THE REGIONAL MUNICIPALITY OF PEEL
GROWTH MANAGEMENT COMMITTEE
AGENDA GMC - 2/2017

DATE: Thursday, May 18, 2017
TIME: 9:30 AM – 11:00 AM
LOCATION: Regional Council Chamber, 5th Floor
Regional Administrative Headquarters
10 Peel Centre Drive, Suite A
Brampton, Ontario

MEMBERS: B. Crombie; F. Dale; J. Innis; N. Iannicca; L. Jeffrey; E. Moore;
B. Shaughnessy; A. Thompson; J. Tovey

Chaired by Councillor J. Tovey or Vice-Chair Councillor A. Thompson

1. DECLARATIONS OF CONFLICTS OF INTEREST

2. APPROVAL OF AGENDA

3. DELEGATIONS

3.1 Gayle Bursey, Director, Growth Management Strategy and Arvin Prasad, Director,
Integrated Planning, Providing Remarks to the Growth Management Strategy Update

3.2 Andrew Browning, Vice President, Cushman and Wakefield Ltd., Presenting the
Employment Report Overview

3.3 Brian Hollingworth, Director, IBI Group Inc., Presenting the Transportation
Discussion Paper Update

4. REPORTS

4.1 Growth Management Strategy Update (For information) (See also Item 5.2)

5. COMMUNICATIONS

5.1 Association of Municipalities of Ontario Policy Update, dated April 20, 2017, titled
“Province Announces Fair Housing Plan for Ontario” (Receipt recommended) (Referred
from the April 27, 2017 Regional Council meeting)
5.2 L. Hall for Carey deGorter, Town Clerk and General Manager, Corporate Services, Town of Caledon, Letter received May 11, 2017, Regarding the Mayfield West Phase 2 Secondary Plan (Receipt recommended) (See also Item 4.1)

6. IN CAMERA MATTERS

7. OTHER BUSINESS

8. NEXT MEETING

   Thursday, November 30, 2017 at 9:30 a.m.
   Council Chamber, 5th Floor
   Regional Administrative Headquarters
   10 Peel Centre Drive, Suite A
   Brampton, Ontario

9. ADJOURNMENT
Request for Delegation

Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582  Fax: 905-791-1693
E-mail: council@peelregion.ca

FOR OFFICE USE ONLY

<table>
<thead>
<tr>
<th>MEETING DATE YYYY/MM/DD</th>
<th>MEETING NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/05/18</td>
<td>Growth Management Committee</td>
</tr>
</tbody>
</table>

REQUEST DATE YYYY/MM/DD
2017/05/18

NAME OF INDIVIDUAL(S)
Gayle Bursey

POSITION/TITLE
Director, Growth Management Strategy

NAME OF ORGANIZATION
Region of Peel

E-MAIL
gayle.bursey@peelregion.ca

TELEPHONE NUMBER
(905) 791-7800

EXTENSION
4260

FAX NUMBER

NAME OF INDIVIDUAL(S)
Arvin Prasad

POSITION/TITLE
Director, Integrated Planning

NAME OF ORGANIZATION
Region of Peel

E-MAIL
arvin.prasad@peelregion.ca

TELEPHONE NUMBER
(905) 791-7800

EXTENSION
4251

FAX NUMBER

REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED)
To provide introductory remarks to the Growth Management Strategy Update

I AM SUBMITTING A FORMAL PRESENTATION TO ACCOMPANY MY DELEGATION

[ ] YES  [ ] NO

IF YES, PLEASE ADVISE OF THE FORMAT OF YOUR PRESENTATION (ie POWERPOINT)

Note:
Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk’s Division at least seven (7) business days prior to the meeting date so that it can be included with the agenda package. In accordance with Procedure By-law 100-2012, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).

Delegates should make every effort to ensure their presentation material is prepared in an accessible format.

Once the above information is received in the Clerk’s Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda. Thank you.

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)
Personal information contained on this form is authorized under Section IV-4 of the Region of Peel Procedure By-law 100-2012 as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be video broadcast on the local cable television network where video files will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.
FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD

MEETING NAME

REQUEST DATE YYYY/MM/DD

2017/05/05

NAME OF INDIVIDUAL(S)
Andrew Browning  email: andrew.browning@cushwake.com

POSITION/TITLE
Vice President

NAME OF ORGANIZATION
Cushman & Wakefield Ltd.

E-MAIL
see above (not enough room)

TELEPHONE NUMBER
(416) 359-2510

EXTENSION

FAX NUMBER
(416) 359-2603

NAME OF INDIVIDUAL(S)

POSITION/TITLE

NAME OF ORGANIZATION

E-MAIL

TELEPHONE NUMBER

EXTENSION

FAX NUMBER

REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED)
Employment Strategy

I AM SUBMITTING A FORMAL PRESENTATION TO ACCOMPANY MY DELEGATION  ☑ YES  ☐ NO

IF YES, PLEASE ADVISE OF THE FORMAT OF YOUR PRESENTATION (ie POWERPOINT)  PowerPoint

Note:
Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk’s Division at least seven (7) business days prior to the meeting date so that it can be included with the agenda package. In accordance with Procedure By-law 100-2012, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).

Delegates should make every effort to ensure their presentation material is prepared in an accessible format.

Once the above information is received in the Clerk’s Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda. Thank you.

