

DATE: February 15, 2017

REPORT TITLE: **PEEL 2041 REGIONAL OFFICIAL PLAN REVIEW – ROPA 27 ADOPTION - HEALTH AND THE BUILT ENVIRONMENT, AGE-FRIENDLY PLANNING, AND TECHNICAL AND ADMINISTRATIVE UPDATES**

FROM: Lorraine Graham-Watson, Commissioner of Corporate Services  
 Nancy Polsinelli, Commissioner of Health Services  
 Eileen de Villa, MD MBA MHSc CCFP FRCPC, Medical Officer of Health

## RECOMMENDATION

Whereas the Regional Official Plan, as revised by Regional Official Plan Amendment (ROPA) 27 and as it pertains to ROPA 27, meets the requirements of Section 26(1)(a), (b) and (c) of the *Planning Act*;

Therefore be it resolved, that the ROPA 27, attached as Appendix I to the report of the Commissioner of Corporate Services, Commissioner of Health Services and the Medical Officer of Health titled “Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates”, be adopted in accordance with section 17(22) of the *Planning Act*;

And further, that a copy of the by-law to amend the Regional Official Plan be presented for enactment;

And further, that the Healthy Development Framework as defined in the Peel Healthy Development Assessment User Guide, be approved;

And further, that notice of decision of Council’s adoption of ROPA 27 be given in accordance with section 17(23) of the *Planning Act*;

And further, that a copy of the subject report be provided to the Town of Caledon, and Cities of Brampton and Mississauga;

And further, that a copy of the subject report and supporting materials be provided to the Ontario Ministry of Municipal Affairs for review and approval, in accordance with section 17(31) and 26(6) of the *Planning Act*.

## REPORT HIGHLIGHTS

- This report recommends that Regional Council adopt Regional Official Plan Amendment (ROPA) 27, attached as Appendix I.
- ROPA 27 is part of the Peel 2041 Regional Official Plan Review and addresses policies

## 6.5-2

### Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

related to health and the built environment, age-friendly planning, and technical and administrative updates.

- The health and the built environment focus area proposed policies will strengthen Official Plan policies requiring that health assessments are part of the development application process, and that municipal councils are informed of the outcomes of the health assessment to support the creation of healthy communities.
- The age-friendly planning focus area proposes new policies in the areas of aging within the community, universal accessibility in the built environment including public service facilities, and creating better environments for active aging.
- Regional staff will work with local municipal staff to assess the built environment and supporting services in neighbourhoods with a concentration of seniors to support the implementation of universal accessible design principles and opportunities to better support Peel residents.
- Regional staff has consulted with stakeholders including the local municipalities, provincial staff, development industry, aboriginal groups, and the general public.
- One statutory open house was held in each local municipality and a statutory public meeting was held on October 13, 2016.
- All comments received have been reviewed and considered in preparing ROPA 27
- ROPA 27 and all other ROPAs adopted by Regional Council that are part of the Peel 2041 Regional Official Plan Review are subject to Provincial review and approval in accordance with section 26(6) of the *Planning Act*.

## DISCUSSION

### 1. Background

This report provides a recommendation to Regional Council to adopt Regional Official Plan Amendment (ROPA) 27 to add and revise policies related to health and the built environment, age-friendly planning, and technical and administrative updates in the Regional Official Plan (Official Plan) (attached as Appendix I). Regional Council is also requested to approve the Healthy Development Framework as defined in the Peel Healthy Development Assessment User Guide.

ROPA 27 is the first amendment from the Peel 2041 Regional Official Plan Review (Peel 2041). Health and the built environment and age-friendly planning are two of the ten focus areas of Peel 2041. Additional policies related to technical and administrative updates arising from the research and consultation undertaken are also included in ROPA 27.

### 2. Peel 2041 Regional Official Plan Review

The Official Plan is required to be reviewed at least every five years to conform to Provincial plans, legislation, and policies, and to address emerging planning issues affecting the Region, while ensuring the goals of the Official Plan are met. Regional Council held a special meeting of Council on May 23, 2013 in accordance with the *Planning Act* to initiate Peel 2041. Peel 2041 addresses current Regional planning issues and a number of legislative and policy initiatives that have been introduced by the Province (e.g. Amendment 2 to the Growth Plan forecasts, 2014 Provincial Policy Statement).

### 6.5-3

## Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

Peel 2041 will also address Bill 7 *Promoting Affordable Housing Act*, 2016 and the current coordinated review of Provincial land use plans – Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Niagara Escarpment Plan, and Oak Ridges Moraine Plan. These updated Provincial land use plans are currently in draft form and once the plans are finalized, staff will address the changes in subsequent ROPAs of Peel 2041 in 2017 and 2018.

Peel 2041 identifies focus areas through which the Official Plan is being reviewed to ensure conformity with provincial initiatives and progress on planning matters. In accordance with section 26(6) of the *Planning Act*, the Province is the approval authority for all Regional Official Plan Amendments (ROPA) which are adopted by Council as part of Peel 2041.



### 3. Implementing Regional and Provincial Initiatives

Healthy and age-friendly built environments contribute to active and healthy communities. An integrated approach to address healthy community planning helps advance the implementation of the Term of Council Priority (ToCP) - Promote Healthy and Age-Friendly. Built Environments and twenty year outcomes in the Strategic Plan where we live in a community 1) that promotes mobility, walkability and various modes of transportation and 2) and where the built environment promotes healthy living.

## 6.5-4

### Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

The 2014 Provincial Policy Statement (PPS) includes updated policies to support active and healthy communities by building on existing policies promoting public spaces. The PPS policies in Section 1.5 Public Spaces, Recreation, Parks, Trails and Open Space promote healthy and active communities by planning public streets, spaces and facilities to facilitate active transportation and community connectivity. Further additions to the PPS include planning and providing for equitable distribution of publicly-accessible built and natural settings for trails and linkages.

The *Smart Growth for Our Communities Act*, 2015 (Bill 73) adds language to the *Planning Act* on promoting built-form as a matter of Provincial interest, which municipalities shall have regard to when implementing the *Planning Act*. ROPA 27 helps implement these Provincial initiatives while advancing Regional planning and health interests to achieve the following desired outcomes by working with the local municipalities, development industry, community groups, and other stakeholders to:

- Ensure health impacts are considered and prioritized in new development.
- Support the creation of walkable communities close to amenities, green spaces, programs and services.
- Support more healthy, complete communities where residents can live, work, play, and age in place.

#### 4. Health and the Built Environment

The health and the built environment focus area of Peel 2041 aims to increase and strengthen the application of health-based criteria into the land-use planning process across the Region of Peel. Specifically, ROPA 27 proposes policies that aim to:

- Require Regional and municipal planners to be consistent and integrate the Healthy Development Framework (HDF) evidence-based elements and standards into relevant planning policies and documents.
- Require new development applicants to complete a health assessment as part of the development application process and that the results be reported to local council.
- Require health assessments for new Regionally or municipally owned and operated public facility project applications.

To operationalize these policies, the Healthy Development Assessment (HDA) has been developed. The HDA is a user-friendly tool for assessing the health impacts of land-use development proposals through consistent, quantitative standards. The HDA measures the health promoting potential of a planning or development proposal by producing a score to communicate the achievement of design standards that are essential to building healthy and complete communities. Design standards are organized according to the following built environment attributes that are linked to health outcomes:

- Density
- Service Proximity
- Land-Use Mix
- Street Connectivity
- Streetscape Characteristics

## 6.5-5

### Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

- Efficient Parking

Each element is further refined into quantifiable measures that are statistically associated with specific physical activity outcomes.

Regional staff has collaborated with the local municipal staff to integrate the elements and standards of the HDA into existing and forthcoming tools for each unique local context. This includes:

- City of Brampton through the Sustainable Community Development Guidelines.
- City of Mississauga is expected to implement the Healthy by Design Tool in 2017.
- Town of Caledon is using the HDA in its current form.

This collection of evolving health assessment tools makes up the Healthy Development Framework (HDF), which includes the HDA and the local municipal assessment tools that address their specific development contexts. The HDF integrates Regional and municipal implementation strategies to reduce duplication and maximize opportunities for healthy development. All tools contain the interconnected elements of the built environment that are linked to health outcomes. The HDF is defined in the Peel HDA User Guide which can be found at [peelregion.ca/health/resources/healthbydesign/pdf/HDA-User-Guide-Jun3-2016.pdf](http://peelregion.ca/health/resources/healthbydesign/pdf/HDA-User-Guide-Jun3-2016.pdf) or in Appendix II which contains an excerpt from the Peel HDA User Guide. In addition to recommending Regional Council adopt ROPA 27, this report will recommend approving the HDF to support the implementation of the proposed health and the built environment policies.

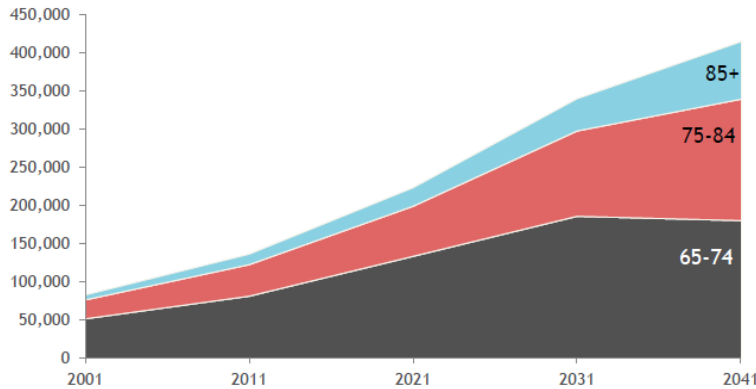
## 5. Age-Friendly Planning

Peel is experiencing a steadily increasing seniors population as the 'baby boomer' cohort ages. The following are future trends related to the senior's population in Peel:

## 6.5-6

### Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

#### Aging Population in Peel



- Population over 65 is estimated to increase by 200% by 2041
- More than 415,000 people: 1 in 5 will be seniors
- A growing proportion of our population will likely require some support in daily living
- If current trends continue to 2035, if Peel was a village of 100, there would be 20 seniors

Source: Statistics Canada 2001 & 2011 Census, Hemson Consultants (Amendment 2 Forecasts)

To respond to this changing demographic trend, the Region of Peel is recognizing the need to plan, prepare and adapt its Regional programs and services. The Peel Aging Population Steering Committee prepared 26 recommendations in 2014 on how the Region of Peel can continue to support its aging population. One of the recommendations was to incorporate age-friendly planning policies in the Official Plan. Peel 2041 also presents an opportunity for the Region and local municipalities to: respond to senior level governmental initiatives including the Province's "Action Plan for Seniors", address the needs of an increasing seniors population in our communities, and build on the existing policy framework by adding new policies to the Official Plan to support the establishment of age-friendly communities.

A discussion paper "Planning for an Aging Population" was released in July 2016 that identifies strengths and opportunities to advance the development of age-friendly communities through the Official Plan. The discussion paper can be found at [peelregion.ca/planning/officialplan/pdfs/age-friendly-discussion-paper.pdf](http://peelregion.ca/planning/officialplan/pdfs/age-friendly-discussion-paper.pdf).

