



# Peel2051

## Regional Official Plan Review and Municipal Comprehensive Review

Update and Key Issues

**Planning & Growth Management Committee**

**October 7, 2021**

**Adrian Smith, Chief Planner & Director of Regional Planning &  
Growth Management**



# Overview of Presentation

- Overview of Peel 2051 Regional Official Plan Review
- Environmental and Resources Related Focus Areas
- Growth Management Related Focus Areas
  - Lands Needs Assessment Results
  - Settlement Area Boundary Expansion (SABE)
- Other Focus Areas
- Next Steps

# Official Plan Review & Municipal Comprehensive Review

## What is a Regional Official Plan?

A Regional Official Plan is a long-term plan that provides a policy framework for making land use planning decisions (setting a structure for managing growth, protecting the environment, and managing resources).

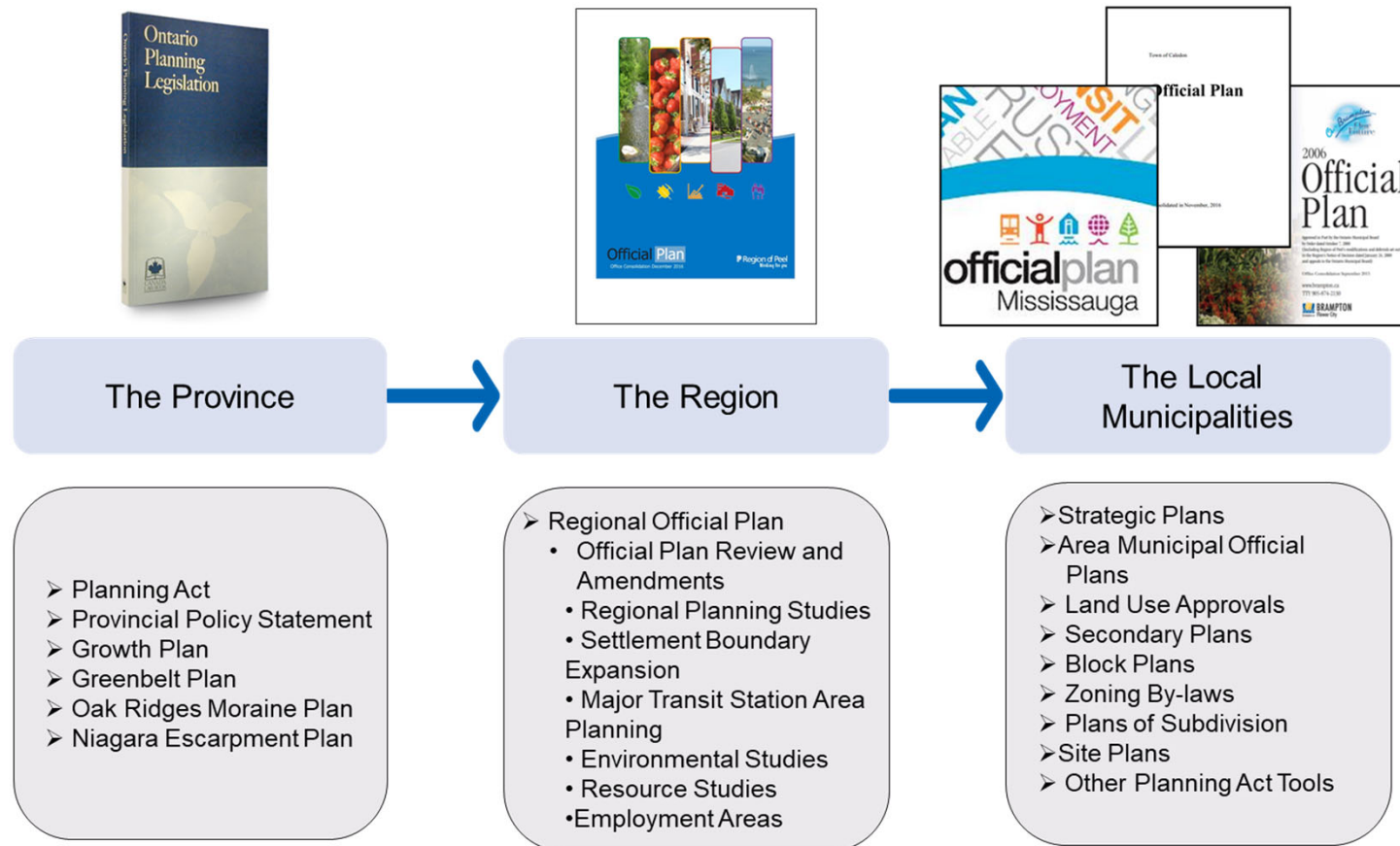
## What is a Municipal Comprehensive Review?

A Municipal Comprehensive Review (**MCR**) is a process required by the Province.

An MCR results in a new official plan or official plan amendments requiring Provincial approval based on various policies (see diagram).



# Land Use Planning Policy Framework



# Regional & Local Role

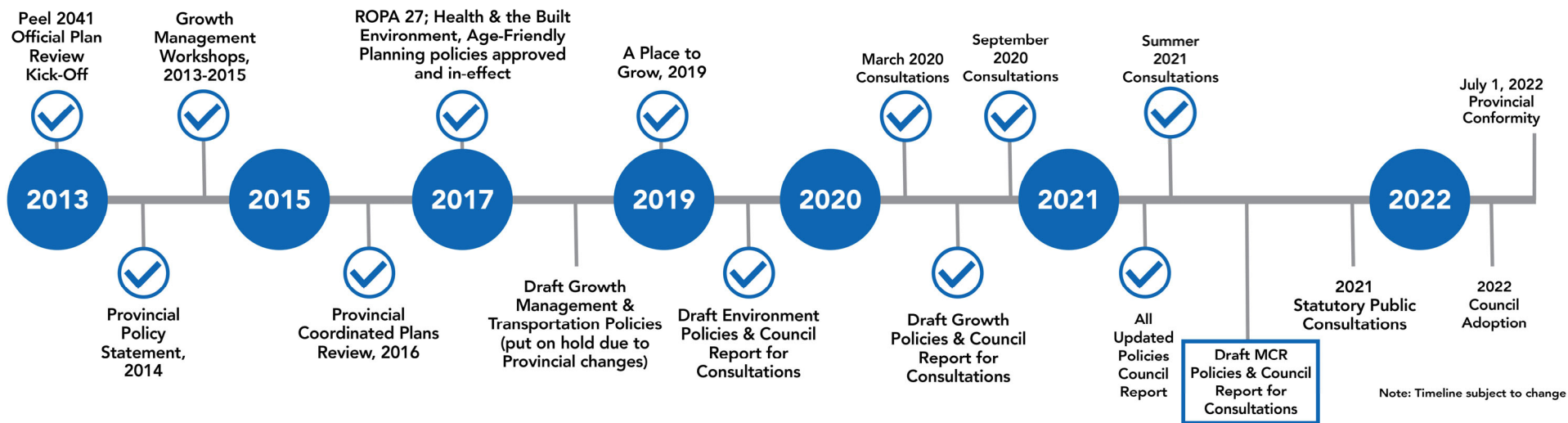
## Regional Role

- Setting densities for Growth Plan Policy areas (Urban Growth Centres, Major Transit Station Areas, Designated Greenfield Areas)
- Identifying and protecting employment significant employment lands
- Participating in local Official Plan Amendments (LOPA) for conformity to Regional Official Plan (ROP)
  - Approval authority is delegated by the Region to Local Council, provided the amendment conforms to the Regional Official Plan

## Local Municipal Role

- Undertake detailed planning (LOPA, Secondary Plans and Community Plans) that reflect the local context, however must conform with Regional policies

# Process



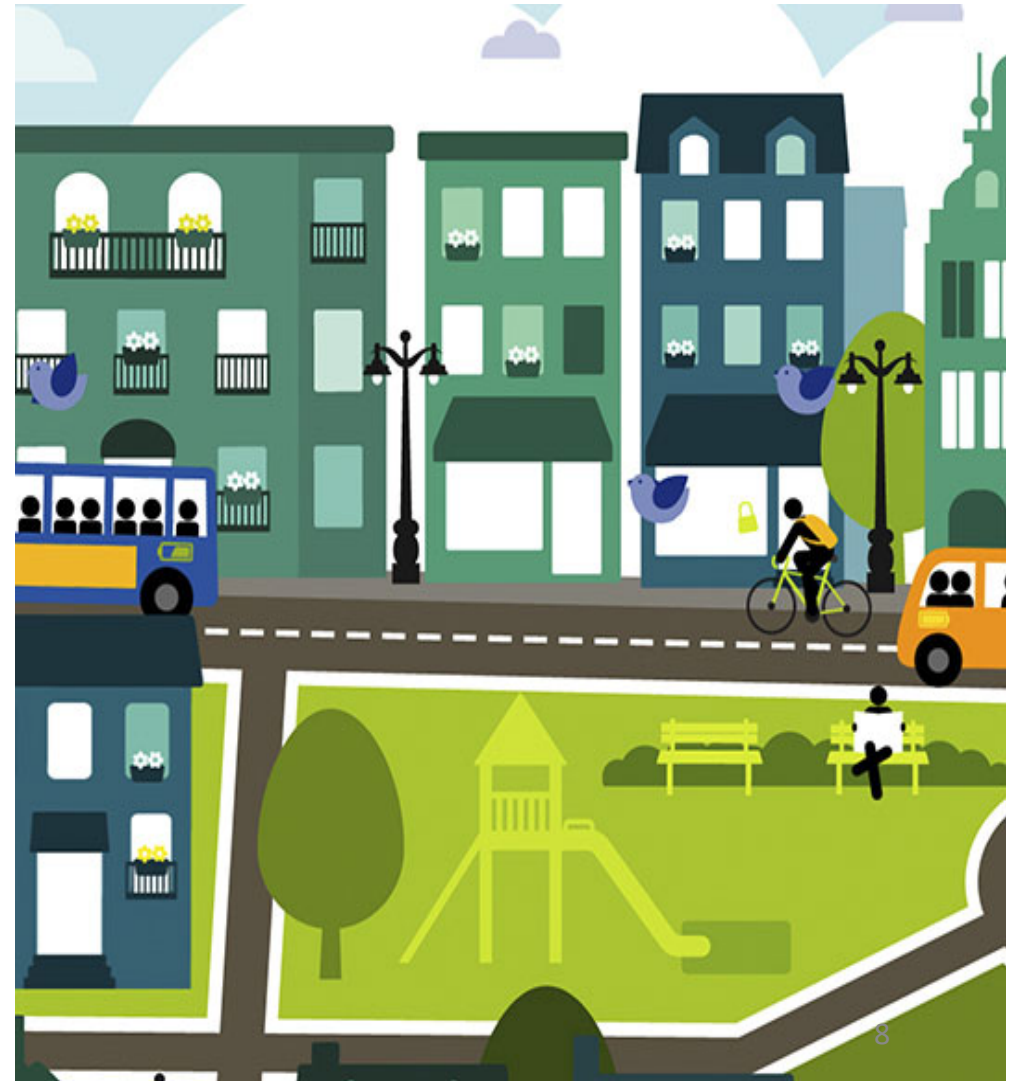
# What We Heard

- Need to manage growth in a sustainable manner
- Protection of environment and resources especially agricultural lands
- Climate change concerns and need for more transit-oriented development and active transportation
- Need for high-density mixed-use development including more affordable housing and employment opportunities
- Complete communities where people can live, work, shop and access services in close proximity to their home



