

# Coordinated Land Use Planning Review Outcomes and Implications for Peel

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# What's New in the 2017 Growth Plan

- Addressing climate change
- Addressing density and intensification targets
- Integrated approach
- Implementation
- Healthy Development
- Regional Role
- Addressing Housing Affordability Crisis

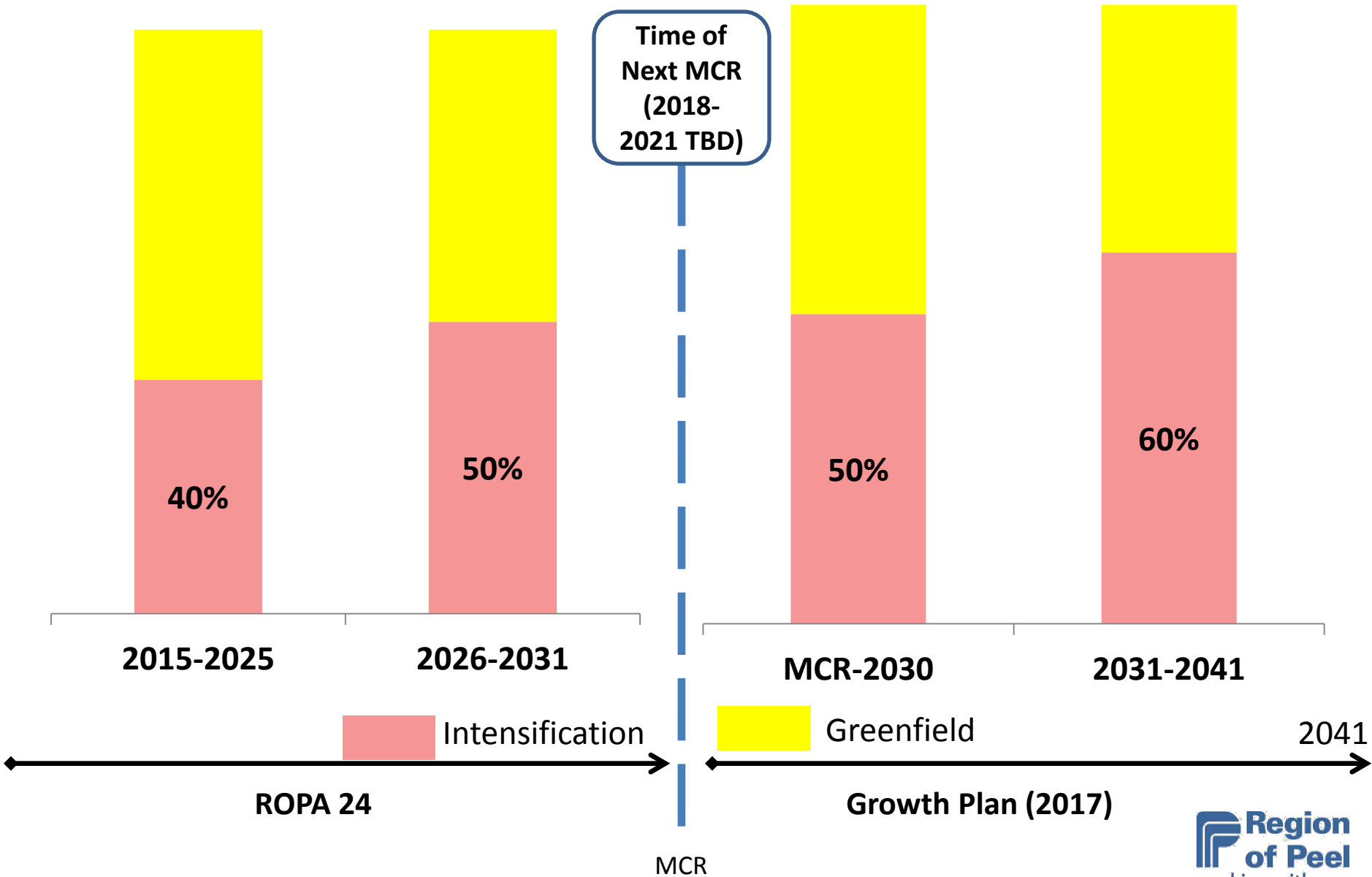
# Transition

- New Growth Plan comes into effect July 1, 2017
- Growth Plan Transition Regulation (Ont Reg. 311/06)
  - growth plan amendments adopted on or before May 18, 2017, but not yet approved due to appeal, will not be subject to requirements of the new Growth Plan, 2017

# Residential Intensification Rates

6.12 - 4

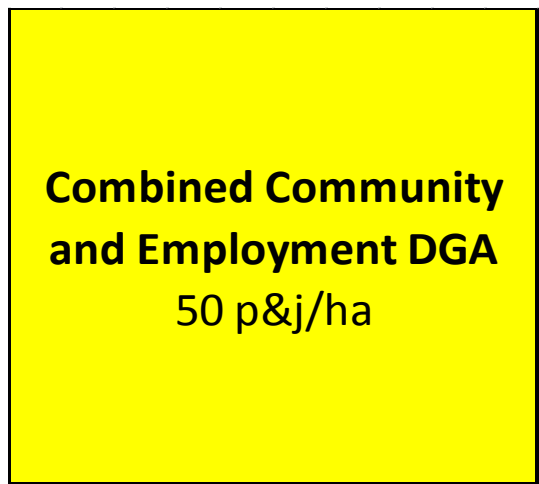
(% of new units within built boundary)



