

Peel2051

Regional Official Plan Review



Source: SvN

Appendix I: Peel 2051 Policy Directions and Implications Summary

September 23, 2021

The following key themes emerged from the background work and input received through the Peel 2051 Official Plan Review and Municipal Comprehensive Review (MCR):

- Take action against climate change
- Protect and enhance our natural heritage system, agricultural lands, and rural landscape
- Manage growth in a fiscally sustainable manner
- Ensure the healthy, complete development of our communities
- Increase affordable housing
- Respond to a changing economy and encourage job growth
- Encourage active transportation



The Health and Built Environment and Age Friendly Planning focus areas were approved by the Province in 2017 through Regional Official Plan Amendment (ROPA) 27 and are now in effect.

Figure 1: Peel 2051 Focus Areas

The intention of this document is to outline policy directions in major focus areas related to these key themes, including agriculture, rural areas, climate change, cultural heritage and Indigenous engagement, housing, greenlands systems, growth management, major transit station areas, and the settlement area boundary expansion. The implications of these policy directions within the Region as a whole and within each local municipality are also outlined.

For more information on each focus area, including supporting technical studies and draft policies/mapping, please visit: <https://www.peelregion.ca/officialplan/review/>.



Cultural Heritage and Indigenous Engagement

Draft policies on cultural heritage and Indigenous engagement have been strengthened to conform with Provincial policy and to recognize an opportunity to reinforce the linkages between the interests of the Indigenous community and cultural heritage.

Draft Regional Official Plan policies will...

- Identify, conserve, and promote non-renewable cultural heritage resources for the well-being of present and future generations
- Recognize the important role that Indigenous communities play in the cultural landscape of communities
- Promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals
- Consider the interests and needs of Indigenous communities in conserving cultural heritage resources and archaeological resources
- Better acknowledge Indigenous communities' history, unique role, treaties, and traditional knowledge and distinguish consultation with Indigenous communities as separate from the public, agencies, or stakeholders
- Commit the Region to considerations and further research on equity and inclusivity to inform decision making in the planning process

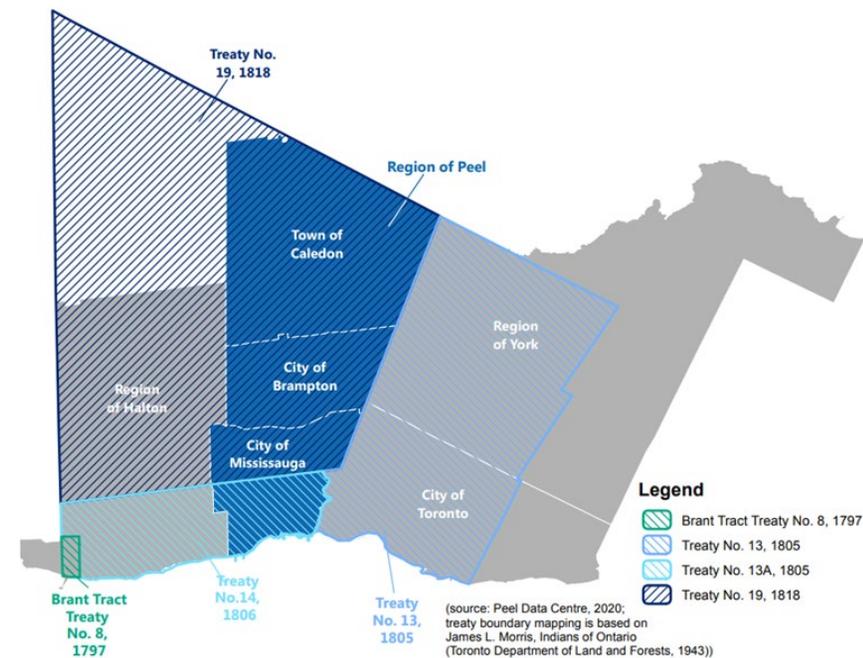


Figure 2: Treaty Boundary Mapping in Peel



Agriculture and Rural Systems

The Regional Agricultural and Rural Systems are important to Peel’s economy, its environmental health, and its quality of life. The **Agricultural System** is made up of the agricultural land base, comprised of Prime Agricultural Areas and Rural Lands, plus the network of infrastructure, services and other elements supporting agriculture. The **Rural System** includes critical components of the Agricultural System, rural settlement areas and rural lands, important natural heritage, and water resources, as well as other natural resources.

Draft Regional Official Plan policies will...

