
For Information

DATE: January 29, 2018

REPORT TITLE: **REGIONAL OFFICIAL PLAN: MEASURING AND MONITORING REPORT (2017)**

FROM: Janette Smith, Commissioner of Public Works

OBJECTIVE

To provide a progress update on achieving Regional Official Plan outcomes.

REPORT HIGHLIGHTS

- The Regional Official Plan guides land-use planning decisions in Peel and is a significant tool for implementing elements of the Region's Strategic Plan.
- The 'Regional Official Plan: Measuring and Monitoring Report (2017)' measures 36 indicators across three theme areas: Natural Environment, Built Environment and Resources. The purpose is to understand progress towards outcomes of the Regional Official Plan policies.
- Although external factors beyond planning policy can influence outcomes, results indicate that regional planning objectives are being supported by policy, but also highlight areas where further review and improvements to policy are needed to better achieve outcomes.
- The outcome indicators and related data provide important insights and inputs for the ongoing Peel 2041 Official Plan Review and the development of policies.
- Staff will continue to monitor and refine the indicators as well as enhance awareness of the outcomes of Region of Peel Official Plan policies.

DISCUSSION
1. Background

The Region of Peel Official Plan has been adopted by Council and is approved under the *Planning Act* with policies consistent with Provincial requirements to guide growth and development in the region.

The Regional Official Plan provides a long-term framework for guiding decisions on growth and development, including those related to the environment, natural resources, employment, health and housing. In addition, the Regional Official Plan Performance Measurement Program, established through Regional Official Plan Amendment 25 (2010), provides direction to review and update performance indicators on a regular basis and report on progress in meeting the goals and objectives in the Regional Official Plan.

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The Province's land use planning framework also requires municipalities to monitor and report on the implementation of official plan policies, in accordance with reporting requirements, data standards and other guidelines.

The Regional Official Plan Measuring and Monitoring Report (2017) (the "Report") provides a progress update on achievement of planning outcomes related to the objectives and policies of the Regional Official Plan. Regional staff has consulted with local municipal and conservation authority staff during the development of the Report and has shared results of the analysis in the final report.

A copy of the Report is available from the Office of the Regional Clerk for viewing.

2. Region of Peel Official Plan: Measuring and Monitoring Report and Themes

The Regional Official Plan is an important tool for implementing elements of the Region's Strategic Plan and supports implementation of a range of other Regional programs and services. Thirty six (36) indicators have been identified to monitor the effectiveness of policies. These indicators are organized under three key theme areas of Natural Environment, Built Environment and Resources, enabling the tracking of a number of planning policy objectives.

- **Natural Environment:** this theme includes indicators that report on the health and quality of the natural environment with a focus on natural heritage, air quality and climate change. Together, these indicators provide monitoring information related to climate change and the state of the various components that make up the natural environment in the Region.
- **Built Environment:** this theme includes indicators that provide information on the Region's growth management requirements under Provincial policy as well as broader planning goals and objectives in achieving complete and healthy communities, including measures related to intensification, greenfield development, housing and employment. Together, these indicators provide monitoring information on the changing built environment of the Region as it continues to support a growing population and employment base.
- **Resources:** this theme includes indicators that address components of the natural and physical environment in the Region including agricultural lands, mineral aggregate resources and water resources. The measures also report on the Region's health from a watershed perspective, ensuring the health of the ecosystem is tracked at an appropriate scale.

3. Interpreting and Monitoring Results

Monitoring indicators have been selected to provide information relevant to measuring the outcomes of Regional Official Plan policy, using best available data. The monitoring framework provides the opportunity to systematically benchmark and measure the performance of policy across themes, recognizing a limitation that Regional Official Plan policies are only one of many factors influencing outcomes. External factors play a major role in achieving outcomes.

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In terms of selecting indicators and interpreting results, data availability is also a limiting factor. For instance, data may be collected every few years (for example, when Census information is released) thus limiting comparison across intervening years, or is difficult to collect comprehensively across the Region due to availability, resource requirements and comparability.

While taking into account these limitations, significant effort has been undertaken to identify indicators and data sources that can be used consistently for further analysis in future years.

4. Regional Official Plan: Measuring and Monitoring Report (2017) Results

For each of the indicators, a general performance rating was assigned to identify progress. These are illustrated below:

-  Measure indicates that sufficient progress is being made to realize the intent of Regional Official Plan policies
-  Measure indicates that while progress is being made, it is insufficient to realize the intent of Regional Official Plan policies
-  Measure indicates that no or minimal progress is being made to realize the intent of Regional Official Plan policies
-  Not enough information at this time

The chart in Appendix I provides a summary of the performance of the indicators, organized by the three general theme areas. A detailed summary of each indicator, including baseline data, references to applicable Regional Official Plan policies, and analysis on progress is provided in the Report. A peer review of the monitoring framework was undertaken by Gladki Planning Associates to validate ratings, indicator summaries and the overall approach developed to monitor the Plan.

