

Housing Supply Action Plan: What Bill 108 and Changes to the Growth Plan Mean to You

JUNE 25



OUR SPONSORS



A Place to Grow (2019)

What Changes to the Growth Plan Should Mean to You

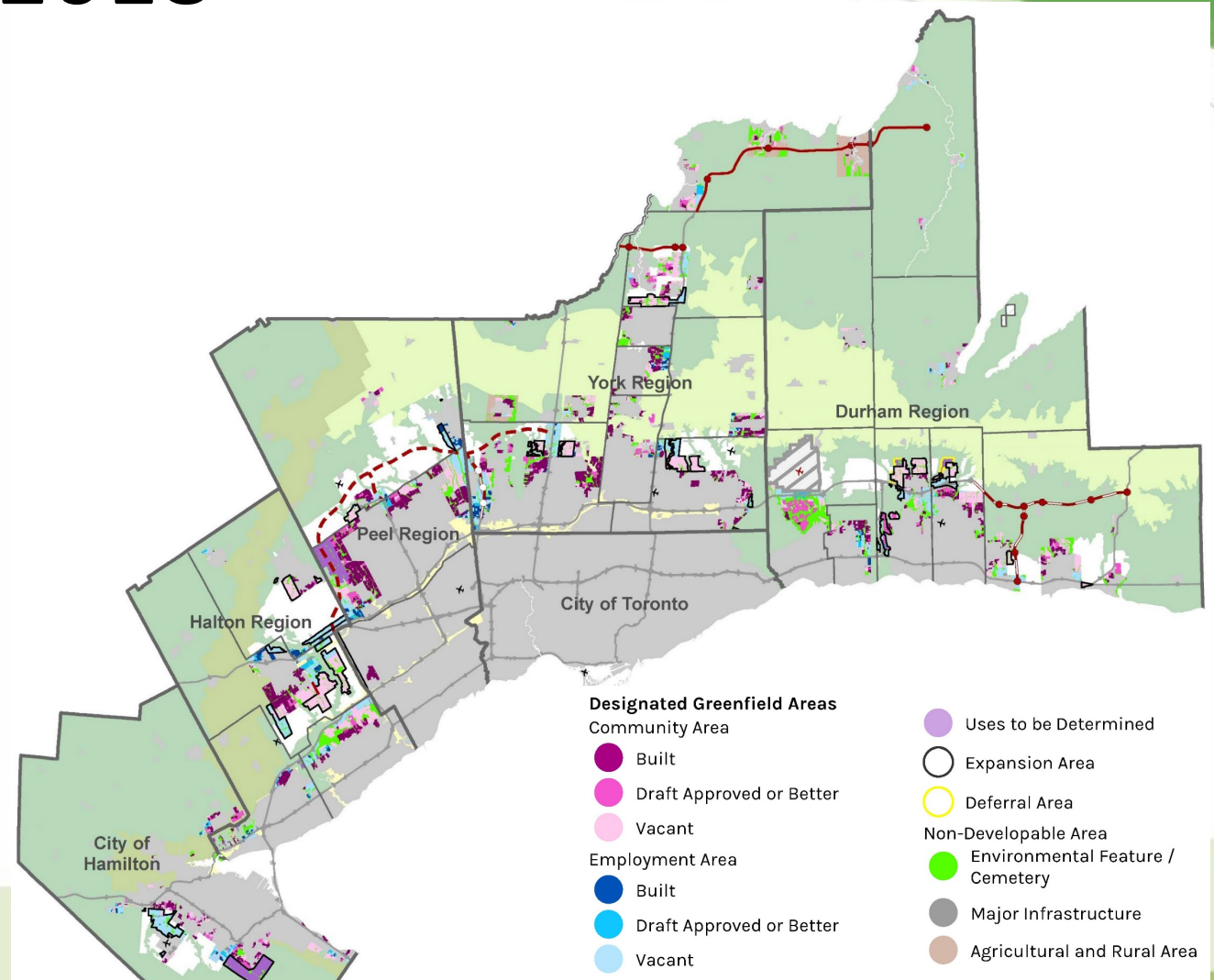
Presented by: Matthew Cory

June 25, 2019

GTHA Land Supply, 2018

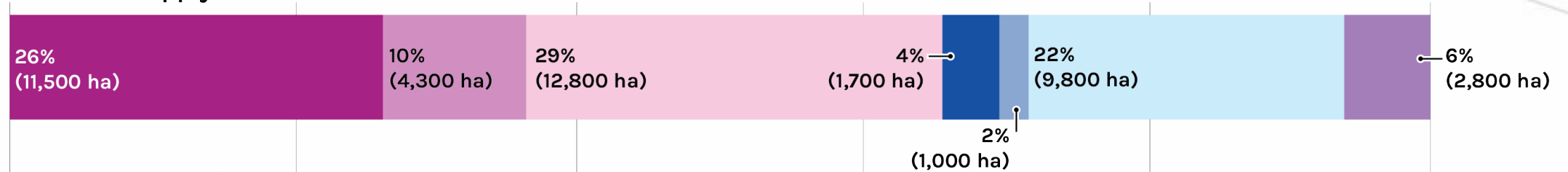
2016 Census Population	7,176,000
2031 Population Allocation	9,010,000
2041 Population Allocation	10,130,000

Total Designated Greenfield Area	44,000	
Community Area	28,700	100%
Committed Land	15,800	55%
Built	11,500	40%
Draft Approved or better	4,300	15%
Vacant Land	12,800	45%
Employment Area	12,500	100%
Committed Land	2,700	22%
Built	1,700	14%
Draft Approved or better	1,000	8%
Vacant Land	9,800	78%
Uses to be Determined	2,800	

