

Regional Council Workshop Long Range Plans to Support Growth and Intensification

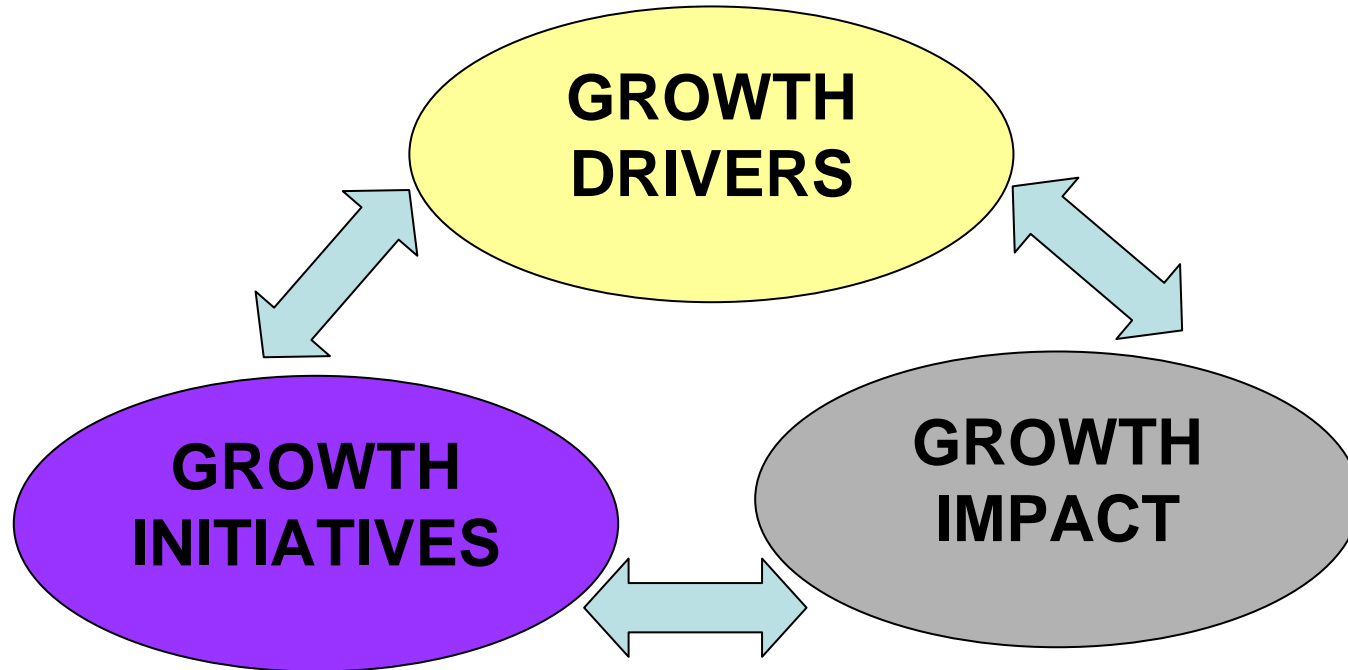
Arvin Prasad

Director of Planning Policy and Research

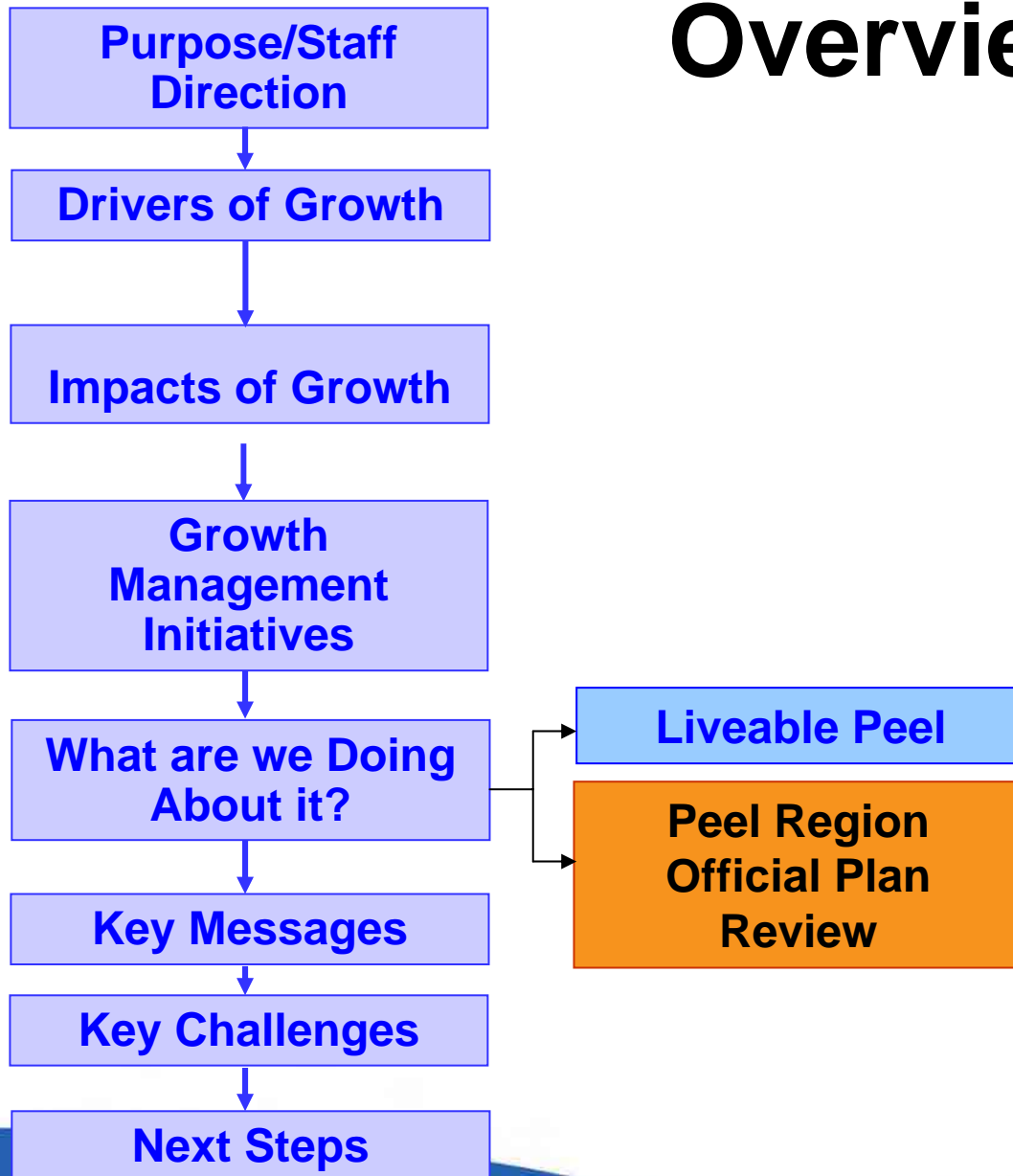
May 17, 2007.



The Bigger Picture



Overview



Council Direction on Workshop

Approved by Council
March 9, 2006)

The Commissioner of Planning and the Commissioner of Public Works were requested by Councillor Mullin to develop a workshop for all members of Regional Council to examine, from a regional perspective, the overall needs of the Region with respect to area municipal intensification and growth plans as they relate to infrastructure.

