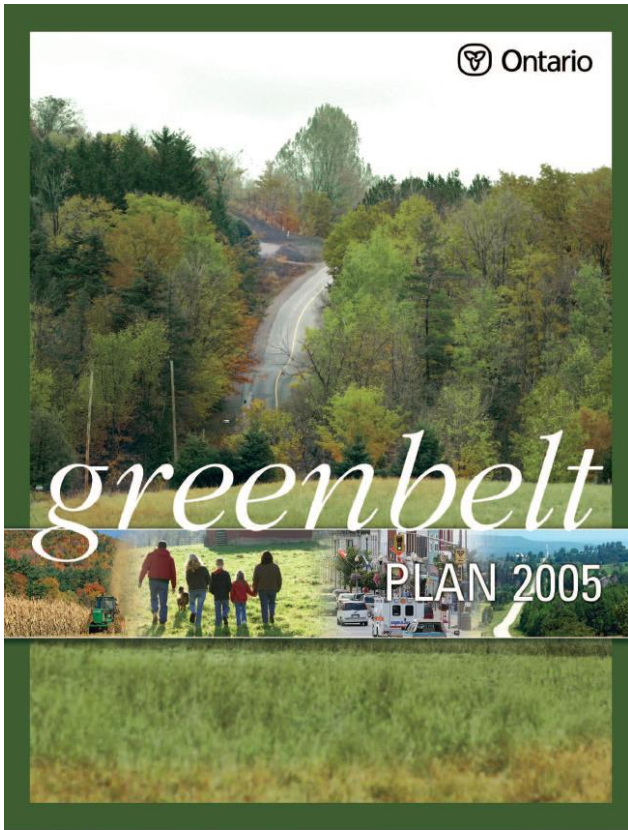
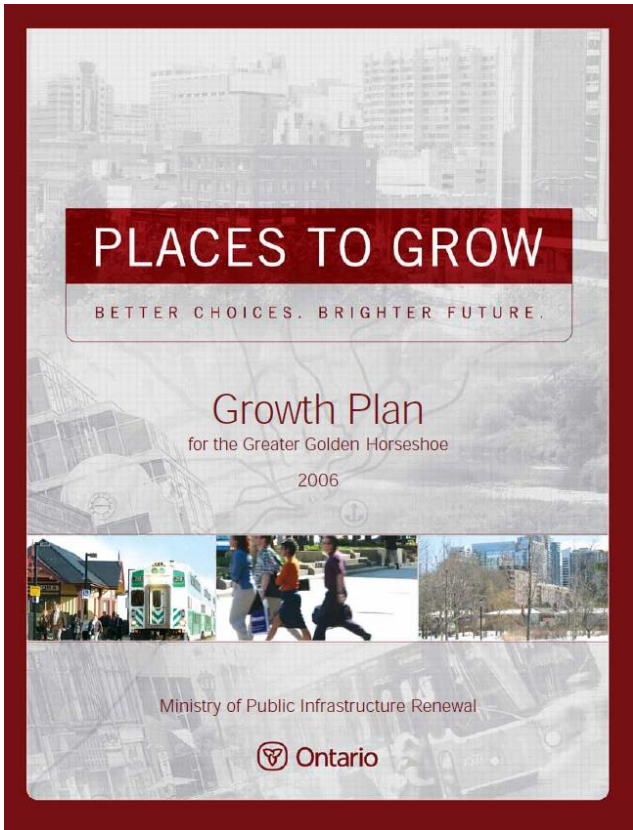


# **OBSERVATIONS, COMMENTS AND SUGGESTIONS ON THE DRAFT GROWTH PLAN AND GREENBELT PLAN**

Presentation by Don Given of Malone Given Parsons Ltd.  
to the Guelph & District Home Builders' Association

September 27<sup>th</sup>, 2016

# BENEFITS OF PROVINCIAL PLANS



# POPULATION GROWTH BY REGION (2011-2041)

## PEEL REGION 49%

1,320,000 - 2011 Pop'n  
1,970,000 - 2041 Pop'n  
650,000 more people

## YORK REGION 69%

1,060,000 - 2011 Pop'n  
1,790,000 - 2041 Pop'n  
730,000 more people

## DURHAM REGION 80%

660,000 - 2011 Pop'n  
1,190,000 - 2041 Pop'n  
530,000 more people

## HALTON REGION 92%

520,000 - 2011 Pop'n  
1,000,000 - 2041 Pop'n  
480,000 more people

## CITY OF TORONTO 23%

2,760,000 - 2011 Pop'n  
3,400,000 - 2041 Pop'n  
640,000 more people

## CITY OF HAMILTON 44%

540,000 - 2011 Pop'n  
780,000 - 2041 Pop'n  
240,000 more people

Source: "Growth Plan for the Greater Golden Horseshoe, 2006"; Schedule 3

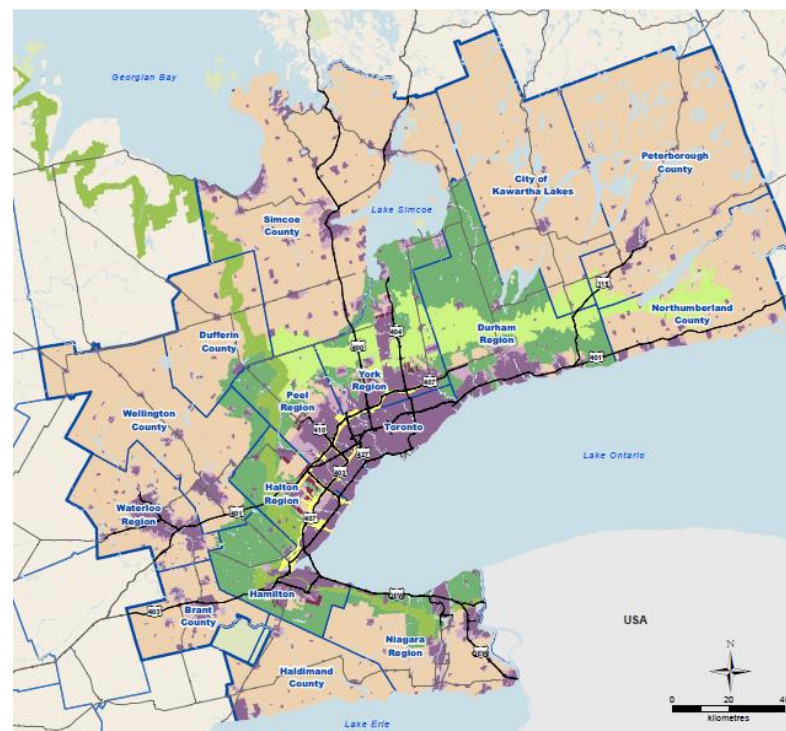
GTHA population will grow **64%** with  
**2.6 million** more people by 2041.

