

Greater Toronto & Hamilton Area, Simcoe County, Barrie & Orillia Land Supply Analysis

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Introduction

Malone Given Parsons Ltd. (MGP) has been providing planning, economic and development management expertise to the public and private sectors since 1978. MGP is one of the largest planning consulting firms in Canada offering partner level specialized expertise in urban and regional planning, master planning, development approvals, retail and commercial market analysis, economic development and growth management strategies, and land economics.

The firm has been actively involved as lead planners for new Greater Toronto and Hamilton Area (GTHA) community areas that now house over half a million people, and is engaged in leading planning efforts throughout the region's New Community Areas. This front-line experience gives practitioners' insights into how policy implementation works on the ground. MGP has also developed a comprehensive GIS database describing land designations and development status throughout the GTHA that enables the quantification of land uses subject to the Growth Plan policies.

This combination of experience and data provide a unique platform from which to offer informed comment on the implications of the Growth Plan for the Greater Golden Horseshoe, 2017 (2017 Growth Plan) on land supply.

This analysis provides a record of the existing Designated Greenfield land supply in the GTHA as of October 2018 and summarizes available 2016 Census data. MGP continues to track and maintain an up-to-date and comprehensive database of the land supply across the GTHA.

Purpose and Methodology

Purpose of this Analysis

Malone Given Parsons Ltd. has prepared and maintained land use mapping as part of our Planned Urban Structure map for the Greater Golden Horseshoe since 2001. Over the past 17 years we continue to update and accumulate data into our GIS database which provides our firm knowledge-based context in undertaking land use planning and land economics for large scale projects throughout the Greater Golden Horseshoe, and serves as a powerful analytical tool in our day-to-day practice.

This analysis leverages our mapping and planning incite to provide an accurate accounting of greenfield land supply in the GTHA and Simcoe County. This is presented through mapping and land area statistics for each of the upper- and lower-tier municipalities, with the primary inquiry as to determine whether the 2031 population and job forecasts of the Growth Plan will be achieved. It also provides an overview of Official Plan land use designations and corresponding density to characterize the planning context and as a basis for discussion of key challenges to development in each region.

Methodology and Data Sources

The Growth Plan for the Greater Golden Horseshoe established a typology of land designations that serve as a structure by which to control growth. Designated Greenfield Areas are defined as the “lands within settlement areas 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 the Growth Plan.” (Growth Plan, 2017)

In order to create a current and accurate database, land in each municipality has been categorized as either Built-Up Area (BUA) or Designated Greenfield Area

(DGA) in accordance with the criteria of the Growth Plan. This report analyzes the land in the DGA. Within the DGA, non-developable lands (including natural heritage systems and features, major infrastructure, and cemeteries) are identified and removed from the calculation.

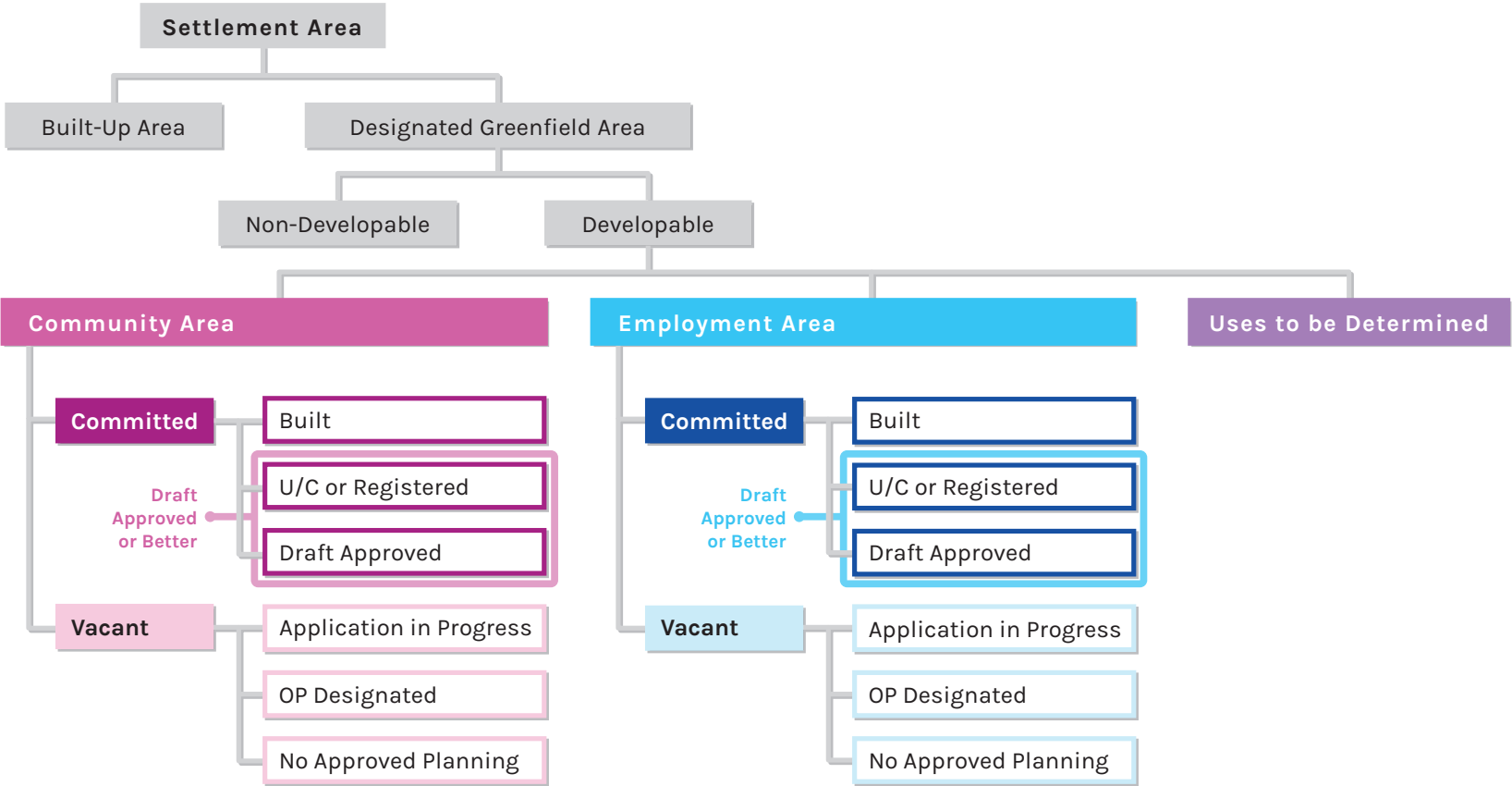
The remaining developable land area in the DGA can be classified as either Community Area or Employment Area in accordance with Provincial planning policies, or as land under study that has yet to be determined as either.

Committed lands are those that are Built, Under Construction (U/C)/Registered or Draft Approved. They were determined through an examination of Google Earth aerial imagery and municipal data, including development application status mapping. The majority of these lands were first designated “DGA” as part of the 2006 Growth Plan, some have already been developed. “Built” includes land with completed housing, house foundations or more advanced construction in progress. Land with earthworks (cleared, road network and servicing) in progress is considered “under construction (U/C).” The most current development application status data from each municipality was obtained by MGP and used to identify other committed land as either “registered” or “draft approved”.

Vacant lands are those awaiting development approvals, comprised of those lands that have an application in progress, are official plan designated for urban land uses or have no approved planning yet. The vacant community land area represents the available development land that can accommodate new Greenfield residential growth at the density required by the Growth Plan.

The detailed level categorization of vacant land was determined through municipally provided development status reports and through the official plan schedules/maps.

Land Supply Methodology Chart



Note: lower-tier municipality land supply analyses combine lands that are categorized “under construction/registered” and “draft approved” as “draft approved or better”, representing lands that are too far along in the approvals process to be considered vacant.

Key Factors Affecting Growth

Protection of Natural Heritage Systems

- There is a high level of protection for natural heritage features in Ontario created by Provincial policies, plans, regulations, guidelines that are implemented into upper and single-tier official plans and best planning practice documents. This environment-first approach to growth management has resulted in increased levels of technical study and scrutiny. Local municipalities and conservation authorities implement these policies and determine the extent of natural systems and features that must be protected from development. The resulting “Natural Heritage Systems (NHS)” results in approximately 30% of gross land area being protected from development.

Transportation Capacity and Transit

- Major investments to transportation infrastructure have been made since the release of the first Growth Plan in 2006. However, much of the Designated Greenfield Areas are not proximal to existing or planned higher-order transit. This has resulted, in some cases, development being limited due to the lack of sufficient transportation capacity in the surrounding network.

Infrastructure Costs

- Development further from lake-based water and wastewater servicing facilities comes with higher overall infrastructure costs or limitations on growth as a result of a lack of available servicing infrastructure. Combined with fragmented development patterns, the availability of municipal servicing has constrained the ability to bring new housing units online.

Changing Form of Communities

- The 2006 Growth Plan was a deliberate effort to reduce land consumption for future growth by prioritizing intensification of existing built-up areas and requiring minimum transit-supportive densities for Designated Greenfield Areas. Thirty years ago, the typical housing mix for new communities would have been 75% single- and semi-detached, 15% townhouses, and 10% apartments. Recently planned communities are more intense, providing a greater range of housing choices with a mix of units resulting in higher levels of overall density comprised of 50% single- and semi-detached, 30% townhouses, and 20% apartments.
- The 2017 Growth Plan would result in higher density built forms where 60% of new development by 2031 may be required as intensification within existing built-up areas and development on new Designated Greenfield Areas must achieve a minimum density of 80 people and jobs per hectare.

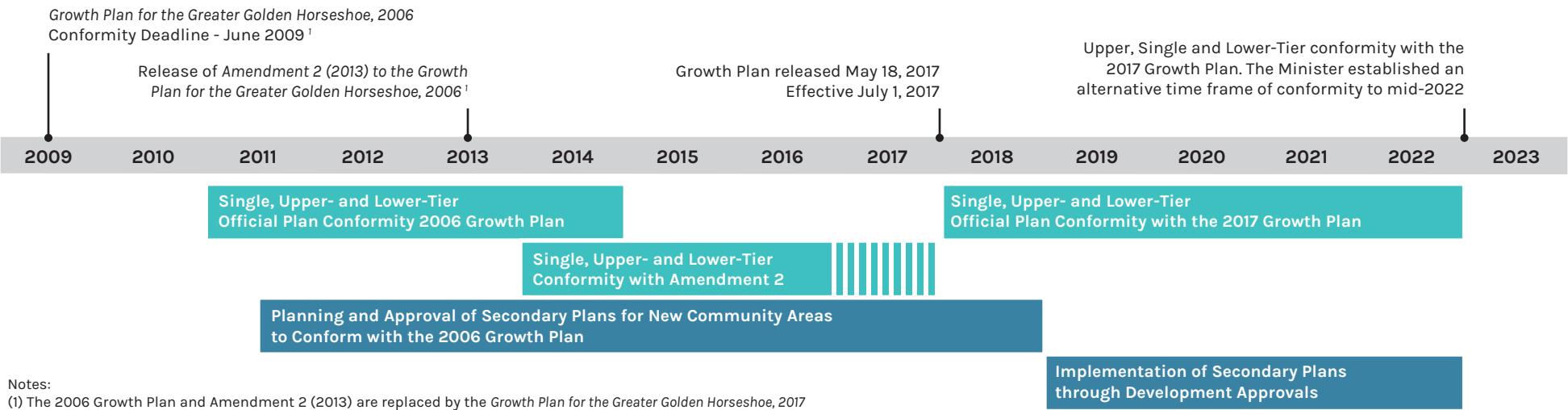
Protracted Development Timelines

- The 2006 Growth Plan was to be implemented by 2009 to ensure that there was a sufficient supply of land to accommodate the 2031 population and employment forecasts. This has not happened. The development approval process in Ontario was complex and lengthy prior to the 2005 Planning Act and the 2006 Growth Plan changes requiring additional process. It now generally requires 8-10 years to complete the initial stages of policy and development planning prior to the first building permits emerging on vacant land in new communities. Beyond this initial timeframe, communities can take 15-20 years or longer to be fully built out as municipalities require time to process development applications and integrate growth with the delivery of community infrastructure (e.g. schools, parks, community centres).

→ Designated Greenfield Area development since 2006 has been limited to lands that were already within the Settlement Area prior to the Growth Plan. With the exception of portions of the Central Pickering Development Plan and the West Whitby Secondary Plan Area, none of the post-2006 Settlement Area Expansion Areas have proceeded past policy planning to development planning, nor will the majority of these areas be fully developed by 2031 due to the lengthy delay implementing the Growth Plan, increased complexity of the local policy planning and development application approval process, infrastructure constraints and landownership priorities. This is a problem given that the calculations behind the Growth Plan requires all Designated Greenfield Areas to be fully developed by 2031 to accommodate the forecasted population and employment growth needs of the region.

→ The table below provides a high-level summary of the timeframes many municipalities are working under to realize growth in new community areas. The Growth Plan’s original conformity deadline was in 2009 and as of the writing of this report, new community areas continue to proceed through the local policy process (e.g. secondary and tertiary policy planning documents) prior to development applications being able to commence in these areas.

Timeline for Growth Plan Implementation



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Greater Toronto & Hamilton Area

Growth Forecast

- 77% of the population growth (2,688,000 people), 86% of the household unit growth (1,024,000 units), and 80% of employment growth (1,205,000 jobs) within the 2006-2031 GGH forecast (from the Growth Plan and supporting technical documents) is to occur within the GTHA.

Demographics

- 15% population growth occurred between 2006 and 2016 (893,962 people not adjusted for undercount).
- 10% employment growth occurred between 2006 and 2016 (292,160 jobs).
- There has been a notable shift in the proportion of single and semi-detached unit types across the GTHA, with each Region experiencing a decrease in the overall proportion of these unit types. Overall, the GTHA has experienced a decrease from 56% in 2001 to 50% in 2016 in the composition of units that are singles and semis.
- As per the 2019 Census, 36% of one-bedroom dwellings are not suitable for the population it houses.

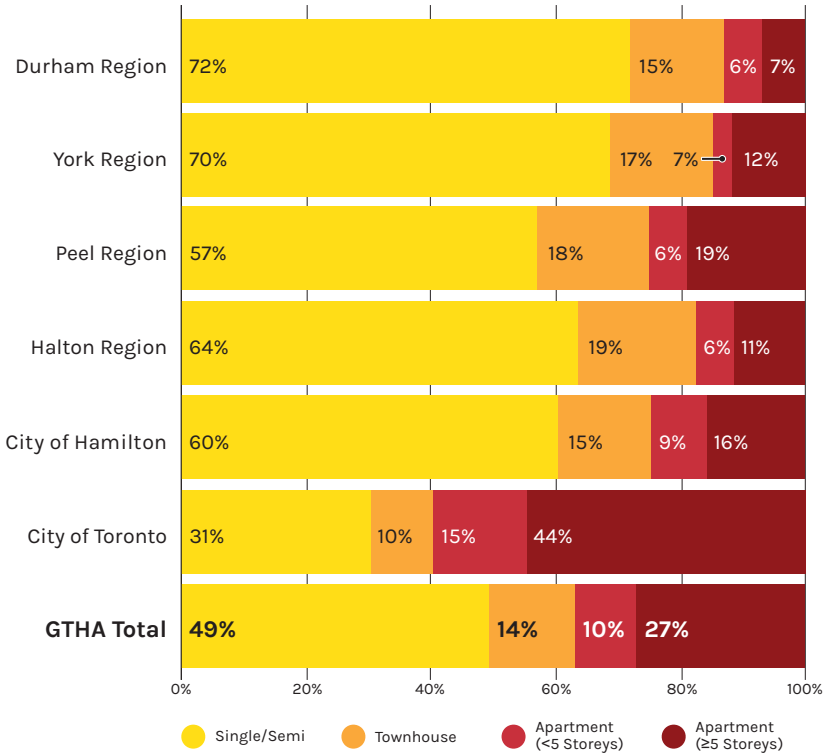
Land Supply

- 2018 represents the halfway point of the original Growth Plan planning horizon (2006 to 2031). On a simple pro-rata basis, it could be expected that approximately 50% of the DGA would be built. In fact, only 30% of the total DGA across the GTHA has been built, of which 40% of the Community Area DGA and 14% of the Employment Area DGA have been built.
- Approximately 70% of land within total Community Areas (including both the Built-Up Area and the Designated Greenfield Area) in the GTHA is within a low-density designation (the so called “Yellowbelt”) which has inherent challenges to delivering significant intensification. In general, the population and employment densities in the Yellowbelt remain at or below the 50 people and jobs combined per hectare.
- 43% of the total 2006 DGA land supply designated prior to the Growth Plan (2006) is still vacant; where this is comprised of 34% vacant in Community Areas and 73% vacant in Employment Areas.
- Only 5% of the land supply in expansion areas to accommodate growth from 2006 to 2031 is committed. 81% is still vacant with another 14% of Uses to be Determined land.
- The City of Toronto has no DGA, therefore all growth will occur through intensification. Approximately 70% of land within the City of Toronto's total Community Areas is within a low-density designation.

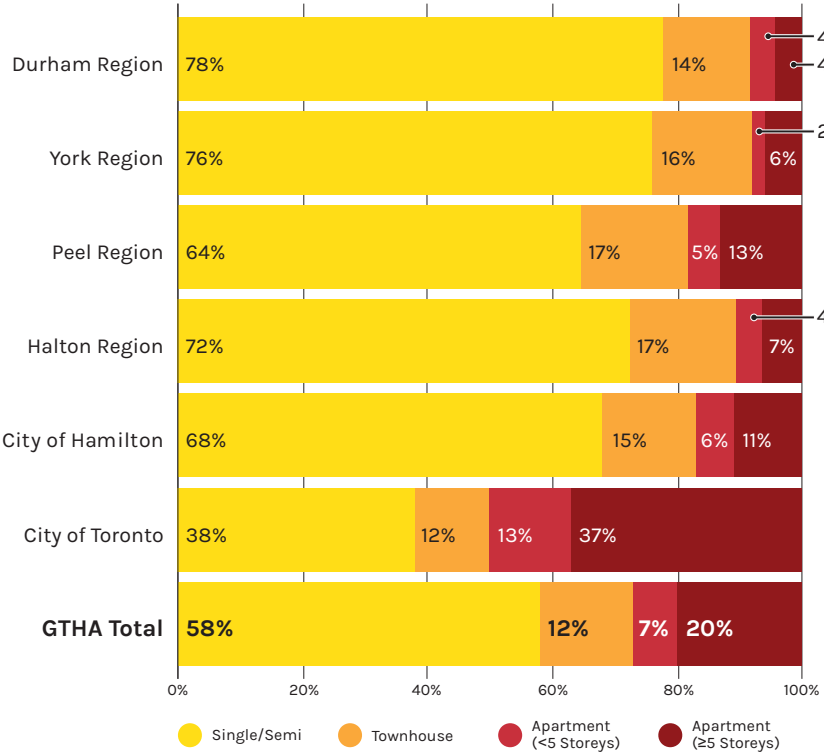
Demographic Overview

GTHA

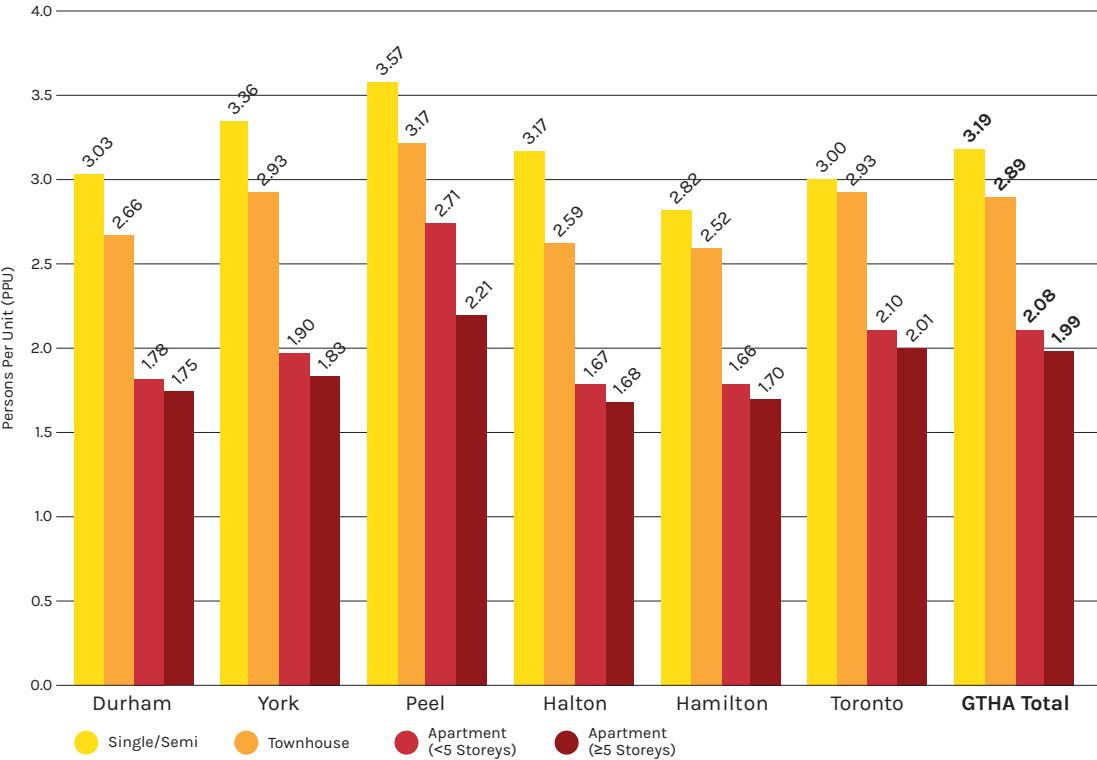
Occupied Private Dwellings by Type, 2016



Population by Private Dwelling Type, 2016



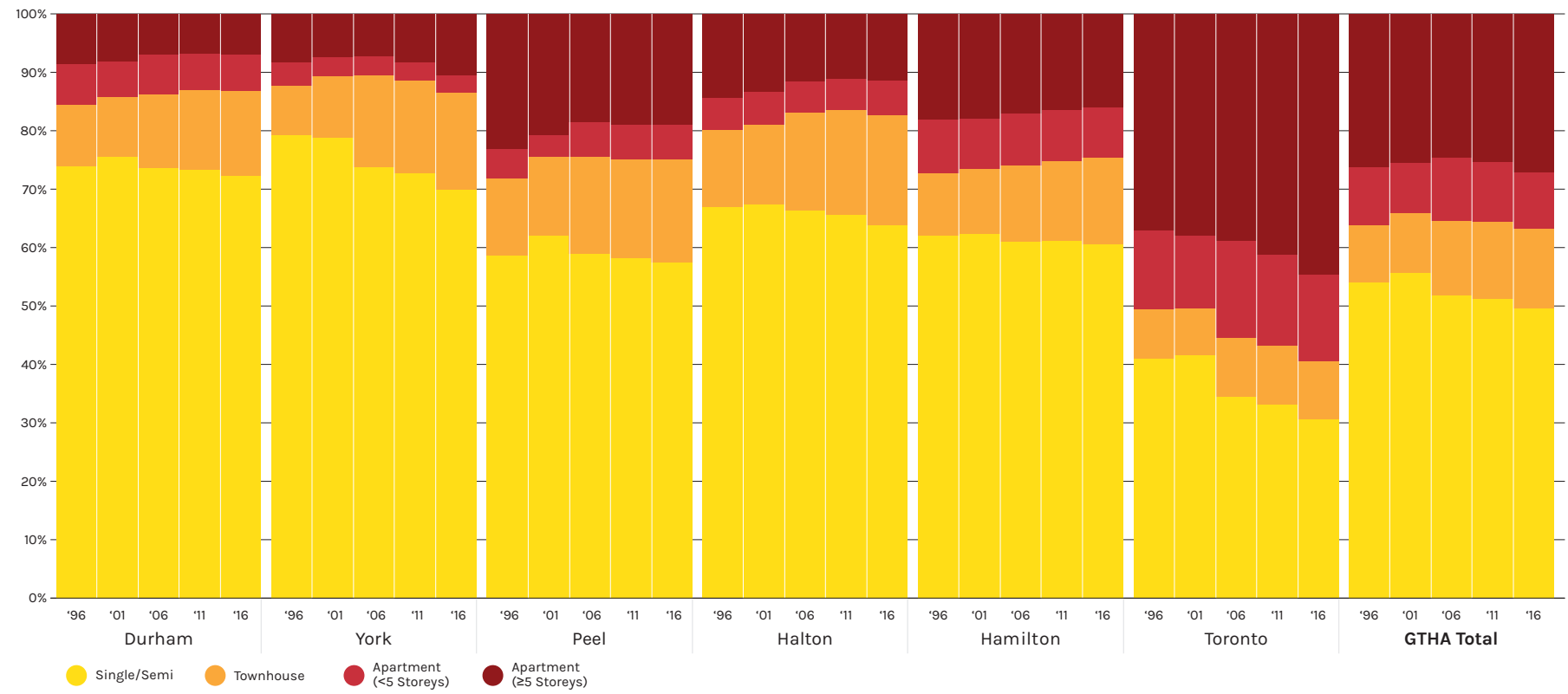
Persons Per Unit (PPU) by Private Dwelling Type, 2016



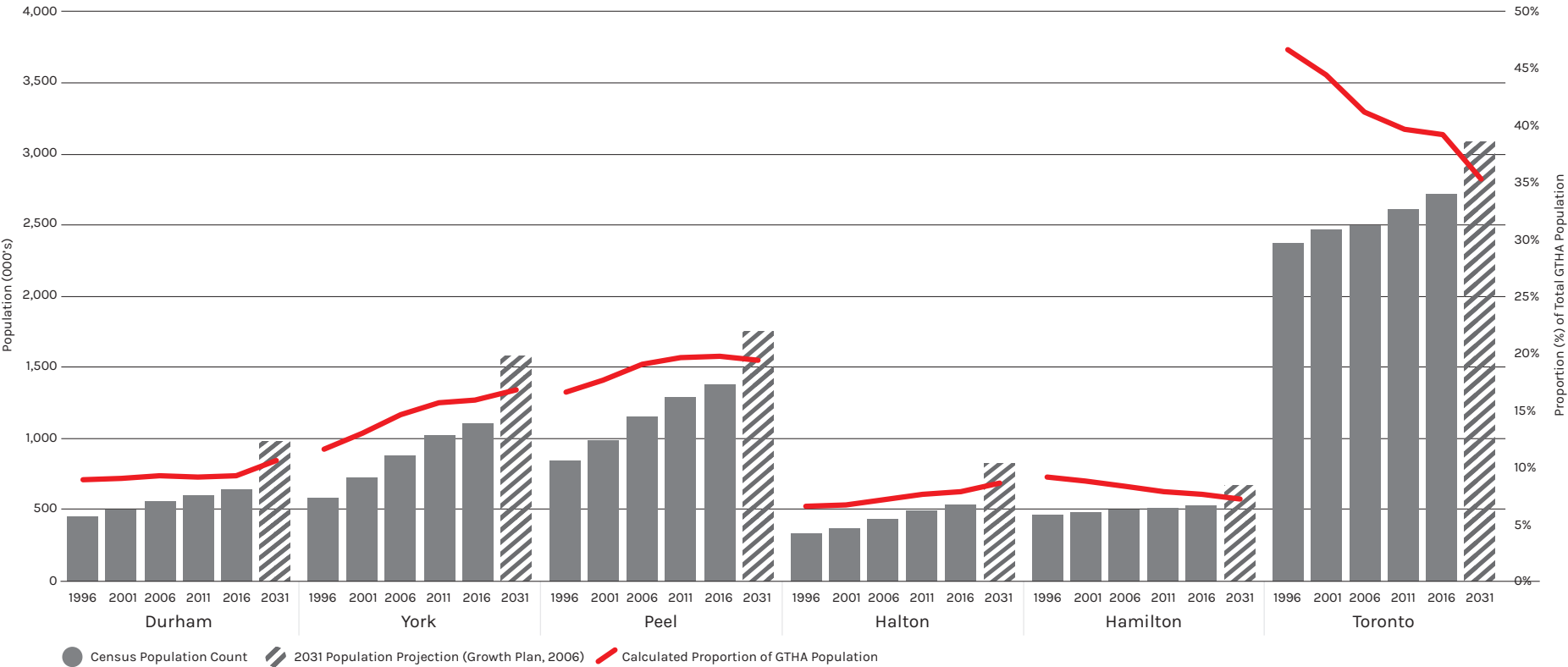
Demographic Overview

GTHA

Unit Type Mix in the GTHA by Region, 1996 - 2016



Population and Proportion of Total GTHA Population, 1996-2016, with Projection to 2031

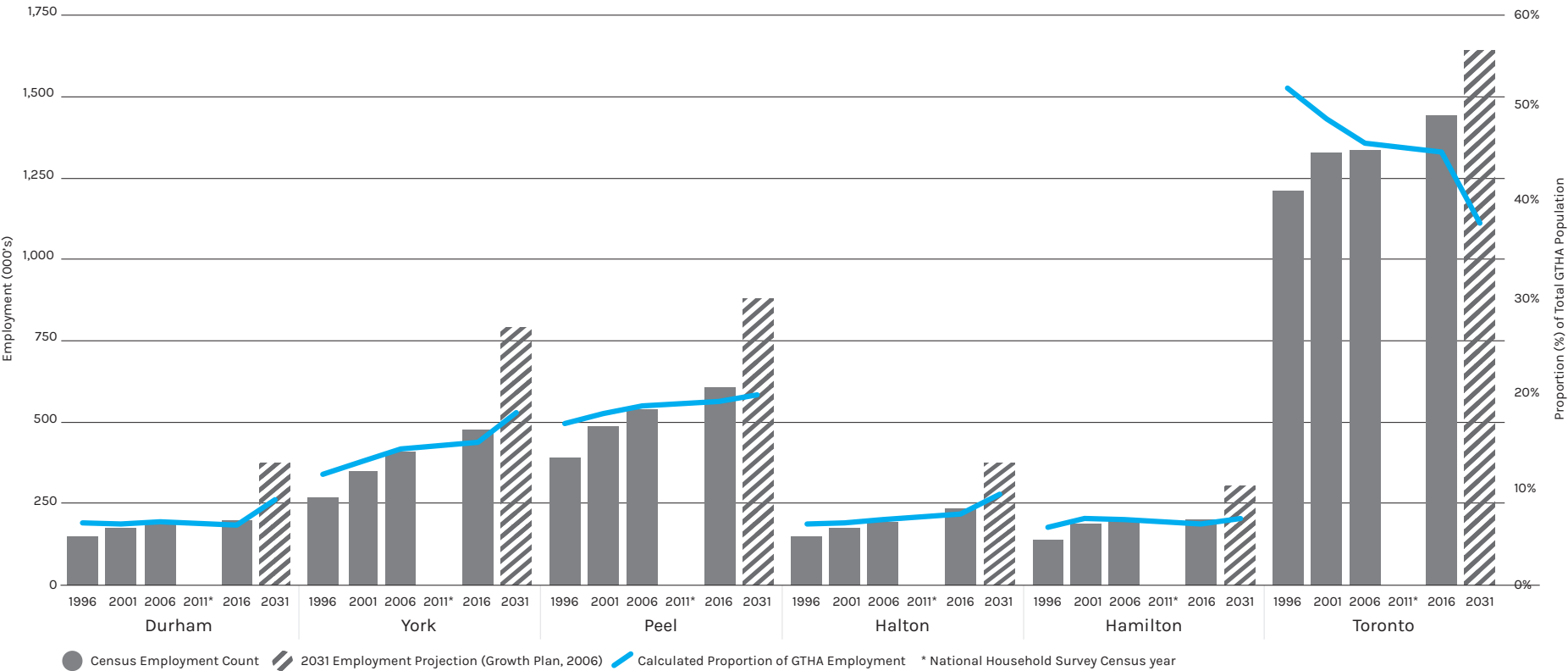


Note: 2016 undercount rates were not available at the time of preparing this report. Adjusting for undercount typically results in a 3-5% increase in the total population.

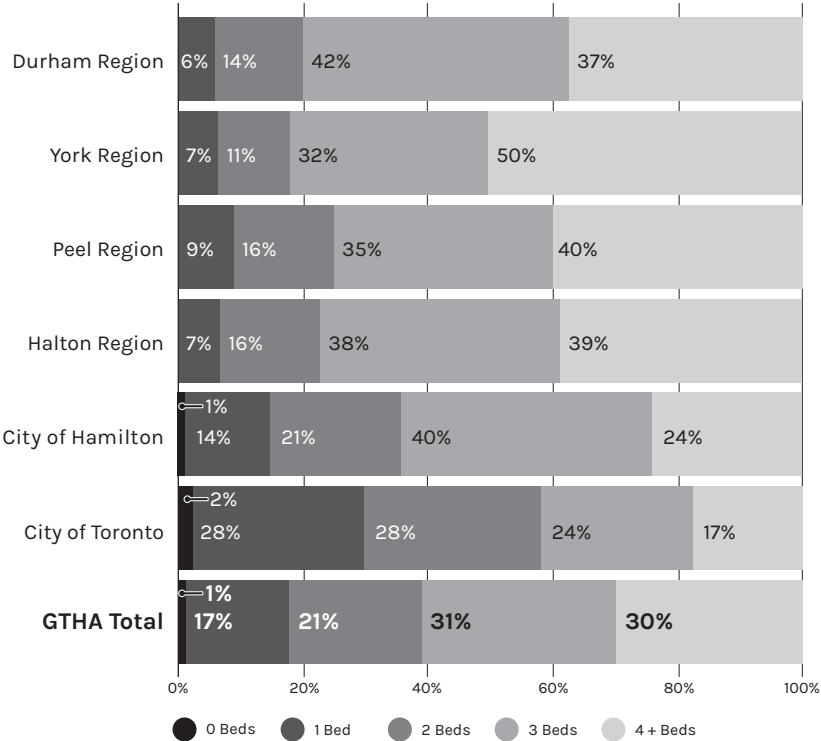
Demographic Overview

GTHA

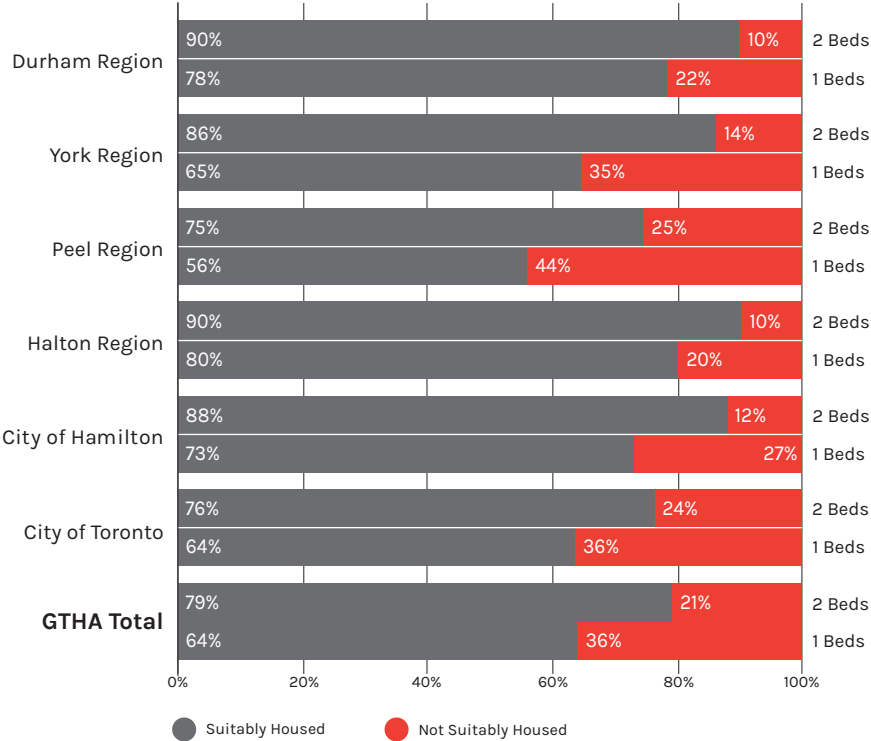
Employment and Proportion of Total GTHA Employment , 1996-2016, with Projection to 2041



Number of Bedrooms per Household, 2016



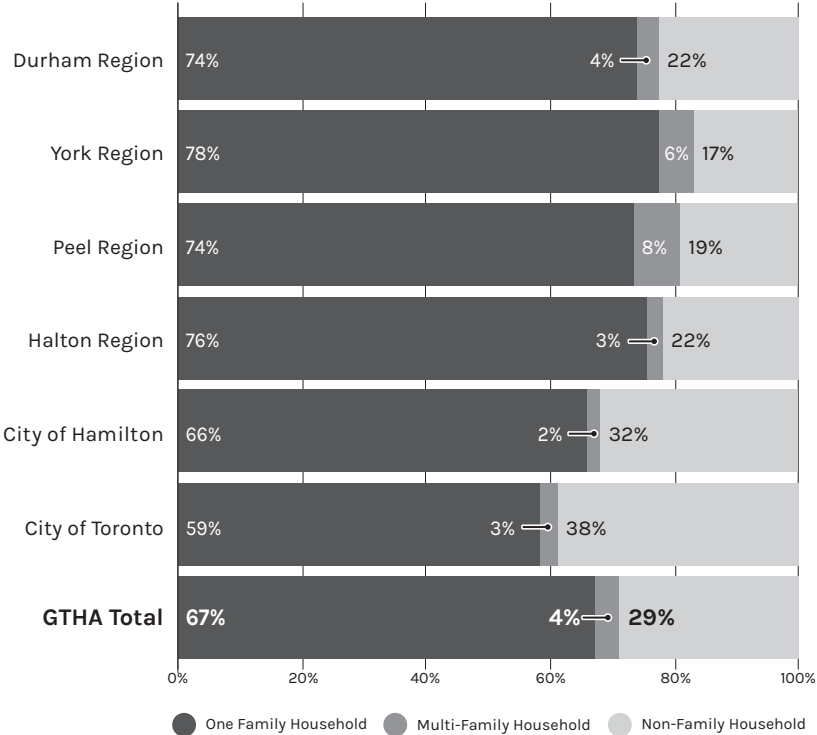
Housing Suitability for Households with One or Two Bedrooms, 2016



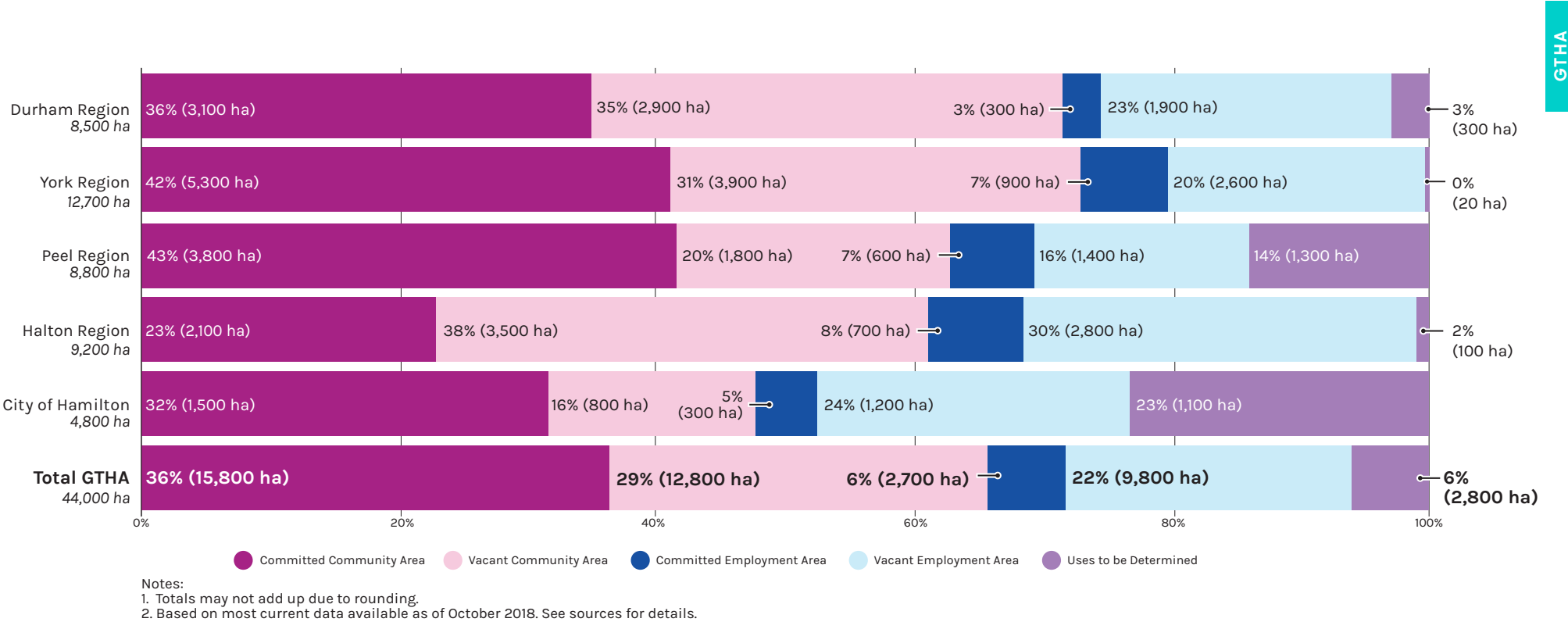
Demographic Overview

GTHA

Household by Family Type, 2016



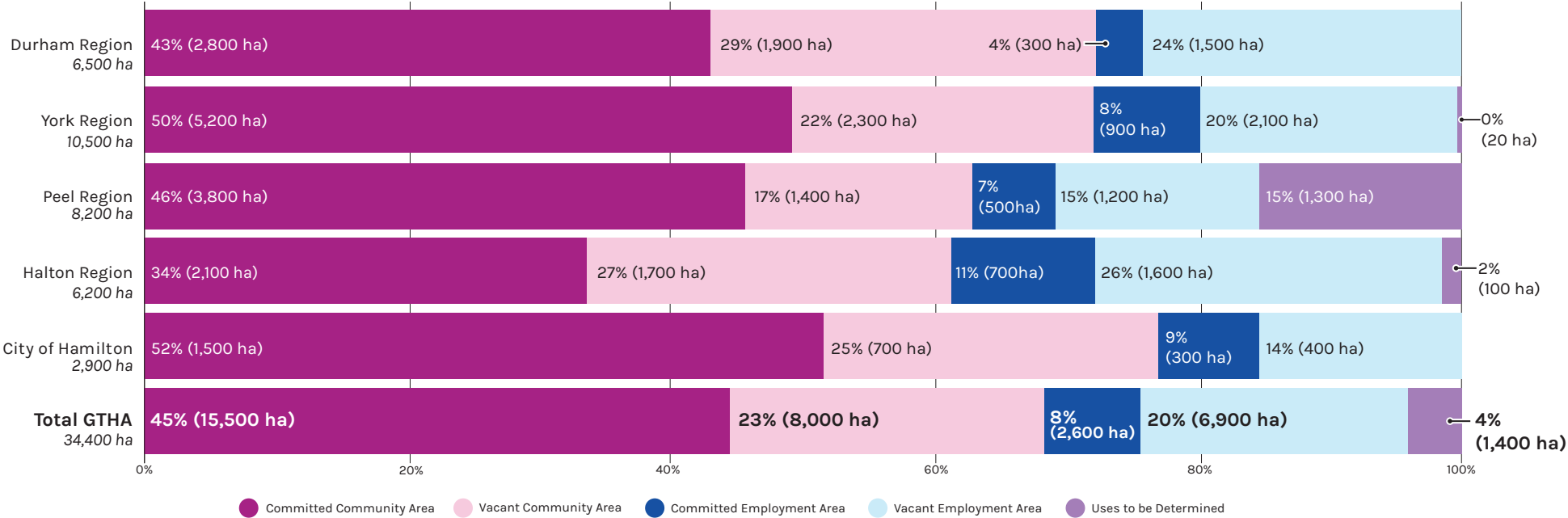
Land Supply Overview as of 2018



Designated Greenfields as of 2006

GTHA

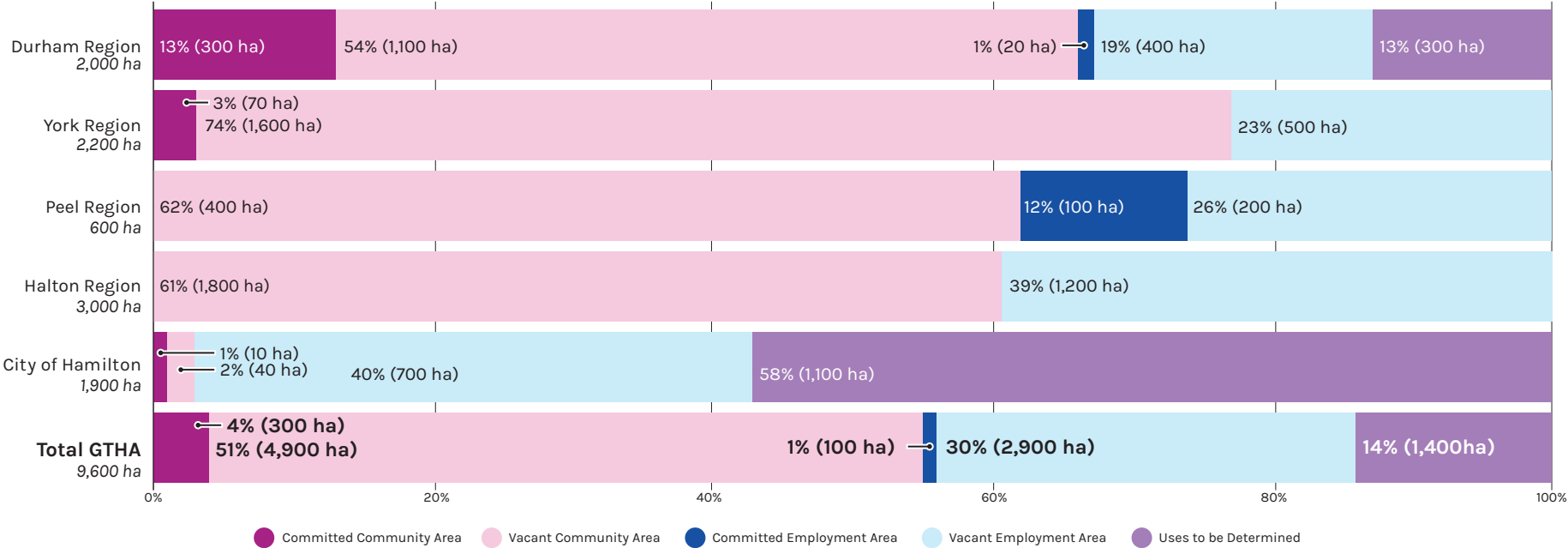
Land Supply Overview Measured as of 2018



Notes:
1. Totals may not add up due to rounding.
2. Based on most current data available as of October 2018. See sources for details.

