

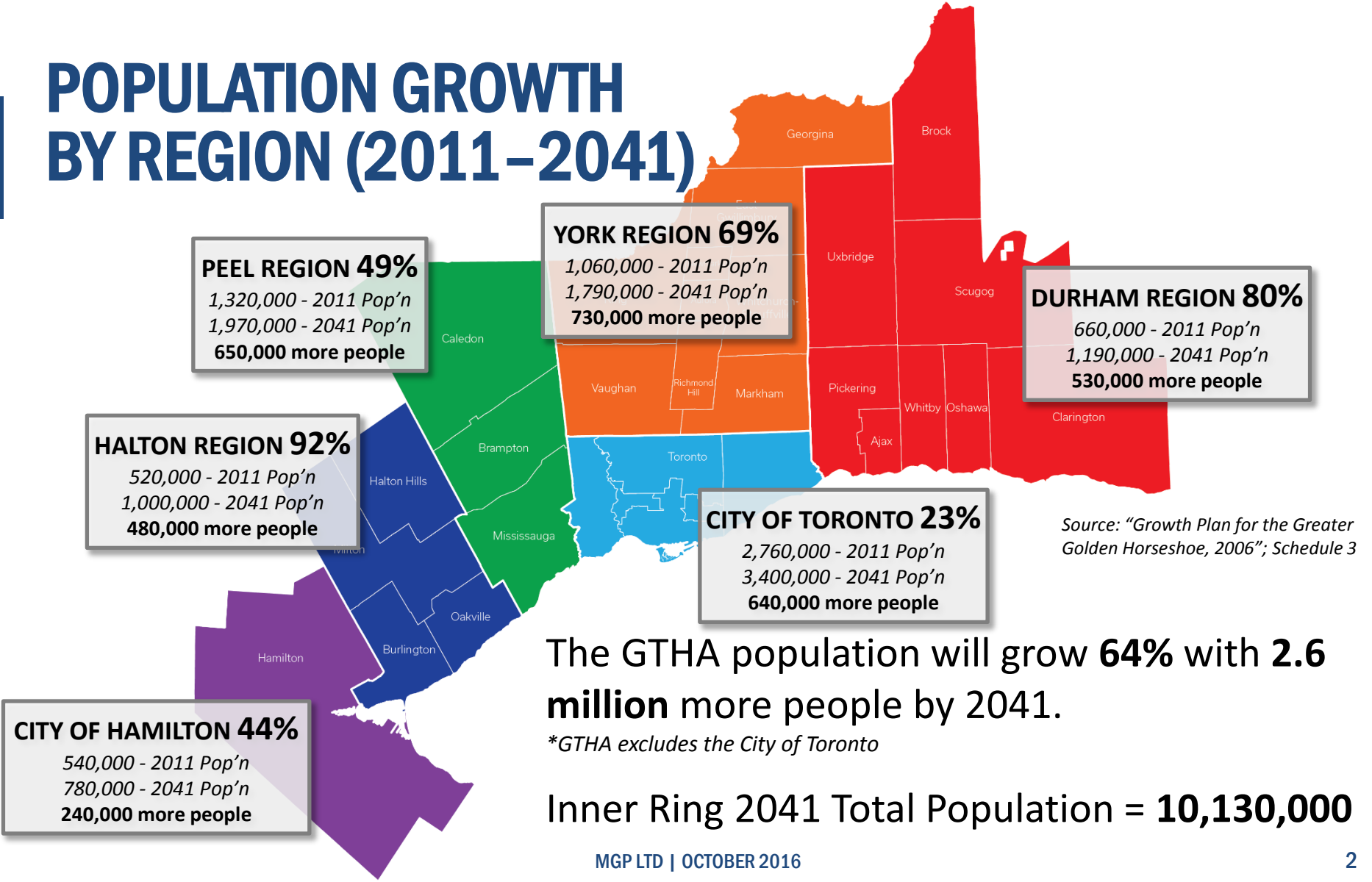
ECONOMICS AND LAND USE PLANNING SEMINAR

Presentation by Don Given, M.C.I.P, R.P.P.