*\*GTHA excludes the City of Toronto*

# IS THE GROWTH PLAN FOUNDED ON EVIDENCE-BASED PLANNING?

**Schedule 3: Distribution of Population and Employment for the Greater Golden Horseshoe to 2041, Growth Plan (2006)**

Distribution of Population and Employment for the Greater Golden Horseshoe 2001-2031 (figures in 000s)								
	POPULATION				EMPLOYMENT			
	2001	2011	2021	2031	2001	2011	2021	2031
County of Northumberland	80	87	93	96	29	32	33	33
County of Peterborough*	56	58	144	149	16	17	60	60
City of Peterborough*	74	79			37	41		
City of Kawartha Lakes	72	80	91	100	20	23	25	27
County of Simcoe*	254	294			85	102		
City of Barrie*	108	157	583	667	53	77	230	254
City of Orillia*	30	33			16	17		
County of Dufferin	53	62	71	80	19	22	25	27
County of Wellington*	85	91	269	321	36	41	137	158
City of Guelph*	110	132			63	76		
Region of Waterloo	456	526	623	729	236	282	324	366
County of Brant*	35	39	157	173	16	17	67	71
City of Brantford*	94	102			39	45		
County of Haldimand	46	49	53	56	17	19	19	20
Region of Niagara	427	442	474	511	186	201	209	218
<b>OUTER RING TOTAL**</b>	<b>1,980</b>	<b>2,230</b>	<b>2,560</b>	<b>2,880</b>	<b>870</b>	<b>1,010</b>	<b>1,130</b>	<b>1,240</b>
<b>TOTAL GGH**</b>	<b>7,790</b>	<b>9,090</b>	<b>10,330</b>	<b>11,500</b>	<b>3,810</b>	<b>4,640</b>	<b>5,170</b>	<b>5,560</b>



Source: "Growth Plan for the Greater Golden Horseshoe, 2006"; Schedule 3

# IS THE GROWTH PLAN FOUNDED ON EVIDENCE-BASED PLANNING?

**Schedule 3: Distribution of Population and Employment for the Greater Golden Horseshoe to 2041, Amendment 2 (2013)**

	UPDATED FORECASTS					
	POPULATION			EMPLOYMENT		
	2031B	2036	2041	2031B	2036	2041
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 Schedule 7	456	497	See Schedule 7	141	152
City of Barrie		231	253		114	129
City of Orillia		44	46		22	23
County of Dufferin	80	81	85	29	31	32
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
<b>OUTER RING TOTAL*</b>	<b>2,940</b>	<b>3,150</b>	<b>3,350</b>	<b>1,280</b>	<b>1,360</b>	<b>1,450</b>
<b>TOTAL GGH*</b>	<b>11,950</b>	<b>12,740</b>	<b>13,480</b>	<b>5,650</b>	<b>5,930</b>	<b>6,270</b>

**108,0000 more people in Guelph and Wellington County**

**48% Population Growth 2011 to 2041**

This represents **10%** of all Outer Ring population growth

# ENVIRONMENTAL CONSTRAINTS

“Environmental constraints that limit the ability to provide long-term water and wastewater services to accommodate growth have been assumed in the Region of Waterloo, Wellington County, Guelph and Dufferin County. In these areas headwaters, groundwater, and assimilative capacity are understood to be significant constraints. **Wellington and Guelph are assumed to build out their current plans by the 2030s and then only provide for limited infill growth thereafter.**”

- Page 25, Greater Golden Horseshoe Growth Forecasts to 2041, Hemson Consulting, November 2012

*Growth Plan Schedule 3 Population Forecasts*

	2011	2031	2041
City of Guelph	132,000	177,000	191,000
Wellington County	91,000	122,000	140,000
Total	223,000	299,000	331,000

# EMPLOYMENT GROWTH BY REGION (2011-2041)

## PEEL REGION 33%

730,000 - 2011 Jobs  
970,000 - 2041 Jobs  
**240,000 more jobs**

## YORK REGION 53%

590,000 - 2011 Jobs  
900,000 - 2041 Jobs  
**310,000 more jobs**

## DURHAM REGION 65%

260,000 - 2011 Jobs  
430,000 - 2041 Jobs  
**170,000 more jobs**

## HALTON REGION 68%

280,000 - 2011 Jobs  
470,000 - 2041 Jobs  
**190,000 more jobs**

## CITY OF TORONTO 12%

1,540,000 - 2011 Jobs  
1,720,000 - 2041 Jobs  
**180,000 more jobs**

Source: "Growth Plan for the Greater Golden Horseshoe, 2006"; Schedule 3

## CITY OF HAMILTON 52%

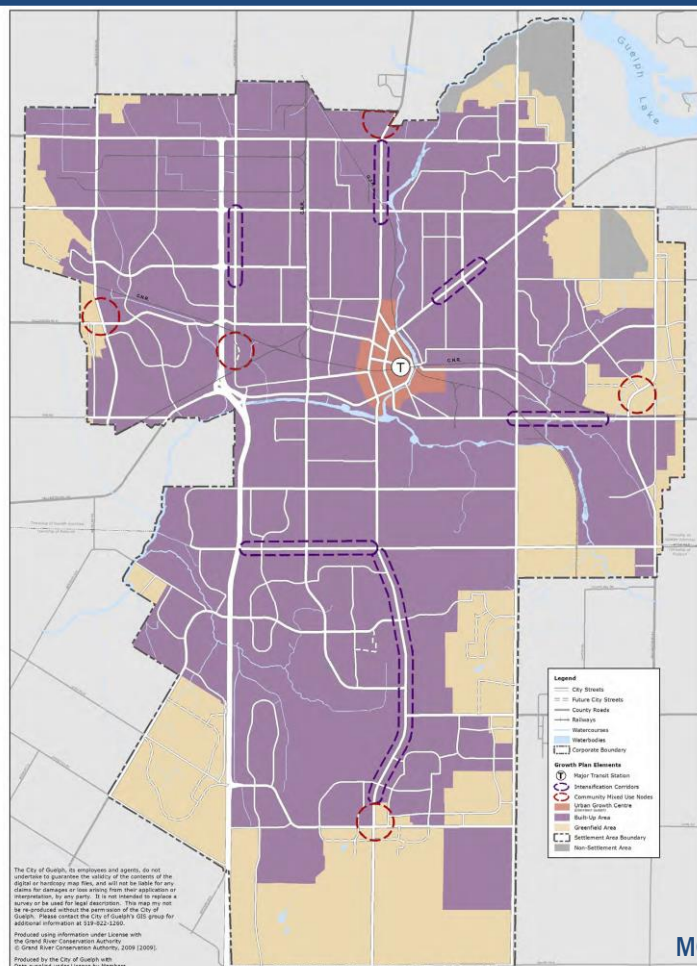
230,000 - 2011 Jobs  
350,000 - 2041 Jobs  
**120,000 more jobs**

The GTHA is forecasted to grow **49%**  
with **1.0 million** more jobs by 2041.

*\*GTHA excludes the City of Toronto*



# EMPLOYMENT GROWTH



2011 Employment: 117,000 jobs

2031 Employment: 148,000 jobs

2041 Employment: 162,000 jobs

**45,000 more jobs in Guelph and Wellington County**

**38% Employment Growth from 2011 to 2041**

This represents **10%** of all Outer Ring employment growth



# DESIGNATED GREENFIELD AREA DRAFT POLICY

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“The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum *density target* that is not less than ~~50~~ **80 residents and jobs combined per hectare** within the horizon of the Plan.”

*Excerpt from “Proposed Growth Plan for the Greater Golden Horseshoe, 2016”; Policy 2.2.7.2; Page 22*

# OUTER RING FLEXIBILITY ON DENSITY

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“The Minister of Infrastructure may review and permit an alternative *density target* for an upper- or single-tier municipality that is located in the *outer ring*, and that does not have an *urban growth centre*, to ensure the *density target* is appropriate given the characteristics of the municipality and adjacent communities.”

*Excerpt from “Proposed Growth Plan for the Greater Golden Horseshoe, 2006”; Policy 2.2.7.5*

“For an upper- or single-tier municipality that is located in the outer ring and that does not have an urban growth centre:

- a) council may request an alternative minimum density target for the designated greenfield area at the time of each municipal comprehensive review; and
- b) the Minister may permit an alternative minimum density target that is appropriate given the characteristics of the municipality and adjacent communities.”