- Implement Provincial policy direction incorporating policies that protect Prime Agricultural Areas and support agriculture and the Agricultural System
- Include measures to avoid or minimize impacts to the Agricultural System from development
- Provide a policy framework for more detailed planning and implementation by the local municipalities
- Enhance support for urban agriculture
- Recognize that the character of Bolton, Caledon East and Mayfield West are more appropriate to be included as part of the Urban System
- Continue to direct development to the Urban System or to existing Rural Settlements





Climate Change

Climate change is a serious issue that affects human population, communities, and ecosystems due to changes in the global climate system caused by the release of greenhouse gases into the atmosphere. To recognize the importance of climate change, policies are being embedded throughout the Regional Official Plan to help develop sustainable, resilient communities. Draft Regional Official Plan policies will...

- Implement provincial policy direction to reduce greenhouse gas emissions and prepare for the impacts of a changing climate
- Develop complete, compact communities by allocating population and employment growth, setting minimum density and intensification targets, and directing growth to strategic growth areas served by transit
- Reduce greenhouse gas emissions and improve public health through sustainable and active modes of transportation, including carpooling, public transit, cycling, and walking
- Maintain, restore, and enhance the diversity and connectivity of natural features, such as forests and rivers, for the long-term protection of ecosystems and public health
- Identify and protect prime agricultural lands, the economic viability of farming, and local food production
- Address impacts related to surface water, groundwater, flooding, and wildfires, as well as increase resilience through low-impact development and green infrastructure stormwater approaches
- Promote energy efficiency and conservation through renewable energy, green development standards, electric vehicles, and waste reduction



Figure 3: Climate Change Integration with other Focus Areas

Visit this focus area's web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/climate-change.asp>



Greenlands Systems

The Regional Greenlands System is a fundamental component of the Region’s natural environment, which is comprised of a linked network of natural heritage features, areas, and corridors. The Greenlands System provides valuable ecosystem services, clean water and air, and contributes human health and economic, social, and recreational benefits, which are essential to the quality of life of the Region. Draft Regional Official Plan policies will...

- Provide a transition from a features-based to a more systems-based natural heritage planning approach
- Ensure that Peel’s natural features and their functions will be preserved over time to help the Region adapt to climate change
- Emphasize the establishment of linkages and enhancement areas
- Add or revise policies for Urban Forest Planning, Greenlands System Management, and Invasive Species
- Revise and update mapping of the Greenlands System (Figure 4)

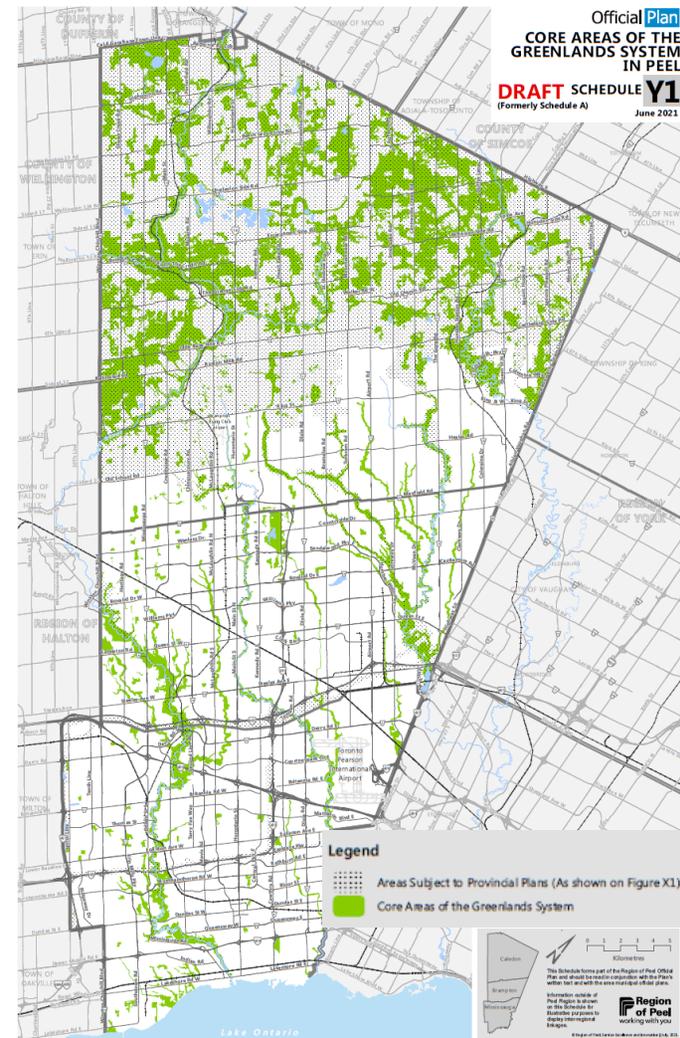


Figure 4: Core Areas of the Greenlands System Mapping

Visit this focus area’s web page for more information:
<https://www.peelregion.ca/officialplan/review/focus-areas/greenlands.asp>.