Opportunities have been identified to specifically support seniors to age in their communities. Universal accessibility design in the built form including public services facilities should be encouraged to create a safe, barrier-free and more inclusive environment. This will further support the HDF by requiring the local municipalities to implement this tool to support active and healthy aging in Peel. Another opportunity is to assess the built environment including public services facilities in existing neighborhoods where there is a preponderance of seniors to support the implementation of universal accessible design principles. Regional staff will work with local municipal staff to assess the built environment. These policy directions are proposed as part of ROPA 27.

## **6.5-7**

# Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

## **6. Technical and Administrative Updates**

Administrative changes to the Official Plan are to improve and clarify the understanding of existing policies. Key technical and administrative updates proposed through ROPA 27 include:

- A policy is proposed to permit administrative updates and to correct minor errors through the preparation of an Official Plan office consolidation without a formal ROPA provided that the purpose, effect, meaning and substance of the plan are not affected. This is similar to the approach of other municipal official plans.
- Further revisions are proposed to reflect current terminology such as the term Long Term Waste Resource Management Strategy has changed to Waste Reduction and Resource Recovery Strategy.

The list of Regional services in Chapter 6: Regional Services of the Official Plan was intended to be updated through ROPA 27 to reflect changing responsibilities and terminology but is deferred and will be updated at a later date once the Region's list of services are refined and validated to support the implementation of the 2015-2035 Strategic Plan and Term of Council Priorities.

## **7. Communication, Consultation, and Engagement**

Communication, consultation and engagement have played an important role in the overall Peel 2041 process and specifically ROPA 27. Regional staff consulted with stakeholders (including local municipalities, the Province, development industry, municipal older adults/seniors committees) and the general public through a website, newsletters, stakeholder meetings, community events, open houses, and a public meeting.

The 2014 PPS provides direction for municipalities to consult with Aboriginal communities on planning matters that may affect their rights and interests. Aboriginal groups have been consulted through individual letters to update them on Peel 2041 and circulated draft ROPA 27 for comment. Staff met with the Mississauga's of the New Credit First Nation to provide an overview of Peel 2041 and draft ROPA 27 on December 13, 2016.

In addition, Regional staff has had consultations with Provincial staff through regular meetings. Staff also frequently met with local municipal staff through the Planning Technical Advisory Committee (TAC). TAC has provided opportunities for feedback on the draft ROPA 27 policies and led to refinements in policy.

On July 7, 2016 Regional Council endorsed a report on draft ROPA 27 which directed Regional staff to undertake statutory public consultations including a public meeting and open houses. The open houses were held on September 19, 2016 at the Town of Caledon, September 21, 2016 at the City of Mississauga, and September 26, 2016 at the City of Brampton. A public meeting was held on October 13, 2016 to receive oral and written submissions on draft ROPA 27. Minutes of the public meeting are located in Appendix III.

Regional staff also met with the Peel Chapter of the Building Industry and Land Development (BILD) Association on September 15, 2016 and the Peel Building Industry and

## **6.5-8**

### Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

Land Development Team (BLT) on September 26, 2016 to review draft ROPA 27 and how implementation of policies would occur.

Additional consultation was held on draft ROPA 27 and Peel 2041 at local community events, including farmers markets on September 17, 2016 at the Downtown Brampton Farmers Market, October 1, 2016 at the Bolton Farmers Market, and October 16, 2016 at the Mississauga Lions Farmers Market. These were opportunities to engage with the community to inform them and obtain feedback on draft ROPA 27 and Peel 2041.

#### **8. Comments Received on Draft ROPA 27**

A total of thirty five comments were received; eleven written submissions during the statutory public consultation period and two oral comments at the public meeting. Appendix IV of this report contains a brief summary of the comments and Regional staff responses and Appendix V has all the comments received and Regional staff responses. The following are key comments received:

- Ministry of Municipal Affairs (MMA) and partner ministries commend the work on ROPA 27 in linking health and the built environment and suggest adding direction to Section 7.4.2.5 as to when the local municipalities require development proposals to address the results of the health assessment.
- Town of Caledon staff agrees with the policy direction of ROPA 27 and cautions that lack of transit may lead to weaker health assessment scores for applications. Outside of public transit, the HDA will still contribute to the development of healthy, complete communities.
- City of Brampton staff supports ROPA 27 as the City's Sustainable Community Development Guidelines (SCDGs) is one of the three tools that comprise the Region's Healthy Development Framework. The City's Official Plan will be updated by adding policies that require the completion of the SCDGs as part of a health assessment and by adding age-friendly planning policies.
- City of Mississauga staff provided comments prior to the release of draft ROPA 27 for statutory public consultation. City of Mississauga supports the application of a health assessment to city initiated planning studies and private applications.
- The Building Industry and Land Development (BILD) Association agrees with the intent of the HDA. BILD has requested additional language in ROPA 27 on how often the HDA and HDF will be updated, how they will be monitored and an opportunity for BILD members to participate and provide input.
- BILD noted that the policies being reviewed in Peel 2041 should be prepared, reviewed, and adopted together to understand the interplay between policies.

#### **9. Staff-Recommended ROPA 27**

Staff-recommended ROPA 27 is attached as Appendix I. The following summarizes the main changes identified by Regional staff in response to comments received on the draft ROPA 27 that was circulated for statutory public consultation:

- To address a resident's comment about the lack of appropriate housing accommodation for Caledon seniors, the proposed Age-Friendly Planning new Section 6.3.2.5 is added which encourages increasing the supply of affordable,



## 6.5-9

### Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

- accessible, adequate and appropriate housing of all types, sizes, densities and tenures to support seniors to age within their community.
- Regional staff deleted the existing definitions of Health Assessment and Health Background Study Framework (HBSF) because health assessments are prepared in accordance with the HDF which is proposed to be included in the glossary. The HBSF has been further refined into the HDA which is a more user-friendly tool.
  - Regional staff also revised the definition of the HDF to be consistent with the definition from the Peel HDA User Guide.
  - The following Sections are revised, based on the Province’s suggestions:
    - Sections 7.3.6.2.2, 7.4.2.5, 7.4.2.6, and 7.4.2.7 are revised to clarify, a health assessment/s “in accordance with” the HDF rather than “as defined by” to provide flexibility in undertaking a health assessment as it evolves over time.
    - The introductory paragraph 7.4 Healthy Communities and the Built Environment now references Official Plan Section 5.9.5 The Inter and Intra-Regional Transit, 5.9.10 Active Transportation, and all other relevant policies to support pedestrian, cycling, and transit supportive infrastructure.
    - The introductory Section 7.4 Healthy Communities and the Built Environment and 6.3 Age-Friendly Planning are amended to include a general statement about Provincial guidelines and other documents to support the planning of healthy and age-friendly communities.
    - Section 7.4.2.5 is strengthened by noting the local municipalities “should” rather than “may” require proposals to address the results of a health assessment and clarify an additional outcome of “working towards achieving minimum requirements”.
    - Section 7.4.2.8 adds an additional outcome of “provide access to transit services where such services exist or are planned” when assessing the community health and well-being of developed areas to inform development, policies, strategies, and/or studies to support language in introductory paragraph 7.4 Healthy Communities and the Built Environment related to transit supportive infrastructure.
  - To address BILD’s comments, introductory Section 7.4 Healthy Communities and the Built Environment now identifies engaging development stakeholders to participate and provide input when health assessments are incorporated into the development and review process.

ROPA 27, as amended, represents good planning for the Region of Peel. The Official Plan, as revised by ROPA 27 and as it pertains to the substance of ROPA 27, meets the requirements of clauses 26(1) (a), (b), and (c) of the *Planning Act*. Specifically, ROPA 27 is consistent with Provincial Policy Statement section 1.5.1a) with respect to active and healthy communities and has regard to the matter of Provincial interest on promoting built-form as outlined in section 2 of the *Planning Act* by introducing Official Plan policies that integrate the Healthy Development Framework (HDF) evidence-based elements and standards into relevant planning policies and documents, requiring a health assessment as part of the development application process, and encouraging the use of universal accessibility design in the built environment to support active transportation and community connectivity. ROPA 27 also advances regional planning and health interests to ensure that health impacts are considered and prioritized in new development; to support for walkable communities that are

## **6.5-10**

### Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

close to amenities, green spaces, programs, and services; and to support creation of complete communities where residents can live, work, play, and age in one place.

#### **10. Implementation of ROPA 27**

Achieving the desired outcomes from staff recommended ROPA 27 will involve collaboration with stakeholders, including the local municipalities, development industry and community groups. To identify gaps with respect to environments that can be used by people of all ages, sizes, and abilities; and opportunities to better support Peel residents; Regional staff recommends working with the local municipalities to assess supporting services and the built environment in neighbourhoods where there is a predominance of seniors.

#### **11. Next Steps**

Upon adoption of ROPA 27 by Regional Council, notice of adoption of the amendment will be sent to all those who requested such notice, in accordance with the *Planning Act* and persons and bodies prescribed to receive notice under the *Planning Act* and *Ontario Regulation 543/06*.

ROPA 27 will be submitted to the Ministry of Municipal Affairs for Provincial review and approval, under section 26(6) of the *Planning Act*. If there are no appeals to the OMB, the amendment will come into effect and will be incorporated into the Official Plan.

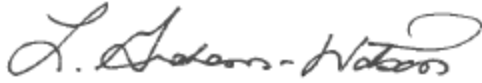
#### **CONCLUSION**

Regional staff has completed research and policy development for ROPA 27 through stakeholder consultation including a stakeholder workshop, stakeholder meetings, community events, three open houses, and a public meeting. Comments received on draft ROPA 27 during statutory public consultation were considered and revisions were made to draft ROPA 27.

**6.5-11**

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

Regional staff recommends that ROPA 27 be adopted by Regional Council to support the creation of walkable communities close to amenities, green spaces, programs and services and more healthy, complete communities where residents can live, work, play, and age in place.



Lorraine Graham-Watson, Commissioner of Corporate Services



Nancy Polsinelli, Commissioner of Health Services



Eileen de Villa, MD MBA MHSc CCFP FRCPC  
Medical Officer of Health

**Approved for Submission:**



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Stephen VanOfwegen for D. Szwarc, Chief Administrative Officer

**APPENDICES**

- Appendix I – ROPA 27
- Appendix II – Healthy Development Framework
- Appendix III – Public Meeting Minutes, October 13, 2016
- Appendix IV – Summary of Comments Received and Responses
- Appendix V – Detailed Analysis of Comments Received and Responses

*For further information regarding this report, please contact Arvin Prasad, Director, Integrated Planning Division, Extension 4251, [arvin.prasad@peelregion.ca](mailto:arvin.prasad@peelregion.ca).*

*Authored By: John Yeh*

REGION OF PEEL

REGIONAL OFFICIAL PLAN

REGIONAL OFFICIAL PLAN AMENDMENT  
NUMBER 27

HEALTH AND THE BUILT ENVIRONMENT, AGE-FRIENDLY  
PLANNING, AND TECHNICAL AND ADMINISTRATIVE  
UPDATES POLICIES

THE CONSTITUTIONAL STATEMENT

Part A, THE PREAMBLE, does not constitute part of this Amendment

Part B, THE AMENDMENT, consisting of amendment to the Text of the Region of Peel, constitutes Amendment Number 27 to the Region of Peel Official Plan.