*Excerpt from “Proposed Growth Plan for the Greater Golden Horseshoe, 2016”; Policy 2.2.7.4*

# COMMITTED DESIGNATED GREENFIELD AREA

## Provincial Reporting

Source: "Places to Grow Performance Indicators" (released in 2015); Page 14

	Developing DGA (ha)	% of Total DGA
City of Hamilton	219	4.8%
Region of Durham	409	3.1%
Region of Halton	310	2.6%
Region of Peel	671	6.7%
Region of York	1,073	5.6%
<b>GTHA</b>	<b>2,682</b>	<b>4.7%</b>

## MGP REPORTING Community Area NET LAND AREA

1,285	58%
2,640	58%
2,050	51%
3,560	55%
4,700	61%
<b>14,235</b>	<b>57%</b>

## MGP REPORTING Employment Area NET LAND AREA

65	9%
215	10%
545	23%
505	28%
780	27%
<b>2,110</b>	<b>21%</b>

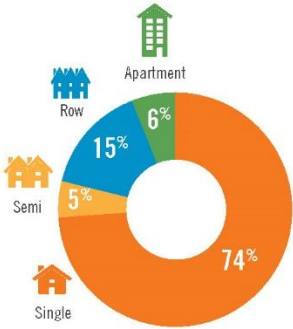
Source: Malone Given Parsons Ltd., 2016;  
Preliminary rounded estimates of Designated Greenfield Area as of 2006  
Excludes Expansion Areas - Community Area (6,700 ha) and Employment Area (3,200 ha)

# HOW MUCH COMMITTED DGA LAND 2006-2016?

## CHARACTERISTICS OF THE DEVELOPING DGA - OUTER RING

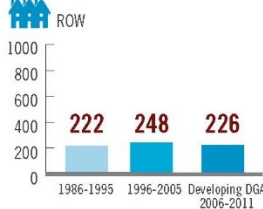
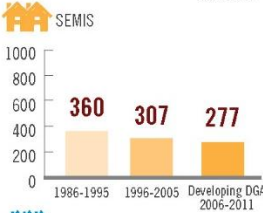
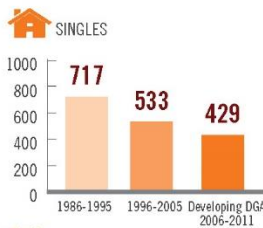
### HOUSING MIX

Developing DGA Housing Mix in the Outer Ring, 2011



### LOT SIZES

Outer-Ring Median Developing DGA Lot Sizes Compared To Historic Lot Sizes (Square Metres)



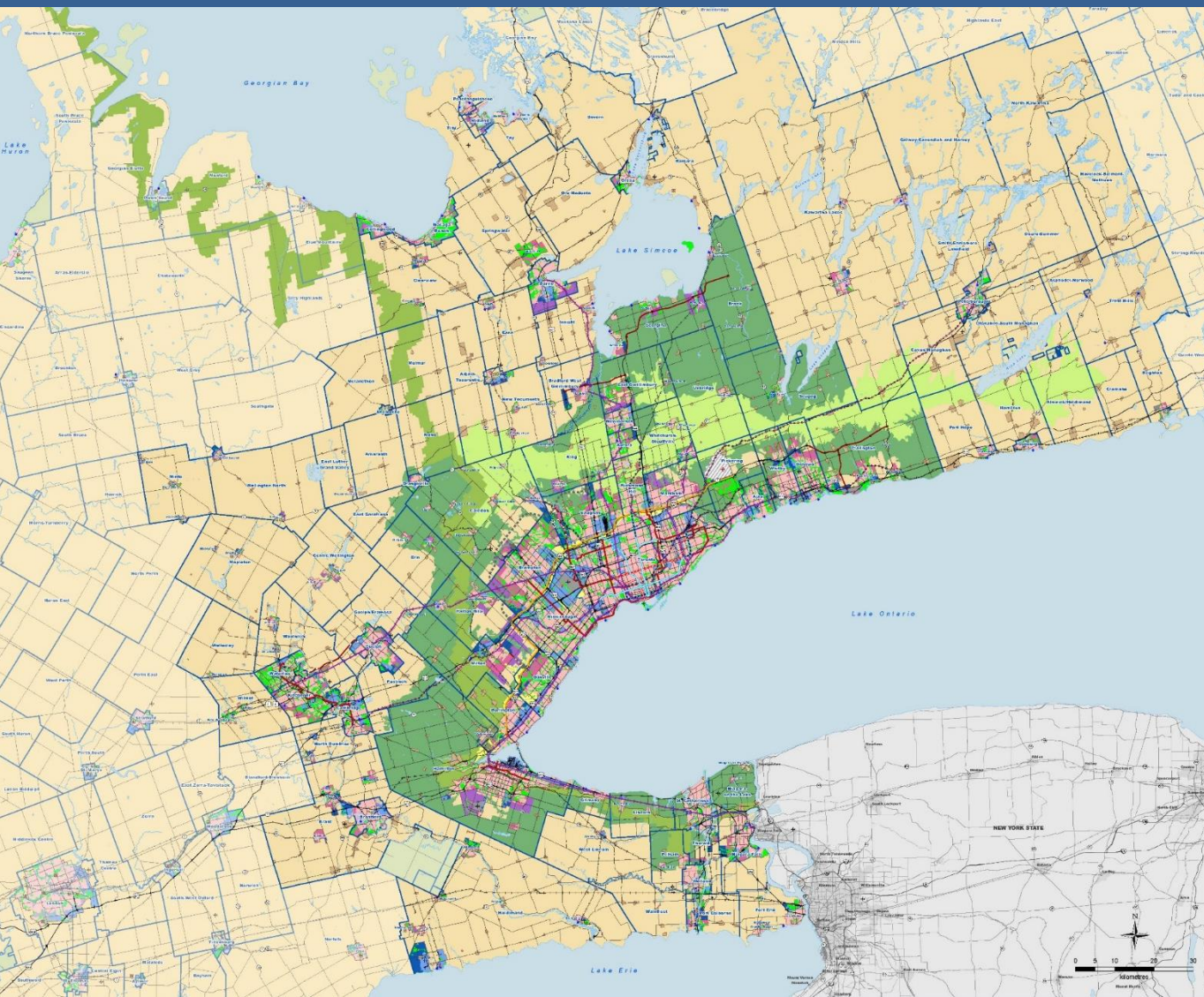
Note that 5% of these lots were developed before 2006.

### AREA AND ESTIMATED DENSITY

For the Developing DGA in Outer-Ring Municipalities, 2011

	Developing DGA (ha)	Percentage of Total DGA	Estimated People	Estimated Jobs	Estimated Density (people and jobs per ha)
City of Barrie	121	8.3%	4,435	195	38
City of Brantford	62	3.8%	2,290	130	39
City of Guelph	156	7.1%	5,160	235	35
City of Kawartha Lakes	92	5.8%	665	65	8
City of Orillia	2	0.3%	105	0	55
City of Peterborough	76	5.1%	1,615	120	23
County of Brant	18	0.7%	335	65	22
County of Dufferin	30	3.0%	750	20	25
County of Northumberland	99	3.8%	1,090	115	12
County of Peterborough	73	2.8%	605	15	8
County of Simcoe	432	3.7%	7,280	600	18
County of Wellington	100	3.9%	945	25	10
Haldimand County	28	1.4%	565	10	20
Region of Niagara	242	3.4%	3,800	570	18
Region of Waterloo	488	6.6%	14,180	935	31

# GREATER GOLDEN HORSESHOE AREA – PLANNED URBAN STRUCTURE



**Provincial Plans**

- Yellow: Parkway Belt West Plan
- Light Green: Oak Ridges Moraine Conservation Plan
- Dark Green: Niagara Escarpment Conservation Plan
- Green: Greenbelt Plan

**Federally Regulated Uses**

- Light Green: First Nations Reserve
- Black line: Railway
- Blue circle: Airport
- Red circle: Proposed Airport

**Generalized Land Use Designations in the Greater Golden Horseshoe Area**

- Pink: Built-Up Community Area
- Blue: Built-Up Employment Area
- Purple: Designated Greenfield, Community Area
- Dark Blue: Designated Greenfield, Employment Area
- Purple circle: Uses To Be Determined
- Brown: Rural Settlement Area
- Light Green: Major Open Space
- Yellow: Agricultural and Rural Area
- Grey: Major Utility or Airport

**Generalized Land Use Designations outside the Greater Golden Horseshoe Area**

- Pink: Community Area
- Blue: Employment Area
- Purple: Uses To Be Determined
- Light Green: Major Open Space
- Yellow: Agricultural and Rural Area
- Grey: Major Utility or Airport