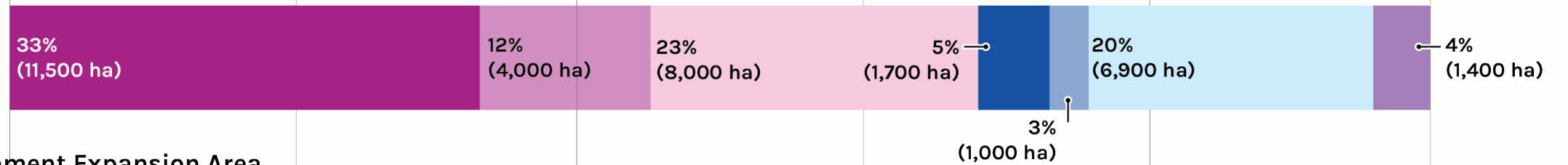


GTHA Land Supply, 2018

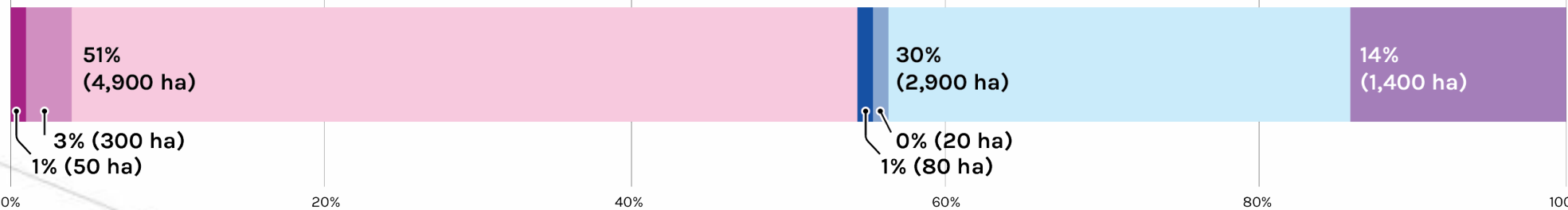
Greenfield Land Supply in 2018



Greenfield Land Supply in 2006

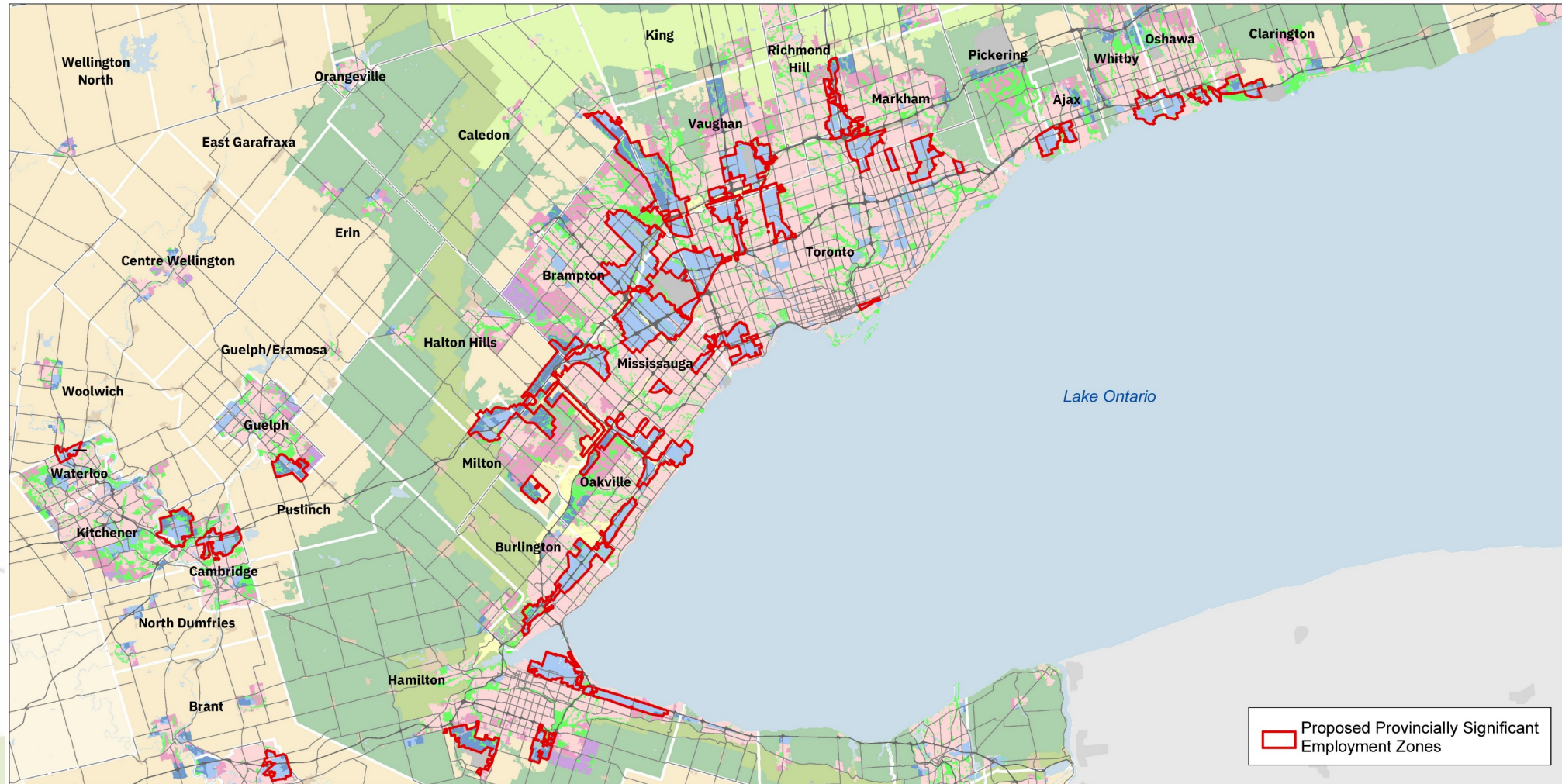


Settlement Expansion Area



- Built Community Area
- Built Employment Area
- Uses to be Determined
- Draft Plan Approved or Better Community Area
- Draft Plan Approved or Better Employment Area
- Vacant Employment Area
- Vacant Community Area

