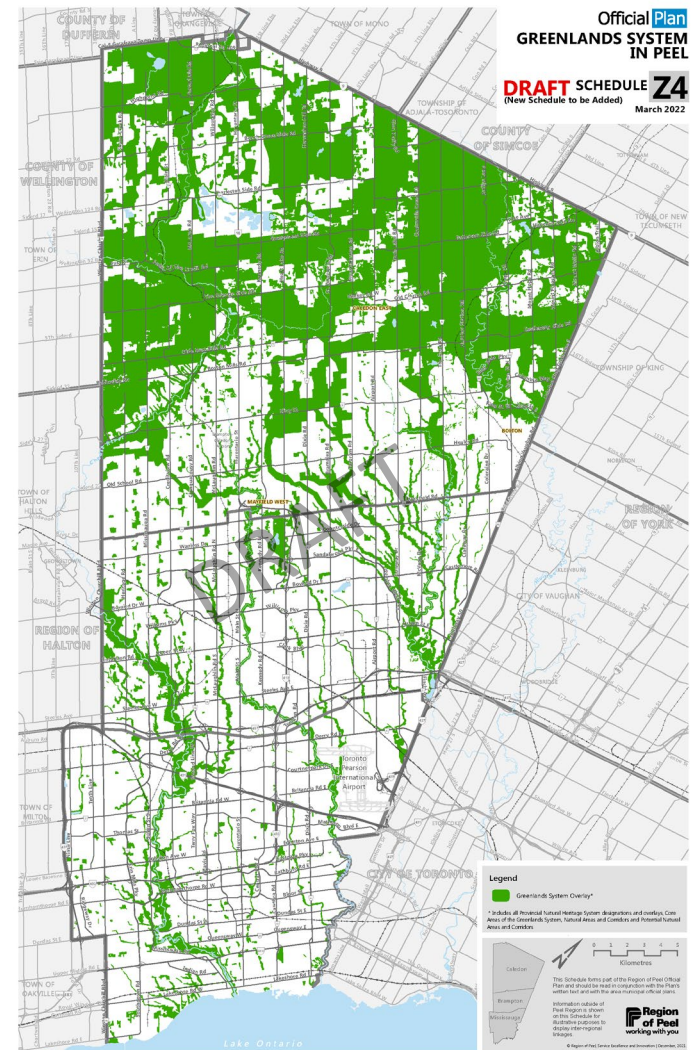
Comments: Province

Greenlands System policies

- Clear identification of features comprising the Greenlands System in relation to the Greenbelt Plan and Growth Plan Natural Heritage Systems (NHS)

Response

- New Schedule Z4 showing where Greenlands System policies apply in relation to Provincial Plan NHS designations
- New identification shown as a Greenlands System overlay designation
- Policies to permit refinements without Regional Official Plan Amendment (ROPA)



Comments: Province

Major Transit Station Areas (MTSA)

- Region classified MTSA as **Primary, Secondary & Planned**; clearly indicate Growth Plan **Priority Transit Corridor (PTC)** MTSA on Schedule Y7 & Table 5
- Include established low-density residential areas in all MTSA delineations located on a PTC, recognizing opportunities for intensification over time

Response

- Expanded delineations for 5 stations along 403 BRT/Mississauga Transitway corridor and adjusted minimum densities based on additional analysis



Station Name	Previous Density	Expanded Density
403-2 Winston Churchill	100 ppj/ha	90 ppj/ha
403-6 Central Parkway	100 ppj/ha	80 ppj/ha
403-7 Cawthra	50 ppj/ha	50 ppj/ha
403-8 Tomken	100 ppj/ha	90 ppj/ha
403-9 Dixie	100 ppj/ha	130 ppj/ha

Comments: Province

Land Needs Assessment (LNA) & Employment Conversions

- Demonstrating how Growth Plan criteria for calculating developable areas, take-outs and employment conversions are met

Response

- LNA memo with supporting information provided to Province in December
- Policies updated to clarify employment conversions requirements outside of a Municipal Comprehensive Review (MCR) in accordance with Growth Plan requirements

Settlement Area Boundary Expansion (SABE)

- Aim for continuous connections between expansion areas and minimize impacts to Greenbelt

Response

- Not possible to delineate the SABE while completely avoiding the Greenbelt fingers when considering implementing recommendations of technical studies, amount of SABE land required, and location of some infrastructure across Greenbelt locations
- Policies in ROP implement recommendations in Scoped Subwatershed Study to avoid, minimize or mitigate impacts accordingly



Comments: Brampton

Housing

- Clarify applicability of housing assessment, housing targets and Inclusionary Zoning policies
 - Additional information or policy adjustments made for greater clarity