**Transportation and Utility Information**

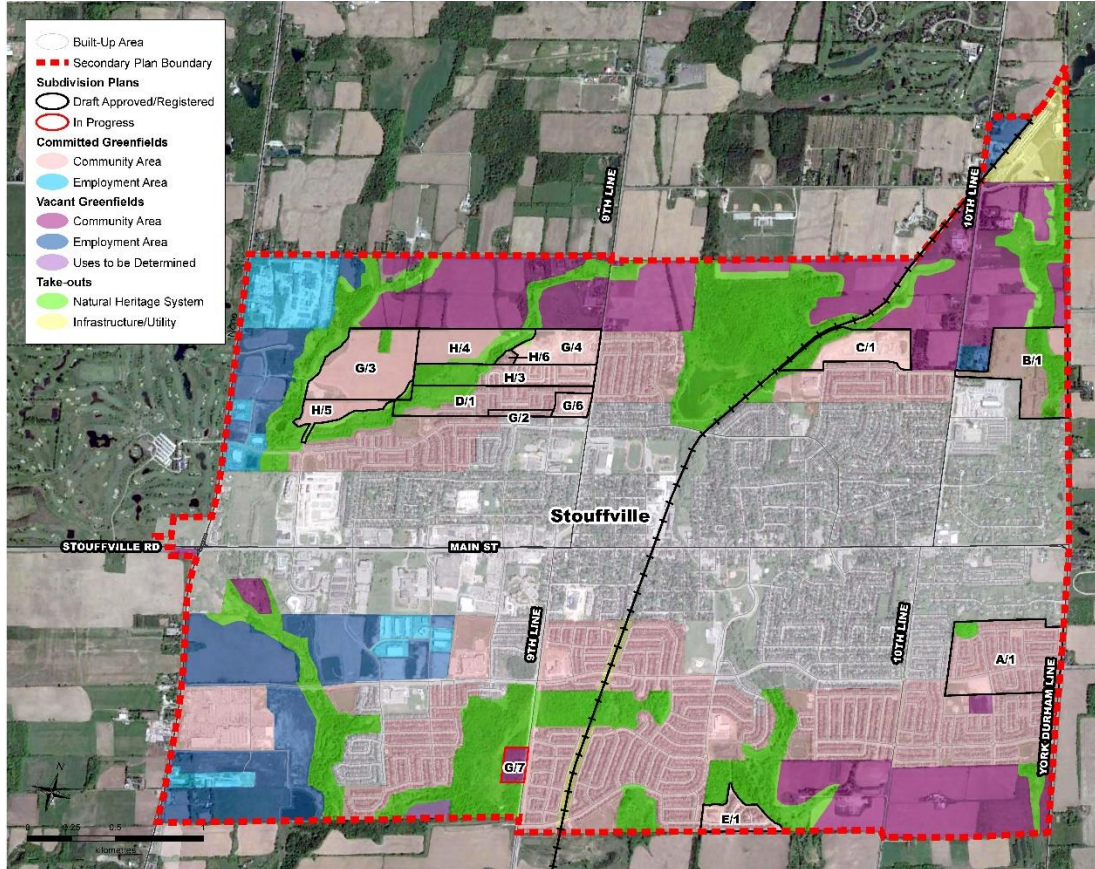
- Black line: Major Highway
- Grey line: Arterial Road
- Red line: EA Approved Highway Route
- Dark Red line: EA Recommended Highway Route
- Grey dashed line: Transportation Corridor Under Study
- Red circle: Approved Highway Interchange
- Red circle: Preferred Highway Interchange
- Red lightning bolt: Power Plant
- Green square: Sewage Treatment Plant
- Blue diamond: Water Filtration Plant

**Transit Routes**

- Black line: Existing GO Train Line
- Red dashed line: Proposed GO Train Line
- Red dotted line: Possible GO Train Line Extension Beyond GTAH
- Red line: Existing LRT
- Red dashed line: LRT Under Construction
- Red line: Proposed LRT
- Blue line: Existing Subway
- Blue dashed line: Subway Under Construction
- Blue dashed line: Proposed Subway
- Yellow line: Existing BRT



# COMMITTED DESIGNATED GREENFIELD AREA



## METHODOLOGY

1. Quantify the Gross DGA
2. Remove take-outs to calculate "Growth Plan Gross DGA"
3. Categorize "Community Area" vs. "Employment Area"
4. Identify areas already built within the DGA
5. Identify areas with Draft Plan Approval within the DGA

## FOR EXAMPLE: SINCE 2006 IN STOUFFVILLE...

Community Area	65% Committed
Employment Area	27% Committed
Combined Total	58% Committed



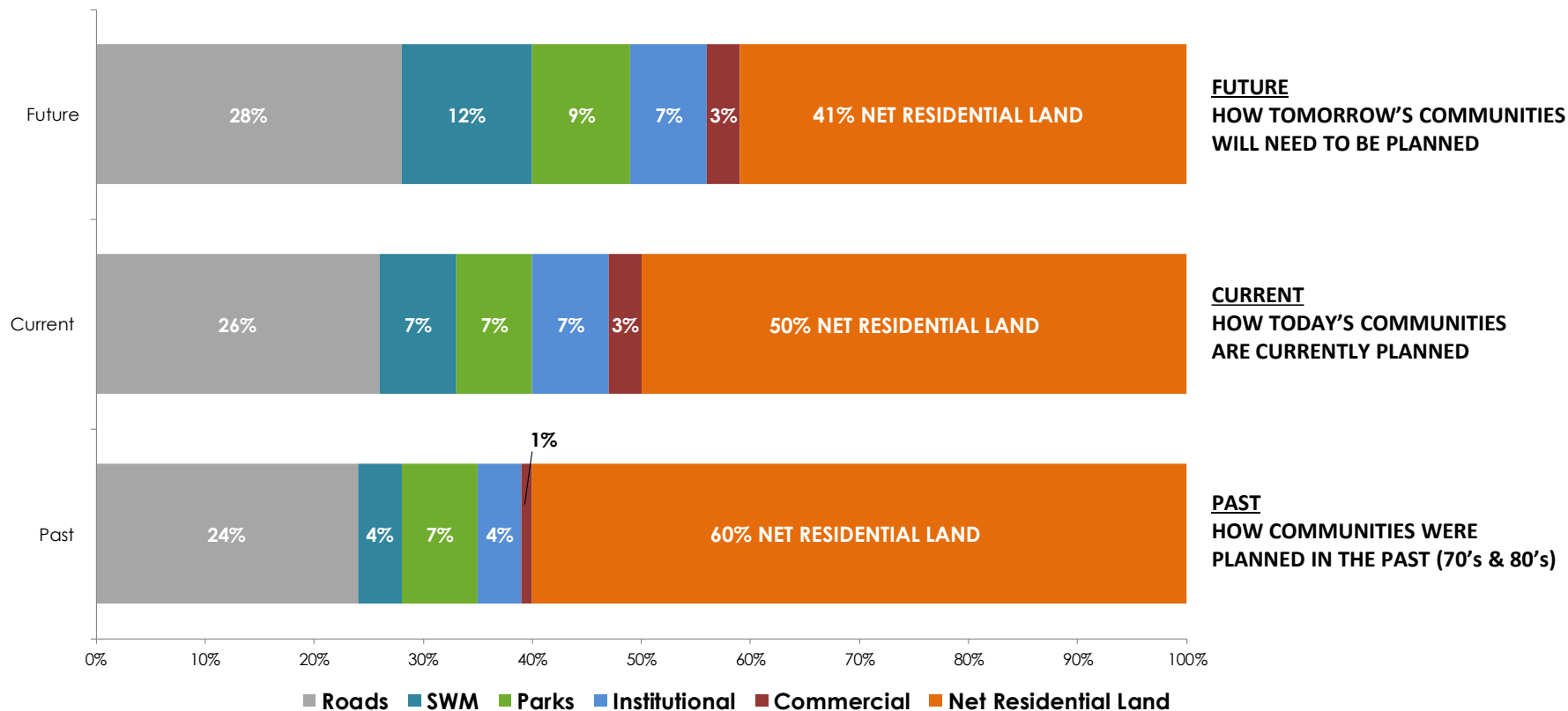
# IS 80 P+J/HA REALLY 80 P+J/HA ?