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)
Personal information contained on this form is authorized under Section IV-4 of the Region of Peel Procedure By-law 100-2012 as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be video broadcast on the local cable television network where video files will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4482.
Employment Report
Overview

Prepared for:
REGION OF PEEL
GROWTH MANAGEMENT COMMITTEE

MAY 18, 2017
Agenda

The Challenge
Current Employment Initiatives
Influences on Employment Outlook
Report Outline
Progress and Next Steps
Presentation Conclusion
Employment Report

The Challenge

Key Question

*How is Peel Region going to achieve its 2041 employment and growth forecasts in a way that effectively contributes to achieving the desired goal of creating healthy, vibrant, and connected communities?*

- Municipalities have shown leadership in calling for action on this issue.
- Significant work has already taken place to date.
- Our intent is to build upon this foundation in providing an Employment Report/Discussion Paper to inform and support employment allocation and guide future planning.

Related Question

*What employment policy approaches should be considered in the Growth Management Regional Official Plan Amendment (ROPA)?*

- In addition to general directions, consider potential approach for the identification of prime employment lands and strategic employment lands.
Employment Report
Current Employment Initiatives

MCR/Employment Land Needs Studies
- Mississauga, Brampton, and Caledon

Office Strategies
- Mississauga and Brampton

Corridor Planning Studies
- Dundas Corridor, Hurontario LRT – Mississauga
- Mobility Hubs and Intensification Corridors - Brampton

Various Other Studies
- Whitebelt Visioning Exercise (Caledon); Employment Forecast Review (Region); Industrial and Office Market Trends Analysis and Non-Residential DC Revenue Impacts (Region); etc.

Conclusions
- There has been considerable good work completed to date.
- A number of key issues are common across municipalities: site selection and importance of accessibility; linking transportation/transit investment to employment; impact of Millennials on future workplace.
Employment Report

Influences on Employment Outlook

Employment Forecast Review – Trends Analysis

• A slower employment growth rate than previously forecast.
• An increase in floor space per worker in the industrial-type employment segment.
• A decrease in office space per worker.
• A resurgence in office development activity in Downtown Toronto.
• Increased employment within the “no fixed place of work” and “work from home” categories.
• Repurposing of older industrial buildings into new uses.
• Declining retail store sizes and changing formats, as a result of e-commerce.
Employment Report
Influences on Employment Outlook

Employment-Related Initiatives

Planning Policies
• Strategic & Prime Employment Areas
• Major Transportation Station Areas
• Whitebelt Visioning Exercise
• Mobility Hubs

Infrastructure
• Toronto-Brampton-Waterloo Innovation Corridor
• Regional Express Rail (RER)
• Toronto Pearson mobility hub
• GTA West Corridor
• Peel Memorial Centre – Health & Science hub
• Future university & hospital - Brampton
• Inspiration Port Credit & Lakeview
Employment Report

Study Outline

1: Office and Industrial Market Overview

2: Perspectives on Growth Management

3: The Employment Landscape – Challenges and Opportunities

4: Role of Advance Telecommunications Infrastructure

5: Employment Strategy

6: Areas for Future Research / Monitoring
Employment Report
Progress and Next Steps

Work Completed

• Market Overview and Background Analysis.
• Meetings with Regional staff, Local Area Municipalities, and Other Consultants.

Deliverables and Timing (target)

• Early Draft Employment Report/Discussion Paper: May/June 2017
• Final draft Employment Report/Discussion Paper: July/August 2017

Conclusion

• This Employment Report/Discussion Paper will feed into the overall work plan for the Growth Management Strategy, and is good a good proactive approach that other municipalities are starting to pursue to realize employment targets and create great live-work communities.
Thank you.

Questions and Feedback?
REQUEST DATE YYYY/MM/DD
2017/05/07

NAME OF INDIVIDUAL(S)
Brian Hollingworth

POSITION/TITLE
Director

E-MAIL
bholingworth@ibigroup.com
TELEPHONE NUMBER
(416) 596-1930
EXTENSION
61,270
FAX NUMBER
(416) 596-0644

NAME OF ORGANIZATION
IBI Group

REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED)
Presentation on Transportation Discussion Paper

I AM SUBMITTING A FORMAL PRESENTATION TO ACCOMPANY MY DELEGATION
☐ YES  ☐ NO

IF YES, PLEASE ADVISE OF THE FORMAT OF YOUR PRESENTATION (ie POWERPOINT)  Powerpoint

Note:
Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk’s Division at least seven (7) business days prior to the meeting date so that it can be included with the agenda package. In accordance with Procedure By-law 100-2012, as amended, delegates appearing before Regional Council or Committee are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).

Delegates should make every effort to ensure their presentation material is prepared in an accessible format.

Once the above information is received in the Clerk’s Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda. Thank you.