Settlement Expansion Area (Post 2006)

Settlement Expansion Area Measured as of 2018

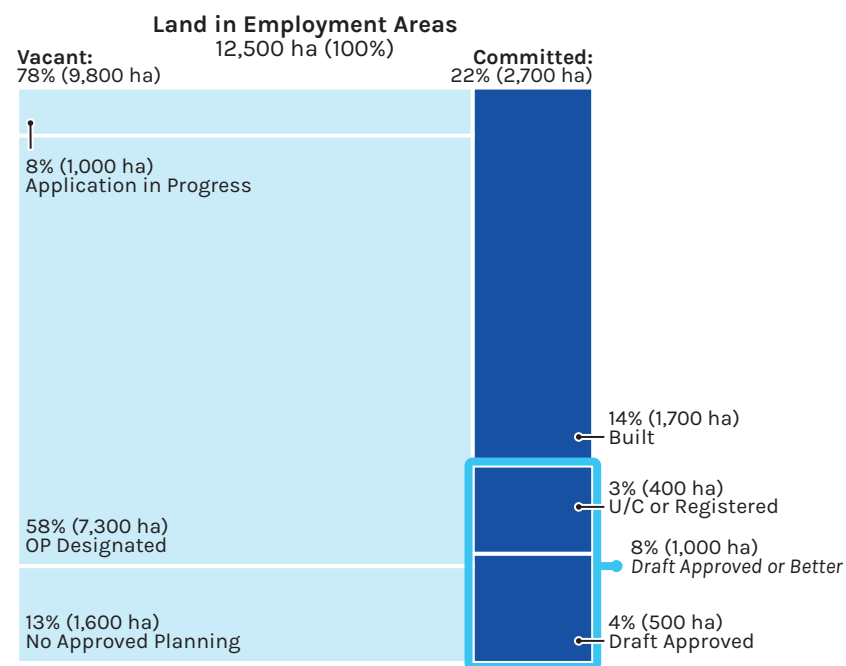
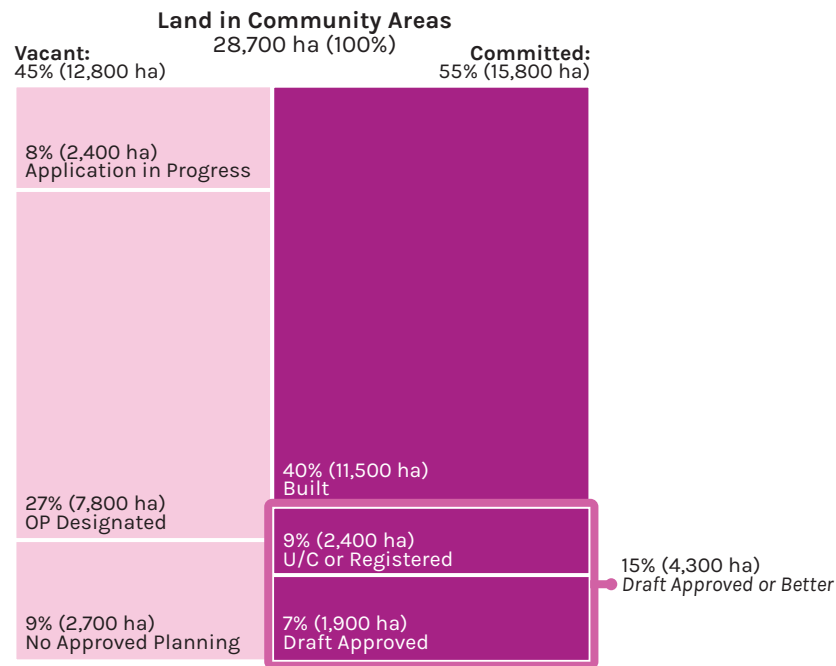
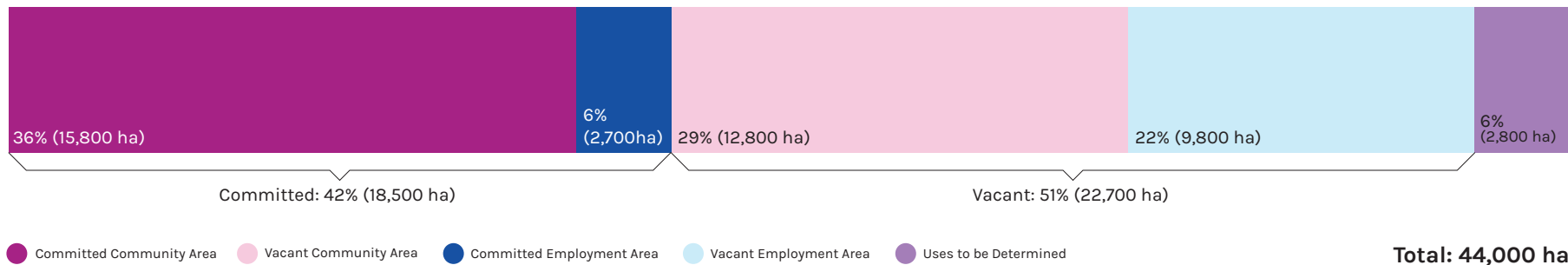


Notes:
1. Totals may not add up due to rounding.
2. Based on most current data available as of October 2018. See sources for details.

Detailed GTHA Land Supply Breakdown as of 2018

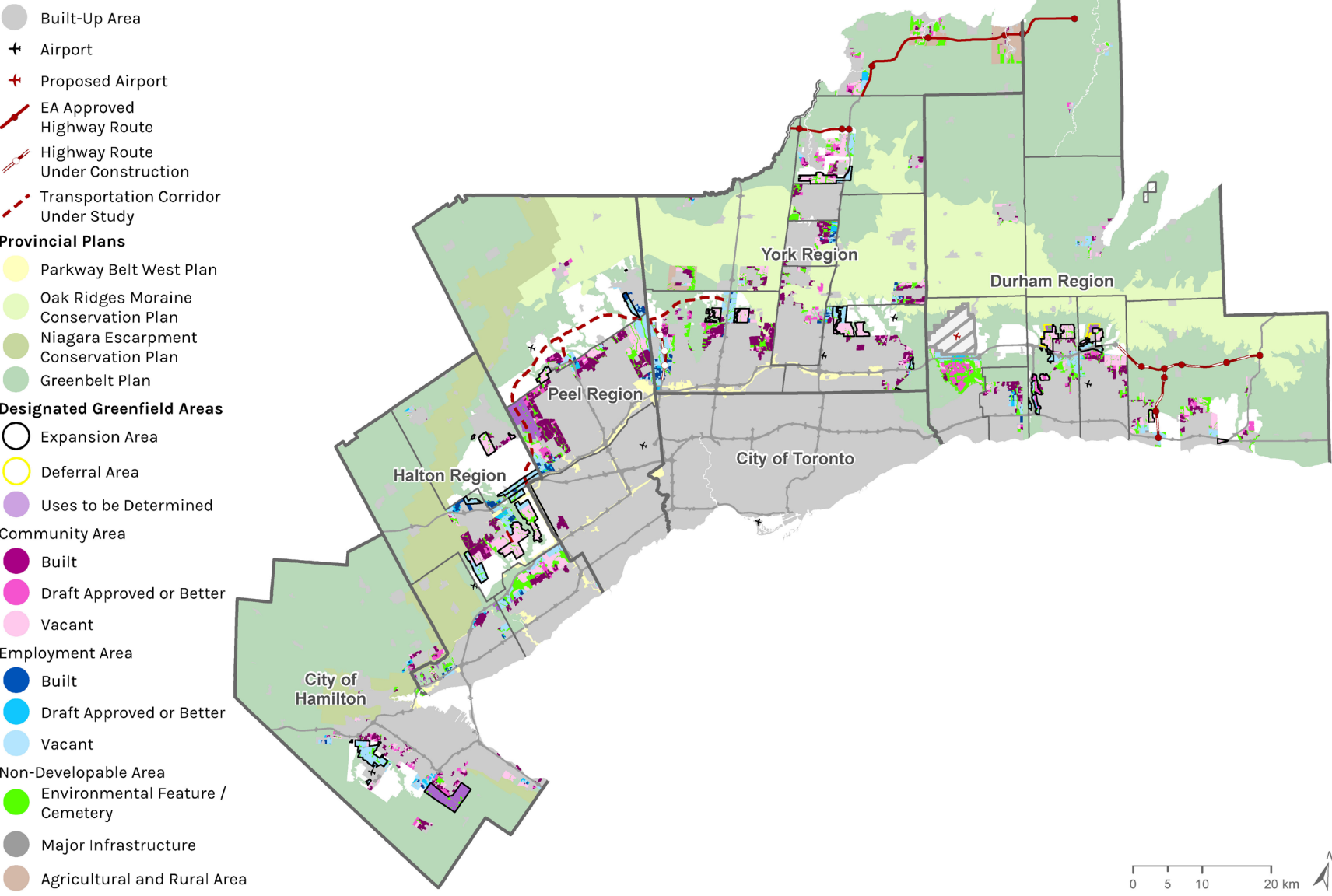
GTHA

Designated Greenfield Area in the GTHA by Land Use and Status



Note: Totals may not add up due to rounding. "U/C" = Under Construction

GTHA Land Supply

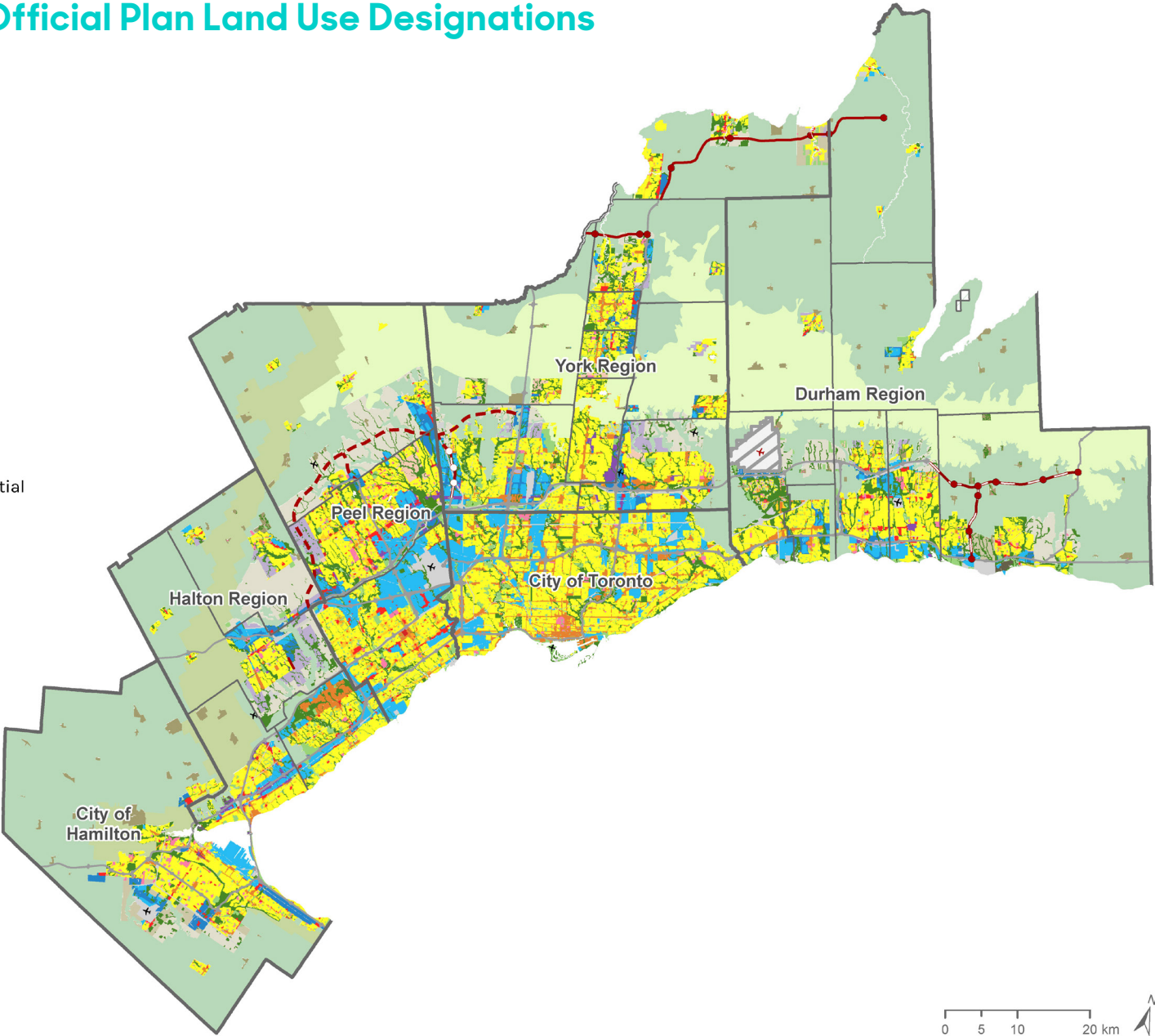


Generalized Official Plan Land Use Designations

GTHA

Generalized Land Use Designations

- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area



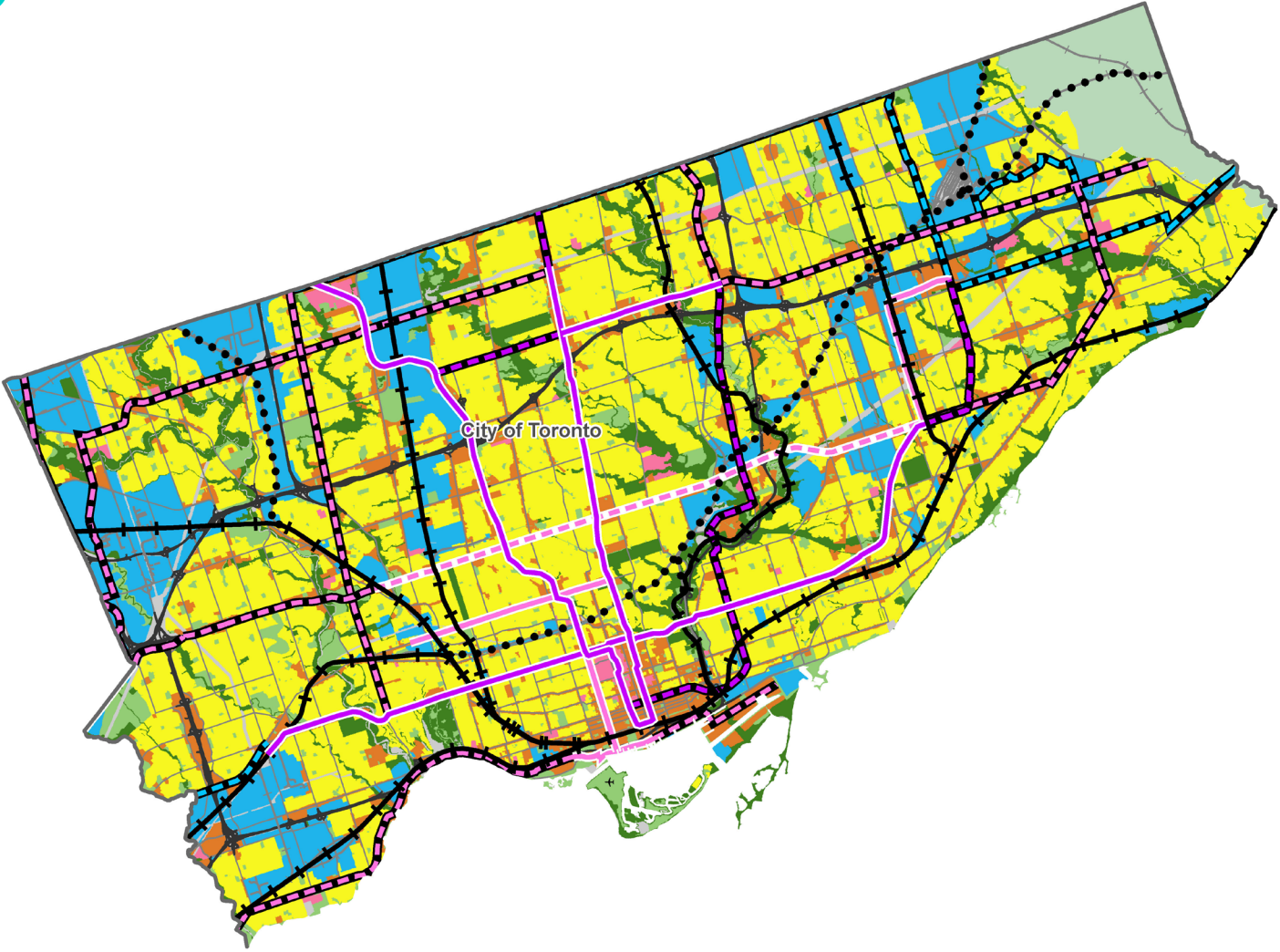
Generalized Official Plan Land Use Designations (City of Toronto)

Generalized Land Use Designations

- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility

Transit Routes

- Existing GO Train Line
- Proposed GO Train Line
- Existing LRT
- LRT Under Construction
- Proposed LRT
- Existing Subway
- Proposed Subway
- Existing BRT
- BRT Under Construction
- Proposed BRT



0 1 2 4 km



Settlement Area Population and Employment Density

GTHA

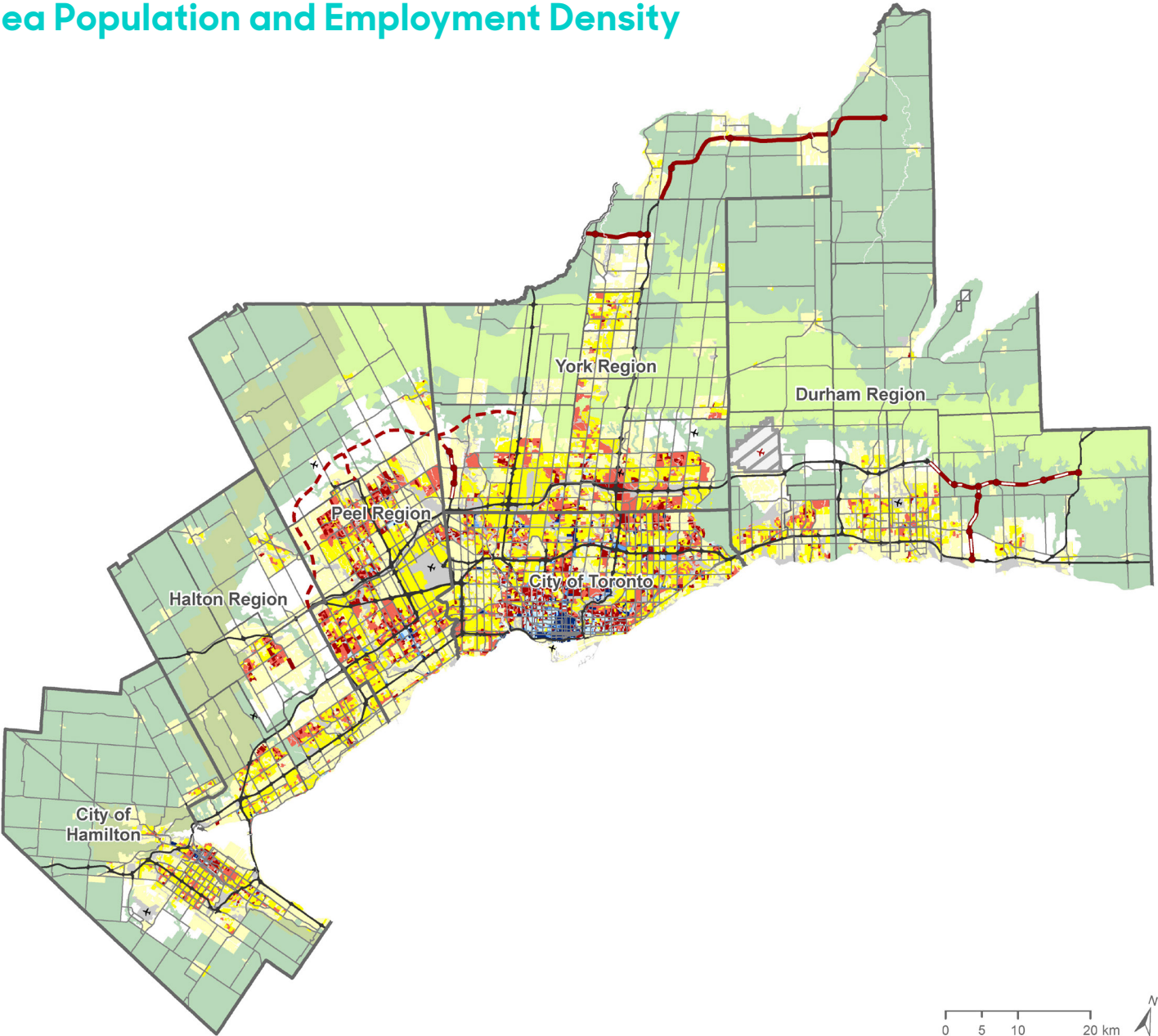
Density
(People & Jobs/ha)

- < 30
- 30 - 49.9
- 50 - 69.9
- 70 - 99.9
- 100 - 149.9
- 150 - 199.9
- 200+
- N/A

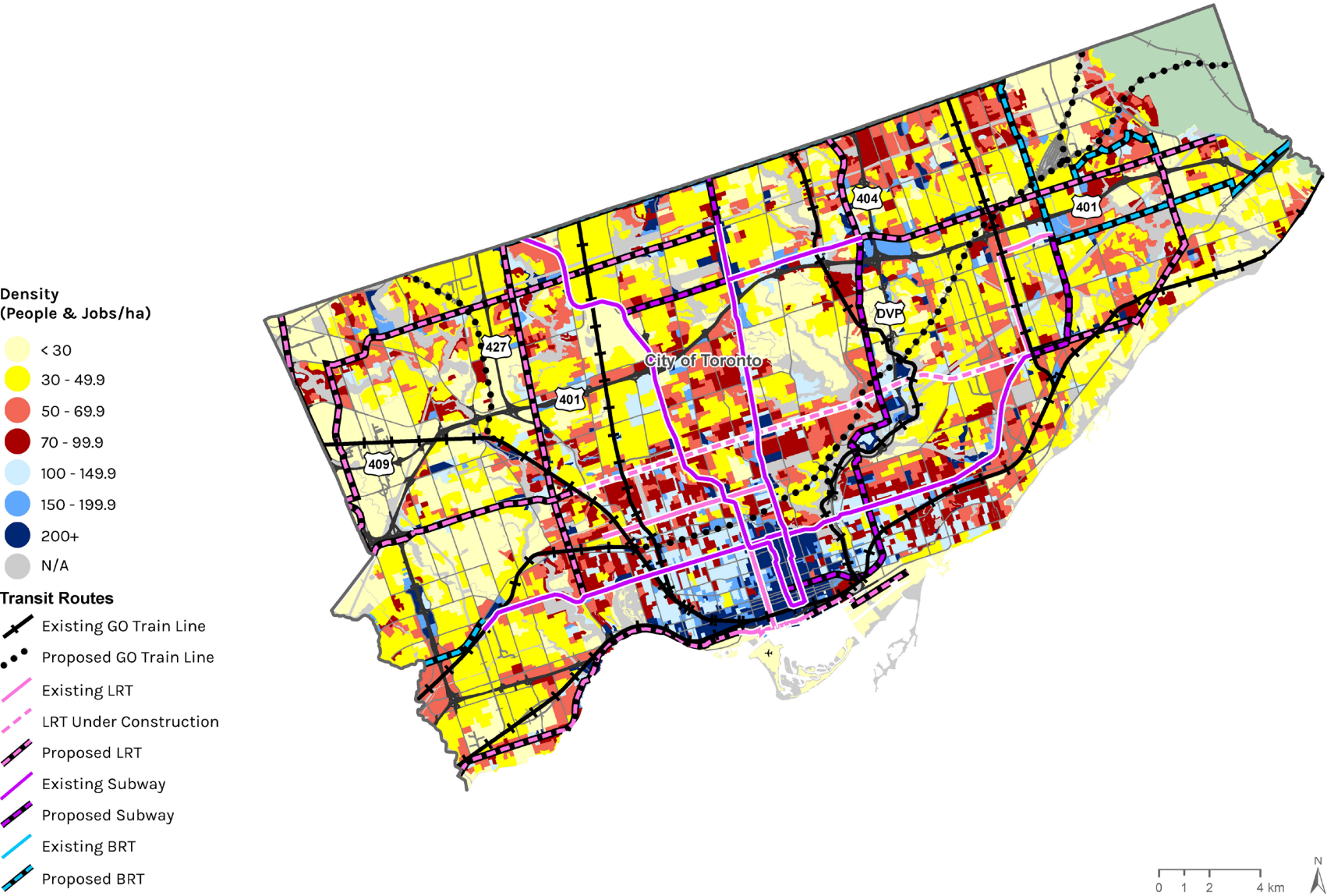
Transit Routes

- Existing GO Train Line
- Proposed GO Train Line
- Existing LRT
- LRT Under Construction
- Proposed LRT
- Existing Subway
- Proposed Subway
- Existing BRT
- BRT Under Construction
- Proposed BRT

Note: Density by Census Dissemination Area



Settlement Area Population and Employment Density (City of Toronto)



Note: Density by Census Dissemination Area

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Durham Region



Growth Forecast

- 14% of the population growth (386,000 people), 14% of the household unit growth (142,000 units), and 12% of employment growth (149,000 jobs) within the 2006-2031 GTHA forecast (from the Growth Plan and supporting technical documents) is to occur within the Region of Durham.

Demographics

- 15% population growth occurred between 2006 and 2016 (84,604 people not adjusted for undercount).
- 4% employment growth occurred between 2006 and 2016 (6,895 jobs).
- The proportion of single and semi-detached units within Durham's housing mix has decreased from 76% in 2001 to 72% in 2016.

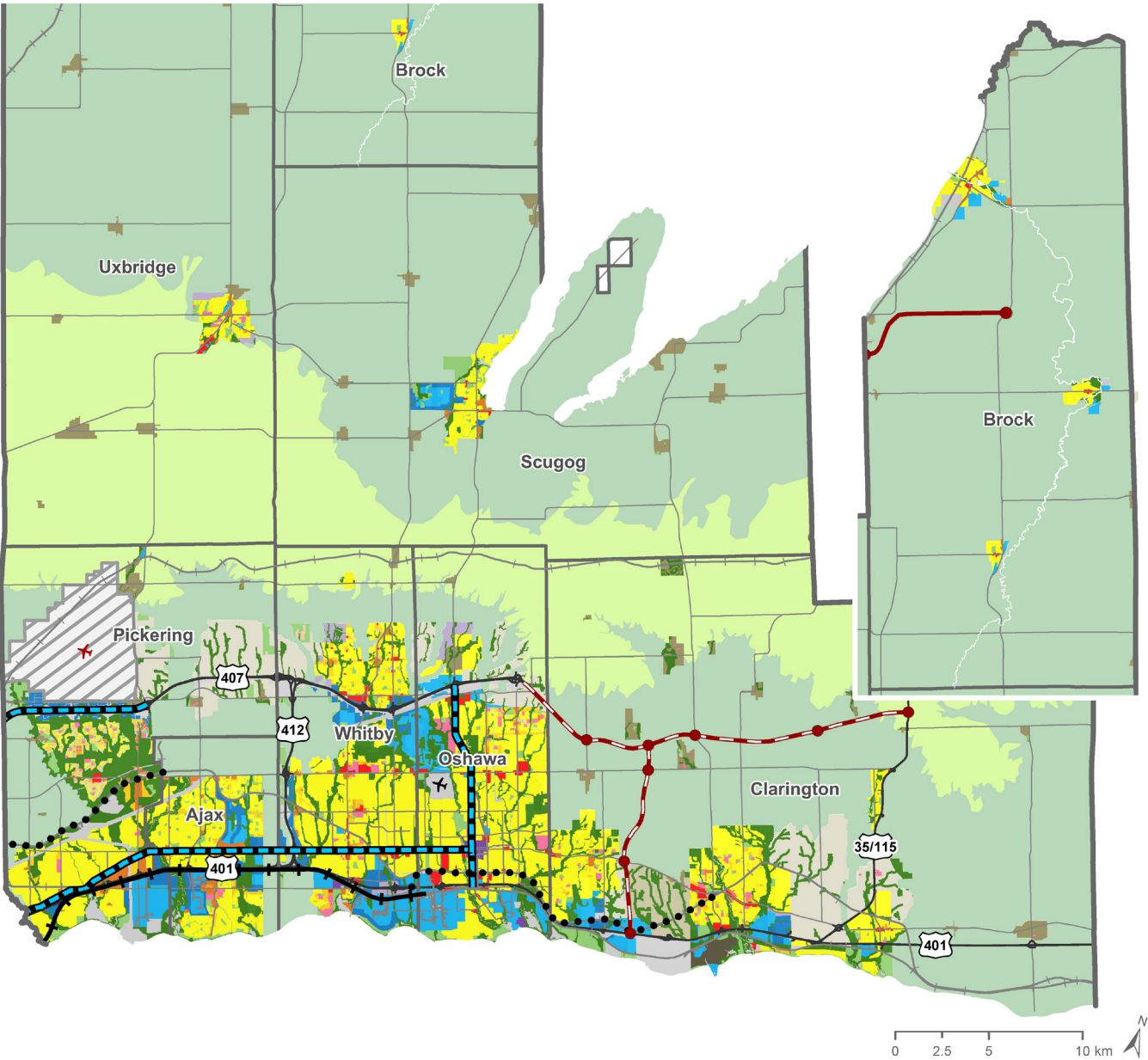
Land Supply

- 20% of the total DGA in Durham has been built, of which 27% of the Community Area DGA and 5% of the Employment Area DGA have been built.
- Approximately 75% of land within total Community Areas (including both the Built-Up Area and the Designated Greenfield Area) is within a low-density designation.
- Durham Region has the largest supply of Whitebelt lands within the GTHA (11,000 hectares).
- Within Durham Region, the City of Pickering has the largest supply of Committed DGA (790 hectares) and the Town of Whitby has the largest supply of vacant DGA (1,380 hectares)
- Durham Region has the highest proportion of Committed Community Area within Expansion Areas. This land is all located within the West Whitby Secondary Plan Area and contains recently draft approved lands and/or lands newly under construction.

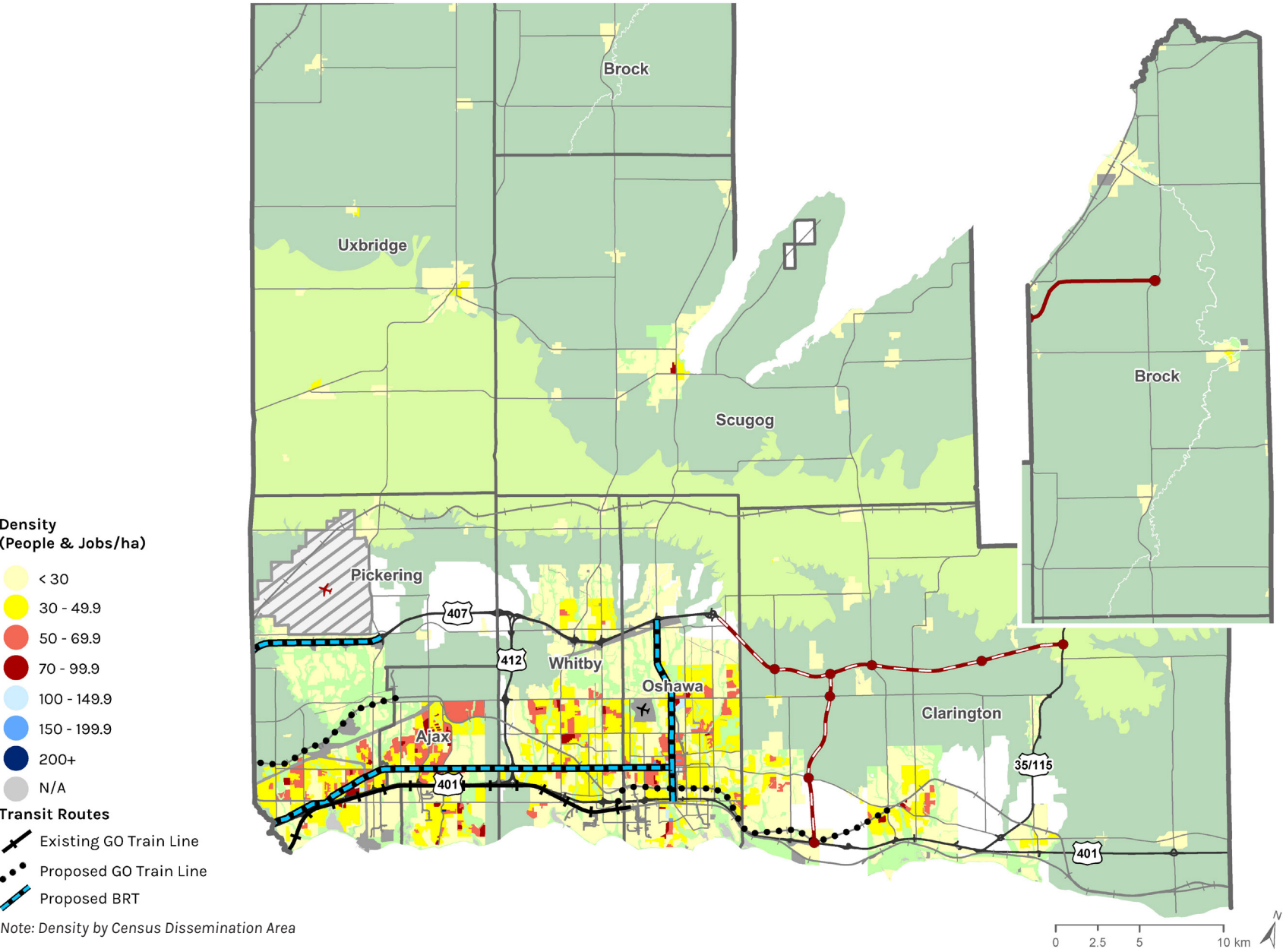
Generalized Official Plan Land Use Designations

DURHAM

- Generalized Land Use Designations**
- Estate Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - General Commercial
 - Retail Commercial
 - General Employment
 - Prestige Employment
 - Mixed Use Residential
 - Mixed Use Employment
 - Institutional
 - Recreation-Park
 - Environmental
 - Major Highway/Utility
 - Extraction Area
 - Agricultural
 - Rural
 - Rural Settlement
 - Study Area
- Transit Routes**
- Existing GO Train Line
 - Proposed GO Train Line
 - Proposed BRT

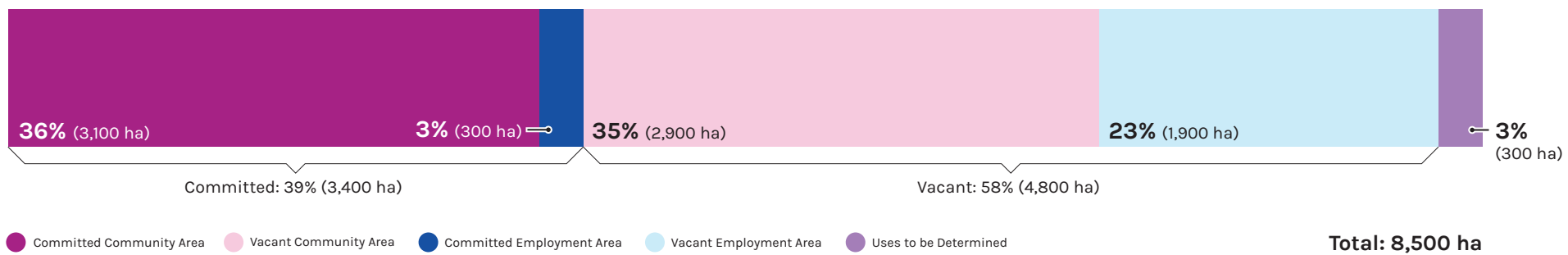


Settlement Area Population and Employment Density

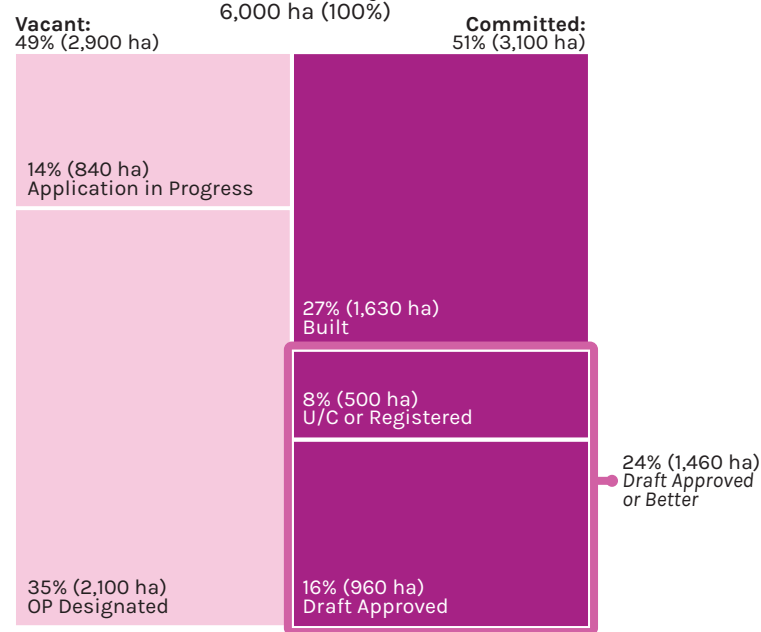


Regional Land Supply

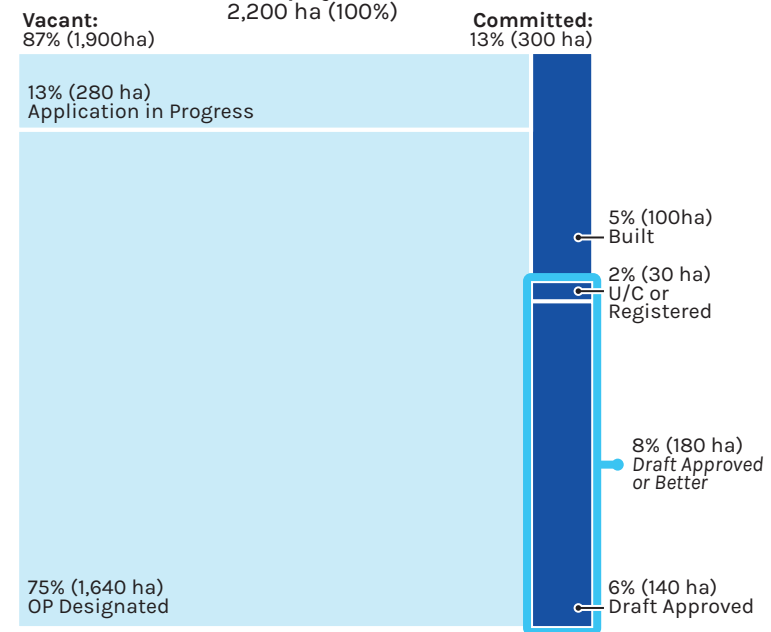
Designated Greenfield Area in Durham Region by Land Use and Status



