

Meeting Date: December 6, 2021

Subject: Proposed Settlement Area Boundary Expansion Concept for Region of Peel Official Plan

Submitted By: Bailey Loverock, Senior Policy Planner, Strategic Policy Planning, Planning Department

RECOMMENDATION

That the proposed concept map and rationale outlined in Schedule “A” of Staff Report 2021-0468 be approved and added to the Town’s formal submission of comments in response to the Region of Peel’s Official Plan Review;

That staff be directed to host public engagement sessions that include the proposed concept map and rationale outlined in Schedule “A” to Staff Report 2021-0468; and,

That a copy of this Report be provided to the Region of Peel, the City of Brampton and the City of Mississauga.

REPORT HIGHLIGHTS

- The Region of Peel’s Municipal Comprehensive Review has been underway since 2013 and is scheduled to be completed in early 2022.
- A draft Regional Official Plan has been prepared which proposes 4,400 hectares of Community and Employment Lands for Settlement Area Boundary Expansion (SABE). The proposed SABE is available [here](#). There are concerns with some of the proposed locations for these uses.
- On November 30, 2021, Staff Report 2021-0430 was brought forward which contained the Town’s comments on the draft Regional Official Plan and identified a need for staff to bring forward a Caledon preferred concept map for review.
- Staff are recommending that the preferred concept map attached as Schedule ‘A’ to this report be endorsed by Council, included in the Town’s formal comment submission to the Region of Peel and released for public engagement.

DISCUSSION

The purpose of this report is to:

- a) Present a concept illustrating the Town’s preferred Settlement Area Boundary Expansion, which represents the comments contained in Staff Report 2021-0430;
- b) Request that Council endorse this map for inclusion in the Town’s comment submission in response to the Region of Peel Official Plan Review; and,
- c) Seek confirmation that public engagement should be initiated on the proposed Town SABE concept map.

Background

On November 30, 2021, Council supported Staff Report 2021-0430 to submit the Town's comments regarding Region of Peel 2051 Official Plan Comments. Further to Staff Report 2021-0430 and in alignment with the Town's comments, staff prepared a revised version of the Region of Peel Staff Recommended Draft SABE map, attached as Schedule 'A' to this report. The map will support the comments provided and addresses the concerns previously outlined by Staff. Council endorsement of the map helps reinforce the Town's suggestions and illustrates this matter for the Region.

A Settlement Area Boundary Expansion (SABE) has been identified in Caledon within the Focus Study Area. Through the Regional work, it has been identified that a total of 4,400 hectares of land is required for the expansion, with 3,000 hectares identified for Community Lands (i.e. residential, parks, commercial, etc.) and 1,400 hectares identified for Employment Lands (i.e. industrial). Once the SABE is approved at the Regional level, these areas will become Designated Greenfield Areas within Caledon's Official Plan. Designated Greenfield Areas are lands within settlement areas (not including rural settlements) but outside of delineated built-up areas that have been designated in an Official Plan for development and are required to accommodate forecasted growth to the horizon of this Plan.

Through the Region's technical work, there were a number of SABE scenarios prepared. Staff has communicated that the Region's preferred SABE scenario (which has been included in the draft Official Plan) would benefit from further review. Staff are of the opinion that the distribution of Community and Employment Areas throughout the Focus Study Area could be improved and have prepared a preferred concept that addresses some of these concerns.

The modifications are based on the following goals:

- A balance between density, intensification and the amount of land being considered for the settlement area boundary expansion.
- The projected need for employment lands and historical absorption rate which Caledon has faced.
- Focusing employment uses adjacent to existing employment, along Highway 410 and the GTA West Corridor.
- Protection of the Provincially Significant Employment Zone per Provincial direction in A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- Protection of employment land for long-term uses.
- Focusing Community Areas near Major Transit Station Areas (MTSAs) and in larger contiguous areas to support ridership and to promote community connections.
- Providing for increased density in MTSAs to support investments in public transit and support complete communities.
- Recognizing existing land uses; leveraging the natural divide resulting from environmental lands and road networks to buffer competing land uses.

The proposed concept is based on:

- The accommodation of 186,000 people and 67,700 jobs in the SABE, and an intensification rate of 55%, per the Regional of Peel draft Official Plan
- Greenfield density of approximately 70 people and jobs per hectare
- Seeking lands in excess of the Regional employment recommendation (1,400 ha) and the preliminary findings of the Town's Employment Strategy (1,400 ha) as discussed at Committee Meetings and Council Workshops, and striking a balance with the comments provided by Town Economic Development staff (1,700 ha), by identifying approximately 1,650 ha of Employment Lands and a further area of approximately 500 ha of land as a Future Strategic Employment Reserve.

Modifications have been made from the Region of Peel proposed Settlement Area Boundary Expansion map to this report. These include:

- Protection of the Provincially Significant Employment Zone in Bolton (a change from Community Use as proposed by the Region)
- Introducing a Future Strategic Employment Reserve at the northern edge of the GTA West Corridor between Kennedy Road and Bramalea Road
- Changing the land use from Community Area to Employment Area on the south-east and south-west sides of the proposed Highway 410/GTA West Corridor
- Introducing additional Community Area along Old School Road between Dixie Road and Torbram Road
- Removal of Employment Area southwest of Campbell's Cross between Kennedy Road and Hurontario Street

The Draft Settlement Area Boundary Expansion Concept includes a reduced amount of residential land - approximately 2,800 ha compared to the Regions SABE of 3,000 ha. The amount of employment land has increased from 1,400 ha to approximately 1,650 ha.

Future Strategic Employment Areas

The purpose of Future Strategic Employment Areas is to identify and protect future Employment Areas beyond the horizon of this Plan that require comprehensive study and assessment with respect to long term planning for employment needs adjacent to or in the vicinity of future transportation infrastructure. These areas could only be added to the Urban Boundary through a Municipal Comprehensive Review. Adding two areas of approximately 500 ha would protect strategically located lands for employment over the long term.

Next Steps

Staff will continue to work with Regional staff as they advance towards adoption of a new Official Plan in early 2022.

FINANCIAL IMPLICATIONS

There are no immediate Financial Implications associated with this Staff Report.

COUNCIL WORK PLAN

Considering the scale and content of the Official Plan, there are a number of pillars which apply to the Future Official Plan, the most notable being Sustainable Growth, Complete the Official Plan Review including the Mayfield West Secondary Plan and Bolton Residential Expansion Study.

ATTACHMENT

Schedule A: Town of Caledon Draft Settlement Area Boundary Expansion Concept