Notice with Respect to the Collection of Personal Information
(Municipal Freedom of Information and Protection of Privacy Act)
Personal information contained on this form is authorized under Section IV-4 of the Region of Peel Procedure By-law 100-2012 as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the Municipal Act, 2001, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be video broadcast on the local cable television network where video files will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4482.
Transportation Discussion Paper

UPDATE

Growth Management Committee
May 18, 2017
The Motion from January 19th

“That Regional staff work with the municipalities to determine a strategy for transportation/transit to support employment growth that represents local municipal plans and identifies opportunities where the Region can support increased active and public transit…”
This Discussion Paper will Build on Existing Transportation Initiatives

Transportation Master Plans

| Peel Long Range Transportation Plan Update 2016 |
| THE BIG MOVE |
| PEEL LONG RANGE TRANSPORTATION PLAN Update 2016 |
| MOVING MISSISSAUGA FROM VEHICLES TO ACTION |
| TOWN OF CALEDON Transportation Master Plan |

Employment Growth

<table>
<thead>
<tr>
<th>2016 estimate</th>
<th>2041 forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peel 703,000</td>
<td>970,000</td>
</tr>
</tbody>
</table>

May 18, 2017 Growth Management Committee Report

Transit Ridership Growth

2013 to 2015

<table>
<thead>
<tr>
<th>GO Transit</th>
<th>Brampton Transit/ZUM</th>
<th>MiWay Local/Express</th>
<th>TTC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3%</td>
<td>15.4%</td>
<td>7.8%</td>
<td>4.6%</td>
</tr>
</tbody>
</table>

Source: TTC 2016 Ridership Update
The Big Change

We need to change our strategy to accommodate growth by creating complete streets and shifting towards multimodal travel.
The Transportation Challenge

Road improvements alone cannot eliminate congestion.
Working together - need to achieve shift to 50% of trips made by sustainable modes by 2041.
## Concentrating our Efforts

<table>
<thead>
<tr>
<th>MODE</th>
<th>CURRENT</th>
<th>2041</th>
</tr>
</thead>
<tbody>
<tr>
<td>SINGLE DRIVER</td>
<td>63%</td>
<td>-13% 50%</td>
</tr>
<tr>
<td>SUSTAINABLE MODER</td>
<td>37%</td>
<td>+13% 50%</td>
</tr>
<tr>
<td>TRANSIT</td>
<td>11%</td>
<td>+6% 17%</td>
</tr>
<tr>
<td>CARPOOLING</td>
<td>15%</td>
<td>+3% 18%</td>
</tr>
<tr>
<td>WALKING</td>
<td>6.6%</td>
<td>+2.4% 9%</td>
</tr>
<tr>
<td>CYCLING</td>
<td>0.3%</td>
<td>+1.7% 2%</td>
</tr>
<tr>
<td>OTHER</td>
<td>4%</td>
<td>0% 4%</td>
</tr>
</tbody>
</table>

Source: Sustainable Transportation Strategy Update

### Modal Split Targets

<table>
<thead>
<tr>
<th>MODE</th>
<th>CURRENT</th>
<th>2041</th>
</tr>
</thead>
<tbody>
<tr>
<td>SINGLE DRIVER</td>
<td>63%</td>
<td>-13% 50%</td>
</tr>
<tr>
<td>SUSTAINABLE MODER</td>
<td>37%</td>
<td>+13% 50%</td>
</tr>
<tr>
<td>TRANSIT</td>
<td>11%</td>
<td>+6% 17%</td>
</tr>
<tr>
<td>CARPOOLING</td>
<td>15%</td>
<td>+3% 18%</td>
</tr>
<tr>
<td>WALKING</td>
<td>6.6%</td>
<td>+2.4% 9%</td>
</tr>
<tr>
<td>CYCLING</td>
<td>0.3%</td>
<td>+1.7% 2%</td>
</tr>
<tr>
<td>OTHER</td>
<td>4%</td>
<td>0% 4%</td>
</tr>
</tbody>
</table>
The Coordinated Transportation Plan

Metrolinx’s Transit Focus Areas

A Snapshot of the Analysis

Legend

<table>
<thead>
<tr>
<th>Population &amp; Jobs Per ha</th>
<th>Mobility Hub Anchor</th>
<th>Potential Mobility Hub Gateway</th>
<th>Mobility Hub Gateway</th>
<th>GO Rail Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 25</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 - 100</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>100 - 200</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>200+</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Next Steps

Work Completed to date

• Overview & Background Analysis
• Discussion with Regional & Local Municipal staff
• Draft Discussion Paper in Progress

Deliverables and timing (target)

• Early draft Discussion Paper: May/June 2017
• Final draft Discussion Paper: July/August 2017

Conclusion

• The Transportation Discussion Paper will feed into the overall work plan for the Growth Management Strategy and is a good proactive approach to realize employment targets and create great live-work communities.
DATE: May 9, 2017

REPORT TITLE: GROWTH MANAGEMENT STRATEGY UPDATE

FROM: Stephen VanOfwegen, Commissioner of Finance and Chief Financial Officer
Lorraine Graham-Watson, Commissioner of Corporate Services

OBJECTIVE

To provide an update to the Growth Management Committee on the progress of the Growth Management Strategy since the last update provided on January 19, 2017.

REPORT HIGHLIGHTS

- Subsequent to the January 19, 2017 Growth Management Committee meeting, Council provided further clarifying direction on specific actions to be taken as part of the Growth Management Strategy.
- As requested, this report includes a discussion of: indicators of achievement of the 2031A forecasts; preliminary growth allocations on a range of planning horizons to 2041; and, the potential to direct additional population to the Town of Caledon.
- Early engagement continues with key stakeholders on preliminary growth allocations and related servicing infrastructure requirements.
- Further direction from the Provincial Coordinated Land Use Policy Review is required before draft growth allocations can be finalized and recommended for broad public consultation.

DISCUSSION

1. Background

At the January 19, 2017 Growth Management Committee meeting, a growth management strategy status update was provided. This update focused on the work done with the involvement of local municipal staff and the development industry to develop and analyse a range of potential growth allocations to the 2041 planning horizon. This work included developing preliminary servicing and financial information for each of these scenarios for testing purposes.
The range of scenarios was developed based on the most current understanding of what the impacts of the Provincial Coordinated Land Use Policy Review could be, recognizing the comments that have been provided to the Province from the Region of Peel (Region) and other municipalities.