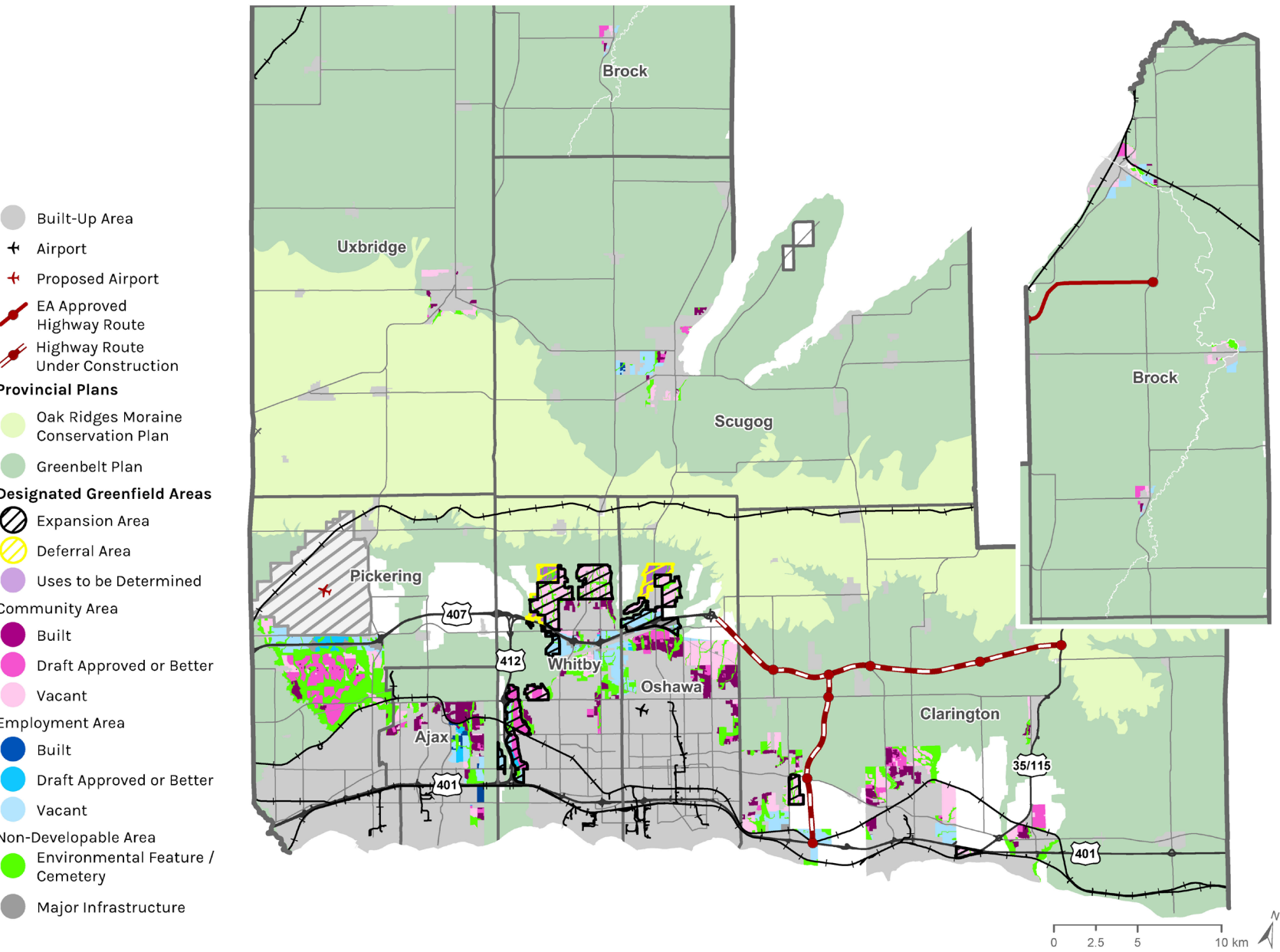
Land in Community Areas



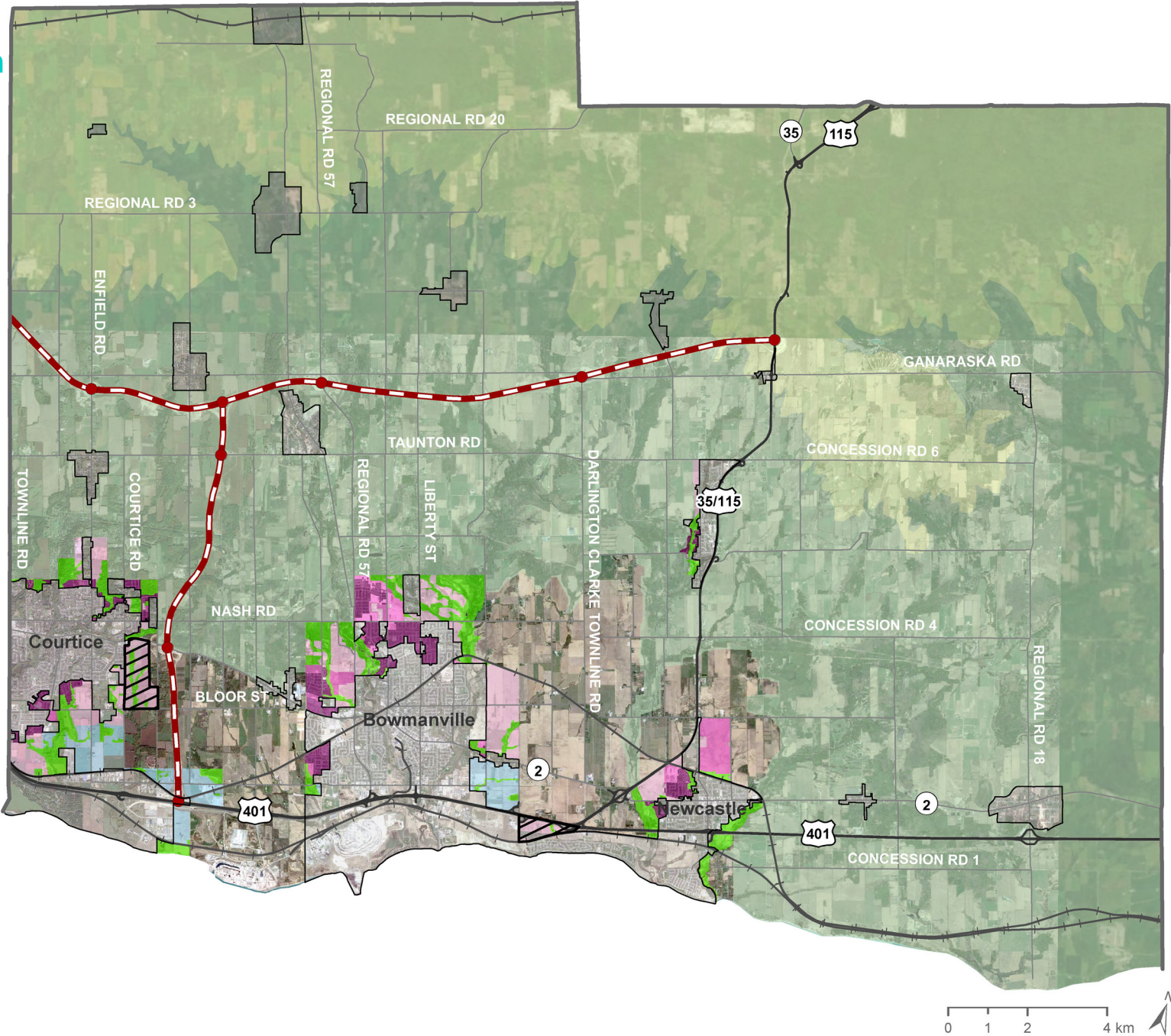
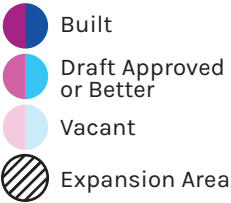
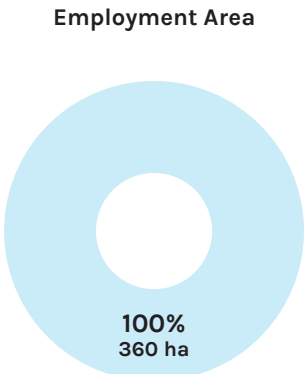
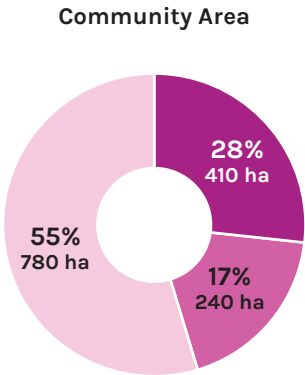
Land in Employment Areas



Regional Land Supply

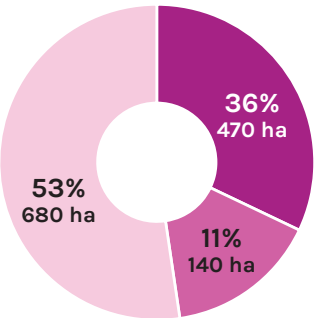


Town of Clarington

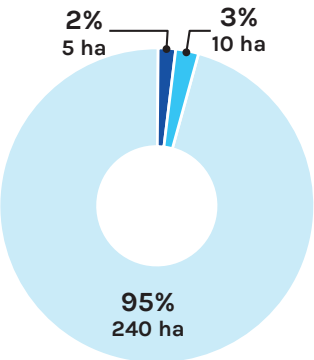


City of Oshawa

Community Area



Employment Area

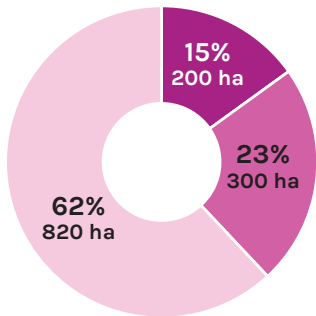


- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (150 ha)
- Expansion Area
- Deferral Area

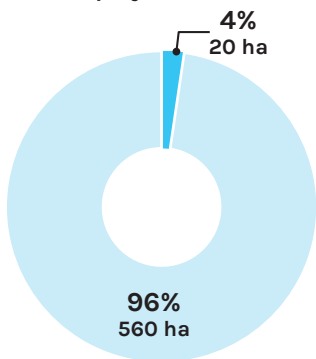


Town of Whitby

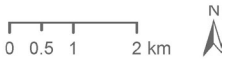
Community Area



Employment Area

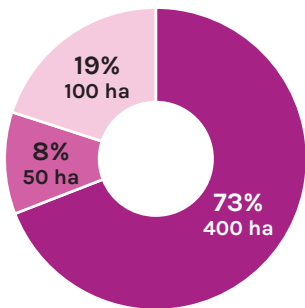


- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (120 ha)
- Expansion Area
- Deferral Area

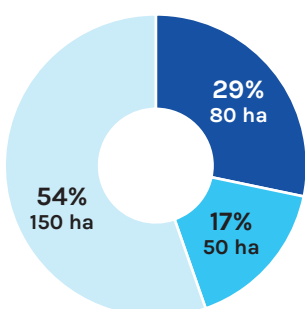


Town of Ajax

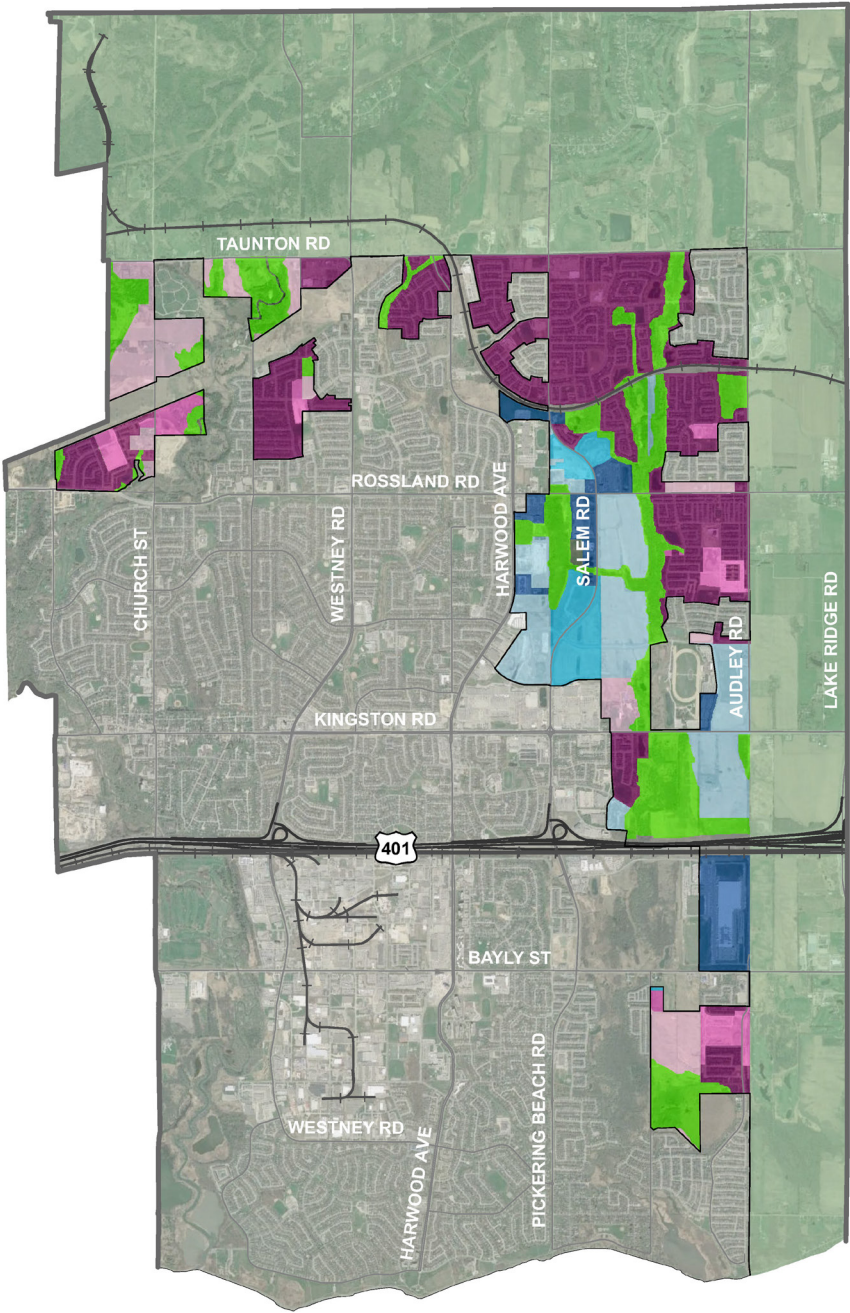
Community Area



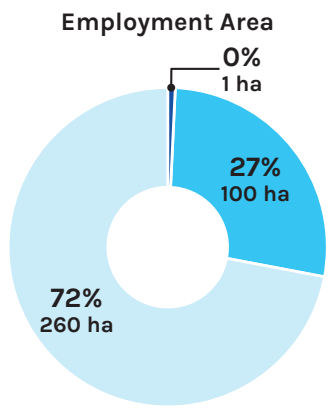
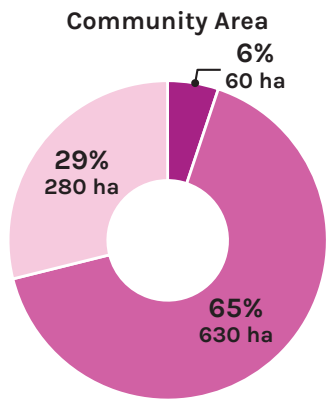
Employment Area



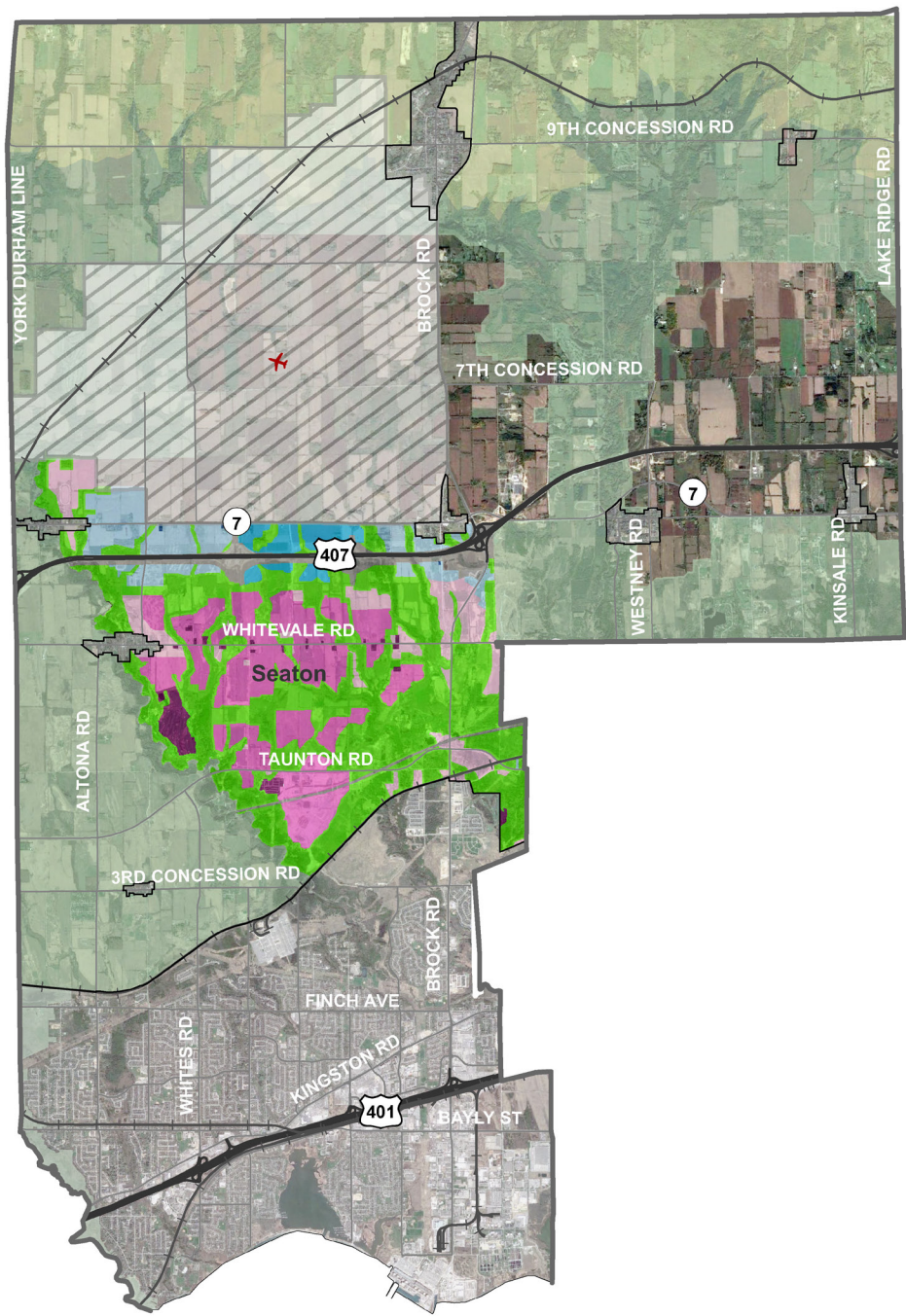
- Built
- Draft Approved or Better
- Vacant



City of Pickering

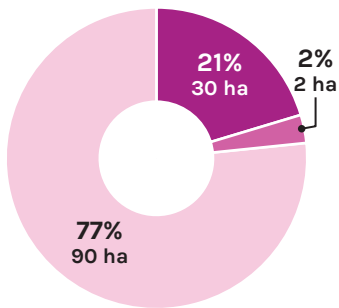


- Built
- Draft Approved or Better
- Vacant

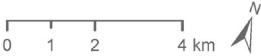
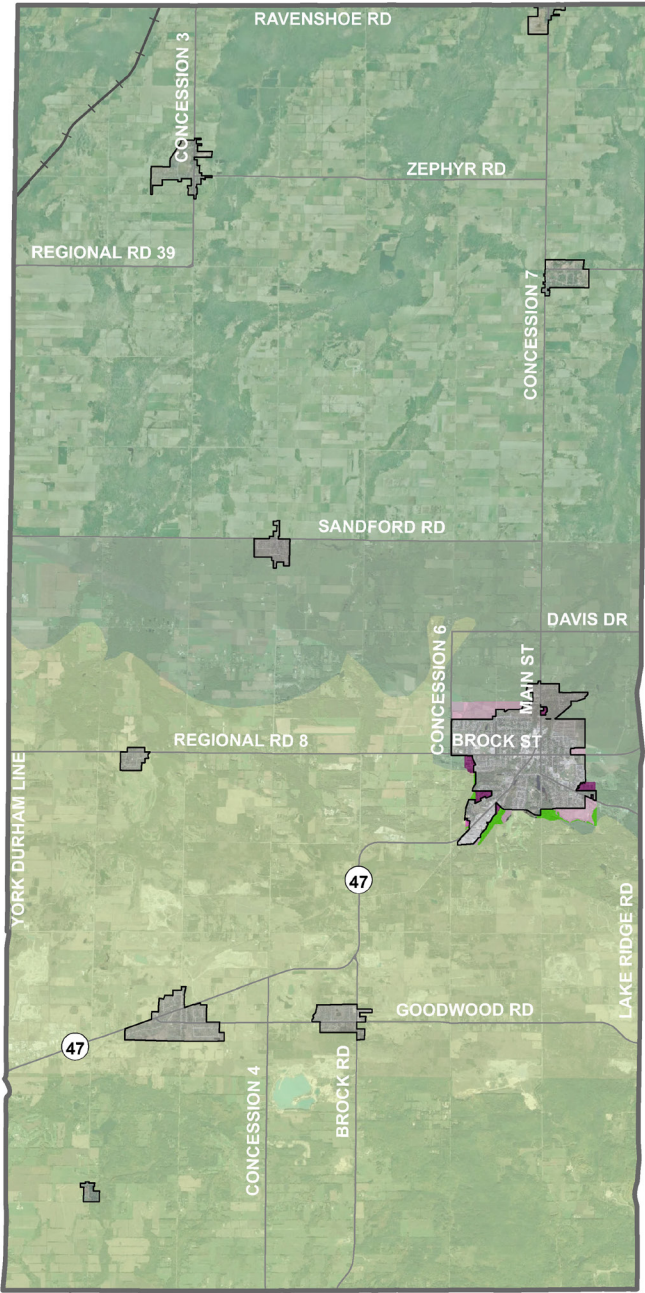


Township of Uxbridge

Community Area

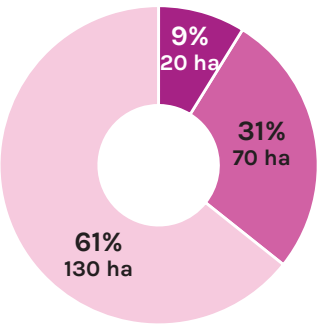


Employment Area

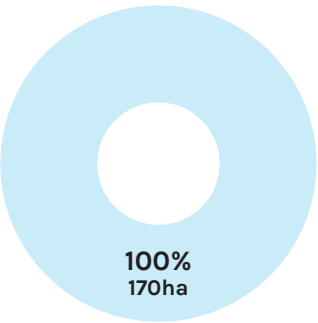


Township of Brock

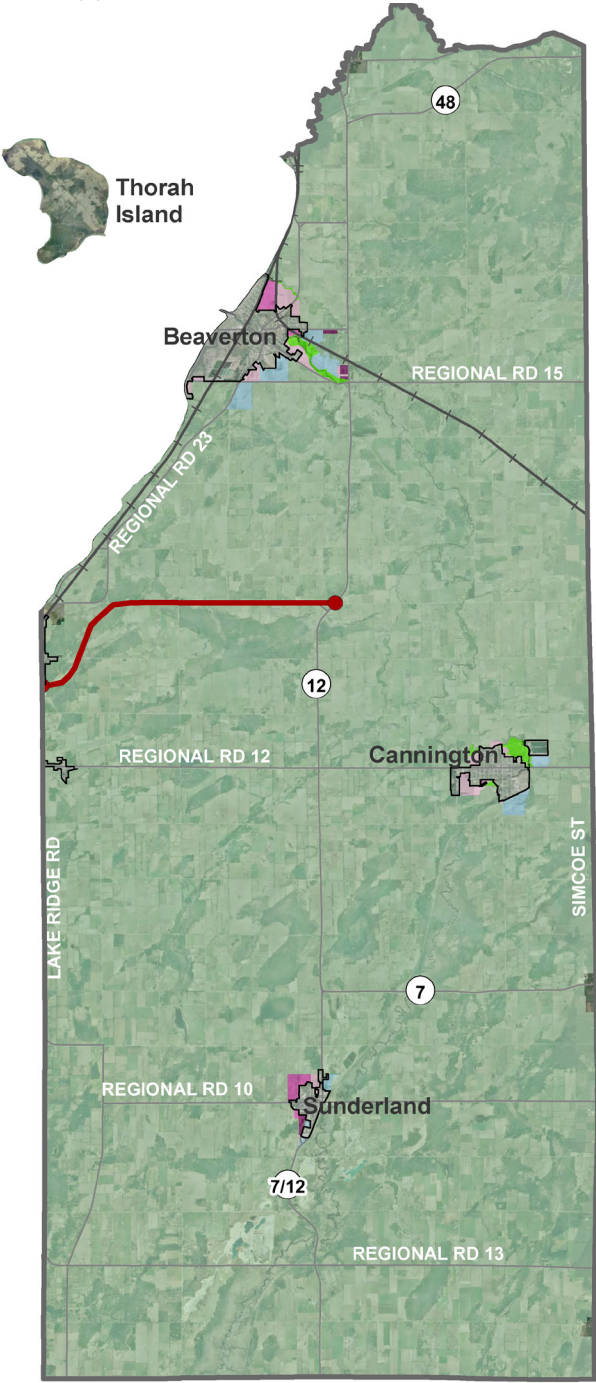
Community Area



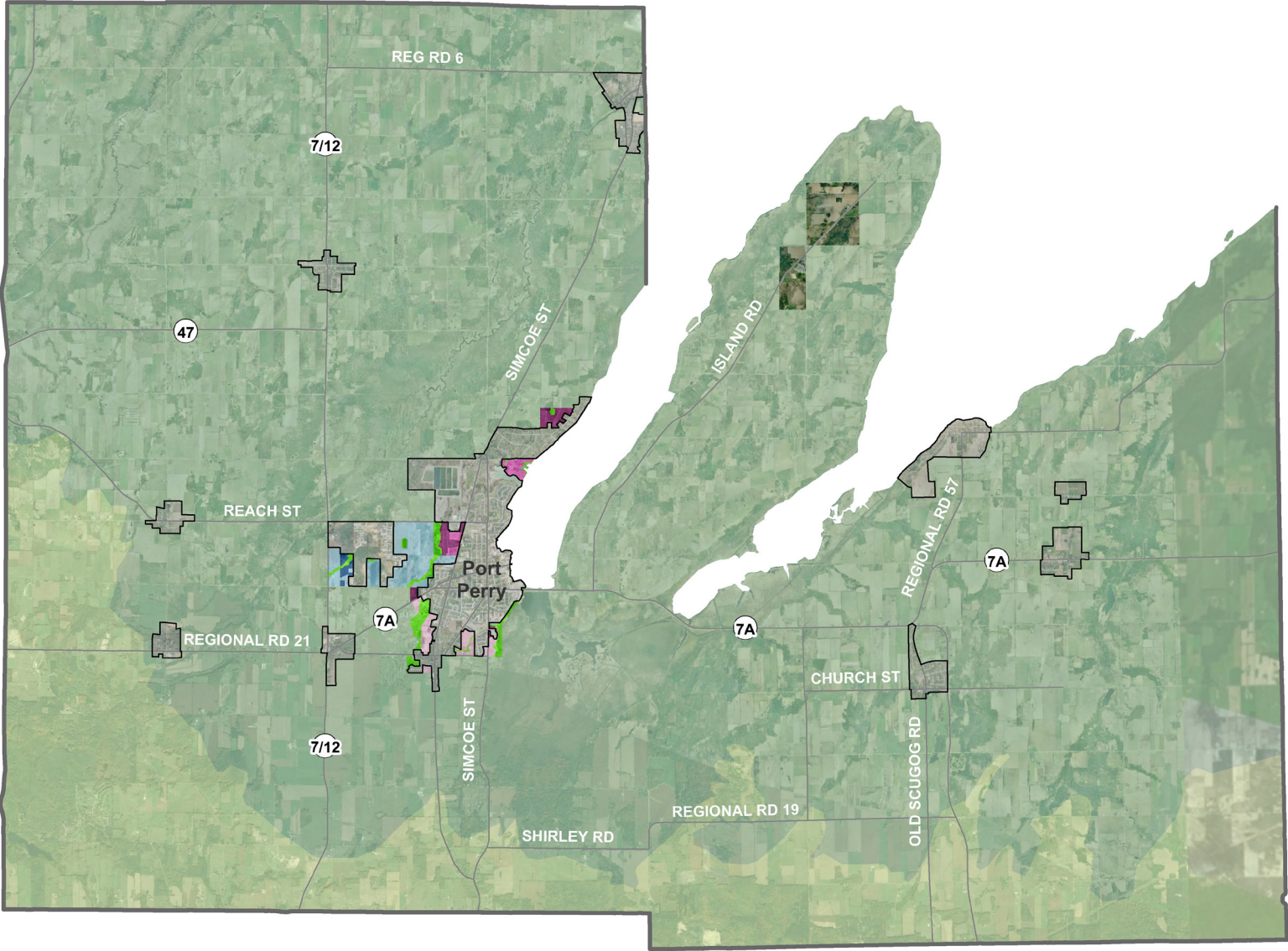
Employment Area



- Built
- Draft Approved or Better
- Vacant



Township of Scugog



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York Region

Growth Forecast

- 24% of the population growth (658,000 people), 21% of the household unit growth (218,000 units), and 27% of employment growth (329,000 jobs) within the 2006-2031 GTHA forecast (from the Growth Plan and supporting technical documents) is to occur within the Region of York.

Demographics

- 24% population growth occurred between 2006 and 2016 (217,197 people not adjusted for undercount).
- 16% employment growth occurred between 2006 and 2016 (66,830 jobs).
- The proportion of single and semi-detached units within York's housing mix has decreased from 79% in 2001 to 70% in 2016.

Land Supply

- 36% of the total DGA in York has been built, of which 43% of the Community Area DGA and 17% of the Employment Area DGA have been built.
- Approximately 75% of land within total Community Areas (including both the Built-Up Area and the Designated Greenfield Area) is within a low-density designation.
- York Region has the largest supply of total DGA (12,700 hectares).
- York Region has the highest proportion of Committed DGA across the GTHA at 34%.
- York Region is the only region, other than Durham Region, with new construction in Community Expansion Areas.
- Within the GTHA, York Region has the largest supply of vacant Community DGA (3,900 hectares), the majority of which is within the Town of East Gwillimbury, City of Markham and City of Vaughan.

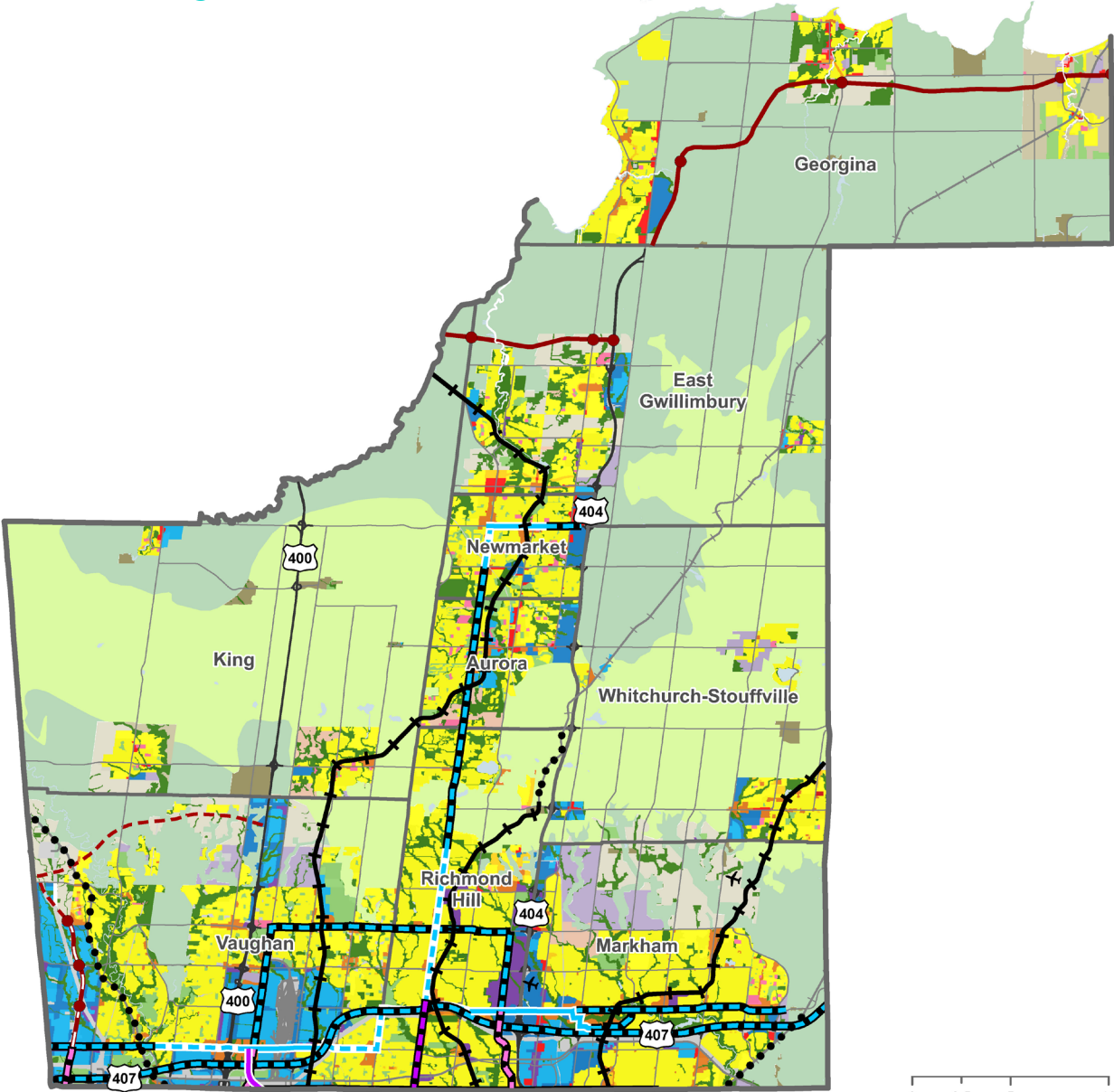
Generalized Official Plan Land Use Designations

Generalized Land Use Designations

- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

Transit Routes

- Existing GO Train Line
- Proposed GO Train Line
- Proposed LRT
- Existing Subway
- Proposed Subway
- Existing BRT
- BRT Under Construction
- Proposed BRT



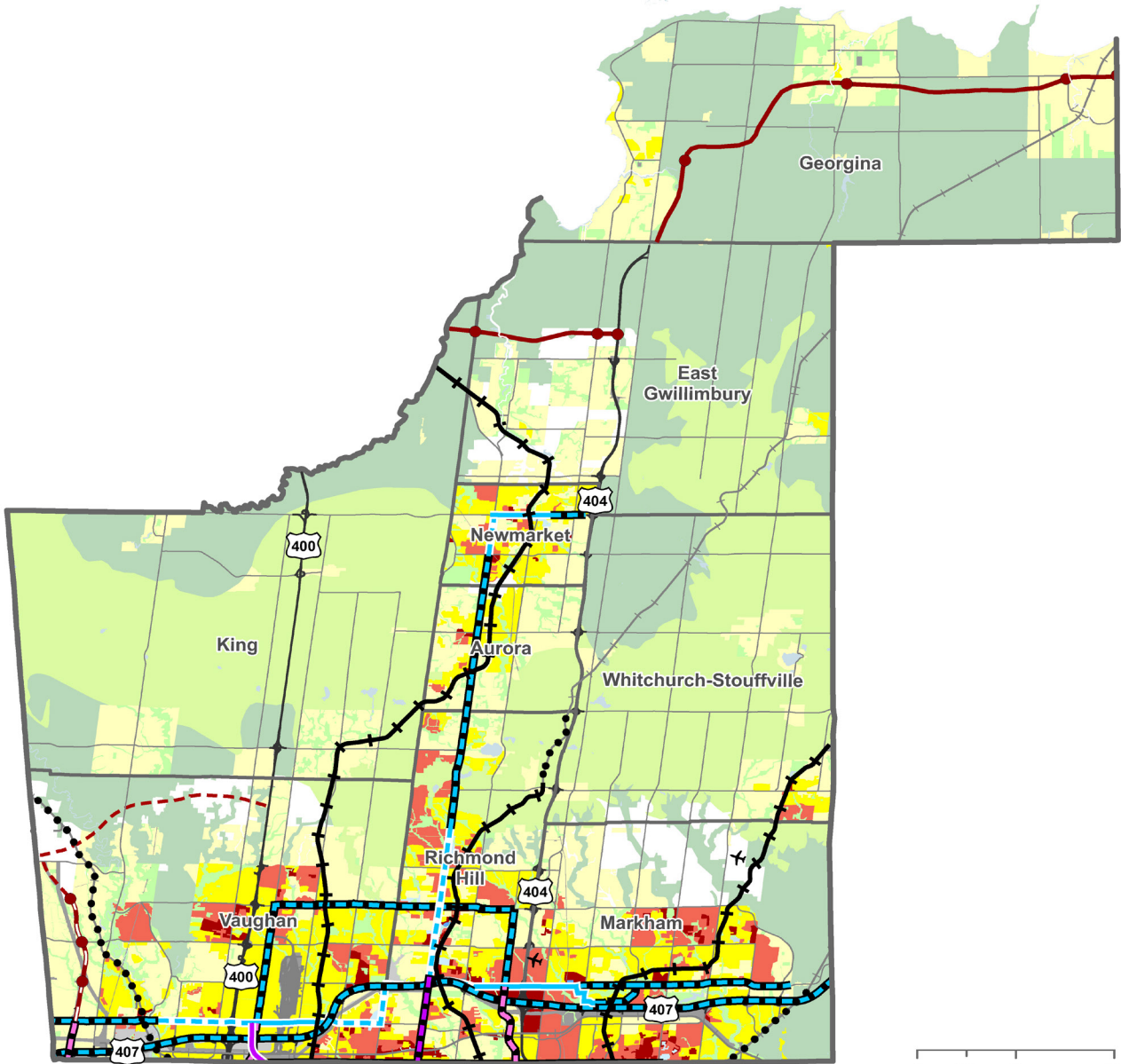
Settlement Area Population and Employment Density

Density
(People & Jobs/ha)

- < 30
- 30 - 49.9
- 50 - 69.9
- 70 - 99.9
- 100 - 149.9
- 150 - 199.9
- 200+
- N/A

Transit Routes

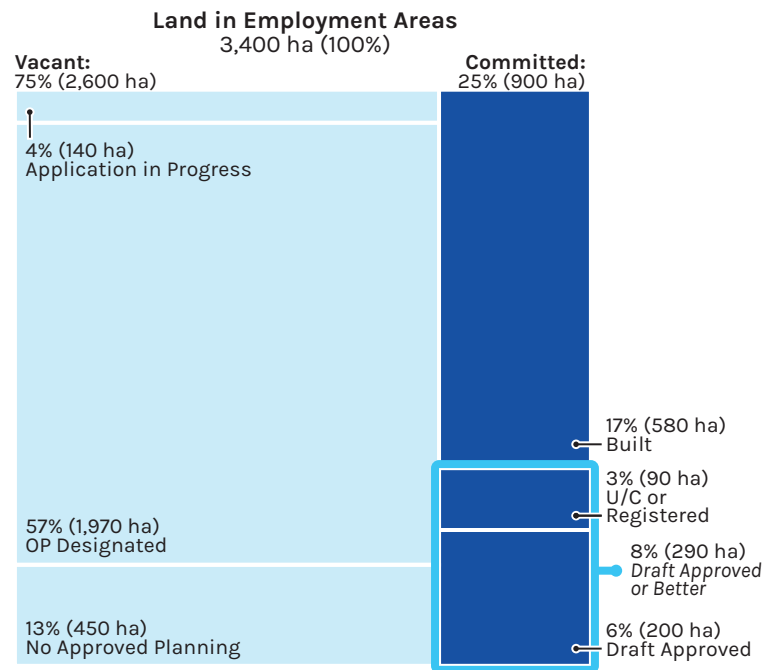
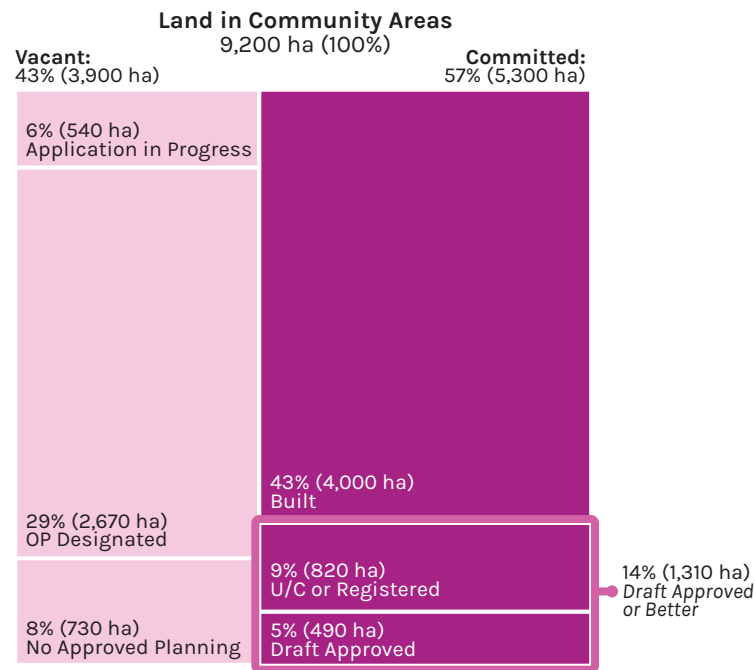
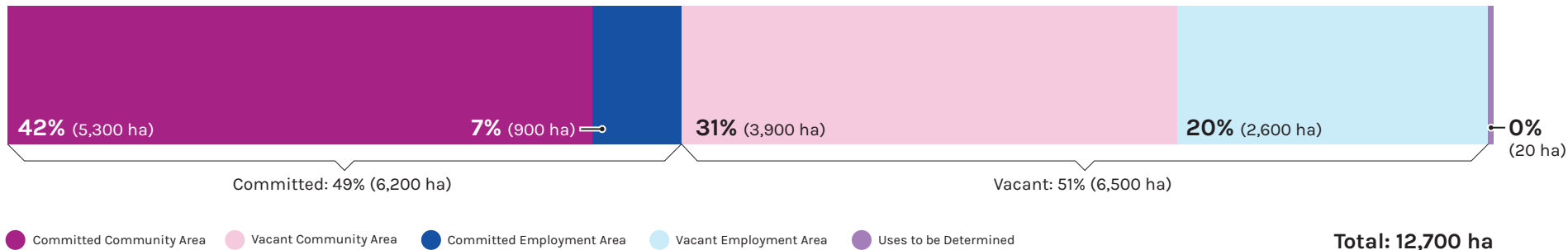
- Existing GO Train Line
- Proposed GO Train Line
- Proposed LRT
- Existing Subway
- Proposed Subway
- Existing BRT
- BRT Under Construction
- Proposed BRT



Note: Density by Census Dissemination Area

Regional Land Supply

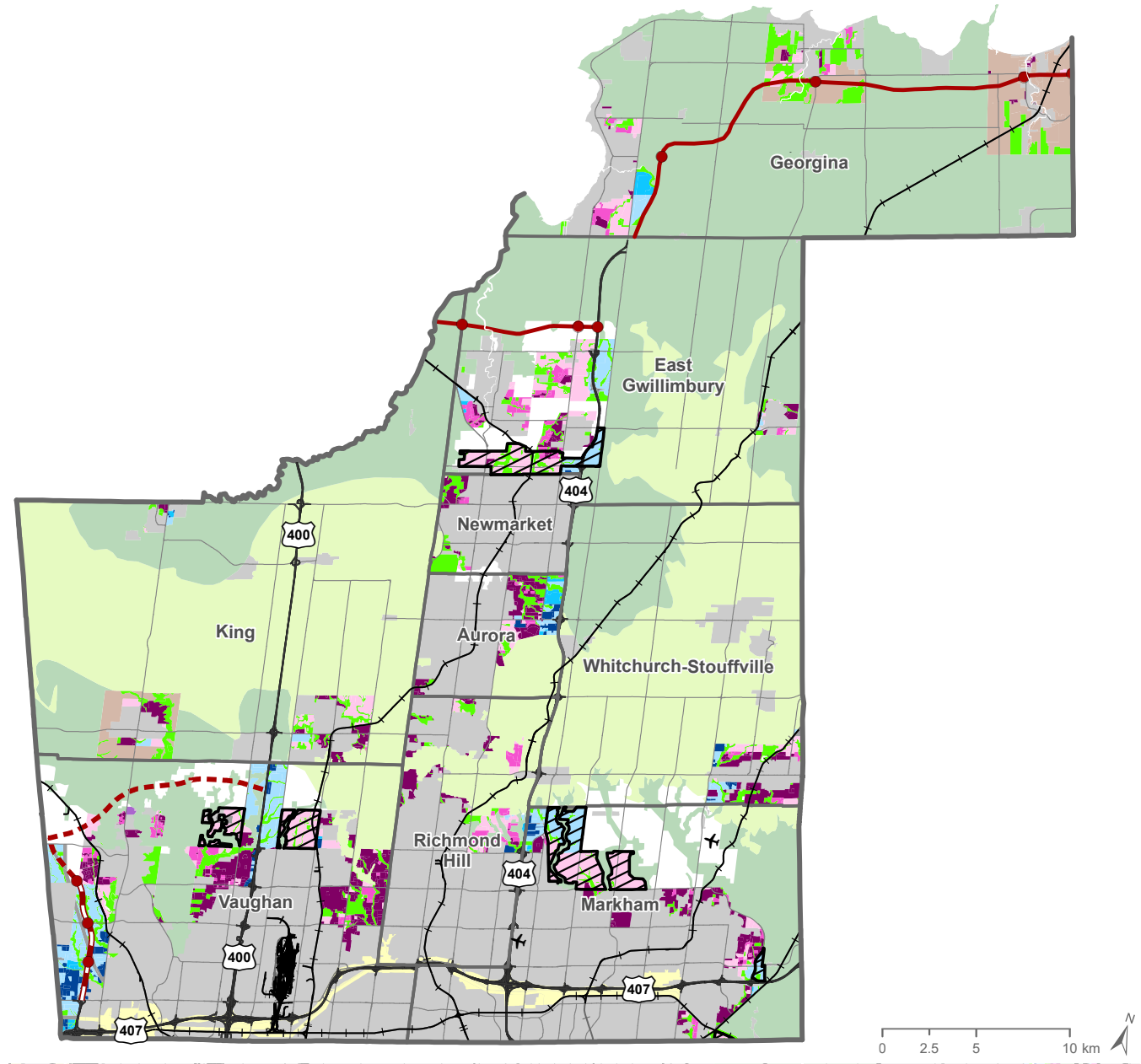
Designated Greenfield Area in York Region by Land Use and Status