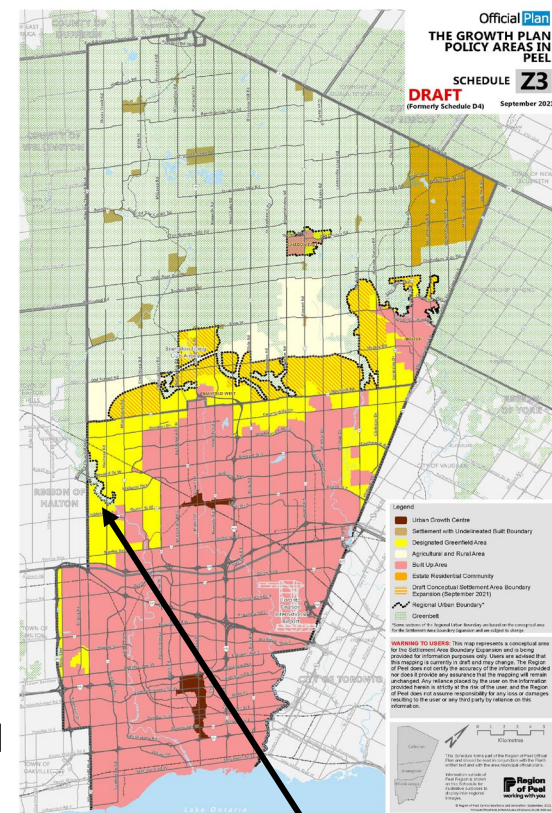
Response

Growth Management & Designated Greenfield Area (DGA)

- Noted terminology of “Precinct Plans” used at the City instead of the term “Block Plans” referenced in ROP policies

Response

- Policies revised to clarify what is meant by “Block Plans”
- Additional flexibility provided to recognize how this type of work is completed at the various local municipalities



Designated Greenfield Area
Lands to accommodate current and future growth

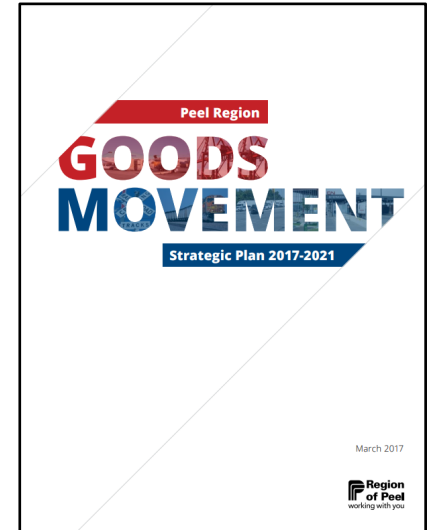
Comments: Brampton

Transportation

- Acknowledgement of the role that intensification of Strategic Growth Areas plays in creating shorter trips
- Speak to the integration of transportation and land use planning, and the need for policies to consider local context in planning decisions
- Some concerns with the Goods Movement Policy Framework and how the Region can support both goods movement and sustainable transportation

Response

- Policies added and revised to better reflect the balance needed in addressing transportation priorities, land use objectives and local context
- Continued discussion on the Goods Movement Policy Framework



Comments: Caledon

Growth Management

- Policy adjustments and clarity on implementation planning in DGA, including the preparation of secondary plans, block plans, and staging and sequencing

Response

- Policies clarify that block planning may not be required if secondary plans include the sufficient level of technical detail

Housing

- Clarity on applicability of housing policies and housing types and if they apply to various communities in Caledon

