

Peel 2041+:

Status Update & Key Policies

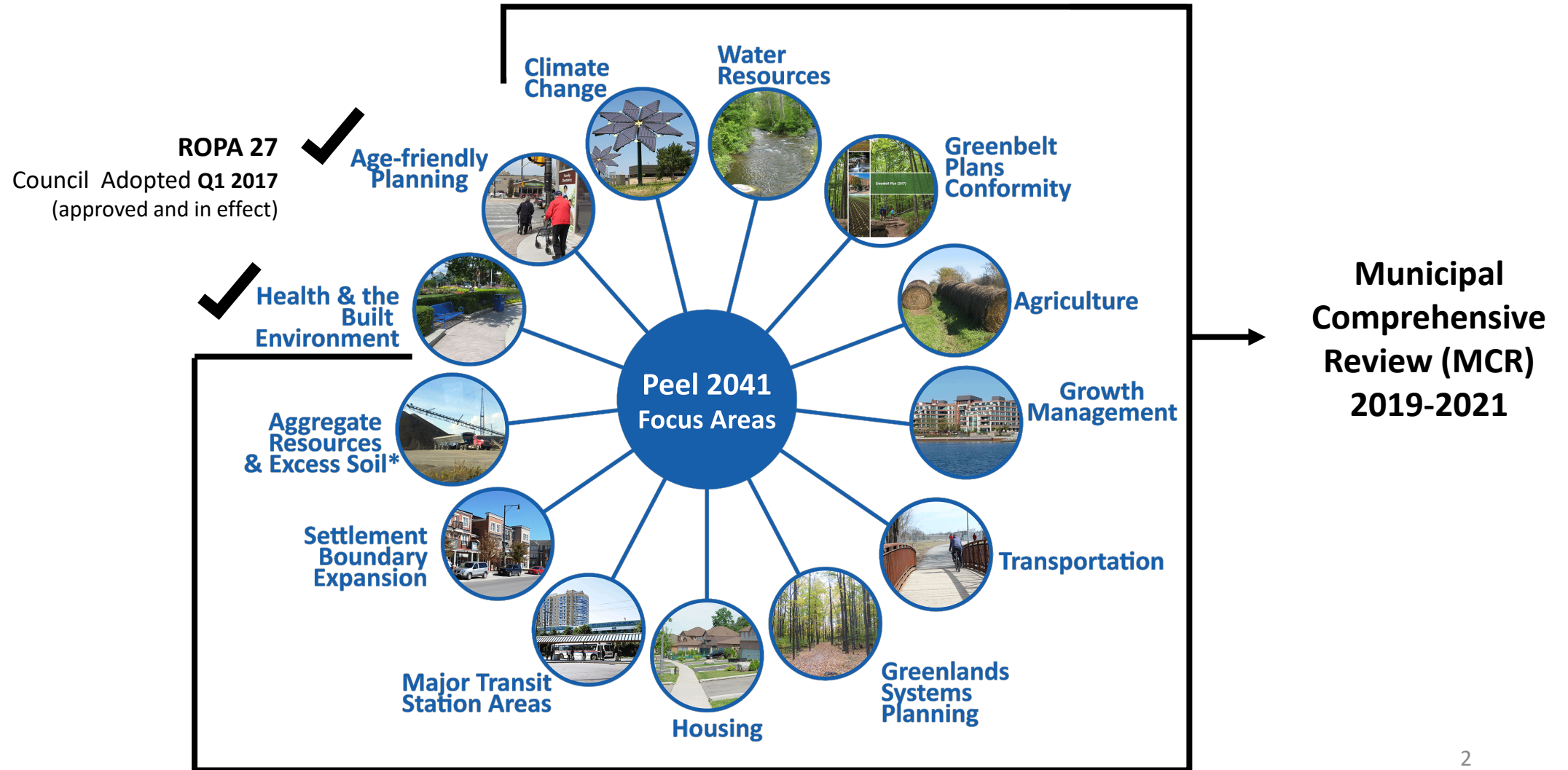
Regional Council

December 10, 2020

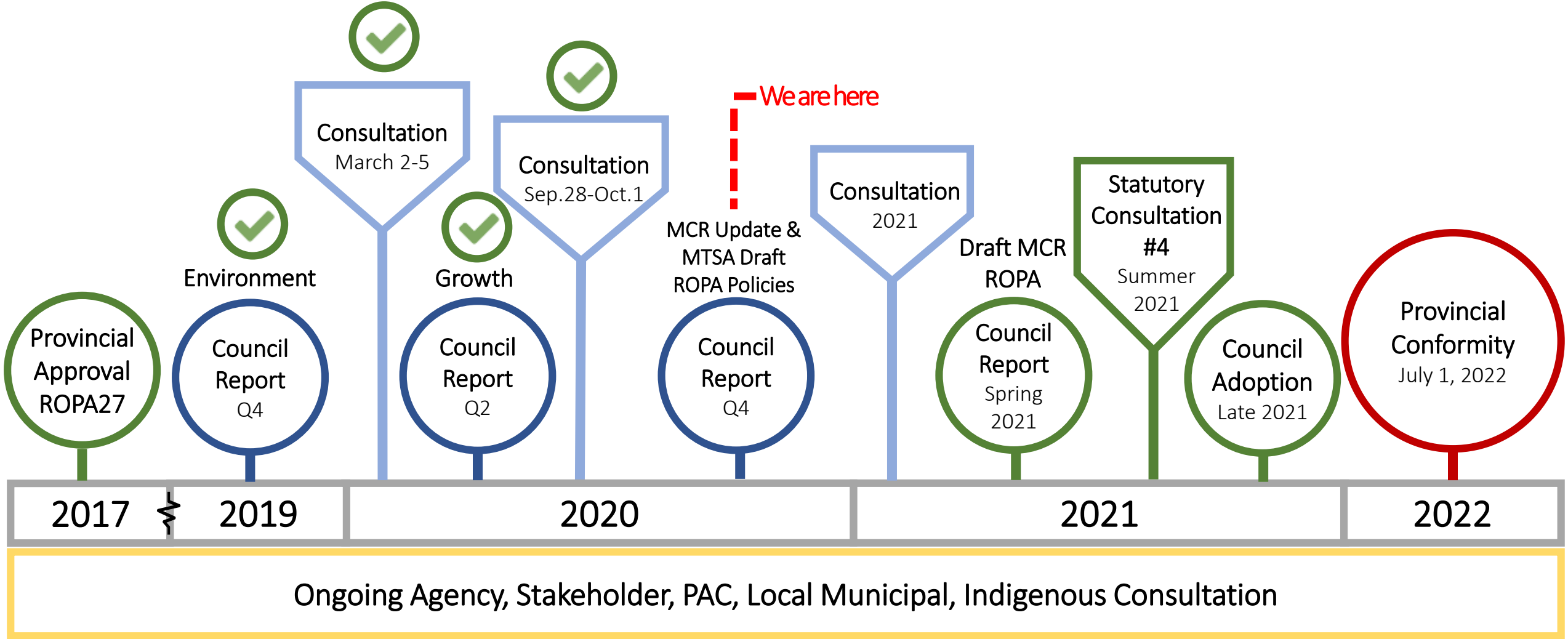


Peel2041+
Regional Official Plan Review

Peel 2041+: Focus Areas



Peel 2041+: Consultations



Key Policy Themes

- Taking action against climate change
- Manage growth in a fiscally sustainable manner
- Increase affordable housing
- Respond to a changing economy
- Encourage job growth
- Encourage active transportation
- Ensure the healthy development of our communities

Emerging Policy Areas

- Managing financial risk and the sustainable provision of growth-related infrastructure through appropriate financial management, prioritization and sequencing policies
- Identify opportunities for including broadband and pipeline infrastructure policies
- Advancing Regional objectives surrounding social equity and responding to systemic racism
- Ensuring cemetery policies are considered, particularly in rural areas



Growth Management

- The Region of Peel is updating its **Official Plan growth management policies** to:
 - Ensure alignment with current Provincial policy and legislation;
 - Set the framework to guide how Peel will accommodate new population and employment growth to 2051;
 - Support transportation and transit investment by directing new growth to areas with increased mobility; and
 - Build upon the need to respond to the changing nature of employment.
- **Policy Directions Report** endorsed by Regional Council for consultation on June 25, 2020:
 - Municipal growth allocation
 - Minimum intensification targets
 - Minimum designated greenfield area targets
 - Strategic growth areas
 - Employment areas
 - Implementation tools and monitoring
- **Amendment 1 to the Growth Plan, 2019 and Land Needs Assessment Methodology**
 - Draft municipal allocation
 - Draft land needs assessment results

