

**Proposed Regional Official Plan Human Services
Policy Changes and City Staff Responses**

(**Note:** The following sections listing the proposed changes to the Regional Official Plan show proposed deletions as strikeouts (e.g. “~~deleted words~~”) and proposed additions in italics and underlined (e.g. “added words”).)

A. Chapter 5: Regional Structure
Section 5.5: Housing

Proposed Change to Objective 5.5.1.1:

5.5.1.1 To achieve a range and mix of housing types, densities, *lot and unit* sizes and tenure to meet the existing and projected demographic and housing market requirements of current and future residents of Peel.

Staff Comments

Although the added words represent a minor change, they infringe on local planning matters. This issue of duplicating local planning could be resolved if this objective is amended to read, "To encourage local municipalities to plan for"

Recommendation 1

That Objective 5.5.1.1 of Regional Official Plan Amendment 03-004, Human Services Policies, be amended to read as follows:

"To encourage local municipalities to plan for a range and mix of housing types, densities, lot and unit sizes and tenure to meet the existing and projected demographic and housing market requirements of current and future residents of Peel."

Proposed Change to Policy 5.5.2.3:

~~5.5.2.3 Encourage and support the efforts by the area municipalities to plan for densities and forms of housing affordable to moderate and lower income households.~~

5.5.2.3 Encourage and support the efforts by the area municipalities to plan for a range of densities and forms of housing affordable to all households, but especially to moderate and lower income households, enabling Peel residents to remain in their communities.

Staff Comments

This policy, because it encourages area municipalities to plan for a range of housing affordable to all households, but with an emphasis on those with lower incomes, is supported.

Proposed Change to Policy 5.5.2.5:

5.5.2.5 Support the initiatives of the area municipalities in the construction and retention of *affordable* rental housing.

Staff Comments

Given the lack of new rental housing construction, and the projected decline in its state of repair, all forms of rental housing should be constructed and retained, not just "affordable" rental housing. This section of the amendment should be deleted.

Recommendation 2

That Regional Official Plan Amendment 03-004, Human Services Policies, be amended by deleting from Part B, Section A3.

**B. Chapter 6: Regional Services
Sub-Section 6.1.1: Purpose**

Proposed Changes to the List of Current Regional Services:

Ambulance and Emergency Programs:

- *Land ambulance services*
- *9-1-1 emergency number services*
- *Emergency measures planning*
- *Regional fire co-ordination*

Health Services:

- Health protection

- Health promotion
- ~~Health planning~~
- ~~Environmental health~~
- ~~Preventive health services~~
- ~~Rehabilitation~~
- *Disease prevention*
- *Long term care facilities*

Assisted Housing Services:

- ~~Peel Non-Profit Housing Corporation (operating as Peel Living)~~
- *Social Housing Funding/Administration*
- *Social Housing Development and Property Management*
- *Promotion and support of Affordable Housing*
- *Homelessness and Housing Initiatives*
- Heritage Programs and Education

Social Services:

- Social assistance *and employment programs through Ontario Works in Peel*
- ~~Income security~~
- ~~Assisted *Subsidized* child care~~
- ~~Long term care facilities~~
- ~~Special needs transit TransHelp for people unable to access regular transit~~

Public Works:

(List unchanged)

Regional Planning:

(List unchanged)

Police Services:

- ~~Peel Regional Police in Mississauga and Mississauga and financing of Ontario Provincial Police in Caledon~~
- *Reduction of crimes of violence*
- *Reduction of crimes against property*
- *Crime prevention*
- *Drug control*
- *Traffic management*
- *Lawless public behaviour*

Financial contribution to:

(List unchanged)

Other Services:

- ~~The Regional Museum, Art Gallery, Archives and Heritage Complex~~
- Land Division Committee
- Capital borrowing and financial services
- Emergency measures services

Staff Comments

This revised list is supported, except that:

- "Promotion and Support of Affordable Housing" is not a Regional service, however, staff acknowledge that the availability of affordable housing impacts social housing. Nevertheless, a Regional interest such as this should not be translated into a "Regional Service".
- Staff are uncertain how a reference to "Heritage Programs and Education" under "Housing Services" is a housing service. Staff prefer, for clarity, the more specific listing of "The Regional Museum, Art Gallery, Archives and Heritage Complex" under "Other Services".
- Listing the various functions of under "Police Services" appears to be unnecessary in an Official Plan document, and could be problematic if a future Police Service is not listed .
- "Land Division" services are not provided by the Region for Mississauga and Brampton. This item should be deleted from the "Other Services" section of the list, or if this service is still provided for Caledon, the listing should be appropriately qualified.
- "Emergency measures services", which is retained in the "Other Services" list, appears to duplicate "Emergency measures planning" which has just been added to the new "Ambulance and Emergency Programs" list.