2. Key Council Direction

At the January 19, 2017 Growth Management Committee meeting, staff was directed to:

- Consult with the local municipalities and provide recommendations to Council regarding how the 2031B, 2036 and 2041 growth should be allocated between the local municipalities, including an assessment of whether the 2031A forecasts in ROPA 24 have been or will be met, and any necessary adjustments to the population allocation to ensure that future growth forecasts will be met.

- Consult with the affected stakeholders and recommend adjustments as appropriate to the 2031A, 2031B, 2036 and 2041 forecasts to direct additional population to the Town of Caledon (Caledon), with a view for the need for additional growth in the Bolton Rural Service Centre and the Mayfield West Rural Service Centre. Specifically the study area in Mayfield West Phase 2 the Bolton Residential Expansion Area are identified along with ensuring proper phasing of development.

- Engage with the inter-municipal workgroup and the development industry workgroup to provide research and a strategy for local municipalities to achieve the employment targets, to work with the local municipalities to determine a strategy for transportation/transit to support employment growth.

This report and the presentations scheduled for Growth Management Committee on May 18, 2017 provide an update on these directions.

Clarification was provided at the Regional Council meeting of February 23, 2017 regarding Council's intention in deferring an earlier motion (GMC-2-2017), that pending the release of revised Provincial planning documents that staff is to continue to develop future revisions to growth allocations and related plans, as well as a Growth Management Regional Official Plan Amendment, to evaluate cost-effective servicing options to meet growth demands and to do so through discussion with staff of the three local municipalities and representatives of the development industry.

A related matter of interest for the Growth Management Strategy, is a resolution passed by Caledon Council on December 20, 2016, requesting the Region amend its Official Plan to bring the remaining part of Mayfield West Phase 2 into the settlement area and directing Caledon staff to update studies for the remaining area of Mayfield West Phase 2 (See Appendix I).

3. Indicators of Achievement - 2031A Forecast

As directed, staff has examined the growth experienced to-date in Peel against the growth originally forecasted in ROPA 24, which implemented the 2006 Provincial Growth Plan allocations to Peel. Table 1 below provides a comparison of the 2016 forecast derived from the ROPA 24 land budget and the current 2016 population and employment estimates.
GROWTH MANAGEMENT STRATEGY UPDATE

4.1 - 3

Table 1 – 2016 Population & Employment Estimates

<table>
<thead>
<tr>
<th>Municipality</th>
<th>2016 (ROPA 24 Forecast)</th>
<th>2016 (Current Estimate)</th>
<th>Difference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brampton</td>
<td>574,333</td>
<td>238,667</td>
<td>618,000</td>
</tr>
<tr>
<td>Caledon</td>
<td>78,000</td>
<td>33,667</td>
<td>69,000</td>
</tr>
<tr>
<td>Mississauga</td>
<td>744,667</td>
<td>475,000</td>
<td>751,000</td>
</tr>
<tr>
<td>Peel</td>
<td>1,397,000</td>
<td>747,334</td>
<td>1,438,000</td>
</tr>
</tbody>
</table>

*2016 Census population figures (including an undercount of 3.94%) – Hemson: Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report November 2012
**Peel estimate based on best available information - January 2017

This comparison shows that the Region is on track to exceed the 2031A population forecast and therefore consistent with the 2031B forecast (discussed below). Although Caledon is currently below the forecast 2016 population, based on planned growth it is expected to exceed the 2031A forecast in the future as settlement expansions in Mayfield West Regional Official Plan Amendment 29 - ROPA 29 and Bolton (ROPA 30) become developed. ROPA 29 (approved) and ROPA 30 (under appeal to the Ontario Municipal Board) fully utilizes 2031A population and employment allocation to the Town of Caledon.

As previously reported, the Region is below forecast levels for employment likely due to a combination of factors including the 2008 recession, the effects of ongoing structural changes in the economy including a decline in manufacturing-based employment, increased automation, and the resurgence Toronto-based office employment and its impacts reducing the 905 area office market.

4. Growth to 2031, 2036, and 2041

Using the January 2017 growth management work to date, such as cost effective utilization of Regional infrastructure, a preliminary 2031, 2036, and 2041 distribution of population and employment has been prepared for consultation purposes, with consideration given to infrastructure phasing and staging matters. Table 2 below provides a comparison of the 2031A and 2031B allocation by local municipality and a summary of the 2036 and 2041 allocation from January 2017.
GROWTH MANAGEMENT STRATEGY UPDATE

Table 2 – 2031A, 2031B, 2036, and 2041 Population & Employment Forecasts

<table>
<thead>
<tr>
<th>Municipality</th>
<th>2031A (ROPA 24)</th>
<th>2031B</th>
<th>2036</th>
<th>2041</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brampton</td>
<td>727,000</td>
<td>314,000</td>
<td>816,000</td>
<td>282,000</td>
</tr>
<tr>
<td>Caledon</td>
<td>108,000</td>
<td>46,000</td>
<td>117,000</td>
<td>49,000</td>
</tr>
<tr>
<td>Mississauga</td>
<td>805,000</td>
<td>510,000</td>
<td>837,000</td>
<td>528,000</td>
</tr>
<tr>
<td>Peel</td>
<td>1,640,000</td>
<td>870,000</td>
<td>1,770,000</td>
<td>859,000</td>
</tr>
<tr>
<td>Provincial Growth</td>
<td>1,640,000</td>
<td>870,000</td>
<td>1,770,000</td>
<td>880,000</td>
</tr>
<tr>
<td>Plan Schedule 3</td>
<td>1,640,000</td>
<td>870,000</td>
<td>1,770,000</td>
<td>880,000</td>
</tr>
</tbody>
</table>

