

CITY COUNCIL AGENDA



DATE October 6, 2008 - 5:30 p.m.

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

INFORMATION SESSION:-

Growth Plan for the Greater Golden Horseshoe

Presentation: -

- Bram Westfall of the Ontario Growth Secretariat, Ministry of Energy and Infrastructure

ADJOURNMENT

PLACES TO GROW

BETTER CHOICES. BRIGHTER FUTURE.

The Growth Plan for the Greater Golden Horseshoe

City of Guelph Council
October 6, 2008

Ontario Growth Secretariat
Ministry of Energy and Infrastructure

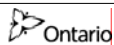


PLACES TO GROW BETTER CHOICES. BRIGHTER FUTURE.

Implementing the Growth Plan

- Introduction
 - Growth Management Principles
 - Places to Grow Act, 2005
- Growth Plan for the Greater Golden Horseshoe, 2006
 - Where and How to Grow
 - Infrastructure to Support Growth
 - Protecting What is Valuable
- Implementing the Growth Plan
 - Municipal Conformity
 - Technical Analysis and Research
 - Complementary Initiatives
 - Public Engagement

This presentation was developed to assist individuals in understanding the Places to Grow Act, 2005 and the Growth Plan for the Greater Golden Horseshoe. The information provided should not be relied upon as a substitute for legal or professional advice in connection with any particular matter.



Greater Golden Horseshoe

- 32,000 square kilometres.
- Economic engine of Ontario.
 - Represents 70% of Ontario's GDP.
- Covers 21 counties and regions, comprising 110 different municipal jurisdictions.
- Forecast to grow by 3.7 million people and 1.8 million jobs between 2001 and 2031.



Need for Growth Management

- By 2031, business as usual growth in the Greater Golden Horseshoe could lead to:
 - Worse air quality and an increased number of smog days
 - 45% longer commute times due to gridlock
 - Increase of 42% in CO₂ emitted by cars
 - The consumption of more than 1,000 km² of mostly agricultural land
 - 20% higher infrastructure costs
- If growth management policies are not implemented, the Greater Golden Horseshoe is at threat of losing its competitive advantage in attracting both highly skilled residents and economic investment.



Benefits of Growth Management

Environmental

- Reduces traffic congestion and improves air quality by prioritizing transit use for moving people.
- Reduces development pressures on natural areas and agricultural land through a focus on developing more compact communities in existing built-up areas.
- Supports efforts to combat climate change with an emphasis on less automobile dependent urban form.



Economic

- Supports regional competitiveness through more efficient goods movement and ability to attract a highly skilled workforce with vibrant, livable communities.
- Increases innovation and supports higher levels of productivity through the clustering of businesses and services.



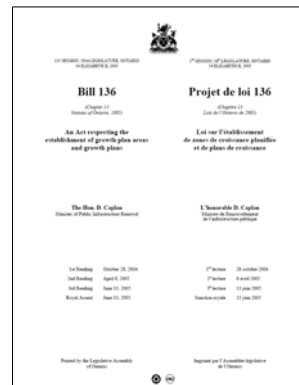
Health

- Supports a more healthy and active population with communities that are pedestrian, cyclist and transit-supportive.
- Reduces threat of type two diabetes and other obesity related diseases associated with inactive populations. Important for children who are particularly at risk.



Places to Grow Act, 2005

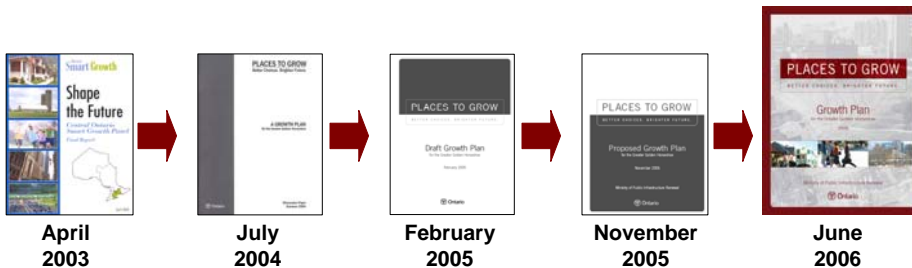
- “Places To Grow Act” passed by Ontario Legislature in 2005 is the foundation of the Growth Plan for the Greater Golden Horseshoe.
 - Enables the development of Growth Plans for any part of the province.
 - Planning decisions must conform to the Growth Plan’s policies.
 - Official Plans must be brought into conformity with the Growth Plan within three years (i.e. June 2009).



