

# Peel2051

## New Region of Peel Official Plan

**April 14, 2022**

Adrian Smith, Chief Planner and Director  
*Planning & Development Services*

# Process to Date



# A New Region of Peel Official Plan (RPOP)

*A policy framework for planning complete communities to 2051*

☑ Completes the Peel 2051 MCR & exceeds Provincial requirements

Enables implementation of unique local municipal visions

Preserves & manages the natural heritage system, agricultural lands, & rural landscape

Responds to key areas in transition to mixed uses & higher densities

Plans for sustainable growth served by transit in healthy complete communities

Supports Peel's diverse community and housing needs, including the aging population

Provides employment lands for job and economic growth

Does not require Highway 413

Manages growth in a fiscally sustainable manner

# Peel 2051 Focus Areas



Comprehensively address provincial plans and legislation, Regional priorities, and a 2051 planning horizon

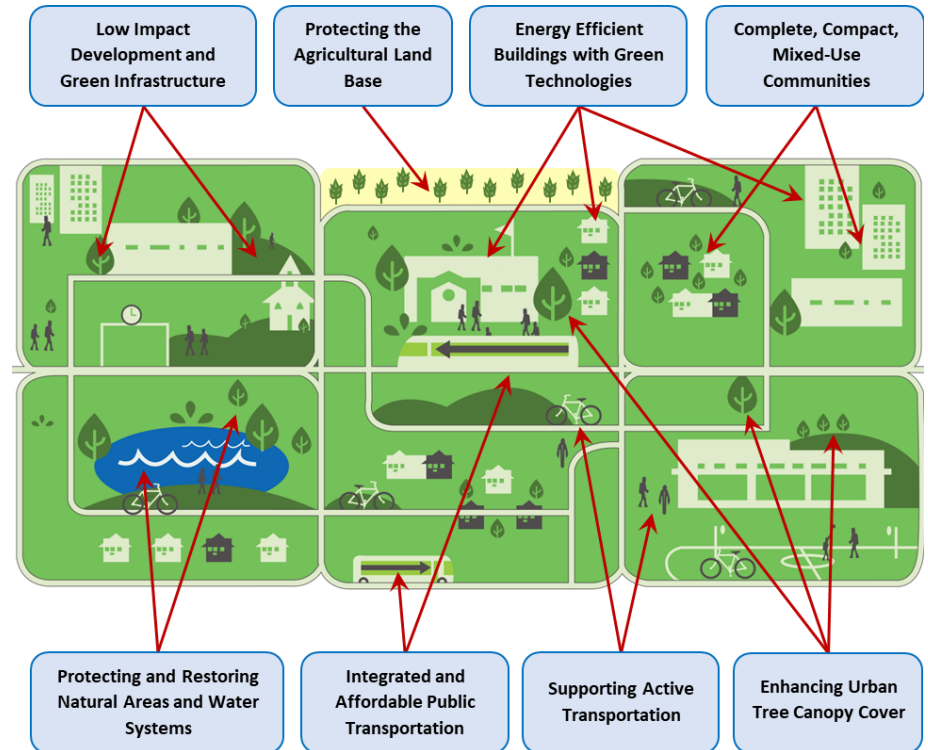
\* Aggregates focus area and further employment conversion considerations proceeding separately as a staged policy review and amendment.