Recommendation 3

That the list of Human Services in Section B1 of Regional Official Plan Amendment 03-004, Human Services Policies, be amended as follows:

- a) by deleting "Promotion and Support of Affordable Housing"
- b) by retaining references to "The Regional Museum, Art Gallery, Archives and Heritage Complex" under "Other Services"
- c) by amending "Land Division" to refer to the Town of Caledon

C. Chapter 6: Regional Services

Section 6.2: Regional Human Services

Proposed Changes to the Preamble

Individuals' needs in Peel Region vary with age, income, ability, skills, background and interests. People's expectations for basic material needs (e.g. housing), public safety, health and social supports vary throughout their lives.

The Region is responsible for planning, delivering and contributing to the funding of a wide range of human services, including health services, social services, housing, ambulance and emergency programs and police. The human services provided and funded by the Region are noted in detail in the chart in Appendix XX of this Plan.

~~In the health field, Regional services include health protection, promotion and planning, preventive health services, rehabilitation, and in-home care. In the social services field the Region provides social assistance, income security, assisted child care, long-term care facilities and special needs transit. Peel Non-Profit Housing Corporation (operating as Peel Living) provides assisted housing accommodation; special needs housing; and support, promotion and policy advice on affordable and special needs housing. Peel Non-Profit Housing Corporation (operating as Peel Living) provides assisted housing accommodation; special needs housing; and support, promotion and policy advice on affordable and special needs housing. From funds derived through the Development Charges By-law, the Region contributes to hospital capital financing. The funding of Peel Regional Police operations is one of the most significant current budget responsibilities of the Region. Education services are the responsibility of the school boards.~~

Collectively, human services constitute a major component of the Region's responsibilities and budgets, and therefore need to be appropriately addressed in Regional planning policy.

Because of the acknowledged link between land use planning and human services planning and delivery, the coordination of the provision of human services should include consideration of this Plan to improve the quality of life of people in Peel.

Staff Comments

The possible link between land use planning and human services planning and delivery represents an opportunity to improve the Human Services Policies to be more in keeping with the Principles of the Regional Official Plan. Given that Human Services are a substantial component of the Region's budget, the possible impact of land use planning on their planning and delivery should be considered. To do so, this link must be clearly articulated and demonstrated, while having regard for the responsibilities of both the Region and local municipalities. In doing so, it is believed that the role of the Region in land use planning with respect to human services will be better identified, thereby, improving human service delivery, and possibly reduce costs. Until this occurs, it is suggested that the Region of Peel be requested to defer further processing of Regional Official Plan Amendment 03-004, Human Services Policies, until the possible link between land use planning and human services planning and delivery is clearly articulated and demonstrated having regard for the responsibilities of both the Region and local municipalities.

Recommendation 4

That the Region of Peel be requested to defer further processing of Regional Official Plan Amendment 03-004, Human Services Policies, until the Region clearly articulates and demonstrates the possible link between land use planning and human services planning and delivery while having regard for the responsibilities of both the Region and local municipalities.

Proposed Changes to Objectives

- 6.2.1.1 To provide human services in an ~~adequate~~, efficient, planned and cost-effective manner consistent with public needs and financial realities.

- 6.2.1.2 ~~To deliver human services in a manner that enables Peel residents to enjoy safe and healthy lives in safe and healthy communities.~~ *To develop safe and healthy communities where people of all ages, backgrounds and capabilities can meet their needs throughout the various stages of their lives by providing opportunities for emotional, physical and socio-economic well-being.*
- 6.2.1.3 To foster the creation of community identity and community self-reliance.

Staff Comments

Staff have no concerns with these proposed objectives, except for 6.2.1.2. This objective, as proposed, (it currently states - "to deliver human services") appears to place the emphasis on community development, which is a responsibility of local municipalities, instead of the Region's mandate to meet human service needs. It should be revised to focus on the Region's mandate to meet human service needs as follows:

"To meet the needs of people of all ages, backgrounds and capabilities by providing opportunities for emotional, physical and social-economic well being throughout the various stages of their lives".