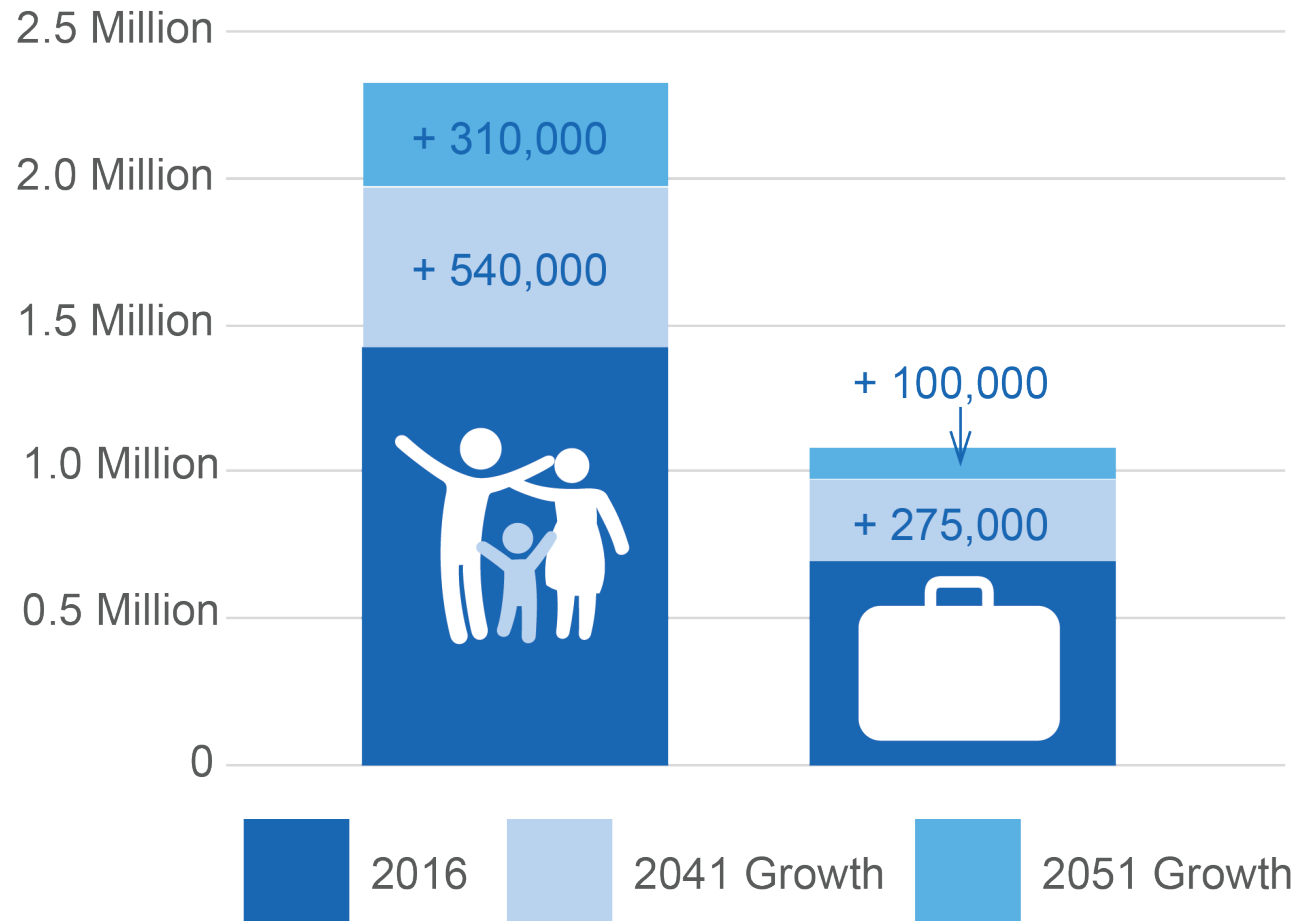


NEW



Growth Forecasts

Growth in Peel to 2051





Draft Municipal Allocation

	2021		2051	
Municipality	Population	Employment	Population	Employment
Caledon	81,000	26,700	300,000	125,000
Brampton	698,000	208,500	985,000	355,000
Mississauga	799,000	500,400	995,000	590,000
Peel	1,578,000	735,600	2,280,000	1,070,000



Draft Land Needs Analysis

Intensification Rate (2021-2051)	55%
Ave Annual Population Growth Rate (2021-2051)	1.2%
Ave Annual Employment Growth Rate (2021-2051)	1.3%
New Greenfield Density 2051	65 p&J/ha
Employment Density 2051	-
Activity Rate 2021	48.4%
Activity Rate 2051	48.6%
Additional Greenfield Community Land Needs to 2051	~3100 ha
Additional Greenfield Employment Land Needs to 2051	~1200 ha