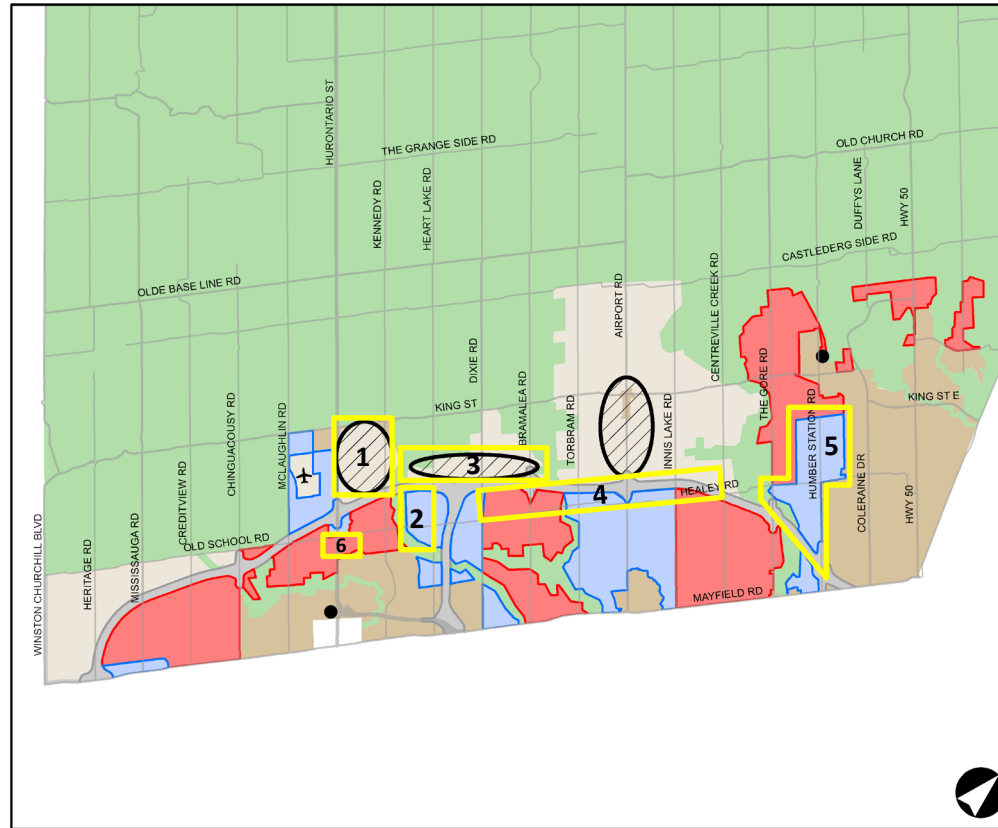
Response

- Additional information on housing types in Greenbelt areas and applicability of housing policies in Palgrave, Mayfield West and Bolton provided
- Minor policy adjustments made for greater clarity

Comments: Caledon

SABE & Employment

- Revisions to the locations of some Community and Employment Areas
- Increase amount of Employment Area (250ha) and decreased Community Area (200ha)
- Increase density from 65 to 70 people and jobs per hectare (ppj/ha)
- Clarify if boundaries are flexible, to be refined by the local municipality



Schedule A

Town of Caledon
Draft Settlement Area
Boundary Expansion Concept

Legend

- MTSAs
- ▭ Future Strategic Employment Reserve
- ▭ Employment Area
- ▭ Community Area;
- ▭ GTA West Preferred Route
- ▭ Settlement Areas
- ▭ Greenbelt, ORM, NEC Plan Areas
- ✈ Brampton-Caledon Flying Club

Key Map

Subject Lands

Date: December 15, 2021

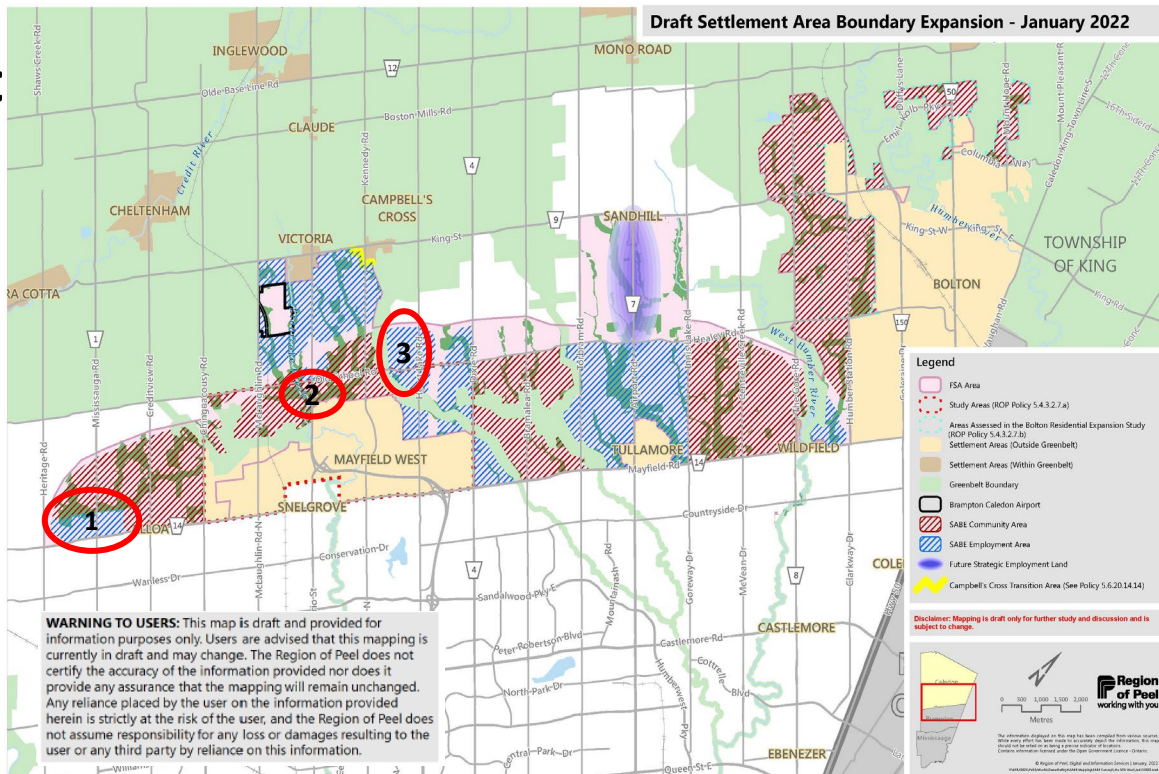
Areas requested to be revised from the Draft SABE September 2021