Recommendation 5

That Objective 6.2.1.2 in Regional Official Plan Amendment 03-004, Human Services Policies, be amended to read as follows:

"To meet the needs of people of all ages, backgrounds and capabilities by providing opportunities for emotional, physical and social-economic well being throughout the various stages of their lives".

Proposed Changes to Policies 6.2.2.1 to 6.2.2.3:

It is the policy of Regional Council to:

- 6.2.2.1 ~~Provide Regional human services in a manner sufficient to support the present and future population living and working in Peel, in keeping with the Region's financial objectives.~~
- 6.2.2.2 ~~Ensure that adequate and accessible Regional human service facilities and programs are available which are consistent with the needs of a changing population age structure.~~

- 6.2.2.1 Ensure Regional human service facilities and programs are provided in a manner consistent with the needs of present and future populations in Peel, based on a changing population age structure, multicultural and ethnic diversity, and in keeping with the Region's financial objectives.
- 6.2.2.332 ~~Plan for and provide coordinated access to assisted housing health services, and social services, where appropriate, for Regionally funded or delivered services.~~
- 6.2.2.3 Develop a strategy, to facilitate the integration of human services planning with land use planning and fiscal planning, through a collaborative and consultative process that includes all of the appropriate stakeholders, and which is consistent with Regional and area municipal growth management initiatives.
- 6.2.2.4 ~~Plan for the provision and delivery of Regional human services and special needs housing in conjunction with the District Health Council, the Peel Mental Health Housing Coalition and other human service agencies, in consultation with the area municipalities.~~

Staff Comments

Staff have no comments with most of these relatively minor wording amendments. However, the wording of new policy 6.2.2.3 seems to imply that human services planning should provide a basis for Regional involvement in local land use planning. While the integration of these matters with fiscal planning in a consultative process is supported, staff reiterate the need for the Region to clearly articulate the link between human services planning and land use planning.

Proposed Addition of New Policy 6.2.2.4

- 6.2.2.4 Encourage area municipalities to take into account the availability and location of existing and future human services and access to public transit when considering relevant development applications and to require that such access to development be undertaken in a phased manner so that new human services in the Region can be provided effectively, efficiently and in a logical fashion.

Staff Comments

The policy "to require that such development be undertaken in a phased manner" will permit the Region to become involved in local planning matters. While it is agreed that consideration of development applications should include the provision of human services, the use of the words "to require" appears to be too restrictive and may not provide sufficient flexibility to also consider the wide range of other planning matters when an application is reviewed. It is suggested that it be revised to read:

"Encourage area municipalities to take into account the availability and location of existing and future human services and access to public transit when considering development applications and *to have regard for the impact of such development, on the provision of human services in an effective, efficient and logical fashion, by the Region of Peel.*"

Recommendation 6

That Policy 6.2.2.4 in Regional Official Plan Amendment 03-004, Human Services Policies, be amended to read as follows:

"Encourage area municipalities to take into account the availability and location of existing and future human services and access to public transit when considering development applications, and to have regard for the impact of such development, on the provision of human services in an effective, efficient and logical fashion, by the Region of Peel."

Proposed Deletion/Relocation of Some Policies and Addition of New Policies 6.2.2.5 to 6.2.2.16:

- ~~6.2.2.5~~ — ~~Facilitate, through Peel Non-Profit Housing Corporation (operating as Peel Living), a process to develop a community-based coordinated access system for assisted housing in Peel, in cooperation with the area municipalities, and seek the cooperation and support of the Province for this initiative.~~
- ~~6.2.2.6~~ — ~~Encourage social housing providers to consult with the Region and area municipalities when making locational decisions, so that opportunities for assisted housing units can be assured throughout Peel.~~
- 6.2.2.7 (Relocated to policy 6.2.2.17 and modified)
- ~~6.2.2.8~~ — ~~Encourage and facilitate broad discussions on the provision of a range and mix of housing opportunities which can meet the needs of current and future residents of Peel.~~
- 6.2.2.9 (Relocated to policy 6.2.2.26 and modified)
- 6.2.2.5 Ensure that Regional human services facilities are located and designed to be accessible to people in Peel and are supportive of the Regional Structure policies of this plan.
- 6.2.2.6 Advance health promotion and disease prevention as the primary means of achieving people's best health status.