The 2031B distribution to Peel from the Province provides an additional 130,000 people and 10,000 jobs over the current Peel Official Plan 2031 allocations which were based on the 2031A Provincial distribution. The region’s growth management work is consistent with the 2031B, 2036 and 2041 population forecasts and the principles of the proposed amendments to the Growth Plan. However, given the current levels of employment in Peel, the 2031 and 2036 draft employment allocation is slightly below the Growth Plan employment distribution. By 2041, the Provincial Growth Plan employment distribution is forecast to be achieved. It will be important as part of Peel’s growth management work to monitor this closely, especially how employment forecasts are aligned with actual achieved employment levels, and to ensure they are reviewed in subsequent planning and budgeting processes. Additionally, there is benefit to having appropriate strategic initiatives in place to best deliver on employment objectives.

5. Exploring Potential to Direct Additional Population to the Town of Caledon

As directed, staff has consulted on the potential to direct more population to Caledon with a view to additional growth in the Bolton Rural Service Centre and the Mayfield West Rural Service Centre, while ensuring proper phasing of development. In order to facilitate meaningful discussion and input, two test scenarios have been prepared to look at the outcome of adding more population to Caledon. Table 3 below, outlines details of the January 2017 provisional allocation scenario, as well as the two test scenarios.

Table 3: Select 2041 Scenarios

<table>
<thead>
<tr>
<th>Municipality</th>
<th>January 2017</th>
<th>Add 15,000 to Caledon</th>
<th>Add 30,000 to Caledon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brampton</td>
<td>890,000</td>
<td>890,000</td>
<td>890,000</td>
</tr>
<tr>
<td>Caledon</td>
<td>145,000</td>
<td>160,000</td>
<td>175,000</td>
</tr>
<tr>
<td>Mississauga</td>
<td>935,000</td>
<td>920,000</td>
<td>905,000</td>
</tr>
<tr>
<td>Region of Peel</td>
<td>1,970,000</td>
<td>1,970,000</td>
<td>1,970,000</td>
</tr>
</tbody>
</table>

These test scenarios result in: 1) small shifts of population-related employment between the City of Mississauga (Mississauga) and Caledon; and 2) less population being accommodated by intensification in Mississauga and more by ground-related development in Caledon. For these consultation scenarios, additional growth was moved from Mississauga to Caledon since Mississauga already significantly exceeds the minimum
provincial intensification targets and is forecasted to continue doing so in the future given it is the location of significant planned apartment development in Peel. Moving growth from Mississauga to Caledon, for both test scenarios, will not negatively impact the overall intensification potential in Mississauga since infrastructure capacity will be in place in southern locations closest to the lake based water and sewer infrastructure. The 890,000 population allocation for Brampton already represents a reduction from preliminary Peel forecasts for Brampton.

Compared to the draft January 2017 scenario, the Caledon test scenarios essentially result in a lower rate of intensification in the Region, a slower rate of apartment growth in Mississauga and a faster rate of low and medium density housing in Caledon. Assumptions were made to direct growth to potential growth areas around Mayfield West and Bolton. These scenarios were developed to help facilitate input and Regional staff has not established a position regarding the specific aspects of these scenarios. Particulars regarding the amount of Greenfield growth potential in Caledon are expected to be highly dependent on the specific density and intensification targets in the updated Growth Plan and any implementation guidance directed by the Province.

6. Consultation to Date

Through the Inter-Municipal and Development Industry workgroups, consultation continues for purposes of gaining early insight into issues and proactively resolving matters where there is agreement, prior to commencing formal statutory processes (e.g. ROPA, Master Plans completion, and future Development Charges By-Law). These discussions are on a range of matters, such as potential allocations, infrastructure requirements and costs, and development charge assumptions. Contributions made by the participants are understood to be preliminary and engagement is on a good faith basis, recognizing the need for the participants to reserve the right to advance their respective interests through the statutory processes yet to commence.

Regional staff has received early input and feedback from participants involved in these two workgroups. For example, the Building Industry and Land Development Association has provided submissions related to residential and non-residential matters. Submissions have also been received from individual landowners and those with development interests, with substantive comments focused on mapping and distribution of potential additional growth in Caledon as well as specific timing and intensification potential in Mississauga. In addition, preliminary feedback has been received from the City of Mississauga staff suggesting that the potential redistribution represented by the additional growth scenarios in Caledon is inconsistent with intensification and efficient use of existing and planned infrastructure policy objectives, including the Provincial Growth Plan policy.