## ***Policy 2.2.7.2***

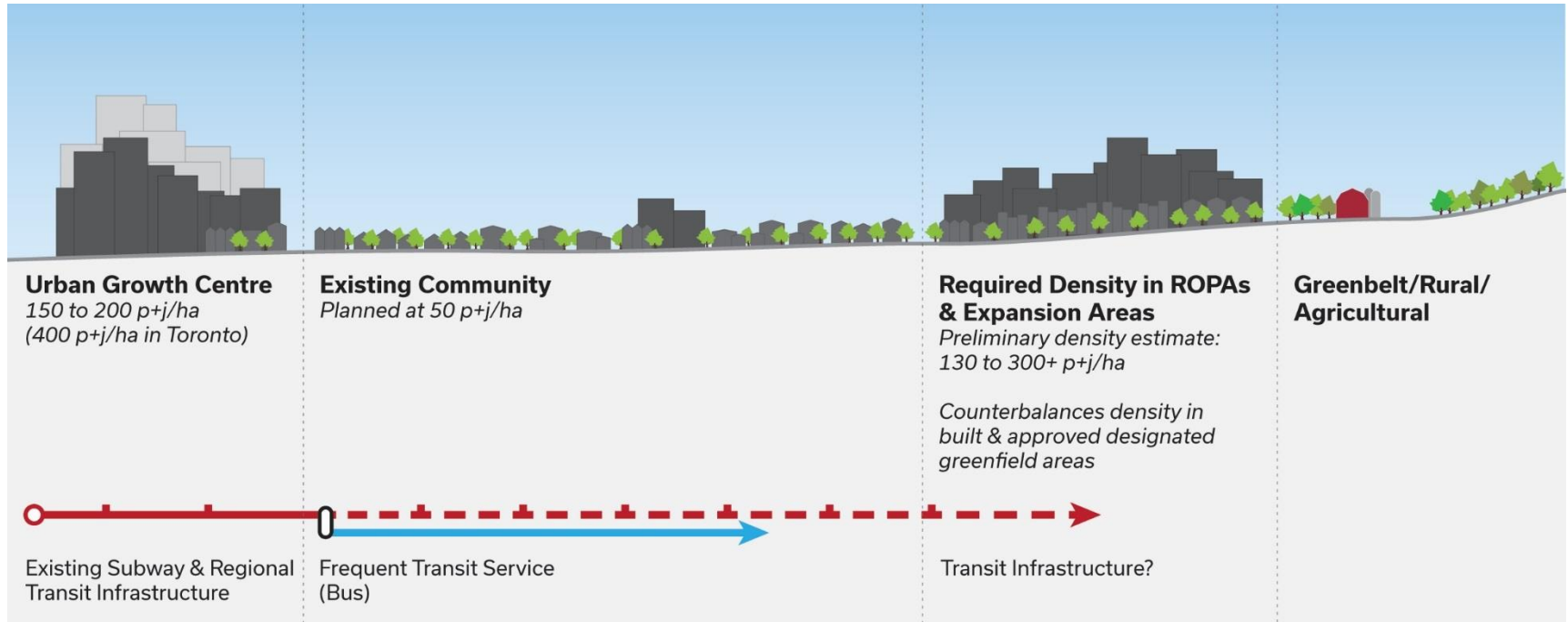
*“The designated greenfield area of each upper- or single-tier municipality will be planned to achieve a minimum density target that is not less than 80 residents and jobs combined per hectare within the horizon of the Plan.”*



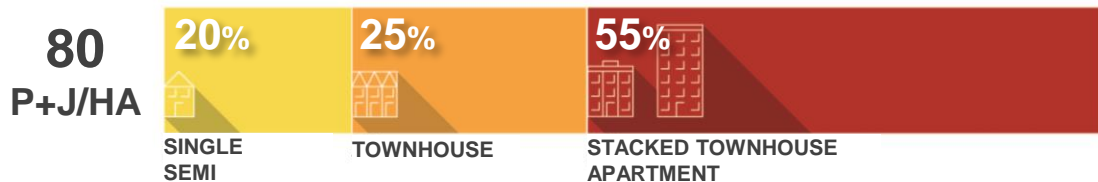
# WHAT DOES 80 P+J/HA LOOK LIKE?



# THE EFFECT OF ACHIEVING 80 P+J/HA



# DESIGNATED GREENFIELD AREA UNIT MIX



	Singles/ Semis	Townhouses	Stacked Townhouses, Apartments	Apartments
Net Density (units/ha)	25	50	110	250
Gross Density (units/ha)	10	20	45	102
Persons per Unit (2041)	3.47	2.92	2.92	2.08

# MTO: MINIMUM DENSITIES TO SUPPORT TRANSIT

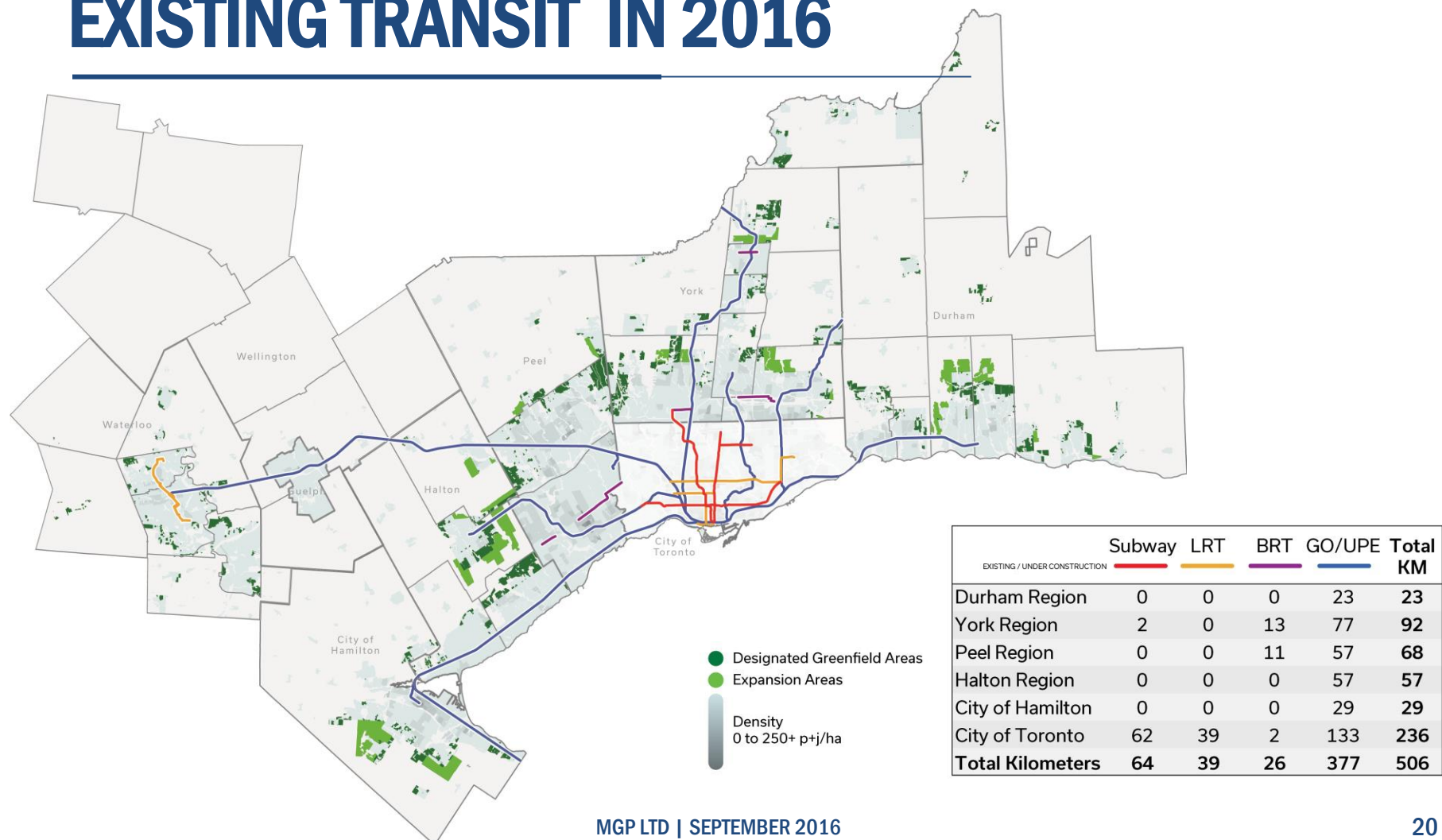
Transit service type	Suggested minimum density
<b>Basic Transit Service</b> (One bus every 20-30 minutes)	22 units per ha / 50 residents & jobs combined
<b>Frequent Transit Service</b> (One Bus every 10-15 minutes)	37 units per ha / 80 residents & jobs combined
<b>Very Frequent Bus Service</b> (One bus every 5 minutes with potential for LRT or BRT)	45 units per ha / 100 residents & jobs combined
<b>Dedicated Rapid Transit</b> (LRT/BRT)	72 units per ha / 160 residents & jobs combined
<b>Subway</b>	90 units per ha / 200 residents & jobs combined