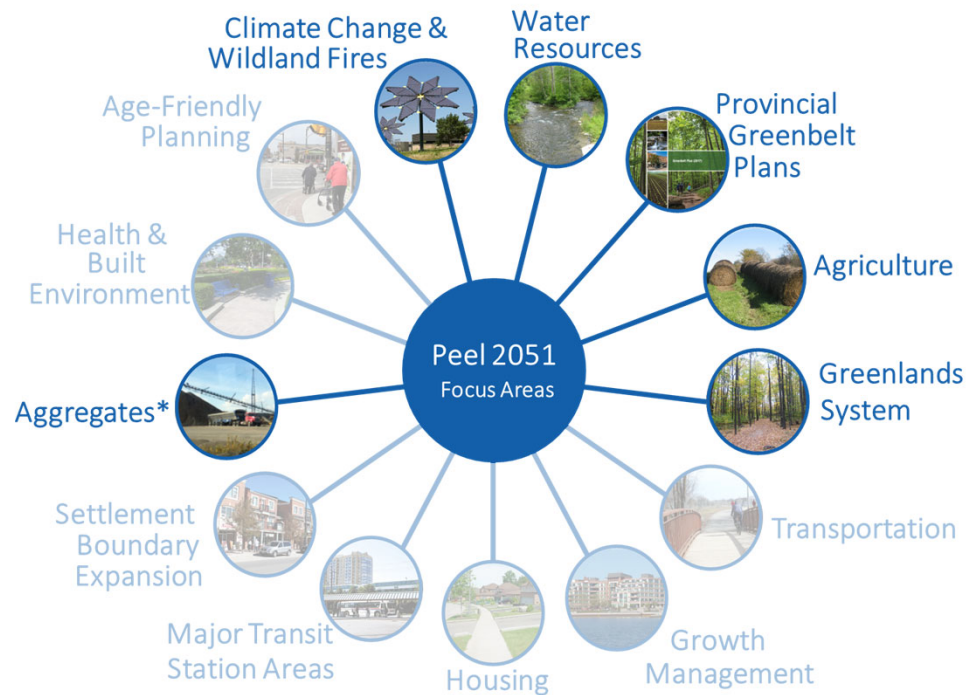
# Key Policy Themes

- Action against climate change and protecting and enhancing the Region's natural heritage, and agricultural and rural landscapes
- Fiscally sustainable growth
- Healthy, complete development of communities
- Increase affordable housing
- Changing economy and encourage job growth
- Encourage active transportation





# Environment and Resources Related Focus Areas

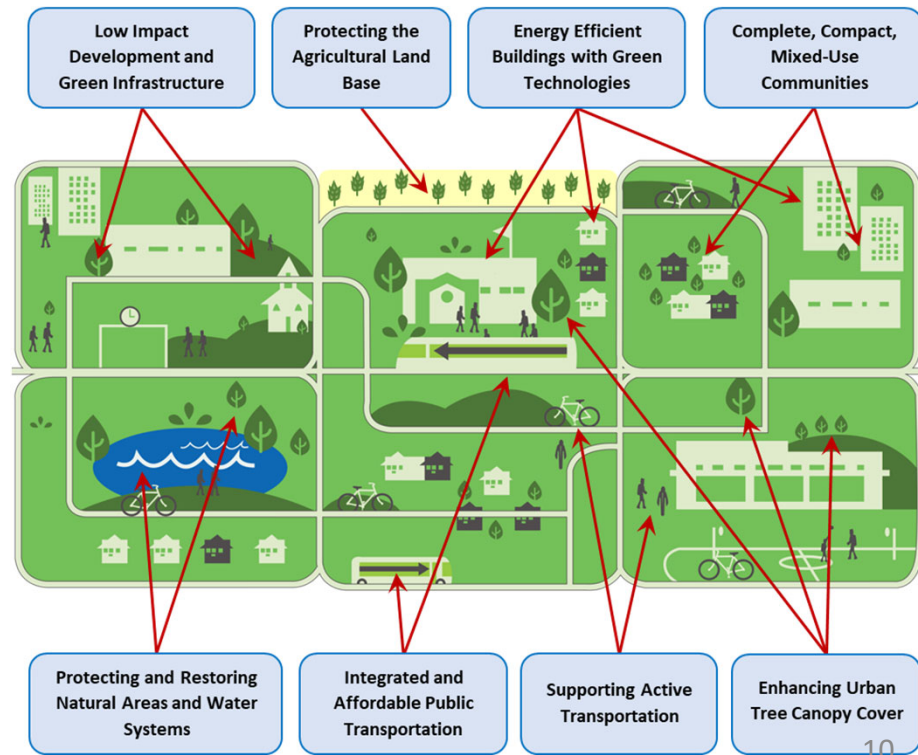


Environment and resources sections of the Plan emphasize systems approach and integrate new policy addressing climate change across themes including growth management, transportation and infrastructure.

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

# Key Policy Changes Climate Change

- New section with policies for collaborative climate change planning to reduce greenhouse gas emissions, reduce vulnerability, and increase resilience and adaptation to a changing climate
- Climate change policies embedded throughout key theme areas of the Official Plan

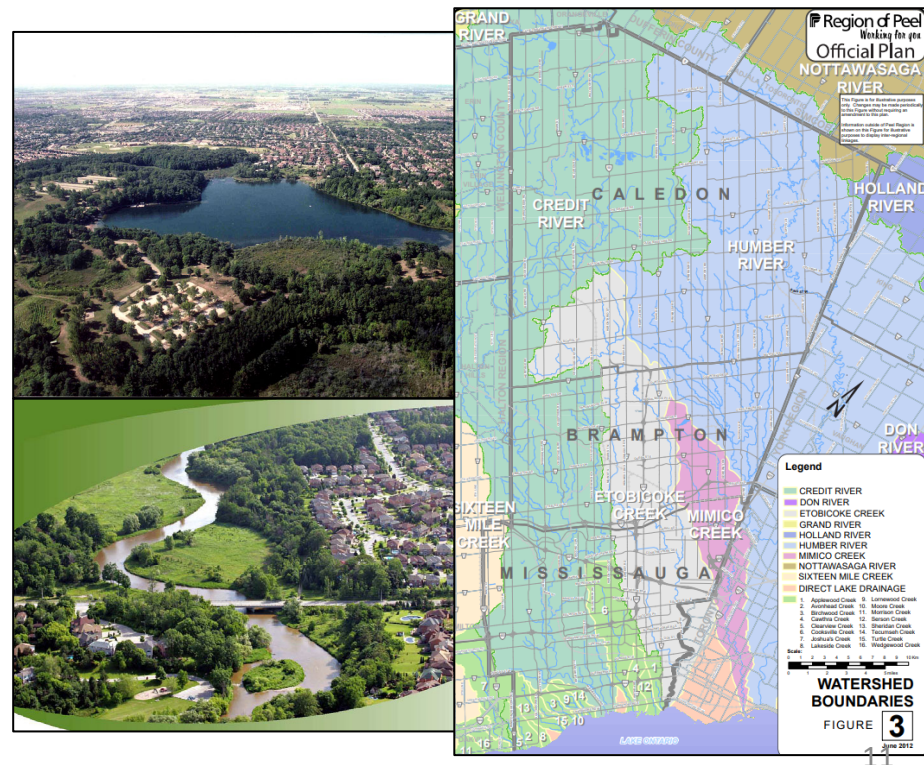


# Key Policy Changes

## Water Resources



- Updated Water Resource System policy section to identify, protect, improve or restore vulnerable and sensitive surface and ground water
- Policies protect sources of drinking water by managing surrounding land uses and integrate watershed planning information in planning decisions
- New requirements for stormwater master plans and management plans
- Mapping of Water Resource System features and areas



# Key Policy Changes Greenlands Systems



- Transition from feature-based to system-based natural heritage system planning to ensure that the natural environment is protected, restored and enhanced
- Ensure natural areas will be planned to adapt to a changing climate and provide residents with clean air, water and recreational opportunities
- Mapping updates include:
  - Provincial Plan NHS System designations
  - Core Areas of the Greenlands System mapping layers

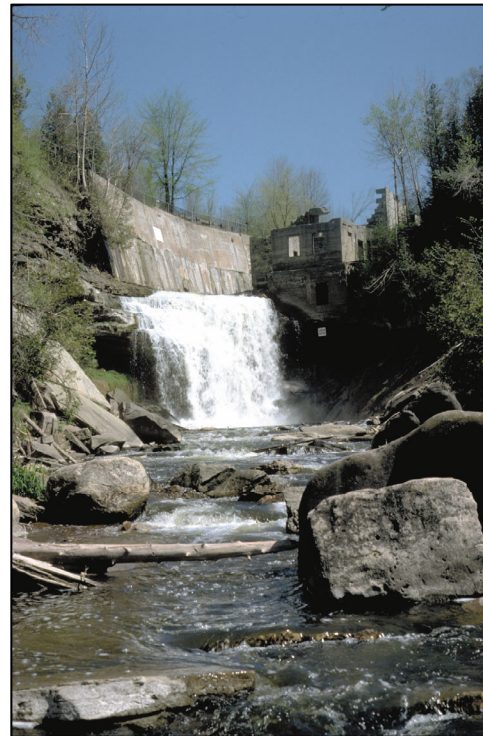


# Key Policy Changes

## Provincial Greenbelt Plans



- Policy revisions incorporate recent updates to the Niagara Escarpment Plan, Oak Ridges Moraine Conservation Plan and Greenbelt Plan
- Recognize the requirements and policies of the Provincial Greenbelt Plans and apply them to the Regional and local context

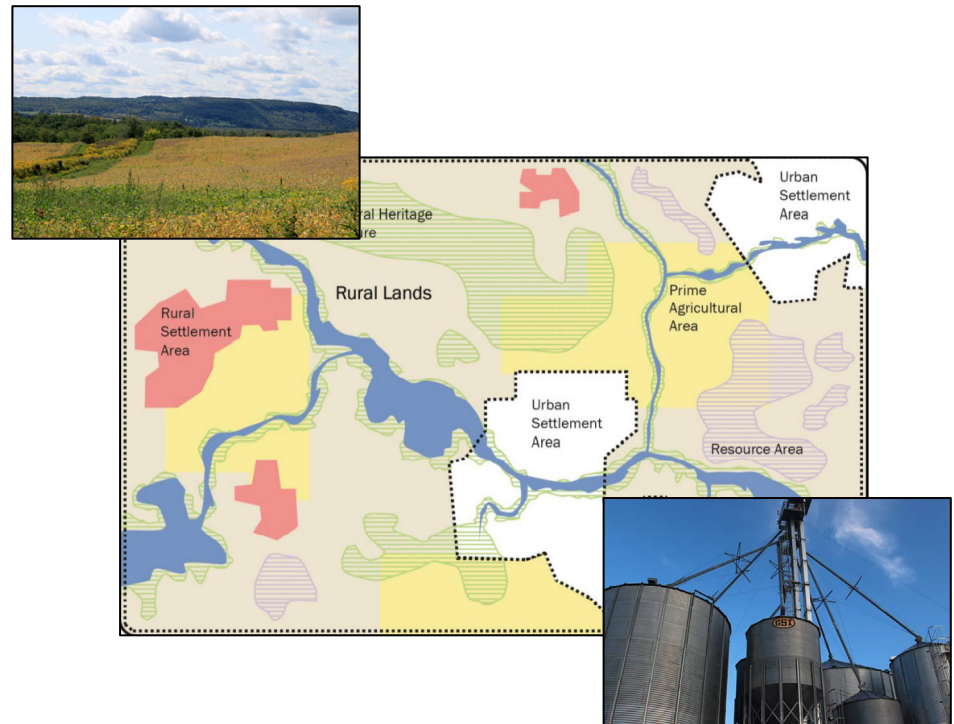


# Key Policy Changes

## Agriculture and Rural Systems



- Incorporate an agricultural system approach to protect Prime Agricultural Areas and support agriculture
- Identify a Rural System and designate Rural Settlement Areas, Rural Lands and Prime Agricultural Areas
- Provide policy direction respecting rural servicing, lot creation and cemeteries
- Mapping of Prime Agricultural Area designations