Regional staff continues to welcome feedback on the full range of preliminary growth management allocation scenarios and ongoing early work related to the infrastructure master plans and development charges. The finalization of amendments to the Growth Plan will inform the overall response to input received. Feedback on these and other Growth Management Strategy initiatives will continue to be sought with an aim to inform the work plan and will ultimately result in staff recommendations to Council for allocation of planned population, finalization of infrastructure master plans, and to inform a new Development Charges By-Law (approximately July 2018).
7. **Town of Caledon Resolution**

The Town of Caledon Resolution (see Appendix I) refers to the small area between the Mayfield West Phase 2 lands that were brought into the Region’s Settlement Boundary by ROPA 29, the Greenbelt Plan area to the north, and Chinguacousy Road to the west. See map below:

This area was part of the original planning and study for Mayfield West Phase 2 but was not included in ROPA 29 due to population employment allocation and density requirements of the Growth Plan and Peel Official Plan. The resolution requests that the Region initiate a ROPA to bring these lands into the settlement boundary as part of additional Peel allocation available through Amendment 2 to the Growth Plan and to that end, directs Caledon staff to undertake the required background work and study to support the amendment. This area is thought to have potential to accommodate 5,000-8,000 people.

Regional staff anticipates receiving updated studies and planning justification from Caledon staff regarding the Mayfield West Phase 2 – Stage 2 lands. The ongoing New Approach to Managing Growth process underway provides an opportunity for information such as this request by Caledon for consideration of the Mayfield West Phase 2 - Stage 2 lands and the additional planning work to be considered through the process. Any settlement expansion in Caledon will require allocation of growth beyond the current 2031A allocation in the current Peel Official Plan and in the local municipal Official Plans (i.e. 2031 B/2041).

Regional staff has indicated that in general, we do support continued growth in both Mayfield West and Bolton through to 2041 as both communities progress in accordance with complete community principles. The amount of proposed growth anticipated in the Mayfield West Phase 2 - Stage 2 lands would appear to also allow for further growth in Bolton during the planning period. However, the overall growth allocation to the local municipalities is still...
GROWTH MANAGEMENT STRATEGY UPDATE

not resolved and the potential for further settlement area expansions in Peel will be dependent on the results of the new Provincial Growth Plan.

Regional staff expect to receive and review the planning justification and the Municipal Comprehensive Review work undertaken by Caledon. Then, Regional staff will provide appropriate process recommendations to Regional Council for a potential ROPA after the Provincial Growth Plan is released. Staff recommendations would be based on the results of ongoing consultation, the Provincial Growth Plan outcomes, and our review of the submitted information.

8. Technical Work and Public Consultation

Consistent with Council direction, other work is underway since the January 2017 Growth Management Committee meeting. The work has been focused into the following streams:

- Employment research and strategy development.
- Transit and transportation strategy development.
- Water and waste water servicing analysis of new scenarios.
- Technical assumptions review with the development industry.
- Exception and monitoring plan development.

In addition to this technical work, staff from across the organization have collaborated to prepare a high-level consultation strategy (outlined in Appendix II) to align messaging and engagement opportunities related to the 2041 Official Plan Review, the integrated Growth Management Strategy, and updates to Master Plans (Servicing & Transportation).

At the time of writing, the Province has still not released the final details of its Provincial Coordinated Land Use Policy Review. It is expected that this release will occur prior to the 2017 summer recess of the provincial legislature. When these details are available they will be reviewed by staff with the stakeholders and the results of this review will be the subject of future reports to Regional Council and the Growth Management Committee. These details will inform the development of a final recommended growth allocation scenario, and servicing Master Plans.

CONCLUSION

Growth Management Strategy work is continuing in a manner consistent with recent Council direction and in anticipation of the release of the results of Provincial Coordinated Land Use Policy Review. Barring further delays from the Province it is still anticipated that a Growth Management Regional Official Plan Amendment, Water and Wastewater Master Plan, and a Long Range Transportation Master Plan based on the 2041 planning horizon can be completed in the present term of Council.

Stephen VanOfwegen, Commissioner of Finance and Chief Financial Officer
GROWTH MANAGEMENT STRATEGY UPDATE

Lorraine Graham-Watson, Commissioner of Corporate Services

Approved for Submission:

D. Szwarc, Chief Administrative Officer

APPENDICES

Appendix I – Town of Caledon Resolution - Mayfield West Phase 2
Appendix II - Growth Management Consultation Strategy Outline

For further information regarding this report, please contact Gayle Bursey, Director, Growth Management Strategy at gayle.bursey@peelregion.ca, or 905-791-7800 #4260

Authored By: Bruce Taylor, Adrian Smith, Andrea Warren
APPENDIX I
GROWTH MANAGEMENT STRATEGY UPDATE

Town of Caledon Council Resolution (Mayfield West Phase 2), December 20, 2016

MAYFIELD WEST PHASE 2 SECONDARY PLAN

Whereas the Town of Caledon Official Plan directs future growth to Bolton and Mayfield West with Mayfield West to grow faster than Bolton until they become similar in size; and

Whereas Mayfield West Phase 2 Secondary Plan General Terms of Reference was endorsed by Council on June 10, 2008 to strategically identify a location in Mayfield West for growth for the planning period from 2021 to 2031; and

Whereas a preferred scenario for the Mayfield West Phase 2 Secondary Plan was endorsed by Council on August 10, 2010 that includes lands south of the Etobicoke Creek, west of Highway 10, north of Mayfield Road, and east of Chinguacousy Road; and

Whereas the Mayfield West Phase 2 Secondary Plan has always targeted at building a compact and complete community that far exceeds the Greenfield density target set by the Province; and

Whereas the Mayfield West Phase 2 Secondary Plan was forced to split into two parts with only the east side, approximately 206 hectares of developable land, approved to proceed under ROPA 29 in order to achieve Region-wide intensification and Greenfield density targets; and