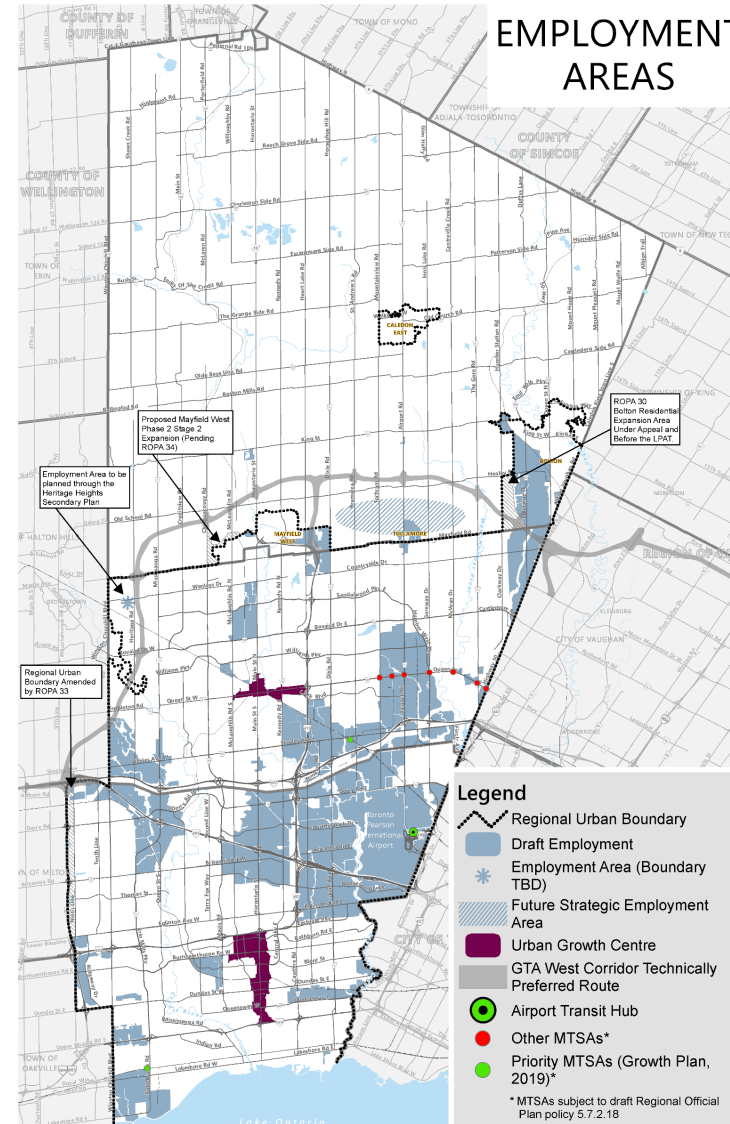
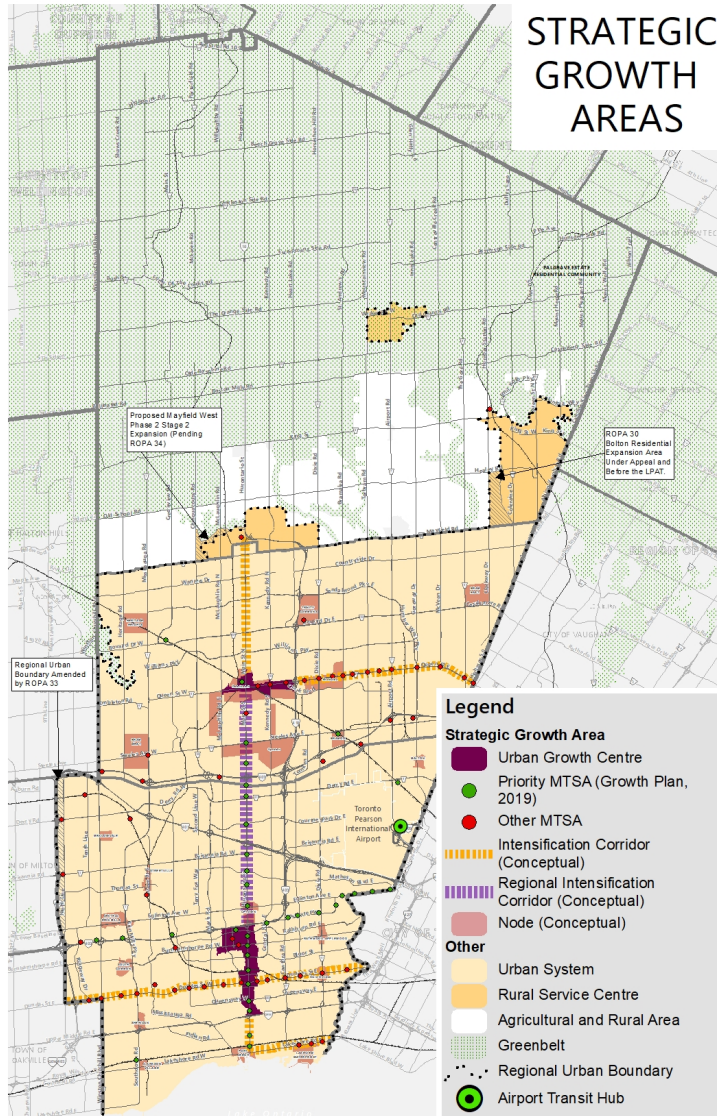


Preliminary Findings for Peel's Growth

- Peel's Intensification rate projected to be 55% from 2021 to 2051
- The 2051 forecast has incorporated the latest housing supply data from local municipalities
- Greenfield growth shifts from Brampton to Caledon
- Will require increased coordination with financial planning and stronger implementation policies to protect regional interests:
 - Enhanced staging and sequencing requirements at the local level
 - Consideration of additional financial tools;
 - Integration of climate change, sustainable transportation, affordable housing, natural heritage system planning and cultural heritage preservation



Growth Management: New Schedules





Major Transit Station Areas

Major Transit Station Areas (MTSAs) are lands within an approximate 500-800 metre radius of a transit station or stop, primarily along existing or planned transit corridors

Provincial Requirements:

- Delineate boundaries
- Set minimum densities
- Establish a framework to guide implementation planning by the local municipalities





Transit Corridors/Hubs

Light Rail Transit

- Hurontario LRT (Priority)

