

Memorandum

Date: March 22, 2022

To: Members of Council

From: Bailey Loverock, Team Lead, Official Plan Review/Senior Policy Planner, Strategic Policy Planning, Planning Department

Subject: Peel 2051 Update

Background

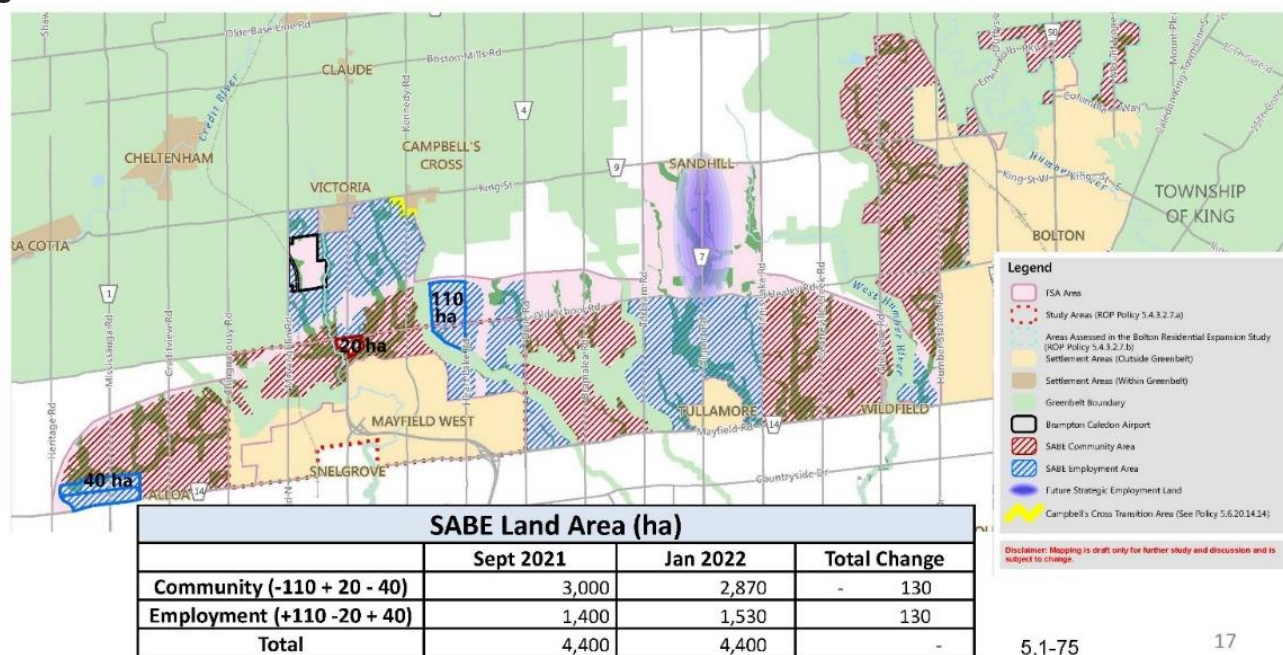
At the February 3, 2022 Region of Peel Planning and Growth Management Committee an update was brought forward regarding the Region's Official Plan Review and Municipal Comprehensive Review. In this update Regional staff requested direction to bring the Peel 2051 Official Plan forward for Council adoption before the end of Spring 2022, including a final proposed Settlement Area Boundary Expansion (SABE). A detailed response matrix was provided that included responses to comments from Provincial staff, local municipalities, and other agencies.

On November 30, 2021, Caledon Council endorsed Staff Report 2021-0430 to submit the Town's comments regarding Region of Peel 2051 Official Plan. Further to Staff Report 2021-0430, staff prepared a revised version of the Region of Peel Staff Recommended Draft Settlement Area Boundary Expansion map. The Town of Caledon Proposed Settlement Area Boundary Expansion Concept as amended by Council was submitted to the Region as part of the Town's formal comments. The submission included a request for an additional 250 hectares of Employment Area land coupled with a reduction in Community Area land by 200 hectares.

