

# PLACES TO GROW

BETTER CHOICES. BRIGHTER FUTURE.

## The Growth Plan for the Greater Golden Horseshoe

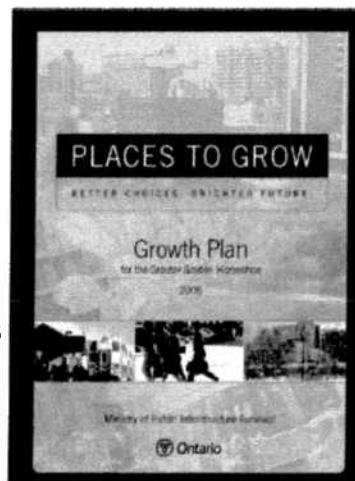
Markham Councillor Training  
May 10, 2007

Ontario Growth Secretariat  
Ministry of Public Infrastructure Renewal



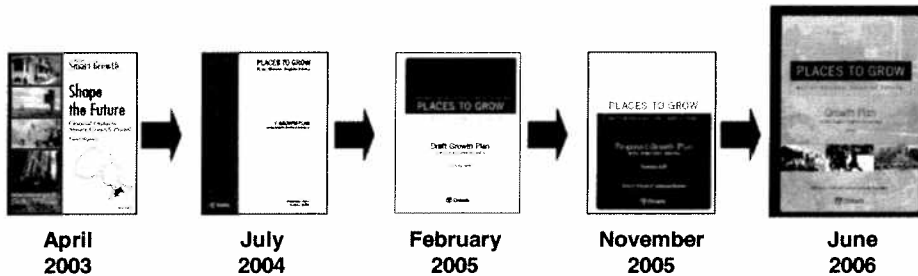
## Growth Plan for the Greater Golden Horseshoe

- Growth Plan for the Greater Horseshoe released by the Ontario government in June 2006.
- Key purposes:
  - ❖ Revitalize downtowns
  - ❖ Create complete communities
  - ❖ Provide greater choice in housing types
  - ❖ Curb urban sprawl
  - ❖ Reduce traffic gridlock



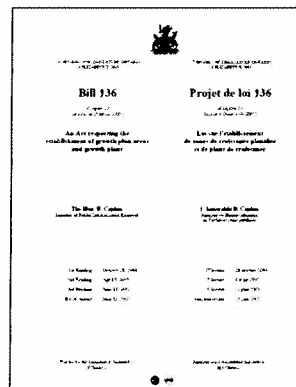
## Developing the Growth Plan

- “Places To Grow” initiative launched in the summer of 2004.
- Series of draft growth plans released, followed by multi-stakeholder workshops, public meetings and one-on-one meetings with key municipal and sectoral leaders.



## Places to Grow Act, 2005

- “Places To Grow Act” passed by Ontario Legislature in 2005.
  - ❖ Enables the development of Growth Plans.
  - ❖ Planning decisions must conform to the Growth Plan’s policies.
  - ❖ Official Plans must be brought into conformity with the Growth Plan within three years.



## Growth Plan for the Greater Golden Horseshoe

- Key policies in the Growth Plan:
  - ❖ Coordinated growth forecasts for all counties and regions.
  - ❖ Planning for transit-supportive, mixed-use communities.
  - ❖ Clear targets for intensification and density.
  - ❖ Tests and criteria for future urban boundary expansions.
  - ❖ Protecting employment areas.
  - ❖ Integration of land-use planning and infrastructure investment.
  - ❖ A focus on implementation.

## Coordinated Growth Forecasts

- Allocates population and employment growth forecasts for each of the 21 counties and regions in the Greater Golden Horseshoe.
- Upper-tier municipality, in consultation with the lower-tier, will allocate the growth forecasts in Schedule 3 to the lower-tier.
- Municipalities required to use these forecasts as the basis for their local planning.

**Distribution of Population and Employment for the Greater Golden Horseshoe 2001-2027 (figures in millions)**

	POPULATION			EMPLOYMENT		
	2001	2011	2021	2001	2011	2021
Region of Durham	530	607	810	292	360	510
Region of York	622	730	920	330	390	520
City of Toronto	2,550	2,760	2,930	1,400	1,540	1,640
Region of Peel	1,730	1,820	1,950	930	980	1,040
Region of Halton	660	720	840	340	380	440
City of Mississauga	610	680	800	310	350	410
<b>GRH TOTAL**</b>	<b>6,070</b>	<b>6,600</b>	<b>7,230</b>	<b>3,280</b>	<b>3,680</b>	<b>4,090</b>
County of Northumberland	95	107	135	50	57	73
County of Peterborough	140	158	188	74	84	101
City of Peterborough	14	16	18	7	8	9
City of Kawartha Lakes	22	26	31	10	12	14
County of Simcoe	254	284	330	130	147	170
City of Barrie	328	362	400	160	177	194
City of Orillia	30	33	37	15	17	19
County of Huron	83	97	110	42	48	54
County of Wellington	85	97	110	42	48	54
City of Guelph	140	158	188	74	84	101
Region of Waterloo	140	158	188	74	84	101
City of Kitchener	210	230	250	105	115	125
City of Brantford	100	110	120	50	55	60
County of Hamilton	40	45	50	20	22	24
Region of Niagara	620	680	740	310	340	370
<b>GRH TOTAL**</b>	<b>6,070</b>	<b>6,600</b>	<b>7,230</b>	<b>3,280</b>	<b>3,680</b>	<b>4,090</b>

Source: Statistics Canada, 2001, 2011, 2021. \*The Greater Golden Horseshoe includes the following counties and cities: Durham, York, Peel, Halton, Mississauga, and Toronto. \*\*The Greater Golden Horseshoe includes the following counties and cities: Durham, York, Peel, Halton, Mississauga, and Toronto, plus the following counties and cities: Northumberland, Peterborough, Kawartha Lakes, Simcoe, Barrie, Orillia, Huron, Wellington, Guelph, Kitchener, Brantford, and Hamilton.