# A New Region of Peel Official Plan

## Climate Change, Environment and Resources Policies

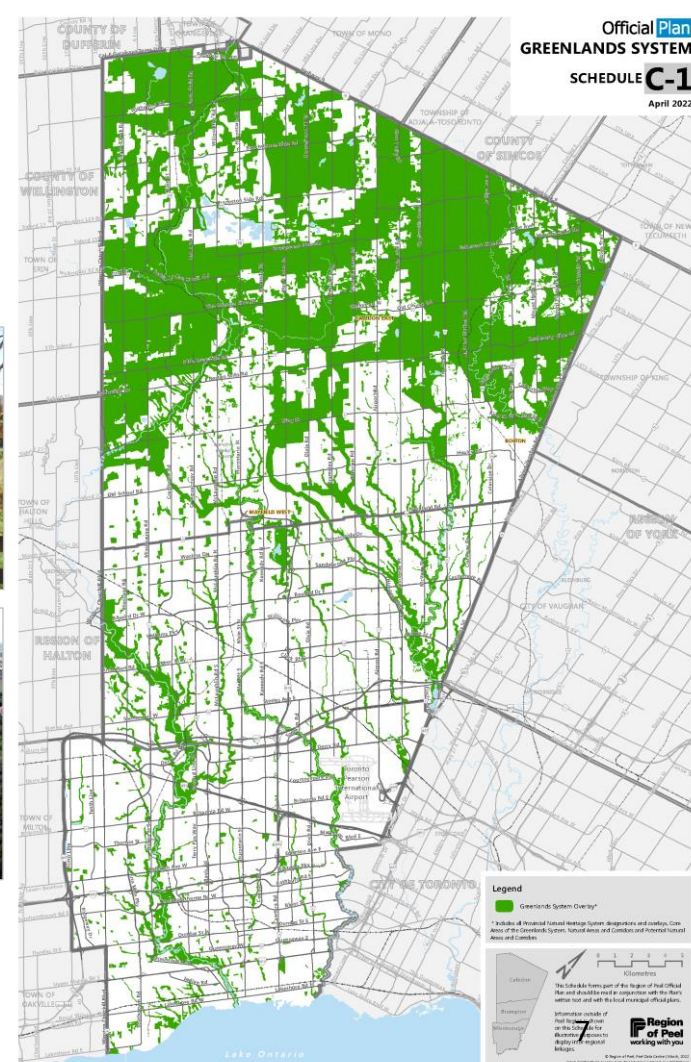
- Climate change addressed across themes including growth management, transportation, energy and infrastructure
- Implements systems approach to protect, restore and improve natural systems and supports transition to net zero emissions
- Ensures resources like agriculture have a supporting policy framework and the Region's natural environment is healthy, resilient and self-sustaining



# A New Region of Peel Official Plan

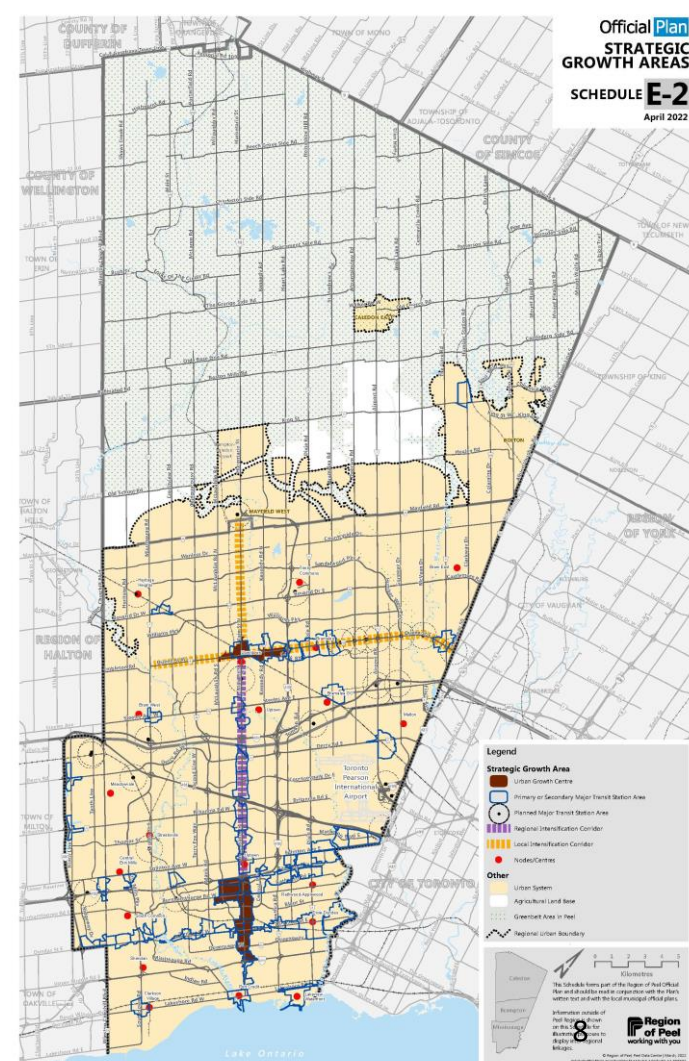
## Water Resources, Rural, Agricultural, and Greenlands System Policies