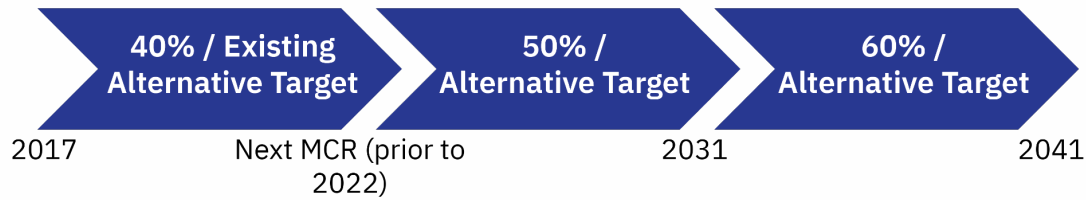
Growth Plan Changes | Employment



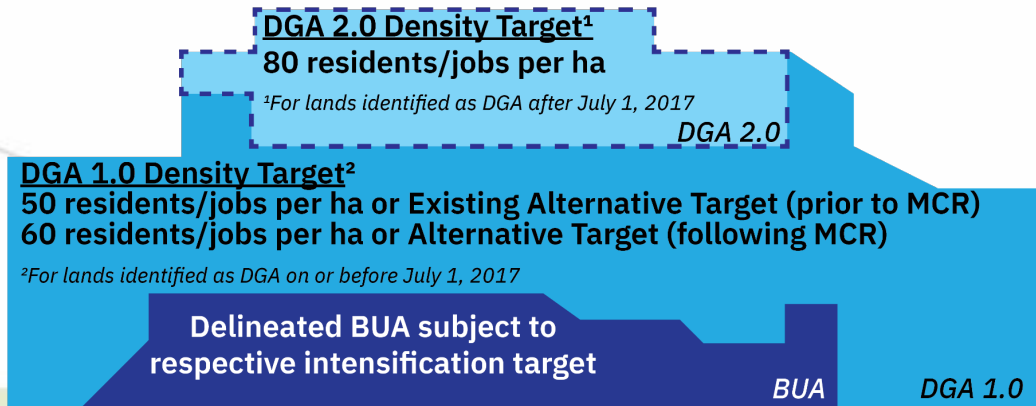
Growth Plan Changes | Targets

GROWTH PLAN (2017)

INTENSIFICATION TARGETS BY TIME PERIOD

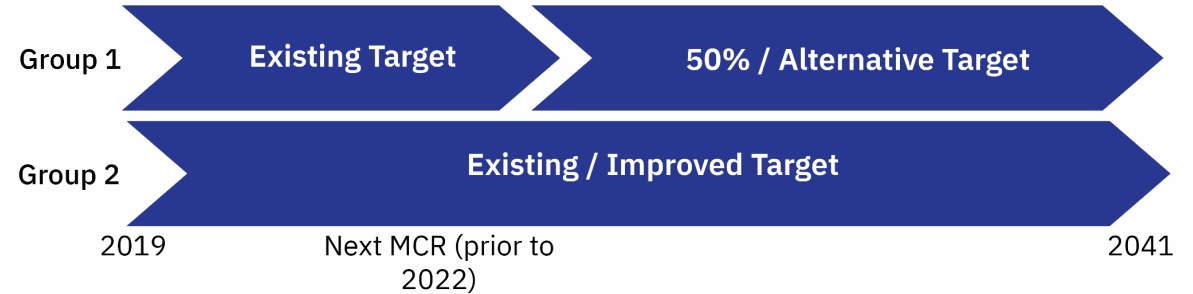


INTENSIFICATION/DENSITY TARGETS BY AREA

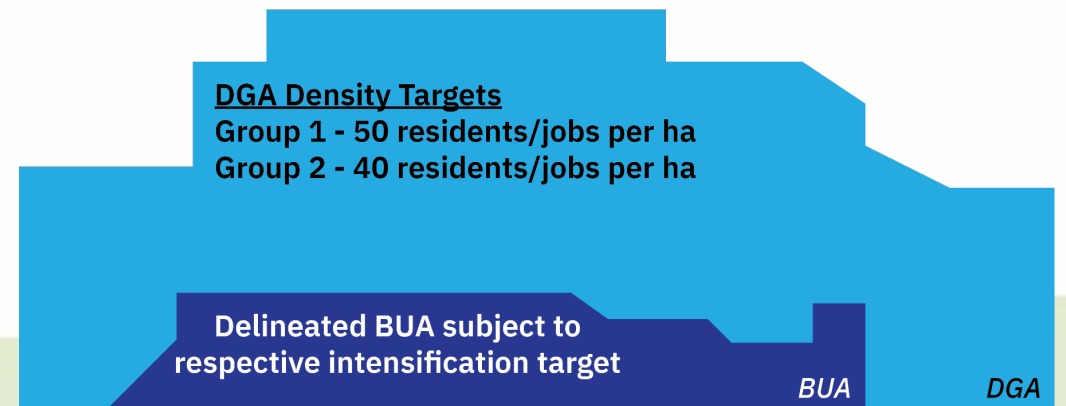


A PLACE TO GROW (2019)