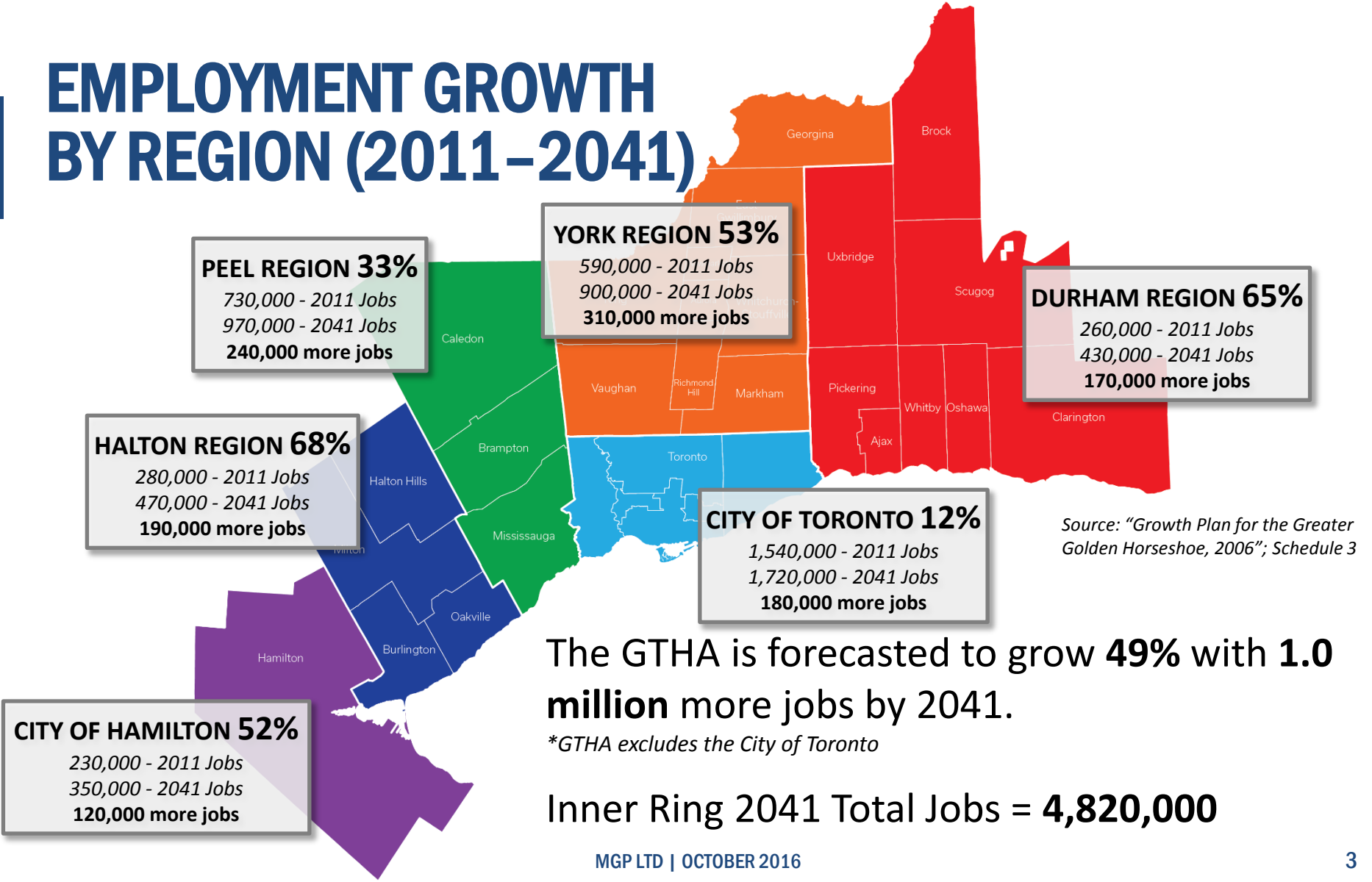
Observations, comments & suggestions on the
Draft Provincial Growth and Greenbelt Plans