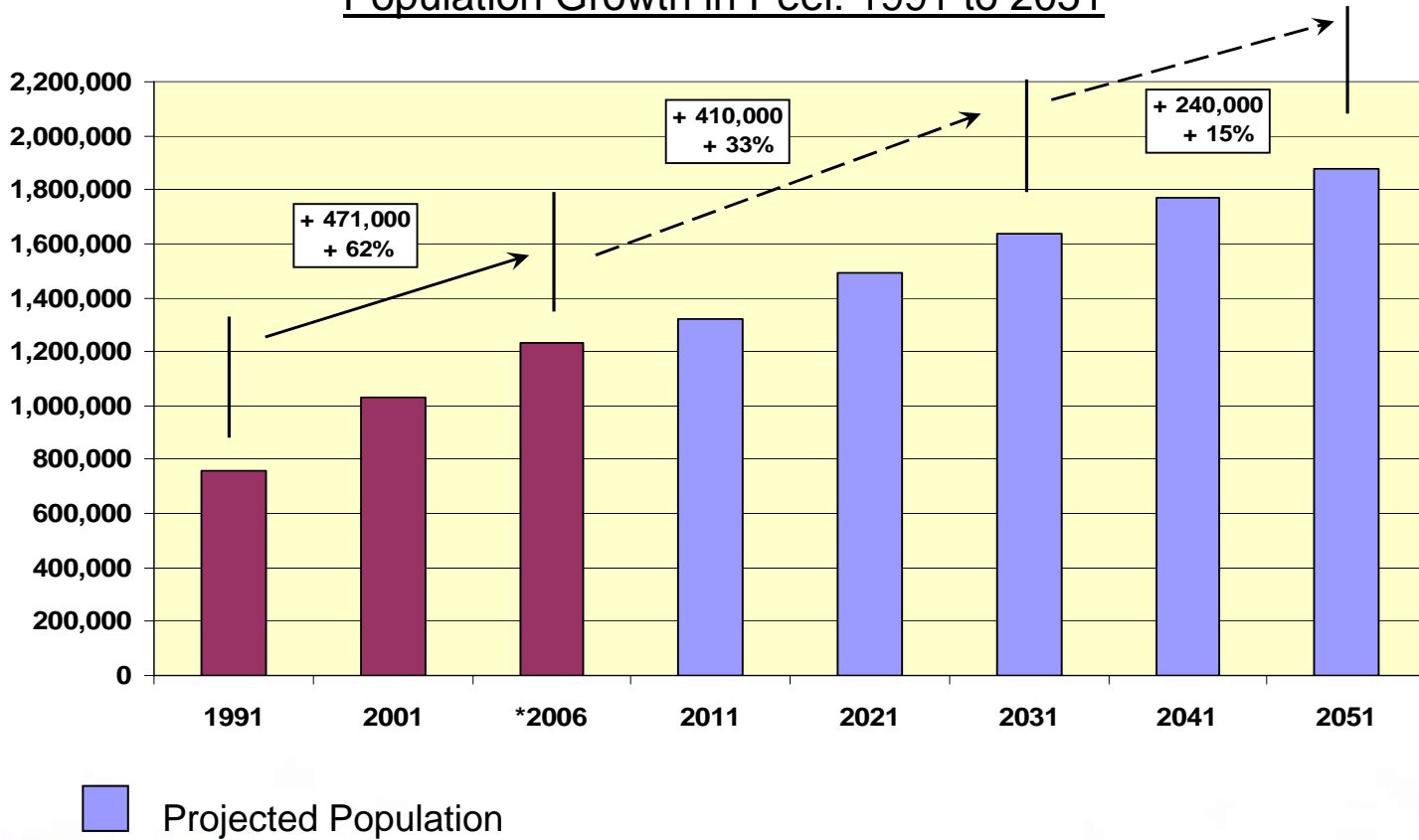


The Commissioner of Planning and the Commissioner of Public Works were further requested to consult with the area municipalities on city-wide perspectives on the issue of growth plans and intensification.

Population Growth in Peel

The significant growth of the past couple of decades will continue over the next 30 to 50 years

Population Growth in Peel: 1991 to 2051

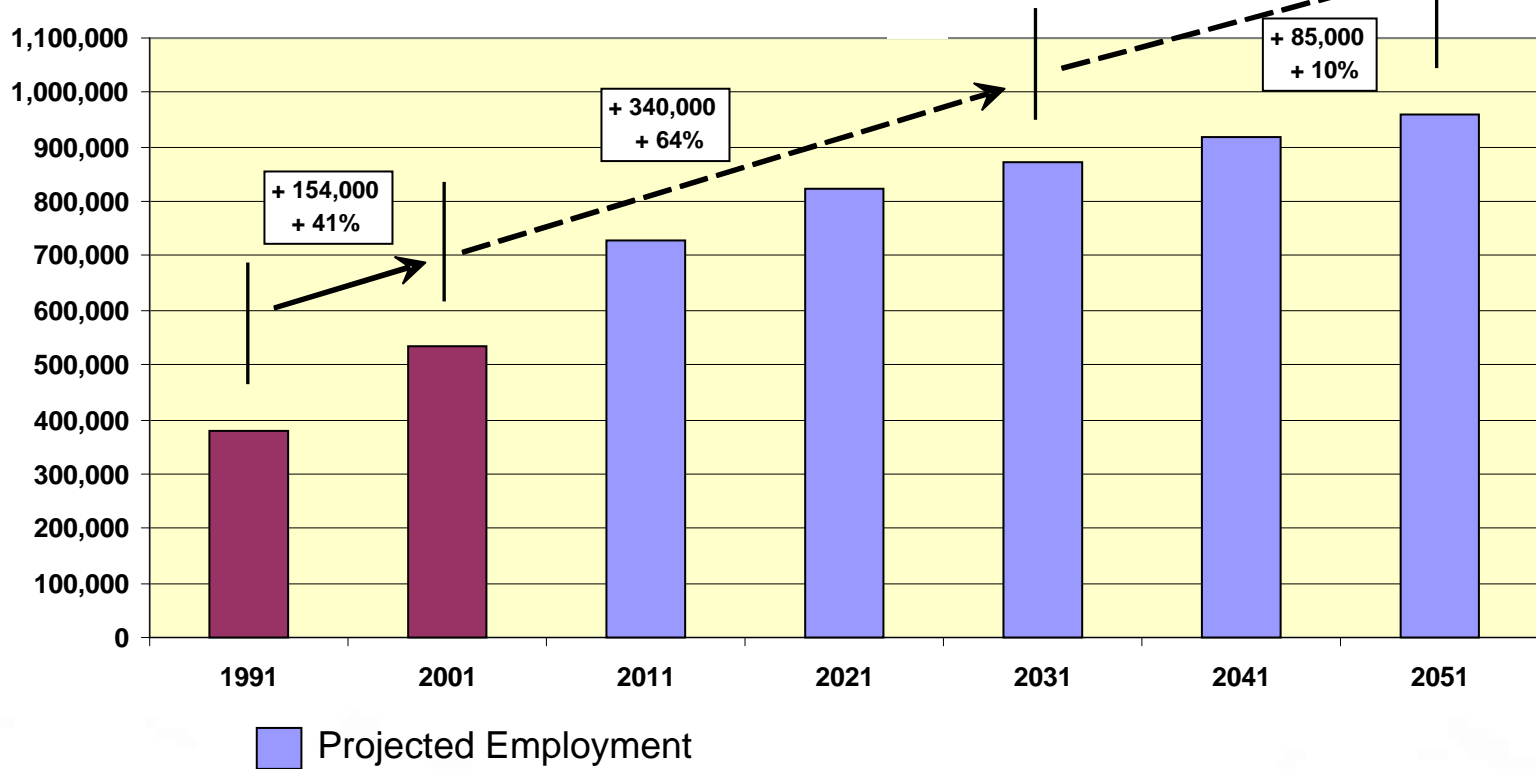


*2001 undercount used for 2006 figures

Employment Growth in Peel

There has been significant employment growth over the past few decades and it will continue over next 30 to 50 years