## **PART A – THE PREAMBLE**

### 1. Purpose of the Amendment

To revise and add policies in the Regional Official Plan (Official Plan) for the purposes of conformity to Provincial initiatives and progress on planning issues affecting the Region such as health and the built environment, age-friendly planning, and technical and administrative updates.

### 2. Location

This Amendment applies throughout the Regional Municipality of Peel.

### 3. Basis

#### **Regional Official Plan**

The Official Plan was initially adopted by Council on July 11, 1996 and approved with modifications by the Minister of Municipal Affairs and Housing on October 22, 1996. The Official Plan was subsequently reviewed through the Regional Official Plan Strategic Update (ROPSU) process that was initiated in 2002, as a scoped review of the Official Plan. This scoped review included three major amendments to the Official Plan related to regional forecasts and structure – Regional Official Plan Amendment (ROPA) 8 (updated population and employment forecasts reflecting the 2001 Census), ROPA 15 (North West Brampton urban boundary expansion), and ROPA Amendment 17 (established the 2021 Mayfield West Rural Service Centre Boundary). The next major updates were introduced to the Official Plan through the Peel Regional Official Plan Review (PROPR) that consisted of six amendments including ROPA: 21A, 21B, 22, 23, 24 and 25. The PROPR process brought the Official Plan into conformity with relevant legislation, plans and policies including the Provincial Policy Statement, 2005 (PPS), the Greenbelt Plan (2005) and the Growth Plan for the Greater Golden Horseshoe, 2006 (Growth Plan). Finally, ROPA 26 introduced policies that were supplemental to those established by the PROPR process. The 1996 Official Plan, as amended by the above-noted amendments, constitutes the current version of the Official Plan pertaining to growth management and regional forecasts.

#### **Peel 2041 Regional Official Plan Review and ROPA 27**

In accordance with the endorsed work program, the Peel 2041 Regional Official Plan Review (Peel 2041) is being completed through several policy review projects that will result in ROPAs. These amendments will bring the Official Plan into conformity with provisions of Amendment 2 to the Growth Plan, the Provincial Policy Statement (PPS) 2014, *Affordable Housing Act*, 2011 (Bill 140), *Smart Growth for Our Communities Act*, 2015 (Bill 73), and other Provincial policy initiatives.

Peel 2041 will also address Bill 7 *Promoting Affordable Housing Act*, 2016 the current coordinated review of Provincial land use plans – Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, Niagara Escarpment Plan, and Oak Ridges Moraine Plan. These updated Provincial land use plans are currently in draft form and once the plans are finalized, staff will address the changes in subsequent ROPAs of Peel 2041 in 2017 and 2018.

ROPA 27 is the first amendment of Peel 2041.

Healthy and age-friendly built environments contribute to active and healthy communities. An integrated approach to address these issues helps advance the implementation of the Term of Council Priority (ToCP) - Promote Healthy and Age-Friendly Built Environments and longer twenty year outcomes in the Strategic Plan where we live in a community 1) that promotes mobility, walkability and various modes of transportation and 2) and where the built environment promotes healthy living.

ROPA 27 introduces new and updated policy areas such as health and the built environment, age-friendly planning, and technical and administrative updates. The built environment and age-friendly communities are elements that contribute to active and healthy communities. The Region has a prominent role in advancing these elements that have inter-relationships that inform each other's plans and actions. An integrated approach to address these issues is needed to inform the implementation of the ToCP - Promote Healthy and Age-Friendly Built Environments. The PPS 2014 includes updated policies to support active and healthy communities by building on existing policies on public spaces to include community connectivity and providing for trails and linkages. Also, *Smart Growth for Our Communities Act*, 2015 (Bill 73) adds language to the *Planning Act* on promoting built-form as a matter of Provincial interest for municipalities to have regard to. Proposed ROPA 27 helps implement these planning goals and objectives while advancing Regional planning interests.

Through the policy review projects, revisions to the Plan's text are being proposed to ensure that the Official Plan is up-to-date, conforms to provincial policy requirements and addresses the Strategic Plan and Term of Council Priorities.

### **Health and the Built Environment**

Regional Council has identified several Strategic Objectives from the Strategic Plan for the built environment that promotes healthy living and walkability. To support the Region's efforts in promoting healthy living and walkability the PPS 2014 includes new policies in section 1.5 Public Spaces, Recreation, Parks, Trails and Open Space to promote healthy and active communities by planning public streets, spaces and facilities to facilitate active transportation and community connectivity. Further additions to the PPS 2014 include planning and providing for equitable distribution of publicly-accessible built and natural settings for trails and linkages. The *Smart Growth for Our Communities Act*, 2015 (Bill 73) adds language to the *Planning Act* on promoting built-form as a matter of Provincial interest. The built-form is to be well-designed, encourages a sense of place, and provides for public places that are of high quality, safe, accessible, attractive and vibrant. The draft policies on health and the built environment aim to increase the application of health-based criteria into the land-use planning process across the Region.

To achieve this objective, the principles of the policies approved through ROPA 24 and 25 have been expanded upon and strengthened through ROPA 27. ROPA 24 and 25 introduced the need for health assessment tools and raised awareness of health impacts linked to the built environment. The policies in ROPA 27 will enable the Healthy Development Framework to be implemented at the Regional level and with the local municipalities by requiring a health assessment to be completed as part of a complete application for planning and development proposals. In addition, the Region and local

municipalities will have to conduct a health assessment on Regional or municipal buildings, public squares and open space projects. The proposed policies will ensure municipal councils are informed of the health impact of development and support the ongoing monitoring and evaluation of the health impacts of development at the Regional and municipal levels.

The Healthy Development Framework which is contained in the Healthy Development Assessment User Guide will be brought forward to be requested for approval by Regional Council at the same time as when ROPA 27 is recommended for adoption.

The policies enable the creation of healthier communities through improving the built environment by optimizing the health promoting potential, namely through active transportation.

### **Age-friendly Planning**

Seniors (individuals aged 65 and older), are the fastest growing age group in Peel and across Canada. The strongest impact of this change will be experienced over the next several decades, as the 'baby boomer' population ages. Issues such as aging within the same community, establishing complete/walkable communities, and accessibility are important to meeting the needs of seniors. The Term of Council Priority on promoting healthy and age-friendly built environments is supported by Peel 2041 and will introduce policies that support the establishment of age-friendly communities.

Peel 2041 presents an opportunity for the Region to respond to: Peel's Aging Population Steering Committee's recommendation in 2014 to incorporate age-friendly planning policies in the Official Plan, senior level governmental initiatives including the Province's "Action Plan for Seniors", address the needs of an increasing seniors population in our communities, and build on the existing policy framework.

The Age-friendly Planning discussion paper has identified strengths and opportunities to advance the development of age-friendly communities and is proposed as part of ROPA 27. The discussion paper has identified opportunities for the local municipalities to develop official plan policies to support seniors to age in place. Universal accessibility design in the built form can be encouraged to create a safe, barrier-free and more inclusive environment. The Healthy Development Framework is required to be implemented by the local municipalities to ensure active and healthy aging in Peel. Also, there should be an assessment of the built environment in neighborhoods to support universal accessibility.

### **Technical and Administrative Updates**

In order to improve clarity, address errors, omissions, inconsistencies in the text and in the schedules and figures that are currently in effect, a policy will be implemented through ROPA 27 that does not affect the intent of existing policies.

Currently, an official plan amendment is required to address revisions such as italicizing certain references to reflect those defined in the Glossary; correcting references that have been incorrectly italicized; bolding or removing the bolding of titles; minor revisions to maintain consistency; and a number of typographical errors. Such proposed modifications do not in any way change the intent of any of the approved policies, schedules and figures in the Official Plan, and do not propose modifications to those amendments to the Official Plan that are before the Ontario Municipal Board.



The new policy will allow for such revisions to be made through the preparation of an office consolidation of the Plan without undertaking a formal official plan amendment process. This approach is similar to other municipal official plans and will improve clarity and accuracy of the Official Plan.

Other revisions consist of updates to the Official Plan reflecting current planning administration in Peel, and to improve and clarify the understanding of existing policies. For example, approving plans of subdivision, plans of condominium, and local official plan amendments that conform to the Regional Official Plan have been delegated to the local municipalities.

Further revisions include updating terminology in several policies areas. For example the term Long Term Waste Resource Management Strategy has changed to Waste Reduction and Resource Recovery Strategy in 2012 to reflect specifically how waste is to be managed.

**PART B – THE AMENDMENT**

All of the Amendment entitled PART B – THE AMENDMENT, consisting of the attached text constitutes Regional Official Plan Amendment 27 to the Region of Peel Official Plan.

**a. Amendments to Text – Health and the Built Environment**

1. Chapter 5, Regional Structure, section 5.4.3.2.8.1 is amended by deleting it and renumbering the existing sections 5.4.3.2.8.2 and 5.4.3.2.8.3:

~~“5.4.3.2.8.1 Healthy Communities and the Built Environment~~

~~The *Region of Peel* is committed to creating *healthy communities*. A *healthy community* includes, but is not limited to, pedestrian-friendly and transit-supportive *infrastructure* that enables and encourages physical activity through *active transportation*. *Active transportation* is greatly impacted by the following interconnected elements of the built environment: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics, and Parking. Standards for these elements are further defined in the *Health Background Study Framework*. In partnership, the Region and area municipalities will:~~

- ~~— Incorporate health considerations into the planning and *development* review processes through the integration of the *Health Background Study Framework* elements and subsequent *health assessments*.~~
- ~~— Develop and apply the *Health Background Study Framework* implementation plan to operationalize in the local context.~~
- ~~— Create built environments that facilitate physical activity and optimize the health promoting potential of communities.”~~

2. Glossary is amended by deleting the following:  
***Health Assessment:*** screening criteria to assess how development applications achieve healthy community design elements, as per the Health Background Study Framework.

***Health Background Study Framework*** - a tool for municipalities to integrate considerations of health impacts into the land use development approvals process.”

3. Chapter 7, Implementation, Section 7.3.6.2.2 is amended by replacing “public health impact studies” with “health assessment, in accordance with the *Healthy Development Framework*” and alphabetically organizing the list of studies and reports that may be required as part of a complete application.

“Require the following studies, reports and documents when determining if an application to amend the Regional Official Plan is complete:

- a completed Regional Official Plan Amendment application;
- the current application fee;
- a draft of the proposed amendment, including the proposed text and all proposed schedules;

## Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

- at least one pre-consultation meeting to determine the required studies, reports and documents; and
- other studies, reports and documents as required through the pre-consultation meeting or meetings.