Note: Totals may not add up due to rounding. "U/C" = Under Construction

Regional Land Supply

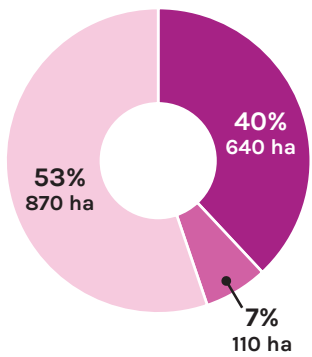
- Built-Up Area
- Airport
- EA Approved Highway Route
- Highway Route Under Construction
- Transportation Corridor Under Study
- Provincial Plans**
 - Parkway Belt West Plan
 - Oak Ridges Moraine Conservation Plan
 - Greenbelt Plan
- Designated Greenfield Areas**
 - Expansion Area
 - Uses to be Determined
- Community Area**
 - Built
 - Draft Approved or Better
 - Vacant
- Employment Area**
 - Built
 - Draft Approved or Better
 - Vacant
- Non-Developable Area**
 - Environmental Feature / Cemetery
 - Major Infrastructure
 - Agricultural and Rural Area



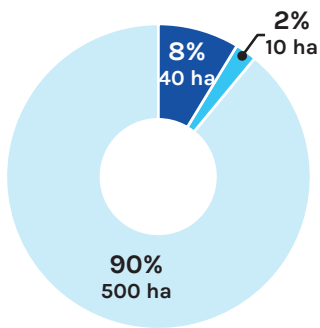
YORK

City of Markham

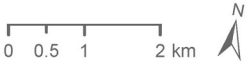
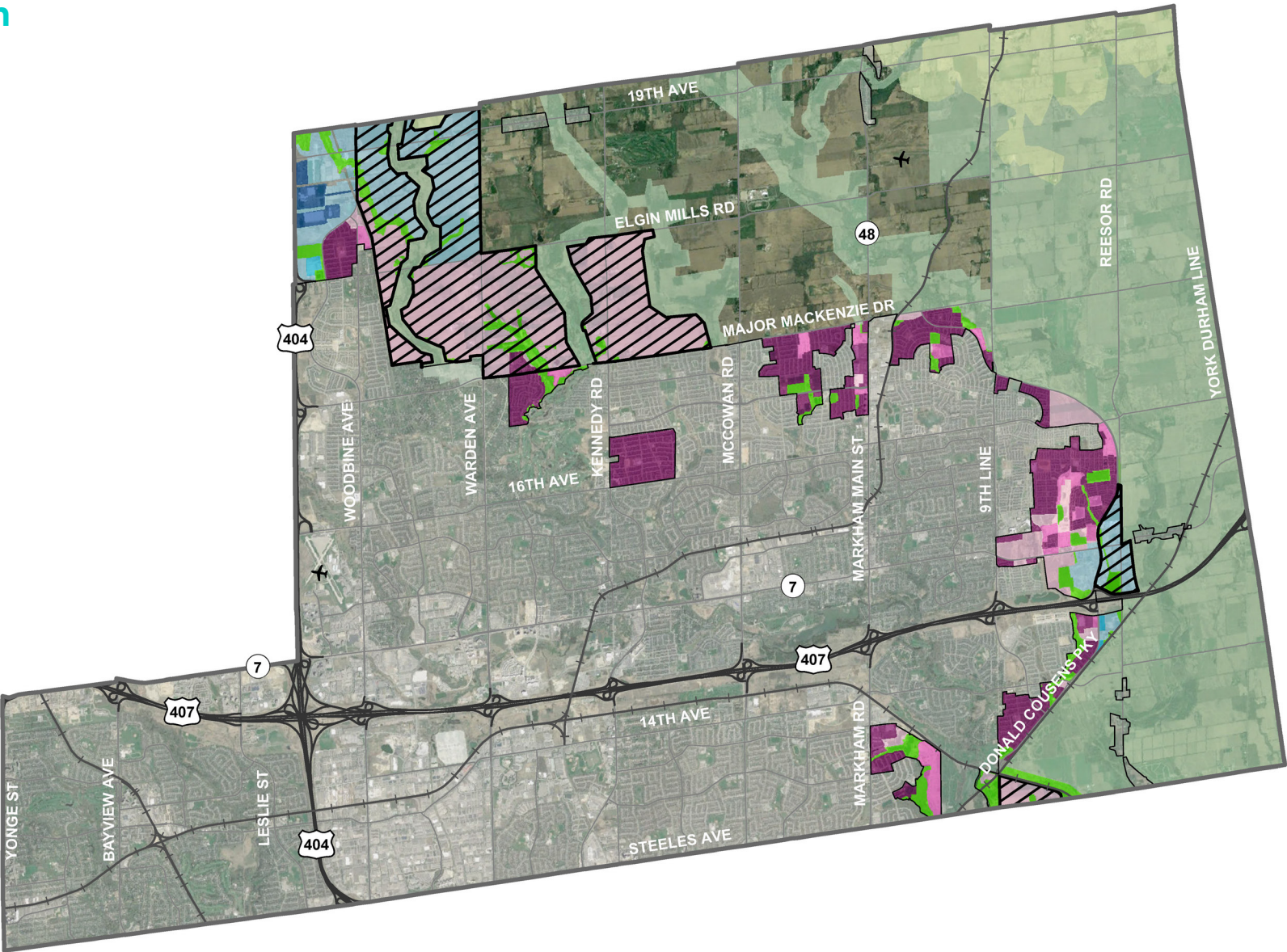
Community Area



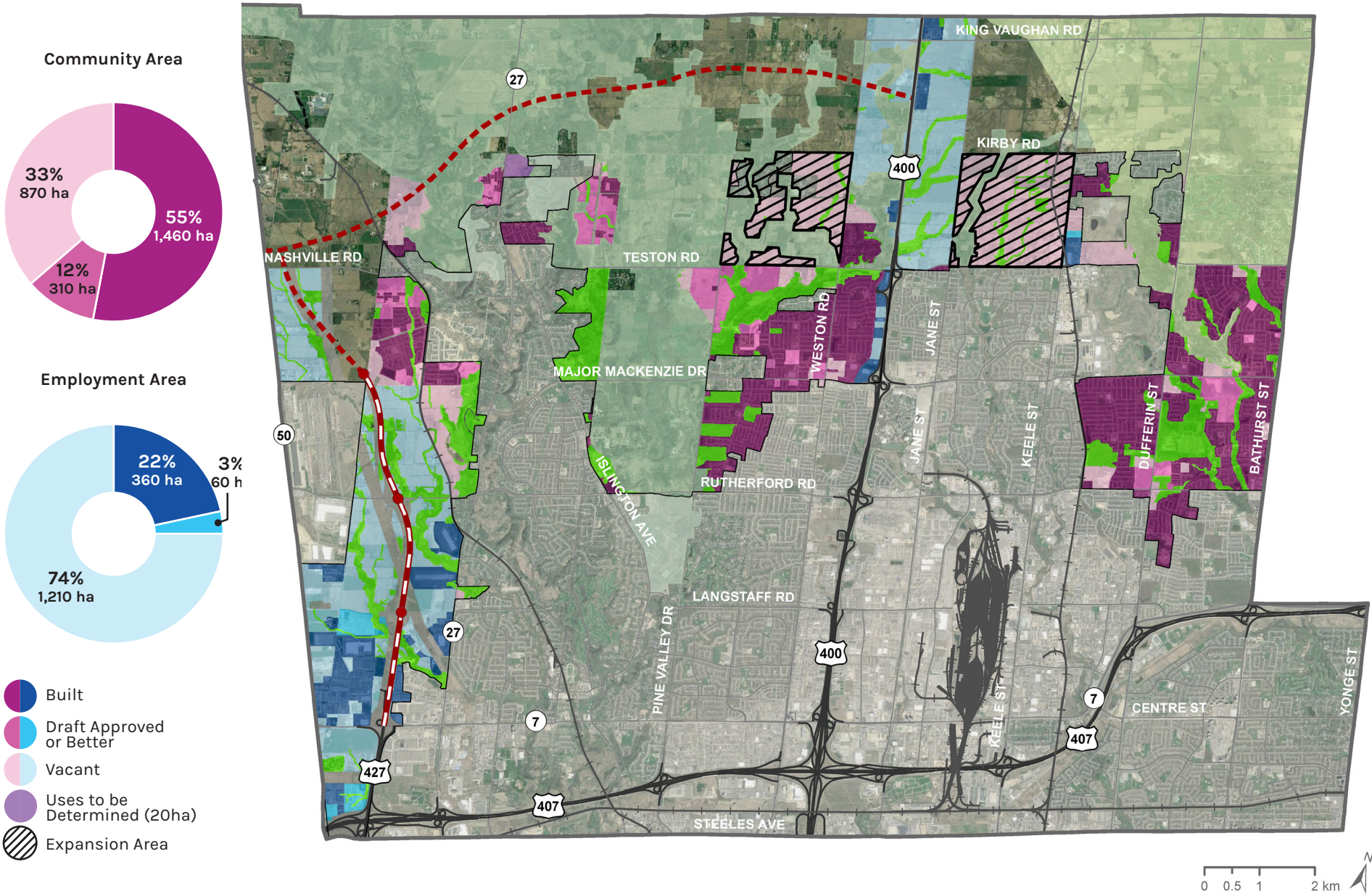
Employment Area



- Built
- Draft Approved or Better
- Vacant
- Expansion Area



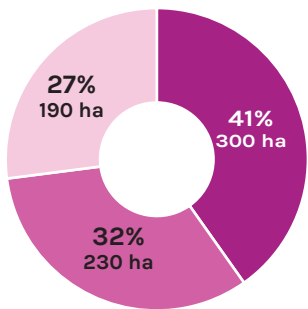
City of Vaughan



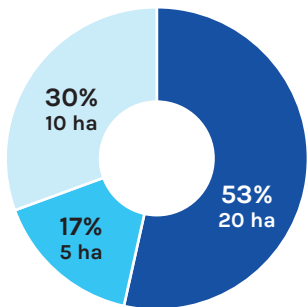
YORK

Town of Richmond Hill

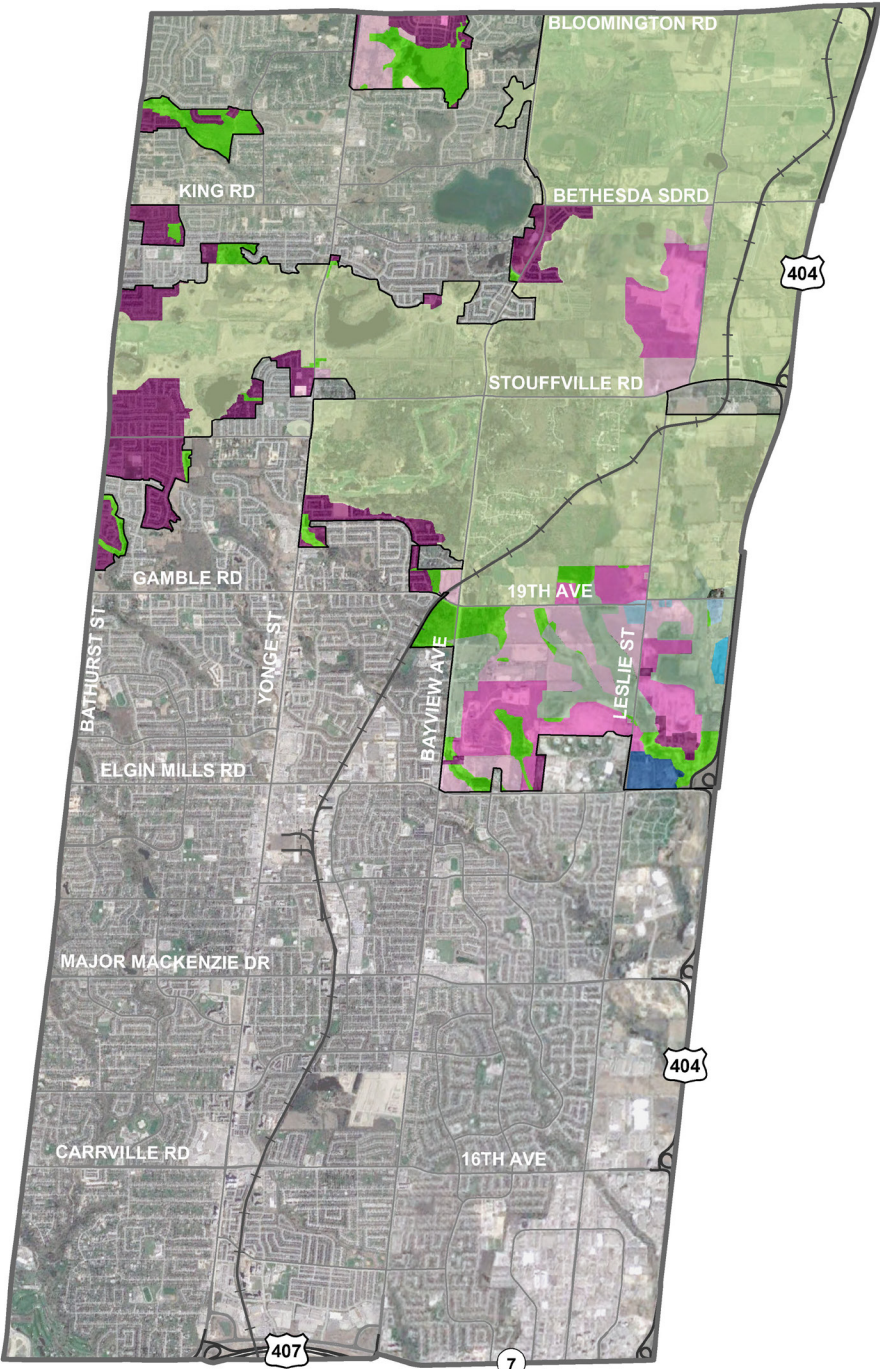
Community Area



Employment Area

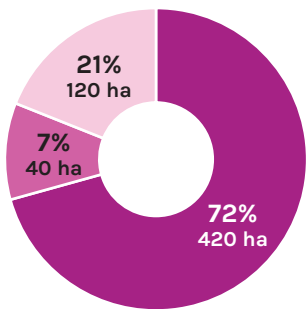


- Built
- Draft Approved or Better
- Vacant

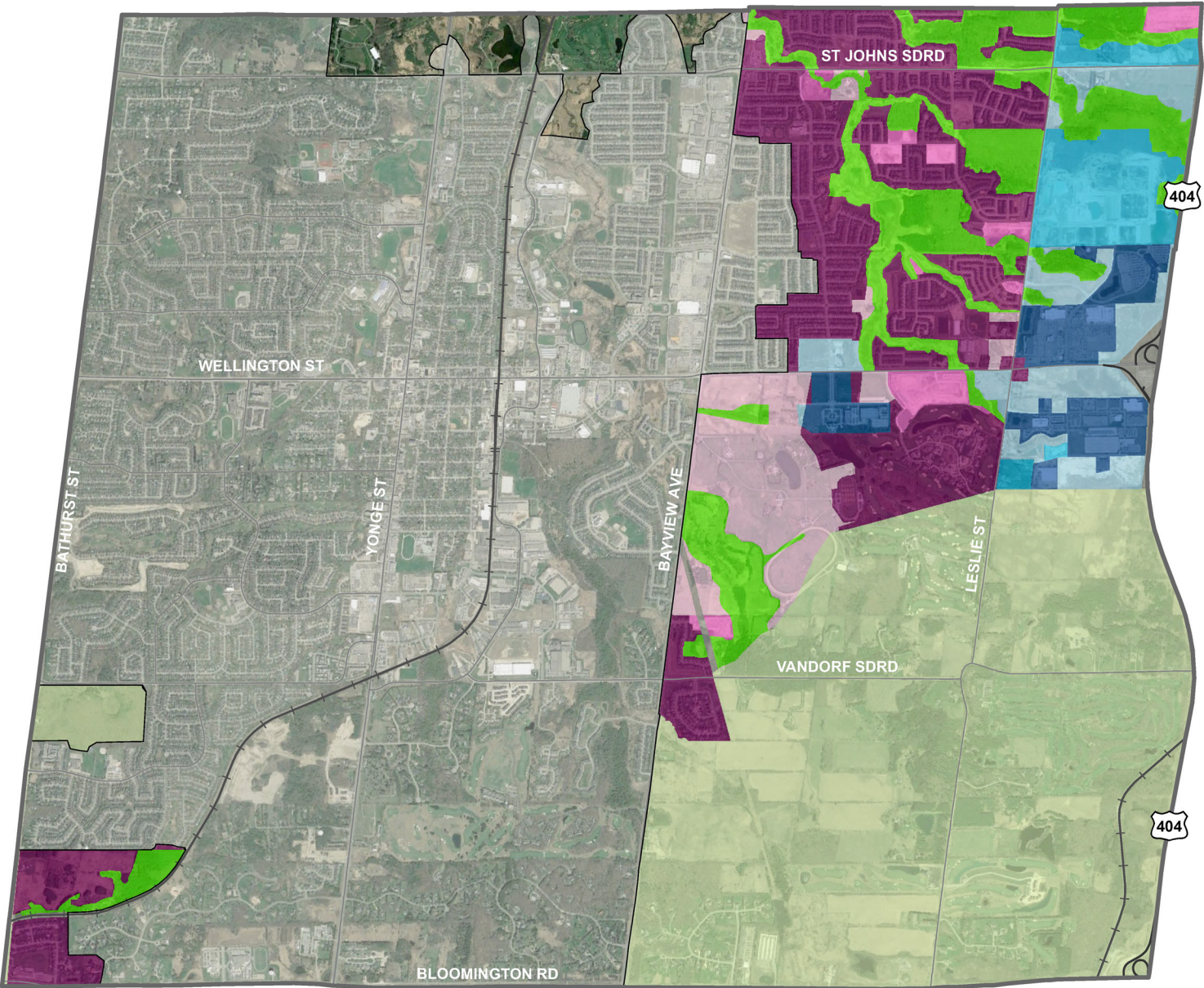
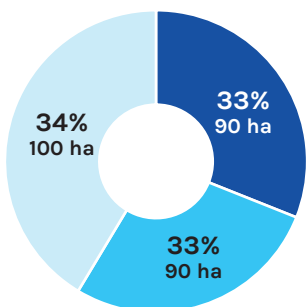


Town of Aurora

Community Area



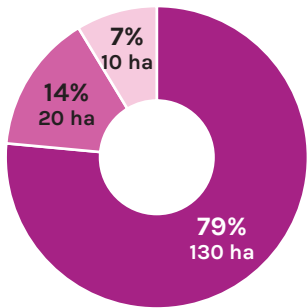
Employment Area



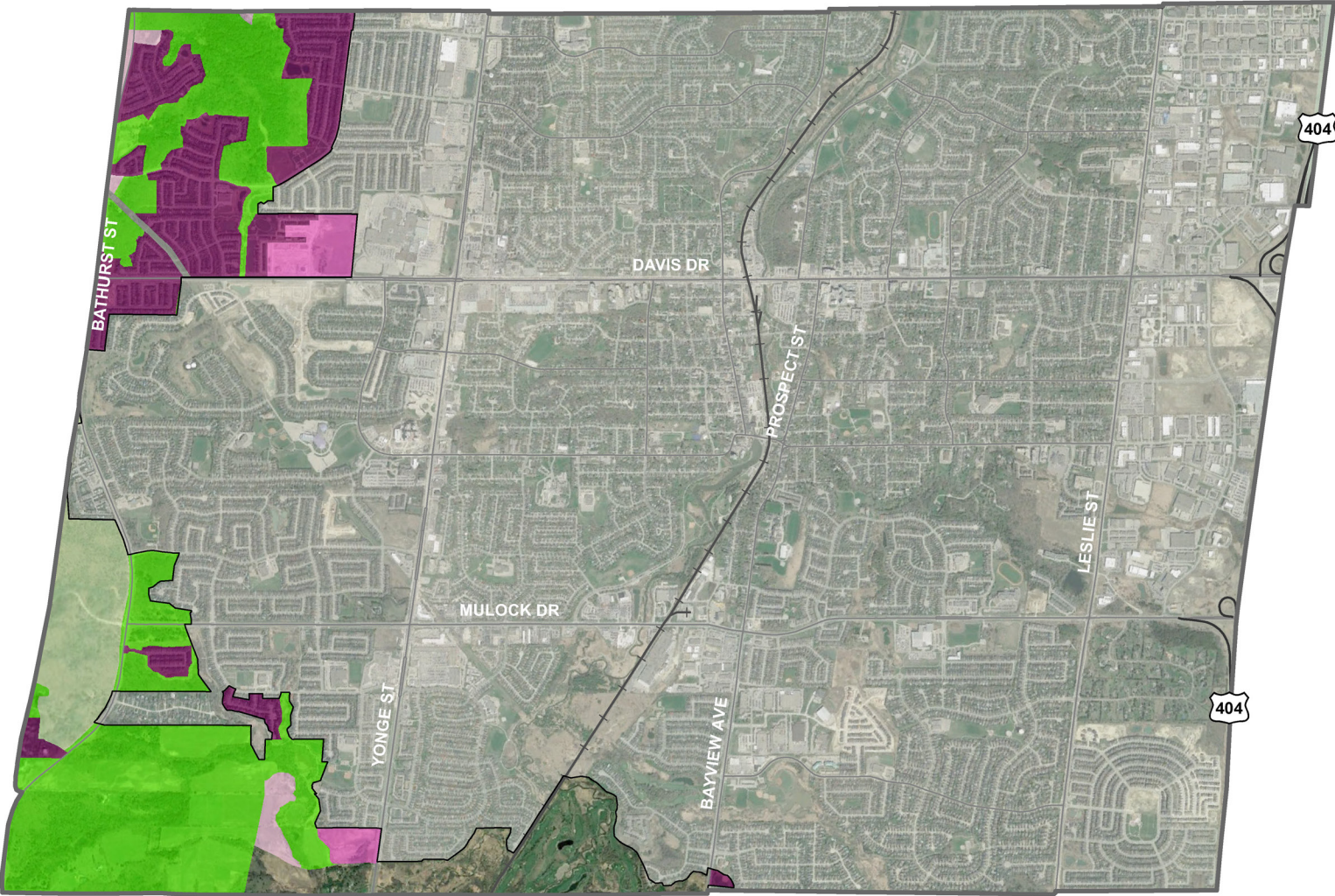
Town of Newmarket

YORK

Community Area

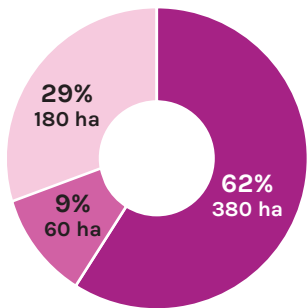


Employment Area

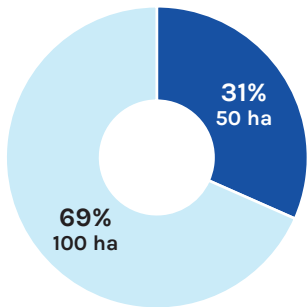


Town of Whitchurch-Stouffville

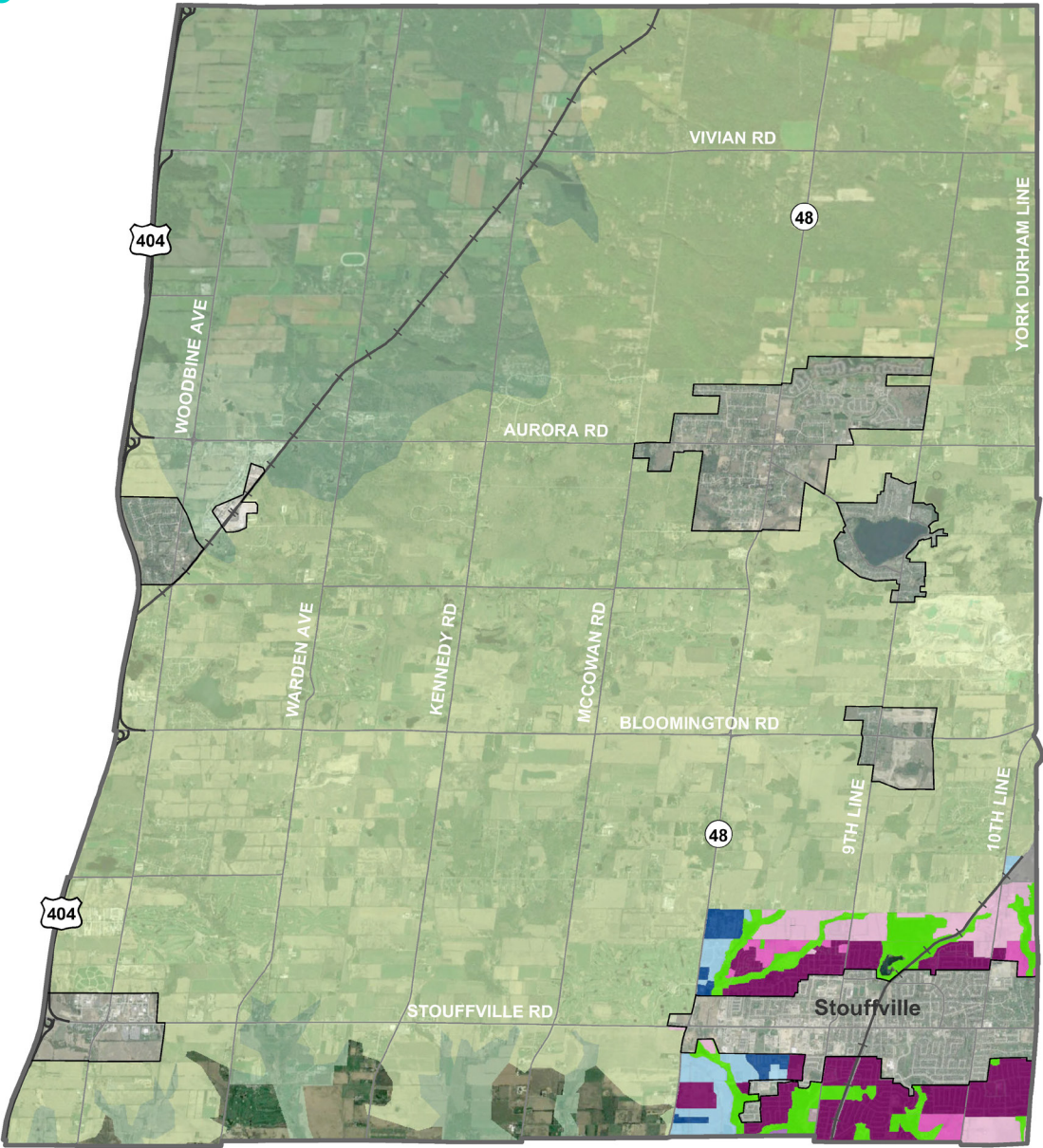
Community Area



Employment Area



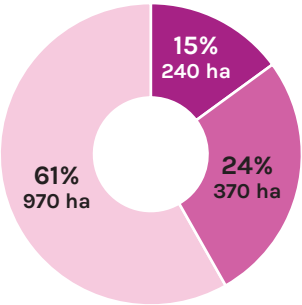
- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (5 ha)



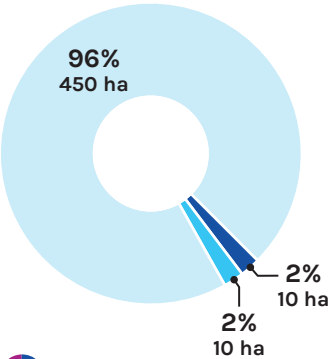
Town of East Gwillimbury

YORK

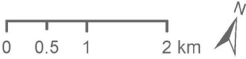
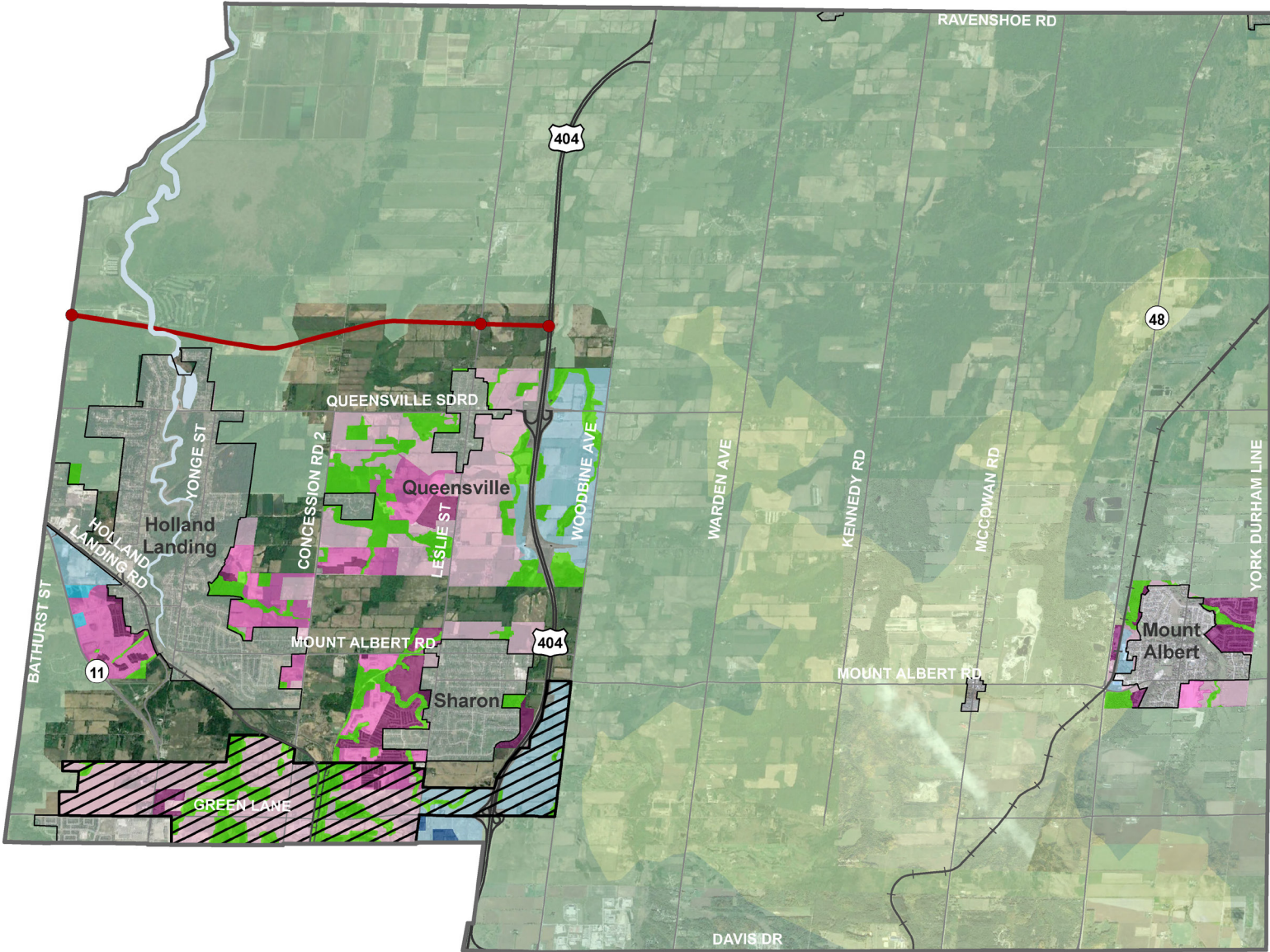
Community Area



Employment Area

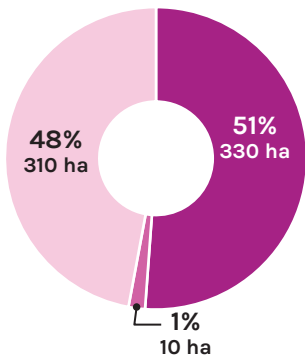


- Built
- Draft Approved or Better
- Vacant
- Expansion Area

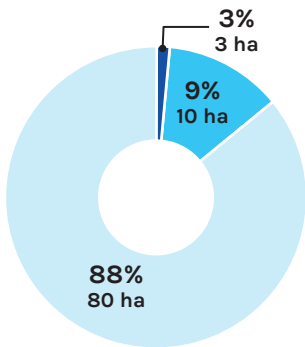


Township of King

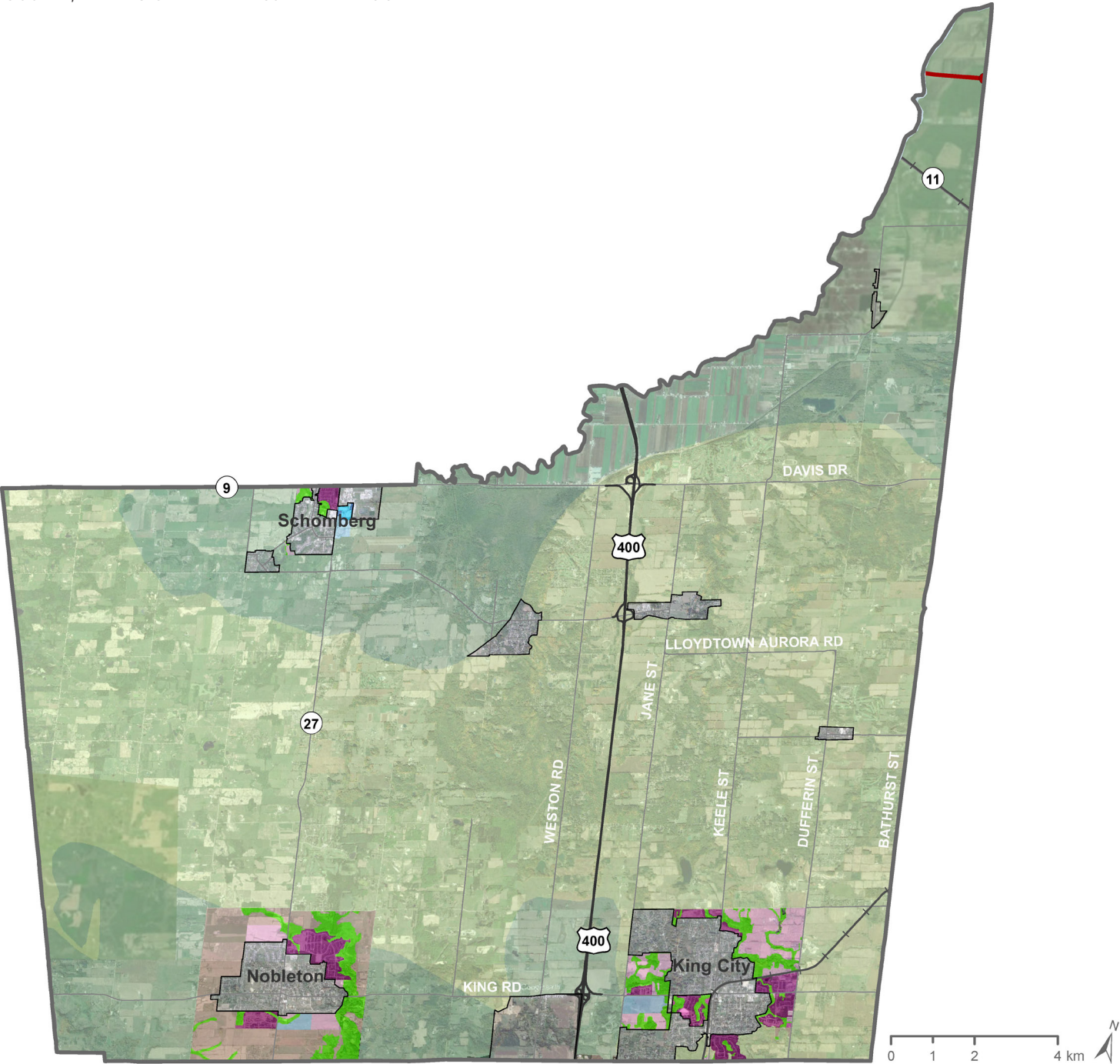
Community Area



Employment Area

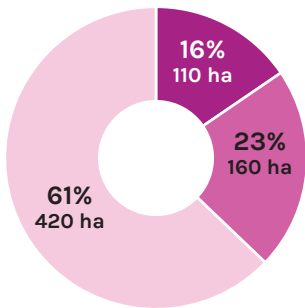


- Built
- Draft Approved or Better
- Vacant

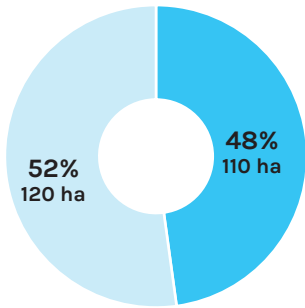


Town of Georgina

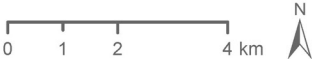
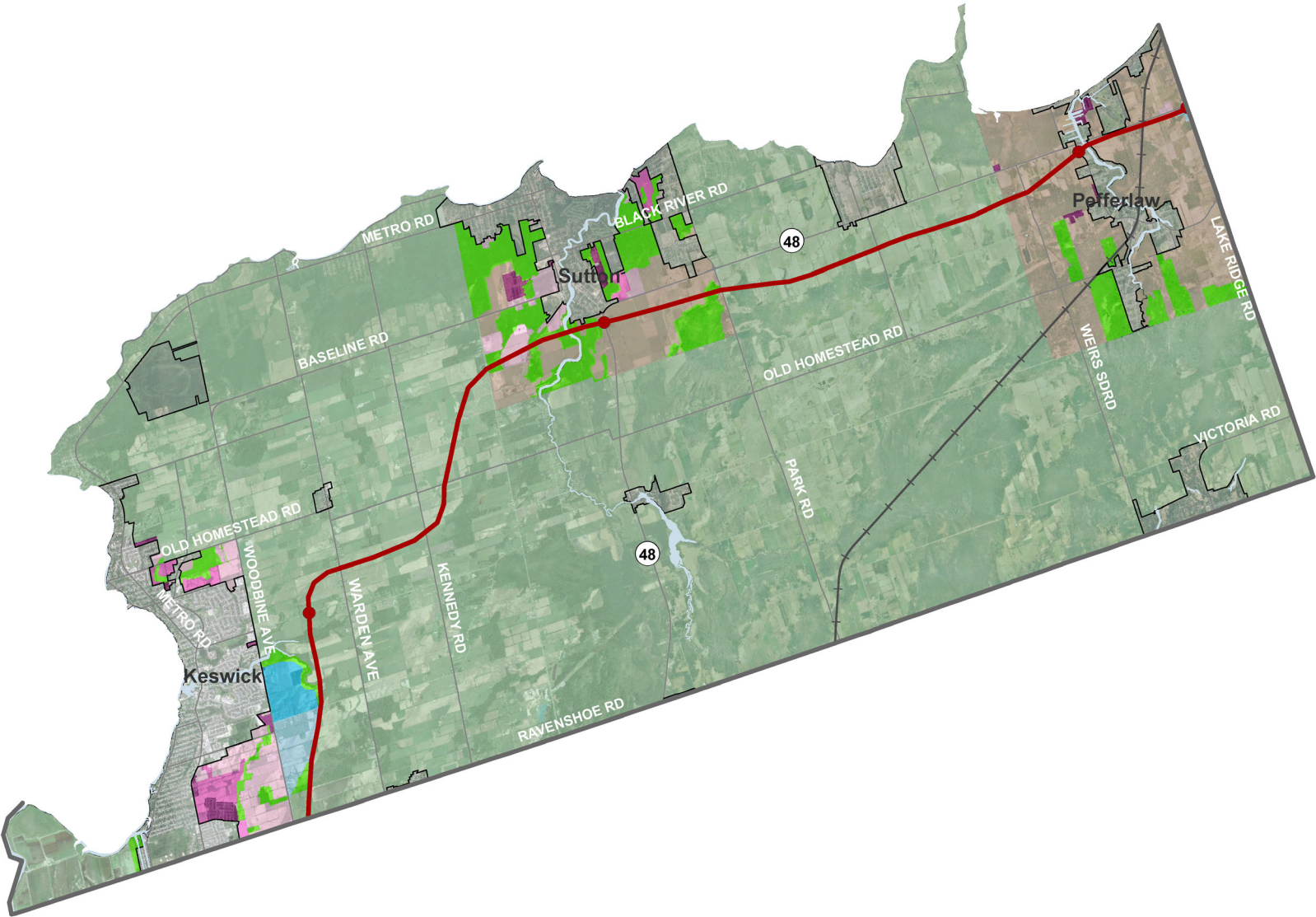
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant



Peel Region



Growth Forecast

- 21% of the population growth (557,000 people), 17% of the household unit growth (179,000 units), and 23% of employment growth (272,000 jobs) within the 2006-2031 GTHA forecast (from the Growth Plan and supporting technical documents) is to occur within the Region of Peel.

Demographics

- 19% population growth occurred between 2006 and 2016 (222,334 people not adjusted for undercount).
- 12% employment growth occurred between 2006 and 2016 (67,005 jobs).
- The proportion of single and semi-detached units within Peel's housing mix has decreased from 62% in 2001 to 58% in 2016.

Land Supply

- 41% of the total DGA in Peel has been built, of which 56% of the Community Area DGA and 24% of the Employment Area DGA have been built.
- Approximately 70% of land within total Community Areas (including both the Built-Up Area and the Designated Greenfield Area) is within a low-density designation.
- 97% of the Whitebelt lands in Peel Region are located within the Town of Caledon.
- Peel Region has the largest supply of Committed Employment DGA contained within the Expansion Areas (100 hectares).
- Peel Region has the largest supply of land designated as Uses to be Determined in the GTHA (1,300 hectares or 46% of the GTHA), nearly all of which (99%) are in the City of Brampton.