GO Train

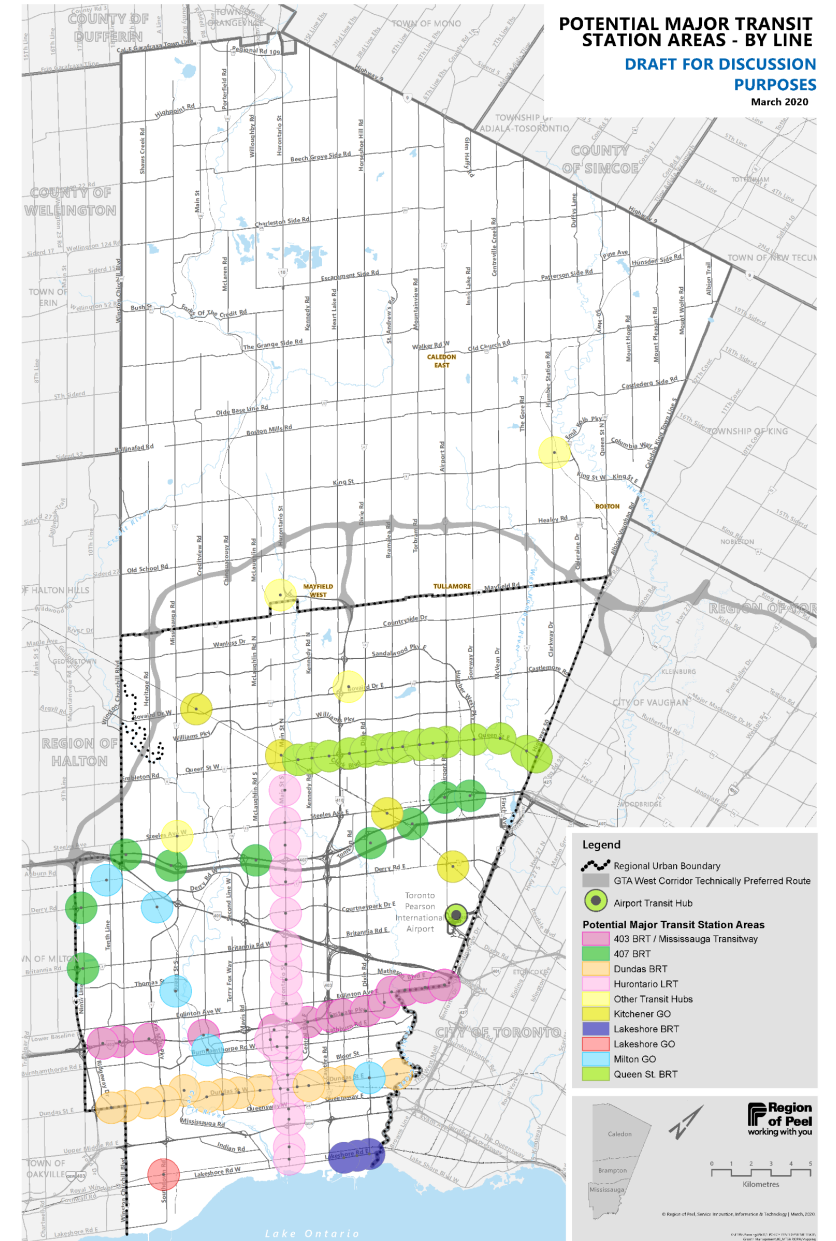
- Lakeshore West GO (Priority)
- Kitchener GO (Priority)
- Milton GO
- Bolton GO

Bus Rapid Transit

- 403 BRT/Mississauga Transit Way (Priority)
- Dundas BRT
- Queen Street BRT
- 407 Transit Way BRT
- Lakeshore Road BRT