Generally, the indicators demonstrate that the Region continues to be successful in achieving its Regional Official Plan policy objectives. A summarized analysis of findings is provided below.

Natural Environment

The indicators selected to measure the health and quality of the natural environment include measures related to air quality, greenhouse gas emissions, and the greenlands system.

Results indicate that overall, policies adopted by the Region have contributed to the protection and restoration of the natural environment and that opportunities exist to further improve natural heritage system identification, restoration and enhancement through policy in the Regional Plan. However, with the predicted impacts from climate change, the results also highlight the need to update information on community wide greenhouse gas emissions in Peel and to develop new policy to address the mitigation of greenhouse gases and better adapt the Region to a changing climate. There is no one specific section of the Regional Official Plan that can be updated to address climate change in its entirety. Multiple sections of the Plan will need to include new or updated policy direction, including policies related to the natural environment, resources, growth management, transportation, energy and Regional services.

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Recent updates to Provincial policy include direction to identify, map and protect natural heritage systems and to reduce the impacts of climate change through land use planning. These will be addressed in the current five year review of the Regional Official Plan (Peel 2041) along with the continued monitoring of outcomes.

Built Environment

The indicators selected to measure the policy outcomes in Peel's built environment include measures related to growth management, complete and healthy communities, and housing affordability.

Results indicate that progress is being made on community planning objectives as more development is occurring through intensification (2016 intensification rate is 46 percent) and new communities are being built at higher densities than previously (e.g. Mayfield West Phase 1 planned to provide 68.2 people and jobs/hectare). Examples of intensification can be seen in Downtown Mississauga and increasingly in communities such as Erin Mills, Downtown Brampton and the Queen Street Corridor. Initial results indicate the Region is progressing towards more complete communities and that it is important to continue to plan to achieve targets and monitor results to ensure that the policy direction for growth continues to evolve and improve over time.

Lastly, results indicate that although greater numbers of Peel households live in ownership housing, generally considered a positive outcome, it is clear that housing affordability continues to be a challenge and there is insufficient new rental housing supply to meet needs. New policy, tools and programs will be considered in the review of the Regional Official Plan and through renewal of the Peel Housing and Homelessness Plan to address the issue of housing affordability.

Resources

The indicators selected to measure the health of resource sectors include measures related to water, agriculture and aggregates.

Results indicate that resource planning objectives related to agriculture and aggregates are being met, but highlight opportunities for continued resource protection and further rehabilitation, including the need to update policy direction for comprehensive rehabilitation planning for aggregates. Monitoring results related to aggregates rehabilitation indicate there are opportunities to further reduce the gap between site rehabilitation and disturbance.

Results for watershed health are consistent with monitoring and reporting by Conservation Authorities in the region and indicate stressed conditions, especially in urbanized watersheds. Improvements in the implementation of water resource policy as well as updates to policy in line with new provincial direction for water resource planning related to watershed planning and stormwater management will be addressed in the current five year review of the Regional Official Plan along with the continued monitoring of outcomes.

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5. Next Steps

The Official Plan outcome indicators and related data provide important information for the five year review of the Regional Official Plan (Peel 2041 Official Plan Review). The Official Plan is required to be reviewed every five years to conform to Provincial plans, legislation and policies, and to address planning issues affecting the Region. Peel 2041 includes a number of focus areas that will comprehensively review and update policies across themes including growth management, transportation, housing, health and the built environment, greenlands system and water resources.

Results from the monitoring are being incorporated into the background research, discussion papers and policies that are being developed for Peel 2041. The monitoring work will provide a basis and support for Regional Official Plan amendments in identified areas. The monitoring work also supports ongoing growth management initiatives and related corporate planning initiatives including the Growth Management Strategy, Employment Strategy, Long Range Transportation Plan, and Peel Housing and Homelessness Plan. The results of the monitoring report will be shared with the Province to fulfill Growth Plan monitoring direction and staff will continue to review indicators and report to Council on a regular basis.



CONCLUSION

Through extensive research staff identified 36 indicators across three key theme areas to understand the impact and effectiveness of the Region of Peel Official Plan. Overall, the indicators suggest that the Region is achieving progress in key areas with some identified opportunities to improve selected policies to contribute towards achieving outcomes aligned to the Region's Strategic Plan and Provincial planning requirements.

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Staff will continue to review and monitor the full scope of land-use planning related indicators to understand the performance of the Regional Official Plan and utilize them to inform future Official Plan Amendments.



Janette Smith, Commissioner of Public Works

Approved for Submission:



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APPENDICES

Appendix I – Region of Peel Official Plan Measuring and Monitoring Report (2017) Summary Chart

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