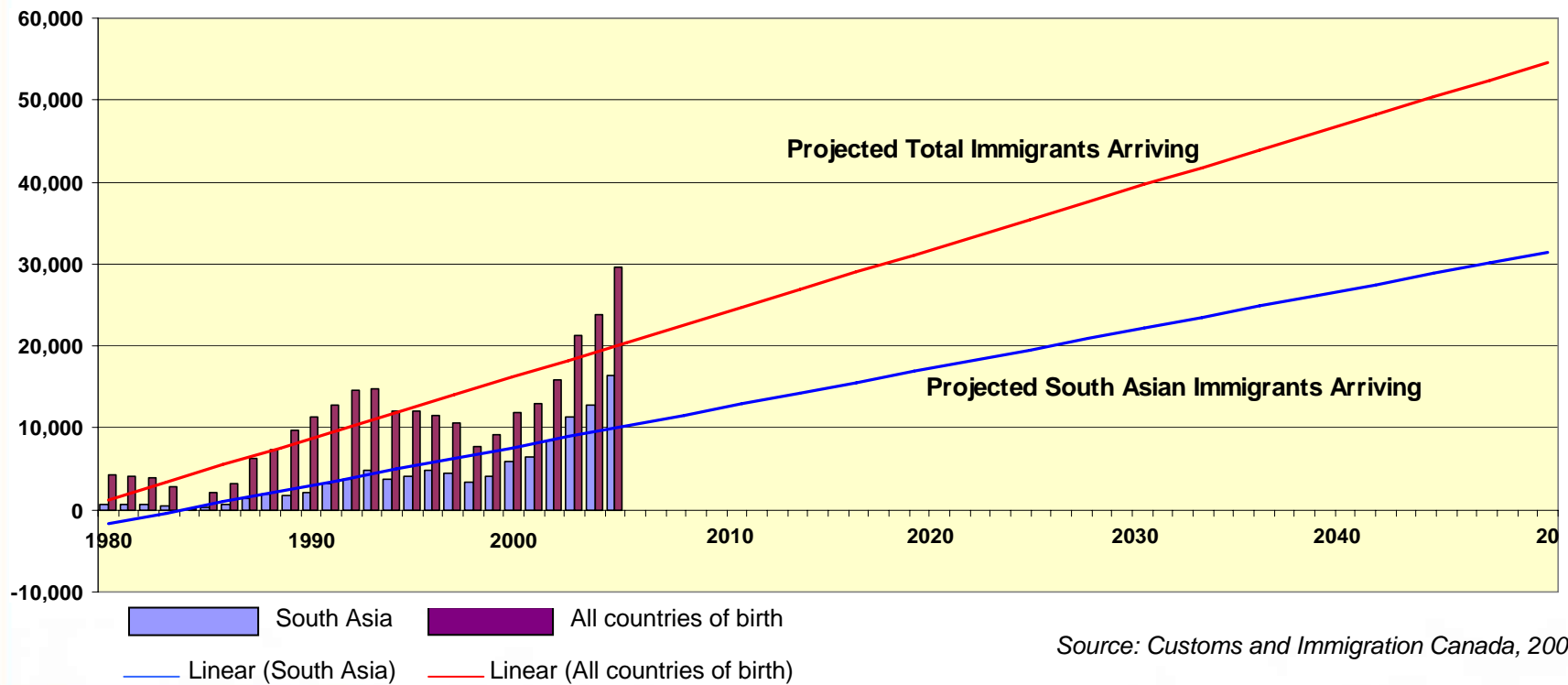
Employment Growth in Peel: 1991 to 2051



Immigration Trends in Peel

- More than half of the immigrants arriving in Peel over the last five years were born in South Asia, majority from India
- More recent immigrants experience low income (32%) compared to previous decades (9% pre-1986)

Landings in Peel from all Source Countries and South Asia



Source: Customs and Immigration Canada, 2006

Exploratory Research on Immigration

Impact of Immigration on Long-Term Household Projections for Peel

- Recent studies show recent immigrants form fewer households
 - 1.8% fewer households in Peel in 2001.
 - 12,000 less households required by 2031 as a result of immigrants sharing homes

Ethnic Concentrations Study

- Needs of established immigrants similar to other Peel residents
- Pattern of reliance on personal resources and social network
- Multi-service centres recommended
- More language and cultural sensitivity training



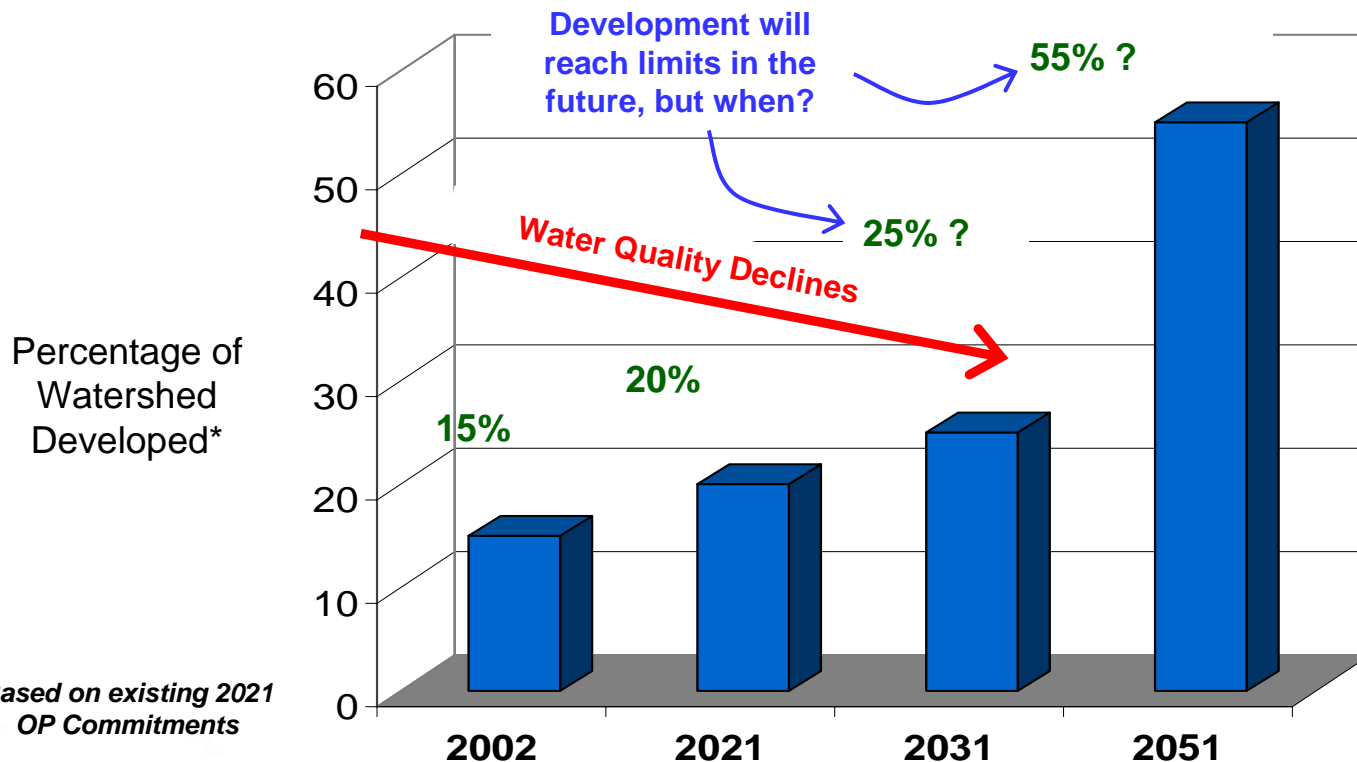
Impacts of Growth



Environmental Impacts

If current development practices continue the limits of development will be reached (not sustainable)