# Key Policy Changes

## Aggregate Resources and Excess Soil

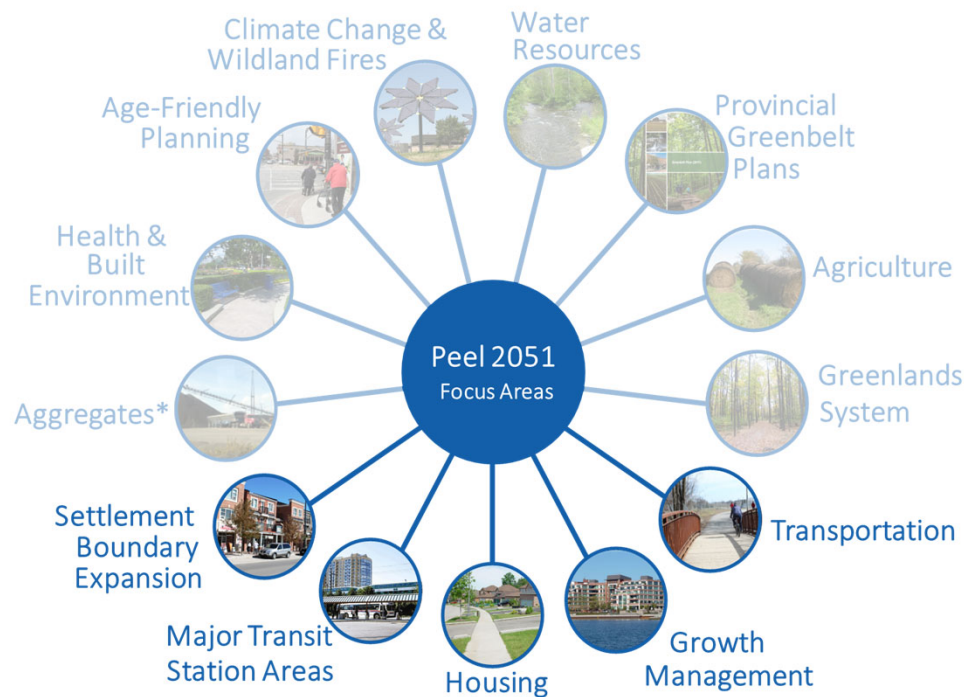
*(proceeding as a separate ROPA)*



- Update policies to reflect current best practice and align with new Provincial direction regarding aggregates conservation, recycling and rehabilitation
- Update mapping of High Potential Mineral Aggregate Resource Areas



# Growth Management Related Focus Areas



Growth management and related sections of the Plan emphasize managing growth in a fiscally sustainable manner, providing affordable housing, responding to a changing economy, encouraging job growth, active transportation and ensuring the healthy development of our communities.



# Key Policy Changes

## Growth Management

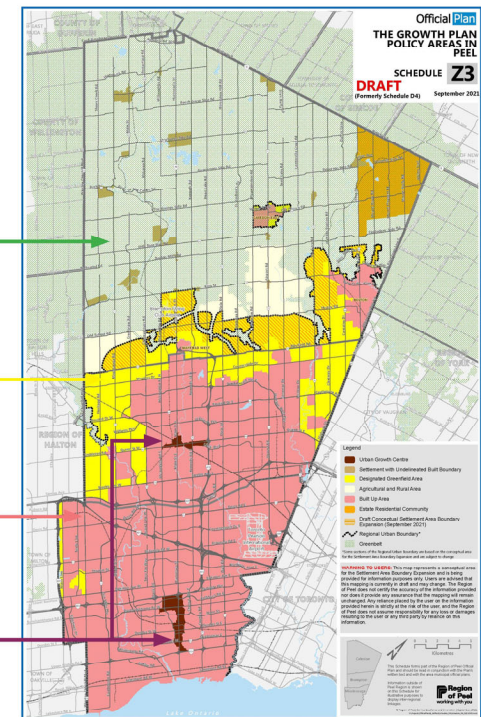


- Set the framework to guide how Peel will accommodate new population and employment growth to 2051 to achieve a fiscally sustainable complete community
- Direct new growth to areas with increased mobility
- Respond to the changing nature of employment
- Designate Regional employment areas

**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

# Key Policy Changes

## Housing



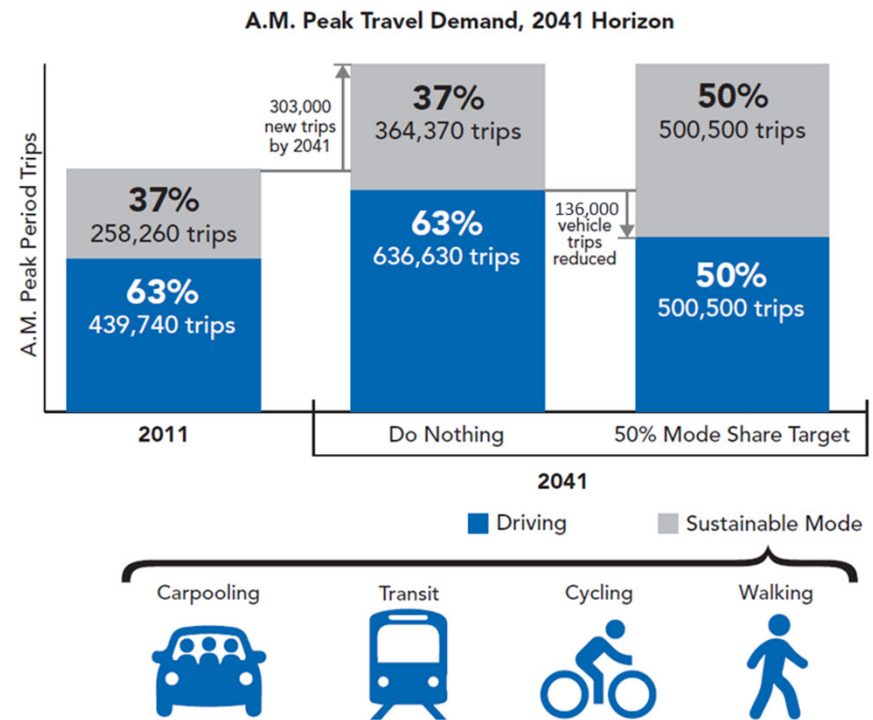
- Strengthen and support established housing objectives including a range and mix of housing options, density and tenure and increasing the supply of housing, particularly affordable housing
- Set strong needs-based targets to measure progress
- Implement new tools and mechanisms to encourage and support the creation of affordable housing



# Key Policy Changes Transportation



- Manage growth through a balanced approach that shifts 50 percent 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

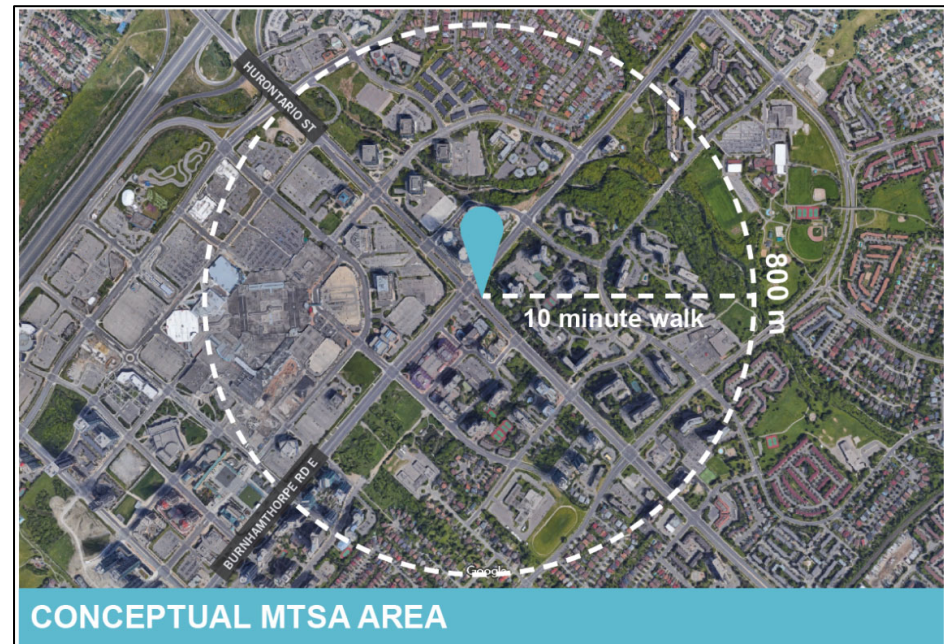


# Key Policy Changes

## Major Transit Station Areas (MTSA)



- Identify and delineate MTSA boundaries
- Establish minimum density targets
- Guide implementation planning by the local municipalities to support context appropriate development
- Protect MTSA for planned transit-oriented development



# Municipal Growth Allocation



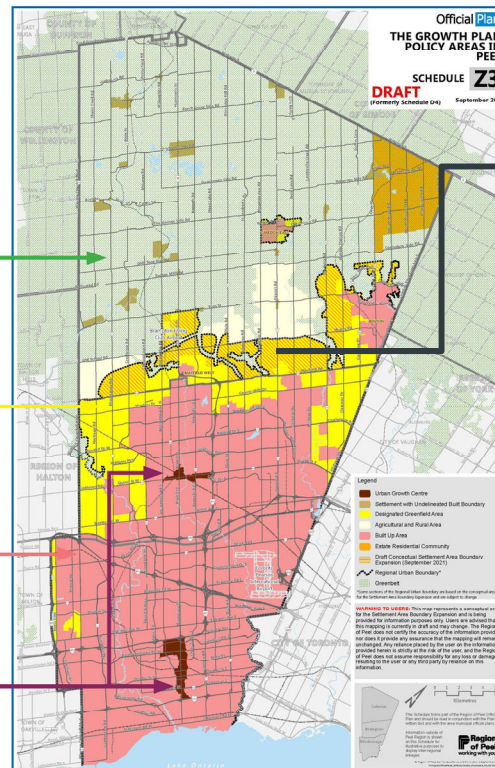
Municipal Growth Allocation				
	2021 Estimate		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	27,000	300,000	125,000
Brampton	698,000	209,000	985,000	355,000
Mississauga	799,000	500,000	995,000	590,000
Peel	1,578,000	736,000	2,280,000	1,070,000