Water Resources

Water resources include rivers, streams, ponds, wetlands, and lakes. The Credit River, Humber River, Etobicoke Creek, and their tributaries form the major watersheds in Peel. Peel’s water resources help to sustain social, economic, and environmental wellbeing. Land use planning for water resources is focused on using land use planning tools to protect the ecological integrity of these features and areas from the adverse impacts associated with development and growth.

Draft Regional Official Plan policies will...

- Implement the Provincial policy direction by managing growth in a manner which protects and enhances water resources
- Protect sources of drinking water from land uses that may have negative impacts
- Strengthen policy direction for stormwater management
- Provide policy direction for integrating watershed planning and growth management
- Provide direction to the local municipalities to identify, protect and enhance water resources features and areas





Housing

The Region of Peel understands the need to provide a range and mix of housing options for residents and to increase the supply of affordable housing. Draft Regional Official Plan policies will...

- Set bold housing targets which reflect housing needs, as set out by the Peel Housing and Homelessness Plan 2018 – 2028 (Figure 5)
- Implement new tools and mechanisms to encourage and support the creation of affordable housing, such as the implementation of a Regional framework for inclusionary zoning requiring that affordable housing be provided in certain new residential and mixed-use developments
- Include policies to increase and protect existing rental housing in the Region
- Permit two additional residential units on lots that currently have single detached, semi-detached and townhouses to increase housing supply

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

Figure 5: Proposed Housing Targets



Transportation

The Region of Peel recognizes the important role transportation plays in the daily lives of Peel residents and businesses. Transportation policies will focus on balancing the needs of all road users through road improvements and sustainable transportation infrastructure to establish an interconnected network. New and revised transportation policies implement Regional transportation initiatives and conform to Provincial policy. If current trends continue, it is expected that projected growth will amount to an increase of approximately 45% (or 303,000) in vehicle trips in the morning peak period by 2041.

To accommodate the transportation demands of this future growth, draft Regional Official Plan policies will...

- Facilitate active transportation, complete communities, and accessibility
- Manage growth through a balanced approach that shifts 50% of travel to sustainable modes such as walking, cycling, public transit, and carpooling
- Maximize the use of existing transportation infrastructure to ensure financial feasibility while keeping people and goods moving safely and efficiently
- Continue working with local municipalities and agencies to plan for and facilitate safe and efficient mobility choices in Peel
- Advance programs to increase the efficiency and safety of the goods movement network
- Establish and support a coordinated network linking the major road network, the Provincial Freeway, areas of significant employment activity, and major goods movement corridors

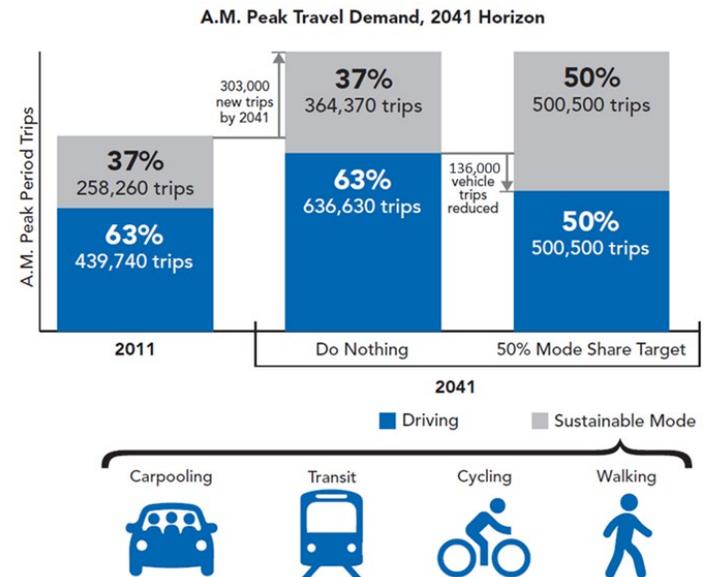


Figure 6: Transportation Target to 50% Sustainable Modes



Growth Management

The Region is proposing new and revised Growth Management policies to plan for a total population of about 2.3 million people and 1.1 million jobs by the year 2051 in a manner that recognizes the importance of developing complete communities while maintaining the Region’s social, economic, and financial well-being.

As indicated on Figure 8, Regional staff are recommending a balanced approach to accommodating growth that considers market demand, the needs of Peel households, and policy objectives, such as responding to climate change, efficient use of infrastructure, supporting complete communities, healthy development, affordable housing, age-friendly planning, sustainable transportation, and fiscal sustainability.

This approach reflects the local municipal planning work that has been undertaken or that is underway through the local municipal official plan reviews. The balanced approach recommended by staff is outlined below and is premised on an intensification rate of 55% and a minimum density target of 65 persons and jobs per hectare in newly designated greenfield areas (Figure 7).