Forecasting Development Impacts in the Credit River Watershed

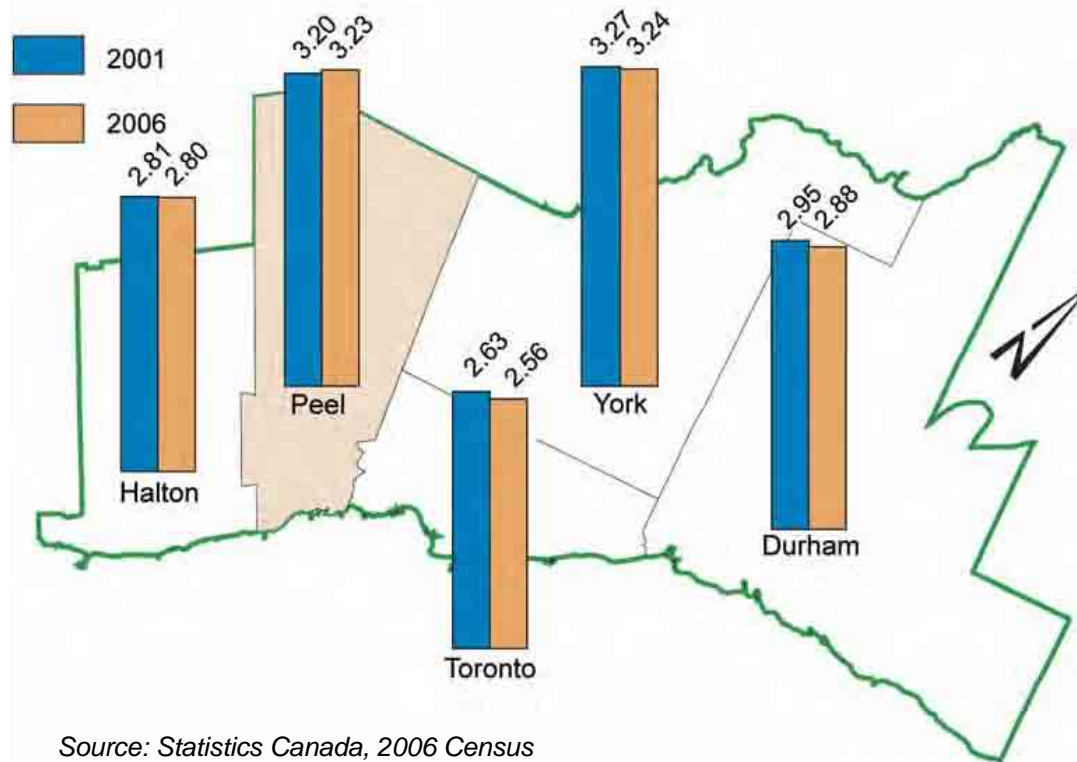


Source: Credit River Water Management Strategy Update 2006

Housing Impacts

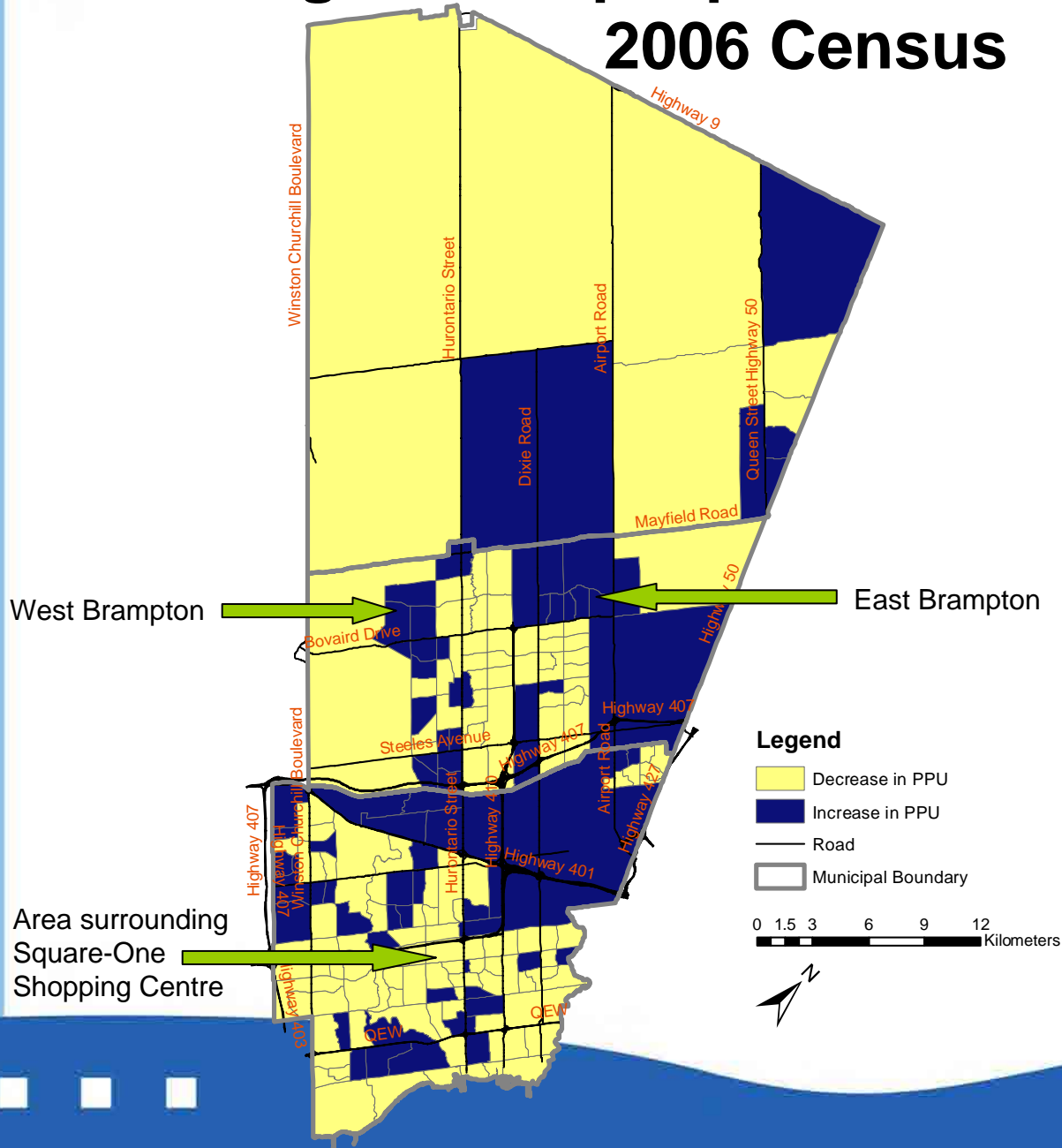
Peel is experiencing an increase in persons per dwelling unit in the short term, while surrounding regions are experiencing a decline.

People per Dwelling Unit for GTA
Municipalities: 2001-2006



Source: Statistics Canada, 2006 Census

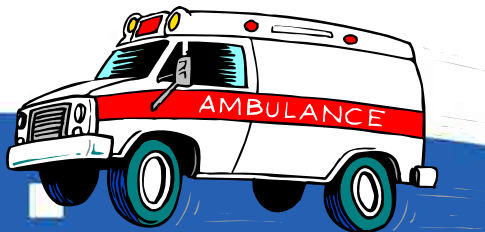
Change in People per Dwelling Unit (PPU), 2006 Census



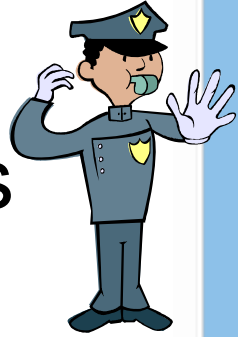
Source: Statistics Canada, 2006 Census

Impacts on Paramedic Services

- Many of the major trends identified (aging, increase in population, traffic congestion) directly affect Paramedic operations
 - For example, the predominance of ethnic concentrations have implications for the type of response to residents living in those areas.
- Increase in call volume caused by:
 - aging population, increased population, obesity
- Inability to respond quickly caused by:
 - traffic congestion, dispersed population, decreased availability of land to locate and build new paramedic stations



Impact on Police Services



- Similar impacts as Paramedic Services
- Additional
 - Increased truck traffic, greater incidence of load theft, target for organized crimes
 - Many languages present greater challenge for community liaison officers
 - Growth in schools, need extra liaison officers



Impact on Social Housing Services

- **Social Housing**

- To keep up with the 2005 service level of 43.4 affordable housing units per 1,000 households the Region needs to build 356 units annually
- In 2007 Housing Development Program ten year capital plan provides for an average construction rate of 138 units per year; this leaves a gap of 218 units per year from the 2005 service level – which does not satisfy the overall needs of the community and just keeps up with the 2005 service level



Impacts on Other Human Services

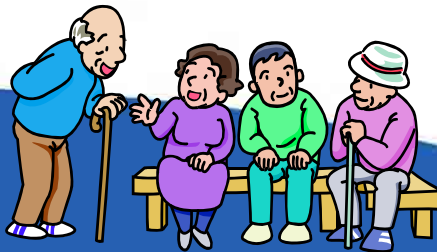


- **Children Services**

- Due to the failure of federal and provincial funding to catch up with growth in Peel, the wait list for subsidized child care is expected to grow from 2,500 to 4,000 by 2010

- **Public Health & Long Term Care**

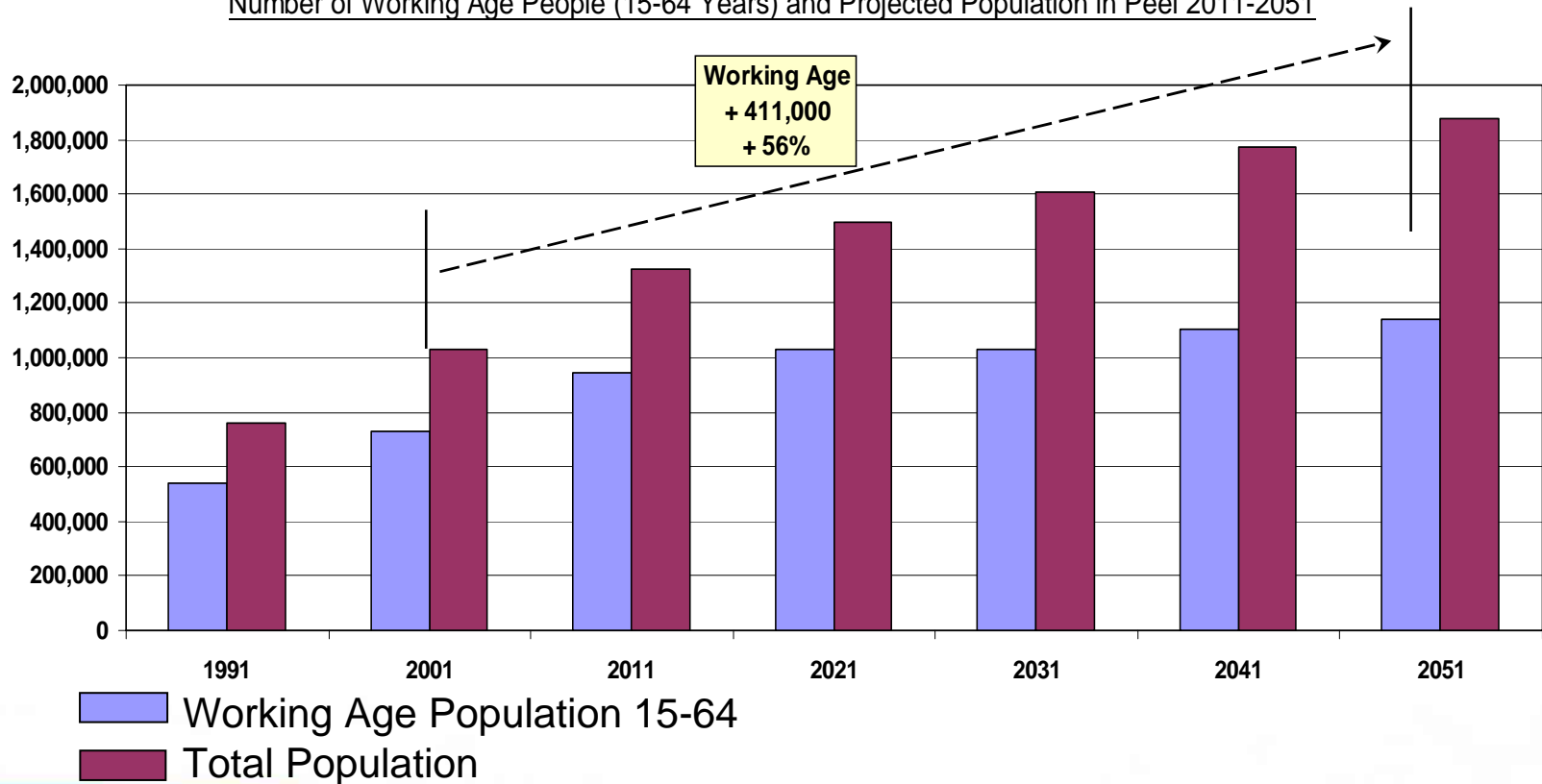
- Significant growth over the long-term will put added pressure on Public Health and Long Term Care requiring significant funding
- The care needs of residents are increasingly complex. New and emerging medical complications and conditions (such as morbid obesity) are medical concerns, and present operational challenges when delivering care and meeting needs.