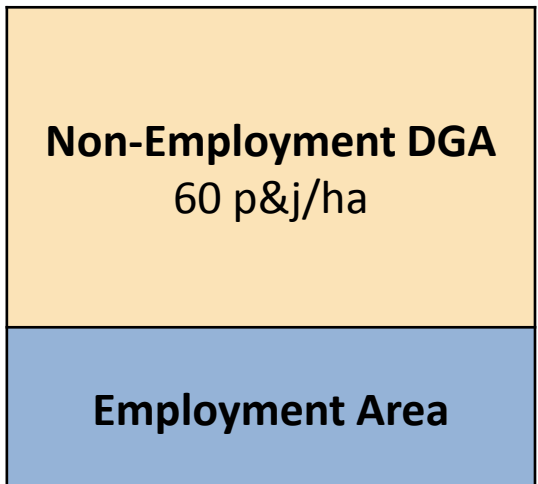
# Designated Greenfield Area Densities

(people & jobs per hectare)

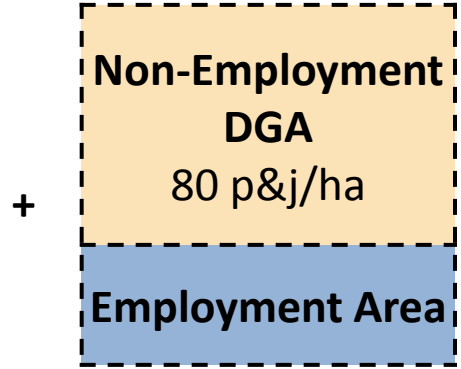
Timing of Next MCR (2018 – 2021 TBD)



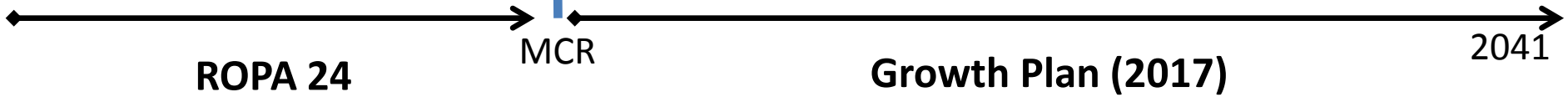
Existing DGA



Existing DGA  
(approved as of July 1, 2017)



New DGA  
(approved after July 1, 2017)



# Municipal Comprehensive Review (MCR)

- An MCR, including those for new Official Plan or Official Plan Amendment, is to be initiated by an upper-tier municipality, and Province is approval authority
- MCRs apply more broadly for planning purposes, including:
  - Growth allocation
  - Settlement boundary expansion
  - Employment conversion
  - Requesting an alternative minimum density target for MTSA's or Priority Transit Corridors
  - Implementing an Employment Strategy
  - Refine Provincial mapping for Natural Heritage System (NHS)
  - Refine or augment provincial mapping for agricultural system

# Employment Strategy, Infrastructure Planning

## Employment Strategy

Upper-tier municipalities to develop employment strategy in consultation with local municipalities and the Province, to:

- Establish minimum densities for employment areas and identify opportunities for intensification that support active transportation
- Designate employment areas in the Regional Official Plan for long-term protection

## Infrastructure Planning

- Municipal infrastructure planning and land use planning to be integrated and to include assessment of infrastructure risks and vulnerabilities
- Develop stormwater master plans for serviced settlement areas and identify adaptation strategies informed by subwatershed planning

# Major Transit Station Areas, Priority Transit Corridors

- MTSAs - stations or stops with BRT, LRT, subway in a dedicated right-of-way
- Upper-tier municipalities are now required:
  - To delineate PTC's and boundaries of MTSAs in a transit-supportive manner
  - To generally have a 500 metre radius around transit station (about 10-minute walking radius) with a planned density as follows:
    - 200 residents and jobs per hectare for areas served by subway
    - 160 residents and jobs per hectare for areas served by LRT or BRT
    - 150 residents and jobs per hectare for areas served by GO
- Alternative density target through MCRs
  - Density may be average on LRT/BRT Corridor



# Complete Communities

## Housing

- Growth Plan includes a new housing policy section, and establishes clear links with building complete communities.
- Municipalities must consider range of unit sizes including larger apartments, condominiums and townhouses to accommodate a diverse household
- A housing strategy must now include planning and financial tools and align with PHHP

## Complete Streets

- Complete streets approach required for street network recognizing importance of active transportation, in particular, transit