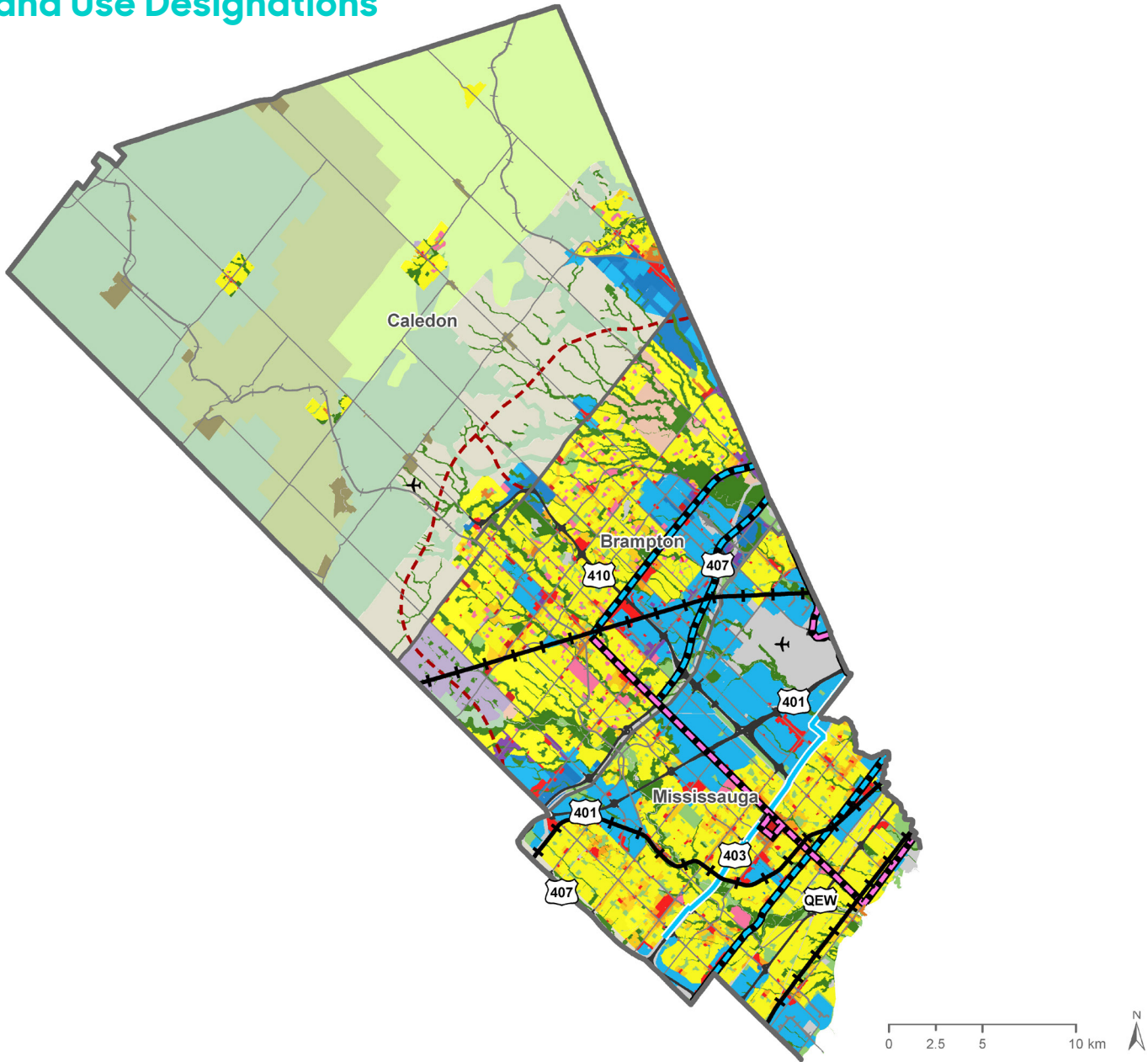
Generalized Official Plan Land Use Designations

Generalized Land Use Designations

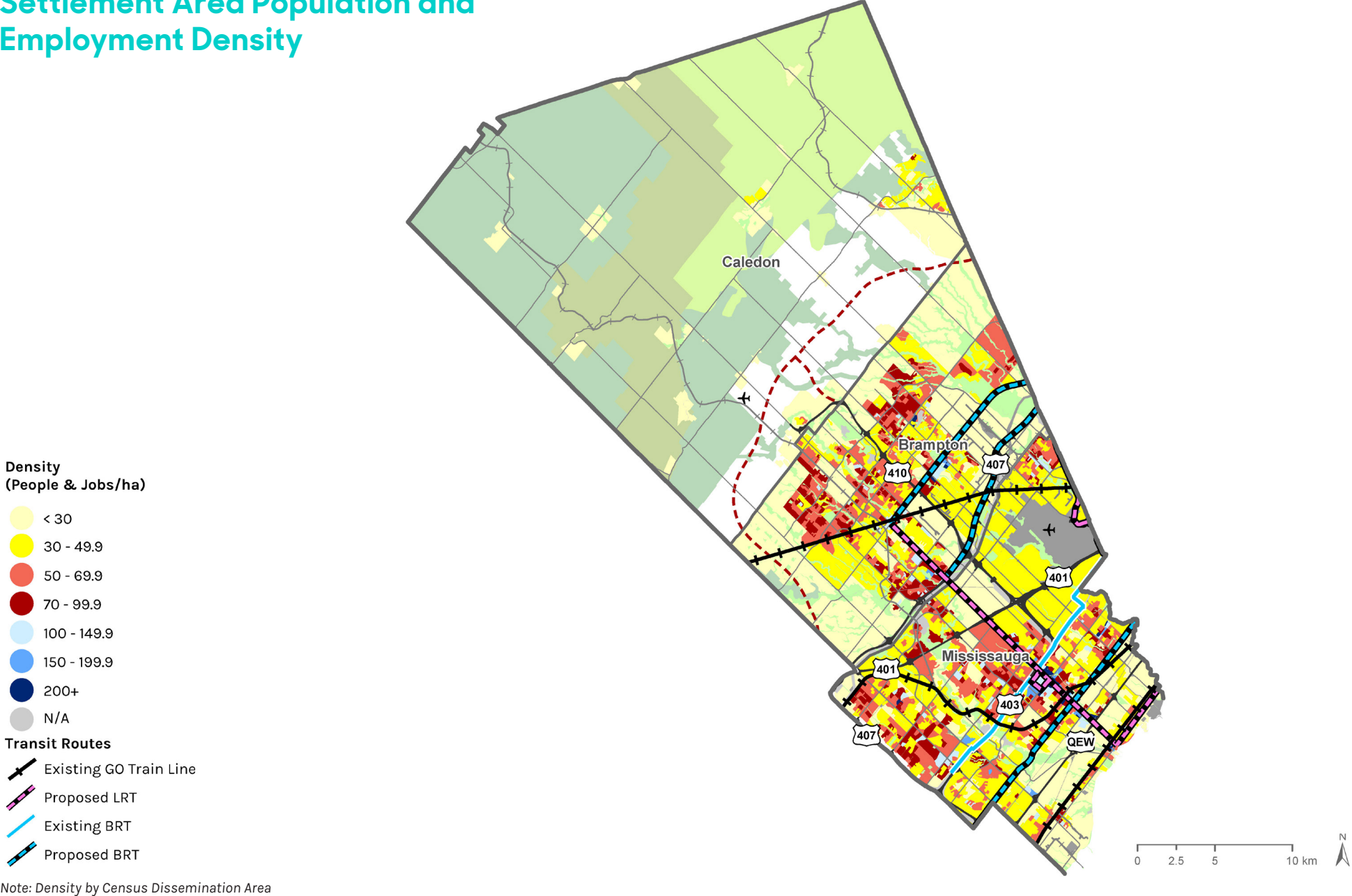
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

Transit Routes

- Existing GO Train Line
- Proposed LRT
- Existing BRT
- Proposed BRT

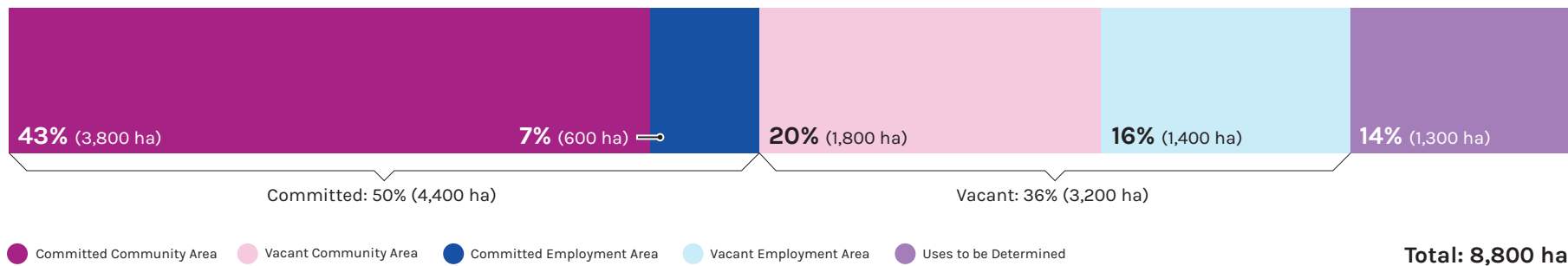


Settlement Area Population and Employment Density

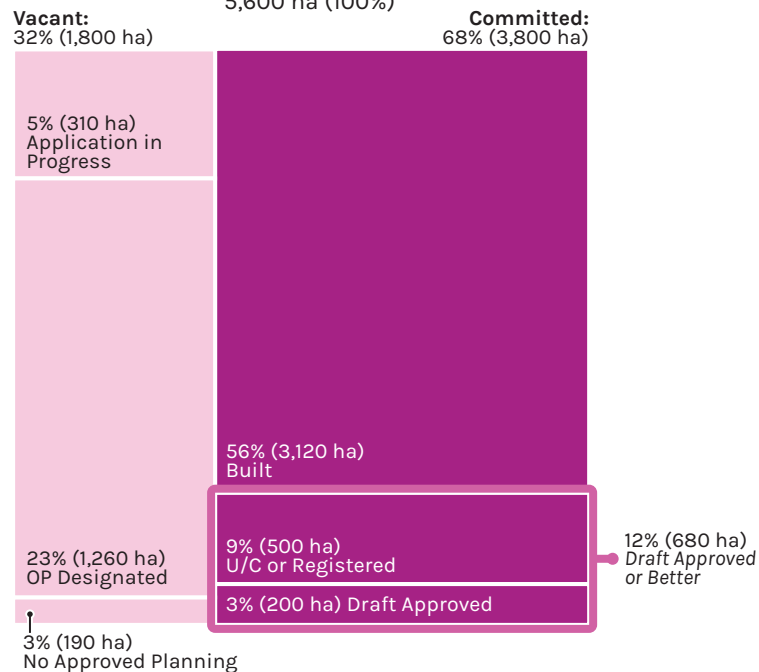


Regional Land Supply

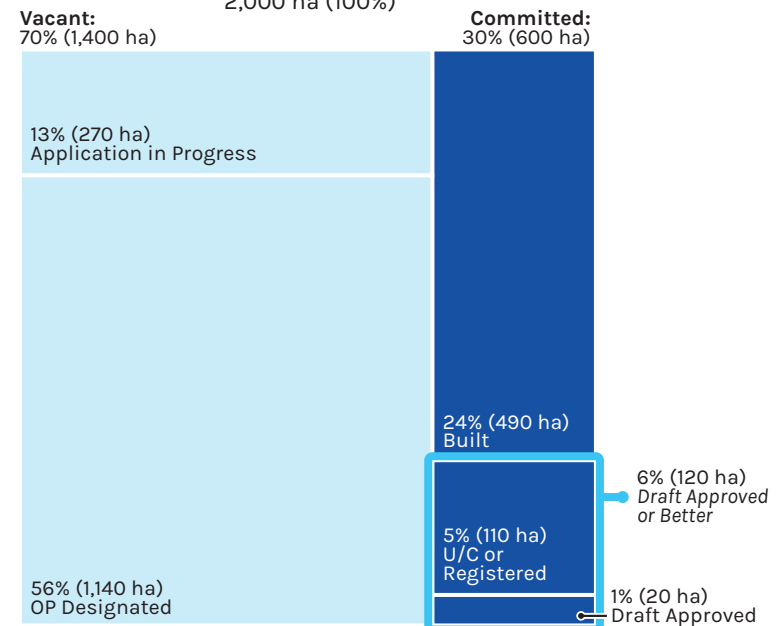
Designated Greenfield Area in Peel Region by Land Use and Status



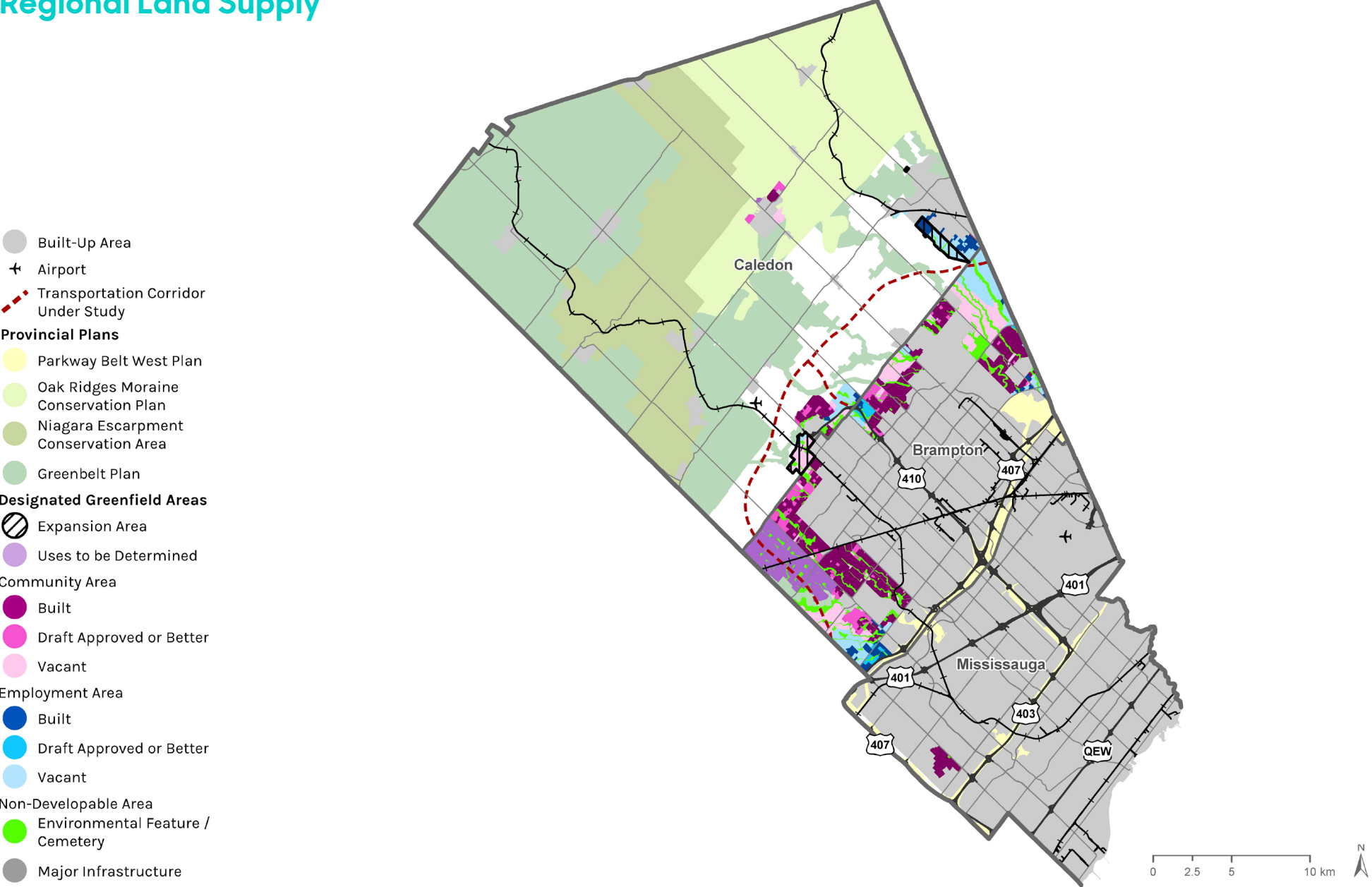
Land in Community Areas
5,600 ha (100%)



Land in Employment Areas
2,000 ha (100%)

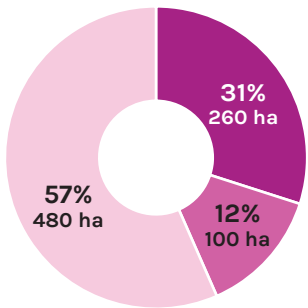


Regional Land Supply

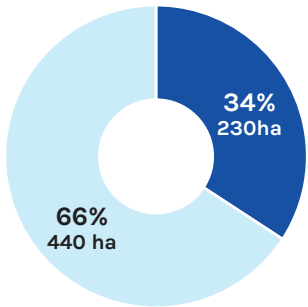


Town of Caledon

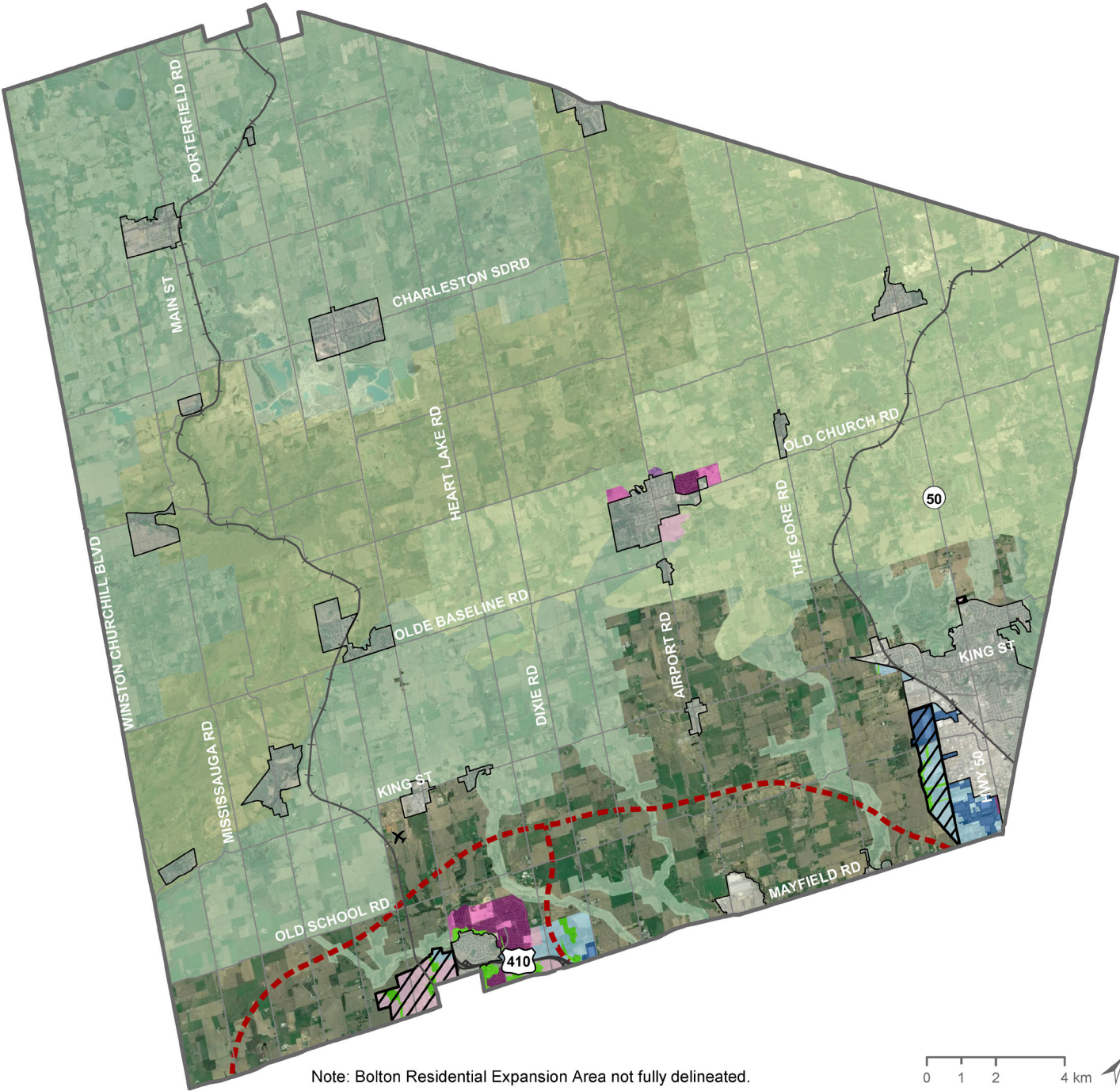
Community Area



Employment Area



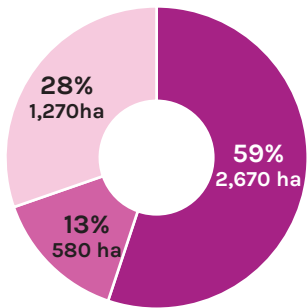
- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (10 ha)
- Expansion Area



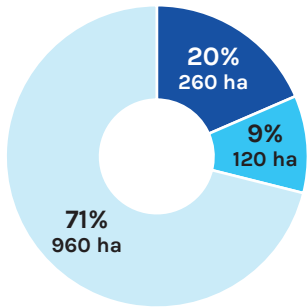
Note: Bolton Residential Expansion Area not fully delineated.

City of Brampton

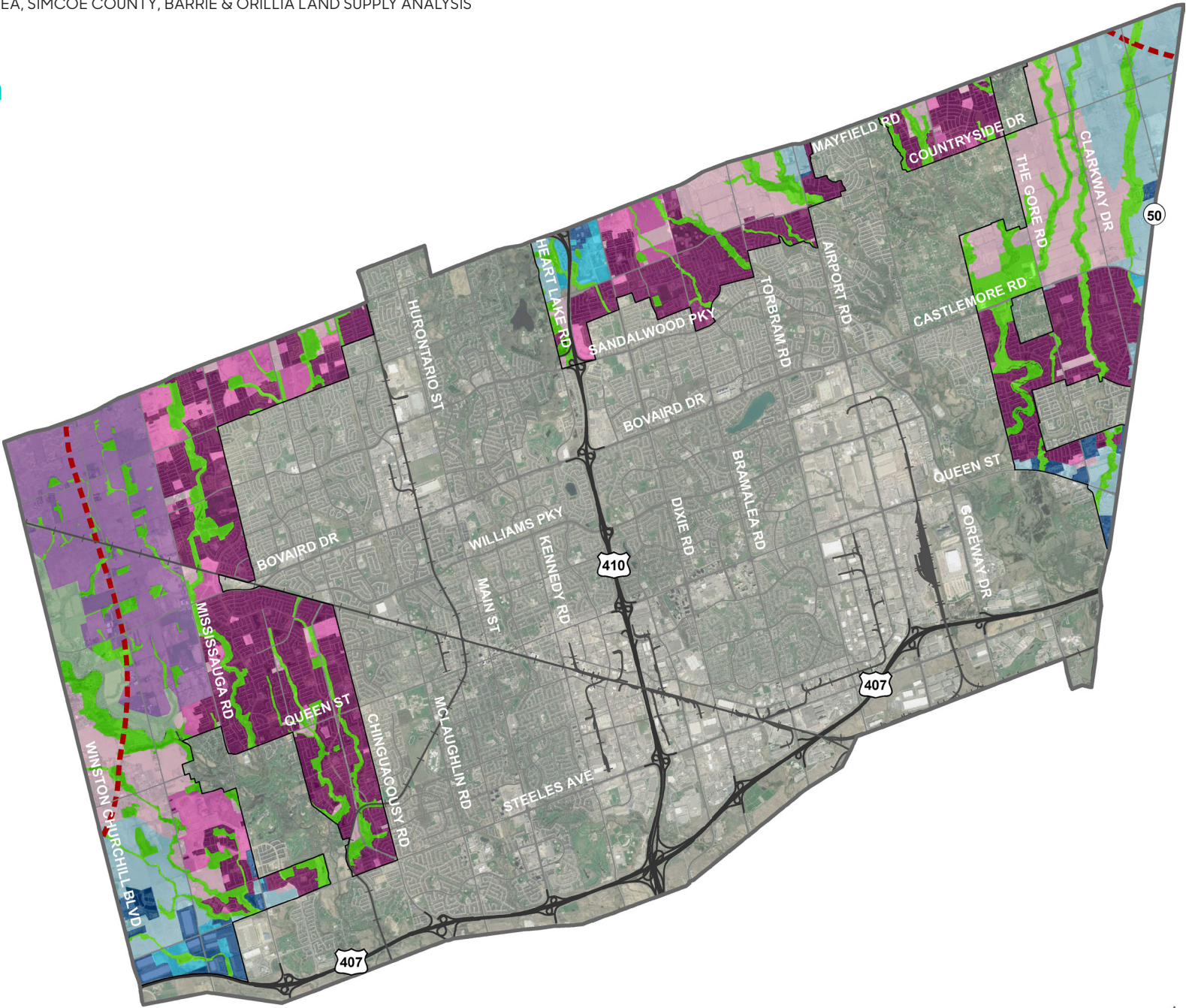
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (1,300ha)



City of Mississauga

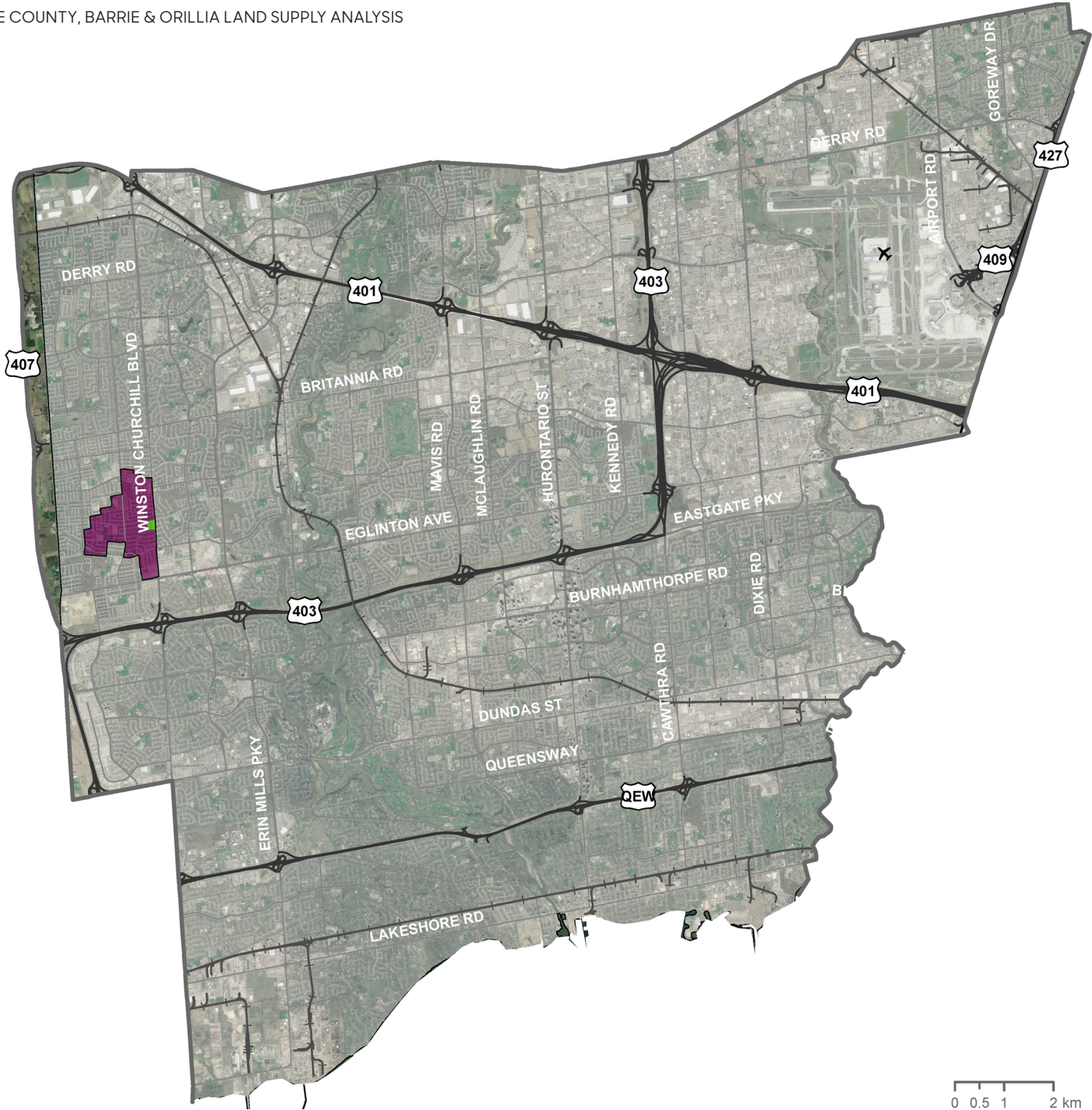
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant



Halton Region



Growth Forecast

- 13% of the population growth (362,000 people), 13% of the household unit growth (134,000 units), and 14% of employment growth (172,000 jobs) within the 2006-2031 GTHA forecast (from the Growth Plan and supporting technical documents) is to occur within the Region of Halton.

Demographics

- 25% population growth occurred between 2006 and 2016 (109,179 people not adjusted for undercount).
- 19% employment growth occurred between 2006 and 2016 (38,170 jobs).
- The proportion of single and semi-detached units within Halton's housing mix has decreased from 67% in 2001 to 64% in 2016.

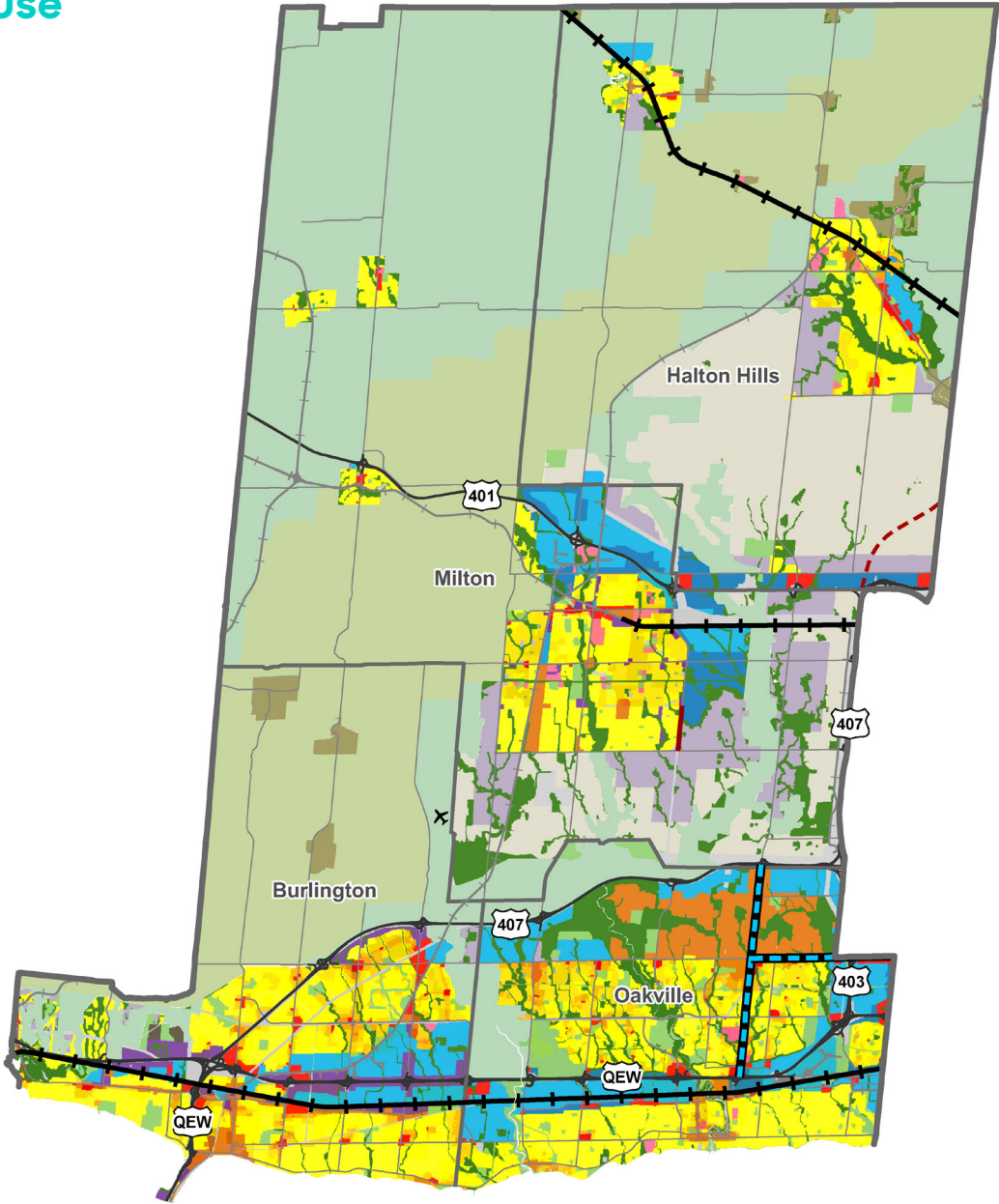
Land Supply

- 25% population growth occurred between 2006 and 2016 (109,179 people not adjusted for undercount).
- 19% employment growth occurred between 2006 and 2016 (38,170 jobs).
- The proportion of single and semi-detached units within Halton's housing mix has decreased from 67% in 2001 to 64% in 2016.

Generalized Official Plan Land Use Designations

- Generalized Land Use Designations**
- Estate Residential
 - Low Density Residential
 - Medium Density Resider
 - High Density Residential
 - General Commercial
 - Retail Commercial
 - General Employment
 - Prestige Employment
 - Mixed Use Residential
 - Mixed Use Employment
 - Institutional
 - Recreation-Park
 - Environmental
 - Major Highway/Utility
 - Extraction Area
 - Agricultural
 - Rural
 - Rural Settlement
 - Study Area

- Transit Routes**
- Existing GO Train Line
 - Proposed BRT



Settlement Area Population and Employment Density

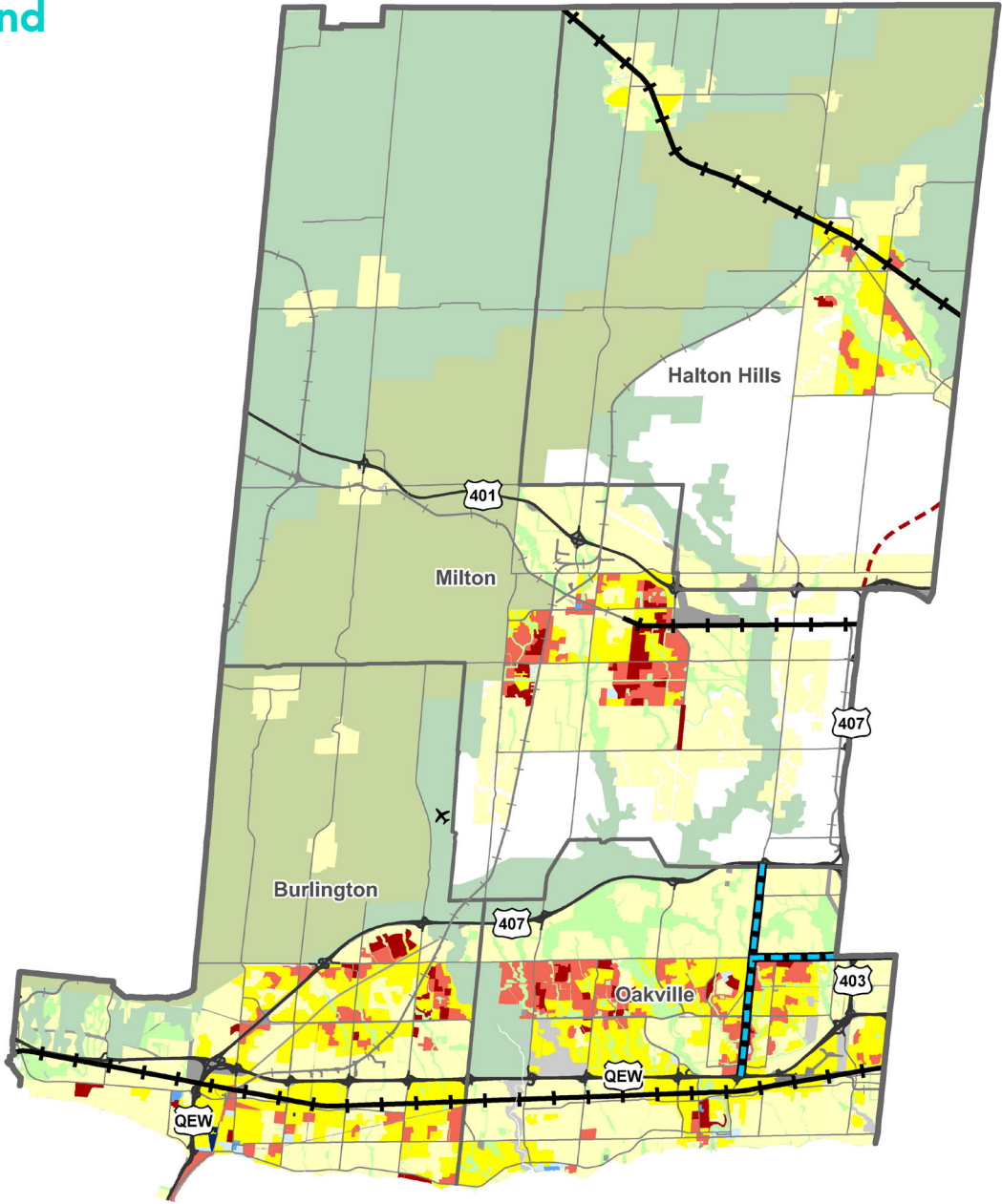
Density
(People & Jobs/ha)

- < 30
- 30 - 49.9
- 50 - 69.9
- 70 - 99.9
- 100 - 149.9
- 150 - 199.9
- 200+
- N/A

Transit Routes

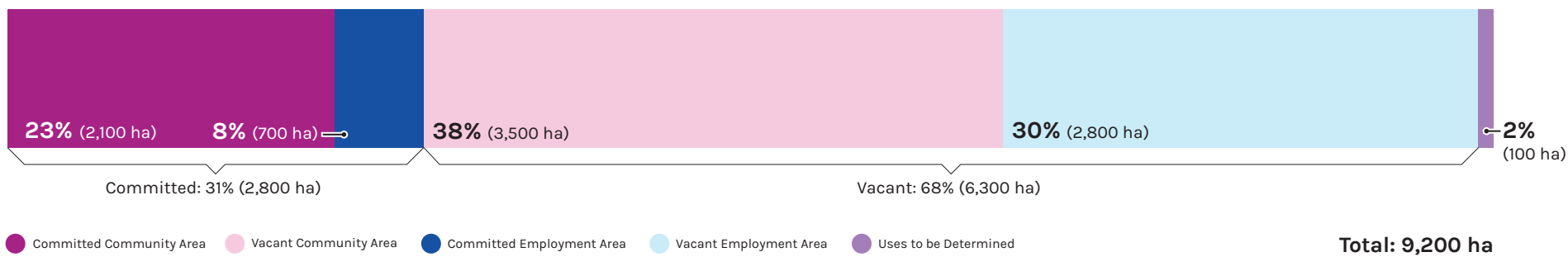
- Existing GO Train Line
- Proposed BRT

Note: Density by Census Dissemination Area

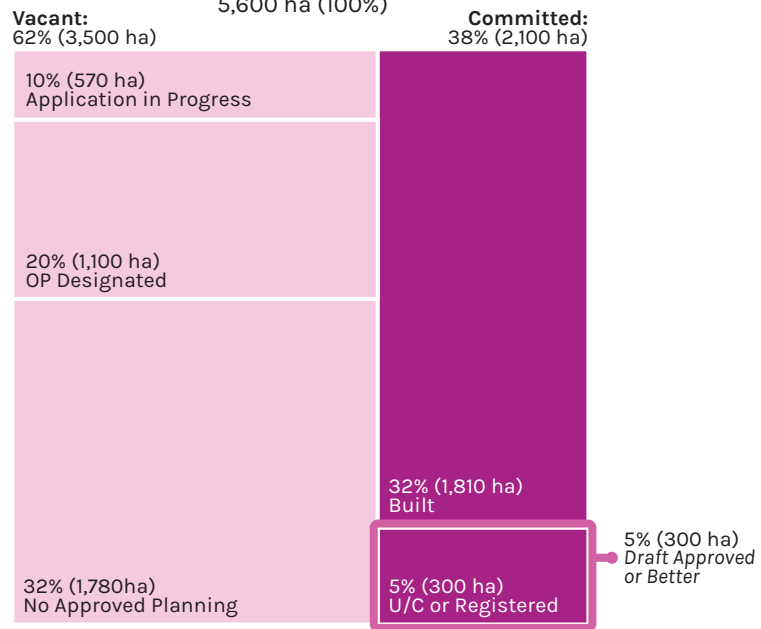


Regional Land Supply

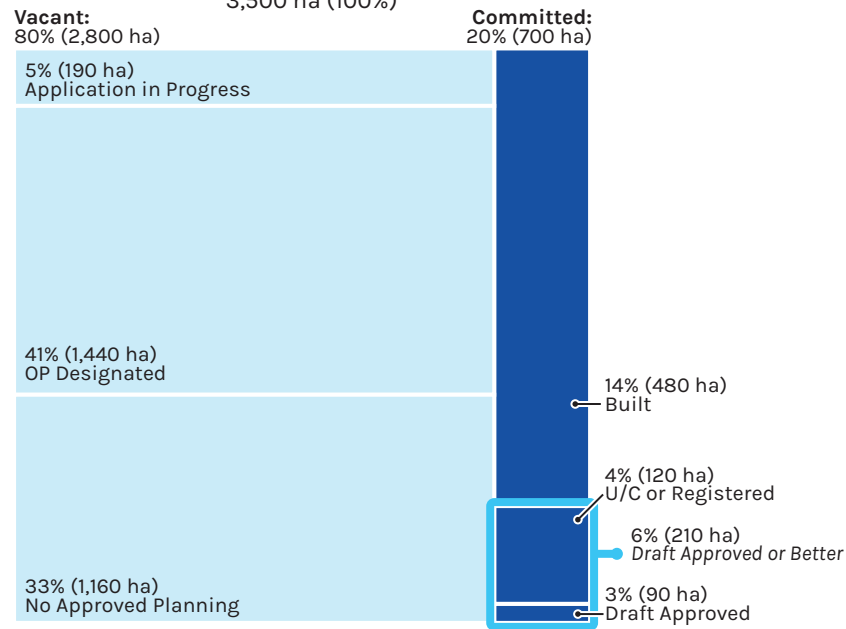
Designated Greenfield Area in Halton Region by Land Use and Status



Land in Community Areas
5,600 ha (100%)



Land in Employment Areas
3,500 ha (100%)



Note: Totals may not add up due to rounding. "U/C" = Under Construction

Regional Land Supply

- Built-Up Area
- Airport
- EA Approved Highway Route
- Transportation Corridor Under Study

Provincial Plans

- Parkway Belt West Plan
- Oak Ridges Moraine Conservation Plan
- Niagara Escarpment Conservation Plan
- Greenbelt Plan

Designated Greenfield Areas

- Expansion Area
- Uses to be Determined

Community Area

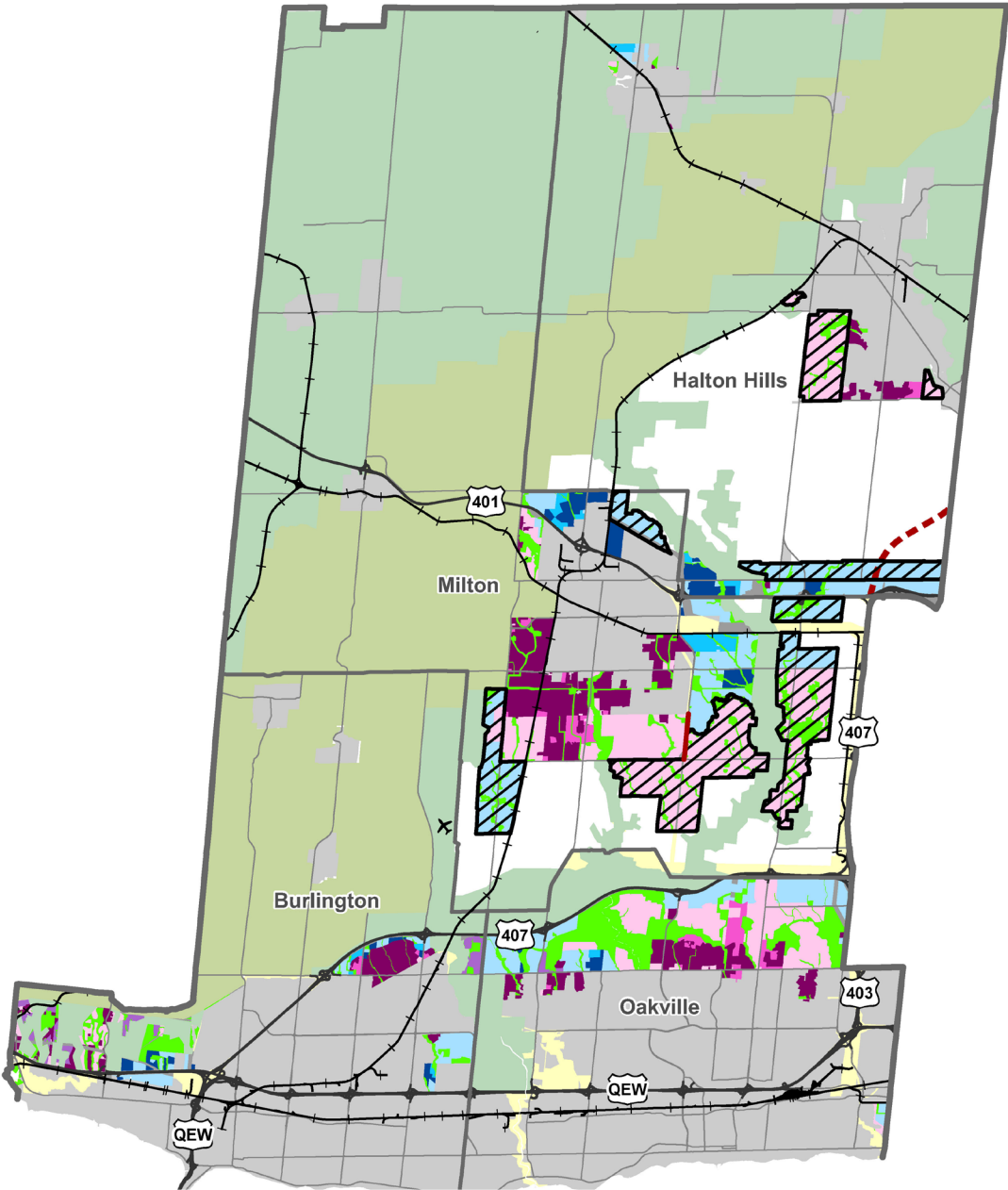
- Built
- Draft Approved or Better
- Vacant