Whereas the province has since adjusted its 2031 growth forecasts with an increase of 130,000 persons and 10,000 jobs for Peel Region, and Peel Region has not made its adjustments accordingly; and

Whereas the subject land is entirely inside the area in Peel Region Official Plan (section 5.4.3.2.7 and Schedule D) that is designated for future growth; and

Whereas most studies required to amend Peel Region's Official Plan for a settlement area boundary expansions have been completed through Mayfield West Phase 2 Secondary Plan on the basis of compact and complete community building; and

Whereas all required Regional servicing capacities, including road, water and sewer, have been either in place or planned to be in place in the next two years to support a complete community building in Mayfield West Phase 2;

Now therefore be it resolved that the Region of Peel be requested to amend its Official Plan to bring the remaining area of the Town of Caledon Mayfield West Phase 2 Secondary Plan into settlement area; and

Further that staff be directed to review, validate and update, where needed, all the studies that have been completed in the area to meet the requirements of Peel Region Official Plan for a settlement area boundary expansion; and
Further that staff be directed to prepare a new Planning Justification Study Report, as well as other studies that may be deemed necessary by Peel Region Official Plan, to support the Regional Official Plan Amendment; and

Further that staff be directed to continue to work with staff from the Region of Peel and the Mayfield West Phase 2 Landowners Group to expedite the planning process.
GROWTH MANAGEMENT CONSULTATION STRATEGY OUTLINE

COMMUNICATION GOAL
Through our Growth Management Consultation Strategy we want to inspire understanding and support of the actions the organization is taking to achieve our vision, Community for Life.

COMMUNICATION OBJECTIVES
1. Increase awareness among the key stakeholders and residents of the significant population and employment growth planned for Peel Region.

2. Engage with key stakeholders and residents through a variety of communication channels to invite early and ongoing feedback on work feeding into the key deliverables.

3. Commit to on-going dialogue on the issues by being open, transparent, and working with key stakeholders and the general public.

KEY MESSAGES
1. Building thriving communities in times of change requires a long-term outlook and a guiding plan.

2. The Region of Peel is a future-focused organization, planning ahead to protect the environment, manage resources and plan services.

3. Our planning policies contribute to creating a Community for Life in Peel.

COMMUNICATIONS APPROACH
The planned consultation strategy is multi-faceted with distinct phases. Figure 1 below outlines the phases and targeted timelines.

Phase one and two will focus on reaching out to the community through local events and leveraging our online channels. Tactics for phase one and two include:

- Website – this is live and will be the communication portal for all phases: http://www.peelregion.ca/planning/officialplan/focus-growth-management.htm
- Inter-municipal and Development Industry Workgroups

Strategies being planned/considered (commencing Summer 2017):

- Public and neighbourhood meetings/open houses
- Farmer’s Market booth – in collaboration with Peel 2041 Official Plan Review
- On-line communication strategies – discussion forums, Twitter etc.
- Print media – newspaper and on-line notices and articles, advertisements etc.
- Focus group sessions: utilities and technology sector, others as may be identified

Phase Three & Four tactics will integrate formal communication channels to reach residents and invite them to participate in our public meetings and open houses.
Tactics for phase three and four include:

- Public meeting and open houses
- On-line communication strategies – discussion forums, Twitter etc.
- Print media – newspaper and on-line notices and articles, advertisements etc.

The list above is preliminary and will continue to be refined.

Figure 1 – Generalized Consultation Strategy

**OUTCOMES**

The consultation strategy and the feedback it generates will provide valuable insight into the Growth Management Strategy deliverables that staff will ultimately recommended to Council. Key deliverables include:

- Council adoption of a Regional Official Plan Amendment (ROPA) - to allocate growth to the local municipalities up to the year 2041.
APPENDIX II
Growth Management Strategy Update

- Update Peel master plans for servicing and transportation – to ensure these services meet the needs for the planned growth.
- Enact an updated Development Charges By-Law – to grow in a financially responsible manner.

Through implementation of the planned stakeholder and public engagement strategies, the overall consultation objectives will be achieved: increase awareness, engage key stakeholders and the general public in understanding the Peel growth challenge and inviting ideas and feedback on the Peel Growth Management Strategy and its key deliverables. Strengthened awareness and understanding will contribute to the desire for long-lasting dialogue and action beyond this term of Council.
Provinces Announces Fair Housing Plan for Ontario

Today, the government announced a Fair Housing Plan outlining a series of 16 measures to make housing more affordable for renters and homeowners. The intent of the multi-faceted plan is to introduce comprehensive measures that will help people secure affordable housing, stabilize the real estate market, and protect homeowners’ investments.

The Plan includes actions to address the demand for housing, increase housing supply, protect renters and homebuyers, and increase information sharing. It includes both flexible, discretionary tools for municipal governments, and some imposed measures that will have fiscal impacts. With some measures, the Province is proposing to play a facilitative role and make a financial contribution. Highlights of the more significant measures include:

- Introducing a 15 percent Non-Residential Speculation Tax (NRST) on foreign home buyers (i.e. non- Canadian, non-permanent resident, non-Canadian corporation) of residential properties of one to six units in the Greater Golden Horseshoe (GGH);
- Expanding rent control to all private rental units, including those built after 1991, while also providing incentives for purpose-built rentals;
- Empowering Toronto and other potentially interested municipalities to introduce a tax on vacant homes;
- Ensuring that property tax on multi-residential apartment buildings is a similar rate as other residential properties;
- Working with municipalities and others to facilitate affordable housing development on provincially owned surplus lands;
- Establishing a Housing Supply Team to work with municipalities and developers to identify barriers and come up with solutions;
- Providing municipalities with the flexibility to use property tax tools to facilitate development opportunities;
- Working with municipalities and developers to streamline the development approval process;
- Creating a five-year, $125 million provincial rebate program for development charges in communities most in need of purpose-built rental housing; and,
- Working with municipal governments on an updated Growth Plan for the Greater Golden Horseshoe.