- Provides stronger system-based approach and planning to adapt to a changing climate
- Recognizes agriculture and natural heritage are mutually supportive
- Comprehensive Water Resource System policies protect sources of drinking water
- Includes new mapping of Greenlands and Rural Systems including Prime Agricultural Areas
- Extensive technical collaboration with Conservation Authorities



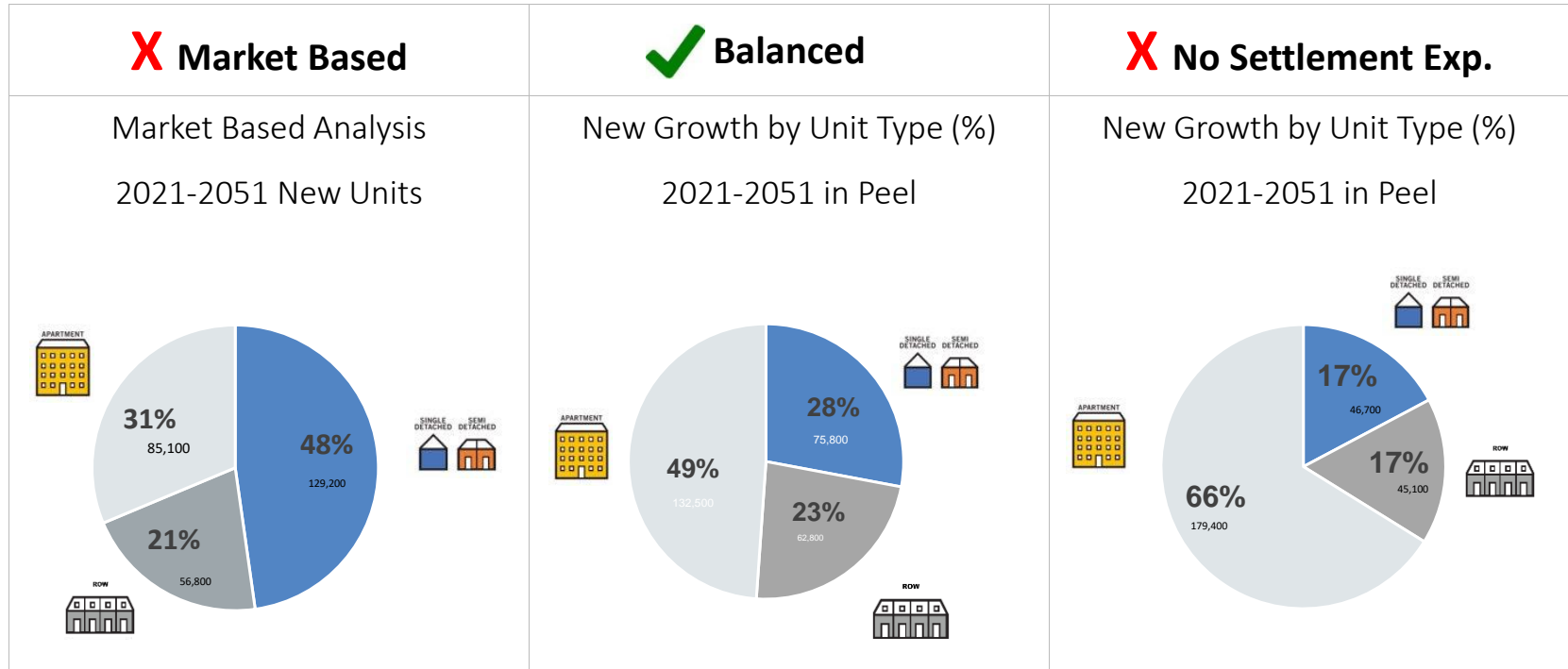
# A New Region of Peel Official Plan Growth & Intensification

