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**For Information**


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DATE: February 21, 2019

REPORT TITLE: **UPDATE ON PEEL 2041 REGIONAL OFFICIAL PLAN REVIEW AND GROWTH MANAGEMENT STRATEGY WORK PLANS**

FROM: Janette Smith, Commissioner of Public Works  
Steve Van Ofwegen, Commissioner of Finance and Chief Financial Officer

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**OBJECTIVE**

To provide Council with an update on the work plans of Peel 2041: Regional Official Plan Review and Peel's Growth Management Strategy.

**REPORT HIGHLIGHTS**

- There are two work plans currently being implemented: Regional Official Plan Review, also known as Peel 2041, and Peel's Growth Management Strategy.
- The Regional Official Plan must conform to the Provincial Plans by July 2022.
- The final milestone of the Growth Management Strategy is the Development Charges By-law Update, which must be completed by October 2020.
- Changes to Provincial planning directions are ongoing, however continuing both work plans is essential to ensure that planning for complete communities moves forward.
- Staff continue to advocate to the Province to allow for a staged versus a single amendment approach, to support the development of housing supply and employment opportunities.

**DISCUSSION**
**1. Background**

The Region of Peel's Regional Official Plan must be reviewed every five or ten years to conform with Provincial Plans, according to the *Planning Act*. This is currently being done through a Council approved work plan known as Peel 2041. The Regional Official Plan is required to conform to Provincial Plans by July 1, 2022, and Local Official Plans must also conform to the Region's plan by the same date.

The initial approach of the work plan was to update the Regional Official Plan through staged amendments. When the Growth Plan, 2017 came into effect, the work plan had to change because new and significant requirements of what is known as a Municipal Comprehensive Review (MCR) were introduced. It required that the upper-tier municipality lead a MCR and that official plans be updated using a single amendment approach. This meant that the Peel 2041 work plan had to be changed so the Region could lead a MCR, and the Regional Official Plan be updated through one single amendment. Although the original work plan built in the flexibility to make this change, it is not the approach that the

## REGIONAL PLANNING & GROWTH MANAGEMENT WORK PLAN UPDATES

Region would prefer to take. The single amendment approach would prevent important local municipal priorities from moving forward.

The Region of Peel also has a Growth Management Strategy. It is a mechanism to plan and manage Peel's growth by integrating planning, development, infrastructure, and finance disciplines, while working with local municipalities, professional consultants, and development industry professionals. Before the Growth Management Strategy, growth was planned in a more siloed and sequential way:

- a) The Province would release mandated growth forecasts for each municipality,
- b) The forecasts were then allocated across the Region through the Regional Official Plan,
- c) Water and Wastewater and Transportation Capital Plans were then created to determine the infrastructure needed to support growth, and finally
- d) A Regional Development Charges By-law was developed.

In 2013, Council approved a new integrated approach to growth management. The new Growth Management Strategy introduced an integrated work plan that enabled the steps above to be done in parallel and with a wider engagement approach. This meant allocating growth occurred at the same time as analyzing the infrastructure needed to support it, and the different options for development charges policies. Earlier engagements and coordination with local municipalities, professional consultants, and the development industry were also built into the work plan. These were essential for moving the work plan forward in an integrated way.

There continues to be many benefits of this integrated Growth Management Strategy, including cross-disciplinary implementation and monitoring of growth, earlier and more frequent engagements with the development industry, and a debt deferral of \$740 million. Currently, the final milestone of the Strategy's work plan is to update the Development Charges By-law Update by October 2020.

The volume of Provincial planning changes between 2014 to as recently as January 2019 has made it challenging to implement both work plans in a predictable and timely manner. If the Province continues to make changes, it will increase the Region's risk of not meeting the October 2020 deadline of the Growth Management Strategy, and the July 1, 2022 deadline of Peel 2041. Therefore to mitigate these risks, the Region continues to progress through the work plans using best available information and industry practices with local municipal partners. The Region continues to advocate to the Province to allow for a staged versus single amendment approach. This would allow important initiatives within both work plans to move forward and further reduce the risk of not meeting the deadlines.

Details on both work plans, including approximate timelines and milestones, are described in Appendix I and the staff presentation delivered on February 28, 2019.