Transit Hubs

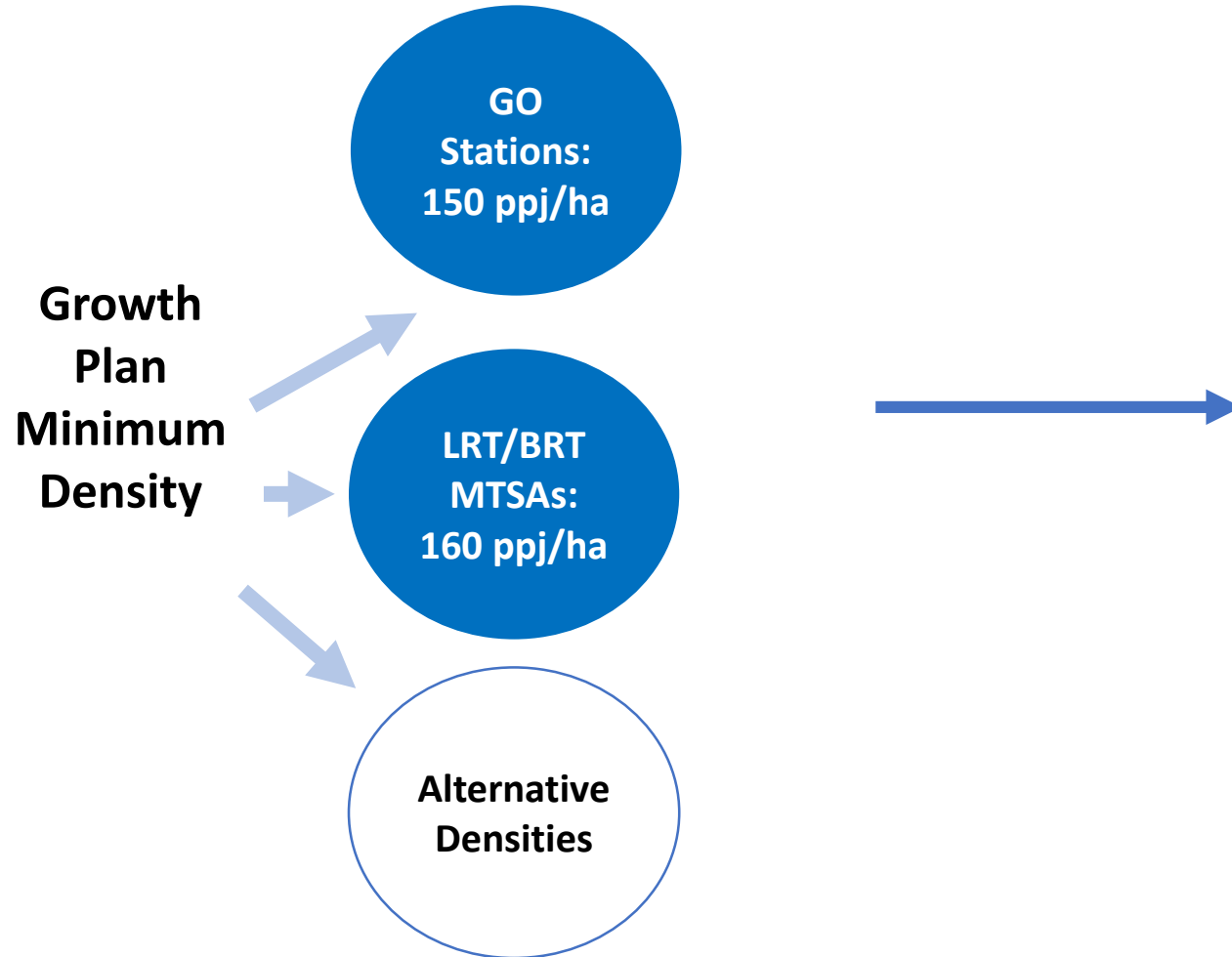
- Future Airport Transit Hub
- Other Transit Hubs





MTSA Minimum Densities

REGIONAL FRAMEWORK



LOCAL IMPLEMENTATION

- Land Uses
- Maximum Densities
- Minimum and Maximum Heights

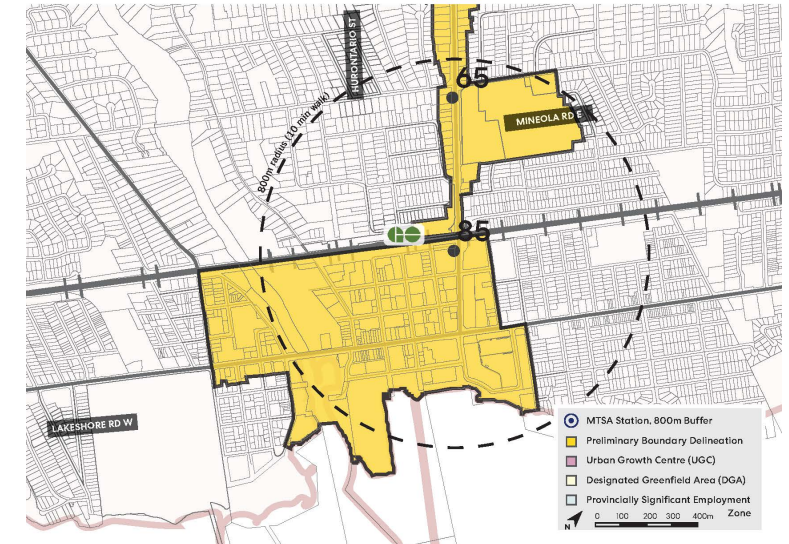


MTSA Key Policies

- **Establish a framework:** to guide implementation and planning by local municipalities, including:
 - delineating boundaries
 - minimum densities for each MTSA (number of people and jobs planned for an area)
- **Other policies:**
 - to protect planned MTSAs for future transit-oriented development
 - guide the local implementation planning work
 - criteria based flexibility for Employment Areas within MTSA
 - Planning for natural and human-made hazards during implementation
 - Implementation of the Healthy Development Framework