Comments: Caledon

SABE & Employment

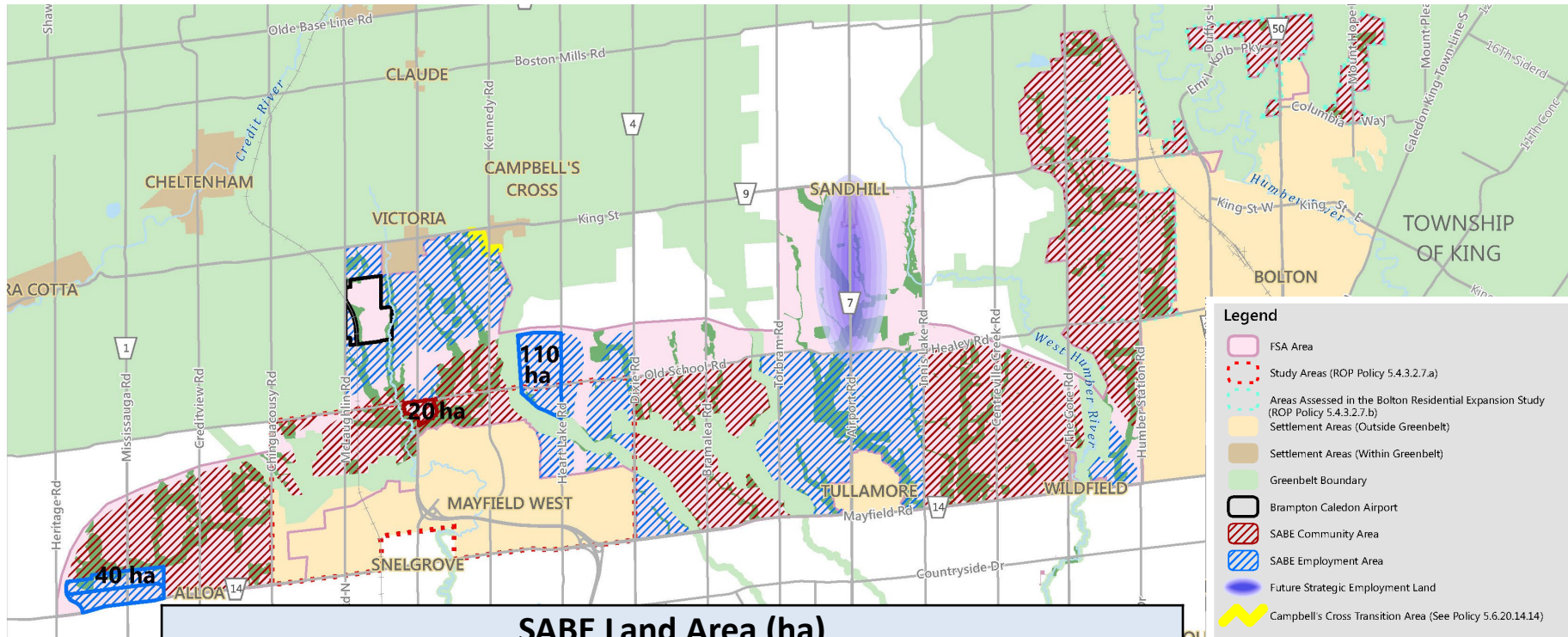
Response

- 3 areas within SABE adjusted in response to Caledon comments:
 - Increases the Employment Area by 130ha and decreases the Community Area by 130ha
 - Also has the effect of increasing the density to 67.5 ppj/ha
- Region is required to establish these boundaries and they are not flexible
- There is flexibility to include additional employment uses outside of Regional Employment Areas (but not less employment land)