Employment Area

- Built
- Draft Approved or Better
- Vacant

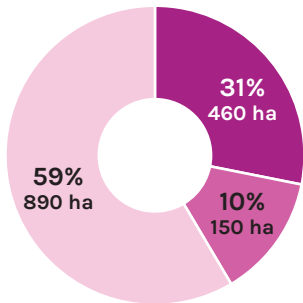
Non-Developable Area

- Environmental Feature / Cemetery
- Major Infrastructure

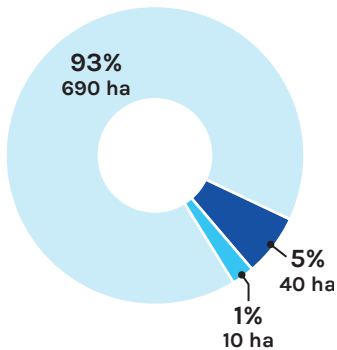


Town of Oakville

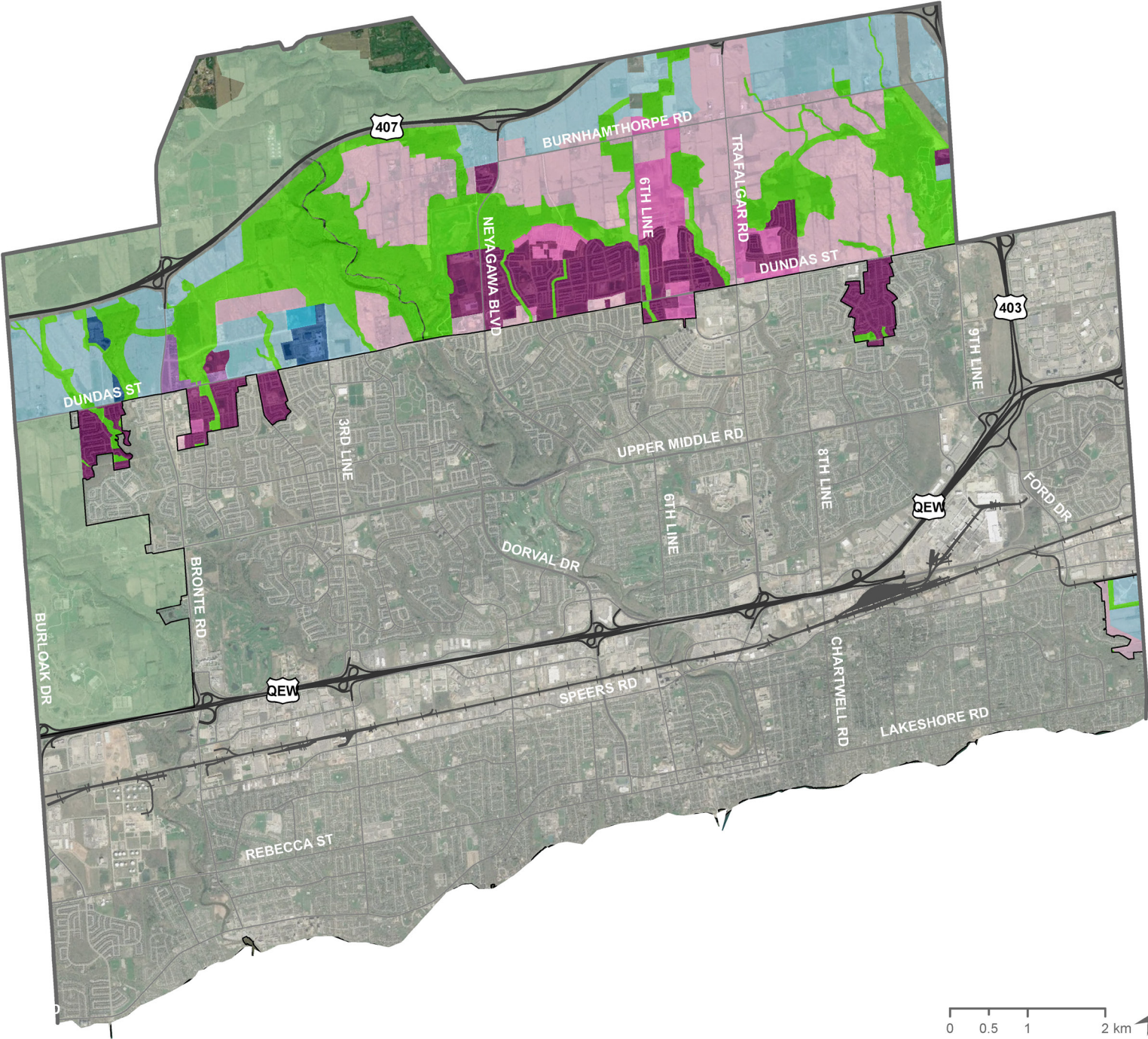
Community Area



Employment Area

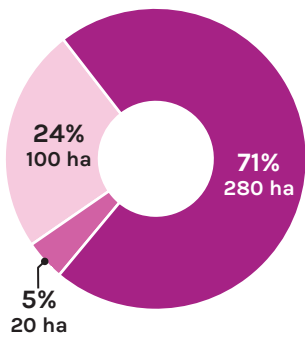


- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (20ha)

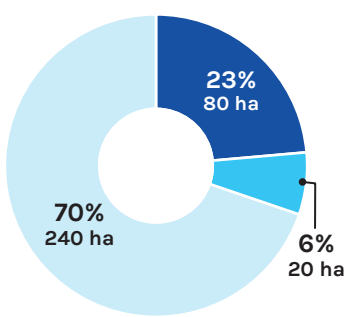


City of Burlington

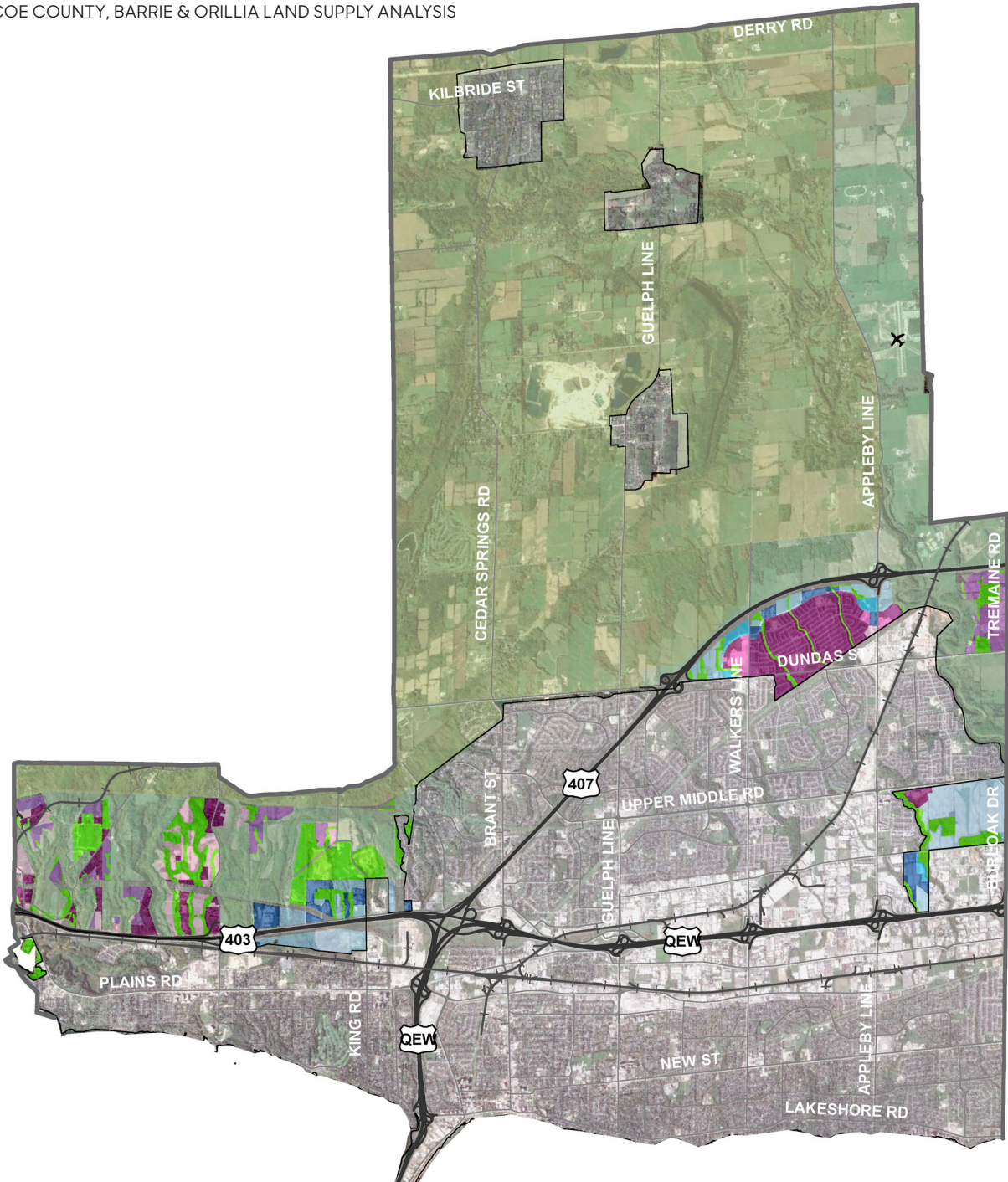
Community Area



Employment Area

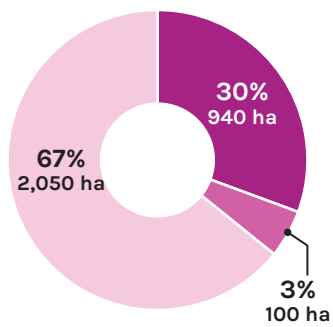


- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (130 ha)

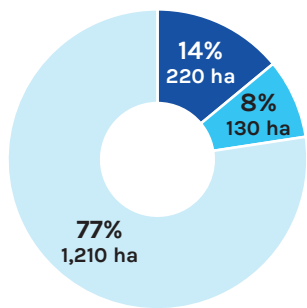


Town of Milton

Community Area



Employment Area

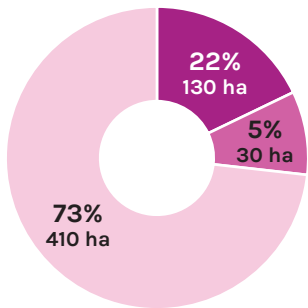


- Built
- Draft Approved or Better
- Vacant
- Expansion Area

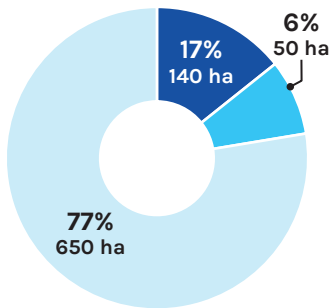


Town of Halton Hills

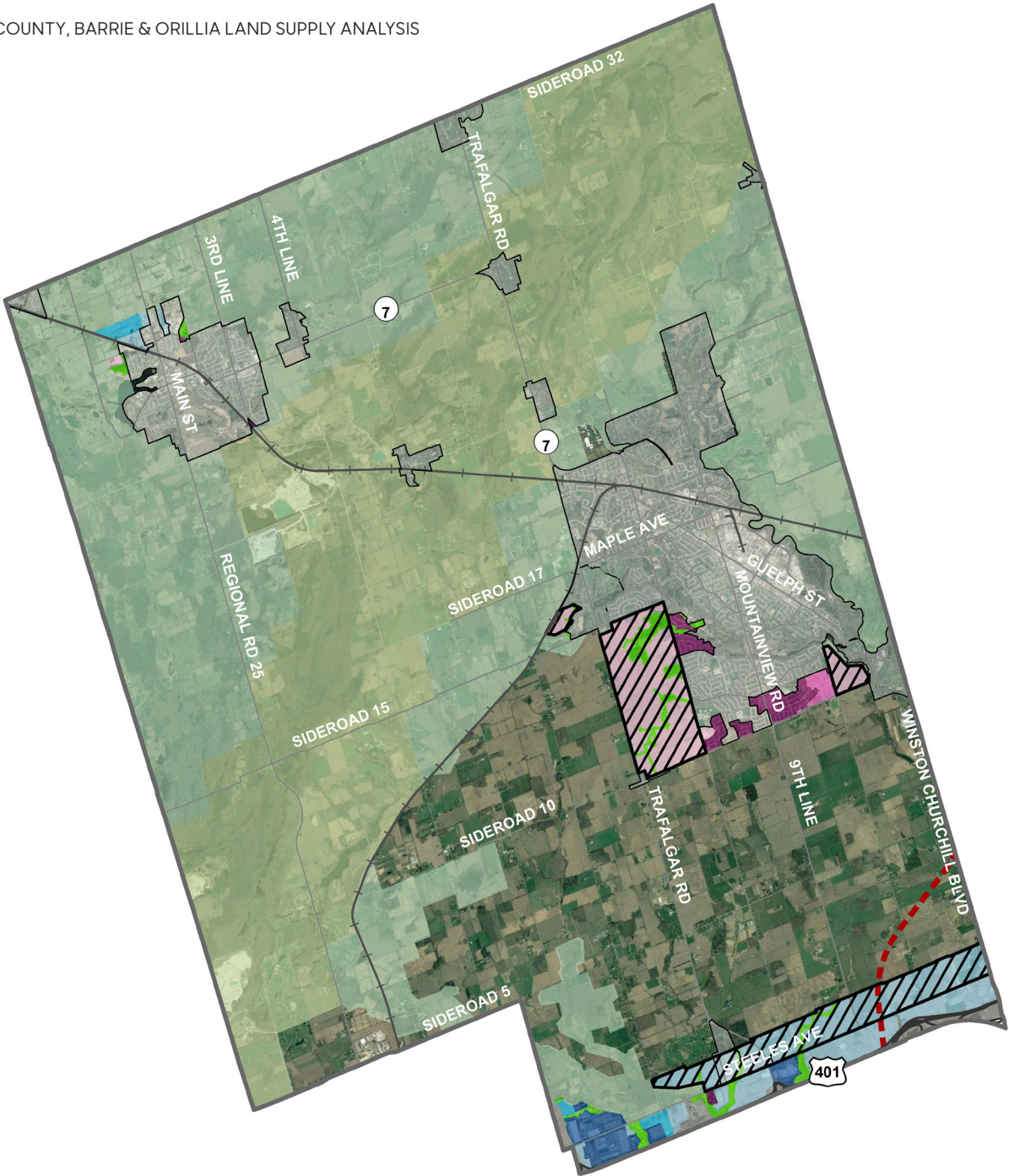
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Expansion Area



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City of Hamilton

Growth Forecast

- 6% of the population growth (156,000 people), 7% of the household unit growth (68,000 units), and 8% of employment growth (91,000 jobs) within the 2006-2031 GTHA forecast (from the Growth Plan and supporting technical documents) is to occur within the City of Hamilton.

Demographics

- 6% population growth occurred between 2006 and 2016 (32,358 people not adjusted for undercount).
- 3% employment growth occurred between 2006 and 2016 (5,800 jobs).
- The proportion of single and semi-detached units within Hamilton's housing mix has decreased from 62% in 2001 to 61% in 2016.

Land Supply

- 22% of the total DGA in Hamilton has been built, of which 43% of the Community Area DGA and 6% of the Employment Area DGA have been built.
- Approximately 75% of land within total Community Areas (including both the Built-Up Area and the Designated Greenfield Area) is within a low-density designation.
- The City of Hamilton has the smallest supply of Whitebelt Lands in the GTHA (9% or 3,700 hectares).
- The City of Hamilton has the highest proportion of Committed Community Area within the 2006 DGA at 52%.
- The City of Hamilton has the second largest supply of lands designated Uses to be Determined in the GTHA, all of which are in the El Frida Expansion Area (39% or 1,100 hectares).

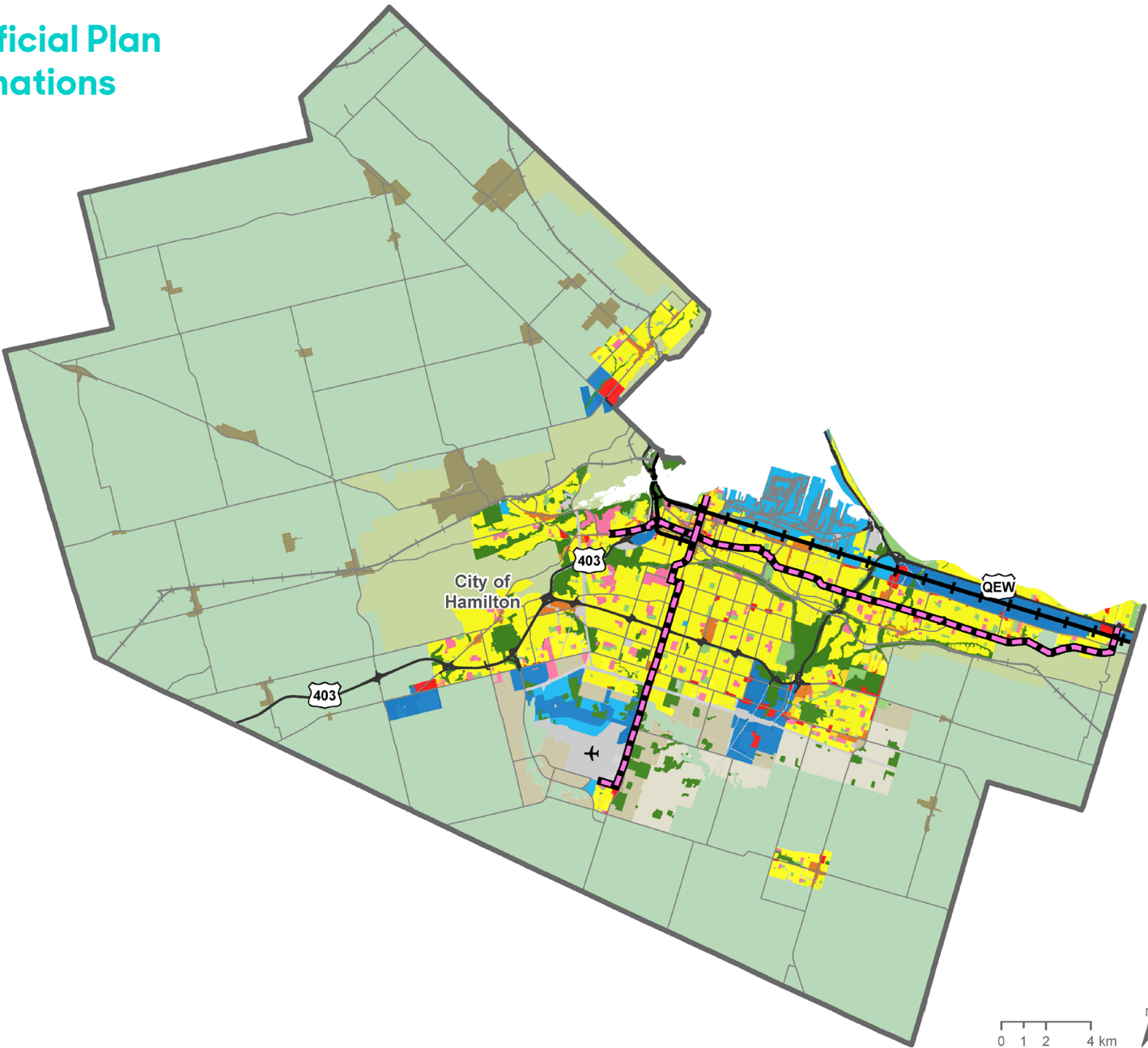
Generalized Official Plan Land Use Designations

Generalized Land Use Designations

- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

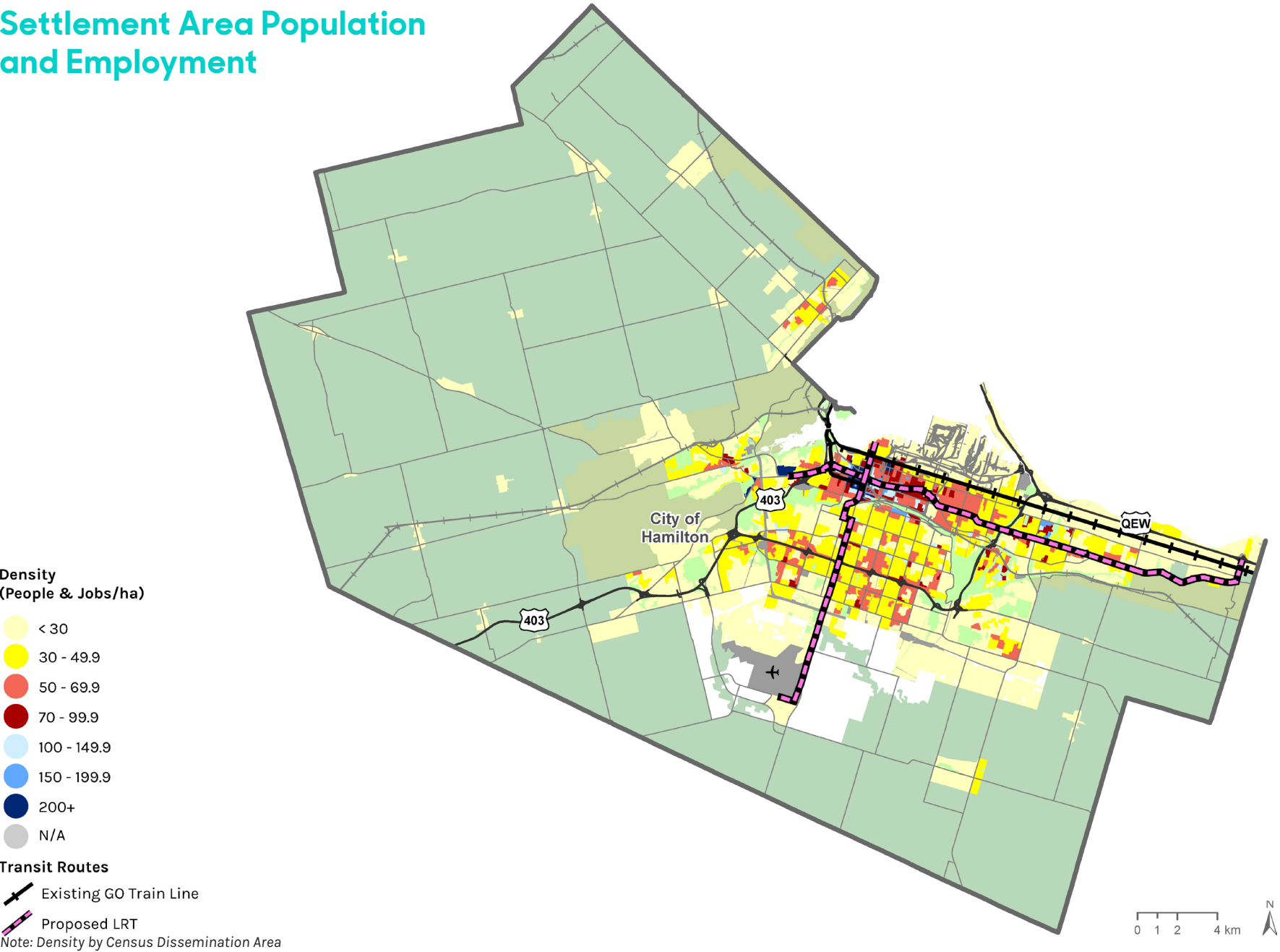
Transit Routes

- Existing GO Train Line
- Proposed LRT



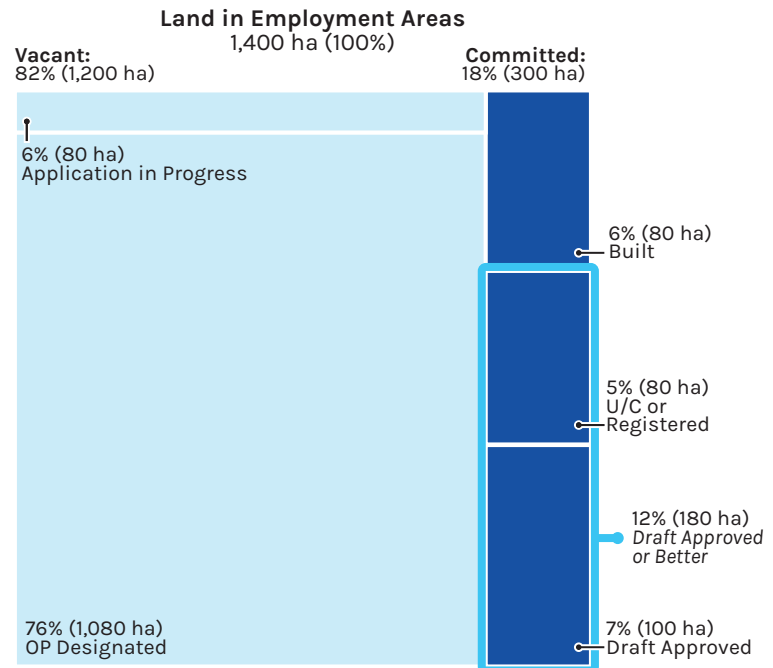
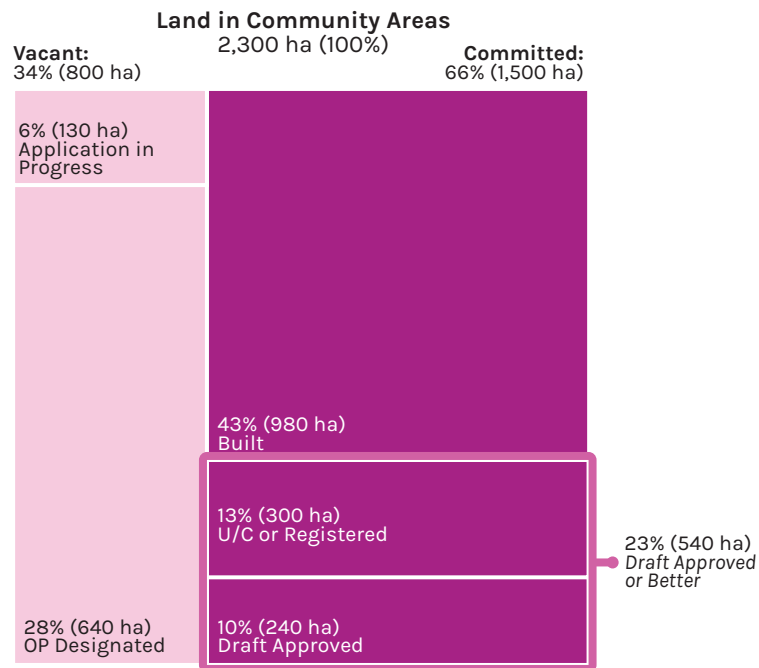
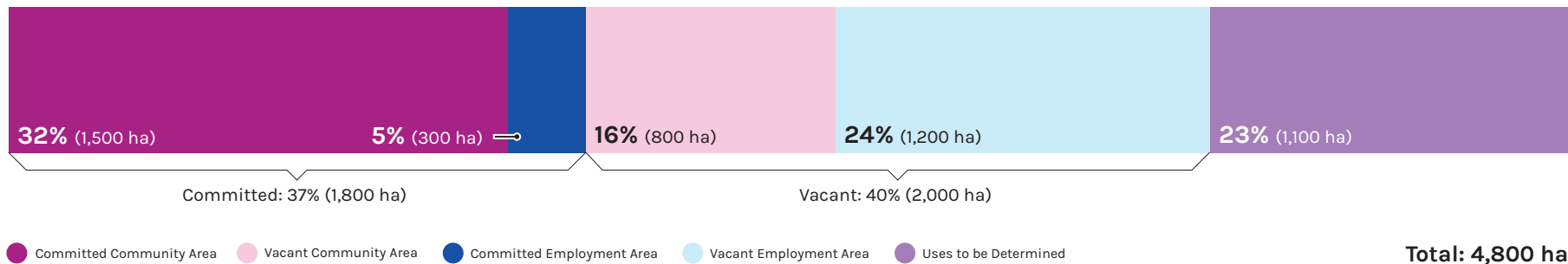
HAMILTON

Settlement Area Population and Employment



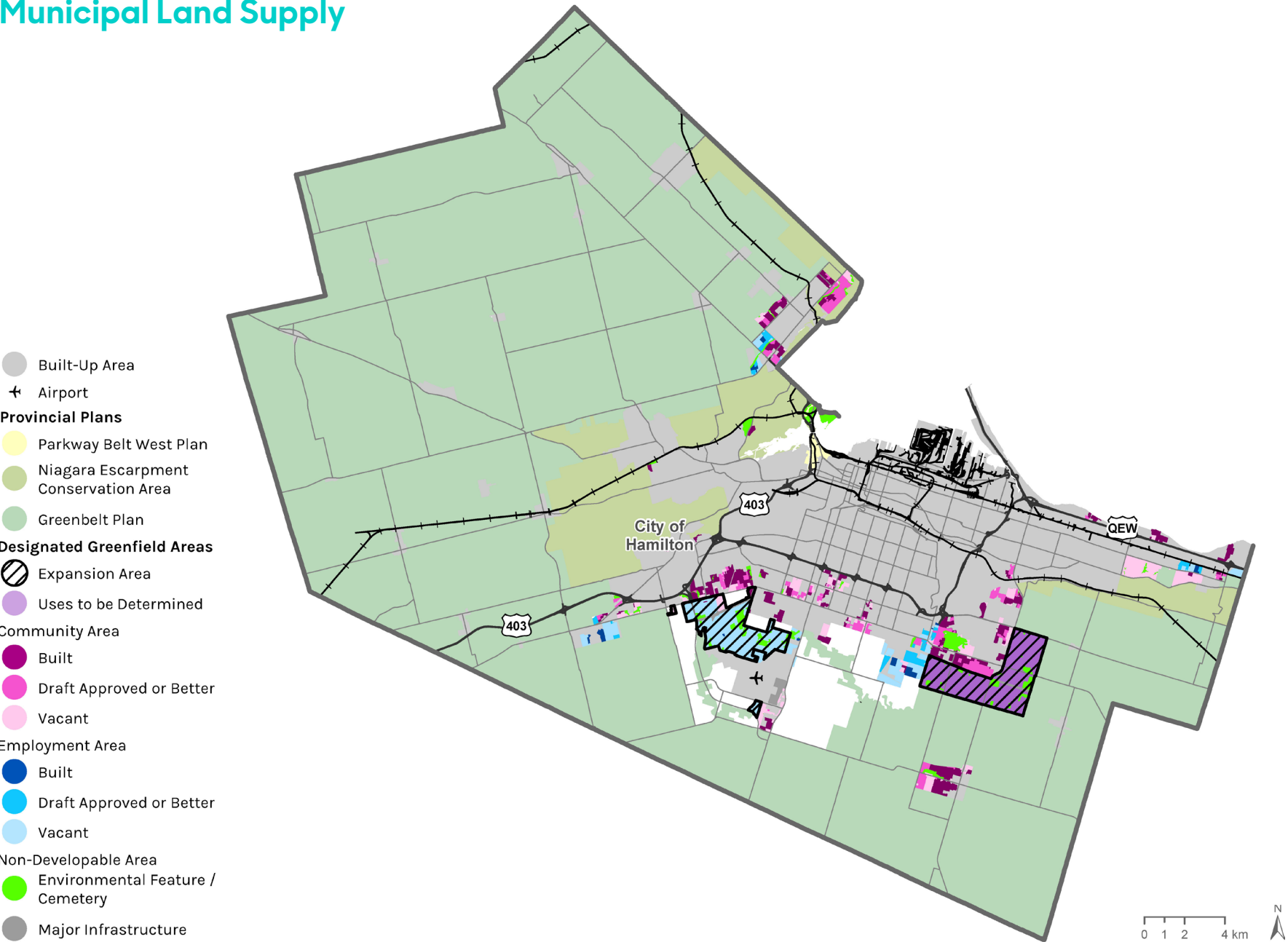
Municipal Land Supply

Designated Greenfield Area in Hamilton by Land Use and Status



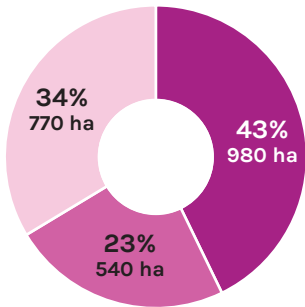
Note: Totals may not add up due to rounding. "U/C" = Under Construction

Municipal Land Supply

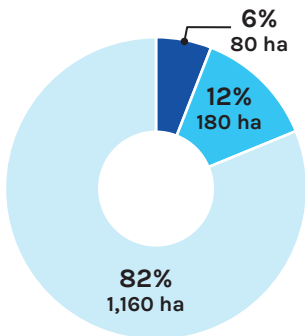


Land Supply

Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (1,100 ha)
- Expansion Area



Simcoe County, Barrie & Orillia

Growth Forecast

- 7% of the population growth (229,000 people), 8% of the household unit growth (97,000 units), and 5% of employment growth (73,000 jobs) within the 2006-2031 Greater Golden Horseshoe forecast (from the Growth Plan and supporting technical documents) is to occur within the Simcoe County, Barrie and Orillia.

Demographics

- 14% population growth occurred between 2006 and 2016 (57,446 people not adjusted for undercount).
- 7% employment growth occurred between 2006 and 2016 (11,575 jobs).
- The proportion of single and semi-detached units within Simcoe's housing mix has decreased from 81% in 2001 to 78% in 2016

Land Supply

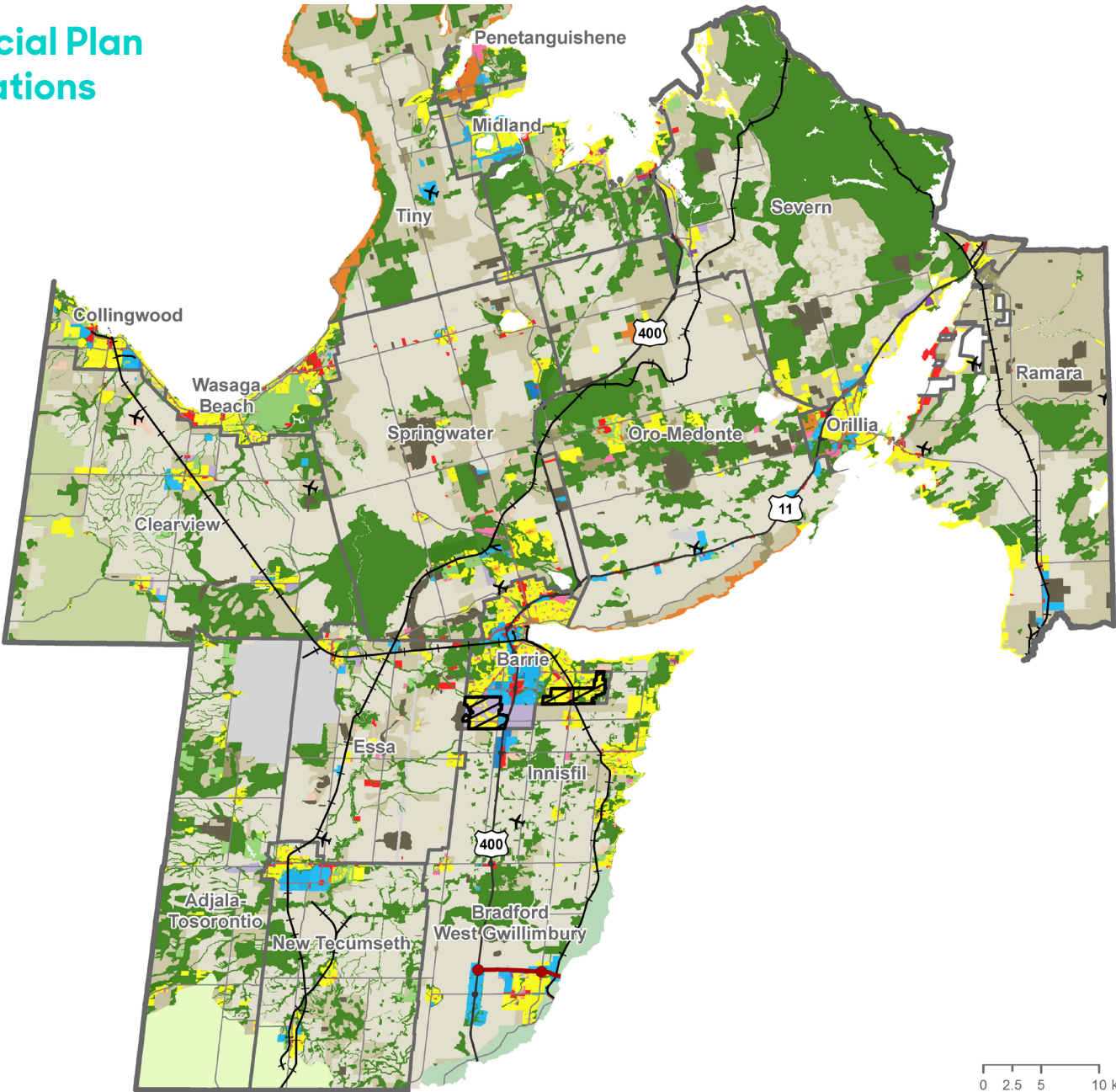
- 23% of the total DGA in Simcoe County has been built, of which 29% of the Community Area DGA and 9% of the Employment Area DGA have been built.
- Approximately 65% of land within total Community Areas (including both the Built-Up Area and the Designated Greenfield Area) is within a low-density designation.
- Significant additional vacant land exists within the Undelineated Built-up Areas in the County, however it is unlikely that growth at transit supportive densities will occur given limitations to infrastructure and transit service delivery.

Notes

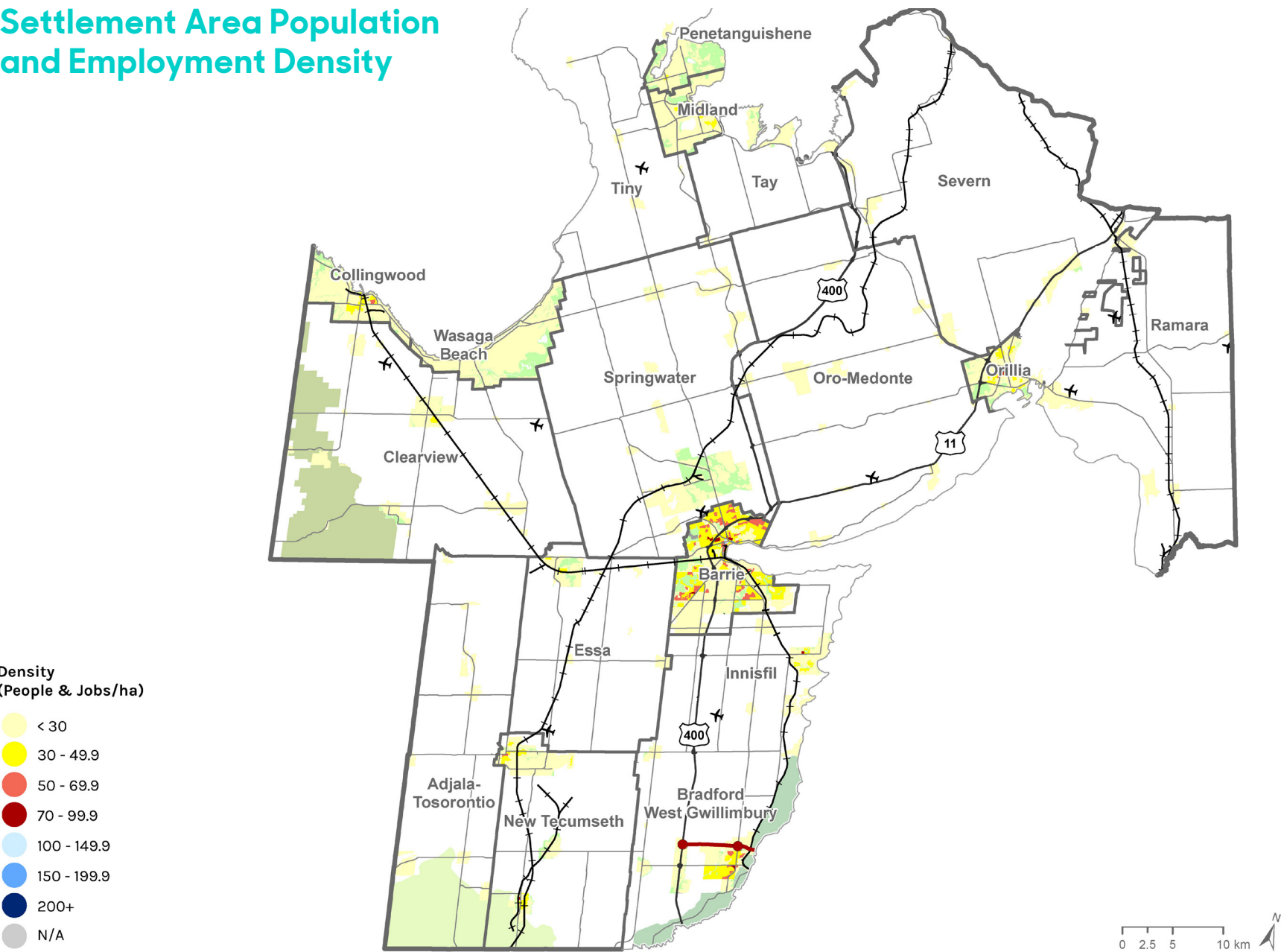
- The following lower-tier municipalities do not have Designated Greenfield Area lands and are not included in this analysis: Adjala-Tosorontio; Oro-Medonte; Ramara and, Tiny.