- 6.2.2.7 Close the significant gap between the current Public Health service levels and the health needs of Peel residents.
- 6.2.2.8 Encourage community design and land-use choices that promote physical, mental and social well-being of the diverse groups who live in Peel.
- 6.2.2.9 Encourage the area municipalities, as part of their site plan and subdivision plan approval processes, to consult with Peel Regional Police to promote safety and security.
- 6.2.2.10 Encourage the area municipalities to develop appropriate accessibility policies and regulations in their Official Plans, Zoning By-laws, Urban Design Guidelines, and Site Plan Manuals, as applicable.
- 6.2.2.11 Prepare a Regional Accessibility Plan under the Ontarians with Disabilities Act, review the plan annually, and make the plan available to the public.
- 6.2.2.12 Encourage area municipalities and GO Transit to introduce a greater number of wheelchair accessible low floor bus routes to serve people in Peel Region.
- 6.2.2.13 Support increased co-ordination of transportation services among TransHelp, area municipalities, community-based agencies and taxi companies to provide a collaborative transportation service for persons with disabilities.
- 6.2.2.14 Ensure that TransHelp eligibility criteria are designed to accommodate the mobility needs for the people with disabilities, as identified in the Ontarians with Disabilities Act, who are unable to use conventional transit services.
- 6.2.2.15 Maintain, monitor, evaluate and refine a centralized waiting list for all social housing units in Peel Region.
- 6.2.2.16 Encourage the wide-spread distribution of affordable housing including social and special needs housing; providers to consult throughout Peel.

Staff Comments

Most of the preceding policy changes are appropriate, except 6.2.2.16 , which was revised to delete the requirement that social housing providers consult with the Region and area municipalities. In Mississauga Plan, policy 3.2.3.7 states that :

"Appropriate levels of government will be requested to consult with the City when making assisted housing allocations within the City to ensure an equitable distribution of assisted housing to and throughout Mississauga".

To be consistent with Mississauga Plan, it is suggested that this policy be amended by adding the words : " Appropriate levels of government will be requested to consult with area municipalities when making assisted housing allocations to ensure an equitable distribution of assisted housing to, and throughout, the municipalities."

Recommendation 7

That Policy 6.2.2.16 in Regional Official Plan Amendment 03-004, Human Services Policies, be amended to read as follows:

"Encourage the wide-spread distribution of affordable housing including social and special needs housing. Appropriate levels of government will be requested to consult with area municipalities when making assisted housing allocations to ensure an equitable distribution of assisted housing to, and throughout, the municipalities."

Proposed Relocation of Policies (6.2.2.17 and 6.2.2.26) and Addition of New Policies 6.2.2.18 to 6.2.2.25 and 6.2.2.27

6.2.2.7¹⁷ Encourage and support the area municipalities in ~~preparing policies to create opportunities for assisted and special needs housing~~ *creating opportunities for the provision of affordable housing, including social and special needs housing.* (Relocated from policy 6.2.2.7)

6.2.2.18 *Develop a Peel Housing Strategy, promoting transit-oriented, mixed-use and mixed-income development and affordable housing, in collaboration with appropriate stakeholders, including the area municipalities. This Strategy should include a component on advocacy to promote housing issues and to address housing needs.*

- 6.2.2.19 *Ensure that housing growth is coordinated with the delivery of the necessary physical and human services to support such growth, through the joint implementation of appropriate growth management strategies by the Region, the area municipalities and relevant agencies.*
- 6.2.2.20 *Through the use of various initiatives, including the Region of Peel Municipal Housing Facilities By-law, develop policies and programs to facilitate partnerships with the area municipalities and the private and non-profit housing sectors to develop new affordable housing in Peel Region.*
- 6.2.2.21 *Encourage the provision and maintenance of an adequate supply of affordable rental and ownership housing to meet the diverse needs of Peel's residents in partnership with area municipalities, non-profit and private providers, and through the effective use of all available and appropriate new affordable housing programs and housing rehabilitation funding sources.*
- 6.2.2.22 *Facilitate the provision of rent-geared-to income components within housing program initiatives and develop a plan for the allocation of rent-geared-to-income subsidies.*
- 6.2.2.23 *Contribute to housing and shelter initiatives that offer residents stability through life-skills training and development programs.*
- 6.2.2.24 *Create and implement a comprehensive support plan to help those who are homeless or on the verge of being homeless.*
- 6.2.2.25 *Promote public awareness and understanding of human services issues to address all related needs.*
- 6.2.2.926 Provide a level of police services appropriate to meet community ~~standards~~ needs. (Relocated from 6.2.2.9)
- 6.2.2.27 *Support the adequate provision of human services through the Housing policies as set out in Section 5.5, the Crime Prevention Through Environmental Design policies as set out in Section 7.4 and the Emergency Measures policies as set out in Section 7.5 of this Plan.*