Areas revised in Draft SABE January 2022

Comments: Caledon



SABLE Land Area (ha)			
	Sept 2021	Jan 2022	Total Change
Community (-110 + 20 - 40)	3,000	2,870	- 130
Employment (+110 -20 + 40)	1,400	1,530	130
Total	4,400	4,400	-

Legend

- FSA Area
- Study Areas (ROP Policy 5.4.3.2.7.a)
- Areas Assessed in the Bolton Residential Expansion Study (ROP Policy 5.4.3.2.7.b)
- Settlement Areas (Outside Greenbelt)
- Settlement Areas (Within Greenbelt)
- Greenbelt Boundary
- Brampton Caledon Airport
- SABLE Community Area
- SABLE Employment Area
- Future Strategic Employment Land
- Campbell's Cross Transition Area (See Policy 5.6.20.14.14)

Disclaimer: Mapping is draft only for further study and discussion and is subject to change.

Comments: Caledon

SABE Land Need and Density Calculations				
	Residents + Jobs/Employment	Minimum Density	Total Hectares	Total Hectares
	(Step R6/E4)			(Rounded)
Land Needs Assessment - Community Area (Sept 2021)	193,900	65	2,980	3,000
Land Needs Assessment - Employment Area (Sept 2021)	38,030	26.4	1,440	1,400
Total			4,420	4,400
Caledon Comments - Community Area	193,900	70	2,770	2,800
Caledon Comments - Employment Area	38,030	23	1,650	1,650
Total			4,420	4,450
SABE Community Area (Jan 2022)	193,900	67.5	2,870	2,900
SABE Employment Area (Jan 2022)	38,030	24.8	1,530	1,500
Total			4,400	4,400

Comments: Mississauga

MTSAs & Employment

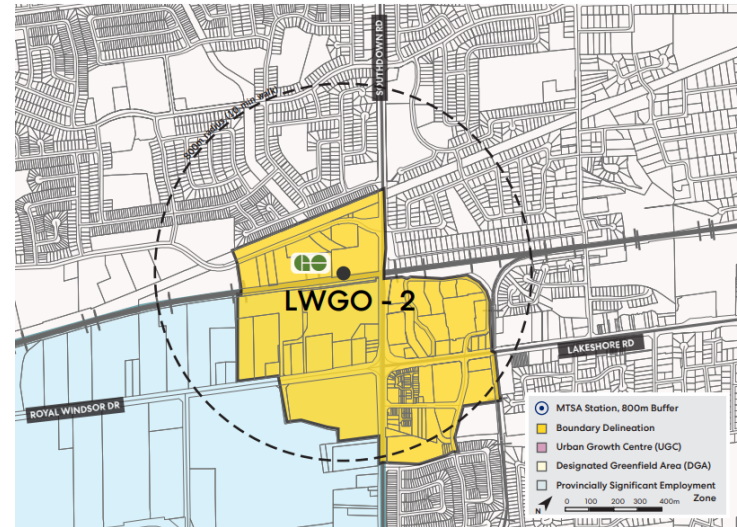
- Reflect in policies that once MTSAs are established, employment conversions would be municipally-led in select flexible policy areas
- Ensure land use compatibility is a key consideration in justifying employment conversions where MTSAs intersect Employment Areas

Response

- Policies updated to clarify implementation
- Municipally-initiated studies will guide any addition of mixed uses in flexible policy areas, requiring land use compatibility

LWGO - 2 / CLARKSON GO

AUG 2021  Region of Peel
working with you



Comments: Mississauga

Housing

- Stronger policy direction supporting local municipal initiatives for additional residential units
- Clarity on applicability of housing assessment, housing targets and Inclusionary Zoning policies
- Further support local municipal implementation of innovative and alternative housing arrangements

Response

- Additional information provided on intent and applicability of housing assessments and housing targets
- Policy adjustments made for greater clarity, such as modifying language to emphasize that targets are Peel-wide and needs-based
- Inclusionary Zoning policies revised to clarify applicability, policy flexibility, include language on advocacy

Comments: School Board

Growth Management

- Intensification areas and block planning should address the provision and integration of adequate educational spaces as critical component of sustainable community design

Response

- Policies revised to be more inclusive of public service/institutional uses

Transportation

- Include a policy that promotes the safe and active trips to and from school sites through sustainable transportation modes