Growth Plan for the Greater Golden Horseshoe, 2006

Growth Plan for the Greater Golden Horseshoe

- “Places To Grow” initiative launched in the summer of 2004.
- Built on “Smart Growth Panel” created by the province in 2001.
- Series of draft growth plans released, accompanied by extensive consultation.
- Growth Plan for the Greater Golden Horseshoe released in June 2006.



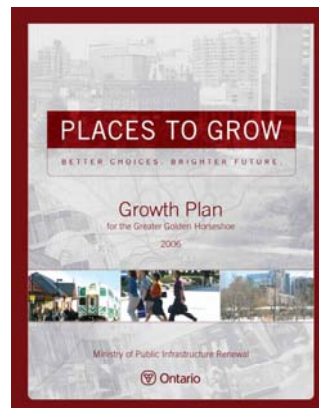
Growth Plan's Policy Directions

- Create complete communities with more options for living, working, shopping and playing.
- Revitalize downtowns to become vibrant centres.
- Reduce traffic gridlock by improving access to a greater range of transportation choices.
- Provide greater choice in housing types to meet people's needs throughout their lives.
- Curb urban sprawl and protect farmlands and natural areas.



Growth Plan for the Greater Golden Horseshoe Structure

- I. Introduction
- II. Where and How to Grow
- III. Infrastructure to Support Growth
- IV. Protecting What is Valuable
- V. Implementation



Where & How To Grow

Terminology

Settlement Area Boundary

Designated Greenfield Area

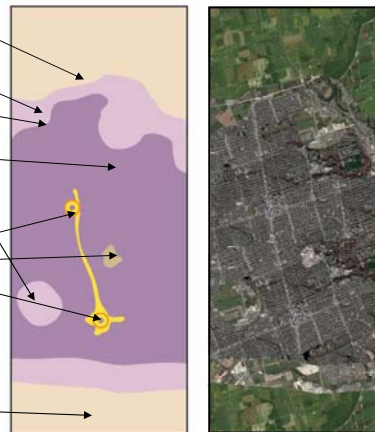
Built Boundary

Built-up Area

Intensification Areas

- Urban Growth Centres
- Intensification Corridors
- Major Transit Station Areas
- Other major opportunities – infill, redevelopment, brownfields /greyfields

Rural Areas / Prime Ag. Lands



2.2.1 Growth Forecasts

- Population and employment forecasts contained in Schedule 3 of the Growth Plan for all upper- and single-tier municipalities will be used as the basis for planning in the Greater Golden Horseshoe.
- Upper-tier municipalities, in consultation with lower-tiers, will allocate the Growth Plan's forecasts to the lower-tiers.
- Forecasts will be reviewed at least every 5 years in consultation with municipalities.

	POPULATION				EMPLOYMENT			
	2001	2011	2021	2031	2001	2011	2021	2031
Region of Durham	530	600	810	960	190	200	310	350
Region of York	760	1,000	1,300	1,500	300	500	700	780
City of Toronto	2,590	2,760	2,930	3,080	1,440	1,540	1,600	1,640
Region of Peel	1,030	1,320	1,490	1,640	530	730	820	870
Region of Halton	390	520	650	780	190	280	340	390
City of Hamilton	510	540	590	660	210	230	270	300
GTWH TOTAL**	5,810	6,860	7,770	8,620	2,950	3,630	4,040	4,330
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 Oshawa*	108	157	583	667	53	77	230	254
City of Chatham*	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 Haltonand	46	49	53	56	17	19	19	20
Region of Niagara	427	442	474	511	186	201	209	218
OUTER RING TOTAL**	1,980	2,230	2,560	2,880	810	1,010	1,130	1,240
TOTAL GSH**	7,790	9,090	10,330	11,500	3,810	4,640	5,170	5,560

Source: Hiram Consulting Ltd., "The Growth Outlook for the Greater Golden Horseshoe", January 2005
 Note: Numbers rounded off to nearest 10,000 for GTWH municipalities, GTWH Total and Outer Ring Total, and to nearest 1,000 for outer ring municipalities.
 * Separate forecasts for these municipalities for 2021 and 2031 will be determined.
 ** Years may not add up due to rounding.