October 28th, 2016

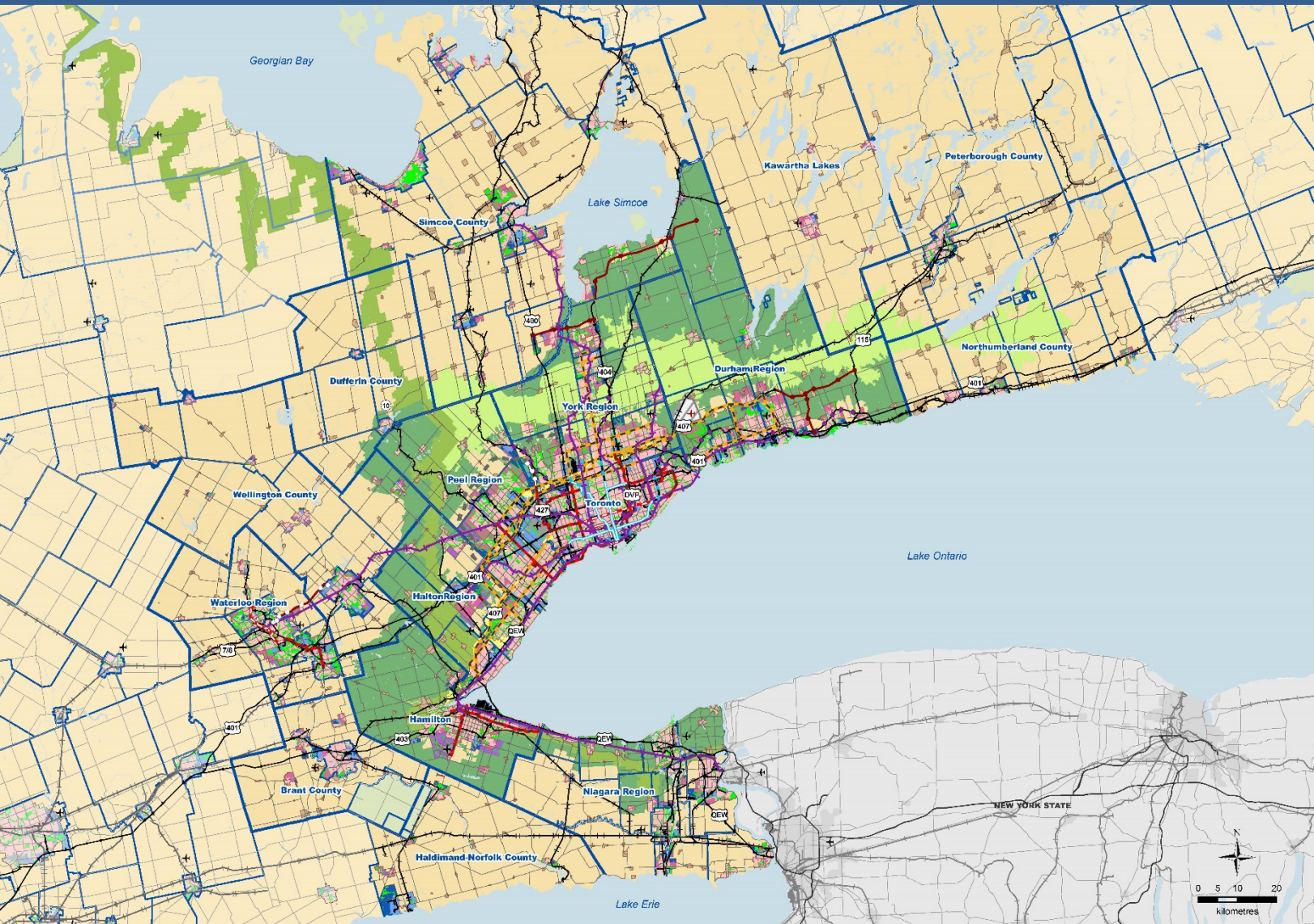
POPULATION GROWTH BY REGION (2011-2041)



EMPLOYMENT GROWTH BY REGION (2011-2041)