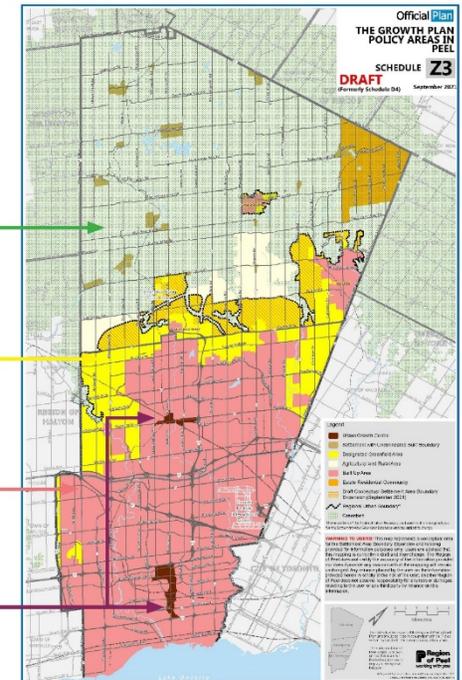
Visit this focus area’s web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/growth-management.asp>

Note: The following is generalized mapping for discussion purposes. Specific policies and designations may be draft or under review/appeal. For all approved and in effect mapping, see the Regional Official Plan.

Sources: Growth Plan, 2019

- Greenbelt**
Protected from major development
- Designated Greenfield Area**
Lands to accommodate current and future growth at 65 ppj/ha*
- Built-up Area**
A minimum of 55% of Peel's growth is planned through intensification in the built-up area
- Urban Growth Centres**
Planned to grow and achieve a density of 200 ppj/ha through high-density mixed-use development



*Minimums being used in the Region’s technical planning analysis and background work

Figure 7: Draft Schedule Showing Growth Plan Policy Areas in Peel with Draft Proposed Densities and Intensification Rate
(<https://www.peelregion.ca/officialplan/review/pdf/growth-management-fact-sheet.pdf>)

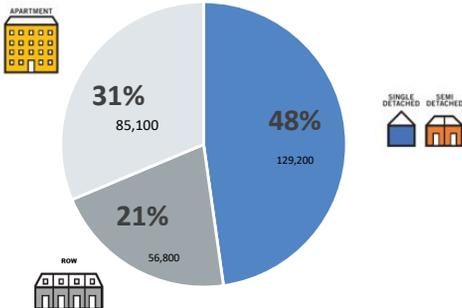
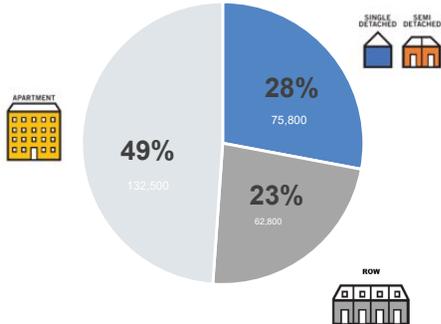
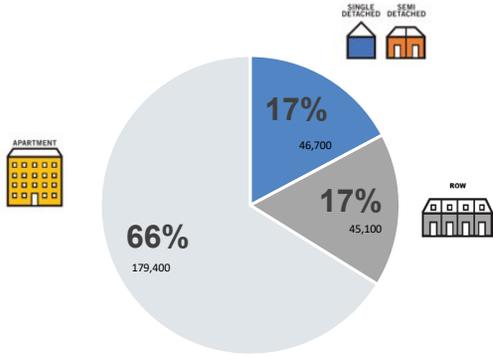
<p style="text-align: center;">X Market Based</p>	<p style="text-align: center;">✓ Balanced</p>	<p style="text-align: center;">X No Settlement Boundary Exp.</p>
<ul style="list-style-type: none"> - Greater proportion of new single/semi-detached homes based on the traditional market - Removes the most agricultural land for development - Does not address concerns of limiting sprawl, reducing reliance on cars, or climate change 	<ul style="list-style-type: none"> - Half of new units are apartments, and half are single/semi-detached or townhomes - Preserves more agricultural land - Provides a mix of housing options while limiting climate change impacts - Density of development can better support transit and vice versa - New greenfield land for both employment and community uses 	<ul style="list-style-type: none"> - More than half of all new units are apartments, with the amount of new single/semi-detached or townhomes limited by space in the existing urban areas in the Region - Does not provide a broad mix of housing options - No additional land for employment growth or community areas
 <p style="text-align: center;">Market Based Analysis 2021-2051 New Units</p>	 <p style="text-align: center;">New Growth by Unit Type (%) 2021-2051 in Peel</p>	 <p style="text-align: center;">New Growth by Unit Type (%) 2021-2051 in Peel</p>

Figure 8: Balanced Approach to Accommodating Growth



Growth Management

In support of Peel 2051, the Region has completed a Land Needs Assessment (LNA) to determine the amount of land required to accommodate future population and employment growth to 2051. The LNA resulted in a need for approximately 3,000 net hectares of community area land and 1,400 net hectares of employment area land through Settlement Area Boundary Expansion.