INTENSIFICATION TARGETS BY TIME PERIOD

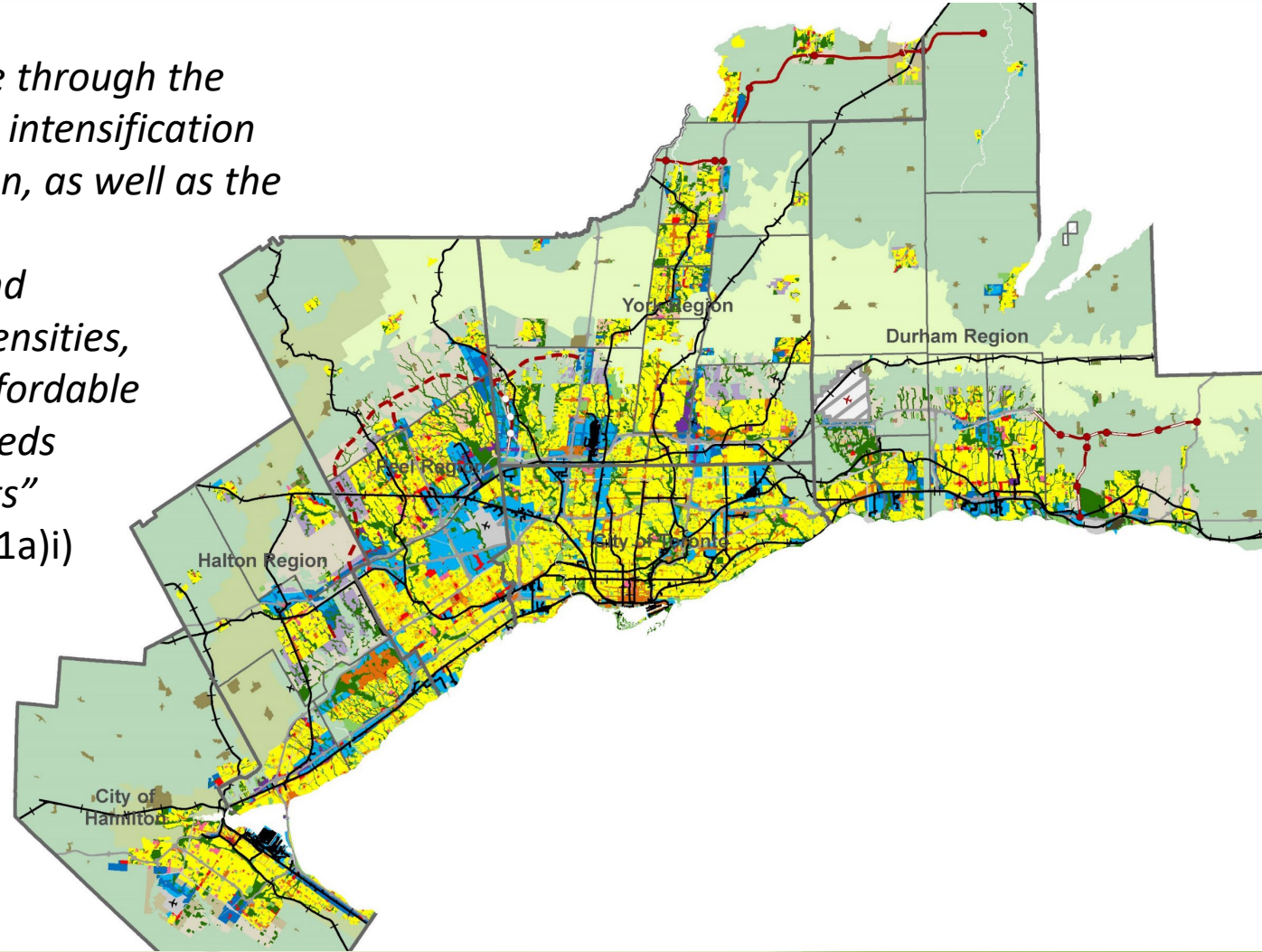


INTENSIFICATION/DENSITY TARGETS BY AREA



Growth Plan Changes | Intensification

“...will support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by identifying a diverse range and mix of housing options and densities, including second units and affordable housing to meet projected needs of current and future residents”
 Section 2.2.6.1a)i)



- 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

Growth Plan Changes | Housing

Hemson GTHA Housing Mix (excl. City of Toronto, 2012)



50

People + Jobs
per Hectare



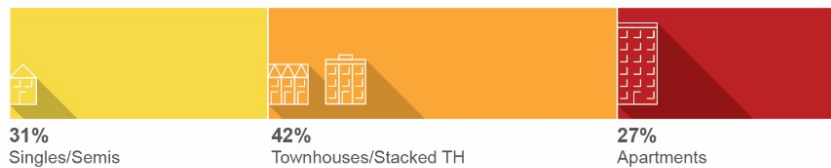
60

People + Jobs
per Hectare



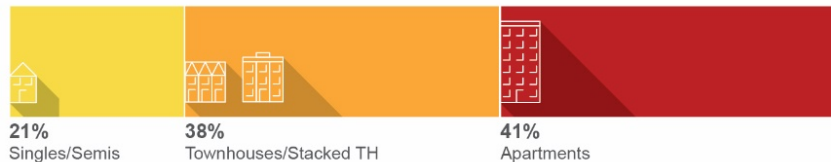
70

People + Jobs
per Hectare



80

People + Jobs
per Hectare



	Singles/Semis	Townhouses	Stacked Townhouses, Apartments	Apartments
Net Density (units/ha)	30	45	80	200
Gross Density (units/ha)	13	19	34	86
Persons per Unit (2041)	3.23	2.83	2.17	2.17