GREATER GOLDEN HORSESHOE AREA – PLANNED URBAN STRUCTURE



- Provincial Plans**
 - Parkway Belt West Plan
 - Oak Ridges Moraine Conservation Plan
 - Niagara Escarpment Conservation Plan
 - Greenbelt Plan
- Federally Regulated Uses**
 - First Nations Reserve
 - Railway
 - Airport
 - Proposed Airport
- Generalized Land Use Designations**
 - Built-Up Community Area
 - Built-Up Employment Area
 - Designated Greenfield, Community Area
 - Designated Greenfield, Employment Area
 - Uses to be Determined
 - Rural Settlement Area
 - Major Open Space
 - Agricultural and Rural Area
 - Major Utility or Airport
- Transportation and Utility Information**
 - EA Approved Highway Route
 - EA Recommended Highway Route
 - Transportation Corridor Under Study
 - Approved Highway Interchange
 - Preferred Highway Interchange
- Transit Routes**
 - Existing GO Train Line
 - Proposed GO Train Line
 - Existing LRT
 - LRT Under Construction
 - Proposed LRT
 - Existing Subway
 - Subway Under Construction
 - Proposed Subway
 - Existing BRT
 - BRT Under Construction
 - Proposed BRT

Source: Malone Given Parsons Ltd.



INTENSIFICATION CURRENT AND DRAFT POLICY

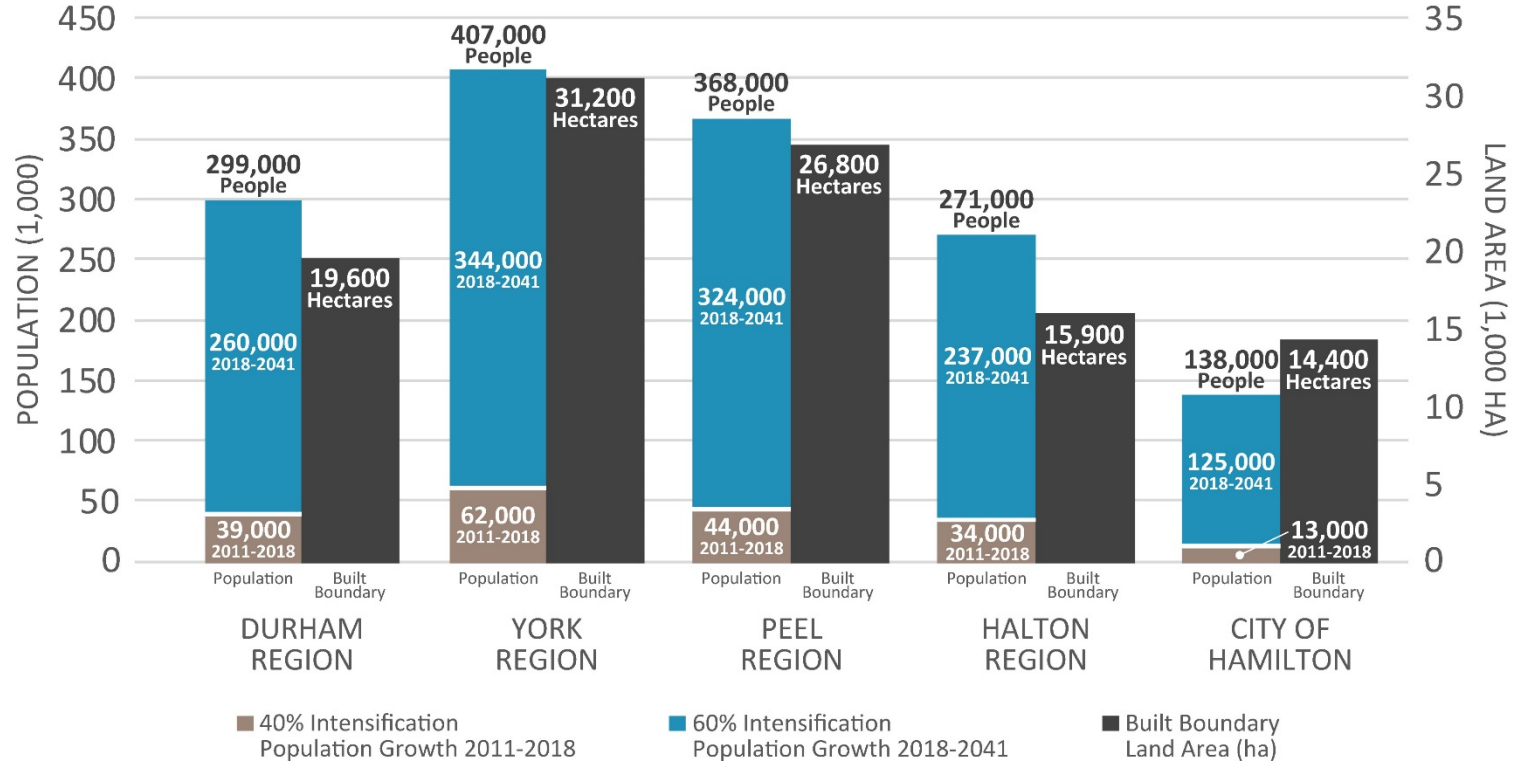
“By the year 2015 and for each year thereafter, a **minimum of 40 per cent** of all residential development occurring annually within each upper- and single-tier municipality will be within the *built-up area*.”