Impact on Working Age

Peel will continue to have a strong labour force into the future

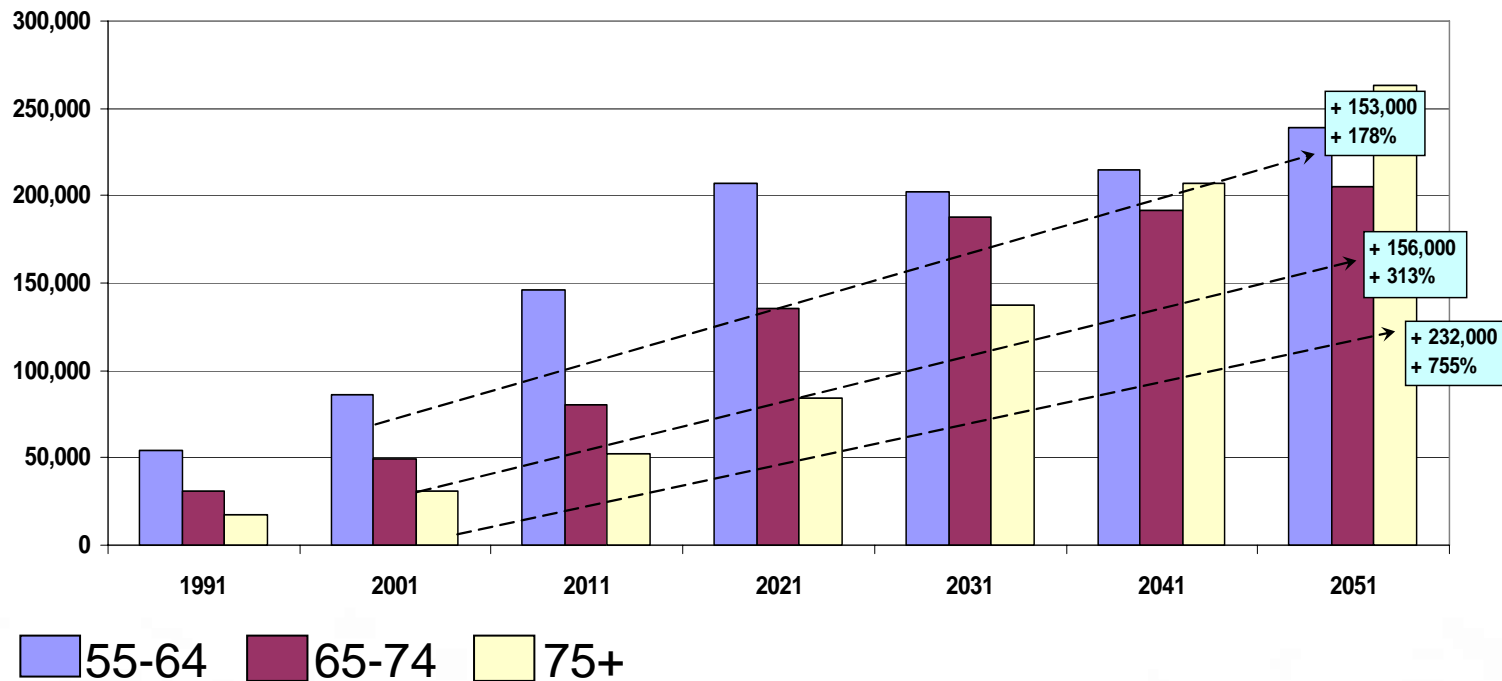
Number of Working Age People (15-64 Years) and Projected Population in Peel 2011-2051



Aging Trends

The population is aging--the percentage of people in the 55 and older age group is increasing, and the under 55 age group is decreasing.

Number of Older Adults in Peel 1991-2051



Impact on Energy

Places to Grow requires us to support:

Land-use patterns and urban design standards that encourage and support energy efficient buildings and opportunities for cogeneration

Support to improvement in building efficiency, realizing cost savings

- Subdivision design
- Energy from Waste
- Energy facilities compatible with land use

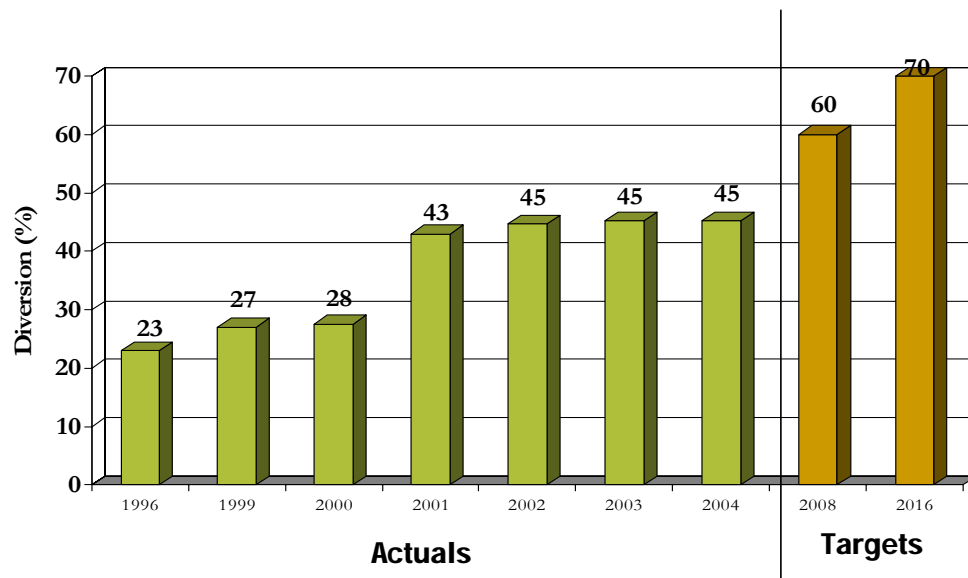
Increased power generation in South Peel, as well as the development of transmission corridors to accommodate increased growth in North West Brampton and Halton



Impact on Waste Management

Achieving Waste Diversion Goals

- Waste diversion levels have grown steadily since the implementation of the Long Term Strategy in 1997
- However, diversion levels have plateaued since the introduction of the 3-Bag Standard Program in 2001



Impact on Transportation

Congestion on arterial roads will continue to increase at about 3% per year

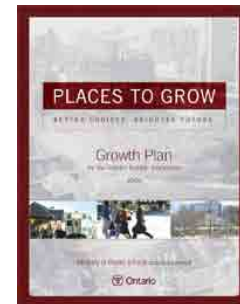
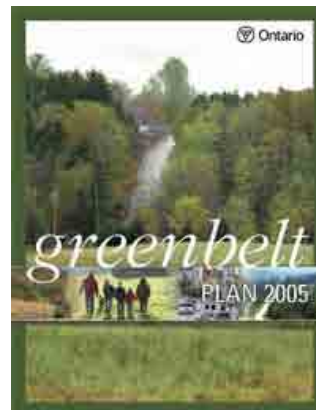


Financial Implications of Growth and Intensification

- Assessing financial impacts of growth and intensification is complex
 - Making better use of existing services and infrastructure
 - Requiring expansion of services and infrastructure
- The Region's plants are near capacity so growth, regardless of where it occurs in Peel, will require expansion to existing plants
- Who will fund the human services for the additional growth and change in demographics?