Generalized Official Plan Land Use Designations

- Generalized Land Use Designations**
- Estate Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - General Commercial
 - Retail Commercial
 - General Employment
 - Prestige Employment
 - Mixed Use Residential
 - Mixed Use Employment
 - Institutional
 - Recreation-Park
 - Environmental
 - Major Highway/Utility
 - Extraction Area
 - Agricultural
 - Rural
 - Rural Settlement
 - Study Area



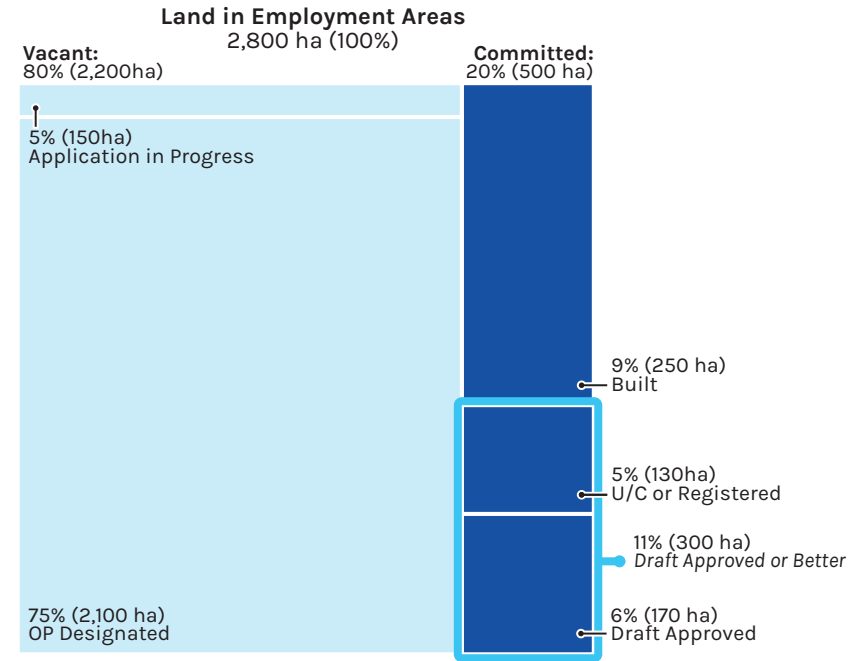
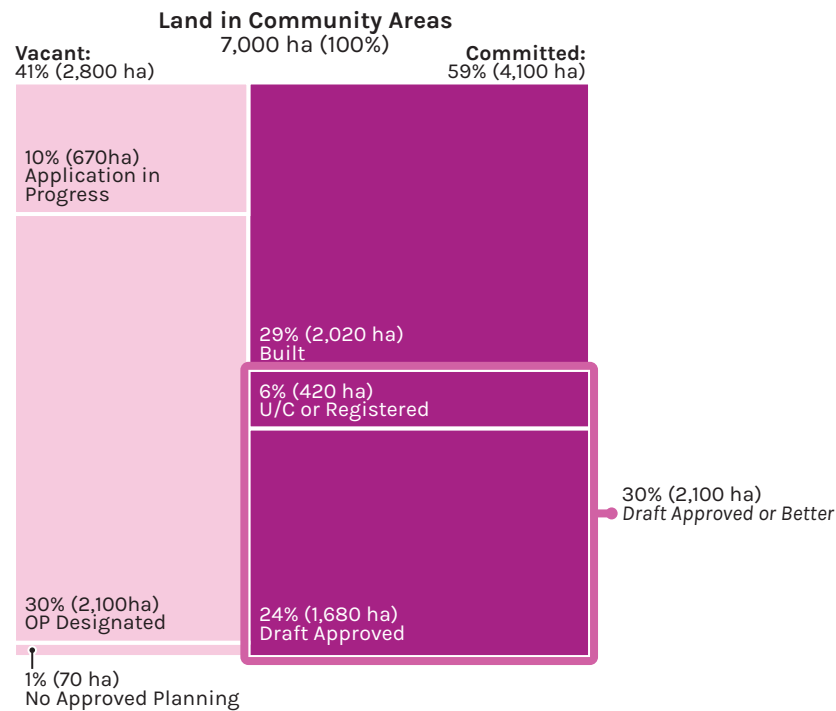
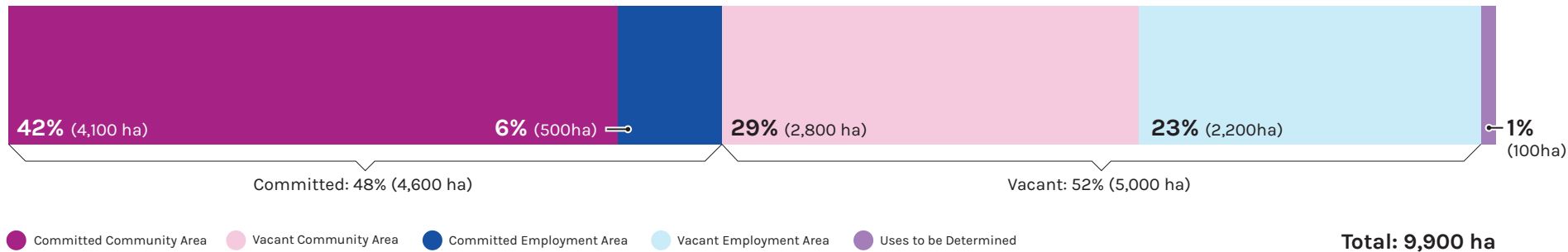
Settlement Area Population and Employment Density



Note: Density by Census Dissemination Area

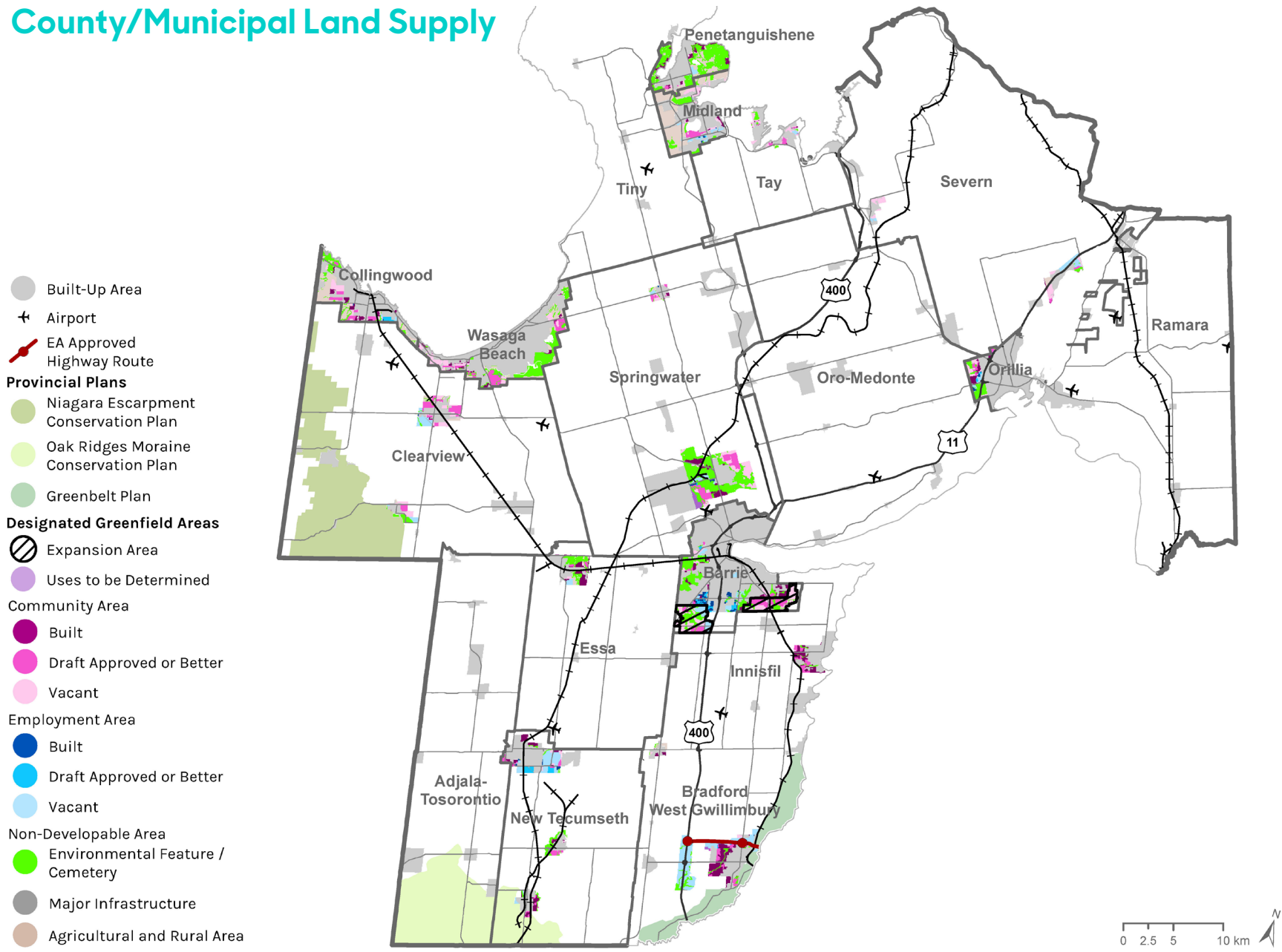
County/Municipal Land Supply

Designated Greenfield Area in Simcoe County by Land Use and Status



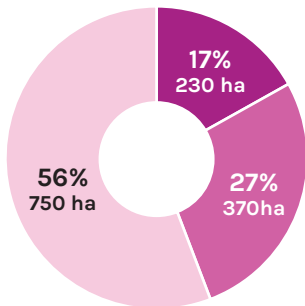
Note: Totals may not add up due to rounding. "U/C" = Under Construction

County/Municipal Land Supply

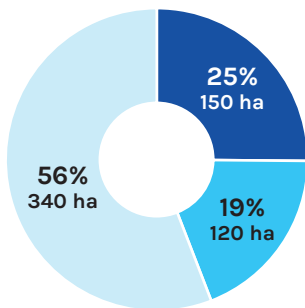


City of Barrie

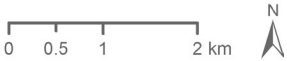
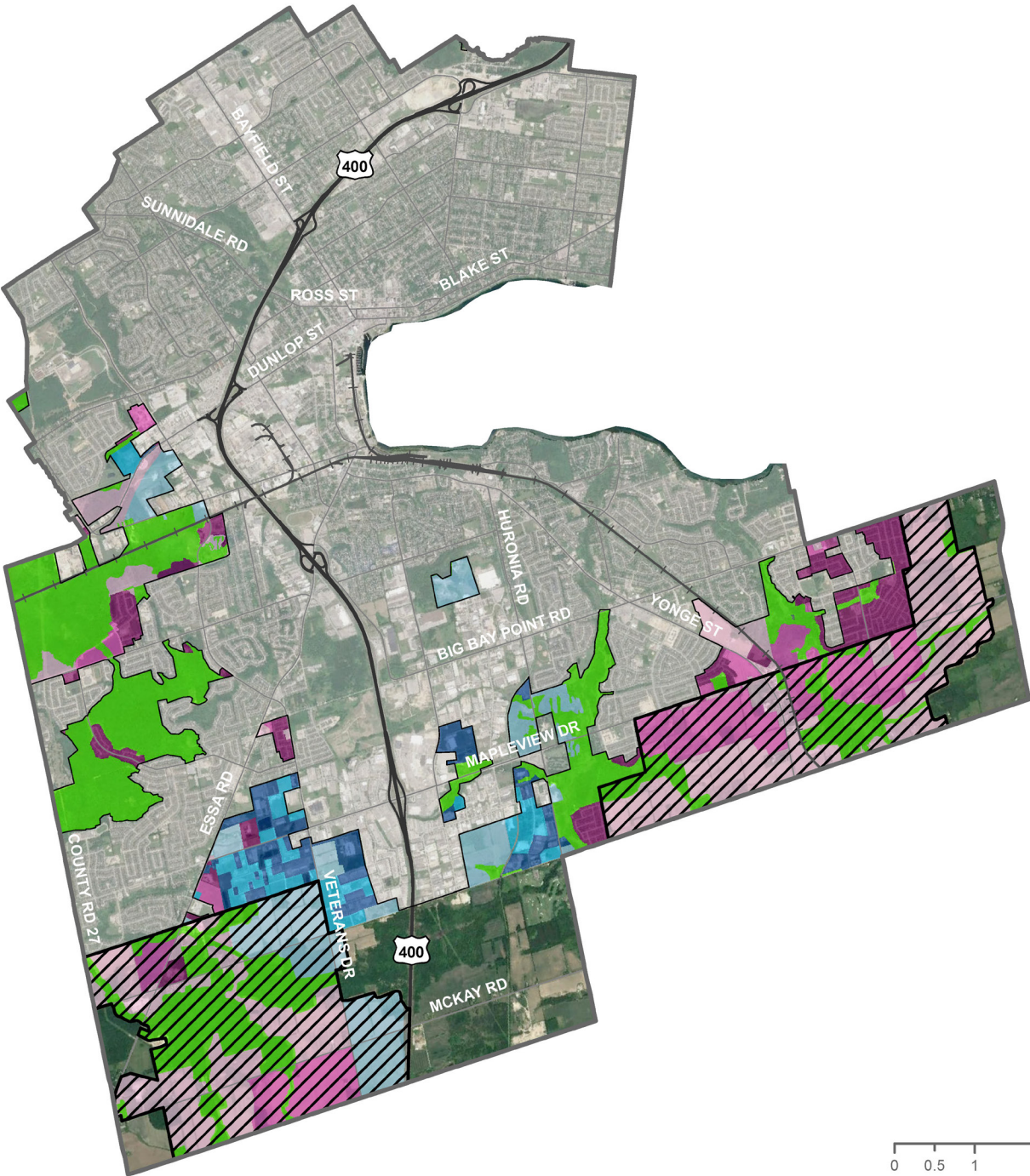
Community Area



Employment Area

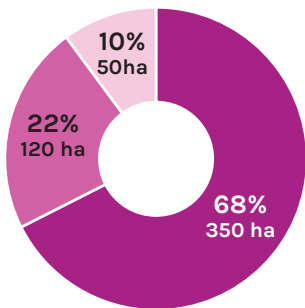


- Built
- Draft Approved or Better
- Vacant
- Expansion Area

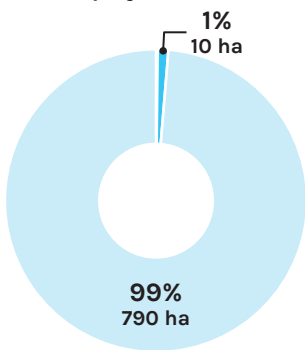


Town of Bradford West Gwillimbury

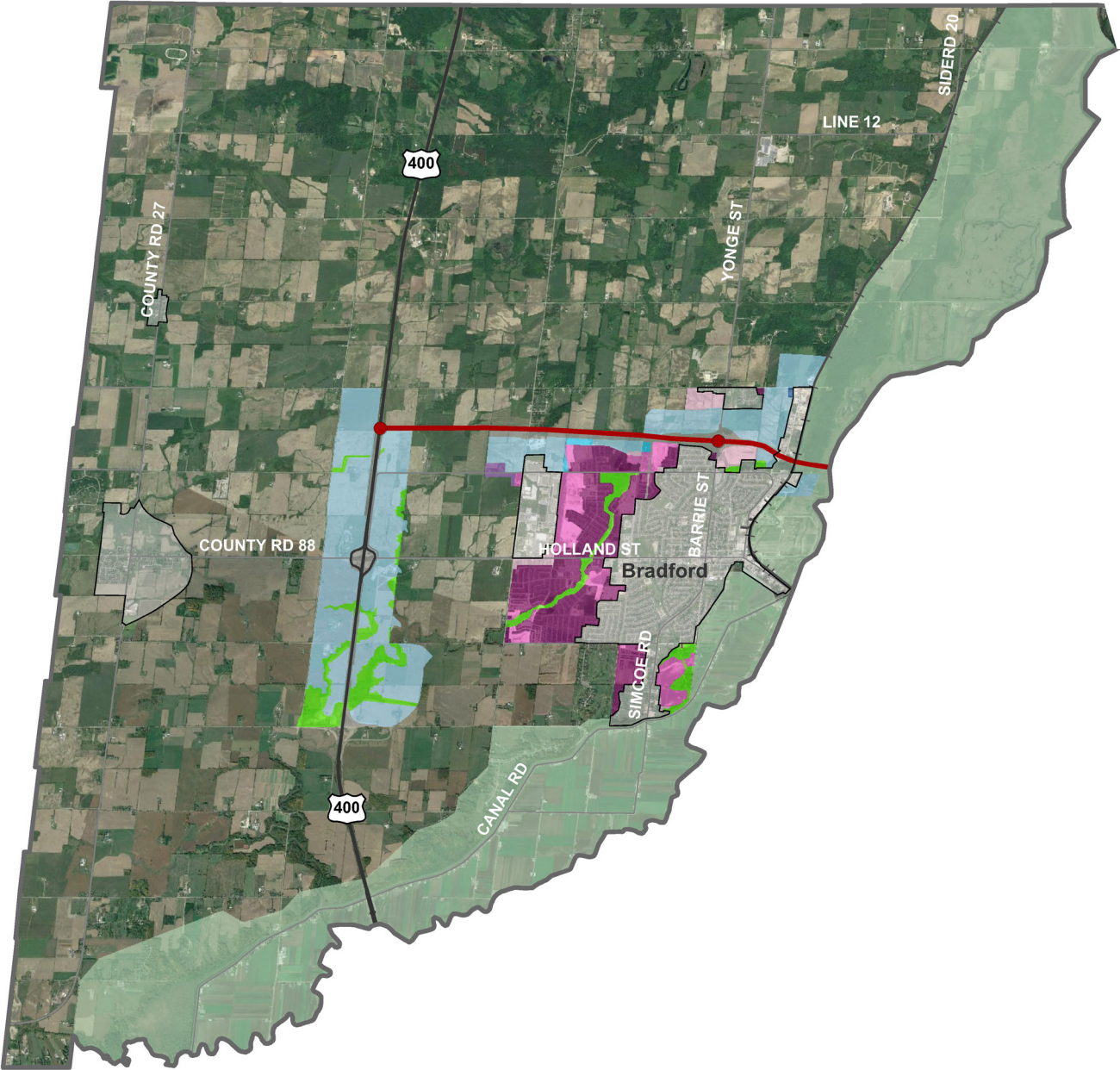
Community Area



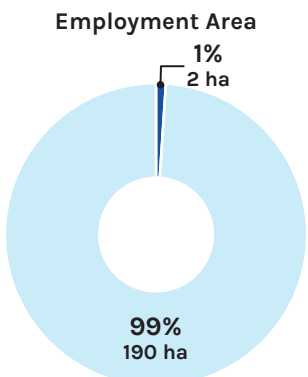
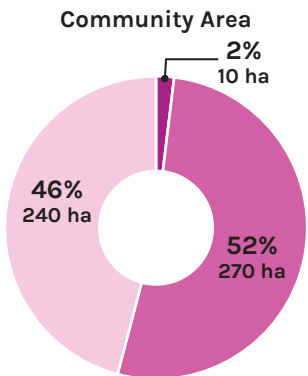
Employment Area



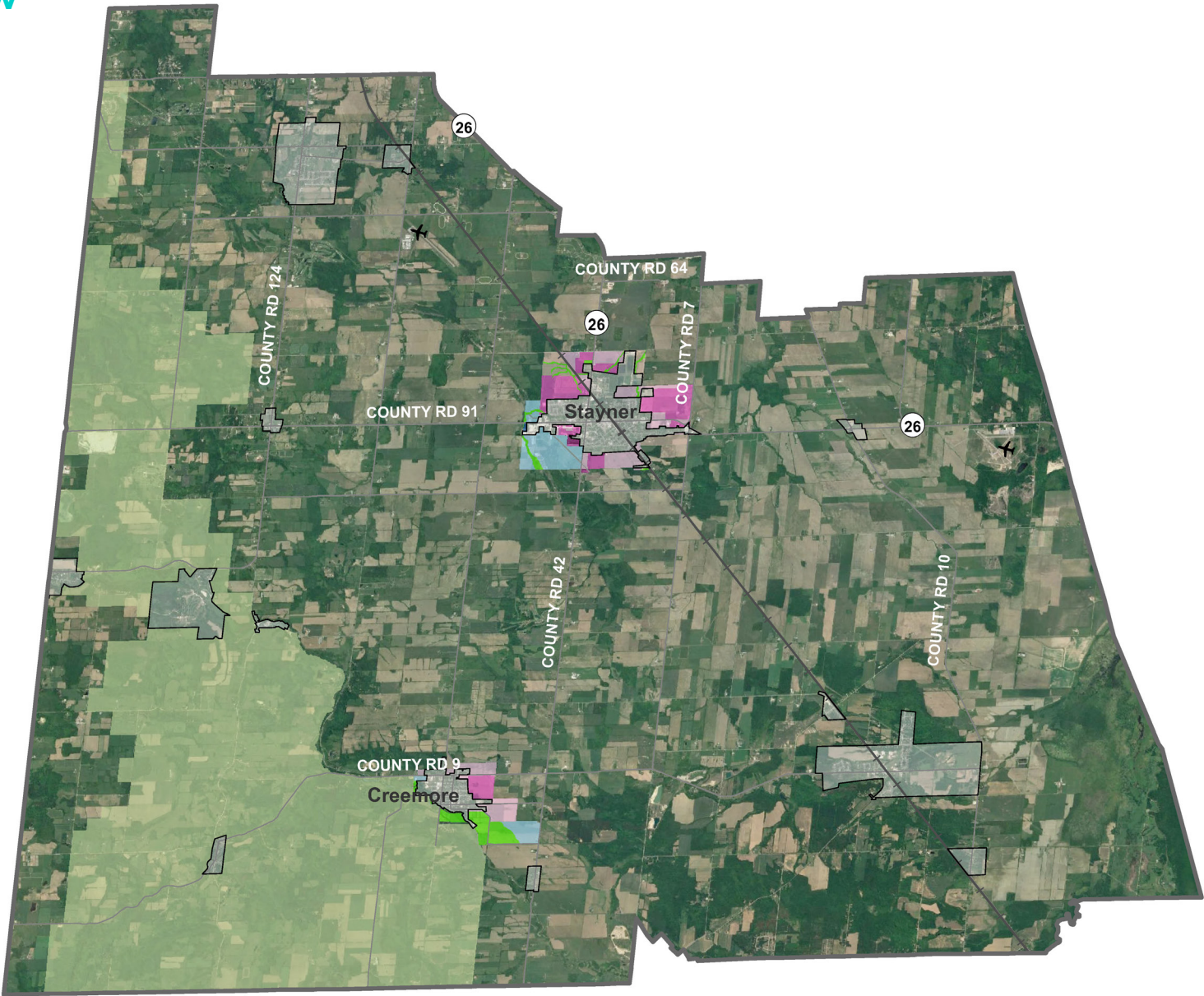
- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (10 ha)



Township of Clearview

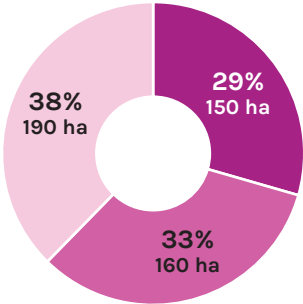


- Built
- Draft Approved or Better
- Vacant

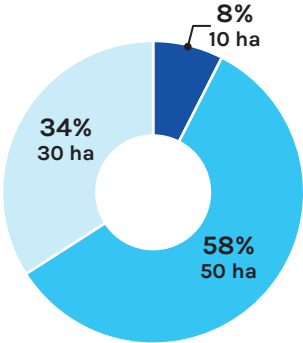


Town of Collingwood

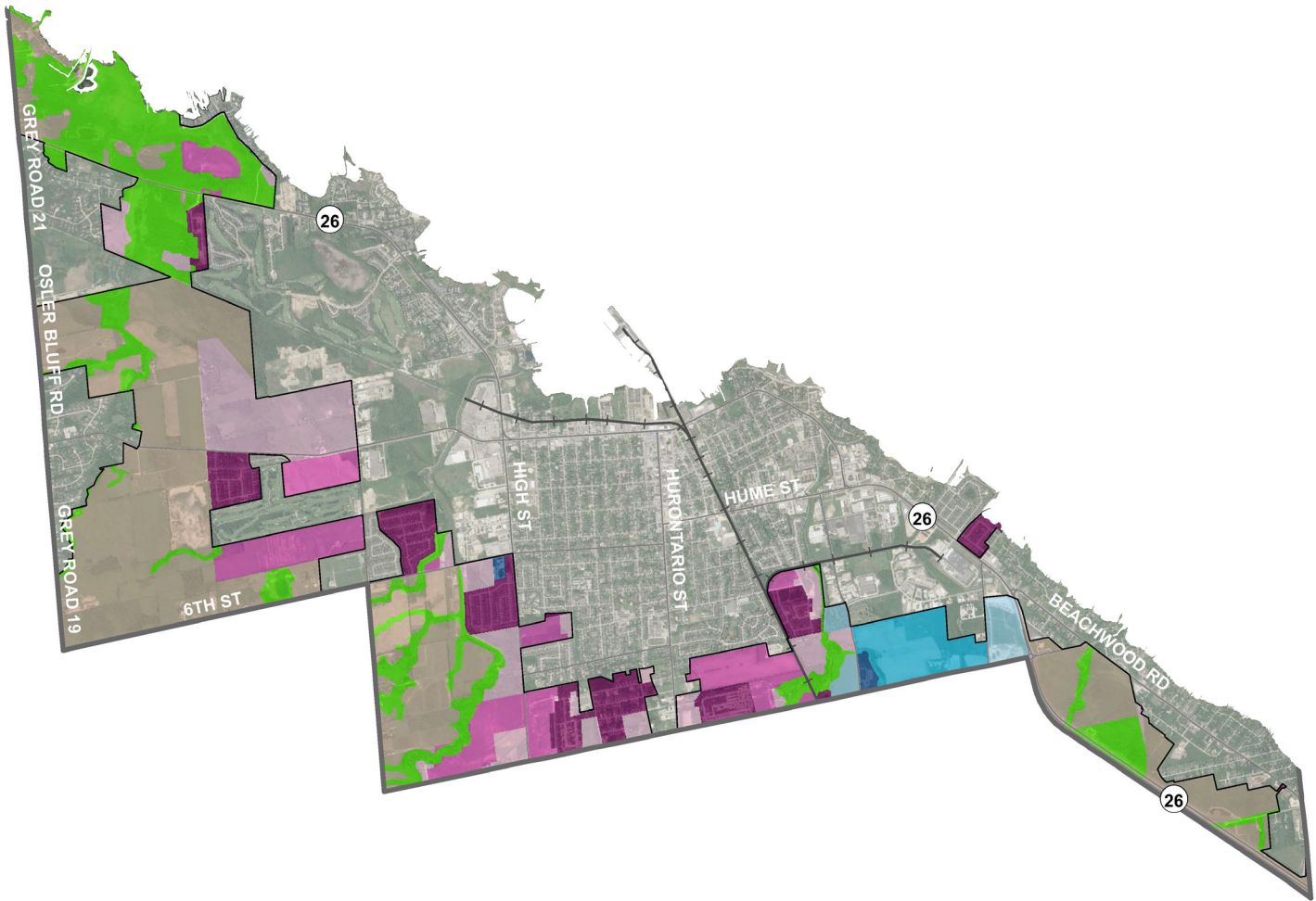
Community Area



Employment Area

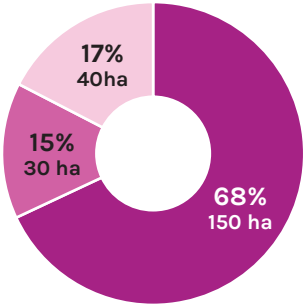


- Built
- Draft Approved or Better
- Vacant



Township of Essa

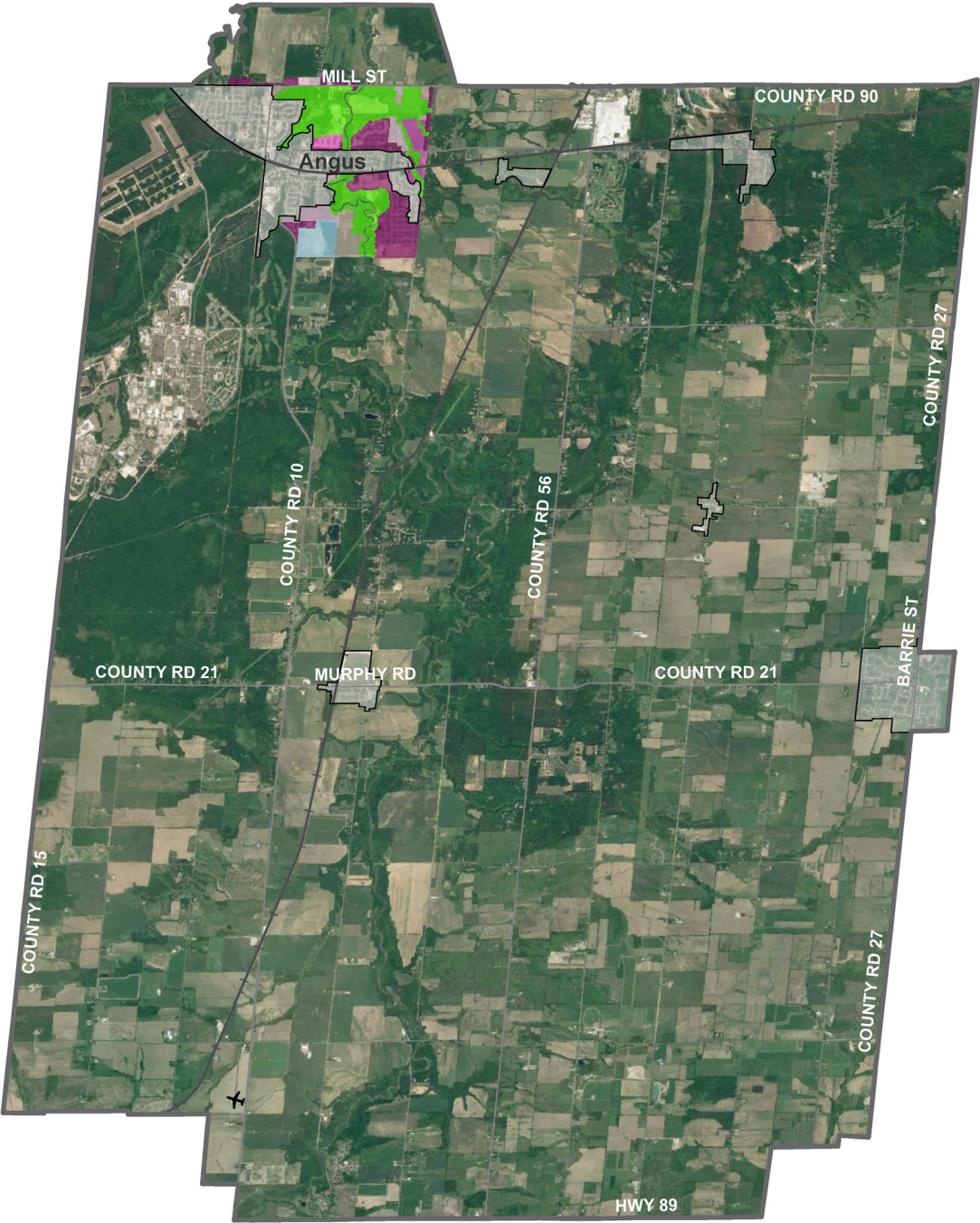
Community Area



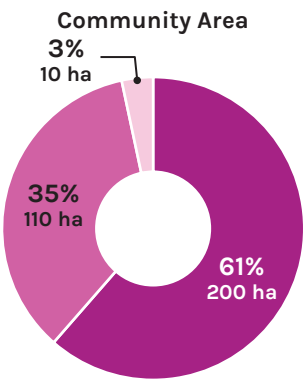
Employment Area



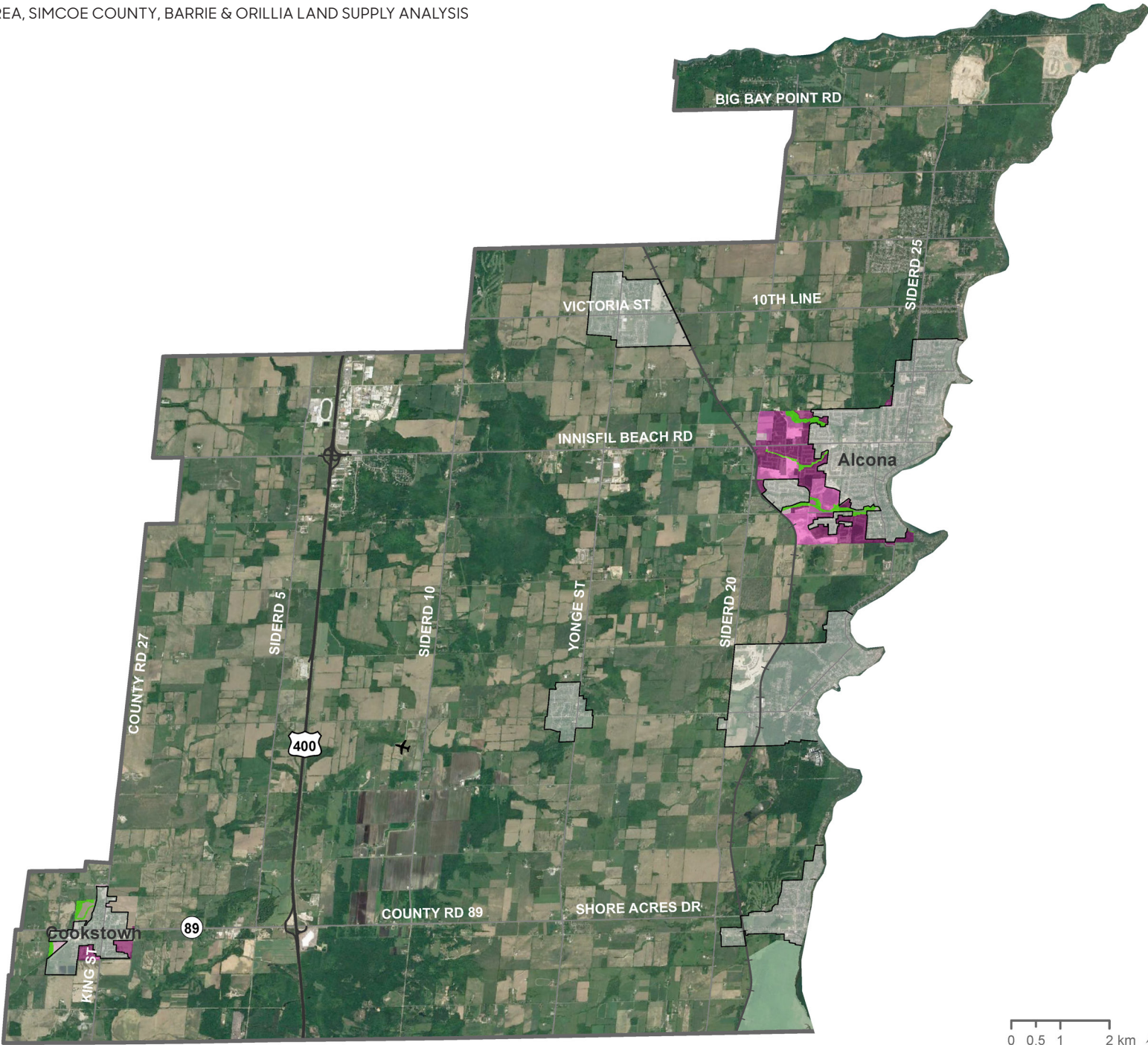
- Built
- Draft Approved or Better
- Vacant



Town of Innisfil

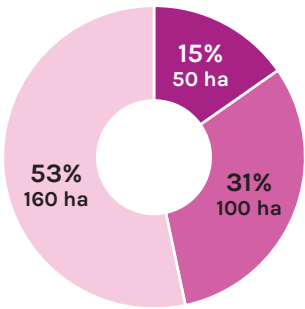


Employment Area

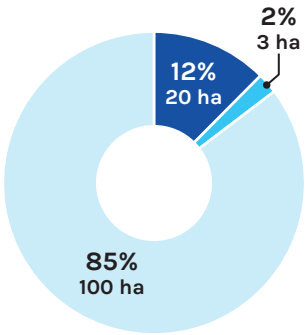


Town of Midland

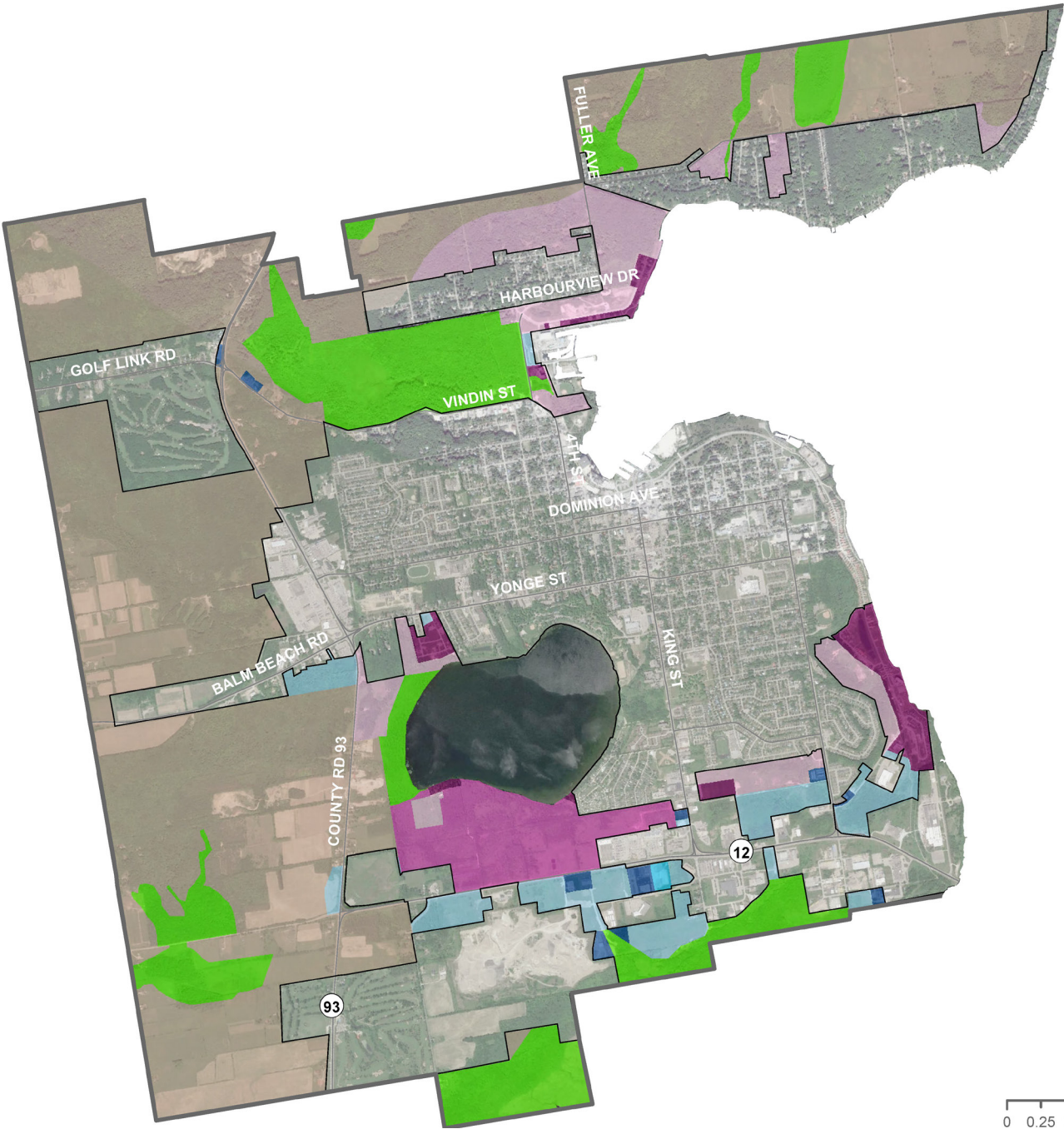
Community Area



Employment Area

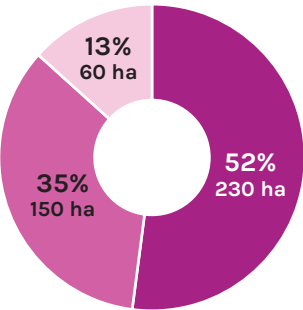


- Built
- Draft Approved or Better
- Vacant

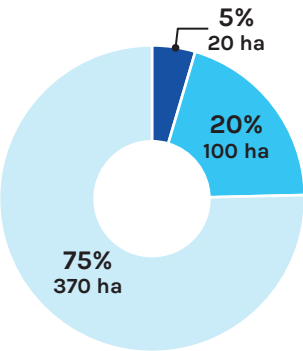


Town of New Tecumseth

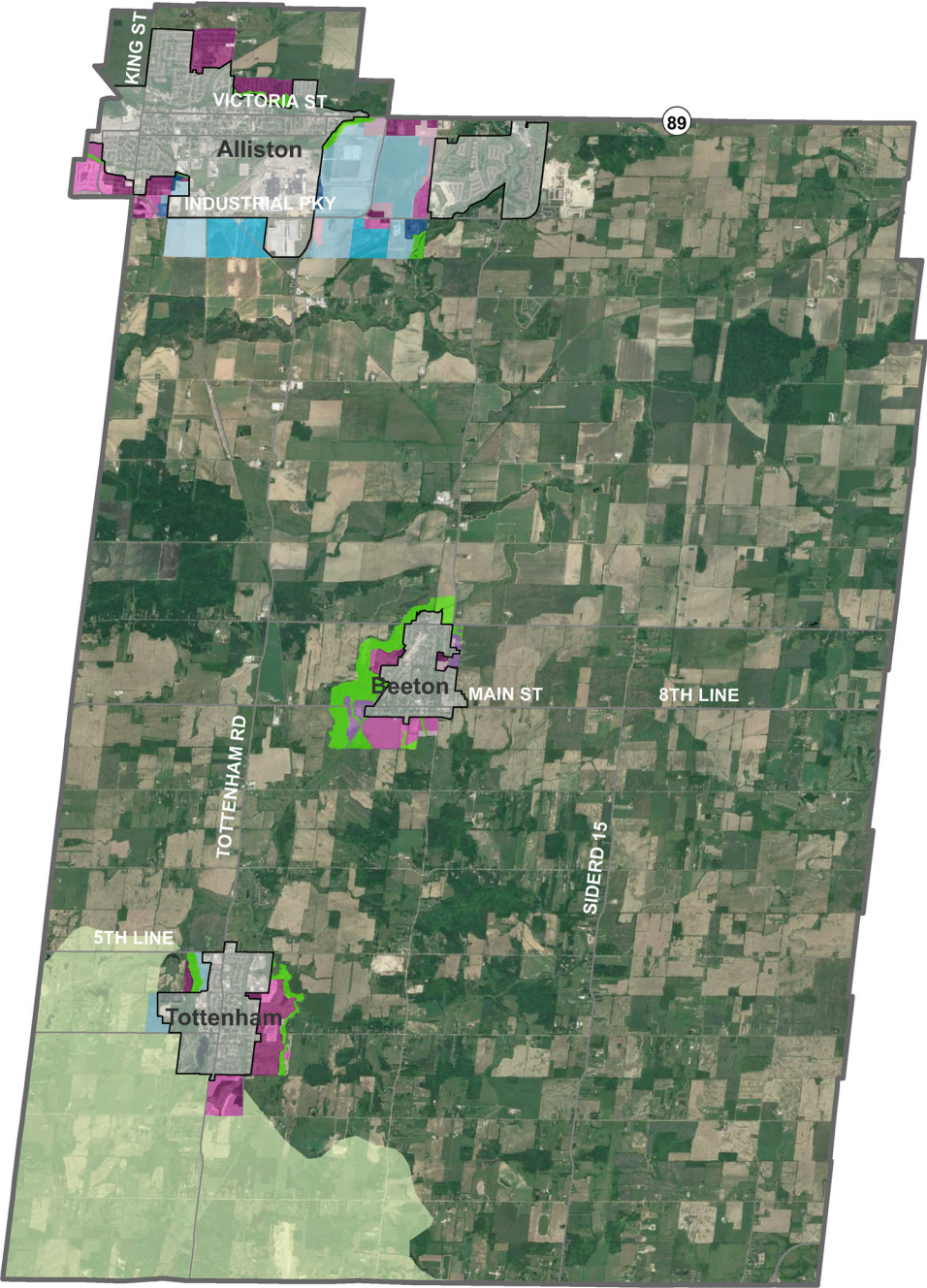
Community Area



Employment Area

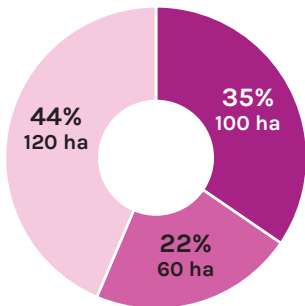


- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (20 ha)