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

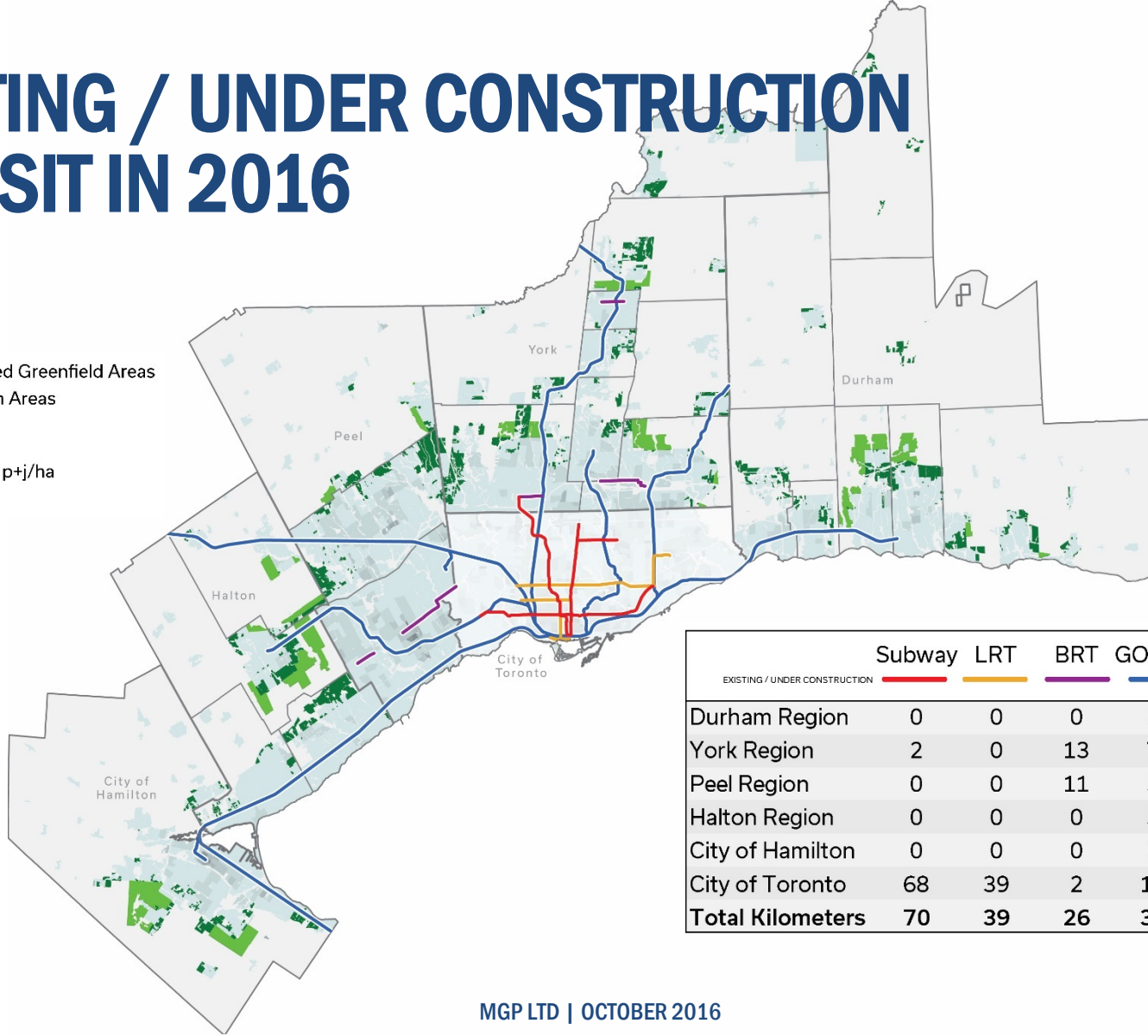
INTENSIFICATION...ONE SIZE DOESN'T FIT ALL