AMO is meeting with the Province to learn more details about the range of measures and the government’s implementation plan and timelines. For example, how will the ‘benefits’ of a property tax treatment for multi-residential be put in the hands of tenants rather than owners of rental accommodations?
Legislative change will be required for some of the measures. Are they part of separate legislation or part of the Budget Bill? There are several measures, which apply only in the Greater Golden Horseshoe, which indicate that the Province recognizes that, a ‘one-size-fits-all’ approach is inappropriate. It is critically important that the Province, along with municipal governments and other housing partners, carefully monitor and evaluate on an ongoing basis the impact that the interventions are having and be very nimble to address emerging unintended consequences.

The announcement also includes a list of previous actions taking by the government, including changes to a rebate for land transfer tax and the ability for municipal governments to enact inclusionary zoning by-laws. Regarding inclusionary zoning, AMO is awaiting a provincial regulation that will enable municipal governments to move forward with this initiative. It is important that a significant degree of local discretion be afforded to municipal governments to pass by-laws that meet local circumstances and need. Further, the regulation should not create any unnecessary barriers to municipal adoption of inclusionary zoning by-laws in order for the initiative to be a success and further contribute to the development of more affordable housing supply in Ontario.

More information on the Fair Housing Plan and the news release is on the Ontario website.

AMO Contact: Michael Jacek, Senior Advisor, E-Mail: mjacek@amo.on.ca, 416.971.9856 ext. 329.
May 11, 2017

Ms. Kathryn Lockyer, Regional Clerk
Region of Peel
10 Peel Centre Drive
Brampton, ON L6T 4B9

Dear Ms. Lockyer:

RE: MAYFIELD WEST PHASE 2 SECONDARY PLAN.

I am writing to advise that at the regular meeting of Council held on December 20, 2016, Council adopted a resolution regarding Mayfield West Phase 2 Secondary Plan. The Town is requested that the Region of Peel amend its Official Plan to bring the remaining area of the Town of Caledon Mayfield West Phase 2 Secondary Plan into settlement area.

The resolution reads as follows:

Whereas the Town of Caledon Official Plan directs future growth to Bolton and Mayfield West with Mayfield West to grow faster than Bolton until they become similar in size; and

Whereas Mayfield West Phase 2 Secondary Plan General Terms of Reference was endorsed by Council on June 10, 2008 to strategically identify a location in Mayfield West for growth for the planning period from 2021 to 2031; and

Whereas a preferred scenario for the Mayfield West Phase 2 Secondary Plan was endorsed by Council on August 10, 2010 that includes lands south of the Etobicoke Creek, west of Highway 10, north of Mayfield Road, and east of Chinguacousy Road; and

Whereas the Mayfield West Phase 2 Secondary Plan has always targeted at building a compact and complete community that far exceeds the Greenfield density target set by the Province; and

Whereas the Mayfield West Phase 2 Secondary Plan was forced to split into two parts with only the east side, approximately 206 hectares of developable land, approved to proceed under ROPA 29 in order to achieve Region-wide intensification and Greenfield density targets; and

Whereas the province has since adjusted its 2031 growth forecasts with an increase of 130,000 persons and 10,000 jobs for Peel Region, and Peel Region has not made its adjustments accordingly; and

Whereas the subject land is entirely inside the area in Peel Region Official Plan (section 5.4.3.2.7 and Schedule D) that is designated for future growth; and

Whereas most studies required to amend Peel Region’s Official Plan for a settlement area boundary expansions have been completed through Mayfield West Phase 2 Secondary Plan on the basis of compact and complete community building; and

REFERRAL TO
RECOMMENDED
DIRECTION REQUIRED
RECEIPT RECOMMENDED √
Whereas all required Regional servicing capacities, including road, water and sewer, have been either in place or planned to be in place in the next two years to support a complete community building in Mayfield West Phase 2;

Now therefore be it resolved that the Region of Peel be requested to amend its Official Plan to bring the remaining area of the Town of Caledon Mayfield West Phase 2 Secondary Plan into settlement area; and

Further that staff be directed to review, validate and update, where needed, all the studies that have been completed in the area to meet the requirements of Peel Region Official Plan for a settlement area boundary expansion; and

Further that staff be directed to prepare a new Planning Justification Study Report, as well as other studies that may be deemed necessary by Peel Region Official Plan, to support the Regional Official Plan Amendment; and

Further that staff be directed to continue to work with staff from the Region of Peel and the Mayfield West Phase 2 Landowners Group to expedite the planning process.

For more information regarding this matter, please feel free to contact Peggy Tolley, General Manager, Community Services at 905-584-2272, ext. 4112.

Sincerely,

Carey deGorter
General Manager, Corporate Services/Town Clerk
e-mail: carey.degorter@caledon.ca

cc. Rob Hughes, Manager, Development (West), Community Services, Town of Caledon
    Haiqing Xu, Manager, Policy and Sustainability, Community Services, Town of Caledon
    Peggy Tolley, General Manager, Community Services, Town of Caledon