# Land Needs Assessment Results



**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

**\*\*Draft Conceptual Settlement Area Boundary Expansion (SABE) -Additional land need**  
3,000ha of Community Area Land Need  
1,400ha of Employment Area Land Need

**Community Area Need**  
700,000 Additional People  
271,000 Additional Units  
75% of additional people to be accommodated within existing areas

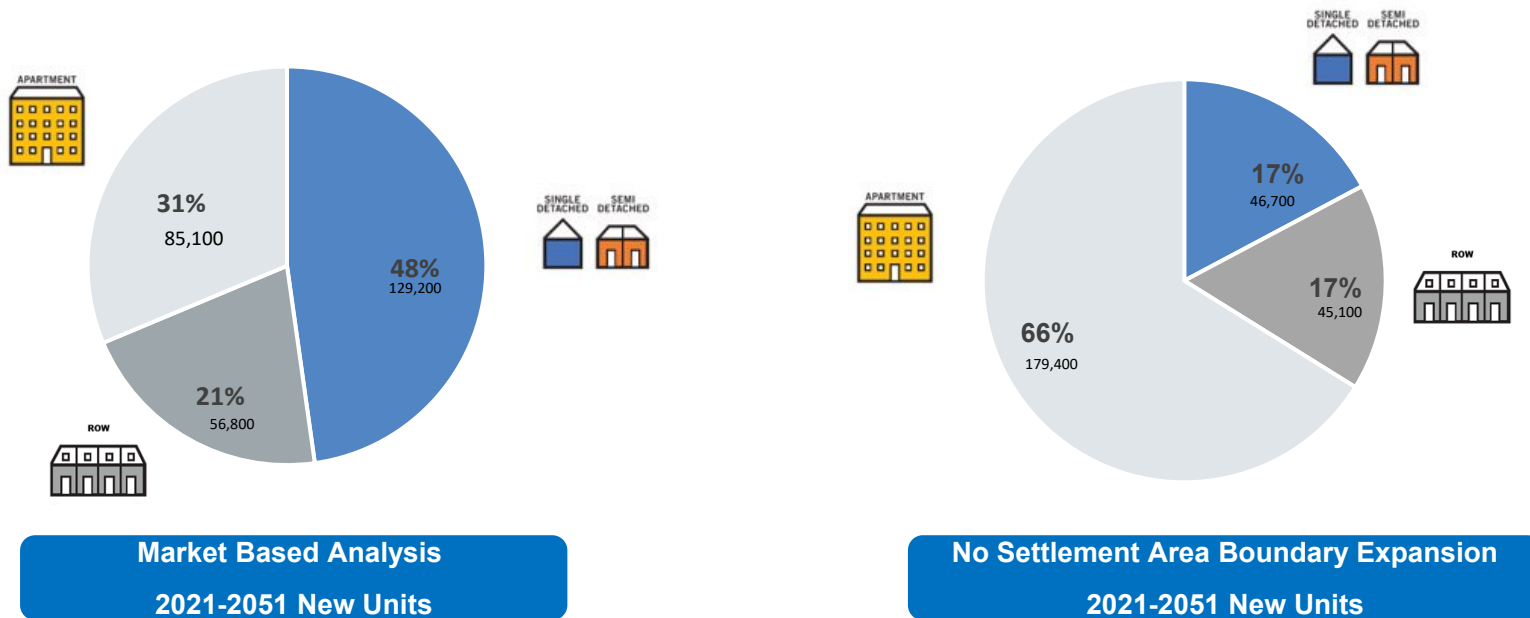
**Employment Area Need**  
335,000 Additional Jobs  
80% of additional jobs to be accommodated within existing areas

Existing areas are comprised of land within the delineated built-up-area and designated greenfield areas

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

# Land Needs Assessment Results

## Housing Assessment

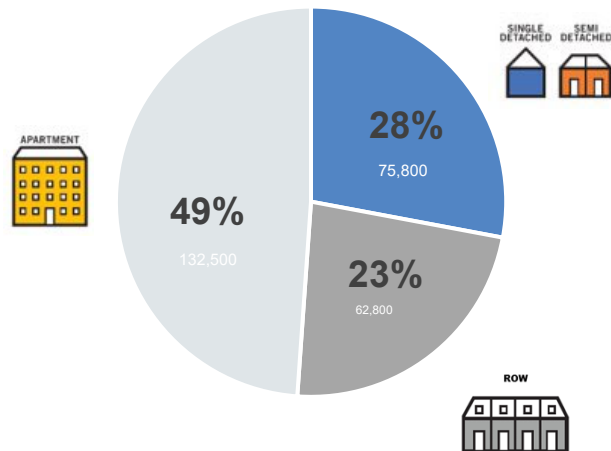


Note: Market demand based on Statistics Canada demographic and household preference data by age of maintainer

# Land Needs Assessment Results

## Balanced Approach

New Growth by Unit Type (%) 2021-2051 in Peel



### Key Considerations:

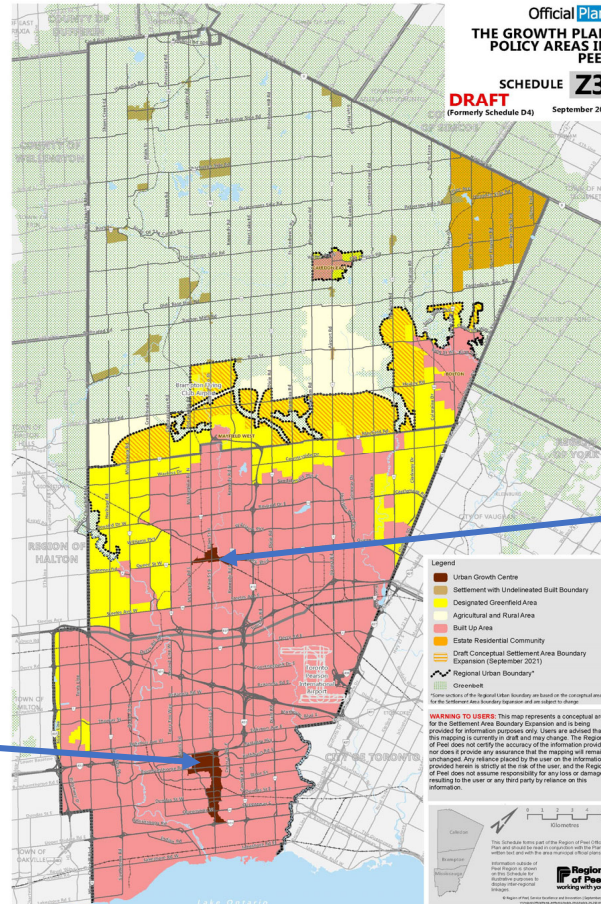
- Existing Land Supply
- Exceeding minimum intensification target
- Local municipal planning and visioning
- Leveraging transit investment in Strategic Growth Area
- Climate Change and compact built forms



# Urban Growth Centres

Mississauga  
Urban Growth Centre

238 ppj/ha (2021)  
397 ppj/ha (2051)



Brampton  
Urban Growth Centre 84 ppj/ha (2021)  
313 ppj/ha (2051)

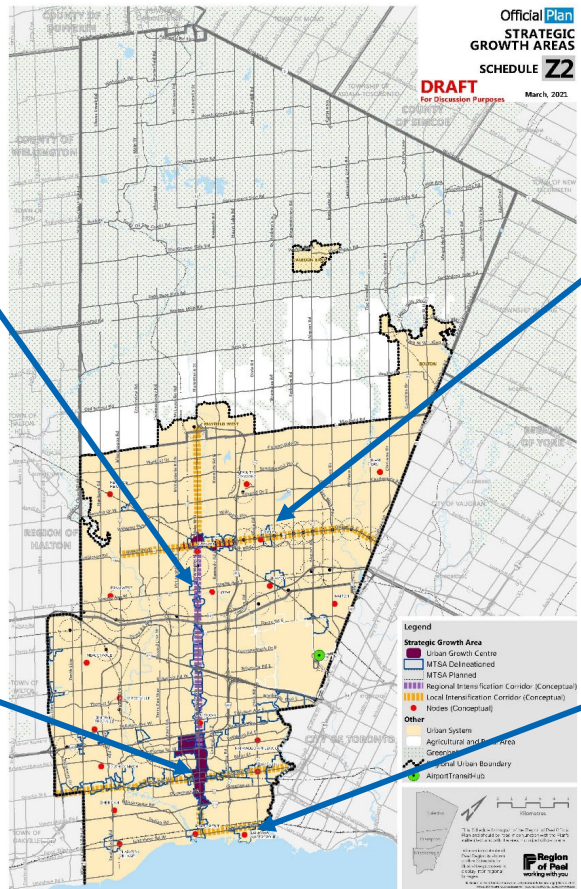
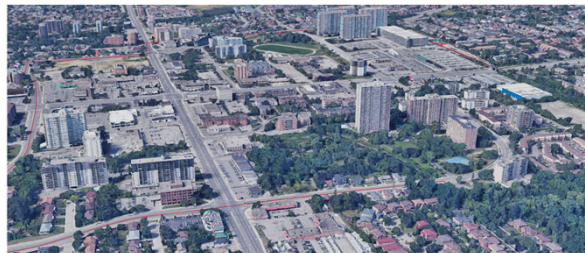


# Strategic Growth Areas

**Brampton**  
**Hurontario-Main Street Corridor** 105 ppj/ha (2021)  
 332 ppj/ha (2051)



**Mississauga**  
**DT Cooksville** 164 ppj/ha (2021)  
 278 ppj/ha (2051)



**Brampton**  
**Bramalea City Centre** 204 ppj/ha (2021)  
 351 ppj/ha (2051)



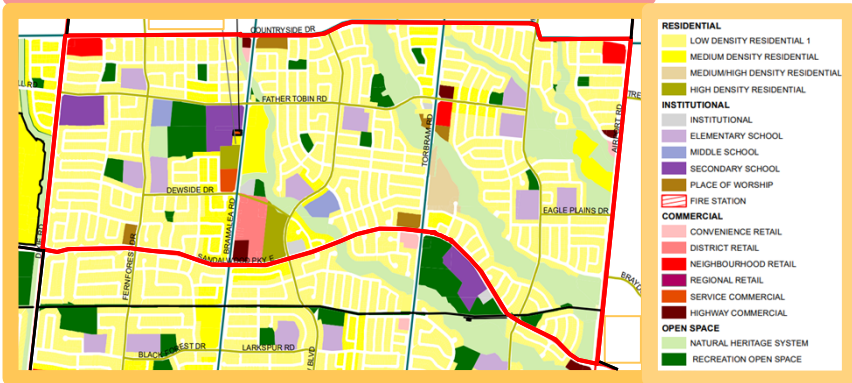
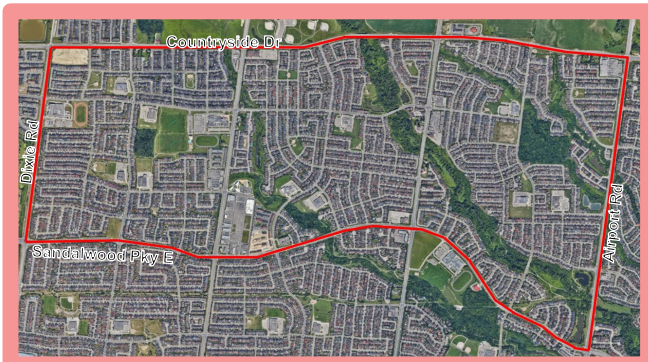
**Mississauga**  
**Lakeview Waterfront MN** 19 ppj/ha (2021)  
 160 ppj/ha (2051)