The following list includes studies that may be required to evaluate an application to amend the Regional Official Plan:

- ...
- ~~public health impact studies~~ health assessment, in accordance with the *Healthy Development Framework*;
- ...

4. Chapter 7, Implementation, is amended by inserting the following new Section 7.4 entitled “Healthy Communities and the Built Environment” with the following preamble, objectives and policies; and renumbering the existing Section 7.4 Crime Prevention Through Environmental Design as 7.5, the existing Section 7.5 Emergency Measures as 7.6; the existing Section 7.6 Regional Planning Initiatives as 7.7; the existing Section 7.7 Regional Road Widening as 7.8; the existing Section 7.8 Regional Finances as 7.9 and the existing Section 7.9 Performance Measurement, Review and Updating as 7.10:

### **“7.4 Healthy Communities and the Built Environment**

The *Region of Peel* is committed to creating pedestrian, cyclist and transit supportive infrastructure, which are key components of a *healthy community*. This commitment is supported through this Plan including Section 5.9.5 The Inter and Intra-Regional Transit Network, 5.9.10 Active Transportation, and all other relevant policies. The outcomes of a *healthy community* are increased rates of *active transportation*, improved air quality and greater social connectivity. Resources to support the planning of *healthy communities* will include Provincial guidelines and other relevant documents.

*Healthy communities* are impacted by the following interconnected elements of the built environment: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics, and Efficient Parking. Health assessments take such elements into consideration when determining the health promoting potential of a *community*.

Health assessments will be incorporated into the *development* and review process. To achieve this, *the Region* will partner with area municipalities and engage development stakeholders to:

- Identify appropriate health assessment tools
- Operationalize the implementation of such tools, including relevance assessments
- Monitor, evaluate and report on assessment results

#### **7.4.1 Objective**

To create built environments that facilitate physical activity and optimize the health promoting potential of *communities*.

#### **7.4.2 Policies**

It is the policy of *Regional Council* to:

- 7.4.2.1 Approve the *Healthy Development Framework*, which supports the implementation of the policies in this plan, Section 7.4. This Framework contains the Region's Healthy Development Assessment tool and identifies health assessment tools that were developed by the area municipalities to address their specific development contexts; in consultation with *the Region*.
- 7.4.2.2 Direct the area municipalities to incorporate policies in their official plans that endorse and align with the *Healthy Development Framework*, in consultation with *the Region*.
- 7.4.2.3 Ensure *the Region* integrates the elements as defined in the *Healthy Development Framework* into its policies, plans, standards and design guidelines to optimize their health promoting potential.
- 7.4.2.4 Direct the area municipalities to integrate the elements as defined by the *Healthy Development Framework* into their policies, plans, standards, and design guidelines to optimize their health promoting potential.
- 7.4.2.5 Direct the area municipalities to incorporate a policy in their respective official plans to require a health assessment, in accordance with the *Healthy Development Framework*, as part of a complete application for planning and *development* proposals. The area municipalities should require proposals to address the results of the health assessment by working towards achieving minimum requirements and to contribute to *healthy communities*.
- 7.4.2.6 Require a health assessment, in accordance with the *Healthy Development Framework*, to be completed to the satisfaction of the area municipalities for planning and development proposals and that results are reported to local council in consultation with the Region.
- 7.4.2.7 Require Regional and area municipal staff to conduct health assessments in accordance with the *Healthy Development Framework* on Regionally or municipally developed, owned and operated public buildings, public squares and open space project applications.
- 7.4.2.8 Work with the area municipalities to assess the community health and wellbeing of developed areas to inform development, policies, strategies and/or studies, that will ensure communities are age-friendly, walkable, provide access to transit services where such services exist or are planned, and contain a mix of housing options.”

5. Chapter 7, Implementation, section 7.9.2.9 is amended by deleting it:

~~“Prepare, jointly with the area municipalities, an assessment tool that will allow evaluating the public health impacts of proposed plans or development as part of the approval process.”~~

And replacing it with the following:

“Monitor, *jointly* with the area municipalities the application of the *Healthy Development Framework* for Regional and area municipal policies, plans, standards, and design guidelines; and applications for planning and *development* proposals to determine its effectiveness in contributing to *healthy communities*.”

6. Glossary is amended by inserting the following new addition:

**“Healthy Development Framework:** A collection of local context-specific tools that assess the health promoting potential of neighbourhoods. The tools are used to evaluate and pre-emptively mitigate potential health impacts associated with a development proposal. Each tool focuses on the Core Elements that influence the health of a community: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics and Efficient Parking. This framework contains the *Region’s* tool and the related area municipal assessment tools, adapted to the satisfaction of the *Region*.”

**b. Amendments to Text – Age-friendly Planning**

7. Chapter 6, Regional Services, is amended by inserting the following new Section 6.3 entitled “Age-friendly Planning” with the following introductory text, objectives and policies; and by renumbering the existing Section 6.3 Water and Water Services as 6.4 and existing Section 6.4 Waste Management as 6.5:

**“6.3 Age-Friendly Planning**

*Peel Region’s* demographic profile will change substantially in the coming years with the seniors population defined as those aged 65 and older doubling in size by 2031. While demographic changes in *Peel* are already being experienced, the strongest impacts will be felt over the next several decades as the baby boom population ages. It is important that *the Region* and the area municipalities plan, prepare and adapt our programs and *services* to meet the needs of the growing and changing senior population.

The increase in the senior population will impact the planning and delivery of Regional and area municipal *services* including *affordable housing*, accessible transportation, recreation, physical *infrastructure* and *community* health. *The Region* and the area municipalities recognize the challenges and opportunities posed by an aging population and will better plan for age-friendly *communities* that enable residents to age actively through supportive policies, *services* and *infrastructure*.

The *Region of Peel* supports the planning of age-friendly *communities* and will work collaboratively with the area municipalities to work towards this outcome. This includes providing access to a range of housing options that are affordable, transit that is

accessible and the use of *universal accessibility* design in the physical environment. Resources to support the planning of age-friendly communities will include Provincial Guidelines and other relevant documents. The vision is to plan for more age-friendly *communities* throughout *Peel Region* where seniors have access to supports that enable them to age safely and with dignity, while maximizing their quality of life.

### 6.3.1 Objectives

- 6.3.1.1 To recognize the diversity of *Peel's* aging population in terms of age, ability, gender, ethnicity, support needs, and income.
- 6.3.1.2 To provide for the needs of *Peel's* aging population and allow opportunities for seniors to age within their *community* including the integration of community facilities and services with residential land uses.
- 6.3.1.3 To promote the use of *universal accessibility* design in *Peel Region's* built environment to enhance safety, mobility, and independence of seniors.
- 6.3.1.4 To promote *active aging* for older adults by establishing healthy, complete, and accessible *communities* that are in close proximity to amenities, support services, and transit.

### 6.3.2 Policies

It is the policy of *Regional Council* to:

- 6.3.2.1 Encourage the area municipalities to develop policies in their official plans to support seniors to age within their *communities*, as provided for in the objectives of the Urban and Rural System sections of this Plan including the integration of *community* facilities and services with residential land uses.
- 6.3.2.2 Encourage the use of *universal accessibility* design in the built environment to create a safe, barrier-free, and more inclusive environment that will enhance the mobility and independence of all residents including seniors.
- 6.3.2.3 In accordance with policies in section 7.4 of this Plan, require the area municipalities to implement the *Healthy Development Framework* to support independent, active and healthy aging for all residents in *Peel* by creating healthy, walkable *communities* close to amenities, green spaces, programs and *services*.
- 6.3.2.4 Work with the area municipalities to assess supporting *services* and the built environment in neighbourhoods where there is a predominance of seniors to identify gaps with

respect to *universal accessibility* and opportunities to better support *Peel* residents.

- 6.3.2.5 In accordance with policies in section 5.8 of this Plan, encourage the area municipalities to develop Official Plan policies to increase the supply of affordable, accessible, adequate and appropriate housing of all types, sizes, densities and tenures, to support seniors to age within their community.”

8. Glossary is amended by inserting the following new addition:

“**Active Aging:** the process of optimizing opportunities for health, participation and security in order to enhance quality of life as people age.”

c. **Amendments to Text – Technical and Administrative Updates**

9. Chapter 1, Introduction, Section 1.3.3, paragraph two is amended by deleting the second sentence:

~~“Except as expressly noted in Policies 7.2.2.3 and 7.2.2.7, any changes, additions, or deletions to these elements will require an amendment to this Plan.”~~

and replacing it with the following:

“Except as expressly noted in Policies 7.2.2.3, 7.2.2.7, and 7.2.2.9; any changes, additions, or deletions to these elements will require an amendment to this Plan.”

10. Chapter 6.2, Regional Human Services, the second paragraph is amended by replacing “ambulance” with “paramedic *services*”.

“*The Region* is responsible for planning, delivering and/or contributing to the funding of a wide range of human *services*, including health services, social services, housing, ~~ambulance~~ paramedic *services* and emergency programs and police.”

11. Chapter 6, Regional Services, Section 6.2.2.9 is amended by inserting “and the Accessibility for Ontarians with Disabilities Act” at the end of the policy.

“Encourage the area municipalities to develop appropriate accessibility policies and regulations in their Official Plans, Zoning By-laws, Urban Design Guidelines, and Site Plan Manuals, in accordance with the Ontarians with Disabilities Act and the Accessibility for Ontarians with Disabilities Act.”

12. Chapter 6, Regional Services, Section 6.2.2.10 is amended by replacing “Prepare a” with “Review the” and delete “and review the plan”.

~~“Prepare a~~ Review the Regional Accessibility Plan ~~and review the plan~~, as required by the Ontarians with Disabilities Act, and make the plan available to the public.”

13. Chapter 6, Regional Services, Section 6.4 (renumbered to 6.5 as a result of new section 6.3 Age-Friendly Planning) is amended by deleting “incineration” and replacing “Long Term Waste Resource Management Strategy” with “Waste Reduction and Resource Recovery Strategy”.

“The municipal *waste* generated in *Peel* is managed by means of reuse, recycling, composting, ~~incineration~~ and landfill. In keeping with the sustainability theme of this Plan (environmental, social, economic, and cultural imperatives) *the Region* promotes reductions in material consumption and *waste* generation, and the recognition of *waste* as a valuable resource that, if fully utilized, can have minimal negative impacts on the environment. *The Region* will continue to focus on reduction, reuse, and recycling programs (3Rs), examine and implement *waste* management alternatives that recover resources from the residual waste stream, explore the resource potential of *waste*, strive for a cost-effective *waste* management system, and recognize *waste* as a valuable source of alternative energy. *Waste* will be managed so as to minimize environmental impacts and emphasize the responsibility of *waste* generators to reduce the amount and type of *waste* generated and bear the costs of collection and management.

The *Region* is responsible for *waste* management in Peel and is committed to maintaining the ~~Long Term Waste Resource Management Strategy~~ Waste Reduction and Resource Recovery Strategy to appropriately plan for and accommodate the present and future needs of citizens and businesses.”