Draft Regional Official Plan policies will...

- Allocate population and employment growth to the local municipalities to 2051
- Require staging and sequencing of growth be undertaken prior to development occurring to ensure the long-term fiscal sustainability of the Region
- Identify built-up areas in the Region where the majority of new growth will be directed, predominantly along corridors served by transit
- Identify and protect strategic employment areas to accommodate employment growth to 2051
- Consider requests for conversion of employment lands to non-employment uses as a part of comprehensive employment planning
- Protect for a range and mix of housing options and employment types

Municipal Growth Allocation				
	2021 Estimate		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	27,000	300,000	125,000
Brampton	698,000	209,000	985,000	355,000
Mississauga	799,000	500,000	995,000	590,000
Peel	1,578,000	736,000	2,280,000	1,070,000

Figure 9: Municipal Growth Allocation



Major Transit Station Areas

Major Transit Station Areas (MTSAs) are lands within an approximate 500-800 metre radius of a transit station or stop. Building on local municipal transit community planning visions, they are intended to be developed as high density, mixed-use, transit-supportive neighbourhoods that provide access to local amenities, jobs, housing, and recreation opportunities.

Draft Regional Official Plan policies will...

- Identify the boundaries of MTSAs and include policies to ensure they are planned to accommodate transit-supportive land uses and become a focus of future growth
- Set minimum densities that must be planned for in each MTSA (density refers to the amount of people and jobs planned per hectare of area (ppj/ha))
- Prioritize and define the types of transit stations in the Region, considering when and how they may develop
- Establish a policy framework to guide local municipal planning studies' of MTSAs

Visit this focus area's web page for more information:

<https://www.peelregion.ca/officialplan/review/focus-areas/major-transit-station-areas.asp>.



Major Transit Station Areas

91 MTSAs have been identified on transit lines within the Region, as shown in Figure 10. MTSAs will be planned for mixed uses with jobs, services, and housing in higher densities, and have been categorized as follows:

1. **Primary Stations** – boundaries of these MTSAs are delineated in the Regional Official Plan. Local municipal planning of MTSAs must meet or exceed the minimum density targets outlined in Provincial policy (200 ppj/ha, 160 ppj/ha or 150 ppj/ha, depending on the level of transit service provided or other overlapping policy areas like Urban Growth Centres)
2. **Secondary Stations** – boundaries of these MTSAs are delineated in the Regional Official Plan. These stations may serve more of a commuter function and are planned to be developed at densities below the Provincial minimums as there are development constraints
3. **Planned Stations** – boundaries of these stations are not yet delineated in the Regional Official Plan, but will be when infrastructure, planning, investment, and/or land use changes advance and they become Primary or Secondary in the future