Growth Plan Changes | Major Transit Station Areas



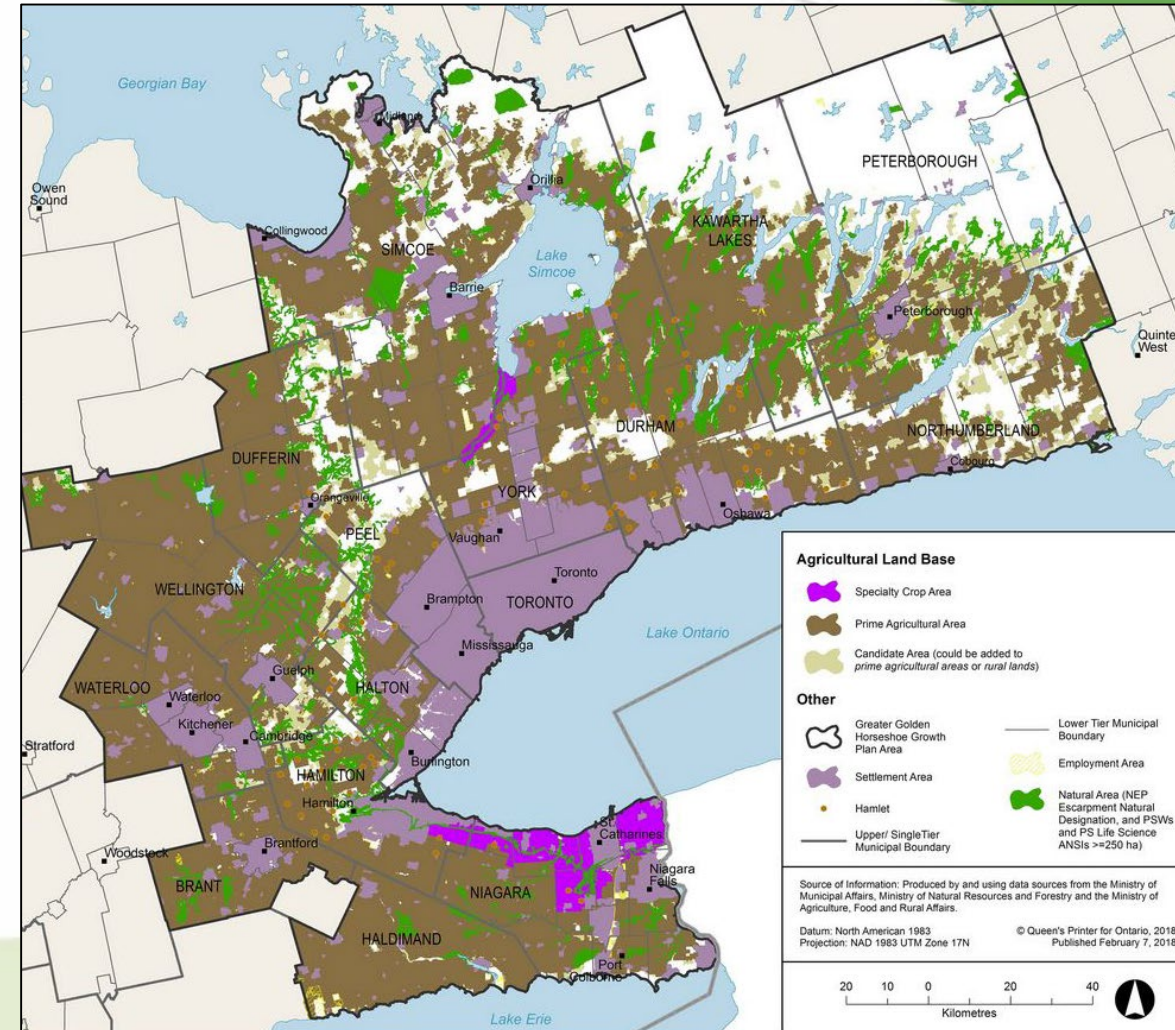
- Allow municipalities to delineate larger MTSAs and set targets for them in advance of an MCR, through the Protected Major Transit Station Area tool under the Planning Act
- MTSAs are generally to be delineated within 400 – 800 metres, which represents a 10 minute walking distance

Growth Plan Changes | Settlement Area Boundary Expansions

- To allow municipalities to expand settlement area boundaries under 40ha outside the MCR (subject to criteria)
- To allow municipalities to adjust settlement area boundaries outside the MCR if there is no net increase in land within settlement areas (subject to criteria)
- To eliminate the requirement to de-designate excess lands when undertaking settlement area boundary expansions
- To create a more outcome-focused approach to boundary expansions