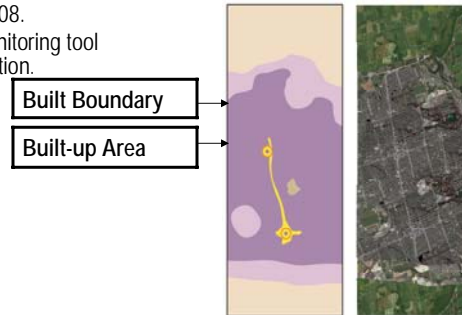
2.2.2 Managing Growth

- Population and employment growth will be accommodated by:
 - directing a significant portion of new growth to built-up areas through intensification
 - building complete communities, with high-quality public spaces and the right mix of housing, jobs and community services
 - ensuring the availability of sufficient land for employment
 - directing development to settlement areas



2.2.3 General Intensification

- By 2015 and 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.
- Built-up area is generally the portion of a municipality that was already developed as of June 2006. It is defined by the built boundary.
 - Built Boundary was issued on April 2, 2008.
 - Built Boundary is a performance and monitoring tool that does not convey a land use designation.
- Upper-tiers, in consultation with the lower-tiers, will identify intensification targets for the lower-tiers.
- The Minister may review and permit an alternative minimum intensification target for an upper- or single-tier municipality located within the outer-ring.



2.2.3.6 Intensification Strategies

- All municipalities will develop strategies and policies to phase-in and achieve the intensification target. Intensification strategies will:
 - Encourage intensification generally throughout the built-up area.
 - Identify particular intensification areas and the appropriate type and scale of development in these intensification areas.
 - Recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development.
 - Plan for a range and mix of housing, taking into account affordable housing needs.
 - Encourage the creation of secondary suites.



Intensification Areas: 2.2.4 Urban Growth Centres

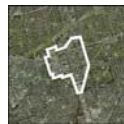
- 25 Urban Growth Centres identified in the Greater Golden Horseshoe:
 - vibrant, higher density downtowns
 - accommodate and support major transit infrastructure
 - accommodate a significant share of population and employment growth
- Municipalities will plan for a minimum density of residents and jobs per hectare by 2031
 - Toronto – 400
 - GTA, Hamilton, Kitchener and Waterloo – 200
 - Guelph and others in the “Outer Ring”– 150
- Document was released proposing size and location of all twenty-five urban growth centres.



Growth Plan identifies general location of urban growth centres.



Province has proposed the general size and location of urban growth centres.



After the size and location is established, municipalities will be responsible for delineating precise boundaries in their official plans.

Intensification Areas: 2.2.5 Major Transit Station Areas

- The area including, or around, any existing or planned higher order transit station or major bus depot in an urban core.



Intensification Areas:

2.2.5 Intensification Corridors

- Intensification areas along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed-use development consistent with planned transit service levels.

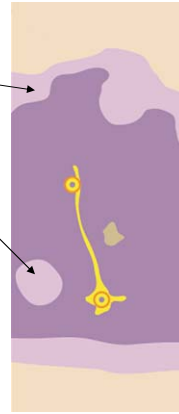


2.2.6 Employment Lands

- Municipalities should maintain an adequate supply of lands providing for a variety of appropriate employment uses to accommodate the Growth Plan's growth forecasts.
- Major office or appropriate institutional uses should be located in areas well served by transit.
- Municipalities may permit conversion of lands within employment areas, to non-employment uses, only through a municipal comprehensive review which demonstrates that:
 - there is a need for the conversion
 - it will not adversely affect the achievement of employment forecasts and other targets and policies of the Growth Plan
 - there is existing or planned infrastructure
 - the lands are not required over the long term for the employment purposes
 - For the purposes of the conversion policy major retail uses are considered non-employment uses.
 - Growth Plan conversion policy does not apply to downtown areas or regeneration areas (in which case PPS conversion policies still apply).
- Province currently undertaking an assessment of employment areas.
 - Background paper *Planning for Employment in the Greater Golden Horseshoe* released on May 14, 2008 for discussion.

