

Proposed Amendment 1 to the Growth Plan, 2019 and Land Needs Assessment Methodology

Planning and Development Committee

July 27, 2020



Overview

- June 16, 2020 release of Province's Amendment 1 to to *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019* (Growth Plan)
- Proposed changes reinforce past provincial policy directions that seek to increase housing and land supply, particularly in greenfield areas



Proposed Amendment 1 to

A PLACE TO GROW

Growth Plan for the Greater Golden Horseshoe

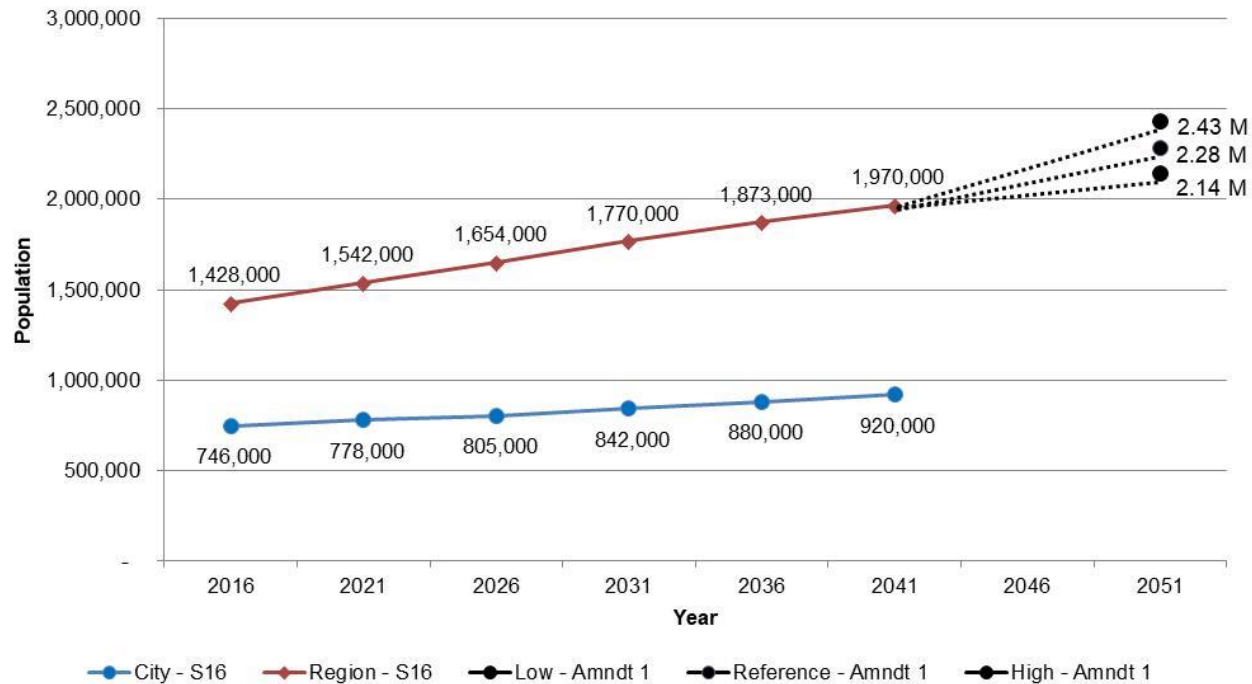
Key Changes

- Proposed Amendment 1 updates growth forecasts and extends the planning horizon for the Growth Plan from 2041 to 2051
- Proposed that forecasts be applied as a minimums, and municipalities can develop their own higher growth forecasts
- New policy would enable municipalities to convert any employment areas within major transit station areas (MTSAs), including lands that are within provincially significant employment zones
- Updated policies to align with the Provincial Policy Statement, 2020
- More flexible Land Needs Assessment Methodology to determine the amount of greenfield lands needed to support forecasted growth

Proposed Growth Forecasts

Population Growth Comparisons for the Region of Peel and City of Mississauga

(Region's Scenario 16 and Proposed Amendment 1 Growth Scenarios)



Note: Dotted lines are for illustrative purposes and to demonstrate the trajectory of forecasted population growth for each growth scenario from the year 2041 to the year 2051. Figures for the City and Region's Scenario 16 growth forecasts are rounded to the nearest thousand.

Key Implications for Mississauga

- New forecasts and an extended planning horizon will require municipalities to reach agreement over new allocations in a short time frame (e.g. July 2022)
- Having growth forecasts as minimums could complicate regional allocation processes (e.g. landowners may advocate for higher numbers)
- Extended forecast period will allow for additional urban expansions in Peel. Further, a more flexible Land Needs Assessment Methodology could impact the process and amount of greenfield land released
- Employment lands conversions within MTSAs only applies to those municipally initiated, impacts are expected to be limited for the City

Key Comments to Ministry

- Recommend adopting either the reference or low scenario for the Region of Peel and to be incorporated in the next update to the Regional Official Plan (e.g., 2027)
- Suggest Growth Plan forecasts not be treated as minimums
- Support that any employment conversions within MTSA's must be municipally initiated. Also requested that further clarity be provided on when proposed conversion window would apply
- Request that Province consult further on a new Land Needs Assessment Methodology and that staging of land release be considered

Moving Forward

- Provide comments to the Ministry by July 31, 2020
- Staff comments note some concerns with the changes to the Growth Plan and Lands Needs Assessment Methodology, and see some impacts on long-term planning decisions
- If 2051 forecasts are enacted, staff to work the Region of Peel on new growth allocations to 2051
- Staff continue to advise Council on impacts of Provincial legislative changes