Staff Comments

The proposed amendments are supported, with the exception of 6.2.2.18. There is no objection to the development of a Peel Housing Strategy provided it remains focussed on the Region's mandate for the provision of social and special needs housing. This proposed study, because it addresses all forms of housing, and because it is to promote "transit-oriented, mixed-use development" appears to be beyond the jurisdiction of Regional planning and will duplicate local planning matters. It should be revised to delete these references as follows:

"Develop a Peel Housing Strategy, for the provision of social and special needs housing, in collaboration with appropriate stakeholders, including the area municipalities. This strategy should include a component on advocacy to promote housing issues and to address housing needs."

Recommendation 8

That Policy 6.2.2.18 in Regional Official Plan Amendment 03-004, Human Services Policies, be amended to read as follows:

"Develop a Peel Housing Strategy, for the provision of social and special needs housing, in collaboration with appropriate stakeholders, including the area municipalities. This strategy should include a component on advocacy to promote housing issues and to address housing needs."

**D. Chapter 7: Implementation
Section 7.4 Crime Prevention Through Planning Design**

Proposed Change to Section 7.4 Title:

The title of this section is proposed to be changed as follows:

“7.4 CRIME PREVENTION THROUGH ~~PLANNING~~PLANNING ENVIRONMENTAL DESIGN”

Staff Comments

The proposed title change is supported.

**E. Chapter 7: Implementation
Section 7.5 Emergency Measures**

Proposed Change to Emergency Measures Policy 7.5.2.1:

- 7.5.2.1 Maintain a Regional Emergency Measures Plan and Program which ensures the provision and coordination of necessary services in the event of a major emergency or disaster, and coordinate such efforts with area municipalities and emergency response agencies.

Staff Comments

This proposed policy expansion is supported.

**F. Chapter 7: Implementation
Section 7.8 Regional Finances**

Proposed Change to Regional Finances Preamble: (fourth paragraph)

Policies and objectives in this Plan including, but not limited to, those which ensure improved or at least sustainable employment to population ratios, efficient use and provision of infrastructure *and human services*, protection of agriculture, mineral aggregate and water resources, efficient use of land and the protection of the environment, establish the foundation for a strong economic base. However, it is recognized that the economic and financial health of Peel depends on the economic development efforts of each area municipality to encourage a diversity of economic activities and employment opportunities.

Staff Comments

The proposed additional wording is supported.

Proposed Change to Regional Finances Objective 7.8.1.2 and Policies 7.8.2.4, 7.8.2.5, 7.8.2.11, and 7.8.2.12:

7.8.1 Objectives

- 7.8.1.2 To ensure the necessary funds will be available when required without creating the need for ~~mill~~ tax and rate increases above the rate of inflation.

7.8.2 Policies

It is the policy of Regional Council to:

- 7.8.2.4 Encourage the area municipalities ~~and, and~~ school boards, appropriate agencies, boards and commissions to plan their capital expenditures consistent with the objectives and policies in this Plan.
- 7.8.2.5 Review and coordinate the delivery of Regional services with the area municipalities, neighbouring municipalities, school boards ~~and agencies to ensure infrastructure and operational efficiencies~~ appropriate agencies, boards and commissions to ensure capital infrastructure and operational efficiencies.
- 7.8.2.11 Prepare and maintain, with input from the area municipalities and other appropriate government agencies, a Regional financial model to analyze the fiscal impact of proposals to:
- ! expand the 2021 Regional Urban Boundary as shown on Schedule D;
 - ! expand the 2021 Rural Service Centres boundary;
 - ! substantially change from non-residential land uses to residential land uses as designated in an area municipal official plan;
 - ! substantially change land use densities from those currently envisaged by each area municipality; ~~and~~
 - ! substantially expand or change Regional infrastructure and human services systems.

This financial analysis will include:

- a) an assessment of Regional servicing costs ~~including transportation, water, sewer, police, and sewer community and health services~~ including transportation, water, wastewater, and community and human services;
 - b) the impact on Regional operating and capital budgets and Regional financing implications; and
 - c) other relevant Regional issues.
- 7.8.2.12 Put in place agreements, where appropriate, including front-end financing agreements, financial agreements and development agreements, to provide for the Regional infrastructure needed to accommodate the additional growth before any development proceeds.

Staff Comments

The proposed amendments are supported.