**“The thresholds presented are a guide and not to be applied as standards.”**

The table above illustrates suggested *minimum density thresholds* for areas within a 5-10 minute walk of transit capable of supporting different types and levels of transit service. The thresholds presented are a guide and not to be applied as standards. Other factors such as the design of streets and open spaces, building characteristics, levels of feeder service, travel time, range of densities across the network and mix of uses can also have a significant impact on transit ridership. *Mobility hubs* and major transit station areas may require higher minimum densities.

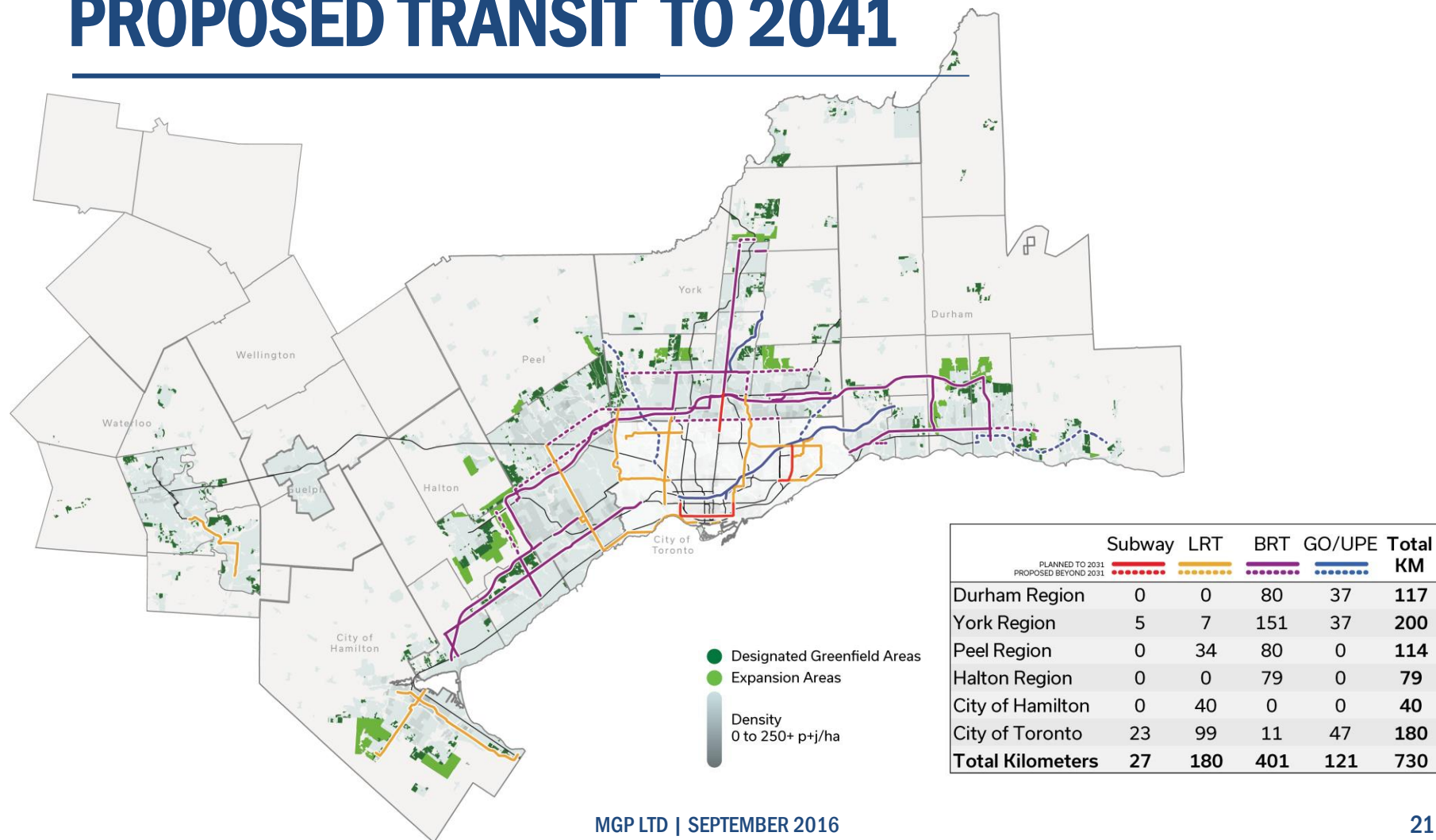
Source: “Transit Supportive Guidelines, 2012”; Page 24

