



# Corporate Report

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**DATE:** March 25, 2014

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: April 14, 2014

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Regional Official Plan Amendment (ROPA) 27 - Peel 2041**

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**RECOMMENDATION:**

1. That the proposed amendments to the Regional Official Plan as outlined in the report titled "Regional Official Plan Amendment (ROPA) 27 - Peel 2041" dated March 25, 2014 from the Commissioner of Planning and Building, be endorsed.
2. That the report titled "Regional Official Plan Amendment (ROPA) 27 - Peel 2041", dated March 25, 2014 from the Commissioner of Planning and Building, be forwarded by the City Clerk, to the Region of Peel, City of Brampton and Town of Caledon.

**REPORT  
HIGHLIGHTS:**

- The Region of Peel is undertaking a review of its Official Plan, referred to as Peel 2041.
- The Region has prepared a work program and schedule to ensure Peel 2041 is in conformity to Amendment 2 of the Growth Plan for the Greater Golden Horseshoe and other Provincial initiatives.
- The Region is proposing two amendments to deal with nine focus areas. The first amendment being prepared (ROPA 27) deals with growth management, housing, age-friendly planning, health and the built environment, and housekeeping modifications.

- The Regional Forecast Working Group, consisting of Regional and area municipal staff, have reached an agreement on the proposed distribution of population and employment growth assigned to the Region of Peel for the years 2031 and 2041 by the Growth Plan.
- The allocation to Mississauga results in minor adjustments to the Steady Growth scenario adopted by Council on October 30, 2013.
- The Steady Growth scenario as adopted by Council on October 30, 2013, will continue to be used for input into the 2014 Development Charges By-law Review.
- Regional staff is planning on presenting ROPA 27 to Regional Council for approval in July, 2014.

**BACKGROUND:**

The Region of Peel is undertaking an official plan review to ensure the Region of Peel Official Plan (ROP) conforms to Provincial plans, policies and legislation. This includes Amendment 2 to the Places to Grow Plan for the Greater Golden Horseshoe (Growth Plan) and the recent release of the Provincial Policy Statement, 2014 (PPS).

**COMMENTS:**

Regional staff presented the report “Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program” dated October 11, 2013 to the Regional Growth Management Committee on November 21, 2013 (Appendix 1).

The report recommends a work program and schedule to ensure Peel 2041 is in conformity with Amendment 2 of the Growth Plan and other Provincial initiatives. The Region is proposing two amendments to deal with nine focus areas. The first amendment (ROPA 27) deals with:

- growth management;
- housing;
- age-friendly planning;
- health and the built environment; and
- housekeeping modifications.

The second amendment will deal with:

- climate change;
- transportation;
- water resources;
- agriculture; and
- greenlands system planning.

The purpose of this report is to obtain endorsement of the policy changes proposed by ROPA 27, including the proposed Regional growth allocations.

### **Growth Management**

Amendment 2 of the Growth Plan amended the 2031 population and employment forecasts for the Region of Peel and extends the planning horizon from 2031 to 2041. The Region is required to conform to the revised forecasts. The 2031 forecasts, originally reported in the Growth Plan (1.64 million population and 870,000 jobs) were adopted through ROPA 24. Amendment 2 has subsequently amended these figures to 1.77 million population and 880,000 jobs for 2031, and to 1.97 million population and 970,000 jobs for 2041.

In June 2013, the Region and area municipal Chief Administrative Officers agreed to a process for determining the population and employment allocations. This included agreement on a number of constraints/opportunity factors to guide the discussions on the scenarios and recommendations. The constraints/opportunity factors that were considered include:

- the protection of agricultural lands;
- support for the “growth pays for growth” concept, minimizing the impact on existing taxpayers;
- an efficient utilization of the Region’s existing and planned infrastructure;
- densities that support transit and complete communities; and
- planning for a range of employment over the long-term to adjust to market cycles.

### Adjustments to Area Municipal Forecasts

The Regional Forecasting Working Group, consisting of staff from the Region, Cities of Mississauga and Brampton and Town of Caledon, has come to an agreement on a proposal for the distribution of the updated population and employment figures contained in Amendment 2 of the Growth Plan.

The Regional Forecasting Working Group was guided by a policy approach to the allocation of population and employment. Although the market has been taken into consideration, the goal was to direct development to achieve the objectives of the Growth Plan and the constraints/opportunity factors outlined by the Region and area municipal Chief Administrative Officers.

The proposed distribution is based on the growth forecasts adopted by Mississauga, Brampton and Caledon Councils. At the Regional level, the summation of the adopted forecasts resulted in unallocated population and employment growth, except in 2031 when a surplus of population growth was forecast. The Working Group agreed that adjustments should be made so that there would be no unallocated growth figures in the Regional Official Plan. Allocation of the numbers will allow for the efficient planning of services and infrastructure.

The proposed allocations support the intent of the Growth Plan and meet the greenfield density target of 50% by 2031 and intensification target of 50% by 2026 as set out in the Regional Official Plan.

Table 1 shows the adjustments made to the growth forecasts proposed by the Regional Forecasting Working Group for the Regional Growth allocation exercise. Council approved forecasts will continue to be used for the Development Charges By-law Review. Table 2 is the proposed growth allocation for each area municipality to be included in the Regional Official Plan. Background information regarding the allocation is included in Appendix 2.