Growth Management Initiatives



Growth Management Initiatives

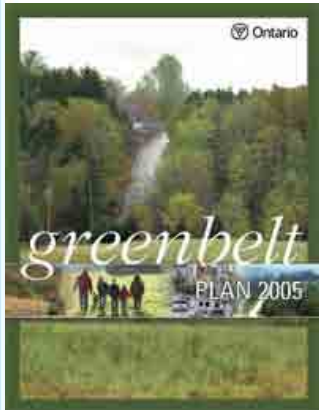
2005

Ontario

Provincial Policy Statement, 2005

Provincial
Policy
Statement

- Official Plans must be consistent with provincial policies
- Supports intensification & conservation of greenfields



Greenbelt Plan, 2005

- Identifies Protected Countryside
- Restricted growth in Greenbelt
- 45% of Peel Region covered by Greenbelt, majority in Caledon



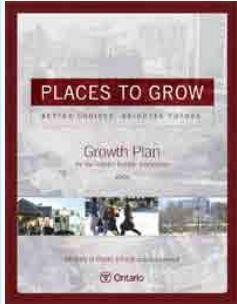
Growth Management Initiatives

Clean Water Act, 2006



- Protection of municipal drinking water supplies
- Protection of water supply at source

Places to Grow Growth Plan, 2006



- Growth Plan for the Greater Golden Horseshoe
- Forecast for 1.64m people & 870,000 jobs in Peel by 2031
- Sets targets for density & intensification



What is Intensification?

The development of a property, site or area at a higher density than currently exists through:

- a) Redevelopment
- b) Development of vacant or underutilized sites
- c) Infill development
- d) Expansion or conversion of existing buildings

(Places to Grow, MPIR, 2006)



Intensification within the Built Boundary

- The Province is consulting with municipalities to delineate the built boundary
- Once the built boundary is identified, all development within will contribute to the 40% intensification target
- Further study is necessary to determine the amount of intensification that can be accommodated within Peel's built boundary



The Key Components of an Urban Growth Centre

- Core metropolitan areas that serve as destinations
- Have or are planned to have a mix of medium and high density residential, mixed use and office uses
- Have good inter-regional transportation connections including higher order transit service
- Perform a Regional service function including institutional, recreational, commercial, cultural and entertainment uses



(MPIR, March 2007)




Places to Grow Growth Plan Targets

- By 2015 and each year thereafter, 40% of residential development must be within the built up area (i.e. within the “built boundary”)
- 200 residents & jobs/hectare in Downtown Brampton & Mississauga City Centre
- 50 residents & jobs per hectare in greenfield areas
- Official Plans to conform by June 2009






What are we Doing to Address Growth & Intensification?

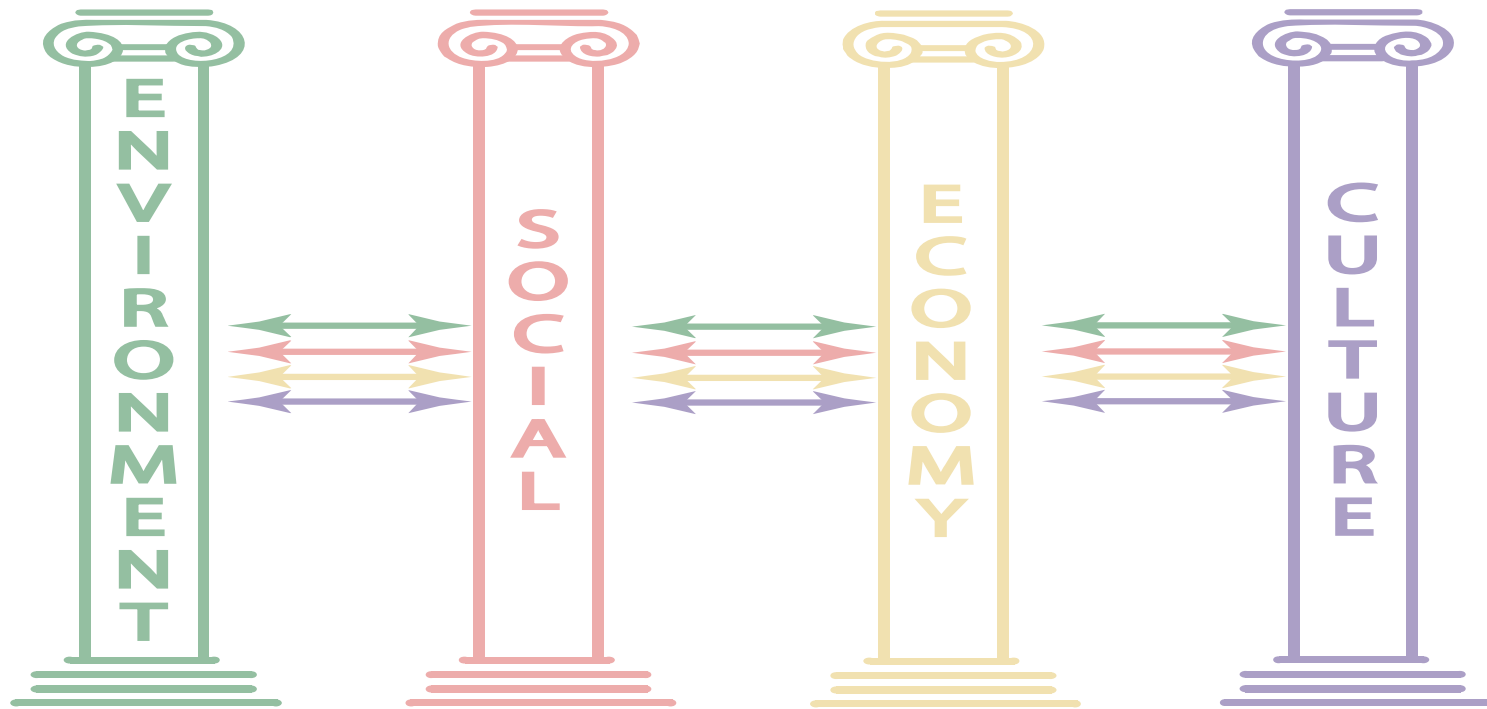


LIVEABLE PEEL
A Sustainable Future for Our Community

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A Sustainable Future for our Community



Sustainability Practices & Context for Long-Term Planning:



Meeting today's needs without compromising the future



Liveable Peel Process to Date



Made-in-Peel Smart Growth Conference: 2003

Liveable Peel Council Workshop: 2004

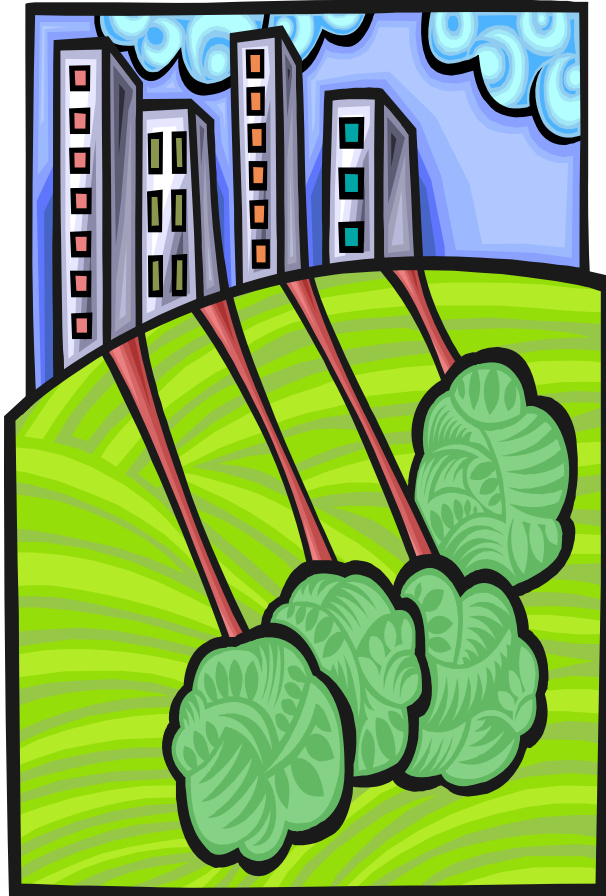
Liveable Peel Conference: 2006

**Identification of Housing,
Immigration, Watersheds Research**

**First Council Workshop:
Growth & Intensification
2007**

**Second Council
Workshop: Growth
& Intensification:
2008**

Liveable Peel Studies



- Regional Housing Strategy
- Immigration Study
- Integrated Sustainable Watersheds Study

Regional Housing Strategy



Peel Immigration Strategies

Immediate Actions

Newcomer Strategy - A community collaboration, sponsored by the United Way of Peel and Peel Region) to develop a system wide model for Peel to ensure funding and services are available for recent immigrants.