Source: Malone Given Parsons Ltd., 2016;
Preliminary rounded estimates of built-up areas for each region

EXISTING / UNDER CONSTRUCTION TRANSIT IN 2016

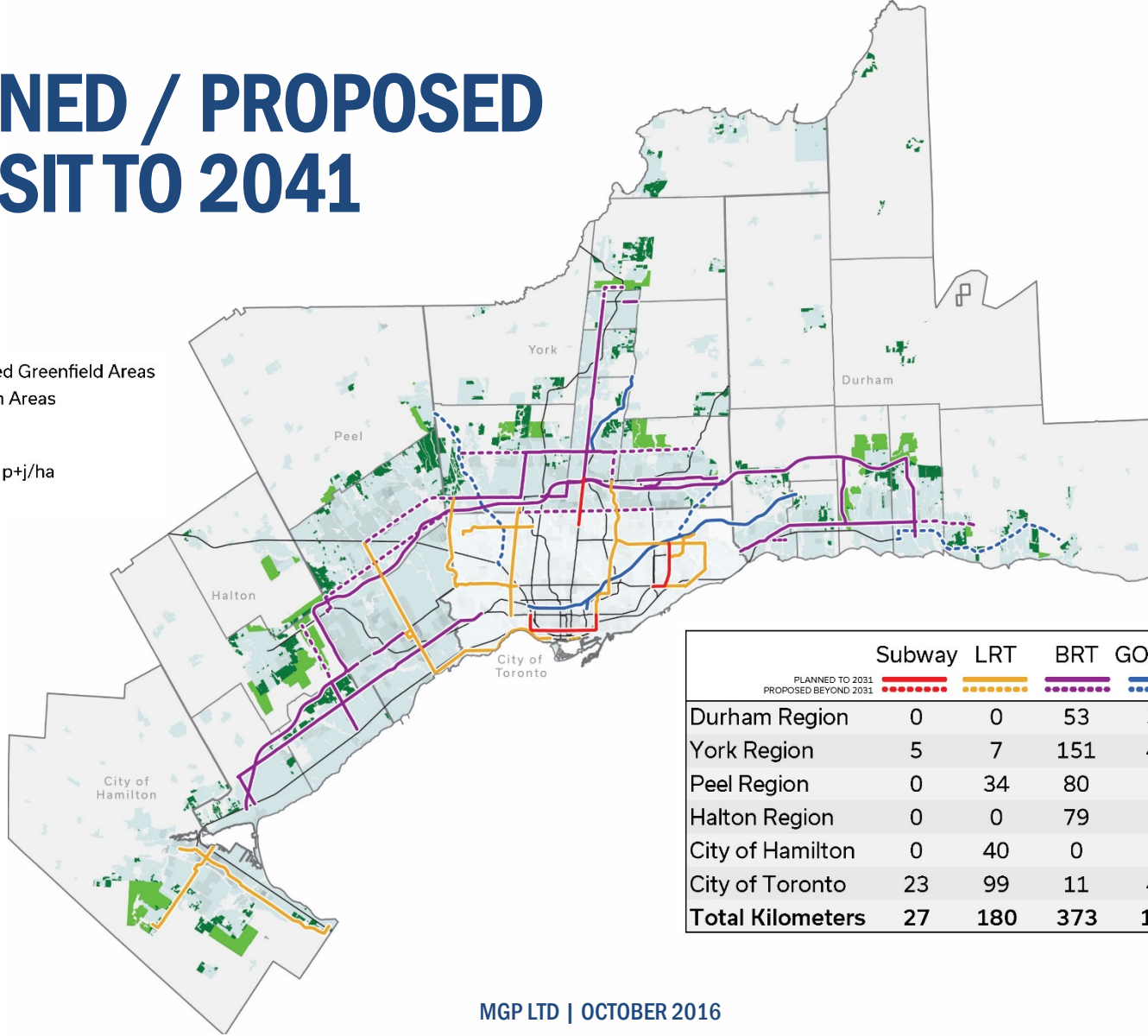
- Designated Greenfield Areas
- Expansion Areas
- Density
0 to 250+ p+j/ha