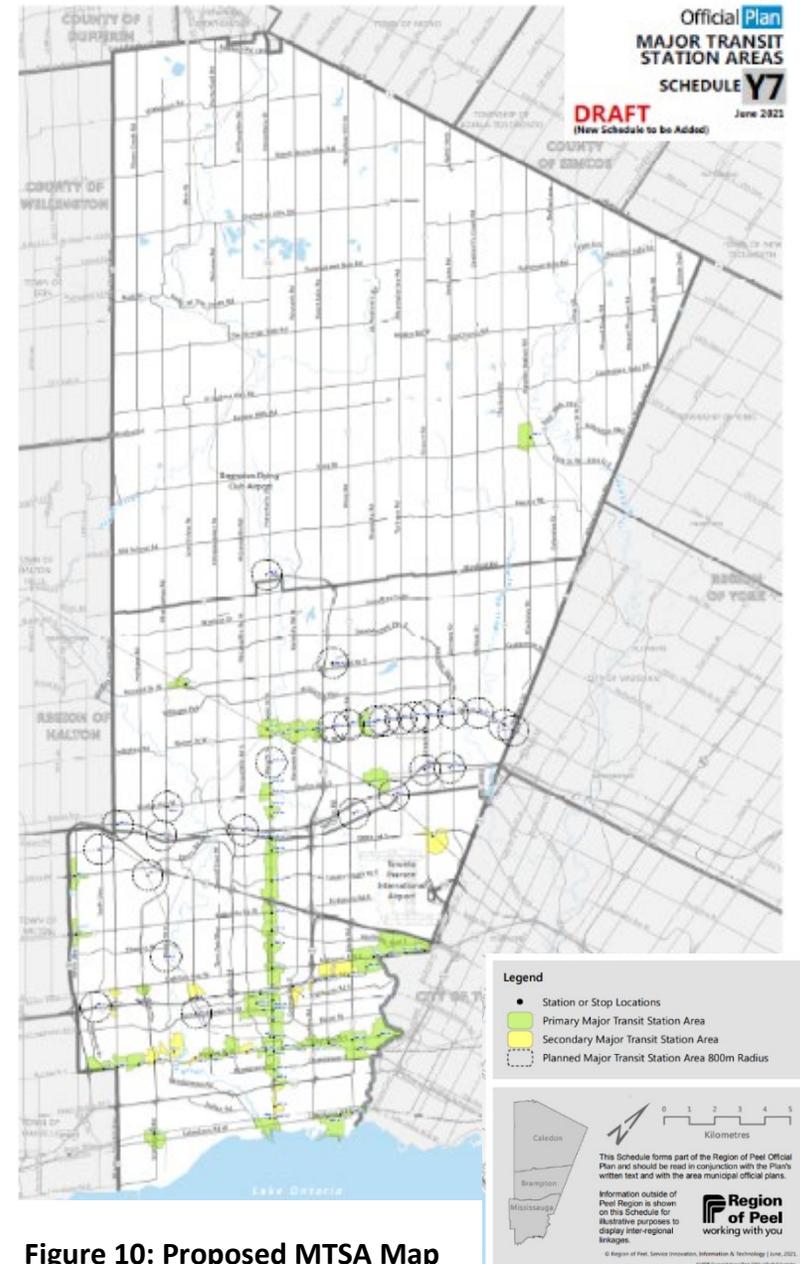


Figure 10: Proposed MTSA Map
(<https://www.peelregion.ca/officialplan/review/pdf/maps/schedules/schedule-y7.pdf>)



Settlement Area Boundary Expansion

While much of Peel's growth to 2051 is being directed to existing areas through intensification, additional new greenfield lands will be required to accommodate the remaining population and employment growth to 2051 through a Settlement Area Boundary Expansion (SABE).

Draft Regional Official Plan SABE policies will...

- Require that more detailed planning be undertaken to develop compact, mixed use, sustainable communities supported by future transit
- Phase development to 2051 as logical progressions of existing communities, which maximizes the efficient use of infrastructure and allows agriculture and agricultural activities to continue for as long as possible
- Protect and manage resources through the completion of additional technical studies related to agriculture, aggregates, cultural heritage, archaeology, natural heritage, and subwatershed studies
- Require climate change adaptation and energy conservation and emission reductions planning including feasibility assessments for implementing alternative and renewable energy system and net zero carbon emissions



Figure 11: Components of a Complete Community
Source: Region of Peel Settlement Area Boundary Expansion Health Assessment Final Report, SvN

As part of this focus area, a number of requests for expansions to rural settlements in the Provincial Greenbelt were submitted. The study concludes that rural settlements in the Greenbelt should play a limited role in accommodating population and employment growth in the Town of Caledon to 2051 and that settlement expansion can be accommodated in the proposed SABE to 2051 outside of the Greenbelt. Two specific requests have been identified for further consideration: 1) Caledon Village: 0 Charleston Side Road and 2785 Charleston Side Road (potential development in conjunction with rehabilitation of aggregate extraction operation); and 2) Inglewood: 15344 Hurontario Street (potential to include existing commercial properties).



Settlement Area Boundary Expansion

After considering the results of the technical work prepared throughout the Settlement Area Boundary Expansion Study, input from local municipal partners, other stakeholders and public comments, Regional staff recommend the draft Settlement Area Boundary Expansion as shown on Figure 12.

The staff recommended draft SABE:

- Includes an arrangement of Community Area and Employment Area that can accommodate growth with or without a highway, responding to Council's position preferring alternatives to the highway and the Region's obligation to protect for a planned corridor in Provincial Plans
- Implements the land area, density, and intensification targets from the Land Needs Assessment
- Supports the principle of developing complete communities by logically expanding Mayfield West and Bolton
- Optimizes strategic infrastructure, such as the Bolton GO station
- Provides employment lands that are viable and will support local and Regional employment opportunities