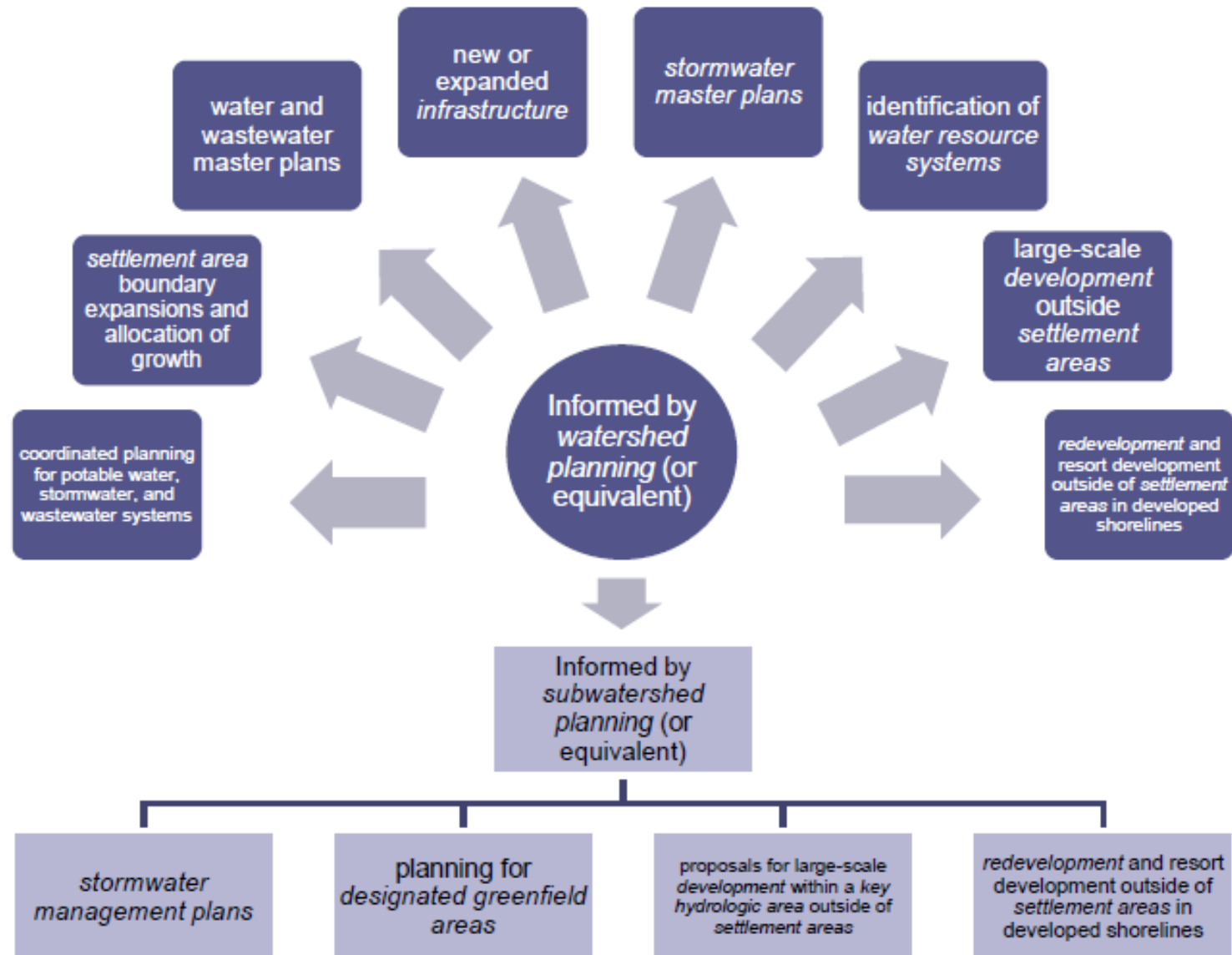
## Urban Design

- Stronger policies regarding complete communities and support for people of all ages to conveniently access necessities

# Agricultural and Natural Heritage Systems

- Province will map both an Agricultural System and Natural Heritage System (NHS) for GGH
- Agricultural System
  - Municipalities to identify and protect Prime Agricultural Areas, in conformity with Provincial Agricultural System mapping and implementation guidelines
  - Municipalities to support and enhance an Agri-Food Network
- NHS
  - Mapping for NHS will exclude lands within settlement area boundaries that were approved and in effect as of July 1, 2017

# Water Resources System



# Growing the Greenbelt, Climate Change

## Growing the Greenbelt

- No policy changes to Greenbelt boundary in Peel Region, but overall Plans include adding 21 major urban river valleys and associated coastal wetlands to Greenbelt, and further consultation to consider expanding Greenbelt on outer edge

## Climate Change

- Municipalities required to develop policies and identify actions to reduce GhG emissions and address climate change adaptation goals
- Plans now encourage municipalities to:
  - develop GhG inventories, emission reduction strategies and related targets and performance measures
  - Enhance community resilience through identification of vulnerabilities to climate change and development of plans to address risks through changes in land use planning, planning for infrastructure

# Further Provincial Direction

Forthcoming Provincial guidance on:

- Watershed Planning
- Agricultural/NHS Mapping
- Municipal GhG Emissions Reduction and Low Impact Development
- Employment Strategy
- Land Budget Methodology