Response

- New policy added to address comment

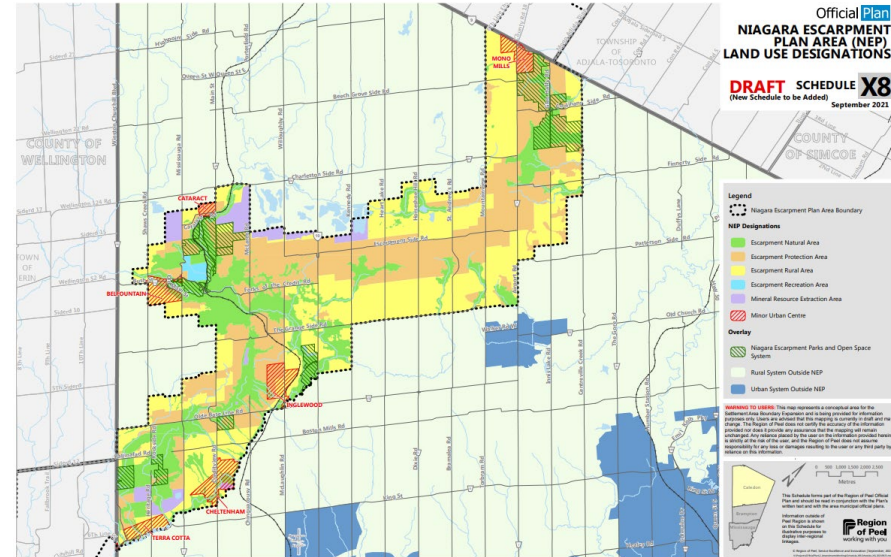
Comments: Niagara Escarpment Commission

Greenlands System

- Additional Niagara Escarpment Plan (NEP) policies be added in specific sections of the ROP where NEP policies are more restrictive

Response

- Separate NEP Plan section already in ROP at a high level
- Adding detailed NEP policies throughout not recommended
- NEP key natural heritage features and key hydrologic features are listed as components of the Greenlands System to be protected in accordance with the NEP



Comments: Niagara Escarpment Commission

Transportation

- Where expansion is proposed for Regional roads through the NEP, NEP policies may be more restrictive within the NEP Area of Development Control
- NEP policies may restrict roadworks where proposed expansion is located in Escarpment Natural Areas, wetlands, key hydrologic features, or key natural heritage features

Response

- Policies revised to include appropriate general references to the requirements of applicable provincial plans, including the NEP



Comments: CN Rail



MTSA & Employment

- Review the location of MTSAs and other intensification areas in proximity to major rail facilities and strengthen land use compatibility policies

Response

- Policies clarified to implement requirements in accordance with provincial policies
- Land use compatibility will be studied as MTSAs are delineated and implemented

Transportation

- Support for the important role goods movement facilities play in the Regional, Provincial, and National economy

Response

- Regional Goods Movement Policy Framework facilitates the development and maintenance of a safe and efficient goods movement network
- Framework supports the Regional economy while minimizing adverse impacts in accordance with Provincial policy

Comments: Public

SABE

- Approximately 309 comments requested the Region to not proceed with a SABE
- Reasons related to impacts on climate change, natural heritage and agricultural/water resources

Response

- Policies and technical work have been re-reviewed to confirm that the recommended SABE incorporates a balanced approach to growth that will provide a range and mix of housing options and addresses regional and provincial policy initiatives, such as:
 - responding to climate change
 - efficient use of infrastructure
 - supporting complete communities
 - healthy development
 - affordable housing
 - age-friendly planning
 - sustainable transportation
 - fiscal sustainability



Comments: Public

Growth Management

- Level of preparation to accommodate and manage population and employment growth beyond what is anticipated

Response

- LNA provides a balanced approach to accommodate projected growth to 2051
- Periodic census and ROP updates can respond to changes in actual or forecasted growth

MTSA

- Importance of advocating for new transit infrastructure, and planning for intensification and mixed housing opportunities around transit corridors

Response

- MTSA's are key Strategic Growth Areas where Regional minimum densities apply
- Other Strategic Growth Areas and rapid transit corridors can support intensification and a range and mix of housing types served by transit

Comments: Public



Housing

- Insufficient affordable housing options limit household options to reside in the community of their choice
- Clarification on the intent and applicability of housing targets and housing assessment
- General public and housing advocacy groups (over 40 comments) identified a need for stronger Inclusionary Zoning requirements and faster timeline
- Development industry (over 10 comments) identified concern with Inclusionary Zoning and the need for a more flexible and phased approach with incentives

Response

- Policies align with Provincial direction, Regional housing objectives and the findings of Inclusionary Zoning feasibility study
- Support local municipalities in maximizing Inclusionary Zoning units as deemed feasible based on local market conditions
- Some policy adjustments made for greater clarity and to maximize impact on creating more affordable housing options