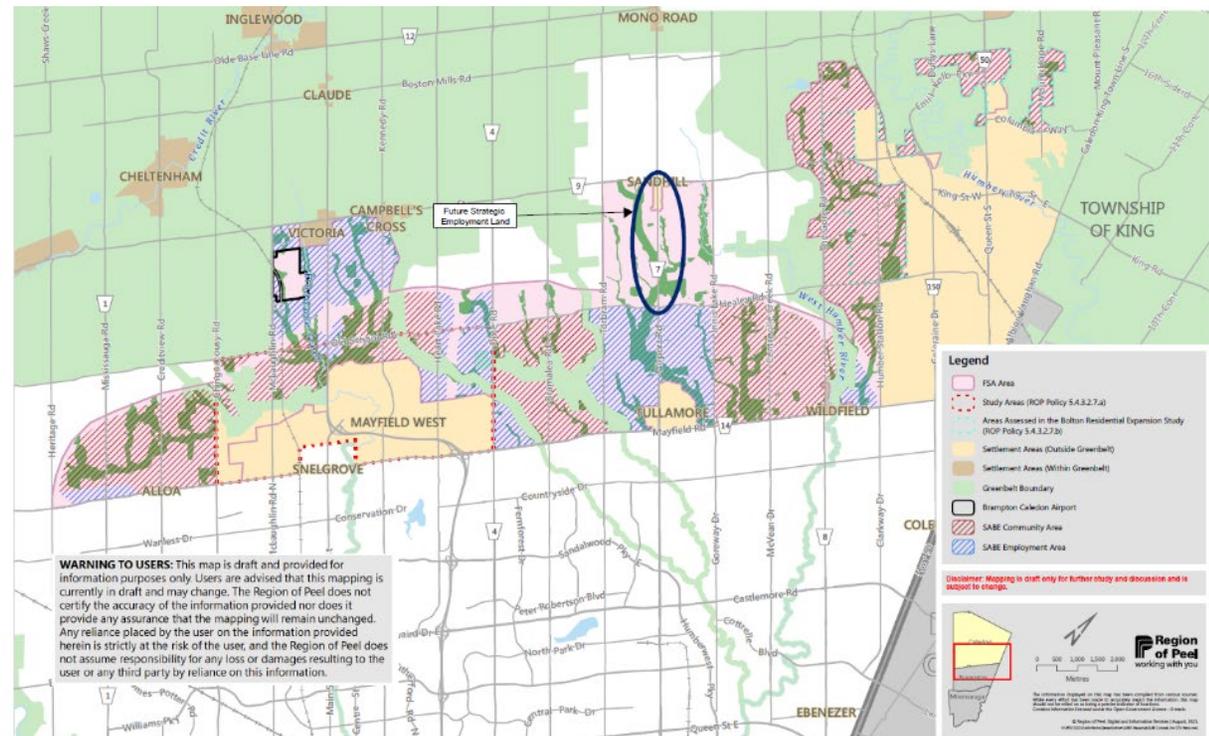


Figure 12: Staff Recommended Draft SABE Map
https://peelregion.ca/officialplan/review/focus-areas/_media/mapping-draft-SABE-map.pdf

Visit this focus area's web page for more information: <https://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>.



Peel 2051 Policy Implications

Region of Peel

- Peel will support the growth of **700,000 people** and **335,000 jobs** to 2051, while protecting the environment and addressing climate change.
- Communities will be complete and compact with the majority of new growth being located in existing urban areas (**500,000 people, 270,000 jobs**) and strategic growth areas served by transit.
- Employment lands and jobs will be protected and linked to established transportation corridors.
- New employment areas and strategies will be identified to encourage more businesses to locate in Peel and secure more job opportunities.
- Peel's diverse residents will have more opportunities for housing, equitable access to job opportunities, and everyday services in walking and cycling distance, connected by transit to reduce greenhouse gas emissions, improve health outcomes and quality of life, and increase mobility options.
- Natural features, such as forests and rivers, will be maintained, restored, and enhanced to protect the diversity and connectivity of ecosystems, improve public health, and increase the Region's resilience to a changing climate.
- Prime agricultural lands will be identified and protected to support the economic viability of farming and local food production.
- Housing options will be provided to residents, with new tools ensuring more affordable housing options. The balanced provision of housing forms (apartments, singles/semis, townhouses) will meet household needs, use land efficiently through compact development, and contribute to affordability.
- Housing options will be varied and high quality, including affordable housing and new units along transit, gentle intensification in existing neighbourhoods, and greenfield areas.
- A balanced provision of new housing forms (apartments, singles/semis, townhouses) and second units in stable residential areas will contribute to affordable housing targets and help mitigate climate change.
- New greenfield communities will be identified based on key factors, including land use, phasing, healthy development, infrastructure, and natural environment.
- The Region will play a strong role in determining the phasing and financing of infrastructure to contribute to long term fiscal sustainability.