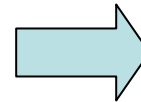
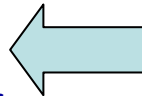
Web Portal – To inform immigrants about the Peel community even before arriving to Canada

Common Requirements

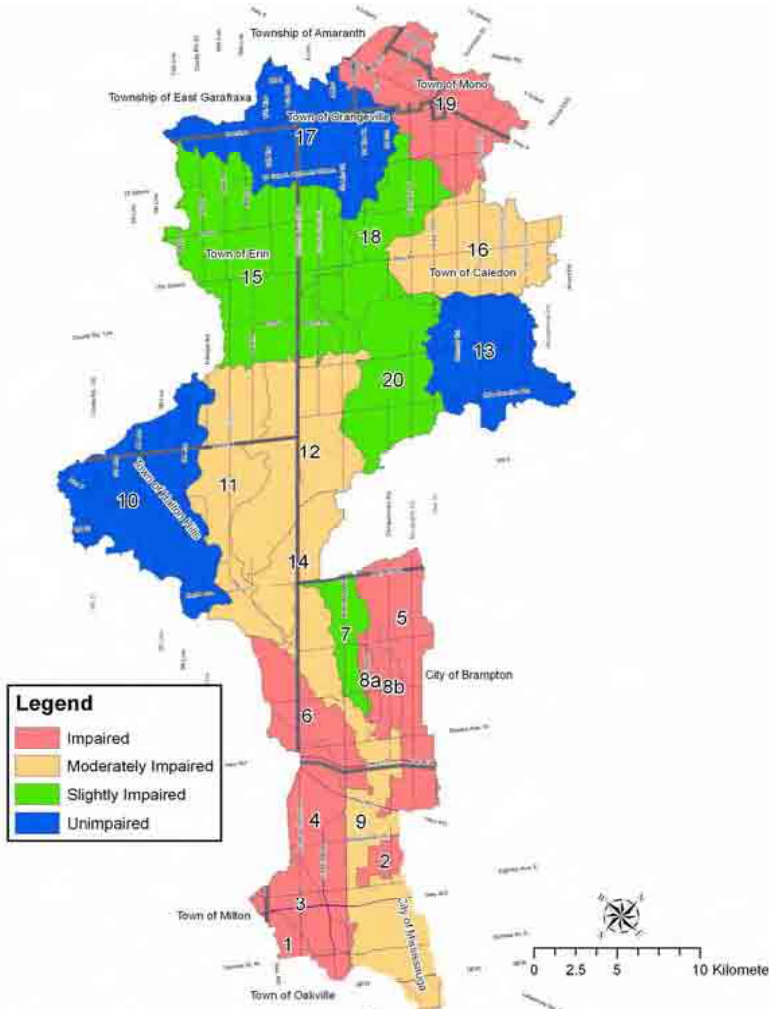
- Analyze data and possible implications (economic, demographic, service, geographic, etc.)
- Develop research papers on immigration such examination of immigrant skill set versus employer labour needs and life cycle assumptions for immigrants and their families

Long-Term Action

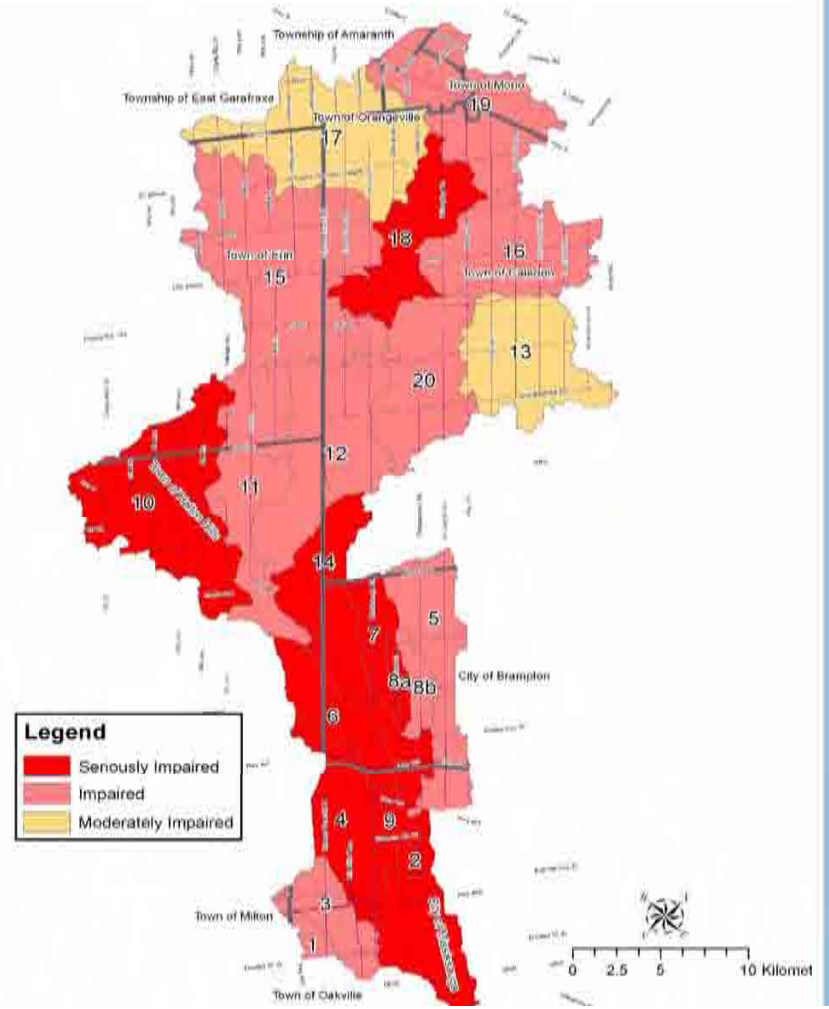
Liveable Peel Immigration Project - The development of long-term strategies to ensure that the Region of Peel identifies and responds to the impacts of immigration on programs and services