- Growth of 700,000 people and 335,000 jobs to 2051,
  - 500,000 people and 270,000 jobs in existing urban areas and strategic growth areas that are served by transit
- Comprehensive Intensification Analysis of existing built-up areas
- Strategic Growth Areas and Intensification within existing low-rise neighbourhoods are key
- Infrastructure investments to support both intensification and greenfield development





# Land Needs Assessment



# A New Region of Peel Official Plan Settlement Area Boundary Expansion (SABE)

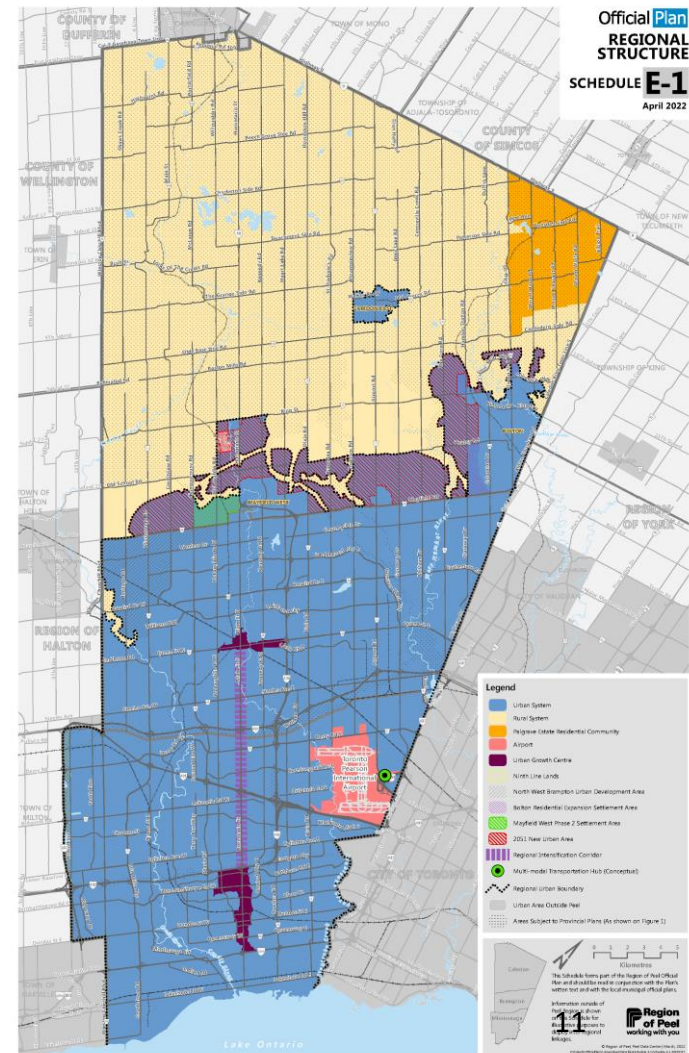
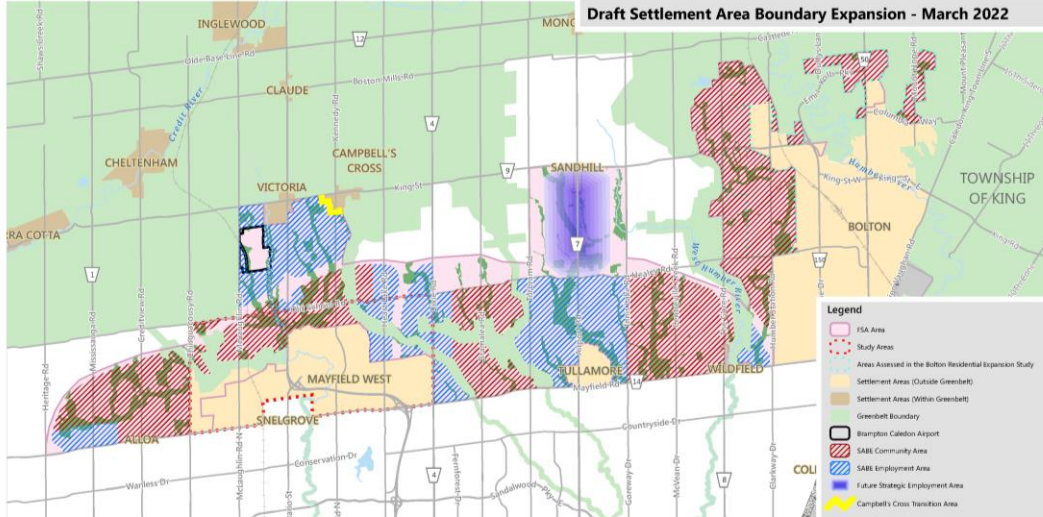
- Sustainable Planning for:
  - Climate change adaptation, energy conservation, & emissions reduction
  - Efficient use of transit, roads, infrastructure
  - Phasing development to allow agriculture and related activities to continue for as long as possible
  - Logical extensions from existing communities
- 2051 New Urban Area: 1,530 hectares employment, 2,850 hectares community
- Local planning implementation will be undertaken to develop compact, mixed use, sustainable communities supported by future transit