	Subway	LRT	BRT	GO/UPE	Total
EXISTING / UNDER CONSTRUCTION	—	—	—	—	KM
Durham Region	0	0	0	23	23
York Region	2	0	13	77	92
Peel Region	0	0	11	57	68
Halton Region	0	0	0	57	57
City of Hamilton	0	0	0	29	29
City of Toronto	68	39	2	133	242
Total Kilometers	70	39	26	377	512

PLANNED / PROPOSED TRANSIT TO 2041

- Designated Greenfield Areas
- Expansion Areas
- Density
0 to 250+ p+j/ha



	Subway	LRT	BRT	GO/UPE	Total
	PLANNED TO 2031	PROPOSED BEYOND 2031	PLANNED TO 2031	PROPOSED BEYOND 2031	KM
Durham Region	0	0	53	37	89
York Region	5	7	151	40	203
Peel Region	0	34	80	0	114
Halton Region	0	0	79	0	79
City of Hamilton	0	40	0	0	40
City of Toronto	23	99	11	47	180
Total Kilometers	27	180	373	124	705

DESIGNATED GREENFIELD AREA DRAFT POLICY

“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

COMMITTED DESIGNATED GREENFIELD AREA

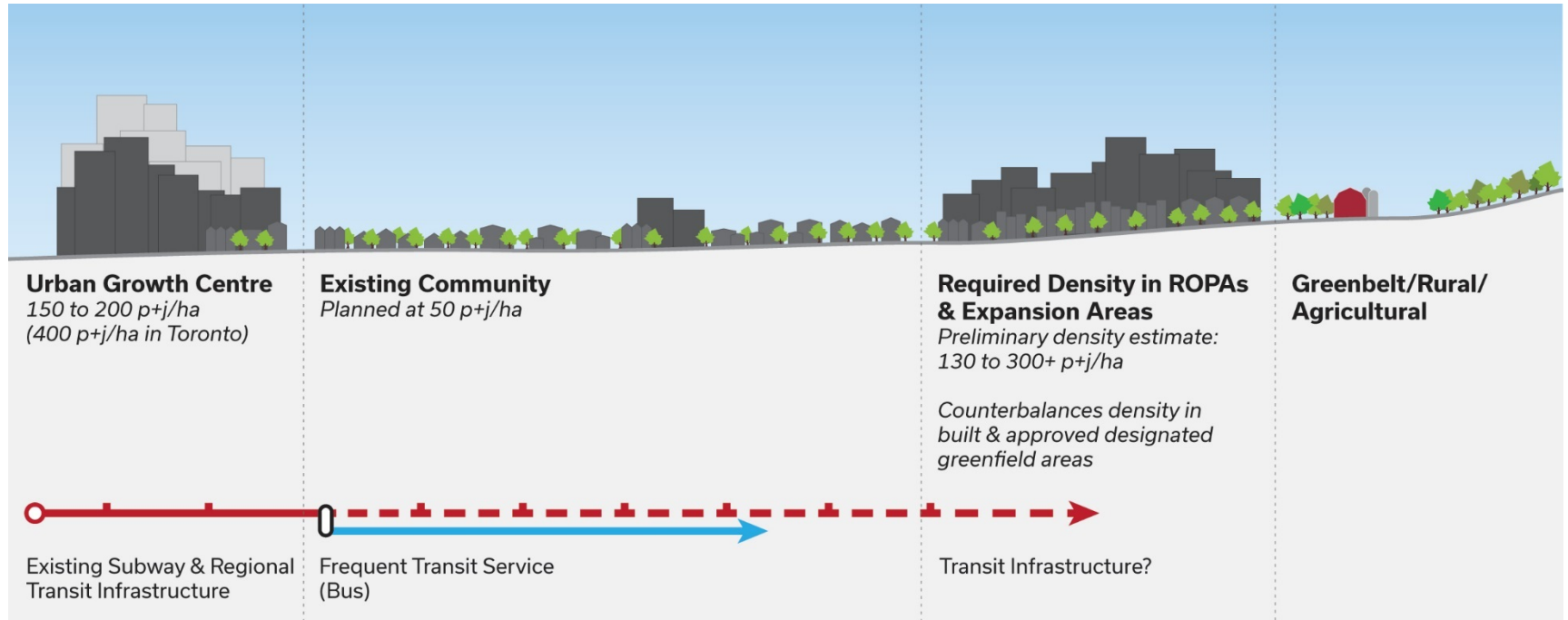
Provincial Reporting

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

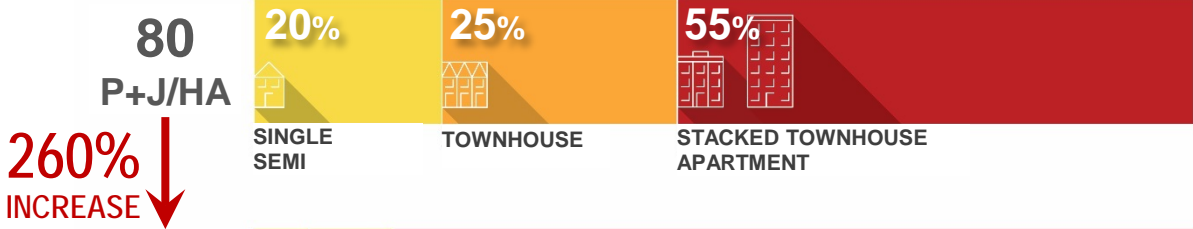
	Developing DGA (ha)	% of Total DGA	MGP REPORTING Community Area NET LAND AREA	MGP REPORTING Employment Area NET LAND AREA
City of Hamilton	219	4.8%	1,285	65
Region of Durham	409	3.1%	2,640	215
Region of Halton	310	2.6%	2,050	545
Region of Peel	671	6.7%	3,560	505
Region of York	1,073	5.6%	4,700	780
GTHA	2,682	4.7%	14,235	2,110

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)

THE EFFECT OF ACHIEVING 80 P+J/HA

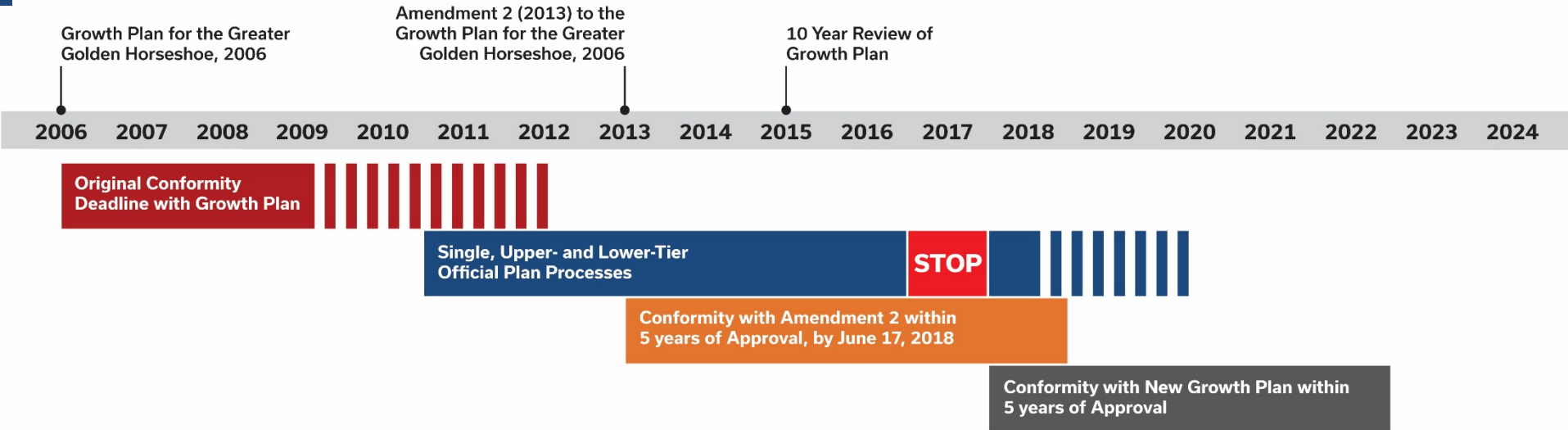


DESIGNATED GREENFIELD AREA UNIT MIX



	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

TRANSITION OF NEW GROWTH PLAN POLICIES



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