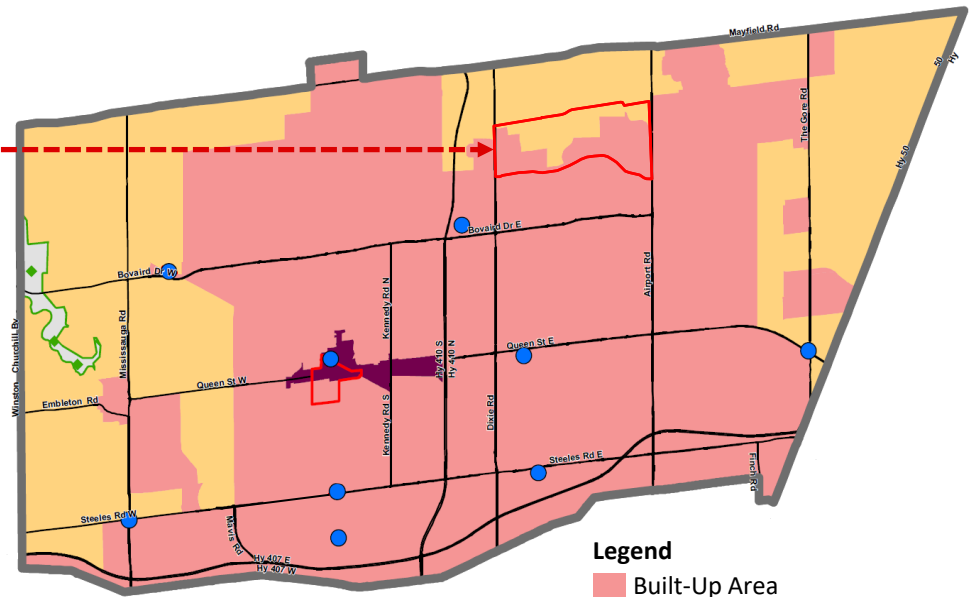
# Visualizing Density – Brampton

Springdale, Brampton  
65 ppj/ha (existing net)

Aerial



Housing Form



Legend

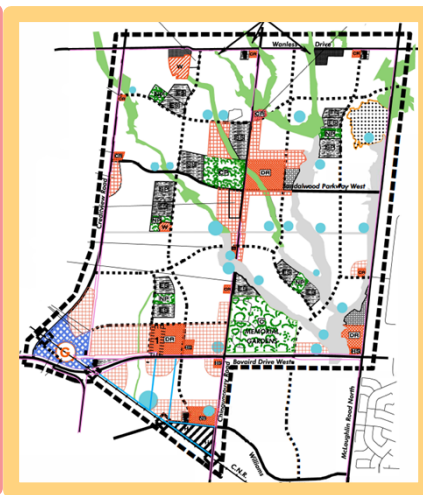
- [Pink] Built-Up Area
- [Yellow] Designated Greenfield Area
- [Blue Circle] MTSA
- [Purple] Urban Growth Centre

# Visualizing Density – Brampton

Fletchers Meadow, Brampton  
76 ppj/ha (existing net)



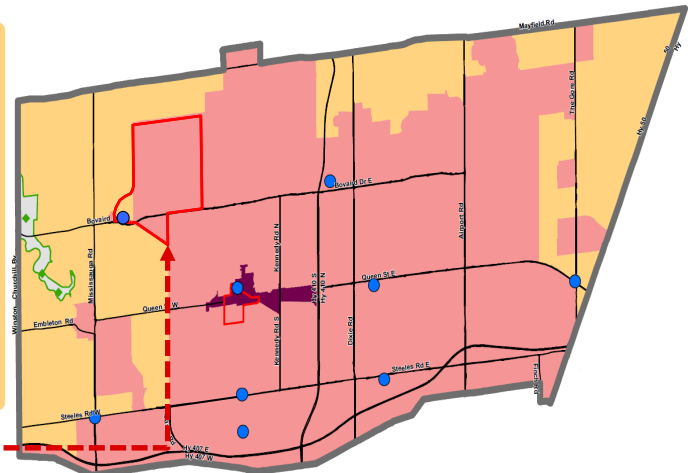
Aerial



Housing Form

**LEGEND:**

<b>RESIDENTIAL</b>	<b>INSTITUTIONAL</b>
LOW DENSITY RESIDENTIAL	SENIOR PUBLIC SCHOOL
LOW/MEDIUM DENSITY RESIDENTIAL	ELEMENTARY SCHOOL
MEDIUM DENSITY RESIDENTIAL	SECONDARY SCHOOL
MEDIUM / CLUSTER / HIGH DENSITY RESIDENTIAL	PLACE OF WORSHIP
<b>TRANSPORTATION</b>	<b>COMMERCIAL</b>
GRADE SEPARATION	DISTRICT RETAIL
ARTERIAL ROADS	NEIGHBOURHOOD RETAIL
COLLECTOR ROADS	COMMERCIAL RETAIL
TRANSIT USE SPECIAL POLICY AREA 1	HIGHWAY / SERVICE COMMERCIAL
MIXED USE NODE	SPECIAL POLICY AREA
TRANSCANADA GAS PIPELINE	<b>OPEN SPACE</b>
HYBRID	COMMUNITY PARK
SPILL AREA SPECIAL POLICY AREA 2	NEIGHBOURHOOD PARK
STORM WATER MANAGEMENT FACILITY	WOODLOT
	CEMETERY
	PRIMARY VALLEY LAND
	SECONDARY VALLEY LAND



**Legend**

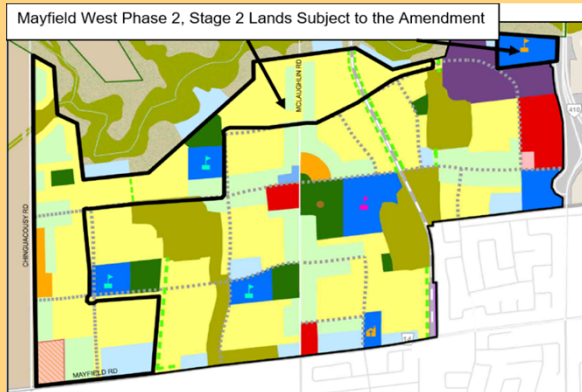
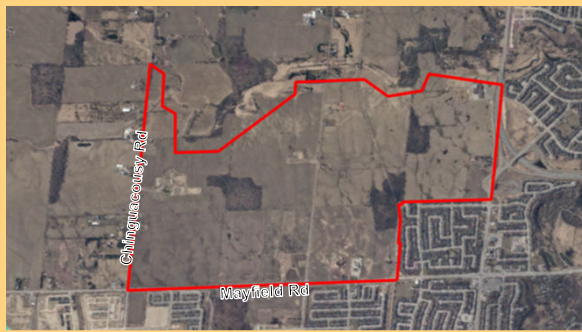
- Built-Up Area
- Designated Greenfield Area
- MTSA
- Urban Growth Centre

# Visualizing Density – Caledon

## Mayfield West Phase 2 Stages 1 & 2 (Greenfield)

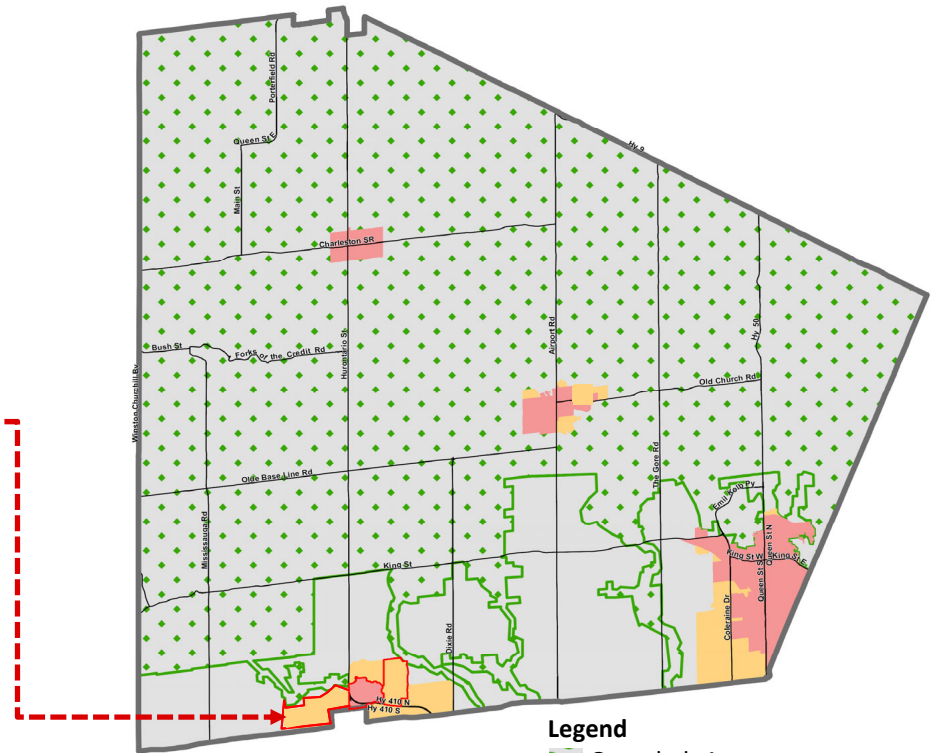
71 ppj/ha (future net)

Aerial



- Prime Agricultural Area
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Mid-Dist Area
- Prestige Industrial
- General Commercial
- Live-Work Units
- Institutional
- Open Space Policy Area
- Environmental Policy Area
- Transit Hub
- Boundary of Greenbelt Plan Area
- Stormwater Pond Facility
- Settlement Boundary 2031
- Municipal Boundary
- Greenway Corridor
- Watercourse
- Future Recreation Facility
- Elementary School
- Secondary School
- Brampton Christian School
- Inmanuel Christian Reformed Church
- Highway Right-of-Way
- Railroad Right-of-Way
- Conceptual Road Network
- Provincial Road
- Regional Road
- Local Road
- Railway