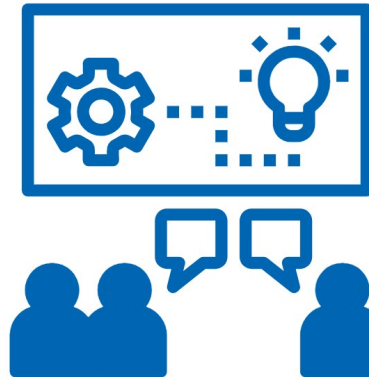
Comments: Public

Transportation

- Support for a multimodal, integrated and affordable transportation system
- Support for increased densities to support sustainable transportation

Response

- Policies focus on balancing all modes rather than single occupant vehicles to accommodate future travel demand



Comments: Public

Environment & Climate Change

- Consider implications of climate change on new and existing communities with strong environmental system protection for natural environment and agricultural resources
- Regional mapping of Greenlands Systems did not reflect field level information
- Require flexibility to refine Greenlands mapping based on detailed planning stages
 - ROP provides a strong, comprehensive framework to protect, restore and enhance the environment
 - Policies and mapping are regional in scope and implementation; refinement to be done by the local municipalities
 - New overarching goal added to addressing climate change adaptation and mitigation

Response

Comments: Site Specific

Employment

- Some mapping adjustments and 59 employment conversion requests received
- Various requests to include properties around Sandhill Settlement Area in the 2051 SABE Employment Area

Response

- Regional Employment Area adjusted, including a total of 16 supported employment conversions (some overlapping) on 275 ha of land
- Flexible policies that can enable local municipal consideration of adding non-employment uses in specific circumstances and locations would apply to a further 26 of the conversion requests

MTSA

- Requests for properties to be included within MTSA delineations and for adjustments to minimum densities

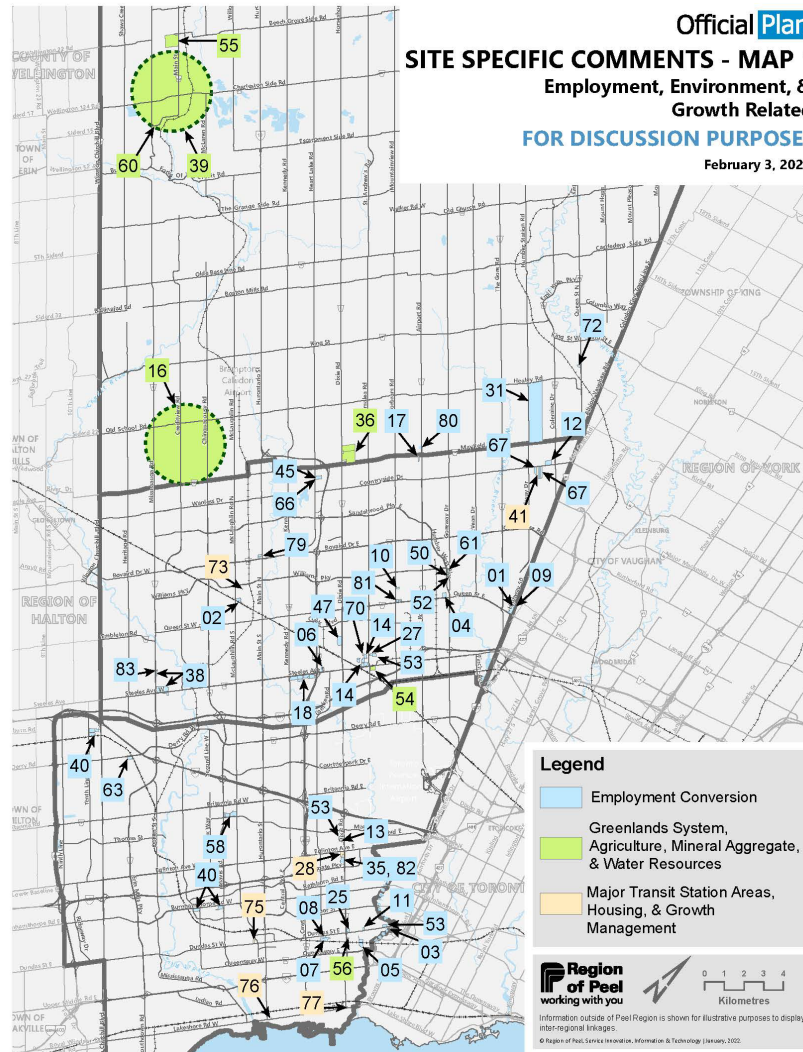
Response

- Some MTSA delineations revised on the Queen Street BRT and 403 Transitway/BRT corridors, and additional Queen BRT MTSA's changed from “planned” to “primary”