2.2.7 Designated Greenfield Areas

Designated Greenfield Areas



2.2.7 Designated Greenfield Areas

- New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that contributes to creating complete communities with a diverse mix of land uses, high quality public spaces, and street configurations, densities and an urban form that supports walking, cycling and transit use.
- 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 residents and jobs combined per hectare.
 - Target is net of certain specified features that are both identified in any applicable official plan or provincial plan, and where the applicable provincial plan or policy statement prohibits development in the features.
- Upper-tier municipality will, in consultation with the lower-tier municipalities, identify density targets for the lower-tiers.



2.2.8 Boundary Expansions

Settlement Area Boundary



2.2.8 Settlement Area Boundary Expansions

- May only occur following a municipal comprehensive review.
- Comprehensive review has to meet certain tests and criteria:
 - Sufficient opportunities to accommodate forecasted growth are not available through intensification and in designated greenfield areas within the regional market area, as determined by the upper-tier or single-tier municipality, or within the lower-tier municipality.
 - The expansion makes available sufficient lands for a time horizon not exceeding 20 years.
 - Timing and phasing will not adversely affect the achievement of the intensification target and density targets.
 - In small cities and towns in the outer ring, municipalities will maintain or move towards one job per three residents.

2.2.9 Rural Areas

Rural Areas / Prime Ag. Lands



2.2.9 Rural Areas

- Plan for a variety of cultural and economic opportunities within rural settlement areas to serve the needs of rural residents and businesses.
- Only development that is necessary for the management or use of resources, resource-based recreational activities, and / or that cannot be located in settlement areas is permitted outside of settlement areas.
- New multiple lots and units for residential development (i.e. estate residential development) will be directed to settlement areas.
 - May be allowed in rural areas in site-specific locations where there was existing zoning or designation that permits this type of development in a municipal official plan, as of the effective date of the Growth Plan.

Infrastructure To Support Growth

3.2.1 Infrastructure Planning

- Infrastructure planning, land use planning and infrastructure investment will be co-ordinated to implement the Growth Plan.
 - Infrastructure includes, but is not limited to, transit, transportation corridors, water and wastewater systems, waste management systems, and community infrastructure (such as hospitals, schools, libraries, etc.).
- Priority will be given to infrastructure investments made by the Province that support the policies and schedules of the Growth Plan.

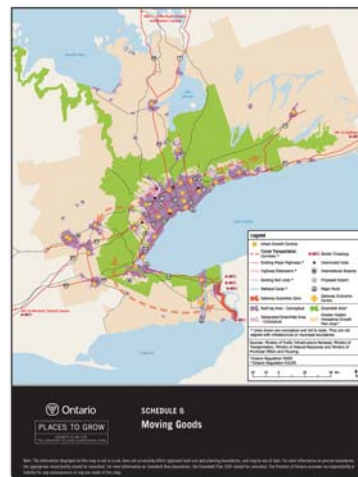
3.2.3 Moving People

- Transit will be the first priority for transportation infrastructure planning and major transportation investments.



3.2.4 Moving Goods

- Highway investment should facilitate efficient goods movement.
- The planning and design of highway corridors, and the land use designations along these corridors, will support the policies of the Plan, in particular to direct development to settlement areas.



3.2.5 Water and Wastewater Systems & 3.2.6 Community Infrastructure

Water & Wastewater Services

- Municipalities are encouraged to coordinate their planning with other municipalities that share the same water source or receiving body, to prepare watershed plans, and to implement innovative stormwater practices.
- New or expanded water and wastewater systems should only be considered if conservation and demand management strategies are being implemented and they serve growth in a manner that supports achievement of the intensification / density targets.

Community Infrastructure

- Community infrastructure planning, land-use planning, and community infrastructure investment will be co-ordinated to implement the Growth Plan.

Protecting What is Valuable

Protecting What is Valuable

- Taken as a whole, the policies in the Growth Plan help to reduce development pressures on important natural areas and agricultural lands.
- Growth Plan links with and supports the 1.8-million acre protected Greenbelt at the heart of the Greater Golden Horseshoe.
- Growth Plan contains policies related to Natural Systems, Prime Agricultural Areas, and Mineral Aggregate Resources.
- Municipalities will develop Official Plan policies and strategies that support water conservation, energy conservation, air quality, waste management, conservation of mineral aggregates and protection of cultural heritage.