Housing Form

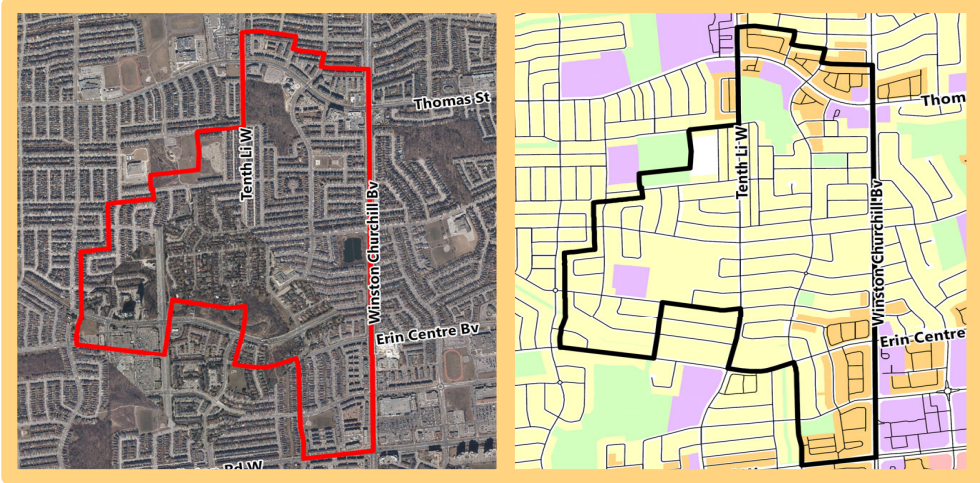


Legend

- Greenbelt Area
- Built-Up Area
- Designated Greenfield Area

# Visualizing Density – Mississauga

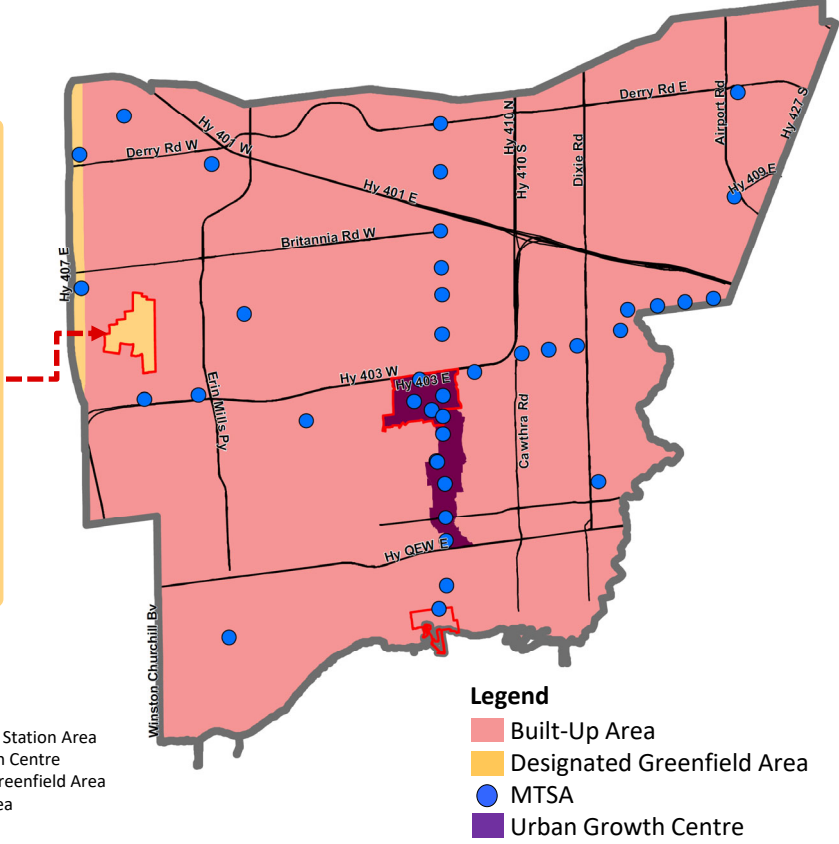
Churchill Meadows (Greenfield)  
 85 ppj/ha (existing net)



Aerial

Housing Form

- |                             |                            |  |
|-----------------------------|----------------------------|--|
| <b>Legend</b>               |                            |  |
| Low Density (singles/semis) | Take-outs                  |  |
| Medium Density (towns)      | Built-Up Area              |  |
| High Density (condos)       | Major Transit Station Area |  |
| Employment                  | Urban Growth Centre        |  |
| Greenspace                  | Designated Greenfield Area |  |
| Retail                      | Greenbelt Area             |  |



- |                            |
|----------------------------|
| <b>Legend</b>              |
| Built-Up Area              |
| Designated Greenfield Area |
| MTSA                       |
| Urban Growth Centre        |

# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)

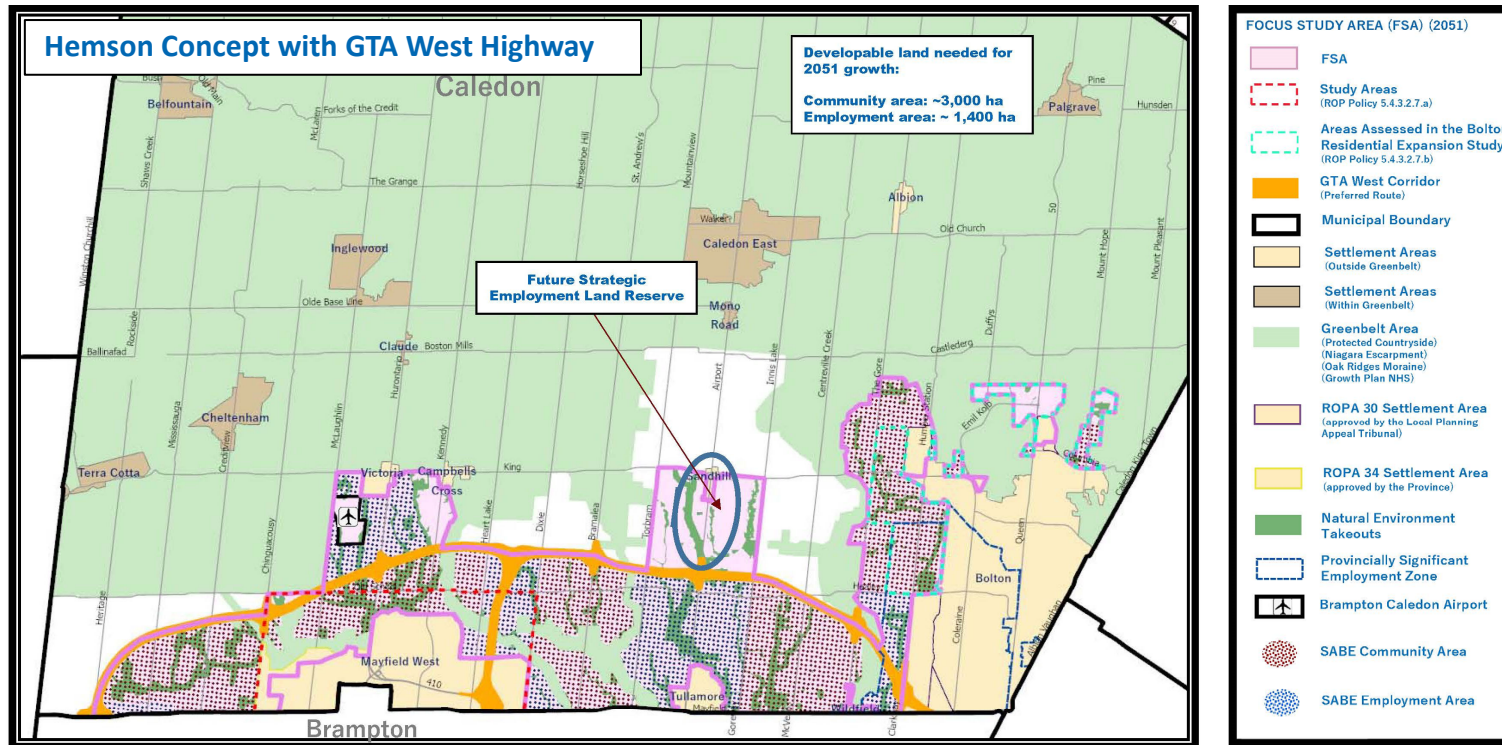


- Policies support the findings of the SABE technical studies and address:
  - the staging and sequencing of development, efficient provision of infrastructure, and financial sustainability with a strong Regional role
  - direction to ensure future community and employment areas reduce resource consumption, energy use, and carbon footprint of the built environment
  - mitigation of impact to agricultural areas
  - a structure and approach for the provision of transit and sufficient east west roads and goods movement capacity to support the future development to 2051



# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)



**Disclaimer:** This map has been developed for the Settlement Area Boundary Expansion (SABE) Study and represents a conceptual area for the SABE based on technical studies. For additional information, please refer to the technical studies at <http://www.peelregion.ca/officialplan/review/focus-areas/settlement-area-boundary.asp>

**Notes:**

- 1) Other natural environmental constraints not identified on this map, including potential restoration lands, will be identified through further analysis and may further limit development.
- 2) The ~4,400 ha SABE accounts for all lands approved under ROPA 30.

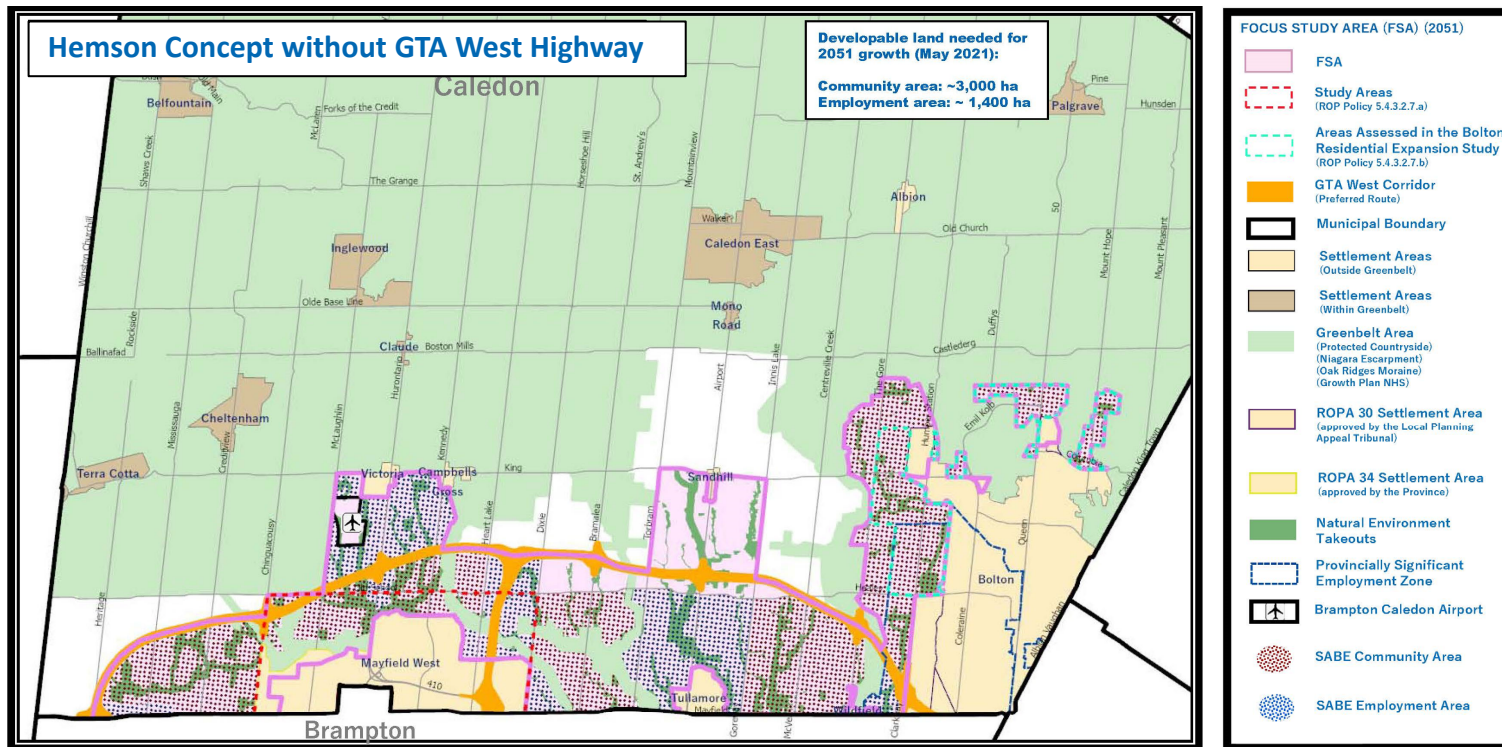


1 cm = 1 km



# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)