# EXISTING TRANSIT IN 2016





# PROPOSED TRANSIT TO 2041



# INTENSIFICATION CURRENT AND DRAFT POLICY

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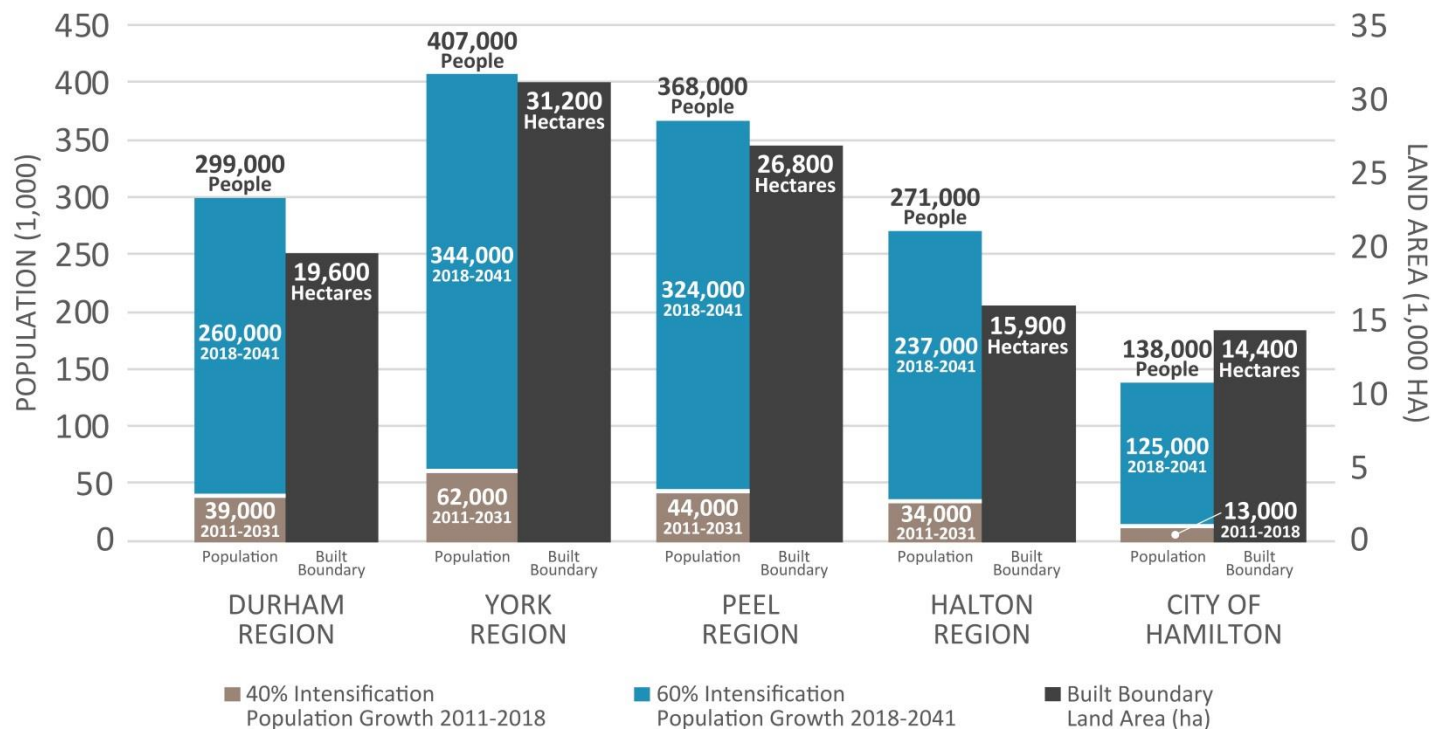
“By the year 2015 and for each year thereafter, **a minimum of 40 per cent** of all residential development occurring annually within each upper- and single-tier municipality will be within the *built-up area*.”

*Excerpt from “Proposed Growth Plan for the Greater Golden Horseshoe, 2016”; Policy 2.2.3.1; Page 14*

“All upper- and single-tier municipalities will, at the time of their next municipal comprehensive review, increase their minimum intensification target such that **a minimum of 60 per cent** of all residential development occurring annually within each upper- and single-tier municipality will be within the *built-up area*.”

*Excerpt from “Proposed Growth Plan for the Greater Golden Horseshoe, 2016”; Policy 2.2.2.3; Page 17*

# INTENSIFICATION...ONE SIZE DOESN'T FIT ALL



City of Guelph

Built Boundary:  
**4,450 ha**

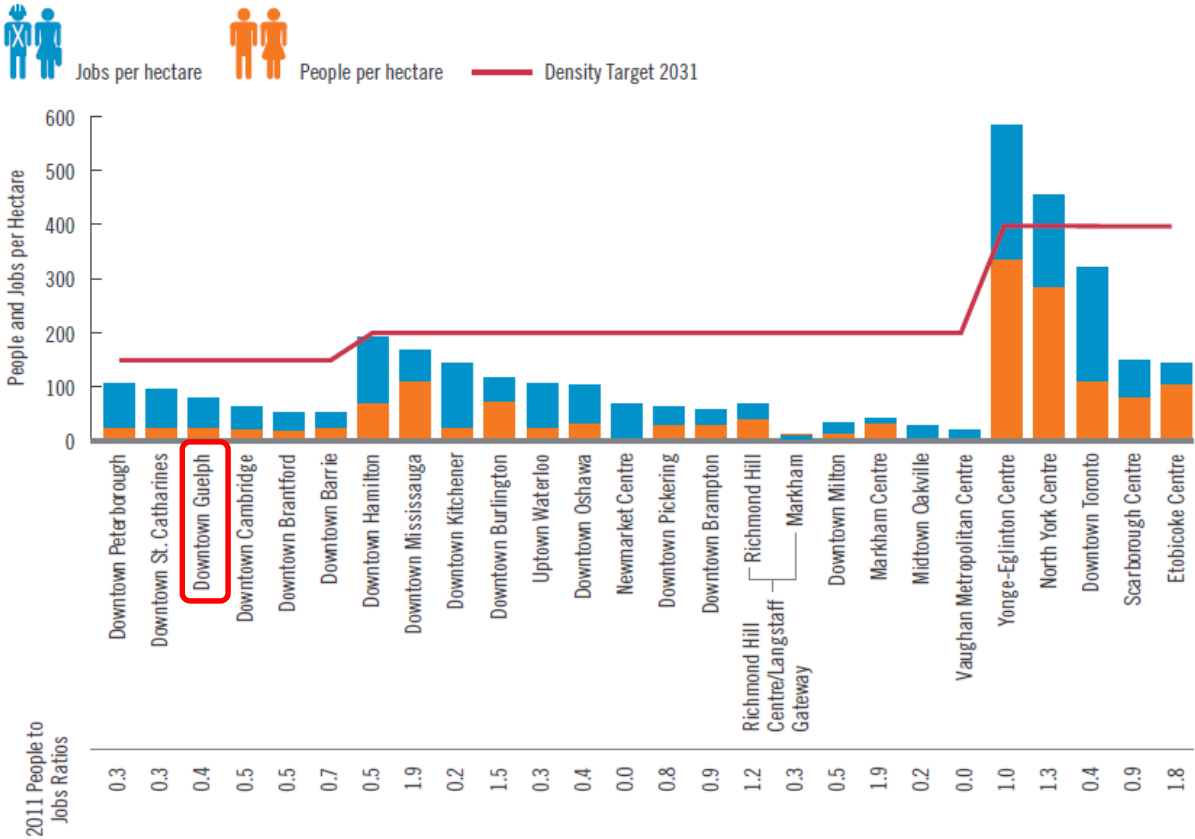
40% Intensification  
Population Growth  
2011-2018:  
**5,900 people**