City of Mississauga

- Mississauga will support the growth of about **195,000 people** and **90,000 jobs** to 2051.
- Key nodes and corridors (such as Hurontario Street, Dundas Street, Lakeview Village) will support focused growth, consistent with the local community planning visions, while encouraging gentle intensification in established neighbourhoods.
- MTSAs will be protected for transit-supportive land uses with 54 delineated MTSAs implemented, which will enable inclusionary zoning to secure affordable housing near transit.
- Established employment areas will be supported and protected while transitioning to a greater proportion of office uses, particularly along transit corridors
- Natural features, such as forests and rivers, will be maintained, restored, and enhanced through natural heritage and water resource planning with consideration for extreme weather and the changing climate.

City of Brampton

- Brampton will support the growth of about **285,000 people** and **145,000 jobs** to 2051.
- Key nodes and corridors (such as Queen Street, Uptown, Downtown Brampton, and the Kitchener GO line) will support focused growth consistent with the City's Vision 2040, while encouraging gentle intensification in established neighbourhoods.
- MTSAs will be protected for transit-supportive land uses with 9 delineated MTSAs implemented, including enabling inclusionary zoning to secure affordable housing near transit.
- Established employment areas will be supported and protected while transitioning to a greater proportion of office uses, particularly along transit corridors
- Natural features such as forests and rivers will be maintained, restored, and enhanced through natural heritage and water resource planning with consideration for extreme weather and the changing climate.

Town of Caledon

- Caledon will support the growth of about **219,000 people** and **100,000 jobs** to 2051.
- Community and employment growth will be accommodated through some intensification and the planning of new communities with 4,400 hectares of new greenfield land identified to accommodate future sustainable, complete communities.
- Infrastructure, services, and the use of employment lands will be optimized through strategic planning. A framework of secondary and block planning will phase and guide community and employment growth.
- Transit supportive land uses will be protected for the identified Mayfield West MTSA and delineated Bolton GO MTSA, in order to support Caledon's sustainable transportation options, community mobility, and enable inclusionary zoning to secure affordable housing near transit.
- Natural heritage system features and areas will be maintained, restored, and enhanced with consideration for extreme weather and the changing climate.
- Prime Agricultural Areas will be identified and protected with policies and enhanced permissions for agriculture-related and on-farm diversified uses to support the viability of farming.

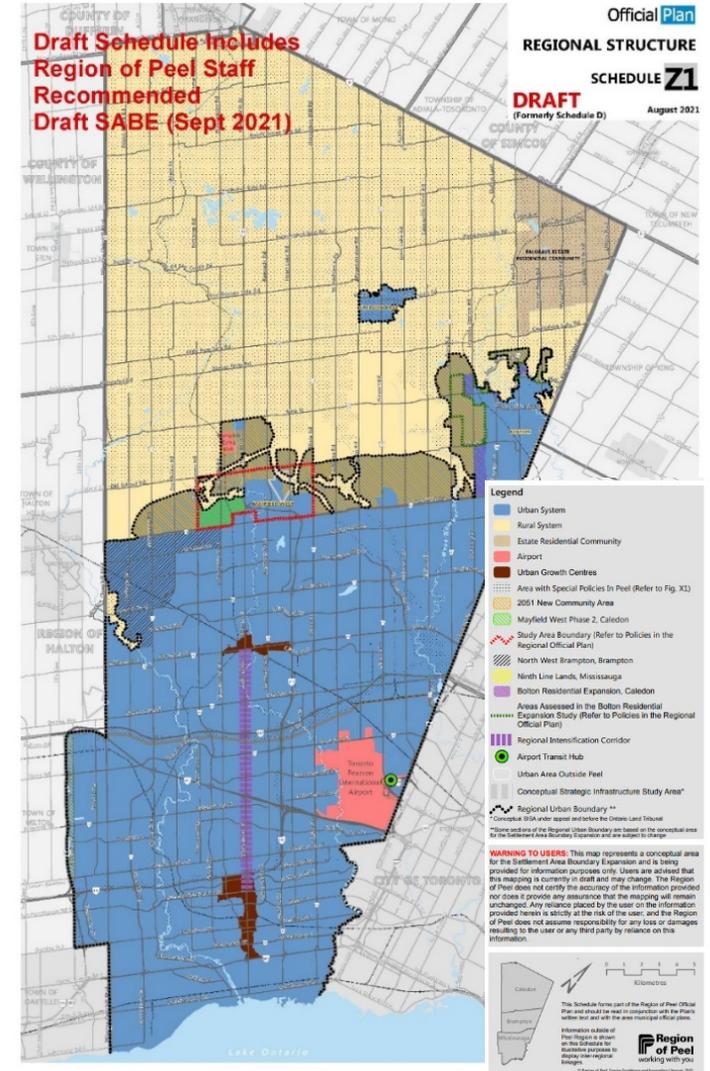


Figure 13: Draft Regional Structure Schedule Showing Draft SABLE
 (<https://peelregion.ca/officialplan/review/focus-areas/media/mapping-schedule-Z1.pdf>)