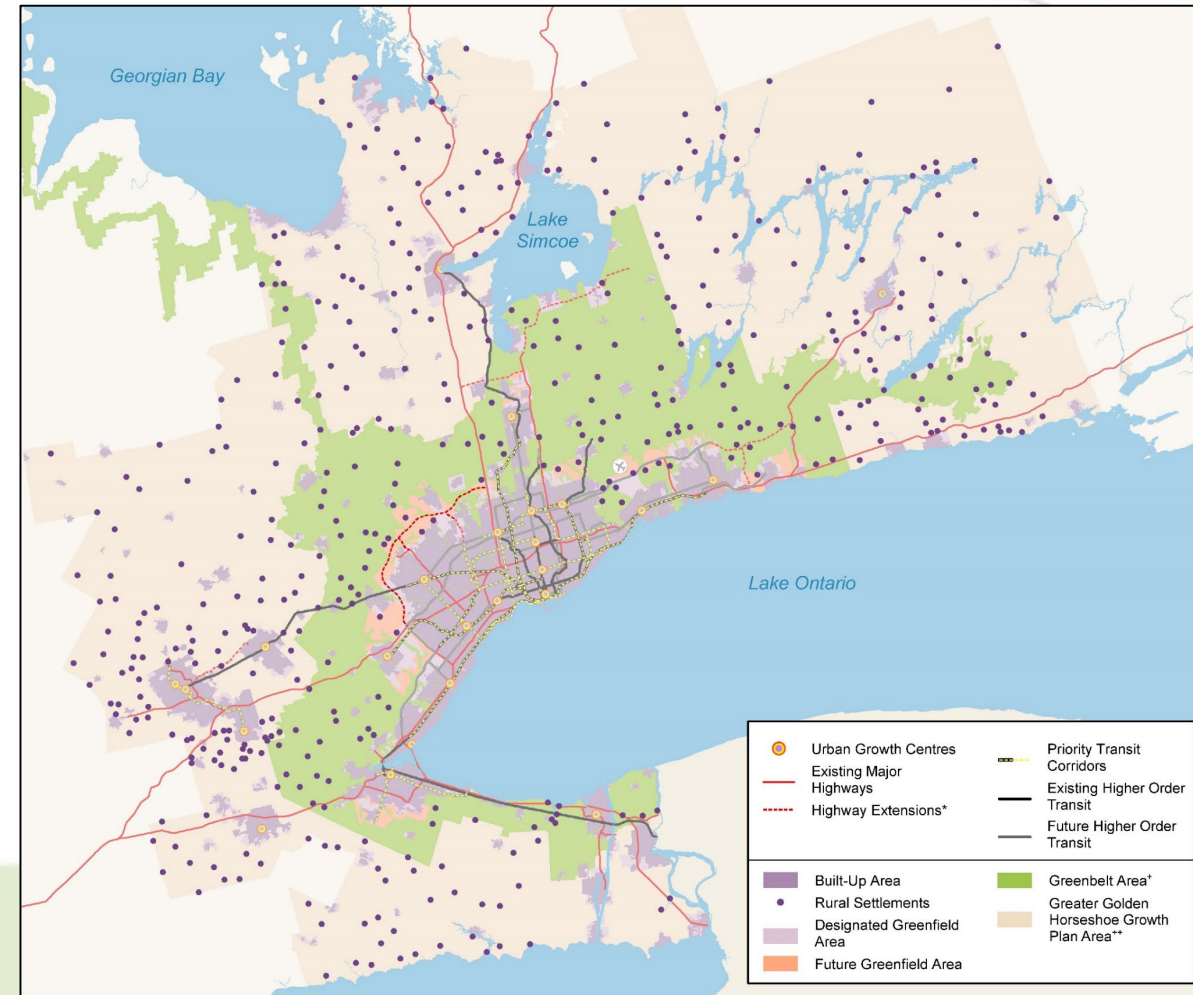
Growth Plan Changes | Agricultural & Natural Heritage System

- Outside of the Greenbelt, the provincial mapping of the agricultural land base and the Natural Heritage System do not apply until implemented in upper-/single-tier official plans
- Before provincial mapping is implemented in official plans, the Growth Plan policies for the Agricultural System and the Natural Heritage System will apply to municipal mapping
- Municipalities are allowed to refine and implement provincial mapping in advance of the MCR



Growth Plan Changes | Rural Settlements

- Defines rural settlements as a subset of settlement areas and deletes the term undelineated built-up areas
- Rural settlements are not part of the Designated Greenfield Area (DGA)
- Permit rounding out of rural settlements in keeping with the rural character of the area (and other criteria)



Growth Plan Clarifications

1. Population and Employment Forecasts in Schedules 3 and 7 of the Plan are to be used as minimums in municipal implementation.
2. Projected demand for residential units by type with discrete land requirements must be included as a first step in a revised Land Needs Assessment Methodology.