Components of a Complete Community

Source: Region of Peel Settlement Area Boundary Expansion  
Health Assessment Final Report, SvN




# A New Region of Peel Official Plan Settlement Area Boundary Expansion (SABE)



# A New Region of Peel Official Plan

## Housing

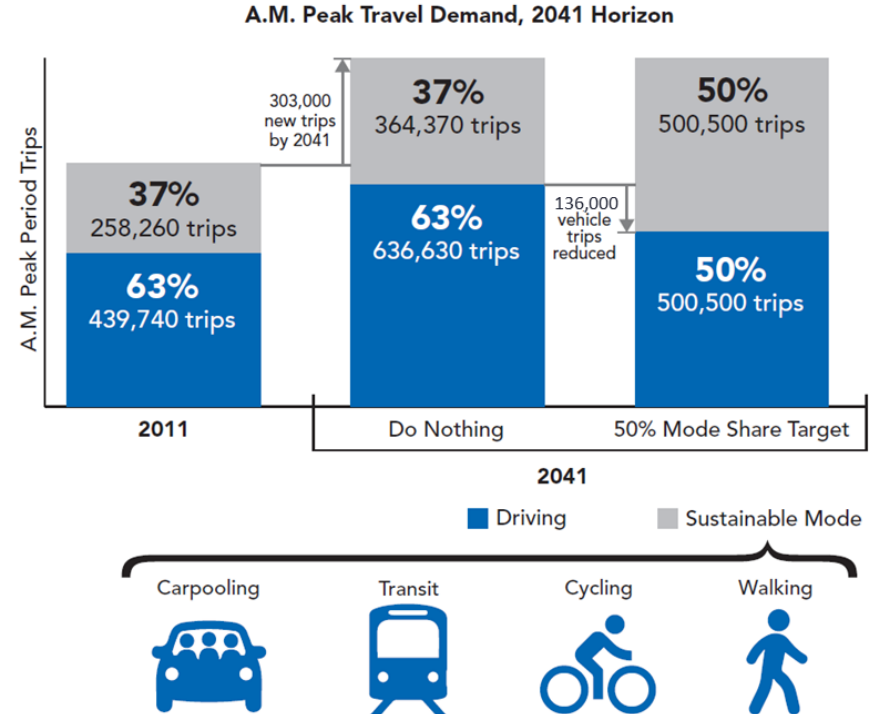
- Strengthen policies for a range and mix of housing options
- Set strong needs-based targets
- Implement new tools such as Inclusionary Zoning