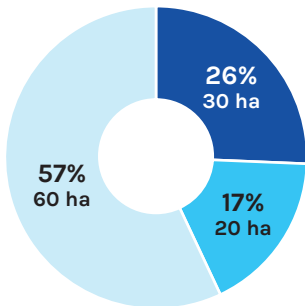


City of Orillia

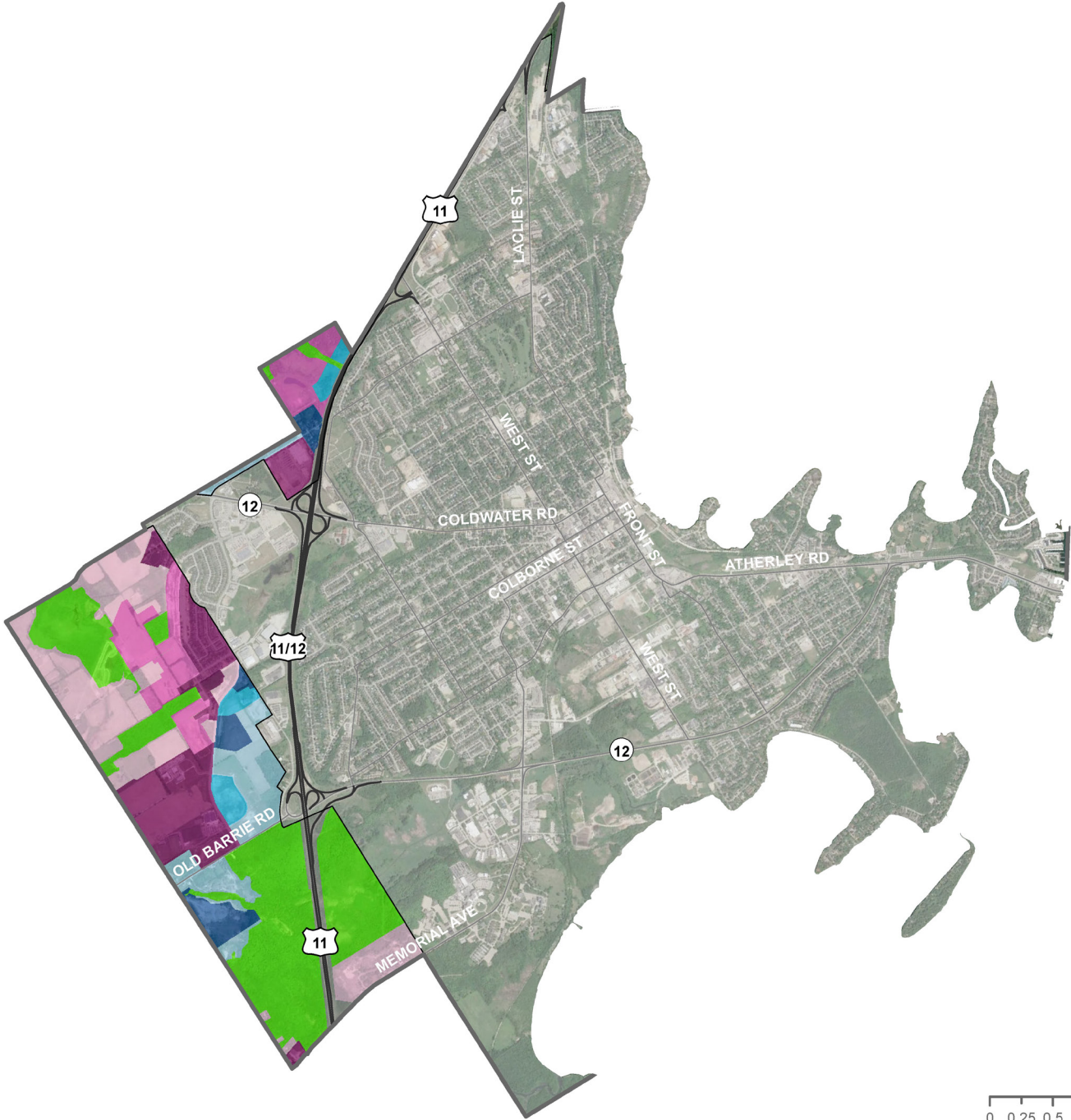
Community Area



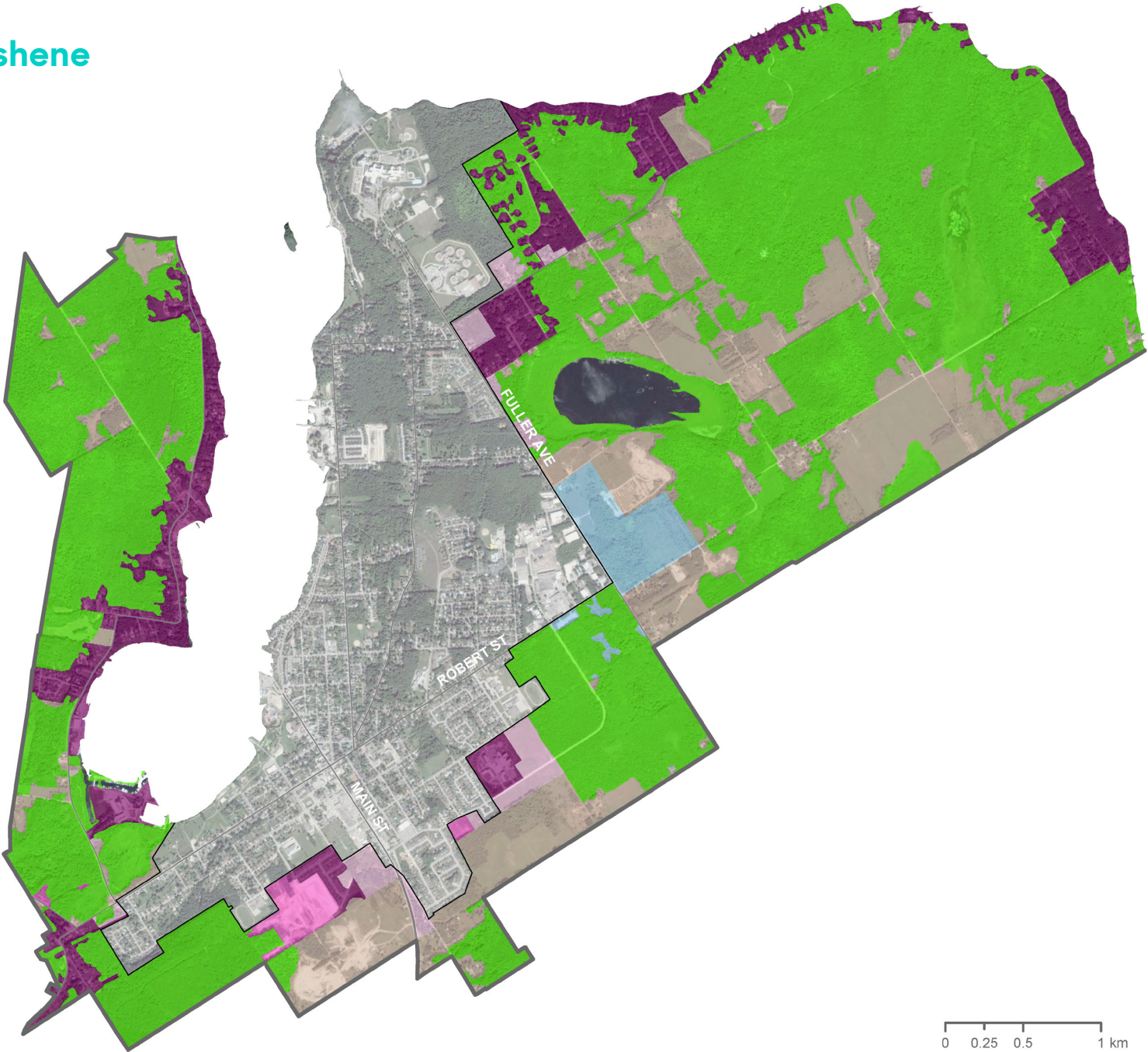
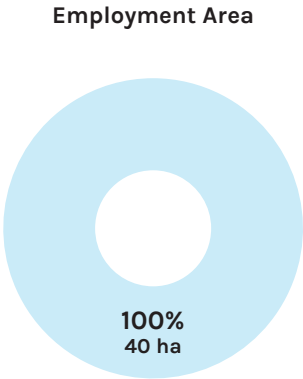
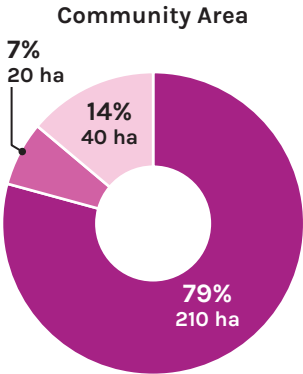
Employment Area



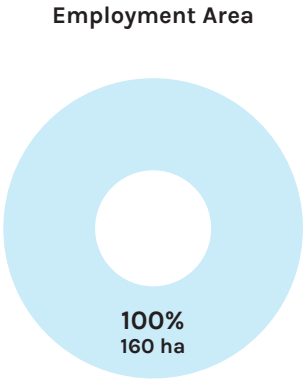
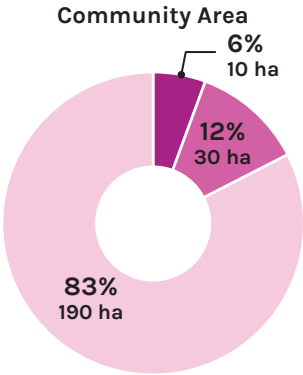
- Built
- Draft Approved or Better
- Vacant



Town of Penetanguishene

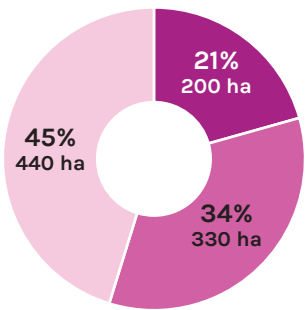


Township of Severn

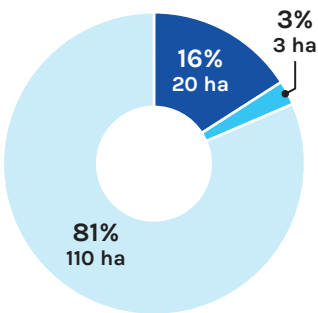


Township of Springwater

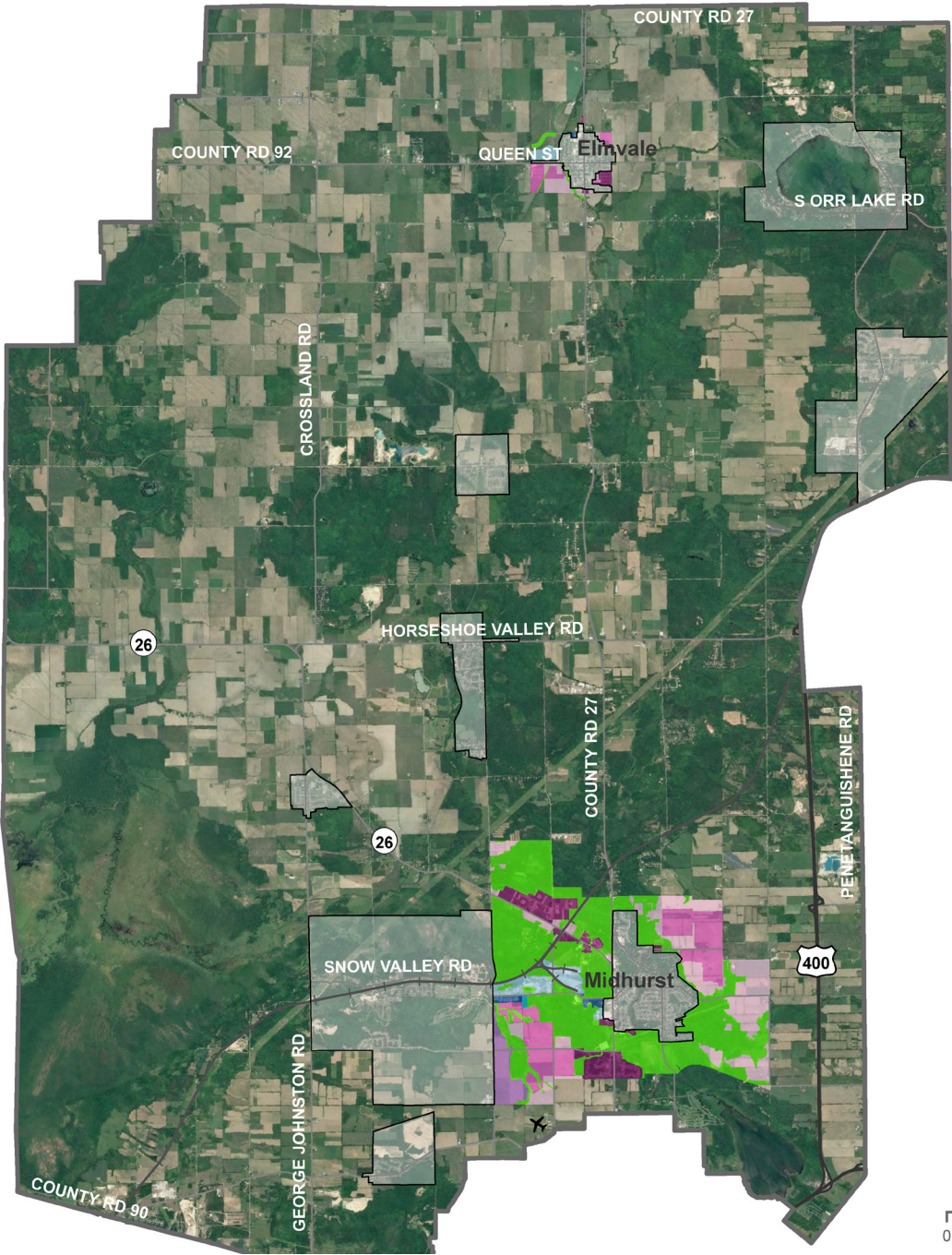
Community Area



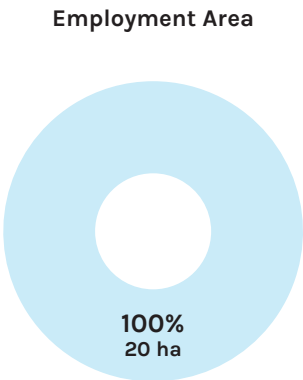
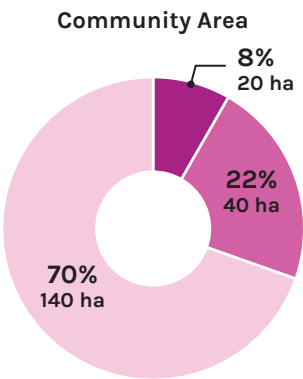
Employment Area



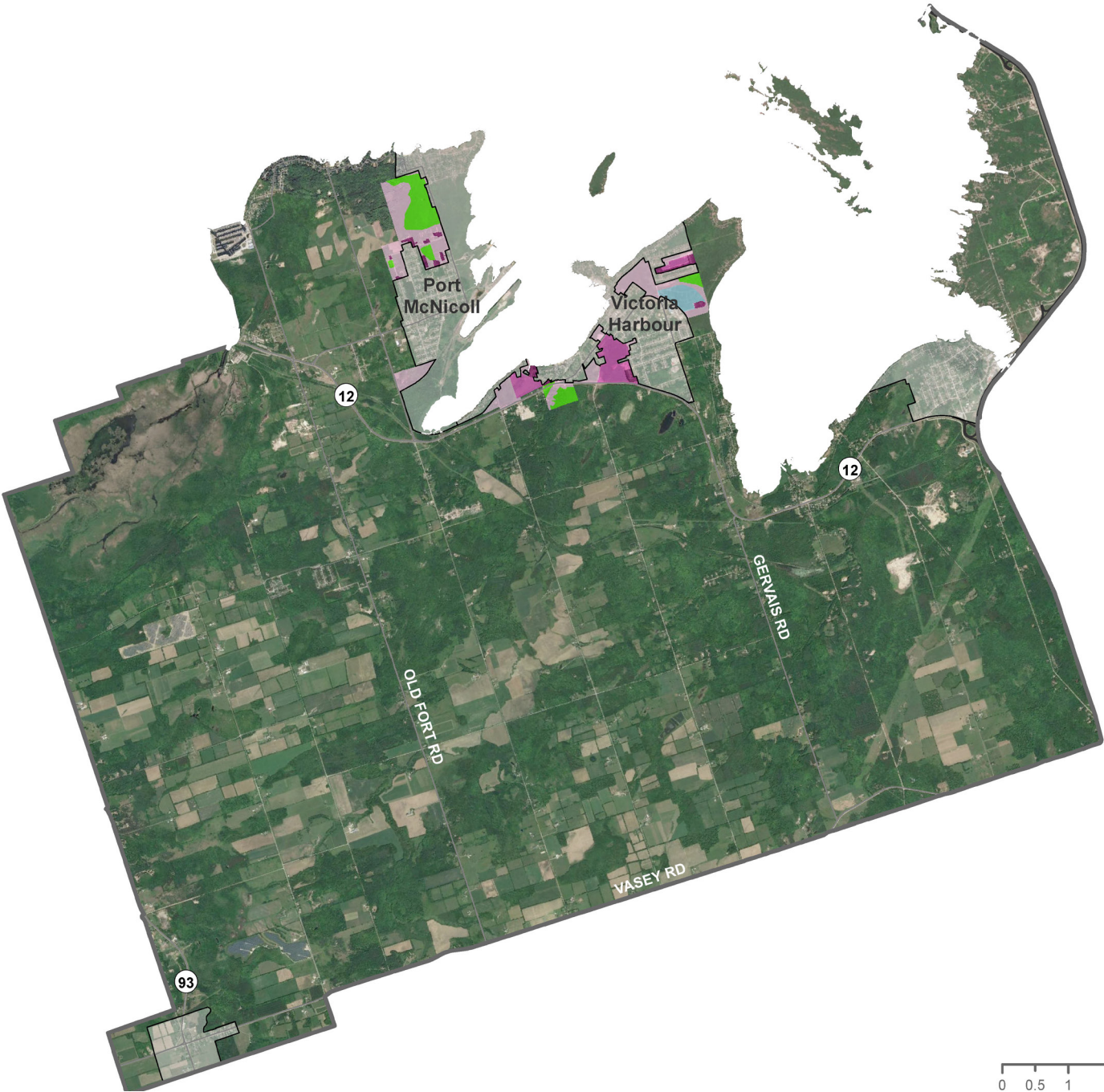
- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (80 ha)



Township of Tay

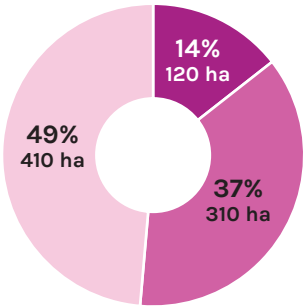


- Built
- Draft Approved or Better
- Vacant



Town of Wasaga Beach

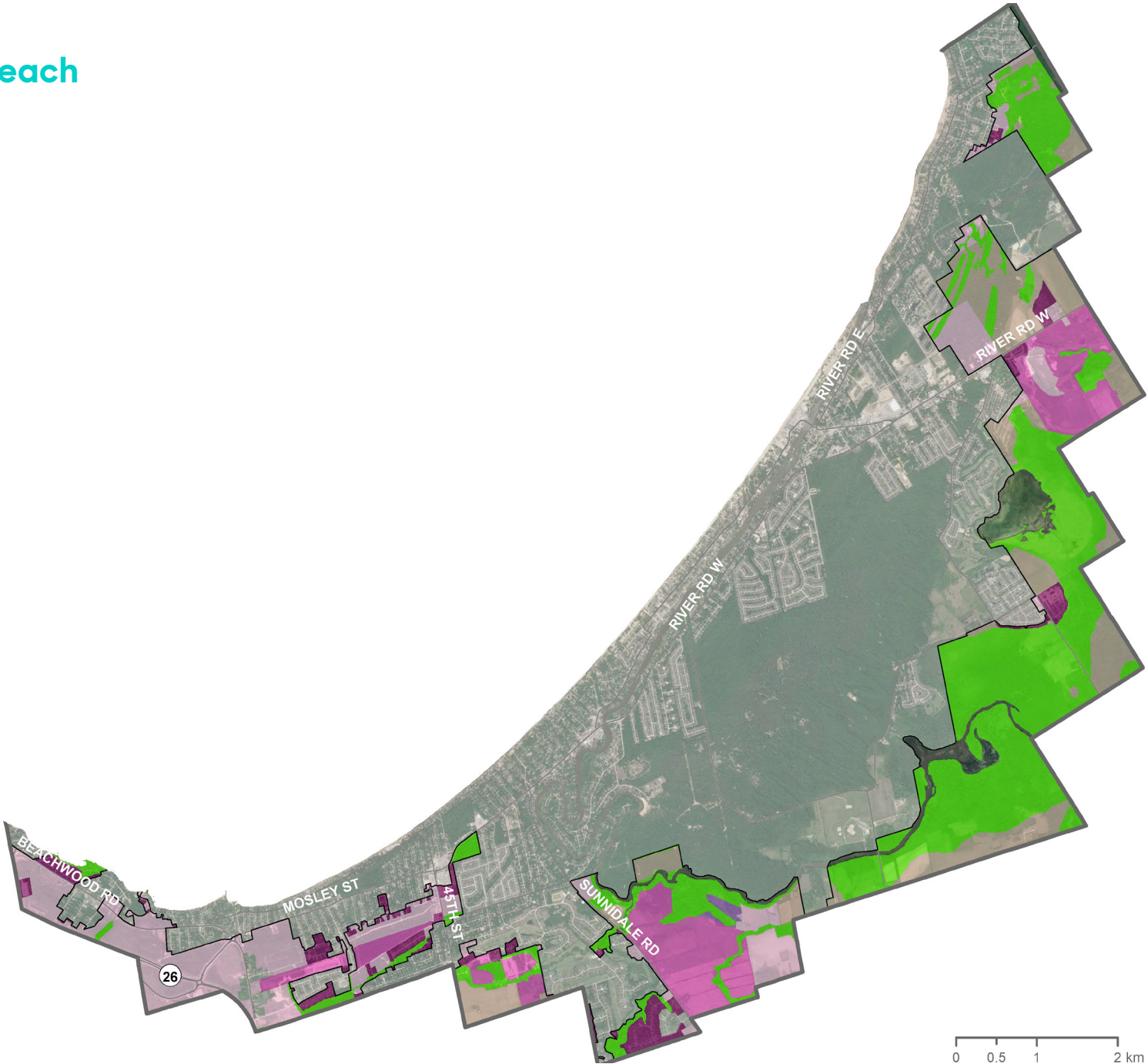
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (10 ha)



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Appendix

Land Supply Table

Provincial Growth Plan Areas, Committed and Vacant Greenfields (ha)

	Toronto	Durham Region	York Region	Peel Region	Halton Region	Hamilton	Total GTHA	Simcoe County
Total Growth Plan - Gross Area	60,900	55,500	73,200	71,400	45,800	30,900	337,700	488,100
Whitebelt	0	11,100	6,100	10,900	10,400	3,700	42,200	434,000
Built-Up Area	60,900	31,200	46,400	49,700	23,000	21,600	232,800	35,300
Gross Designated Greenfield Area	0	10,600	18,100	10,000	8,800	3,400	50,900	17,300
Non-Developable Area	0	4,100	7,600	1,700	2,500	500	16,400	8,600
Net Community Area	0	4,700	7,500	5,200	3,800	2,200	23,400	6,000
Net Employment Area	0	1,800	2,900	1,800	2,300	700	9,500	2,600
Net Uses to be Determined	0	0	0	1,300	100	0	1,400	100
Gross Expansion Area	0	2,600	2,600	800	3,600	2,200	11,800	1,500
Non-Developable Area	0	600	400	200	700	300	2,200	400
Net Community Area	0	1,300	1,700	400	1,800	100	5,200	1,000
Net Employment Area	0	400	500	200	1,200	700	3,000	200
Net Uses to be Determined	0	300	0	0	0	1,100	1,300	0
Total Developable Area - Net Area	0	8,500	12,700	8,800	9,200	4,800	44,000	9,900
Total Community Area	0	6,000	9,200	5,600	5,600	2,300	28,700	7,000
Total Employment Area	0	2,200	3,400	2,000	3,500	1,400	12,500	2,800
Total Uses to be Determined	0	300	0	1,300	100	1,100	2,800	100
Total Committed Land	0	3,400	6,200	4,400	2,800	1,800	18,500	4,700
Community Area	0	3,100	5,300	3,800	2,100	1,500	15,800	4,100
<i>Built</i>	0	1,600	4,000	3,100	1,800	1,000	11,500	2,000
<i>Under Construction/Registered</i>	0	500	800	500	300	300	2,400	400
<i>Draft Approved</i>	0	1,000	500	200	0	200	1,900	1,700
Employment Area	0	300	900	600	700	300	2,700	500
<i>Built</i>	0	100	600	500	500	100	1,700	200
<i>Under Construction/Registered</i>	0	0	100	100	100	100	400	100
<i>Draft Approved</i>	0	100	200	0	100	100	500	200
Total Vacant Land	0	5,100	6,500	4,400	6,400	3,000	25,500	5,200
Community Area	0	2,900	3,900	1,800	3,500	800	12,800	2,800
<i>Application in Progress</i>	0	800	500	300	600	100	2,400	700
<i>OP Designated</i>	0	2,100	2,700	1,300	1,100	600	7,800	2,100
<i>No Approved Planning</i>	0	0	700	200	1,800	0	2,700	100
Employment Area	0	1,900	2,600	1,400	2,800	1,200	9,800	2,200
<i>Application in Progress</i>	0	300	100	300	200	100	1,000	100
<i>OP Designated</i>	0	1,600	2,000	1,100	1,400	1,100	7,300	2,100
<i>No Approved Planning</i>	0	0	500	0	1,200	0	1,600	0
Uses to be Determined	0	300	0	1,300	100	1,100	2,800	100

* Simcoe County includes the City of Barrie and the City Orillia.

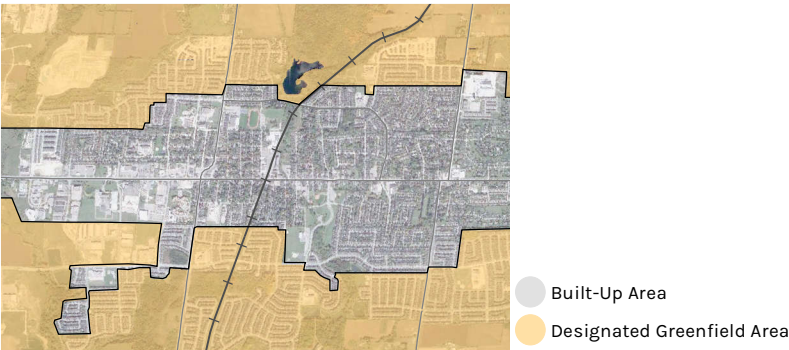
Detailed Methodology

Designated Greenfield Area Analysis

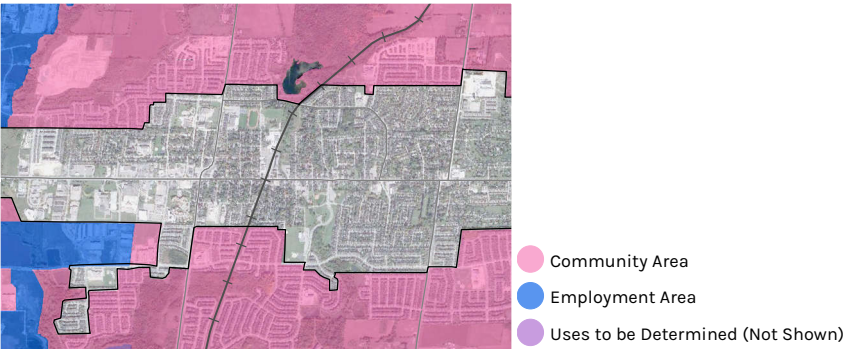
The Growth Plan for the Greater Golden Horseshoe established a typology of land designations that serve as a structure by which to control growth. Designated Greenfield Areas are defined as the “lands within settlement areas but outside of delineated built-up areas that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of the Growth Plan.” (Growth Plan, 2017)

MGP analyzed Designated Greenfield Areas, using the following steps:

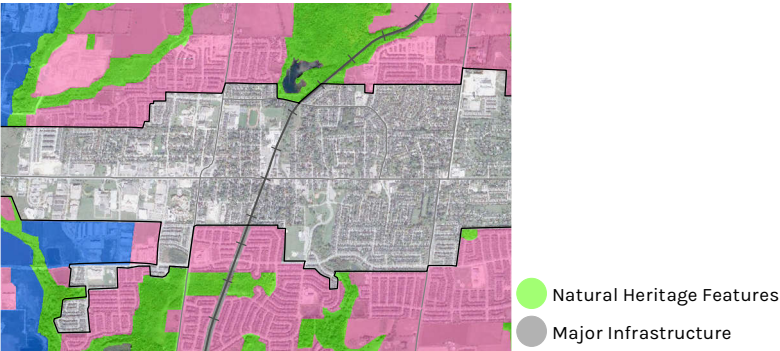
1. Quantified the Gross Designated Greenfield Area using GIS-based mapping of Provincial Plans and digitized local Official Plans, down to secondary plans where available, for the Greater Toronto and Hamilton Area.



2. Categorized Community Area, Employment Area and Uses to be Determined.



3. Removed Non-Developable land from area calculations. Non-developable land includes natural heritage features and areas, cemeteries and rights-of-way for major highways, railways and hydro corridors. Natural heritage features and areas were defined by digitizing local official plans, secondary plans and/or approved Draft Plans of Subdivision.



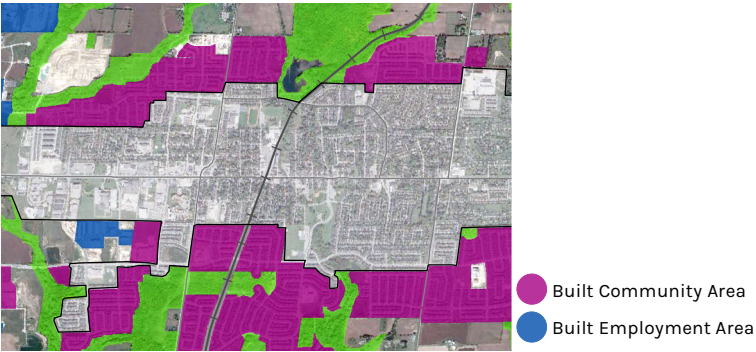
4. Divided Designated Greenfield Areas into Committed and Vacant categories.

Committed Land

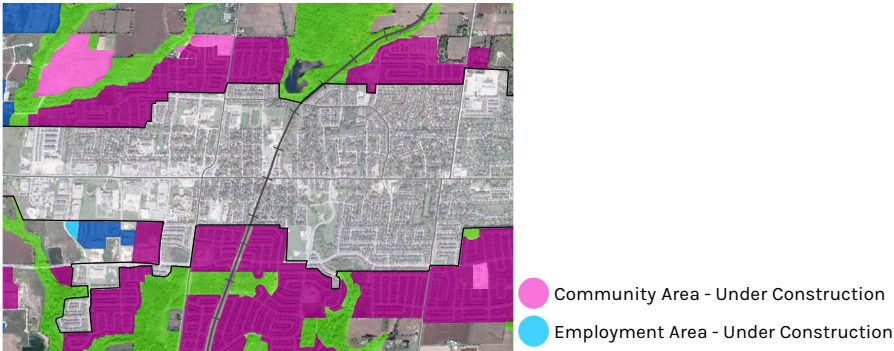
MGP’s analysis considers committed land as land that is either built, under construction or is within a registered or draft approved plan of subdivision. That is, they are far enough along in the development process that it would be unreasonable to re-open plans following the approval of a new Growth Plan.

The methodology applied in quantifying lands that are committed in the GTHA is as follows:

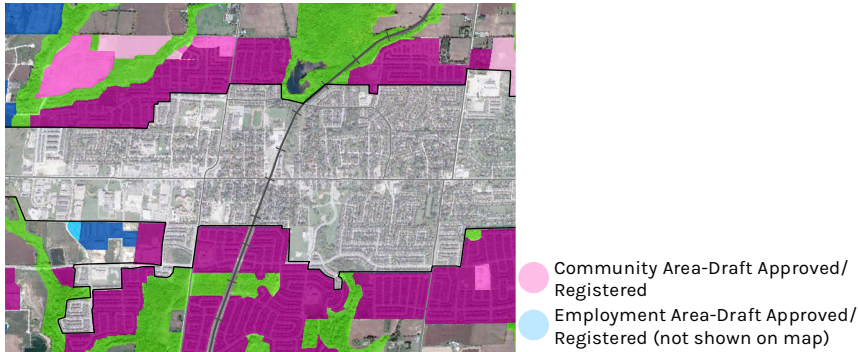
1. Identified land already built within Designated Greenfield Areas by completing a thorough review of aerial photography available in Google Earth. June 2018 imagery was the basis for this identification. Land with completed houses or house foundations was considered “built.”



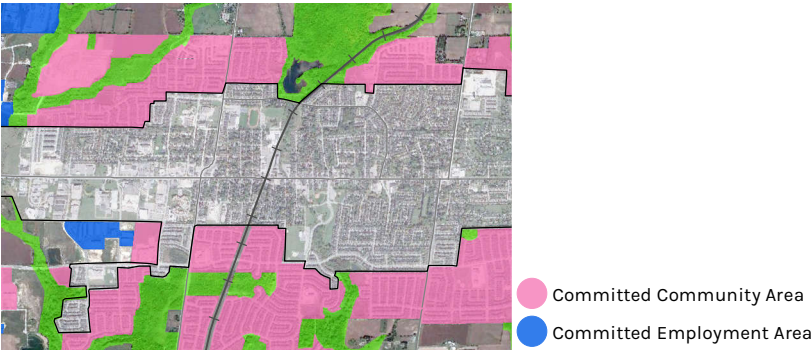
2. Identified land that is under construction, also using aerial photography available in Google Earth. This was land with earthworks underway, i.e., land that was cleared with road network and/or servicing construction in progress.



3. Identified land with Plan of Subdivision Registration or Draft Approval within Designated Greenfield Areas using the most current subdivision status data available from the regional and/or local municipalities. These reports identify the status of all development applications. (A complete list of Subdivision status maps/reports can be found in the “Sources” section of the Appendix.)



4. All land classified as Built, Under Construction/Registered or Draft Approved was considered Committed.



It is important to note that in many instances the committed lands have not yet started construction, and therefore cannot be seen in Google Earth. MGP’s methodology goes beyond a visual inspection of aerial photography and considers what is approved for construction.

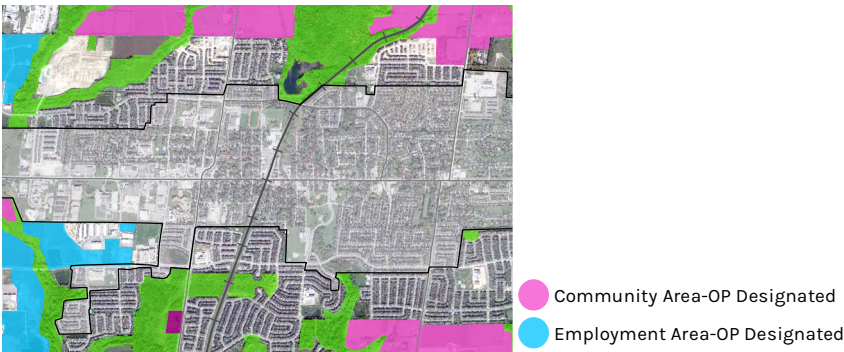
Vacant Land

Vacant land is land that is unbuilt without any Draft Plan of Subdivision approval or better. MGP’s detailed Designated Greenfield analysis divides vacant land into the following 3 categories:

1. Application in progress: Land, according to the most recent subdivision status mapping available by municipality, that have a draft plan of subdivision submitted for review but has not yet received final approval.



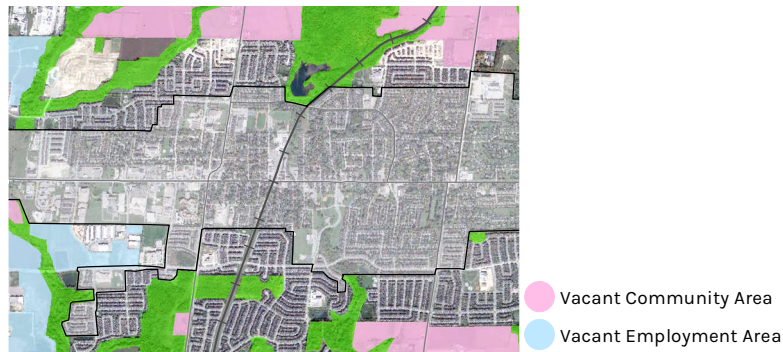
2. OP Designated: Refers to vacant land with an urban land use designation according to the lower-tier/single tier Official Plan.



3. No Approved Planning: Land without an approved urban land use designation according to local official plan or secondary plan land use schedules.



4. All land classified as Application in Progress, OP Designated or No Approved Planning was considered Vacant.



The subdivision status mapping used to identify committed land was also used to identify vacant land that has a draft plan of subdivision with an application submitted.

Simcoe County

Land designated in Simcoe County for non-urban uses; ie. agricultural and rural, are also considered non-developable and not included in the total Designated Greenfield Area.

Summary

All Designated Greenfield Areas are classified into the following categories:

1. Community Area, Employment Area, Uses to be Determined, Non-Developable Area
2. Committed or Vacant Land
3. **Committed Land:** Built, Under Construction/Registered or Draft Approved. (All mapping in this report categorizes Under Construction/Registered or Draft Approved into "Draft Approved or Better").

or

Vacant Land: Application in Progress, OP Designated or No Approved Planning. (All mapping symbolizes "Vacant Land" only).

Definitions

Application in Progress

Land, according to the most recent subdivision status mapping available by municipality, that have a subdivision application submitted but not yet approved. (MGP)

Built

Land with completed housing or housing foundations as seen in the most current satellite imagery available in Google Earth. (MGP)

Built-up Area (BUA)

All land within the delineated built boundary (Growth Plan, 2017) and land within the Undelineated Built-up Areas as defined by MGP according to lower-tier/single tier official plans. (MGP)

Committed Land

Lands that are either built, under construction, registered or draft approved. That is, they are far enough along in the development process that it would be unreasonable to re-open plans following the approval of a new Growth Plan. (MGP)

Community Area

Lands designated in the lower-tier/single-tier municipal official plans that currently accommodate urban type uses, including, residential areas, commercial uses and mixed-use areas. (MGP)

Delineated Built Boundary

The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target for The Growth Plan. (Growth Plan, 2017)

Density

The measurement of the number of people and jobs as per the 2016 Census by dissemination area for every hectare of developable land. (MGP)

Designated Greenfield Area (DGA)

Lands within settlement areas 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 the Growth Plan. (Growth Plan, 2017)

Draft Approved

The status given to subdivision proposals by the approval authority that amounts to a commitment to go ahead with the subdivision, if all conditions of draft approval have been met prior to the lapsing date. (MMAH)

Duplex

One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings. (Statistics Canada)

Dwelling Type

Refers to the structural characteristics and/or dwelling configuration; that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc. (Statistics Canada)

Employment Area

Lands designated in the lower-tier/single-tier municipal official plans that currently accommodate employment uses, including business parks, industrial areas and office areas. (MGP)

Expansion Area

Designated greenfield lands that were brought into the settlement area post-2006. (MGP)

Higher Order Transit

Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways and inter-city rail), light rail, and buses in dedicated rights-of-way. (Growth Plan, 2017)

Housing Suitability

Refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard; that is, whether the dwelling has enough bedrooms for the size and composition of the household. (Statistics Canada)

No Approved Planning

Land without an approved urban land use designation according to local official plan or secondary plan land use schedules. (MGP)

Non-Developable Land

Land that is unavailable for development, including natural heritage features and areas, cemeteries, major highways, railways and rights-of-way for electricity transmission lines. (MGP)

OP Designated

Refers to vacant land with an urban land use designation according to the lower-tier/single tier Official Plan. (MGP)

Private Dwelling

Refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons. (Statistics Canada)

Registered

The status given to plans of subdivision that have received final approval from the proper authority and creates exact, surveyed boundaries and dimensions of parcels that can be legally used for the sale of lots. (MMAH)

Settlement Area

Urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated, and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in the Growth Plan. (Growth Plan, 2017)

Townhouse

Includes row houses, stacked and/or back-to-back townhouses, and apartments or flats in a duplex as defined by Statistics Canada. (MGP)

Vacant Land

Lands that are currently unbuilt, including lands that may have an application in progress, that is OP designated or has no approved planning as defined by MGP. (MGP)

Undelineated Built-Up Areas

Settlement areas for which the Minister has not delineated a built boundary pursuant to the Growth Plan. (Growth Plan, 2017)

Under Construction (U/C)

Lands that, according to the most recent satellite imagery available in Google Earth, are in the process of being prepared for development. That is, they have been cleared, staked, and/or are beginning construction of the road network or servicing lines. (MGP)

Uses to be Determined

Refers to designated greenfield lands that do not have an urban land use designation as defined in local or secondary plans but rather are study areas/ future development areas. (MGP)

Whitebelt

The lands between the outer edge of the settlement area boundary of the GTHA and the inner boundary of the Greenbelt Plan area. These lands are not subject to the policies of the Greenbelt Plan nor the Growth Plan. (MGP)

Data Sources

Aerial Photography

- Google Earth Imagery – Ranges in dates from June 2015 to June 2018

Municipal Data Resources

Data compiled based on information available as of October 2018.

Note: While, the most current subdivision status mapping used is listed here, earlier versions may have been used to build upon through the years.

Durham Region

Town of Clarington:

- Clarington Planning Services Department. Courtice, Bowmanville and Newcastle Urban Area Development Activity Map, June 2018
- Clarington Current Development Proposals as of June 2018:
- <http://www.clarington.net/en/do-business/Current-Development-Proposals.asp>

City of Oshawa:

- Development Services Department. Residential Subdivision Development Activity, December 31, 2017

Town of Whitby:

- Residential Plans of Subdivision Map and Report, December 31, 2017

Town of Ajax:

- Subdivision/Condominium Summary, March 23, 2017

City of Pickering:

- Development Department. Summary of Major Residential Applications and Building Permits, April 15, 2018

Township of Uxbridge:

- Current Planning Applications as of October 2018:
- http://town.uxbridge.on.ca/development_services_planning_current_applications

Township of Brock:

- Beaverton Draft Plans, 2018 and Sunderland Draft Plans, 2016

Township of Scugog:

- New Development Projects Map, May 2017

Regional Municipality of Durham:

- Planning and Economic Department. Annual Subdivision/Condominium Report for 2007 to 2017.

York Region

Town of Whitchurch-Stouffville:

- Residential Activity Map, May 2017:
- <http://townofws.maps.arcgis.com/apps/MapJournal/index.html?appid=3167beec964d4370835d57bca24222ad>

City of Markham:

- Development Services Commission. Servicing Allocation Map, January 2017

Town of Aurora:

- Planning Department: Planning Application Status List and Map, September 2018

Town of Richmond Hill

- Environment and Infrastructure Services Department. Subdivision and Condominium Applications Map and Report, October 2018

City of Vaughan:

- Development Planning Department: PLANit Application Viewer as of October 2018.
- <https://maps.vaughan.ca/planit/>
- Proposed Subdivision Map, September 2015

Township of King:

- Draft Plans of Subdivision Map and Report, King City, July 2014
- Draft Plans of Subdivision Map and Report, Nobleton, June 2012
- Draft Plans of Subdivision Map and Report, Schomberg, June 2012

Town of Newmarket:

- Planning Department. Developments Pending Map, January 2018

Town of East Gwillimbury:

- Current Planning Applications as of October 2018:
- http://www.eastgwillimbury.ca/Services/Planning/Current_Planning_Applications.htm
- Community Information as of October 2018:
- http://www.eastgwillimbury.ca/About_Us/About_the_Town/Community_Information.htm

Town of Georgina:

- Planning Division. Active Subdivision and Condominium Applications – Keswick and Sutton/Jackson's Point and Area, June 19, 2018

Peel Region

City of Brampton:

- Planning and Developments Services. Subdivision Applications Map, August 2018

City of Mississauga:

- Development Applications Map as of October 2018:
- <http://mississauga.maps.arcgis.com/apps/Viewer/index.html?appid=a5ba296f43514bf59dccdf76cd07e14>.

Town of Caledon:

- Development Map (Ward 2, 3, 5) as of October 2018:
- <http://www.caledon.ca/en/townhall/development-map.asp>
- Further details from Development Approval and Planning Policy Department.

Halton Region

Town of Halton Hills:

- Planning, Development and Sustainability Department. Active Development Applications as of October 2018:
- <http://www.haltonhills.ca/Development/ActiveDevelopments.php>

Town of Milton:

- Track Milton Development - Development Status as of October 2018:
- <https://milton.maps.arcgis.com/apps/View/index.html?appid=c2c0c1db5b6945c68c396bf8996ada1d>

Town of Oakville:

- Explore Oakville: Development and Site Plan Applications as of October 2018:
- <https://maps.oakville.ca/gxmaps/default.aspx?map=map06>

City of Burlington:

- Current Development Projects as of October 2018:
- <https://www.burlington.ca/en/services-for-you/current-development-projects.asp>

City of Hamilton

- Development Applications Mapping as of October 2018:
- <https://www.hamilton.ca/develop-property/planning-applications/development-applications-mapping>

Simcoe County

City of Barrie:

- Barrie Subdivision Control Map and Subdivision Status List, January 31, 2018

Town of Bradford West Gwillimbury:

- Bradford Development Map, March 2018

Township of Clearview:

- Clearview Residential Development Projects Map as of January 2018

Town of Collingwood:

- Town of Collingwood Development Activity Map, February 2018

Township of Essa:

- Angus Residential Development Map and Essa Land Budget, May 2015
- Further details from Township of Essa Planning and Development Department

Town of Innisfil:

- Innisfil Subdivision Inventory: Registered, Draft Approved and Unapproved Plans, January 2016
- New Homes and Future Development: <https://innisfil.ca/living/newconstruction/Newhomesanddevelopment>

Town of Midland:

- Current Development Projects: <https://www.midland.ca/Pages/Current-Development-Projects.aspx>
- Further details from Planning and Building Services Department

Town of New Tecumseth:

- New Tecumseth Subdivision Development Map, November 2017

City of Orillia:

- Development Services and Engineering Department, Development Status Map, May 2018
- City of Orillia Development Status Summary, May 2018

Town of Penetanguishene:

- Growth and Development Presentation, January 2018
- Town of Penetanguishene Planning and Community Development Department

Township of Severn:

- Current Residential Developments Map – June 2018

Township of Springwater:

- Planning Department, Current and Potential Residential Growth: 2018, September 4, 2018

Township of Tay:

- Planning and Development Department

Town of Wasaga Beach:

- Wasaga Beach – Active and Proposed Developments as of February 2018

Statistics Canada

1996, 2001, 2006, 2011, 2016 Census

Population and Dwelling Counts:

- Online Census Profiles for Census Subdivisions
- Note: 2016 undercount rates were not available at the time of preparing this report. Adjusting for undercount typically results in a 3-5% increase in the total population.

Population by Occupied Private Dwelling Type:

- Custom Table: Age Groups and Structural Dwelling Type for Persons in Private Households in Occupied Private Dwellings of Canada, Provinces, Census Divisions, Census Subdivisions and Dissemination Areas – 20% Sample. (2016 Census)

Employment:

- Custom Table: Place of Work Status and Industry for Employed Labour Force 15 Years of Age and Older Having a Usual Place of Work or Working from Home of Ontario, Census Divisions, Census Subdivisions and Dissemination Areas of work – 25% Sample Data. (1996 to 2016)