60% Intensification  
Population Growth  
2018-2041:  
**26,600 people**

Total Population  
Growth within the  
Built Boundary:  
**32,500 people**

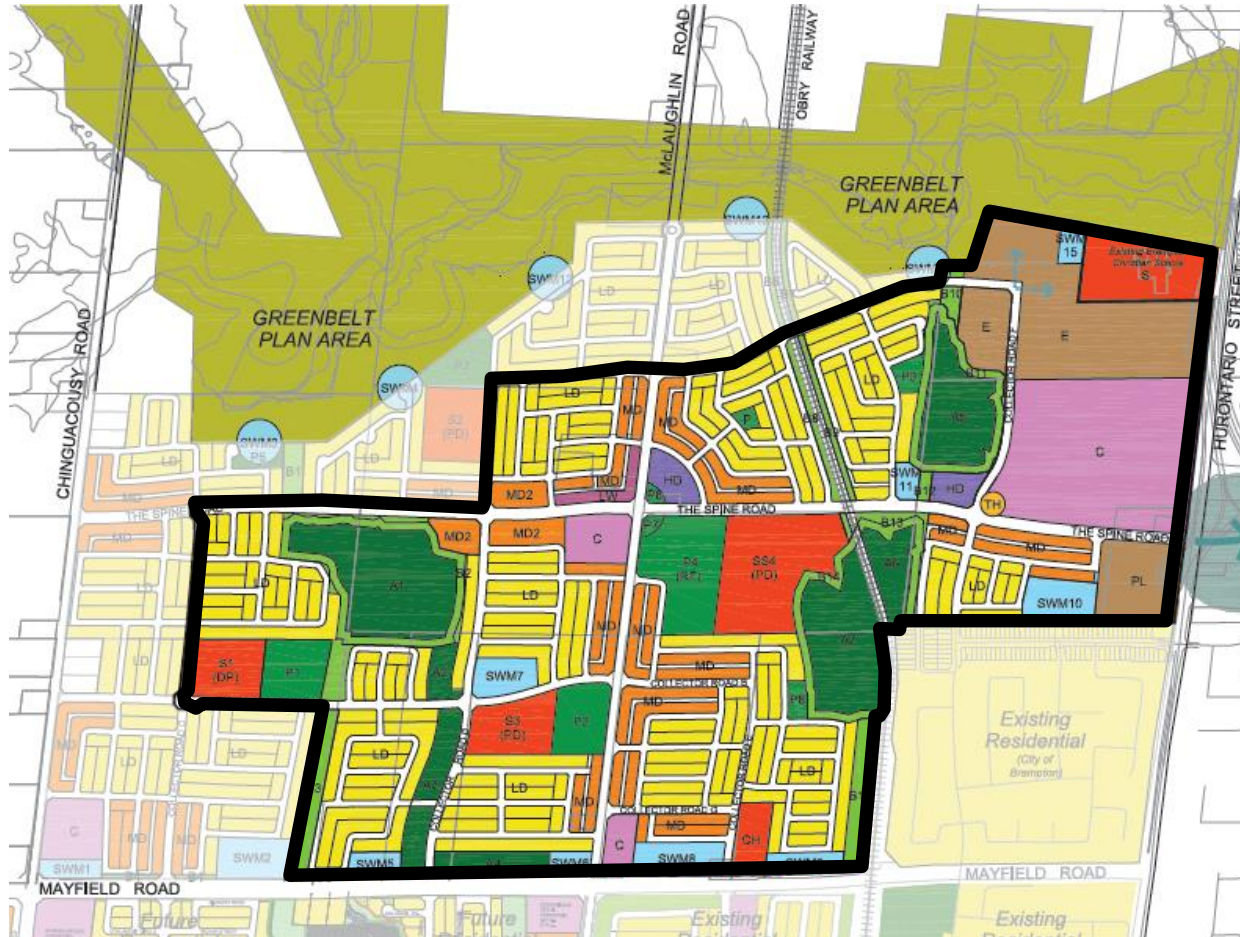
# DOES A “ONE SIZE FITS ALL” APPROACH WORK?

Population and Employment Density for 25 Urban Growth Centres (2011)



Source: “Places to Grow Performance Indicators”; Page 9

# NEED TO PLAN COMPLETE COMMUNITIES



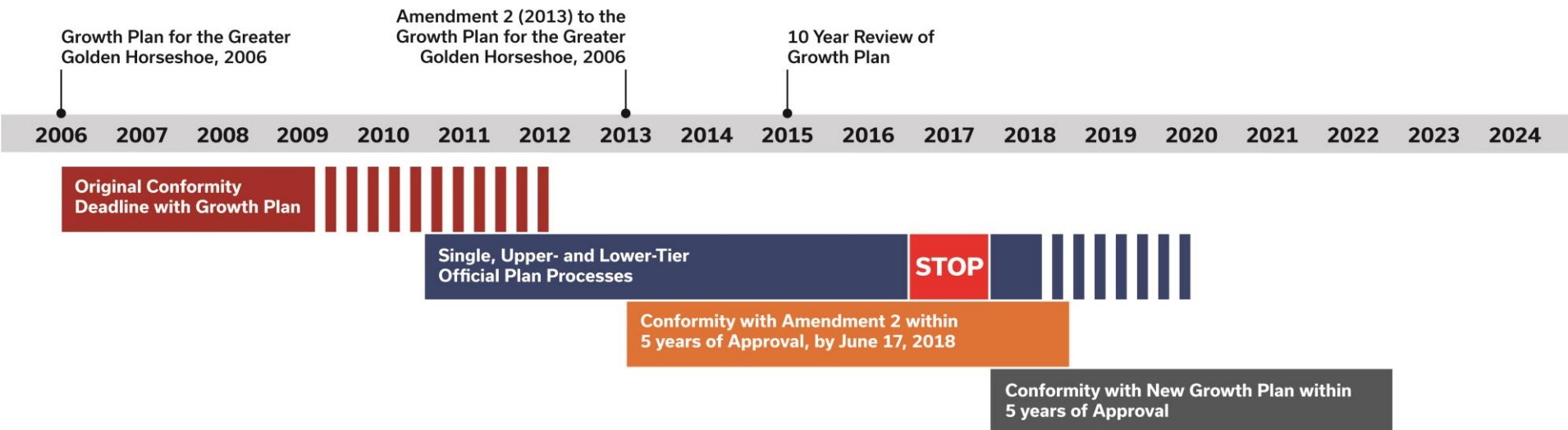
Mayfield West Phase

2

Council Adopted Secondary  
Plan (November 2015)

DENSITY = 68.2 P+J/HA

# SCHEDULE FOR IMPLEMENTATION



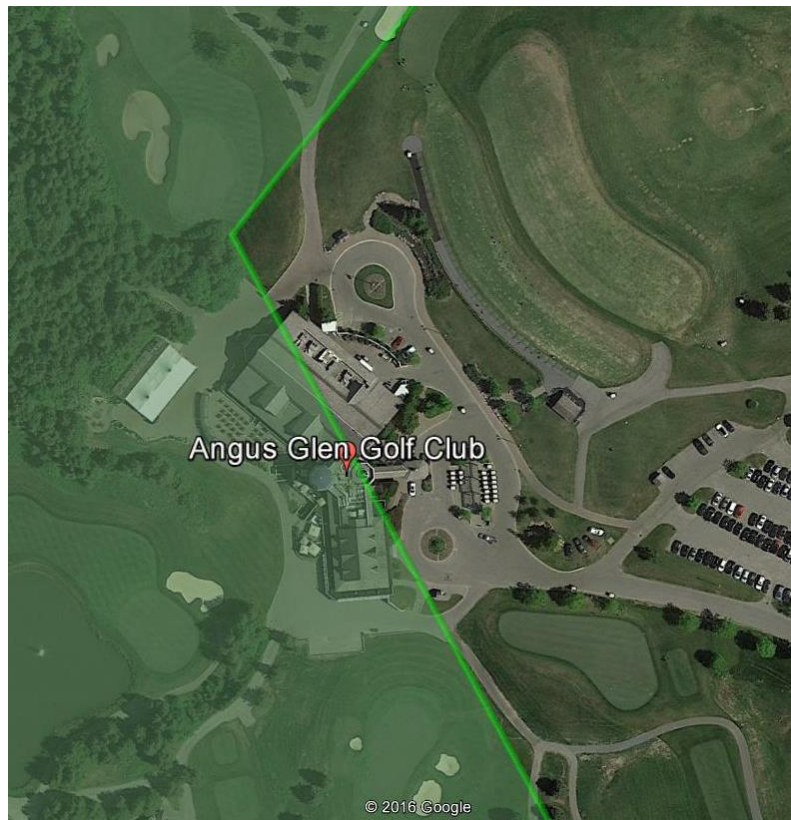
Implementation of the New Growth Plan delays processes currently underway by 3-5 years, impacting supply and housing prices.



# PROCESS OF GREENBELT REFINEMENTS

- ☐ Clarity is required on the:
  - ☐ Process being established to review Greenbelt boundaries;
  - ☐ Criteria for boundary adjustments;
  - ☐ Timeframe as to when the process will be established and open for submissions;
- ☐ Range of permitted uses within Greenbelt lands should be revisited and expanded.

Province has indicated that there will be a process for refining the Greenbelt boundary.



# NEXT STEPS & MOVING FORWARD...

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1. Transition Policies
2. One size doesn't fit all
3. Excess Lands in the Outer Ring
4. Additional Greenfield Take-outs
  - a. Regional Roads
  - b. Stormwater Ponds
  - c. Decouple jobs/hectare
5. Transit Infrastructure
  - a. Transit supporting density
  - b. Timing of Transit
6. Land Supply Methodology
7. Financial Implications
8. Preserve planning of DGA and ROPAs