Comments: Site Specific

Official [Plan](#)
SITE SPECIFIC COMMENTS - MAP 1
Employment, Environment, &
Growth Related
FOR DISCUSSION PURPOSES

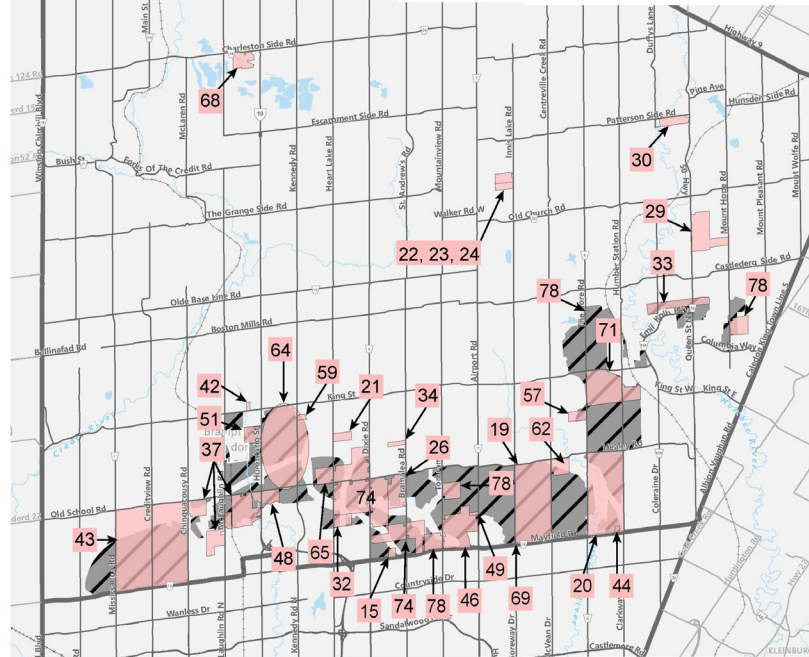
February 3, 2021



Comments: Site Specific

SITE SPECIFIC COMMENTS - MAP 2 Settlement Area Boundary Expansion Requests FOR DISCUSSION PURPOSES

February 3, 2021



WARNING TO USERS: This map is draft and provided for information purposes only. Users are advised that this mapping is currently in draft and may change. The Region of Peel does not certify the accuracy of the information provided nor does it provide any assurance that the mapping will remain unchanged. Any reliance placed by the user on the information provided herein is strictly at the risk of the user, and the Region of Peel does not assume responsibility for any loss or damages resulting to the user or any third party by reliance on this information.



Legend

- Settlement Area Boundary Expansion Request
- Draft Settlement Area Boundary Expansion - January 2022

Region of Peel
working with you

Information outside of Peel Region is shown for illustrative purposes to display inter-regional linkages.
© Region of Peel, Source Information, Information & Technology | January, 2022.

Comments: Site Specific

SABE

- Approximately 80 requests to be included in SABE areas or to have designation changed were received

Response

- Site-specific requests reviewed in relation to the technical studies and most sites were already within SABE areas
- Sites have not been included in the SABE areas generally due to:
 - the sites being in the Greenbelt
 - the lands not being suitable or not as suitable as other locations based on the technical studies
 - the lands are outside of the Focus Study Area and therefore were out of scope for this review

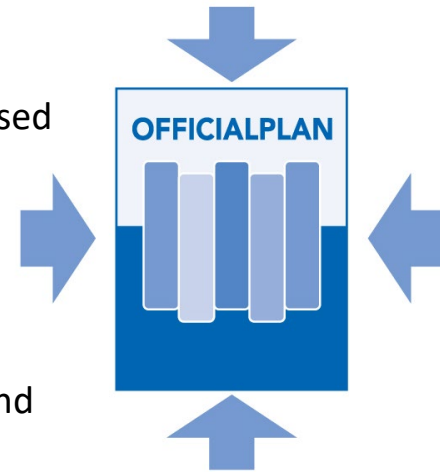
Peel 2051 Adoption

ROP Consolidation

- Finalize recommended policies and mapping in consultation with local municipalities, provincial staff and others
- Bring forward changes in an updated “tracked changes” ROP (to be released for public viewing within the next month)

Final Adoption

- New Peel 2051 Official Plan to align with the Region’s strategic planning initiatives, based on supporting technical studies and significant public and stakeholder consultation
- Recommended Council Adoption planned by late Spring
- Province has 120 days to issue a decision or Peel’s appeal rights are available



Next Steps