Settlement Area Boundary Expansion (SABE)

In response to the Town's submission, Regional staff have proposed reducing the amount of Community Area by 130 hectares and adding 130 hectares of Employment Area. While the calculation of Employment Area land need is independent from the calculation of Community Area land need in the Provincial Land Needs Assessment Methodology, Regional staff does not support any increase in the total amount of SABE land. The SABE land need for Caledon would remain at 4,400 hectares, and the total number of population and jobs to be accommodated would remain the same at 300,000 population and 125,000 jobs by 2051. 2,870 hectares of Community Land is proposed at a minimum 67.5 people and jobs per hectare (previous density was 65 pj/ha). 1,530 hectares of Employment Area is proposed with a minimum density of 24.8 people and jobs per hectare (previous density was 26.4 pj/ha). The locations of proposed changes are highlighted in the map labelled as Figure 1.

Figure 1:



Block Planning

In response to Town comments requesting more flexibility around block planning, Regional staff have noted that the policies will be modified so that block planning may not be required if secondary plans include enough technical detail. This is the flexibility that staff was requesting, and more details regarding block planning will be included in the Town's new Official Plan.

Landowner Submissions on the Caledon Proposed SABE Concept

Two written submissions were included on the December 14, 2021 Council agenda regarding the Town of Caledon Proposed Settlement Area Boundary Expansion Concept. Staff were directed to review these submissions and report back to Council with a response.

Wildfield Village

The submission from SGL Planning & Design Inc. on behalf of the Wildfield Village Landowners Group (attached as Schedule A to this report) outlines concerns with the proposed changes to the allocation of residential and employment lands. It notes that Staff were not proposing changes to the land use on the subject lands, but there were concerns with the proposed 200 ha decrease in overall Community Area (i.e. residential/mixed use) in the SABE area.

The Region completed five scenarios with regards to the SABE area. The density being proposed by staff corresponds with the density ranges being considered in the Region's scenarios. Staff justification for this proposed change relates to efficient use of land, transit oriented development, a balance between density, intensification and the amount of land being

considered for the settlement area boundary expansion, providing for increased density in Major Transit Station Areas to support investments in public transit and support complete communities.

Bolton “Option 6” Lands

Similar concerns regarding the supply of Community Area versus Employment Area land were raised in correspondence from SGL Planning and Design Inc. on behalf of Humber Station Villages Landowners Group Inc. (attached as Schedule B to this report). It is stated that the Option 6 lands were brought into the Bolton Rural Service Centre boundary by Regional Official Plan Amendment 30 to accommodate population and some population-related employment growth, and it is suggested that there would be land use compatibility issues if the Option 6 lands were surrounded by employment uses in the SABE as recommended by the Town.

After the December 2021 submission, a request was received from Delta Urban on behalf of the Humber Station Village Landowners Group in support of employment uses on the Option 6 lands, by means of a Ministers Zoning Order, as listed on the February 22, 2022 Council Agenda.

The Town has a long-standing position in support of employment uses on the Option 6 lands, supported by planning studies, later recognized by the Province through the identification of the lands in a Provincially Significant Employment Zone (PSEZ), and which is now in alignment with the position of the Humber Station Villages Landowners Group.

Given that the Region’s analysis assumes the Option 6 lands will be developed for residential/mixed uses, a change to designate these lands as Employment Area in the Regional Official Plan, would necessitate the accommodation of population growth in other areas. Town staff supports consideration by the Region of changes to the Regional Official Plan, provided that the supply of employment land for Caledon to 2051 is maintained.

Next Steps

Caledon staff continue to work closely with Region of Peel staff on issues related to both Official Plan Reviews.

Attachments

Schedule A: Wildfield Village Landowners Group – SGL Letter to Caledon Council

Schedule B: Humber Station Villages Landowners Group Inc. – SGL Letter to Caledon Council