85 / PORT CREDIT

APRIL 16, 2020 Region of Peel
working with you



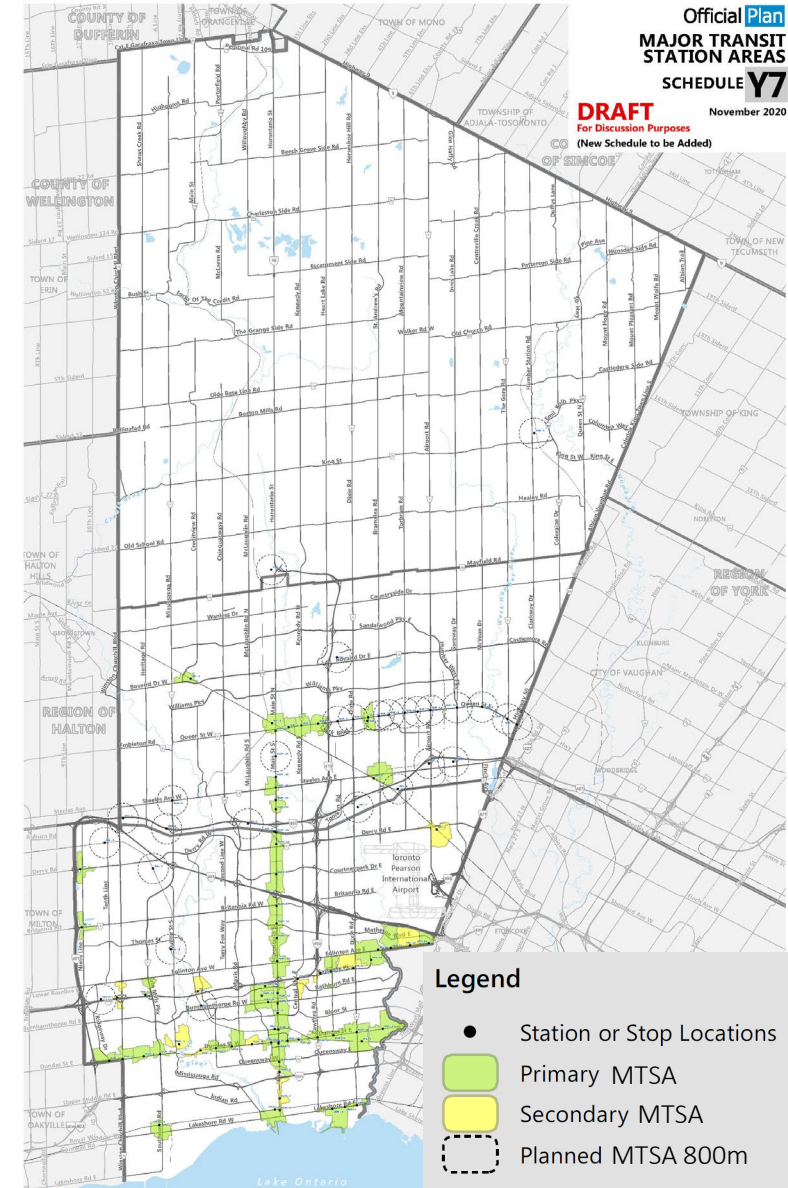
MTSA Preliminary Boundary Delineation	Station: Port Credit	Corridor Type: Priority Transit Corridor
Area (ha) 81	Municipality: City of Mississauga/Combined Station: 98/Port Credit GO	
Population 6,000	Corridor: Hurontario LRT	Target Density: 160 ppj/ha
Employment 2,600		
Total Density (ppj/ha) 107		
Additional People and Jobs to Achieve Target Density (ppj) 4,304		
MTSA 800m Radius		
Area (ha) 187	ANALYTICAL LENS	• Flood Risk
Population 7,852	MOBILITY	• Port Credit GO Station
Employment 3,073	MARKET AND GROWTH POTENTIAL	• High availability of vacant land • Moderate development pipeline activity • Port Credit West Village master plan development
Total Density (ppj/ha) 58.5	LAND USE AND BUILT FORM	• Moderate flood risk • GP Built Up Urban Area
	COMMUNITY CONSIDERATIONS	• Access to sports and recreation facilities • Landmarks: Port Credit Arena, Port Credit Harbour Marina

*Data source: Scenario 1G, prepared by Henslon Consulting for the Region of Peel (2016 Census Data)



MTSA Draft ROPA

- **New Regional Official Plan policy section 5.6**
- **Station classification:** define the types of transit stations in the Region, considering when and how they may develop
 - Primary (delineated, with minimum densities of the Growth Plan)
 - Secondary (delineated, with alternative densities)
 - Planned (undelineated)
- **New Schedule Y7 and Table Y1:**
 - MTSA Schedule Y7 identifies all three station typologies
 - Table Y1 establishes the minimum densities of all MTSAs and provides details by transit corridor