14. Chapter 6, Regional Services, Section 6.4.2.3 (renumbered to 6.5.2.3 as a result of new section 6.3 Age-Friendly Planning) is amended by replacing “Long Term Waste Resource Management Strategy” with “Waste Reduction and Resource Recovery Strategy”.

“Maintain, in cooperation with the area municipalities, the ~~Long Term Waste Resource Management Strategy~~ Waste Reduction and Resource Recovery Strategy to achieve the *waste* management objectives by focusing on reduction, reuse, and recycling programs, and recovering resources of residual waste prior to landfill.”

15. Chapter 6, Regional Services, Section 6.4.2.4 (renumbered to 6.5.2.4 as a result of new section 6.3 Age-Friendly Planning) is amended by deleting “composting”.

“Actively encourage, promote and *support* the efforts of government, the area municipalities the private sector and the general public which reduce *waste*, or emphasize reuse, recycling, (3Rs), ~~composting~~ source separated organics processing and other minimization options including extended producer responsibility.”

16. Chapter 6, Regional Services, Section 6.4.2.14 (renumbered to 6.5.2.14 as a result of new section 6.3 Age-Friendly Planning) is amended by replacing “Ministry of Environment’s” with “Ministry of Environment and Climate Change’s”.

“The *Region* and the area municipalities will consult with the ~~Ministry of Environment’s~~ Ministry of Environment and Climate Change’s Renewable Energy Approvals Section regarding possible Renewable Energy Approval requirements prior to the expansion of an existing, or the development of a new, waste management facility that produces energy from renewable sources.”



17. Chapter 6, Regional Services, Section 6.4.2.25 (renumbered to 6.5.2.25 as a result of new section 6.3 Age-Friendly Planning) is amended by adding “and Climate Change” after “Ministry of Environment”.

“View the use of land for landfill during the operational life of the site as an interim land use, until such time the landfill is deemed by the Ministry of the Environment and Climate Change and *Regional Council* to be closed and the land is suitable for other uses.”

18. Chapter 7, Implementation, Section 7.2.2.2 is amended by inserting “and 7.2.2.9” after “Policy 7.2.2.7”:

“Any changes to the text, tables, schedules and glossary, except as expressly noted in Policy 7.2.2.7 and 7.2.2.9, will require an amendment to this Plan.”

19. Chapter 7, Implementation, is amended by inserting new Section 7.2.2.9:

“An update to this Plan to correct minor errors shall be permitted without an official plan amendment, provided that the purpose, effect, intent, meaning and substance of the Plan are in no way affected. *The Region* is permitted to make the following revisions without the need for a Regional Official Plan amendment:

- a) changing the numbering, cross referencing, and arrangement of the text, Tables, Schedules, Figures, associated captions, or appendices;
- b) revising or updating the base map information in Schedules and Figures;
- c) altering punctuation or language for consistency;
- d) correcting clerical, grammatical, typographical or technical mapping errors; and
- e) adding explanatory or descriptive text, sidebars and images which are included for information purposes to assist users.”

20. Chapter 7, Implementation, Section 7.3.2.2 is amended by deleting it:

~~“Support, during the transition period in which area municipal official plans are brought into conformity with this Plan, those development proposals, official plan and zoning by-law amendments that are in general conformity with the objectives and policies in this Plan.”~~

and replacing it with the following:

“Support those *development* proposals, official plan and zoning by-law amendments that are in conformity with the objectives and policies in this Plan.”

21. Chapter 7, Implementation, Section 7.3.3 is amended by replacing “On approval of this Plan by the Province, the” with “The”.

~~“On approval of this Plan by the Province, the~~ The Planning Act requires that the official plans of the area municipalities be amended to conform with this Plan.”

22. Chapter 7, Implementation, Section 7.3.3.2 is amended by deleting it:

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

~~“It is the policy of *Regional Council* to require that the *area municipal official plans* be amended to conform with this Plan forthwith after the approval of this Plan, in part or in whole, by the Minister of Municipal Affairs and Housing.”~~

and replacing it with the following:

“It is the policy of *Regional Council* to require that the *area municipal official plans* conform with this Plan and amendments thereto.”

23. Chapter 7, Implementation, Section 7.3.4 is amended by deleting it:

~~“The *Region of Peel* has been assigned by the Minister of Municipal Affairs and Housing powers of approval for *area municipal official plans* and amendments, plans of subdivision and condominium, and land severances, and has been delegated the Minister’s approval authority for part lot control by laws and road closing by laws.”~~

and replacing it with the following:

“The *Region of Peel* has been assigned by the Minister of Municipal Affairs powers of approval for *area municipal official plans* and amendments. The power to approve plans of subdivision and condominium, land severances, and local official plan amendments that conform with the Regional Official Plan have been delegated to the area municipalities, as well as authority for part lot control by-laws and road closing by-laws.”

24. Chapter 7, Implementation, Section 7.5 Emergency Measures is amended by replacing “Emergency Measures” with “Emergency Management”.

~~“7.5 ~~Emergency Measures~~ Regional Emergency Management”~~

25. Chapter 7, Implementation, Section 7.5 is amended by deleting it:

~~“The *Region of Peel* is responsible for the *Regional Emergency Measures Plan* which must be coordinated with all regional and municipal emergency plans to ensure consistency of content and application.”~~

and replacing it with the following:

“The *Region of Peel* is responsible for the *Region of Peel* Emergency Plan which must be coordinated with all regional, municipal and provincial emergency plans to ensure consistency of content and application.”

26. Chapter 7, Implementation, Section 7.5.2.1 is amended by replacing “Regional Emergency Measures Plan and Program” with “*Region of Peel* Emergency Plan and Regional Emergency Management Program” and by adding “and provincial authorities” after “and coordinate such efforts with the area municipalities and emergency response agencies”.

~~“Maintain a *Regional Emergency Measures Plan and Program* *Region of Peel* Emergency Plan and Regional Emergency Management Program which ensures the provision and coordination of necessary services in the event of a major emergency or~~

disaster, and coordinate such efforts with the area municipalities and emergency response agencies and provincial authorities.”

27. Chapter 7, Implementation, Section 7.5.2.2 is amended by adding “compliance and” after “Foster” and replace “measures” with “management”.

“Foster compliance and consistency with the requirements of Provincial and Federal legislation regarding emergency ~~measures~~ management.”

## Definition of Healthy Development Framework

### What is the Healthy Development Framework?

In an effort to develop healthier, more complete communities in Peel Region, health and planning departments across the Region have undertaken a deliberate, yet flexible approach towards planning for built environments. An essential aspect of this approach is the Healthy Development Framework.

The Healthy Development Framework is a collection of local, context-specific tools that assess the health promoting potential of neighbourhoods in Peel Region. Developers use the tool to evaluate and pre-emptively mitigate any potential health impacts associated with their development proposal. Each tool focuses on the Core Elements that influence the health of a community: Density, Service Proximity, Land Use Mix, Street Connectivity, Streetscape Characteristics and Efficient Parking.

The Framework integrates Regional and local municipal implementation strategies to reduce duplication and maximize opportunities for healthy development. The Region of Peel created the Healthy Development Assessment (HDA) to monitor and evaluate the development of complete communities across the Region. However, additional tools that apply the same evidence base as the HDA were needed to address Peel's diverse development context, which includes urban/suburban and rural form, and greenfield and infill development. As a result, the Region of Peel and each local area municipality have unique, but complementary approaches to implementation.

#### Town of Caledon

The Town of Caledon uses the HDA tool to assess all applicable development applications. The broad applicability of the HDA is suited to Caledon's diverse development context, which includes both infill and greenfield development in a mainly rural context, with sections of suburban development.

#### City of Brampton

The City of Brampton uses the Sustainable Community Development Guidelines (SCDGs) to assess all applicable development applications, with the exception of secondary plans which are assessed using the HDA. The SCDGs are a set of performance targets used to measure environmental sustainability. The walkability component of the SCDGs was created using the same evidence base as the HDA in order to integrate with existing development review processes in Brampton and minimize the need for additional submission material.

#### City of Mississauga

The City of Mississauga will use the Mississauga Healthy by Design tool to assess all applicable development applications. This tool was adapted from the HDA to align with Mississauga's existing design standards for the purpose of evaluating mixed use infill in intensification areas and new mixed use residential developments.

Source: Peel Healthy Development Assessment User Guide, page 2, [www.peelregion.ca/health/resources/healthbydesign/pdf/HDA-User-Guide-Jun3-2016.pdf](http://www.peelregion.ca/health/resources/healthbydesign/pdf/HDA-User-Guide-Jun3-2016.pdf)

**PUBLIC MEETING****THE REGIONAL MUNICIPALITY OF PEEL****REPORT FROM THE CLERK**

October 13, 2016

**PURPOSE:** To hold a Public Meeting pursuant to Section 17 (15) and 17 (16) of the *Planning Act*, R.S.O. 1990, as amended, to inform the public and to obtain their input with respect to the proposed Regional Official Plan Amendment 27 (ROPA 27).

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**1. OPENING OF PUBLIC MEETING**

Regional Chair Dale called the public meeting to order at 9:34 a.m. in the Council Chamber, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton. He stated that the public meeting was open and was being held pursuant to Sections 17 (15) and 17(17) of the *Planning Act*, R.S.O. 1990, as amended; Ontario Regulation 543/06 and Region of Peel Policy G00-16 to inform the public and to obtain their input with respect to the proposed Regional Official Plan Amendment 27 (ROPA 27).

**2. CONFIRMATION OF NOTIFICATION**

Kathryn Lockyer, Regional Clerk, stated that Notice of the Public Meeting was given in accordance with Section 17, subsections (15) and (17) of the *Planning Act*, as amended, Ontario Regulation 543/06; and the Region of Peel Policy G00-16, by publication in the following news media having general circulation in the Region of Peel:

- Brampton Guardian - September 8, 2016
- Mississauga News - September 8, 2016
- Caledon Enterprise - September 8, 2016
- Caledon Citizen - September 8, 2016

Further, it was noted that Notice of Public Meeting was posted on the Regional website as of September 9, 2016 and the Draft Official Plan Amendment was available to the public online as of July 4, 2016.

**3. FURTHER NOTICE REQUEST**

Kathryn Lockyer, Regional Clerk, stated that if any person would like further notice of the future passage of this proposed Official Plan Amendment, they are requested to give their full name, address, postal code and telephone number at the Clerk's Reception Counter prior to leaving the meeting.

#### 4. STAFF PRESENTATIONS

- a) **John Yeh, Principal Planner, Integrated Planning Division, and Olha Dobush Director, Public Health, Chronic Disease and Injury Prevention**, Providing an Overview of the Peel 2041 Regional Official Plan Review – Draft ROPA 27, Proposed Changes Related to Age Friendly Planning, Health and the Built Environment, and Technical and Administrative Updates

Received

John Yeh, Principal Planner, Integrated Planning Division, provided the public with an overview of the Region of Peel planning process regarding the Peel 2041 Regional Official Plan (ROP) review and the draft Regional Official Plan Amendment 27 (ROPA 27), being a component of the review. He highlighted the Age Friendly Planning and the technical and administrative updates to the ROP noting that all comments received from the public, both oral and written, are being included by staff in their report back to Regional Council at a later date.