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1 cm = 1 km

# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)



### Growth Scenario Assumptions

#	Description	Inten. (%)	Density (PPJ)	Community Area (ha)	Employment Area (ha)
0	LNA Base (Dec 2020)	55	65	3,000	1,200
1	New LNA Base	55	65	3,000	1,400
2	High DGA Density	55	75	2,500	1,400
3	Low DGA Density	55	55	3,200	1,400
4	Minimum Intensification	50	65	4,200	1,600
5	No GTA West	55	65	3,000	1,400

# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)



### Estimated Infrastructure Costs by Scenario (000's)

Infrastructure	0 LNA Base	1 New LNA Base	2 High DGA	3 Low DGA	4 Min Int	5 No GTA West
Water	321,437	355,252	318,878	379,230	428,385	*n/a
Wastewater	398,000	514,000	483,000	546,000	576,000	*n/a
Roads	380,791	270,588	403,328	436,344	458,881	597,563
<b>Total</b>	<b>1,100,228</b>	<b>1,139,840</b>	<b>1,205,206</b>	<b>1,361,574</b>	<b>1,463,266</b>	

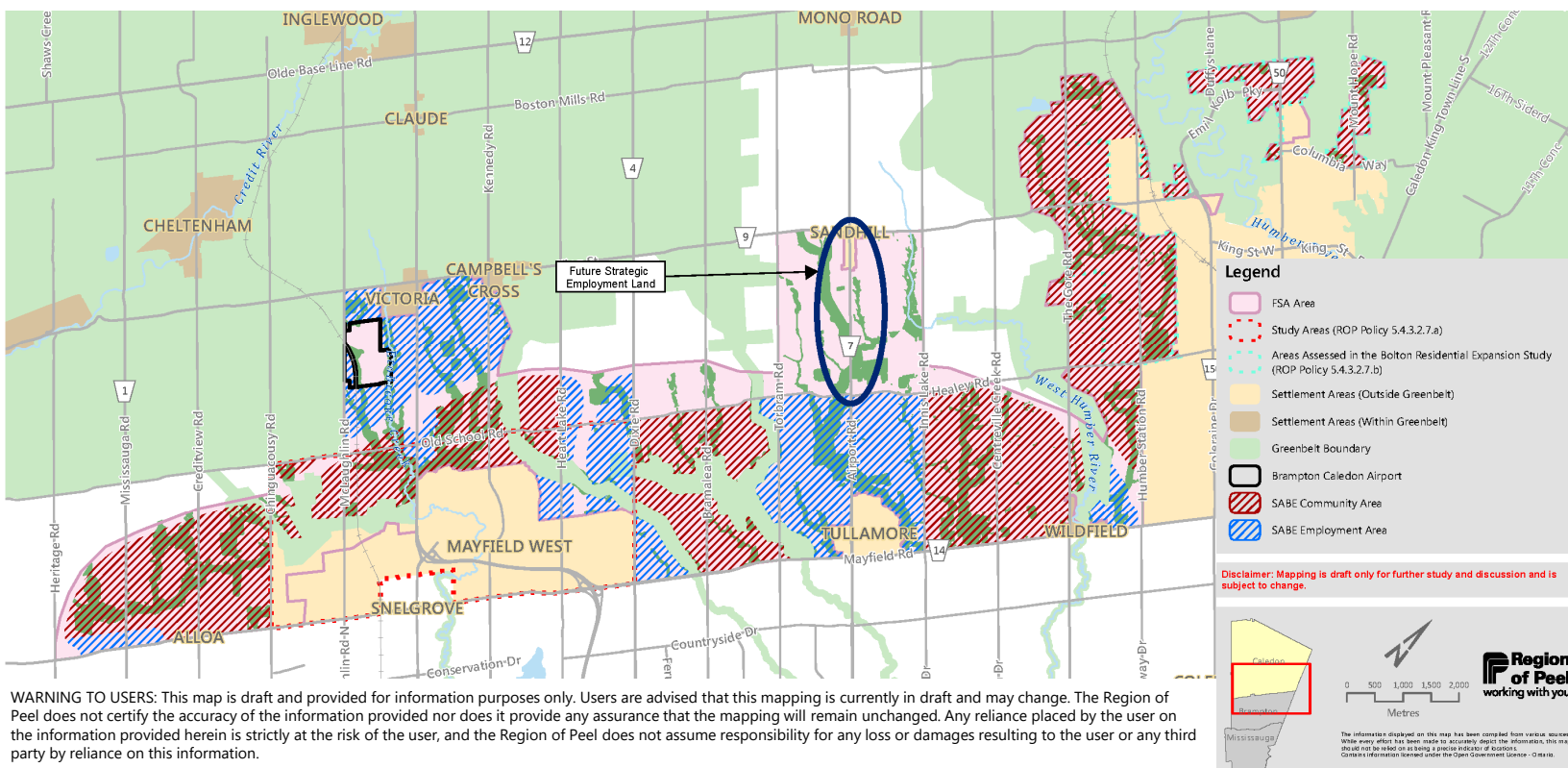
Note: Represents costs beyond those included in Infrastructure Master Plans to 2041

\*Infrastructure Costs for Water and Wastewater in Scenario 5 are similar to Scenario 1

# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)

Staff Recommended Draft SABE for Statutory Consultation



**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.

# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)

### Agriculture and Natural Heritage System Planning in the SABE



- An Agricultural Impact Assessment (AIA) and Scoped Subwatershed Study (Scoped SWS) specifically address planning requirements for agriculture and natural heritage system planning
- The technical studies ensure that:
  - SABE Study is informed by watershed planning
  - Negative impacts on watershed conditions have been avoided, minimized and mitigated
  - Natural heritage and water resource systems are identified
  - Alternative locations for settlement expansion have been evaluated based on avoiding, minimizing and mitigating impacts on the Agricultural System, including consideration of alternatives that:
    - avoid prime agricultural areas;
    - consider lower priority agricultural lands when avoidance is not possible; and
    - compliance with Minimum Distance Setbacks (MDS) for livestock.

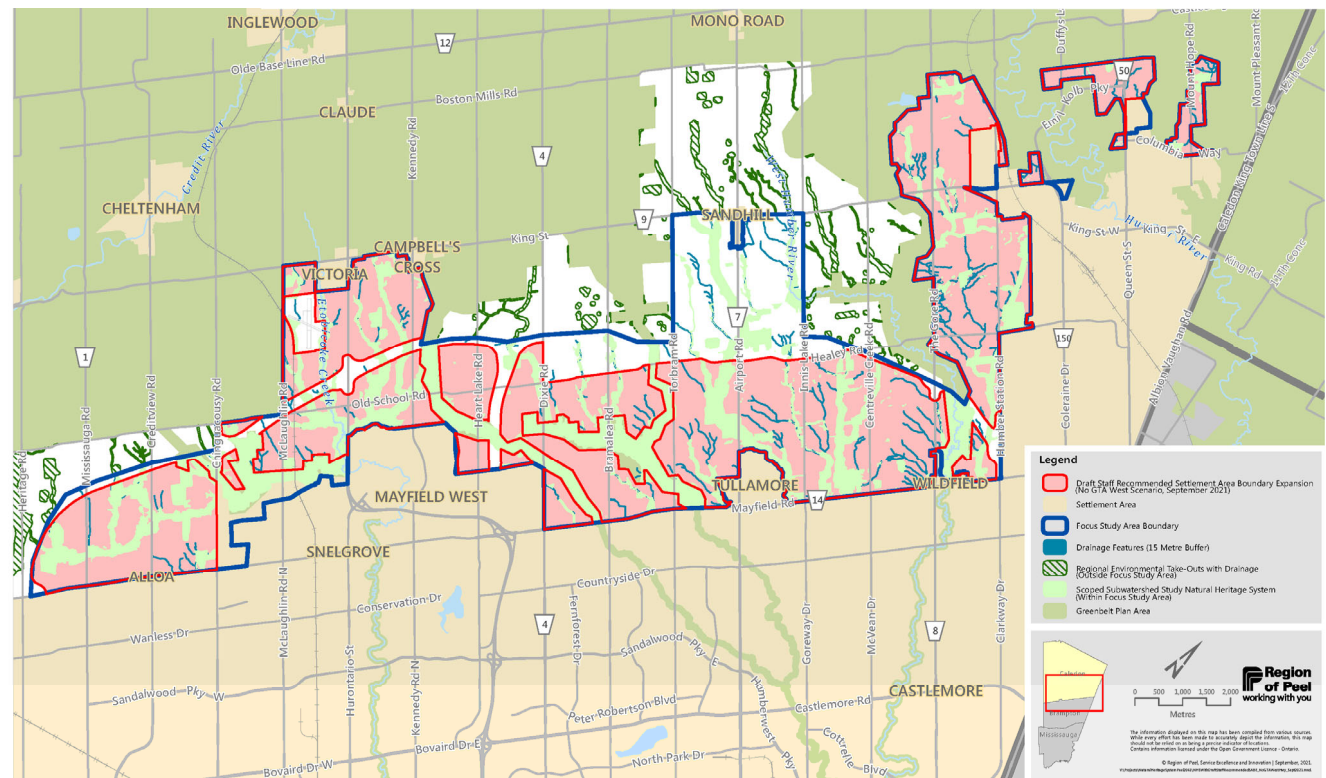
# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)

### Natural Heritage System (NHS) Identification



- Preliminary NHS identified with linkages and targets for enhancement
- No net loss of key features recommended
- Requires refinement and implementation through detailed subwatershed studies at local level
- Provides basis for identifying “take outs” for the SABE and sufficient lands for growth and natural heritage planning and protection



