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**For Information**


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DATE: April 9, 2018

REPORT TITLE: **IMPLICATIONS ON THE GROWTH MANAGEMENT WORK PLAN AS A RESULT OF PROVINCIAL POLICY DIRECTIONS**

FROM: Stephen VanOfwegen, Acting Commissioner of Digital and Information Services

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**OBJECTIVE**

To provide Regional Council with an update on the timing of the deliverables related to the Growth Management Strategy as a result of the recent Provincial direction on GTA West Corridor and the draft guidance provided for Municipal Comprehensive Reviews.

**REPORT HIGHLIGHTS**

- This report provides a restated timeline for the key work areas related to the Growth Management Strategy integrated work plan resulting from the Province's GTA West decision and the new Draft Municipal Comprehensive Reviews guidance.
- Staff continues to place a high priority on revising and advancing the Growth Management work. It has been determined that additional work will need to be undertaken related to employment and transportation strategies, employment planning and transportation infrastructure, water and wastewater capital plans, populations and employment allocations and assessment of financial implications for the Region of Peel.
- The overall timelines for the Growth Management Strategy integrated work plan will require an extension into late 2020 or beyond.
- Development Charges By-law will also be delayed to due to the input requirements of the above revised work. The timing for a new Regional Development Charges By-law is anticipated by late 2019 to early 2020.

**DISCUSSION**
**1. Background**

The GTA West Corridor was fundamental to the assumptions used by the Region in the Peel 2041 Official Plan and Growth Management work.

Using an integrated growth management approach in collaboration with area municipalities, the development industry and other stakeholders, the Region developed an integrated work plan in 2016 (See Appendix I - Original Timeline). The work plan consisted of a series of

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consultations and reports being finalized throughout 2017 and being brought before Council in the fall of 2017. The October 26, 2017 report contained the comprehensive Growth Management Strategy Reports which detailed the integrated work underway. All component work plan items were on target to meet their respective timelines as well as have the associated Regional Official Plan Amendments to Council for approval in April 2018. In addition, an updated interim Development Charges By-law would have gone to Council for approval by July of 2018. Anticipation of some minor delays due to the timing of Provincial feedback was anticipated and built into the timelines.

#### Impact of Provincial Direction and Guidance on Growth Management Plan Timelines

The Province's decision not to proceed with the GTA West Highway Corridor and the issuance of its draft guidance on Municipal Comprehensive Reviews (please refer to the companion report listed on the April 12, 2018 Regional Council agenda, titled "Current Provincial Land Use Planning Context" for greater detail) will have major implications on the timing associated with the Growth Management integrated work plan. It should be noted that staff continues to place a high priority on revising and advancing the Growth Management work and continues to work with stakeholders on all project areas.

The immediate implication is the requirement to reassess/update the allocations related to population and employment which feed into all the other bodies of work listed below. These revised assumptions will require additional time and resources and will impact the timing of all related work. (See Appendix II - Revised Timeline) The implications on the work plan items are as follows.

- Revise the population and employment growth allocations, specifically, the employment by type and location. This work will commence mid Q2 2018. The results of this work are an essential input to the work detailed below.
- Revise the integrated Employment and Transportation Strategy as well as the Transportation Capital Costing based on the revised assumptions noted above. This revised work will delay the timing of the Transportation ROPA for Council approval.
- Revise the Water and Wastewater infrastructure needs. Any changes from the revised population and employment allocations will need to be reflected in an updated Water and Wastewater Capital Plan. Depending on the extent of the revisions required this work may delay the implementation of the Water and Wastewater Master Plan.
- The Development Charges (DC) By-law relies on the revised input from all the above work. Staff will continue to scope the bodies of work and associated timelines to inform the timing of a new DC By-law. It should be noted that the current Regional DC By-law is in force until 2020. Staff will continue to work with area municipalities and the development industry to bring greater consistency to the policies and technical aspects of all four DC By-laws.
- The greatest timing impact will be on the Growth Management Regional Official Plan Amendment (ROPA). This is due to guidance related to Municipal Comprehensive Reviews (please refer to the companion report listed on the April 12, 2018 Regional Council agenda, titled "Current Provincial Land Use Planning Context"). Under the new draft guidance, a revised ROPA which complies with the Municipal Comprehensive Reviews (MCR) guidance is not anticipated until late 2020 or beyond.

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### RISK CONSIDERATIONS

Staff is in the process of identifying the scope of work along with the new key milestones required to complete all updates to the Growth Management integrated work plan. Staff is also identifying the bodies of work which require external expertise to complete and the availability of those experts.

A new draft timeline has been generated based on what is known to-date and is incorporated in this report as Appendix II.

### FINANCIAL IMPLICATIONS

The revisions to the assumptions and analysis of the Growth Management Strategy integrated work program as well as the new Draft MCR requirements will have significant implications for both the human and financial resources required to complete the work. The specific details of the scope of the proposed studies to support the MCR and the ROPA will be determined through further discussion among Regional Staff and municipal partners. Staff will scope the studies and will seek funds through the 2019 capital budget.

### CONCLUSION

The current planning context along with the Province's decision regarding the GTA West Corridor has resulted in significant revisions to all aspects of the Growth Management Strategy integrated work plan as well as significant new work to be completed to comply with the draft MCR guidelines. The result is the overall work plan timeline has been pushed into late 2020 or beyond.



Stephen VanOfwegen, Acting Commissioner of Digital and Information Services

### Approved for Submission:



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### APPENDICES

Appendix I - Original Timeline (October 26, 2017)

Appendix II - Revised Timeline (April 12, 2018)

*For further information regarding this report, please contact Steve Jacques, Director, Growth Management Strategy, extension 4625, email at [steve.jacques@peelregion.ca](mailto:steve.jacques@peelregion.ca)*

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