Olha Dobush, Director, Public Health, Chronic Disease and Injury Prevention, provided an overview of the increased need to build healthy, walkable, and cyclable communities within the Region of Peel to reduce chronic health issues such as Diabetes. She highlighted the policies and strategies which are incorporated within the Health and the Built Environment as a component of ROPA 27.

#### 5. PUBLIC PARTICIPATION

##### Oral Submission Requests Received as of October 12, 2016

- a) **Jovita Sundaramoorthy, Vice President - Research and Education, Canadian Diabetes Association**

Received

- b) **David Laing, Chair, BikeBrampton**

Received

#### 6. CLOSING OF PUBLIC MEETING

Regional Chair Dale advised that the oral submissions expressed at this meeting have been noted and will be included in a final report to be considered by Regional Council.

Additional comments must be filed with the Region of Peel by November 7, 2016 in order to be included in the final report to Council, which is targeted for January, 2017.

Regional Chair Dale officially closed the meeting at 10:16 a.m.

RESPECTFULLY SUBMITTED:



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Regional Clerk

## Regional Official Plan Amendment 27

### Summary of Comments Received and Responses

#### a) Province of Ontario

The Province commends the work undertaken on ROPA 27 and the Region's recognition of the link between health and the built environment. The Province recommends further revisions and clarifications to align active transportation and transit with healthy and age-friendly communities. For example, the Province recommends referencing Provincial documents such as the Transit-Supportive Guidelines in ROPA 27 policies to support the Region. Policy-specific comments include providing greater clarity respecting the implementation of the Healthy Development Framework (HDF).

Regional staff response: Proposed introductory Section 7.4 Healthy Communities and the Built Environment which forms part of the Official Plan policies, is revised to reference Provincial Guidelines and other relevant documents to support the Region's work on healthy communities. Specific names of Provincial Guidelines are not mentioned in case the names are changed over time.

Regional staff has implemented most of the policy-specific comments on ROPA 27. Proposed section 7.4.2.5 is strengthened to identify that the local municipalities should require proposals to address the results of the health assessment by working towards achieving minimum requirements.

#### b) Town of Caledon

Town of Caledon staff agrees with the policy direction of age-friendly planning and health and the built environment. The Town noted it does not have readily available local public transit. If the Healthy Development Assessment (HDA) tool gives high weight to available public transit when applications are evaluated there is a concern if applications can pass the assessment. The policy direction should be permissive and progressive for the Town to achieve healthy community development goals.

Regional staff response: The HDA can identify gaps in current policy and standards in order to recommend measures to improve the health-promoting potential of development. It is possible for applications to score well without nearby transit. While several standards may be outside the proponent's control, they help to inform Council of the community-wide potential for improved health outcomes through development.

#### c) City of Brampton

City of Brampton staff generally supports ROPA 27 that require health assessments to be considered when a development application is under review. The City's Sustainable Development Guidelines (SCDGs) is one of three tools that comprise the Region of Peel's HDF.

The City will add policies to its official plan that require the completion of the SCDGs to evaluate health assessment as part of the development review process.



Regional staff response: Use of locally adapted tools that are created using the same evidence base as the HDA tool (including the City of Brampton's SCDGs) is a key opportunity to reduce duplication and address local development contexts.

**d) City of Mississauga**

City of Mississauga staff provided comments prior to the release of draft ROPA 27 for statutory public consultation. City of Mississauga staff confirmed if the health assessment applies to city initiated planning studies and private applications. Regional staff responded it applies to both as there are policies where the intent is for the local municipalities to 'conduct a health assessment' (Section 7.4.2.7) or 'integrate the elements defined by the Healthy Development Framework' (Section 7.4.2.4) into municipally initiated applications, projects or plans.

**e) Building Industry and Land Development Association (BILD)**

BILD requests that there be provisions in ROPA 27 on how often the HDA tool and HDF will be updated and how they will be monitored and evaluated for its effectiveness and that there is opportunity for participation and input from affected stakeholders, such as BILD and its Chapter members.

BILD has also noted that all the focus areas of Peel 2041 should be prepared, reviewed and adopted together, to fully understand the interplay between policies and to ensure that there are no competing interests.

Regional staff response: An update and review period of the HDA tool and HDF will not be included in ROPA 27 because they may be updated at irregular intervals due to various reasons including Provincial policy conformity and advances in Regional planning matters. Section 7.4 on the Region partnering with the area municipalities to implement health assessments in the development review process now includes partnering with development stakeholders as well.

Regional staff recommends proceeding with ROPA 27 because of extensive research and consultations undertaken on health and the built environment and age-friendly planning. Proceeding with ROPA 27 will ensure effective implementation of the HDF to support development of healthy and complete communities. As each ROPA in Peel 2041 moves forward staff will continue to explore connections between focus areas and consolidate as appropriate.

**f) Bike Brampton**

A Bike Brampton member commented that ROPA 27 is a step in the right direction and is fully supported by Bike Brampton. Suggestion for ROPA 27 Section 7.4.2.5 is that municipalities should enact the recommendations from the health assessment report.

The HDA's interconnected elements of the built environment of streetscape characteristics and efficient parking should include road bicycle infrastructure and have convenient places to park bicycles.

Regional staff response: Section 7.4.2.5 identifies the potential authority of local councils to require contributions to healthy communities beyond an assessment. This action would be at the discretion of local councils. This policy has been strengthened to identify that the local municipalities should require proposals to address the results of the health assessment by working towards achieving minimum requirements.

**g) Canadian Diabetes Association**

The Canadian Diabetes Association noted research conducted by St. Michael's Hospital indicates obesity rates remained stable for more than a decade for walkable neighbourhoods but increased in less walkable neighbourhoods. Walkable neighbourhoods had a decrease in diabetes rates.

Peel has the highest obesity and diabetes rates in GTA. Given the evidence on relationship between neighbourhoods and diabetes, the Canadian Diabetes Association is supportive of ROPA 27.

Regional staff response: Regional staff welcomes the support of the Canadian Diabetes Association on draft ROPA 27.

**h) Member of the Public**

Need infrastructure changes fitting into the lifestyle of aging seniors; which may bring physical activity into their life without added cost to their limited earnings.

Regional staff response: The Region strives towards creating a built environment which encourages a healthy and active lifestyle. For example, creating pedestrian-friendly environments and supporting an efficient and effective transportation network. The Region will continue working towards these objectives.

**i) Member of the Public**

The person commented the main priority for Caledon seniors is the lack of appropriate accommodation. There are nursing homes but there isn't anywhere to go prior to a nursing home. Brampton, Orangeville, and Alliston have assisted living residences which provide 1-2 bedroom accommodation plus a meal plan. Caledon has one.

Regional staff response: In order to accompany current policies in Section 5.8 Housing of the Official Plan, Regional staff proposes adding new Section 6.3.2.5 in the proposed Age-Friendly Planning section to encourage the local municipalities to develop official plan policies to increase the supply of affordable housing, accessible, adequate, and appropriate housing to support seniors within their community. Another upcoming component of the Peel 2041 will be consideration of housing policies including affordability and how the Region can address this as part of the development process.

**6.5-35**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

**Regional Official Plan Amendment 27**

**Analysis of Comments Received and Responses**

<b>Comment Received From</b>	<b>Item</b>	<b>Summary of Comments</b>	<b>Regional Staff Responses</b>
Kevin Montgomery (Email comments, September 19, 2016)	1	Interprets “efficient parking” which is one of the Healthy Development Assessment’s interconnected elements of the built environment as meaning “investigating opportunities to reduce parking requirements”.	The objective of the efficient parking element is to discourage private automobile use and promote active modes of transportation including walking, cycling and public transit. The standards seek to reduce the supply of car parking wherever possible while increasing supply of bicycle parking. In addition, the standards seek to make more efficient use of car parking, reducing its environmental and aesthetic impacts.
	2	Too many concessions are made for cars in long-term planning. Suggests prioritizing ease of access to transit, and cycling facilities that take people into consideration. This still considers people’s mobility dignity, and makes roads safer by not prioritizing automobiles, and better fulfills environmental obligations.	See response to Comment #1 above regarding discouraging automobile use.  Tools in the Healthy Development Framework, including the Region’s Healthy Development Assessment evaluates the availability of cycling infrastructure where development is close to a bike network, bicycle parking requirements, close proximity of the development to transit, and attractive and direct pedestrian access from the development to transit.
Taijah G. and Justice O. (Written comments, September 21, 2016, ROPA 27 Mississauga Open House)	3	How do we know what it will be like in 2017 and 2041?	The Region plans according to population and employment forecasts set out in the Places to Grow, Growth Plan for the Greater Golden Horseshoe. This includes the demographic make-up of the population based on various assumptions including trends in immigration, emigration, and birth rates.
Jordan Williams (Written comments, September 26, 2016, ROPA 27 Brampton Open House)	4	Brampton should have more opportunity for community building and coming together.	Many existing Peel Region Official Plan policies are themed around building complete communities. This policy direction aims to work towards community building. The comment is noted. No revisions are required.

**6.5-36**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

	5	Having more walkable areas would provide more mobility for the young and old.	This comment is aligned with the Region of Peel’s commitment to creating healthy, complete communities that offer various mobility options including walking, cycling and transit.
Sukkminder Mogla (Written comments, September 26, 2016, ROPA 27 Brampton Open House)	6	Need infrastructure changes fitting into the lifestyle of aging seniors; which may bring physical activity into their life without added cost to their limited earnings.	The Region strives towards creating a built environment which encourages a healthy and active lifestyle. For example, creating pedestrian-friendly environments and supporting an efficient and effective transportation network. The Region will continue working towards these objectives.
Phyliss Graydon (Email comments, October 5, 2016)	7	<p>The main priority for Caledon seniors is the lack of appropriate accommodation. There are nursing homes but where do you go prior to a nursing home? Brampton, Orangeville, and Alliston have assisted living residences which provide 1-2 bedroom accommodation plus a meal plan. Caledon has one.</p> <p>For some seniors wishing to downsize, a small bungalow might be satisfactory. Even apartments for those able to live independently are few and far between.</p> <p>Creative financing should be considered.</p>	<p>To accompany current policies in Section 5.8 Housing of the Official Plan, the following Section has been added to ROPA 27, within proposed Section 6.3.2.</p> <p>Proposed Section 6.3.2.5:  <b>“In accordance with policies in Section 5.8 of this Plan, encourage the area municipalities to develop Official Plan policies to increase the supply of affordable, accessible, adequate and appropriate housing of all types, sizes, densities and tenures, to support seniors to age within their community.”</b></p> <p>Another upcoming component of the Peel 2041 Regional Official Plan Review will be consideration of housing policies including affordability and how this can be addressed as part of the development process. A discussion paper documenting research and potential direction is being prepared.</p>
Jovita Sundaramoorthy, Canadian Diabetes Association (Delegation, October 13, 2016, ROPA 27 Public Meeting)	8	Research by Dr. Gillian Booth of St. Michael’s Hospital studied patterns of diabetes, obesity and transportation across nine thousand neighbourhoods in fifteen southern Ontario municipalities, for over twelve years and involved three million people from 30-64 years of age.	Regional staff welcomes the support of the Canadian Diabetes Association on the proposed ROPA 27 amendments.