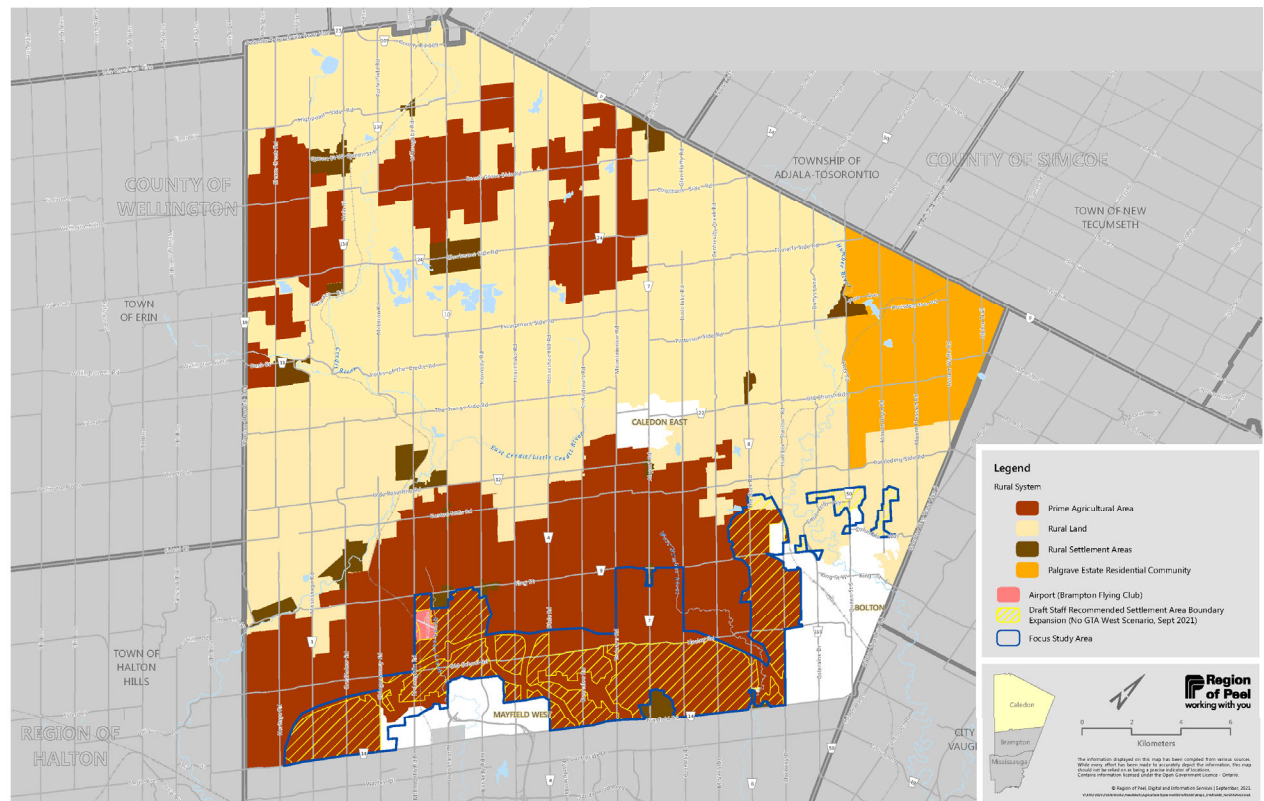
# Key Policy Changes

## Settlement Area Boundary Expansion (SABE)

Agricultural System (includes Prime Agricultural Areas and Rural Lands) Identification

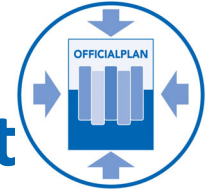


- Key recommendations of the SABE Study and AIA considered:
  - minimizing loss of prime agricultural areas
  - providing logical extensions of existing settlement areas
  - avoiding extending settlement area boundaries that further fragment remaining agricultural land base
  - avoiding higher priority lands in prime agricultural areas where possible
  - retaining contiguous land base for agriculture outside SABE

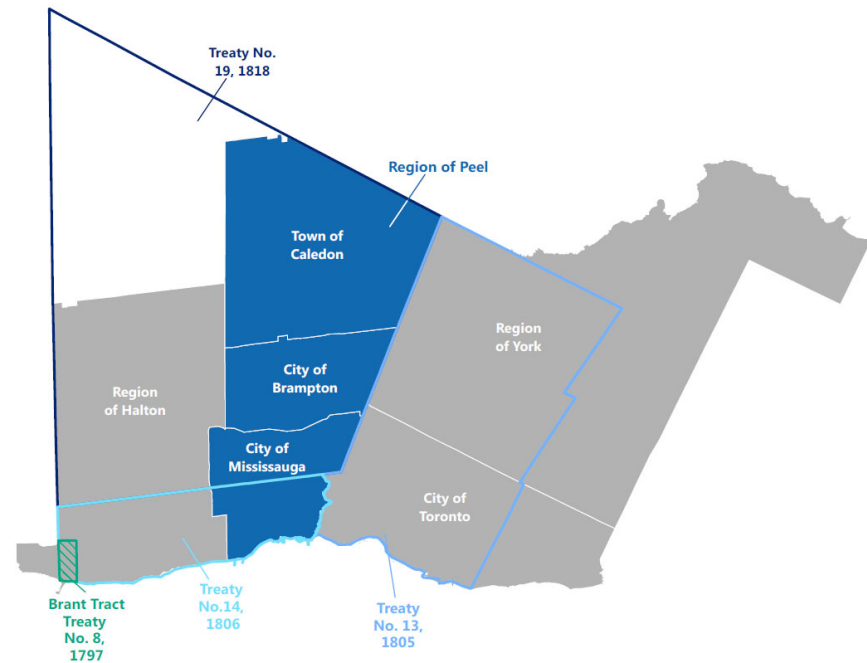


# Key Policy Changes

## Cultural Heritage and Indigenous Engagement

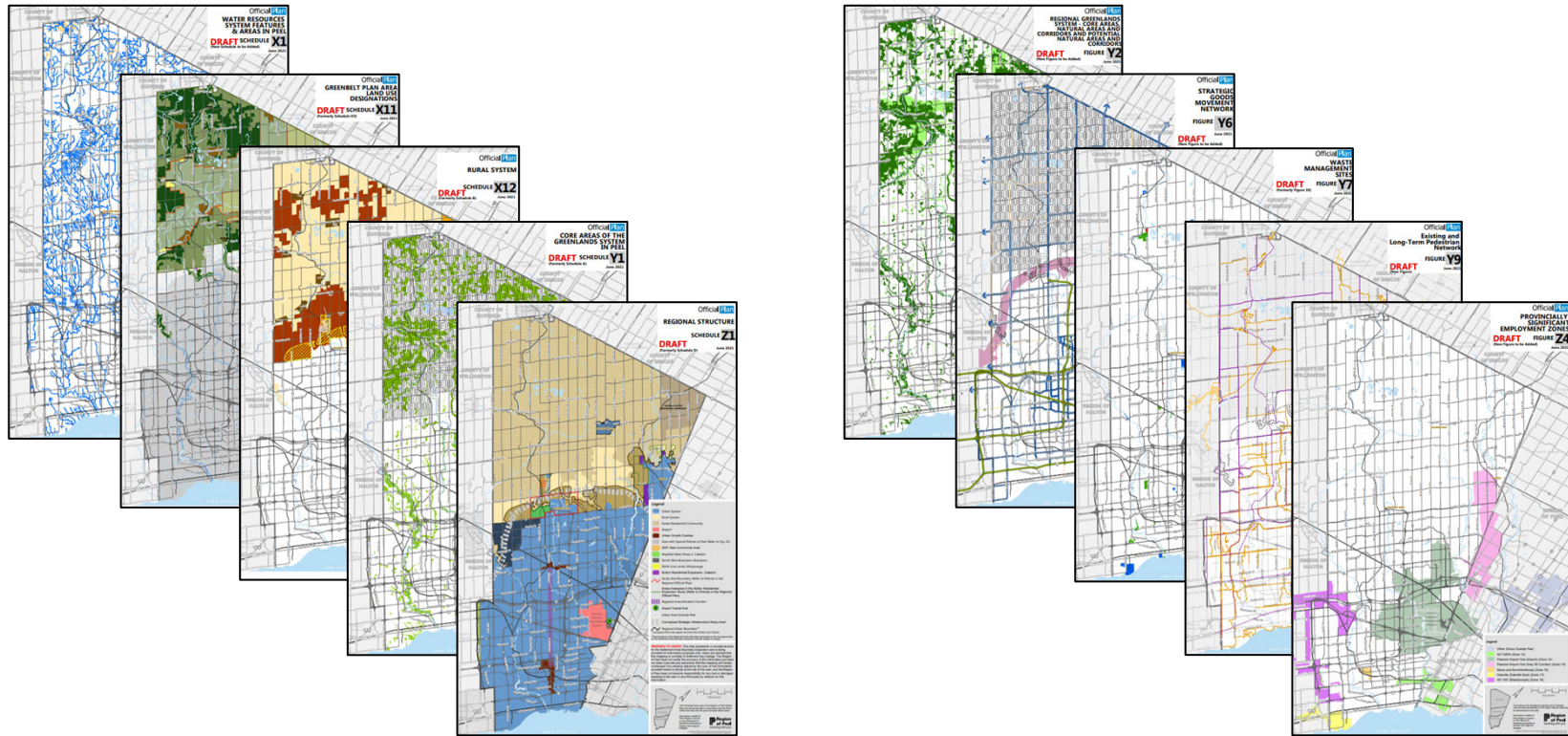


- Update cultural heritage policies in the Regional Official Plan
- Improve linkages in policies between cultural heritage and Indigenous engagement
- Help support a sense of place, community character, and Peel's environmental sustainability goals
- Improve recognition of Indigenous communities in the Regional Official Plan



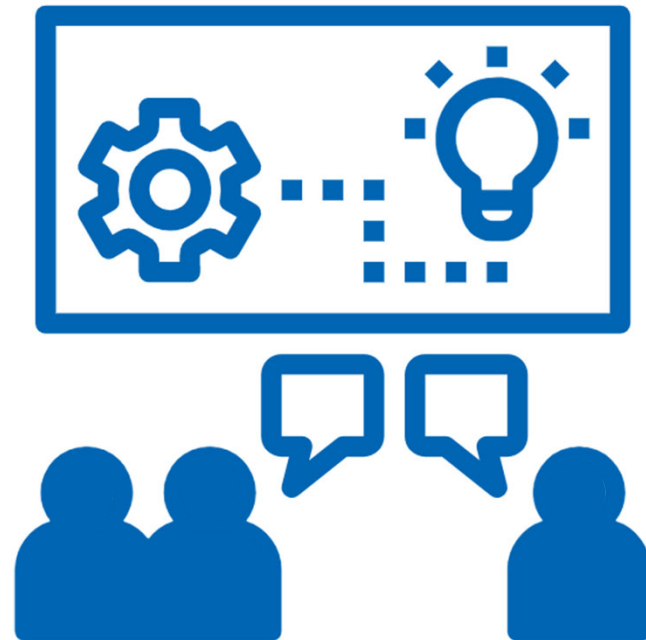


# New and Updated Schedules and Figures



# Workshop Objectives

- Provide additional details on new Peel 2051 deliverables (Land Needs Assessment, SABE mapping etc.)
- Provide an opportunity for Council to ask questions on the draft ROPA in advance of the statutory consultation and the ROPA being brought before Council requesting adoption



## Next Steps

- **October 21, 2021** Council Workshop
- **Week of October 25, 2021** Open Houses
- **November 4, 2021** Public Meeting
- **Winter 2022** Final Peel 2051 MCR ROPA Adoption
- **July 1, 2022** Provincial Conformity