<b>Table 1: Adjustments to Area Municipal Council Approved Growth Forecasts</b>						
<b>Municipality</b>	<b>Council Approved</b>		<b>Region's Allocation</b>		<b>Adjustment to Council Approved</b>	
	<b>2031</b>	<b>2041</b>	<b>2031</b>	<b>2041</b>	<b>2031</b>	<b>2041</b>
<b>Mississauga*</b>						
Population Steady	829,000	878,000	824,000	905,000	-5,000 (-0.6%)	27,000 (+3%)
Population Progressive	841,000	902,000			-17,000 (-2%)	3,000 (+0.3%)
Employment Steady	527,000	552,000	535,000	563,000	8,000 (+1.5%)	11,000 (+2%)
Employment Progressive	531,000	558,000			4,000 (+0.7%)	5,000 (+0.9%)
<b>Brampton</b>						
Population	843,000	900,000	833,000	919,000	-10,000 (-1.2%)	19,000 (+2%)
Employment	291,000	321,000	296,000	329,000	5,000 (+1.6)	8,000 (+2.4%)
<b>Caledon</b>						
Population	113,000	146,000	113,000	146,000	0	0
Employment	49,000	73,000	49,000	78,000	0	5,000 (+6.4%)

*\*Both the Steady and Progressive Growth scenarios are show to demonstrate the impact of the adjustments.*

<b>Table 2: Regional Growth Allocations</b>						
<b>Municipality</b>	<b>2031</b>			<b>2041</b>		
	<b>Population</b>	<b>HH*</b>	<b>Employment</b>	<b>Population</b>	<b>HH*</b>	<b>Employment</b>
<b>Brampton</b>	833,000	231,000	296,000	919,000	256,000	329,000
<b>Caledon</b>	113,000	36,000	49,000	146,000	53,000	78,000
<b>Mississauga</b>	824,000	270,000	535,000	905,000	297,000	563,000
<b>Total</b>	<b>1,770,000</b>	<b>537,000</b>	<b>880,000</b>	<b>1,970,000</b>	<b>606,000</b>	<b>970,000</b>

\*Households/Units

### **Other ROPA 27 Policies**

ROPA 27 deals with a number of other policy areas focused on housing, age-friendly planning, health and the built environment, and housekeeping modifications. Mississauga staff support these proposed policies which are summarized below.

#### Housing

A policy has been added to permit second units in single detached dwellings, semi-detached dwellings, row-house dwellings and buildings or structures ancillary to dwellings where appropriate. Another policy encourages the area municipalities to utilize tools such as licensing and registration to promote the legalization of existing second units and ensure compliance with appropriate health and safety standards.

The *Housing Choices: Second Units Implementation Plan* was approved by Mississauga City Council in July 2013, and is consistent with the policies proposed in ROPA 27.

#### Age-Friendly Planning

A section to ROP on Age-Friendly Planning is included in the amendment. This section includes policies to:

- provide for the needs of seniors to age in place;
- promote the use of universal accessibility design features to enhance safety, mobility and independence of the senior population; and
- promote active aging by establishing healthy, complete communities that are in close proximity to amenities and support services and transit.

Mississauga Official Plan contains policies that address these age-friendly planning issues.

### Health and the Built Environment

ROPA 27 includes the addition of a section on Health and the Built Environment. Some of the policies contained in this section direct area municipalities to:

- incorporate policies in area municipal official plans that endorse and align with the Health Background Study Framework;
- incorporate a policy in area municipal official plans to require a health assessment as part of a complete application for planning and development proposals; and
- integrate the Health Background Study Framework elements into municipally initiated planning instruments to optimize the health promoting potential of such documents.

Mississauga Official Plan contains policies that support the creation and improvement of healthy communities. The City will be partnering with Peel Health to implement the objectives of the Health Background Study Framework.

### Housekeeping Modifications

A policy is included in ROPA 27 that would allow for minor modifications that do not change the intent of the policies. Allowance for such modifications would improve clarity, address errors, omissions, and inconsistencies in the text and in schedules and figures that are currently in effect without undertaking a formal Regional official plan amendment.

ROPA 27 proposes the deletion of current policies dealing with responsibilities that were previously administered by the Region and are now the responsibility of the area municipalities. These include: land division goals, land severances, approvals of subdivision and condominium, local official plan amendments, part lot control by-laws and road closing by-laws.

At the time of writing of this report, the draft ROPA 27 was not ready for inclusion. City staff has been working closely with Peel Health on

the Health and the Built Environment draft policies attached as Appendix 3.

### **Next Steps**

Regional staff will present a report on ROPA 27 to Regional Council on April 24, 2014 to request permission to commence the public consultation process. Open houses and the public meeting will be scheduled in May 2014. The timeframe for the approval of ROPA 27 is planned for early July 2014.

The date for approval of the second amendment has not yet been determined. When this amendment is initiated, staff, through the Regional Planning Technical Advisory Committee (TAC), will participate in providing input.

Once the Regional amendments are approved by the Province, the City will amend Mississauga Official Plan to ensure conformity.

**STRATEGIC PLAN:** The Region of Peel Official Plan supports many of the principles of Mississauga's Strategic Plan, including the five Strategic Pillars for Change: Move, Belong, Connect, Prosper and Green.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** ROPA 27 deals with a number of matters including: growth management, housing, age-friendly planning, health and the built environment and housekeeping modifications. Staff recommend that the proposed Regional growth allocations required to conform to Amendment 2 of the Growth Plan, as well as the additional policy changes proposed in ROPA 27 be endorsed.

Regional staff intend on presenting a report to Regional Council, to request permission to start the public consultation for ROPA 27, on April 24, 2014. Regional Council will be presented with a final amendment for approval in early July.



- ATTACHMENTS:**
- APPENDIX 1: Region of Peel report “Peel 2041, Regional Official Plan Review (Peel 2041) – Work Program” dated October 11, 2013
  - APPENDIX 2: Background Information on the Proposed Regional Growth Allocations
  - APPENDIX 3: Health and the Built Environment Draft Regional Official Plan Policies

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Commissioner of Planning and Building

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