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

# A New Region of Peel Official Plan

## Transportation

- Manage growth through a balanced approach
- Shifts 50 percent of travel to sustainable modes
- Maximize the use of existing infrastructure
- Keeping people and goods moving safely and efficiently
- Framework to update the Long Range Transportation Plan
- Does not require Highway 413



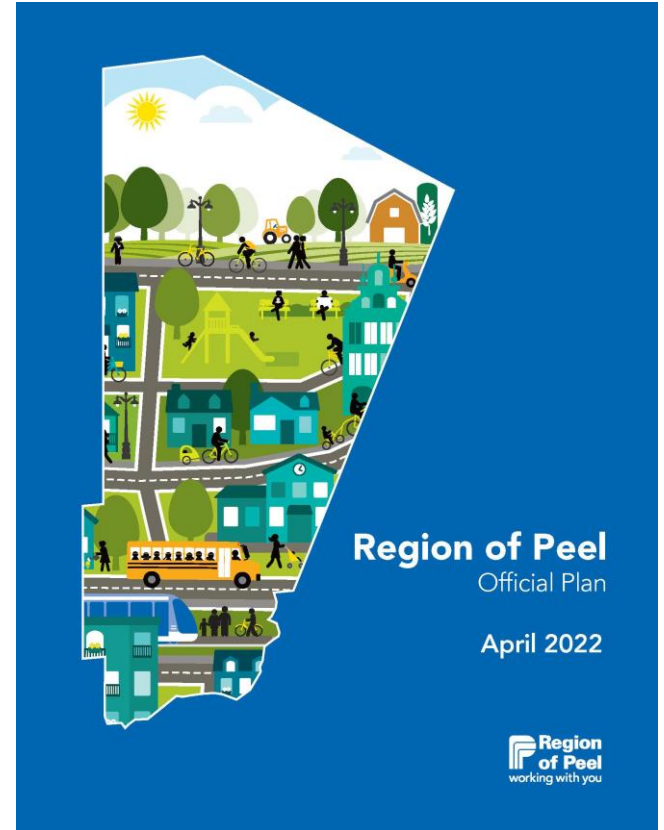
# Completing the Peel 2051 MCR

- Current ROP adopted in 1996, amended over 30 years
- Significant Provincial policy framework changes
- New community visions & priorities
- Peel 2051 MCR a robust process since 2013
- Provincial conformity deadline July 1, 2022, following which the Province may step in
- Risks if Peel does not continue to plan for balanced growth that responds to community needs
- Local official plans rely on a Region of Peel Official Plan that conforms to provincial policies



# Adopting the New RPOP

- Staff Recommend Regional Council adopt a new Official Plan
- Recommended changes are incorporated in ROP Office Consolidation posted to the Peel 2051 website and with Clerks
- Track changes are available for reference
- Province has 120 days to issue a decision or Peel's appeal rights are available



# Next Steps Post-Approval

- Implement policies that require studies, for example:
  - Water & Wastewater Master Plans
  - Transportation Updates (e.g. Long Range Transportation Plan)
  - Age-Friendly Planning Built Environment Assessment
  - Broadband services assessment
- Future phase of MCR for aggregates policy review and further employment conversion review
- Work with local municipalities to advise on local official plan review conformity





# Website

## Peel2051

Peel 2051 Official Plan Review Webpage:

[peelregion.ca/officialplan/review/](https://peelregion.ca/officialplan/review/)

Reading Room Webpage (Reports & Appendices):

[peelregion.ca/officialplan/review/reading-room/](https://peelregion.ca/officialplan/review/reading-room/)

New Region of Peel Official Plan:

[peelregion.ca/officialplan/review/draft-policies/](https://peelregion.ca/officialplan/review/draft-policies/)