Implementing the Growth Plan

Strong Commitment to Implementation

- The Province is moving forward with implementation of the Growth Plan on a number of fronts:
 - Municipal Conformity
 - Technical Analysis and Research
 - Complementary Initiatives
 - Infrastructure Investment
 - Alignment of the Provincial Real Estate Portfolio
 - Supportive Provincial Initiatives
 - Public Engagement

Municipal Conformity

- All provincial, municipal and OMB decisions on new planning matters must conform to the Growth Plan as of June 16, 2006.
- Municipalities in the Greater Golden Horseshoe must bring their official plans into conformity with the Growth Plan by June 2009.
- Some Growth Plan policies need to be met at the upper-tier level, however, there are also a number of key pieces of implementation work that lower-tier municipalities should address.

Municipal Conformity

- Key elements of municipal conformity include:
 - Growth Plan's population and employment forecasts in Schedule 3 need to be used as the basis for planning.
 - Policies to ensure the development of complete, transit- and pedestrian-supportive communities, with high-quality public spaces, and a mix of housing, jobs and services.
 - Development of an intensification strategy and identification of intensification areas such as urban growth centres, intensification corridors, major transit station areas, and brownfields.

Municipal Conformity

- Key elements of municipal conformity include:
 - Policies to ensure that urban growth centres are able to meet their density target.
 - Policies for designated greenfield areas to make sure that Growth Plan's density target is achieved.
 - Assessment of land needs to accommodate forecasted growth and application of the Growth Plan's policies on 'settlement area boundary expansions'.
 - Plans to preserve and protect employment areas.
 - Development of a housing strategy, including affordable housing.

Technical Analysis and Research

- Province is undertaking technical analysis and research in a number of areas, in order to help municipalities and others implement the Growth Plan:
 - The delineation of the *built boundary* and monitoring tools to measure intensification rates.
 - Building consensus on the size and scope of the 25 *urban growth centres* to assist in the application of policies and achievement of specific density targets.
 - Assessing *future land needs* within the Greater Golden Horseshoe.
 - Additional direction on *planning for employment* in the Greater Golden Horseshoe.
 - Working with partner Ministries and agencies on the analysis of issues and application of provincial policy in the areas of transportation, water/wastewater, natural systems, prime agricultural areas, and mineral aggregates.

Infrastructure Investment

- The Growth Plan's policies and objectives are key considerations in the Ministry of Energy and Infrastructure's planning and priority setting for the Province.
- Growth Plan is supported by over \$8.3 billion in infrastructure investments over five years through \$30 billion ReNew Ontario initiative
- Province has announced extension of ReNew Ontario to \$60 billion over 10 years.
- An additional \$17.5 billion (\$12.5 billion – provincial share) to be invested in transit through the Move Ontario 2020 initiative.



Alignment of Provincial Real Estate Portfolio

- Province is committed to ensuring that the location and design of provincial facilities and development decisions about provincial lands are supportive of the Growth Plan.
- OGS works with the Ministry of Energy and Infrastructure's Real Estate Division on a project-specific basis to ensure the general objectives of the Growth Plan are considered.
- Province has already led by example in developing some key properties such as West Don Lands in downtown Toronto

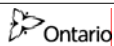
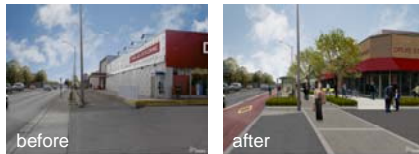


Supportive Provincial Initiatives

- OGS will continue to work with partners within the Province and its agencies on initiatives related to growth planning, the environment, land use planning, development and infrastructure, including:
 - The regional transportation plan under development by **Metrolinx**.
 - **Brownfield Reforms** to help speed up and facilitate the rehabilitation and redevelopment of brownfields.
 - **Tax increment financing** to help finance key public infrastructure for redevelopment projects.
 - Implementing recent **Planning Act** reforms to give municipalities the tools to achieve urban revitalization (e.g. Community Improvement Plans, Development Permit System).

Public Engagement

- New website – www.placestogrow.ca
- On-line tools, visualizations, information materials.
- Design workshops with youth.
- Training for community leaders, decision makers and practitioners.



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