**6.5-37**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

		<p>The research indicates obesity rates remained stable for more than a decade for walkable neighbourhoods but increased in less walkable neighbourhoods. Walkable neighbourhoods had a decrease in diabetes rates.</p> <p>Neighbourhoods play important role in keeping community healthy. The best designed communities make it easy for people to walk which helps protect against obesity and diabetes. Neighbourhoods that force people to drive everywhere are worse off in terms of obesity and diabetes.</p> <p>Peel has the highest obesity and diabetes rates in GTA. Given the evidence on relationship between neighbourhoods and diabetes, the Canadian Diabetes Association is supportive of ROPA 27.</p>	
<p>David Laing, Bike Brampton (Delegation, October 13, 2016, ROPA 27 Public Meeting)</p>	<p>9</p>	<p>The current suburban model of development has contributed to traffic congestion, reduced air quality, environmental degradation, increased carbon emissions, and an unhealthy lifestyle. The cost of infrastructure maintenance is becoming a burden. Cannot afford to grow in the same way as in the past. Added to that are projected costs for health care and cost associated with adapting to a rapidly changing climate. The situation is unsustainable.</p> <p>Policy is a powerful tool to enact change. ROPA 27 is a step in the right direction and is fully supported by Bike Brampton.</p>	<p>Regional staff welcomes the support of Bike Brampton on the proposed ROPA 27 amendments.</p>
	<p>10</p>	<p>Suggestion for ROPA 27 Section 7.4.2.5 is that municipalities should enact the recommendations from the health assessment report.</p>	<p>See Regional staff response to Item 32.</p> <p>The policy identifies the potential authority of local municipal councils to require contributions to healthy communities beyond an assessment. This action would be at the discretion of local councils.</p>

**6.5-38**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

	11	The Healthy Development Assessment interconnected elements of the built environment of streetscape characteristic and efficient parking should include road bicycle infrastructure and have convenient places to park bicycles.	Tools in the Healthy Development Framework, including the Region’s Healthy Development Assessment consider cycling infrastructure and bicycle parking through evaluation of: <ul style="list-style-type: none"> <li>• Bicycling infrastructure that is designated or recommended within the development site</li> <li>• If the proposed community provides sufficient pedestrian and bicycle amenities to encourage active transportation</li> <li>• Intersection design to consider the comfort and safety of pedestrians and cyclists</li> <li>• The identification of streets for traffic calming</li> <li>• The provision of resident and visitor bicycle parking</li> </ul>
Carol Good (Email comments, October 13, 2016)	12	It will serve all residents of Peel to have infrastructure that enables safe walking, cycling and accessible transit. All investments need to be viewed through this lens. Therefore a network of trails that are well lit, with traffic signal buttons for road crossings, with dedicated bike lanes, and secure transit hub bike racks need to be included as a standard going forward.	Regional staff welcomes support for the provision of safe walking and cycling amenities and transit.  The proposed amendments will ensure the consistent evaluation of active transportation and transit access in the development approvals process.
Maria Britto, Central West Local Health Integration Network (Letter comments, October 21, 2016)	13	Supportive of ROPA 27 and it aligns with several strategic directions, initiatives and/or actions outlined in the Central West Local Health Integration Network’s Integrated Health Service Plan (IHSP 2016-2019).	Regional staff welcomes the support of the Central West Local Health Integration Network on the proposed ROPA 27 amendments.
David Waters, City of Brampton (Letter comments, October 28, 2016)	14	Brampton staff generally supports ROPA 27 that require health assessments to be considered when a development application is under review. The City’s Sustainable Development Guidelines (SCDGs) is one of three tools that comprise the Region of Peel’s Healthy Development Framework. Use of the SCDG will reduce duplication with the Region’s Healthy Development Assessment Tool and will maximize opportunities for healthy development.	Regional staff welcomes the support of the City of Brampton staff on the proposed ROPA 27 amendments.  Use of locally adapted tools that are created using the same evidence base as the Healthy Development Assessment (including the City of Brampton’s Sustainable Community Development Guidelines) is a key opportunity to reduce duplication and address local development contexts.

**6.5-39**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

	15	Staff will ensure that Health and the Built Environment is recognized in the Brampton Official Plan, by adding policies that require the completion of the SCDGs to evaluate health assessment as part of the development review process.	Regional staff can offer support to local municipalities to ensure conformity of local municipal official plan policies and the proposed ROPA.
	16	The City of Brampton is in the progress of undertaking an Official Plan Review and undertaking the process of becoming an age-friendly city, and will ensure that age-friendly policies are added to the Official Plan and conform to the direction of ROPA 27.	Regional staff is aware of the City of Brampton's progress in undertaking an Official Plan Review. Further, staff is supportive of the City of Brampton's efforts in becoming an age-friendly city and can assist in reaching this goal. Also, Regional staff can provide policy support in the development of Brampton's age-friendly Official Plan policies.
Marisa Williams, Town of Caledon (Letter comments, November 14, 2016)	17	Town of Caledon staff is in agreement with the policy direction being taken by the Region. The Town currently does not have readily available a local public transit. If the Healthy Development Assessment tool gives high weight to available public transit when applications are evaluated, then there is a concern that many applications may not be able to pass the assessment. Therefore, the policy direction should be permissive and progressive for the Town to achieve the healthy community development goals.	<p>Regional staff welcomes the support of the Town of Caledon staff on ROPA 27.</p> <p>The local development context and the availability of transit would be considered in all health assessments. For applications in the Town of Caledon, where local transit is not available, the potential score for standards that relate to transit, particularly density and parking targets would be adjusted.</p> <p>Part of the objective of the Healthy Development Assessment is to identify gaps in current policy and standards in order to recommend measures to improve the health-promoting potential of development. It is therefore possible for applications to score well without nearby transit. While several standards may be outside the proponent's control, they help to inform Council of the community-wide potential for improved health outcomes through development.</p>
Carmina Tupe, Building Industry and Land Development Association	18	BILD agrees with the intent of the Healthy Development Assessment tool. BILD members have expressed challenges with its previous	Regional staff is pleased to have the support of BILD regarding the intent of the proposed policies and in the creation of healthy developments. Feedback

**6.5-40**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

<p>(BILD) (Letter comments, November 21, 2016)</p>	<p>implementation as the Healthy Development Index tool, especially as it translates to built-boundary and Greenfield projects, as well as unique local contexts. More information and discussion is requested to better understand how the tool and the proposed Healthy Development Framework will operate within, will be implemented at local scales with area municipal guidelines and standards.</p>	<p>from the development community has played an important role in refining the Healthy Development Assessment tool and its implementation.</p> <p>In response to concerns raised by the development community regarding the usability of the tool, Regional staff refined the Healthy Development Index and Health Background Study Framework into an easy to use checklist format assessment tool – the Healthy Development Assessment. Where possible, the updated tool has been further integrated into existing processes to limit duplication of efforts from proponents.</p> <p>Peel will continue to provide a variety of supports to BILD members for implementation, including: workshops and training for BILD members, consultative supports on specific projects, and recognition of BILD members that enhance projects to promote health.</p>
<p>19</p>	<p>Section 7.4. of ROPA 27 indicates that the Region will “partner with area municipalities to identify appropriate health assessment tools, operationalize the implementation of such tools, and monitor, evaluate and report on assessment results.” Direction and guidance on how this work will be undertaken is then further specified under section 7.4.2., however these policies do not mention when and how often the tool and framework will be updated and how they will be monitored and evaluated for its effectiveness. It is requested that there be provisions in ROPA 27 in this regard and that such provisions would also allow the opportunity for participation and input from affected stakeholders, such as BILD and its Chapter members.</p>	<p>As evidenced by the revised Healthy Development Assessment tool, Regional staff remains committed to engaging and incorporating feedback from the development community. Regional staff will ensure that tools are updated and refined on a periodic basis. As the impetus for updating the tool (e.g. changes to provincial policy) may be at irregular time intervals, the specific update and review period will not be defined in the proposed policies. However, we agree that acknowledging the key role that BILD members and the development community play in the operationalization, implementation and evaluation of assessment results within the proposed policies is important.</p> <p>Through the Term of Council Priority: Promote Health and Age-Friendly Built Environments,</p>



**6.5-41**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

			<p>Regional staff will work with the local municipalities and development industry to monitor the implementation of the Healthy Development Framework. Details on implementation will follow in 2017.</p> <p>Specific language has been added to proposed introductory Section 7.4 (see bold text below) which forms part of the Official Plan policies, identifies the role of development stakeholders in these processes:</p> <p>“Health Assessments will be incorporated into the development and review process. To achieve this, the Region will partner with areas municipalities <b>and engage development stakeholders</b> to:</p> <ul style="list-style-type: none"> <li>• Identify appropriate health assessment tools</li> <li>• Operationalize the implementation of such tools, <b>including relevance assessments</b></li> <li>• Monitor, evaluate and report on assessment results” </li></ul>
20		<p>The focus areas of Peel 2041 should be prepared, reviewed and adopted together, to fully understand the interplay between policies and to ensure that there are no competing interests.</p> <p>When considering the entirety of the Peel 2041, Regional Official Plan Review process, it is not clear how ROPA 27, if adopted, will supplement the focus areas of the other five ROPAs especially since they will be brought forward in the upcoming years. BILD noted that any Official Plan Review and adoption of any subsequent amendments must be comprehensively undertaken to ensure that all parts work holistically together.</p>	<p>Regional staff recommends proceeding with ROPA 27 because of extensive research and consultations undertaken on health and the built environment and age-friendly planning.</p> <p>Regional staff has worked closely with BILD, the local municipalities and other stakeholders to prepare the Healthy Development Assessment and Healthy Development Framework and is applying the Healthy Development Assessment in some cases including the Mayfield West Phase 2 secondary plan. Proceeding with ROPA 27 will ensure effective implementation of the Healthy Development Framework to support development of healthy and complete communities.</p>