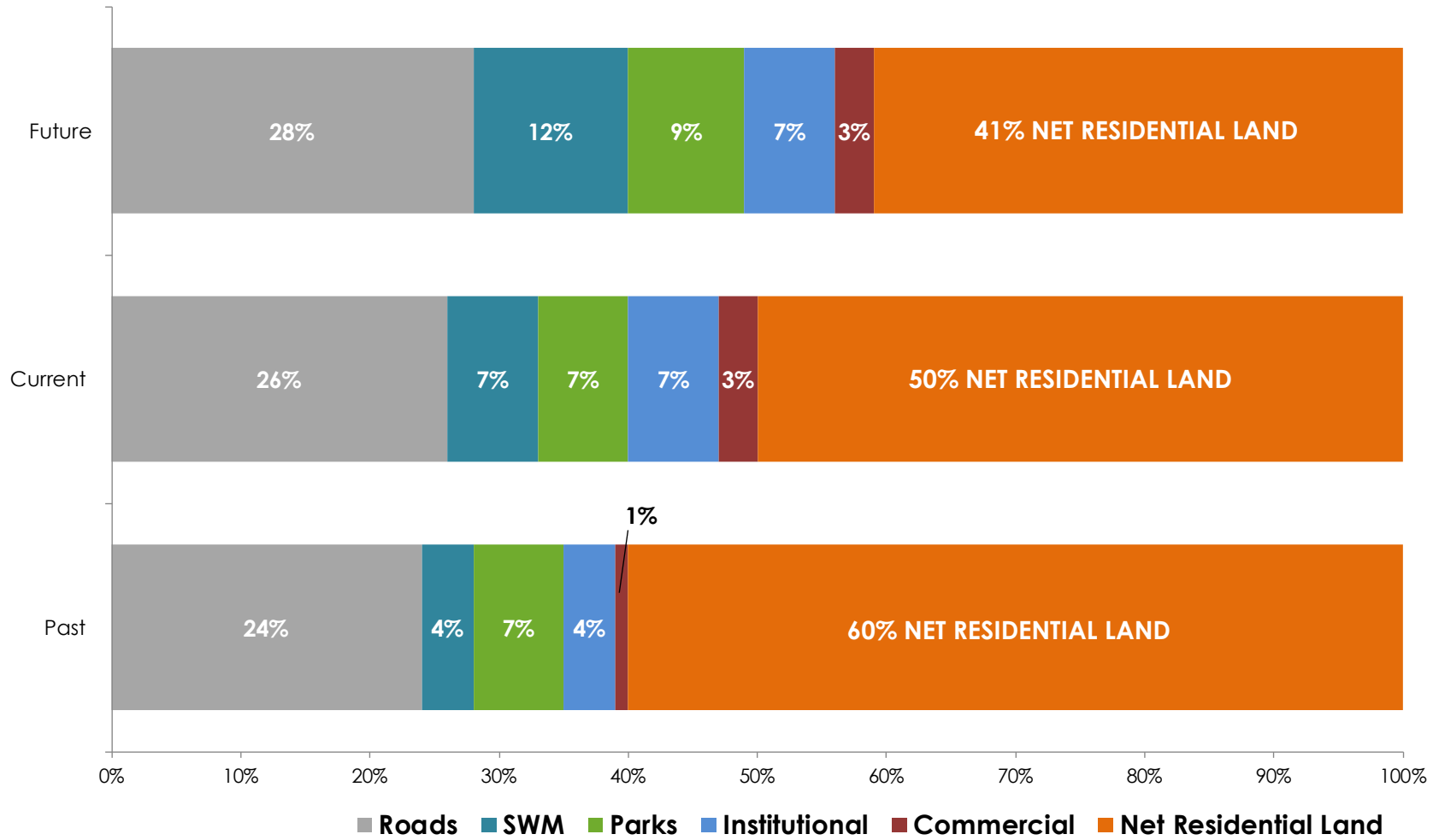
Distribution of Population and Employment for the Greater Golden Horseshoe to 2041 (figures in 000s)						
	POPULATION			EMPLOYMENT		
	2031	2036	2041	2031	2036	2041
Region of Durham	970	1,080	1,190	360	390	430
Region of York	1,590	1,700	1,790	790	840	900
City of Toronto	3,190	3,300	3,400	1,660	1,680	1,720
Region of Peel	1,770	1,870	1,970	880	920	970
Region of Halton	820	910	1,000	390	430	470
City of Hamilton	680	730	780	310	330	350
GTAH TOTAL*	9,010	9,590	10,130	4,380	4,580	4,820
County of Northumberland	100	105	110	36	37	39
County of Peterborough	70	73	76	20	21	24
City of Peterborough	103	109	115	52	54	58
City of Kawartha Lakes	100	101	107	29	30	32
County of Simcoe	See	456	497	See	141	152
City of Barrie	Schedule 7	231	253	Schedule 7	114	129
City of Orillia		44	46		22	23
County of Dufferin		80	81		85	29
County of Wellington	122	132	140	54	57	61
City of Guelph	177	184	191	94	97	101
Region of Waterloo	742	789	835	366	383	404
County of Brant	49	53	57	22	24	26
City of Brantford	139	152	163	67	72	79
County of Haldimand	57	60	64	22	24	25
Region of Niagara	543	577	610	235	248	265
OUTER RING TOTAL*	2,940	3,150	3,350	1,280	1,360	1,450
TOTAL GGH*	11,950	12,740	13,480	5,650	5,930	6,270

Note: Numbers rounded off to nearest 10,000 for GTAH municipalities, GTAH Total and Outer Ring Total, and to nearest 1,000 for outer ring municipalities.
 * Total may not add up due to rounding.

Growth Plan Clarifications (cont.)

3. A Municipal Comprehensive Review can be completed through a staged approach with multiple official plan amendments.
4. Arterial roads do not form part of the Designated Greenfield as they form a limit to development and are not available for development.
5. Stormwater Management Facilities do not form part of the Designated Greenfield as they are essential supporting infrastructure.
6. Interim settlement expansions (up to 40ha) can be done more than once, and multiple expansions can occur to achieve logical boundaries and complete communities.

Growth Plan Clarifications (cont.)