Environmental Forecasts



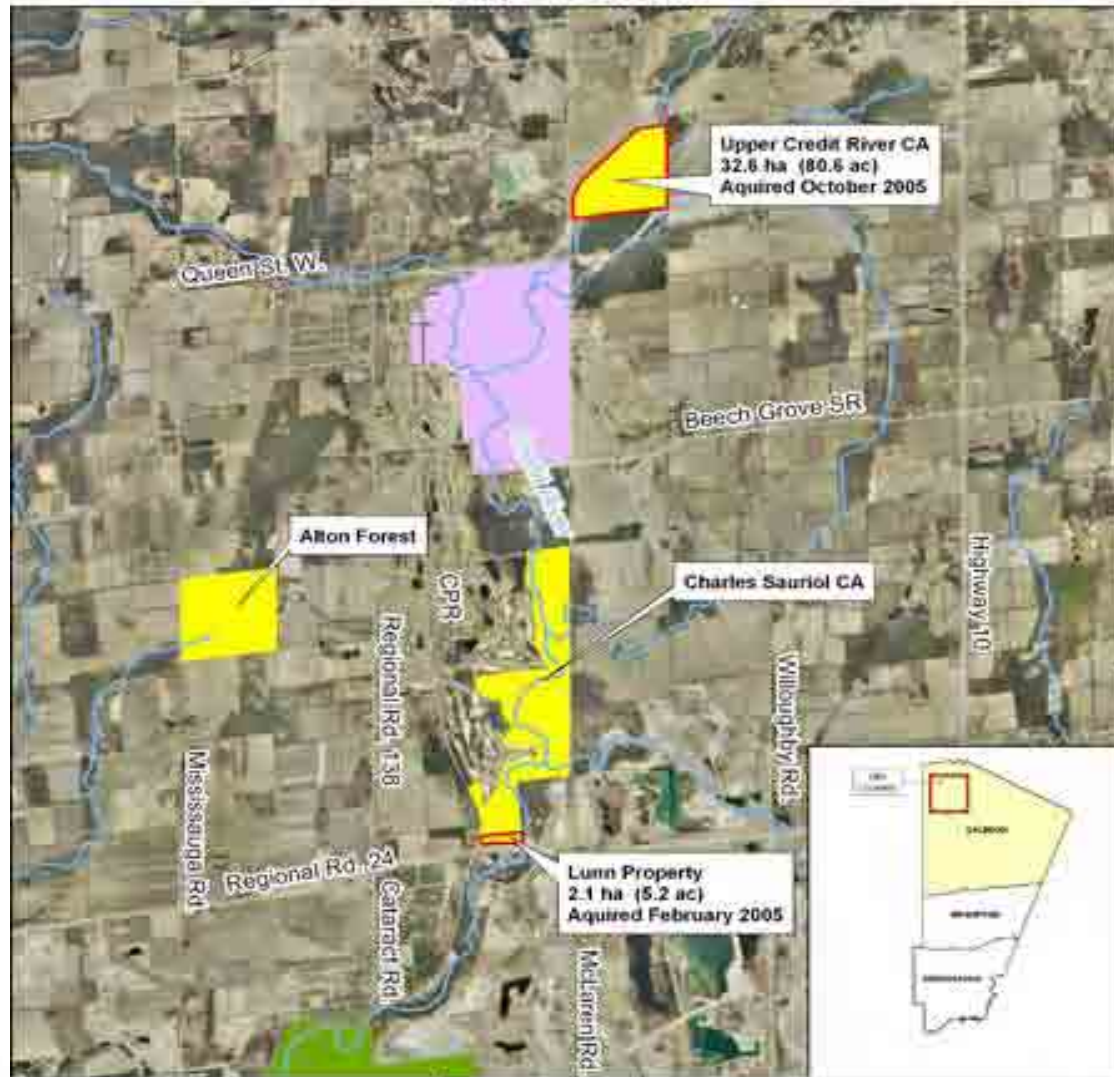
EXISTING CONDITIONS - 2001



FUTURE CONDITIONS - 2051

Greenlands Securement Project

Town of Caledon

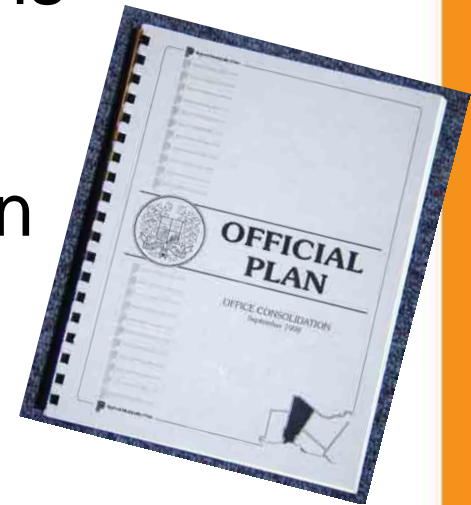


Legend

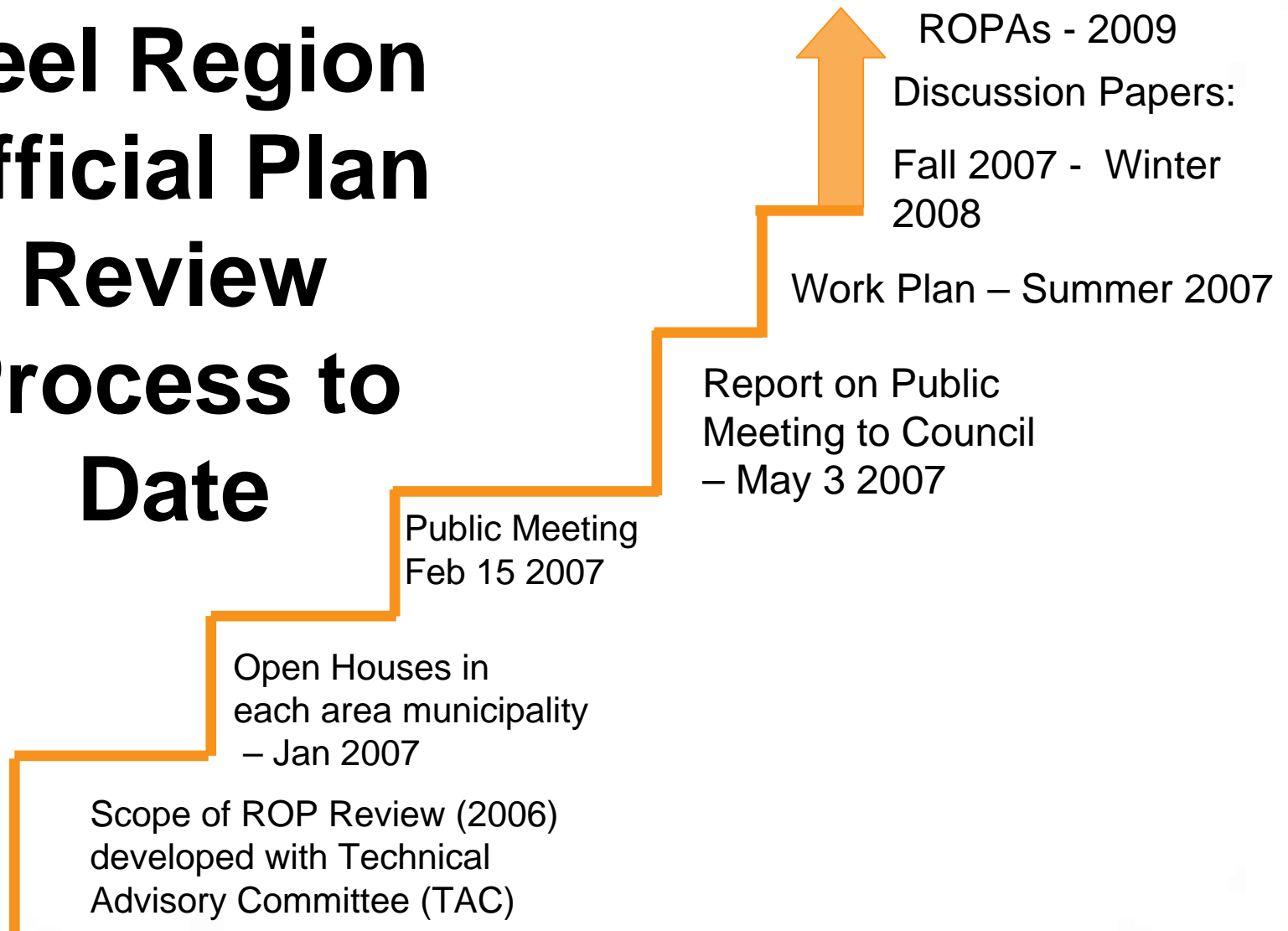
- Acquired Land
- CVC Property
- Fields of the Credit Provincial Park
- Alton-George Forest Management Area

Peel Region Official Plan Review

- The Peel Region Official Plan (ROP) is Regional Council's long-term plan.
- Provides direction on planning and an overarching framework for decision-making in the Region.
- Provincial legislation (Planning Act) requires that the ROP be reviewed every five years.



Peel Region Official Plan Review Process to Date



Peel ROP Review Focus Areas:



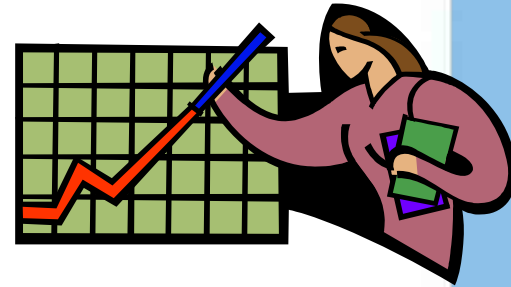
Model Policies for Growth Management

North West Brampton Urban Development Area

- That development of any subsequent phase of North West Brampton, beyond Phase 1, shall be permitted to proceed only if development can be supported by the existing and planned arterial road network and transit system...
- Maximize the opportunity afforded by the Mount Pleasant GO station to provide significant transit service and the development of transit –supportive land uses and densities.



Key Messages



1. Forecast for continued growth in Peel

- Socio-economic trends & implications for land supply
- We will begin to run out of greenfields for employment uses by 2021
- We will have to make choices as to where greenfield development & intensification will go

2. Significant financial implications of growth

- Need to understand the financial implications on programs and services
- Need to advocate for fair, equitable and sustainable funding in order to meet Provincial requirements.



Key Messages...continued

3. **We are addressing growth management and implications for Regional services through a variety of processes, including the Peel ROP Review and Liveable Peel initiative**
4. **Will continue to work closely with area municipalities and key partners**
 - Councillors must be engaged throughout the process
5. **Trends and new factors, such as energy supply & pricing, climate change, immigration, and aging need to be examined for their long-term implications**



Key Messages...continued

6. Provincial Growth plan has made planning for growth more complex

- Targets require more detailed land supply analysis
- May need incentives to achieve targets such as 40% of new development to be within built area by 2015
- Ongoing monitoring on a Regional basis will be required

7. Intensification projects are more complicated to plan than greenfields because:

- They must fit into existing urban fabric; potential for appeals.



Next Steps

- Staff Report on Workshop to Council: July 2007
- Peel ROP Review Consultation & Discussion Papers: Fall 2007 to Winter 2008
- Second Council Workshop on Growth and Intensification: Winter 2008