## 2. Work Plan Updates

### a) Peel 2041: Regional Official Plan Review Process

The reoriented Peel 2041 work plan can continue to ensure the Regional Official Plan conforms to the Provincial Plans by July 1, 2022. Council's recent adoption of the 2019 Budget helps move this work plan forward by enabling the Region to implement the MCR

## REGIONAL PLANNING & GROWTH MANAGEMENT WORK PLAN UPDATES

process and deliver a single amendment. The work plan will include a Regional Major Transit Station Area study, Settlement Area Boundary Expansion scopes of work and consultations, housing, and environmental policies and mapping. Major upcoming milestones include:

- Finalizing discussion papers/technical studies for some focus areas,
- Initiating technical studies for other focus areas including Settlement Area Boundary Expansions and Major Transit Station Areas, and
- Holding public and stakeholder consultations as work is being completed.

Although the Peel 2041 work plan carries on, the Region will continue to advocate to the Province to allow a staged amendment approach. The staged manner would allow local municipal priorities, such as the City of Brampton's 2040 Vision, the Town of Caledon's Official Plan Review, and the City of Mississauga's strategic city building initiatives, to advance.

The work plan may change based on the Province's final direction of the MCR requirements as described in the following report on the February 28, 2019 Council agenda, "Comments on Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe, 2017".

### **b) Peel's Growth Management Strategy**

Throughout the years of implementing the work plan, different growth scenarios and their corresponding infrastructure and financial implications were conducted. This resulted in a Council endorsed growth scenario and preliminary infrastructure plans in October 26, 2017 (Resolution 2017-860, Resolution 2017-861, and Resolution 2017-862). A subsequent Council endorsement in April 26, 2018 (Resolution 2018-345) supported refinements to be made to the growth allocations using updated information as it became available (e.g. recently available Census data on employment and land use planning and visioning information from local municipalities).

The last refinement was in November 2018 and will be used to move forward and create Transportation and Water and Wastewater Capital Plans, and update the Regional Development Charges By-law as part of the Growth Management Strategy work plan. It provides a foundation to key transportation, water and wastewater, and development charges work underway. The work plan recognizes that ongoing changes are occurring to the Provincial planning framework, however delaying the Growth Management Strategy work plan increases the risk of not meeting the October 2020 expiry date of Peel's Development Charges By-law.

### **c) Provincial Monitoring and Advocacy**

As previously mentioned, over the years there have been a multitude of changes to Provincial direction that has impacted both work plans. There continues to be opportunities to work with the Province to create a more modernized planning framework that is efficient and recognizes community visions. In recent Provincial proposed changes, the Region was generally supportive of the flexibility being provided to protect and plan for employment, and invest in transportation infrastructure. The Region also continues to be committed to an effective and efficient planning and development process. Further proposed changes by the Province to the *Planning Act*, Provincial Policy Statement, Growth Plan guidance, and

## REGIONAL PLANNING & GROWTH MANAGEMENT WORK PLAN UPDATES

*Development Charges Act* are anticipated. Therefore as the proposed changes arise, the Region will continue to advocate to the Province to:

- Approach a Municipal Comprehensive Review through staged amendments to allow the planning for complete communities to move forward in a timely manner that support housing supply and employment opportunities,
- Continue investing in infrastructure including higher order rapid transit, and maintaining and expanding important sources of funding such as development charges,
- Maintain and support planning tools that encourage the delivery of affordable housing including community improvement plans, inclusionary zoning, and secondary suites, and
- Support Council's planning decisions based on sound and comprehensive planning processes.

### CONCLUSION

Recognizing that changes are anticipated in Provincial direction, the work plans of Peel 2041 and the Growth Management Strategy continue using best available information to support local plans and initiatives in moving forward. The implications of any proposed changes on both work plans will continue to be assessed and reported to Council.



Janette Smith, Commissioner of Public Works



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### Approved for Submission:




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D. Szwarc, Chief Administrative Officer

### Appendices

Appendix I – Approximate Timelines and Milestones the Regional Official Plan Review, Peel 2041, and Peel's Growth Management Strategy Work Plans

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