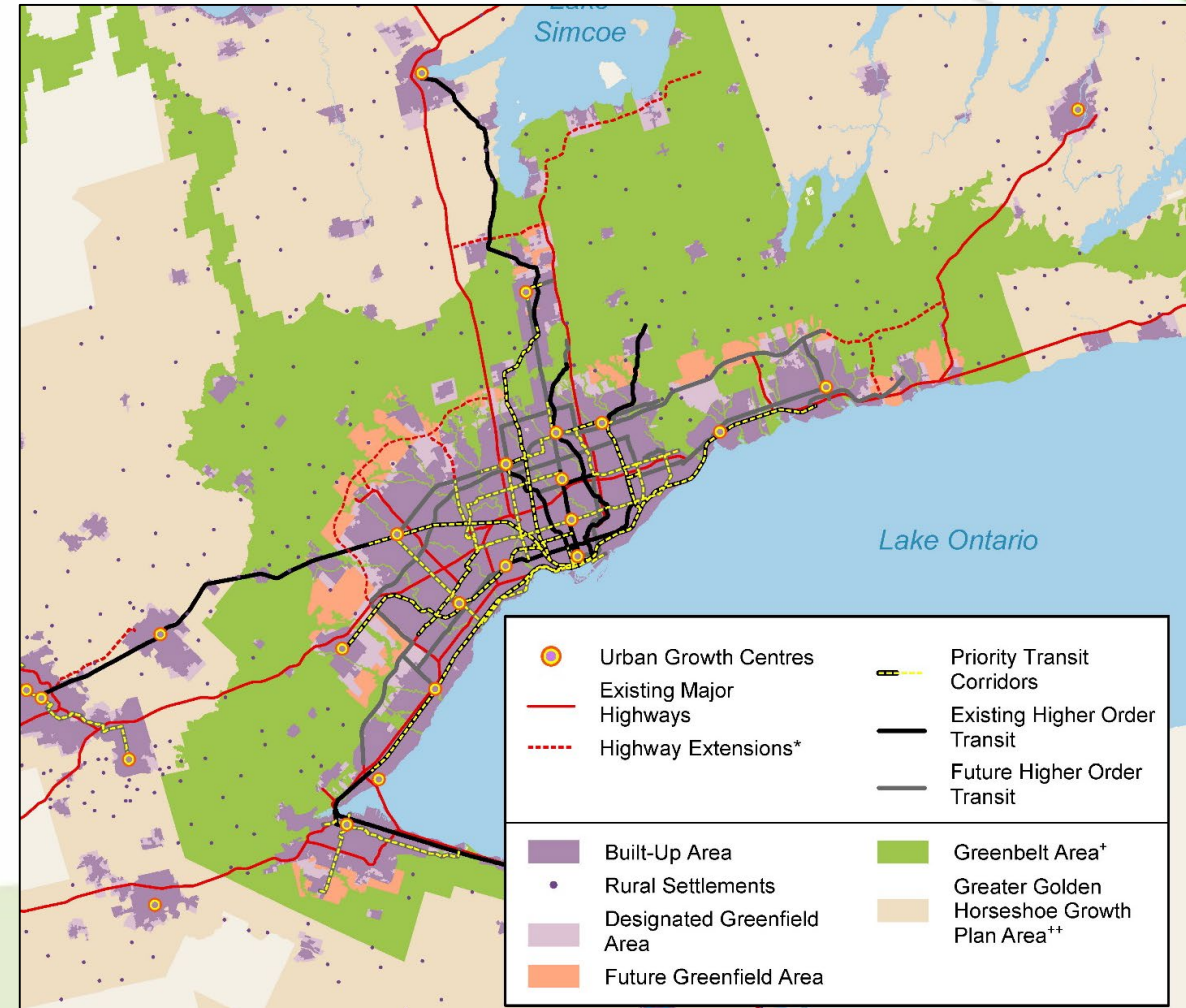
FUTURE
HOW TOMORROW'S COMMUNITIES
WILL NEED TO BE PLANNED

CURRENT
HOW TODAY'S COMMUNITIES
ARE CURRENTLY PLANNED

PAST
HOW COMMUNITIES WERE PLANNED
IN THE PAST (70's & 80's)

Growth Plan Clarifications (cont.)

7. The inner-ring Whitebelt is a Future Greenfield Area
8. Update the Delineated Built-Up Area (the Built Boundary) to include lands built as of 2018.
9. Update the population and employment forecast methodology and update Schedule 3 with new 2041 and 2051 forecasts.



Growth Plan | Major Next Steps

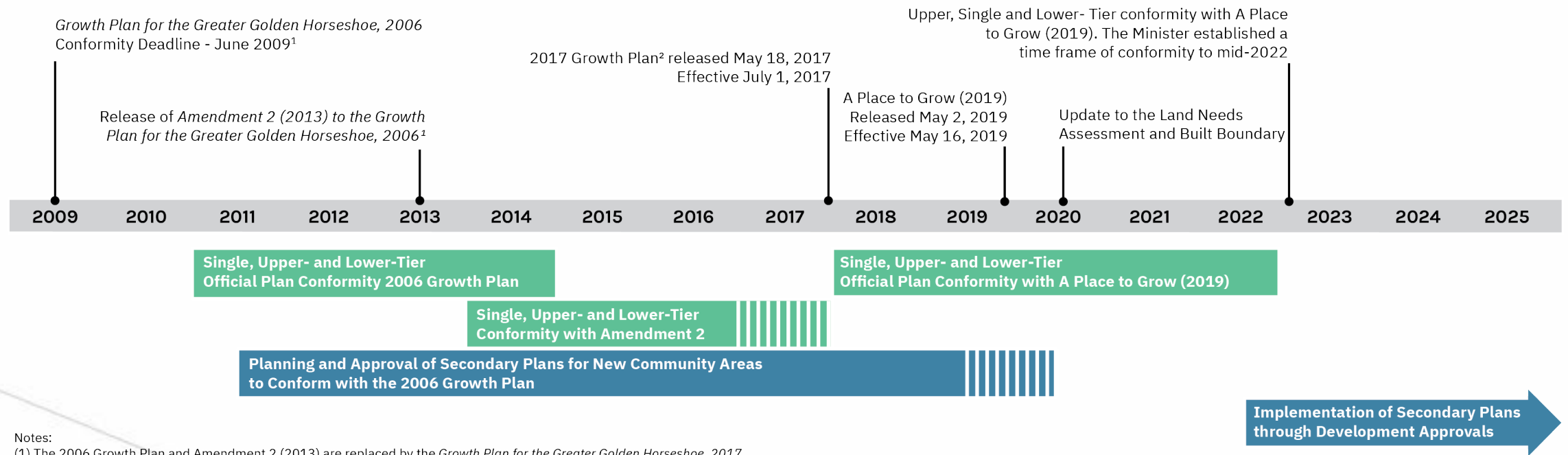
Immediate

- The release of technical backgrounders
- Update the Land Needs Assessment Methodology
- Update to the Built Boundary

Short Term

- Review the methodology for the forecasts contained in Schedule 3
- Consideration of the numerous requests for adjustments to the Provincially Significant Employment Zones and initiating a consultation process on the long term economic development function of the zones

Implementation of the Growth Plan is Delayed



Notes:

- (1) The 2006 Growth Plan and Amendment 2 (2013) are replaced by the *Growth Plan for the Greater Golden Horseshoe, 2017*.
- (2) The *Growth Plan for the Greater Golden Horseshoe, 2017* is replaced with A Place to Grow (2019)



QUESTIONS?