Housing: Inclusionary Zoning

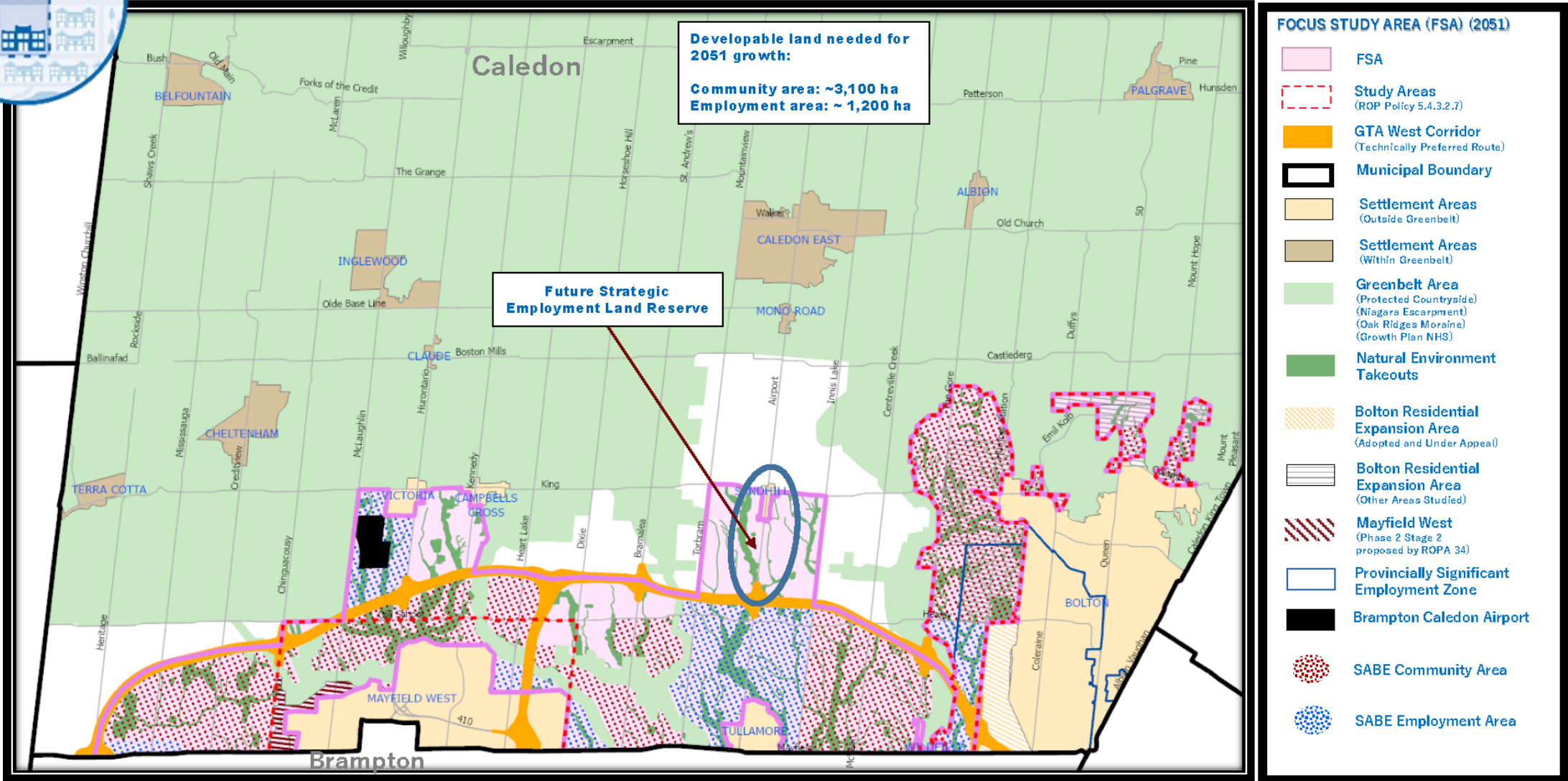
- Inclusionary zoning framework being advanced collaboratively
- Includes Provincially required background analysis, policy and administration considerations, and a peer review of the market analysis
- Limited to MTSA/Community Planning Permit System Areas as ordered by the Minister/MZOs
 - MTSA delineations will be required in order to apply IZ at a local development level



Settlement Area Boundary Expansion (SABE): Policy Directions

- Ensure protection of cultural heritage and archaeological resources, support energy and emission reductions, develop healthy communities with neighbourhood centres and high quality urban form, and coordinate the location of retail and employment areas to multiple modes of transportation
- Implement a robust natural heritage and water resource management system
- Establish strong staging and sequencing of growth policies, ensuring efficient use of infrastructure and financial sustainability
- Require robust community and neighbourhood planning to ensure complete, coordinated, healthy and sustainable communities
- Require that a structure and approach for provision of transit and active transportation infrastructure be provided to support the future development to 2051

SABE: Draft Conceptual Mapping



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

Notes:

- 1) Other natural environmental constraints not identified on this map, including potential restoration lands, will be identified through further analysis and may further limit development.
- 2) ROP Policy 5.4.3.2.7 as it relates to the area surrounding Bolton is under appeal.
- 3) The ~4,300 ha SABE is based on a draft land needs assessment which is under review.

DISCLAIMER: Draft conceptual SABE for further study and discussion



1 cm = 1 km ¹⁹



Settlement Area Boundary Expansion

- Received a number of formal requests for consideration of expansion to rural settlements within the Provincial Greenbelt in Caledon
- Provincial policy framework encourages expansions to accommodate growth outside of the Greenbelt and therefore includes very prescriptive policies for considering these requests
- SABE Study Rural Settlements Technical Memorandum outlines the Provincial policy framework, requests and responses to requests
- Targeted consultation with those that submitted these requests will be undertaken early in 2021

Next Steps

- Conduct ongoing consultations
- Continue to engage Council
- Continue refining draft SABE based on results of detailed analysis on water/waste water, transportation, agricultural impact and fiscal impact
- Aim to bring forward a draft MCR ROPA in Spring 2021 on the majority of the Peel 2041+ draft policies requesting statutory public consultation
- Conduct statutory consultations in Summer 2021
- Advance MTSA ROPA should overall MCR be delayed
- Request Council adoption of the draft MCR ROPA by end of 2021
- Meet Provincial conformity deadline of July 1, 2022

Thank you!

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