**6.5-42**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

			<p>As each ROPA moves forward staff will explore connections between focus areas and consolidate as appropriate which includes environment related focus areas such as water resources, climate change, agriculture, and greenlands system planning.</p>
<p>Erika Ivanic, Ontario Ministry of Municipal Affairs (MMA) (Letter comments, December 15, 2016)</p>	<p>21</p>	<p>MMA and partner ministries commend the work on ROPA 27 in linking health and the built environment. Draft ROPA 27 supports implementation of Provincial Policy Statement policy 1.5.1. a), that healthy and active communities should be promoted by “planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity.”</p> <p>ROPA 27 also supports the Growth Plan including policy 2.2.2.1 d), that population and employment growth will be accommodated by “reducing dependence on the automobile through the development of mixed-use, transit supportive, pedestrian-friendly urban environments.”</p>	<p>Regional staff welcomes the support of MMA and partner ministries. The proposed amendments help to implement Provincial policy and plans for healthy and active communities through the requirement of a health assessment for planning and development proposals.</p>
	<p>22</p>	<p>Draft ROPA 27 supports Cycle:ON, Ontario’s Cycling Strategy. The Region may wish to include stronger support for cycling and other forms of active transportation. Draft ROPA 27 section 7.4 is recommended to be reviewed for opportunities to link this section to Transportation section 5.9.10 of the Peel Official Plan.</p>	<p>Proposed introductory Section 7.4 Healthy Communities and the Built Environment which forms part of the Official Plan policies, is revised (see bold text below) to link it with Section 5.9.5 The Inter and Intra-Regional Transit Network and 5.9.10 Active Transportation to support transit infrastructure as described in the first part of Section 7.4.</p> <p>“The <i>Region of Peel</i> is committed to creating pedestrian, cyclist and transit supportive infrastructure, which are key components of a <i>healthy community</i>. <b>This commitment is supported through this Plan including Section 5.9.5 The Inter and Intra-Regional Transit</b></p>

**6.5-43**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

			<p><b>Network, 5.9.10 Active Transportation, and all other relevant policies.</b> The outcomes of a <i>healthy community</i> are increased rates of <i>active transportation</i>, improved air quality and greater social connectivity.”</p>
	23	<p>Ministry of Transportation’s Transit – Supportive Guidelines are a good resource to support the Region’s policy objectives related to transit and could be referenced in appropriate policies to support the Region’s work in healthy communities and age-friendly planning.</p>	<p>Proposed introductory Section 7.4 Healthy Communities and the Built Environment which forms part of the Official Plan policies, is revised (see bold text below) to reference Provincial Guidelines and other relevant documents to support the Region’s work on healthy communities. Specific names of Provincial Guidelines are not mentioned in case the names are changed over time.</p> <p>“The <i>Region of Peel</i> is committed to creating pedestrian, cyclist and transit supportive infrastructure, which are key components of a <i>healthy community</i>. This commitment is supported through this Plan including Section 5.9.5 The Inter and Intra-Regional Transit Network, 5.9.10 Active Transportation, and all other relevant policies. The outcomes of a <i>healthy community</i> are increased rates of <i>active transportation</i>, improved air quality and greater social connectivity. <b>Resources to support the planning of <i>healthy communities</i> will include Provincial Guidelines and other relevant documents.</b>”</p> <p>Proposed Section 6.3 Age-Friendly Planning which forms part of the Official Plan policies, is revised (see bold text below) to reference Provincial Guidelines and other relevant documents that can support the Region’s work on age-friendly planning.</p>

**6.5-44**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

			<p>“...The <i>Region of Peel</i> supports the planning of age-friendly <i>communities</i> and will work collaboratively with the area municipalities to work towards this outcome. This includes providing access to a range of housing options that are affordable, transit that is accessible and the use of <i>universal accessibility</i> design in the physical environment. <b>Resources to support the planning of healthy communities will include Provincial Guidelines and other relevant documents.</b> The vision is to plan for more age-friendly <i>communities</i> throughout <i>Peel Region</i> where seniors have access to supports that enable them to age safely and with dignity, while maximizing their quality of life.”</p>
24	It is recommended the Region be mindful of the ongoing review of the co-ordinated review of Provincial land use plans to ensure ROPA 27 and future ROPAs brought forward in Peel 2041 conform to the Provincial plans in-effect at the time of decision.		The Region has been involved in the coordinated review of the Provincial land use plans through formal comments on the draft provincial land use plans and consultation sessions hosted by the Province. Staff is preparing to address conformity of the Provincial plans in-effect during Peel 2041.
25	The Region should monitor and consider any recommendations from the Greater Golden Horseshoe Transportation Plan (anticipated 2018 completion) in future revisions or updates to the official plan and align or incorporate actions as appropriate, depending on timing.		Regional staff will take this into consideration for future updates to the Regional Official Plan.
26	As per Provincial Policy Statement policy 4.2.2, planning authorities are encouraged to coordinate planning matters with indigenous communities. Should ROPA 27 be adopted by Regional Council, it is requested that information respecting any engagement process be provided to MMA, including any submissions.		Should ROPA 27 be adopted by Regional Council, Regional staff will provide in its submission package for review and approval by the Province, information on aboriginal consultation including Planning Act notice requirements, presentations, letters requesting comments, and comment letter responses.

**6.5-45**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

	27	<p>The Region may wish to review Chapter 7 of the Peel Official Plan to ensure implementation policies meet new requirements of the Planning Act such as policy 16(1) of including a description of measures and procedures for informing and obtaining the views of the public on official plan amendments.</p>	<p>Future ROPAs in Peel 2041 Regional Official Plan Review will include new requirements of the Planning Act which came into effect in July 2016.</p> <p>Draft ROPA 27 was completed in June 2016 and Regional Council provided direction on July 7, 2016 to proceed with a public meeting and open houses. Since new requirements of the Planning Act have not been part of the statutory public consultation process in ROPA 27, Regional staff recommends including the new requirement in future ROPAs of Peel 2041 which will have the benefit of statutory public consultation.</p>
	28	<p>The Region’s Healthy Development Assessment User Guide does not appear to define health assessment but does include an assessment tool as appendix. Consider changing the words “as defined by” to “in accordance with” for greater clarity in ROPA 27 policies that state this.</p>	<p>The following proposed Sections are revised (see bold text and strikeouts below) from the Province’s suggestion:</p> <ul style="list-style-type: none"> <li>• Chapter 7, Implementation, Section 7.3.6.2.2 is amended by replacing “public health impact studies” with “health assessment, <b>as defined by in accordance with</b> the <i>Healthy Development Framework</i>”.</li> <li>• 7.4.2.5 - Direct the area municipalities to incorporate a policy in their respective official plans to require a health assessment, <b>as defined by in accordance with</b> the <i>Healthy Development Framework</i>, as part of a complete application for planning and <i>development</i> proposals. The area municipalities may require proposals to address the results of the health assessment to contribute to <i>healthy communities</i>.</li> <li>• 7.4.2.6 - Require a health assessment, <b>as defined by in accordance with</b> the <i>Healthy</i></li> </ul>

6.5-46

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

			<p><i>Development Framework</i>, to be completed to the satisfaction of the area municipalities for planning and development proposals and that results are reported to local council in consultation with the Region.</p> <ul style="list-style-type: none"> <li>• 7.4.2.7 - Require Regional and area municipal staff to conduct health assessments <del>as defined by</del> <b>in accordance with</b> the <i>Healthy Development Framework</i> on Regionally or municipally developed, owned and operated public buildings, public squares and open space project applications.</li> </ul>
	29	It is recommended the word “general;” in Section 7.3.2.2 be removed as all development proposals, official plan amendments, and zoning by-law amendments should conform to the official plan.	<p>Proposed Section 7.3.2.2 is revised (see <del>strikeout</del> below) from the Province’s suggestion:</p> <p>“<i>Support those development proposals, official plan and zoning by-law amendments that are in <b>general</b> conformity with the objectives and policies in this Plan.</i>”</p>
	30	In Section 7.3.4, the words “where appropriate” be removed as the Region is the approval authority for all lower-tier official plans and official plan amendments and the Ministry of Municipal Affairs and Housing should be changed to the Ministry of Municipal Affairs to reflect the current name.	<p>Proposed Section 7.3.4 is revised (see <del>strikeouts</del> below) from the Province’s suggestion:</p> <p>“The <i>Region of Peel</i> has been assigned by the Minister of Municipal Affairs <del>and Housing</del> <b>and Housing</b> powers of approval for <i>area municipal official plans</i> and amendments, <del>where appropriate</del>. The power to approve plans of subdivision and condominium, land severances, and local official plan amendments that conform with the Regional Official Plan have been delegated to the area municipalities, as well as</p>

**6.5-47**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

			authority for part lot control by-laws and road closing by-laws.”
31	In Section 7.4.2.4 the word “its” is recommended to be changed to “their” for consistency with other policies in this policy.		Proposed Section 7.4.2.4 is revised (see bold text and strikeout below) from the Province’s suggestion:  “Direct the area municipalities to integrate the elements as defined by the <i>Healthy Development Framework</i> into <b>its their</b> policies, plans, standards, and design guidelines to optimize their health promoting potential.”
32	In Section 7.4.2.5 the Region should consider adding direction as to when area municipalities would require proposals to address the results of the health assessment. The Region should consider adding direction as to when area municipalities require proposals to address results of the health assessment. For example, municipalities might require applicants to address the results of the health assessment if the results do not meet the municipality’s minimum standards for community health and wellbeing, as established in the official plan.		Proposed Section 7.4.2.5 is strengthened (see bold text and strikeout below) to identify that the local municipalities should require proposals to address results of the assessment by working towards achieving minimum requirements. Minimum standards as suggested by the Province are not included because the assessment tools use varying terminology from standard to score.  “Direct the area municipalities to incorporate a policy in their respective official plans to require a health assessment, in accordance with the <i>Healthy Development Framework</i> , as part of a complete application for planning and <i>development</i> proposals. The area municipalities <del>may</del> <b>should</b> require proposals to address the results of the health assessment <b>by working towards achieving minimum requirements and</b> to contribute to <i>healthy communities</i> .”
33	In Section 7.4.2.8 consider adding the words “, provide access to transit services where such services exist or are planned” after the word “walkable”. This would help confirm what has already		Proposed Section 7.4.2.8 is revised (see bold text and strikeout below) from the Province’s suggestion:

**6.5-48**

Appendix V

Peel 2041 Regional Official Plan Review – ROPA 27 Adoption - Health and the Built Environment, Age-Friendly Planning, and Technical and Administrative Updates

	<p>been outlined in the policy preamble respecting the Region’s support of transit supportive infrastructure.</p>	<p>“Work with the area municipalities to assess the community health and wellbeing of developed areas to inform development, policies, strategies and/or studies, that will ensure communities are age-friendly, walkable, <b>provide access to transit services where such services exist or are planned</b>, and contain a mix of housing options.”</p>
<p>34</p>	<p>To improve usability of Section 7.3.6.2.2, the Region may wish to alphabetically organize this list of studies and reports that may be required as part of a complete application, either as part of ROPA 27 or the next time than an administrative update is undertaken.</p>	<p>The list of studies and reports listed in existing Section 7.3.6.2.2 will be alphabetically organized as suggested by the Province.</p>
<p>35</p>	<p>It is recommended the existing definition of Active Transportation in the glossary of the Peel Official Plan be replaced by the definition in the Provincial Policy Statement with this:</p> <p>“Active transportation: means human-powered travel, including but not limited to. Walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted services moving at a comparable speed.”</p>	<p>The Province’s suggested revision to the Active Transportation definition will be considered in a future Transportation ROPA in Peel 2041 so that its effect on other existing and revised transportation policies can be determined.</p>