## Livable Communities

- Municipalities will plan, designate, and zone to:
  - ❖ Create complete communities
  - ❖ Create pedestrian and transit friendly urban form
  - ❖ Support vibrant mixed-use communities
  - ❖ Create high quality open spaces
  - ❖ Provide choices in transportation and housing



## General Intensification

- By 2015 a minimum of 40% of new residential development in each upper-tier municipality must take place in areas that are already built-up.
- Upper-tier municipalities, in consultation with their lower-tiers, will identify intensification targets for lower-tier municipalities.
- The province is currently defining the built boundary which will be used for monitoring purposes.



## Intensification Strategies

- Municipal intensification strategy and policies will:
  - ❖ Encourage intensification generally throughout the built-up area.
  - ❖ Identify intensification areas and the appropriate type and scale of development in intensification area.
  - ❖ Recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development.



## Urban Growth Centres

- Growth Plan identifies 25 urban growth centres throughout the Greater Golden Horseshoe.
- Urban growth centres will be planned:
  - ❖ As focal areas for investment in institutional and region-wide services.
  - ❖ Accommodate and support major transit infrastructure.
  - ❖ Serve as high density major employment areas.
  - ❖ Accommodate a significant share of population and employment growth.
- Municipalities are required to plan to achieve a minimum gross density target for their urban growth centre(s) by 2031.



**Beyond the Greenbelt**  
**150 people + jobs per ha**



**GTA & Hamilton**  
**200 people + jobs per ha**



**Toronto**  
**400 people + jobs per ha**

## Building better suburbs

- Upper- and single-tier municipalities will achieve a minimum density target of 50 residents and jobs per hectare in their designated greenfield areas.
- Policies to ensure that new communities are more complete:
  - ❖ with a diverse mix of land uses and quality public spaces;
  - ❖ street configurations, densities, and urban form that are transit supportive.



## Urban Boundary Expansions

- Establishes tests and criteria that must be met prior to allowing the expansion of urban boundaries.
  - ❖ Must demonstrate that cannot accommodate forecasted growth through intensification or in already-designated greenfield areas.
  - ❖ Timing and phasing will not adversely affect the achievement of the intensification target and density targets.
  - ❖ Infrastructure can be provided in a financially and environmentally sustainable manner.
  - ❖ Avoids prime agricultural areas.

## Vibrant Employment Areas

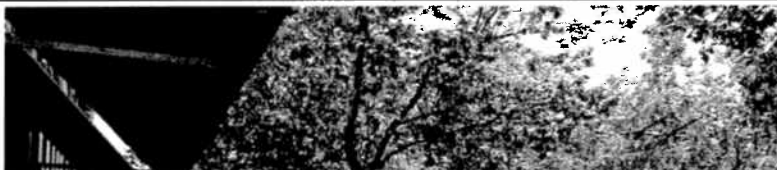
- Municipalities will maintain adequate supply of lands providing for a variety of appropriate employment uses.
- Municipalities may permit conversion of lands within employment areas, to non-employment uses, only through a municipal comprehensive review.
- Major office or appropriate institutional uses should be located in areas with frequent or planned transit service.



## Linking Land Use and Infrastructure

- Growth Plan is a vehicle for co-ordinating the province's infrastructure investments with growth planning.
- Priority will be given to infrastructure investments made by the Province that support the policies of the Plan.
  - ❖ Transit
  - ❖ Roads
  - ❖ Water and wastewater
  - ❖ Community infrastructure





## Moving Forward



## PIR Capital Funding

- Within PIR, Growth Plan objectives are now incorporated into capital planning processes.
- The closer alignment of growth planning with capital planning has resulted in a number of initiatives that support Growth Plan e.g., Move Ontario
- Looking forward to increasing alignment over time



## Complementary Provincial Initiatives

- **Planning Act Reforms** will help to provide additional tools to municipalities in the implementation of the Growth Plan, such as new tools to achieve intensification, compact form and sustainable design
- **The Greenbelt Plan** complements the Growth Plan by indicating where growth will not go, whereas the Growth Plan indicates where growth will go.
- **Brownfield Reform** – the rehabilitation and redevelopment of brownfields is a critical aspect of implementing the Growth Plan, particularly to achieving our intensification goals.
- **Greater Toronto Transportation Authority** will help to coordinate transportation planning with policies of the Growth Plan.

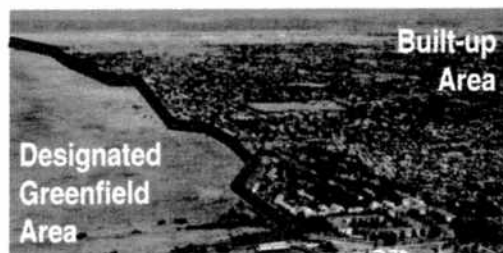
## Implementation Analysis

- The Growth Plan identifies several pieces of additional work that will be undertaken to support the implementation of the Plan.
- Implementation analysis includes:
  - ❖ Verification and finalization of a built boundary
  - ❖ Assessment of the need for new designated greenfield areas
  - ❖ Determination of the approximate size and location of the Urban Growth Centres
  - ❖ Sub-area assessments
- While this analysis is being completed, all relevant policies of the Plan continue to apply.
- Moving forward with partners on public engagement strategy.

## Implementation Analysis (cont'd)

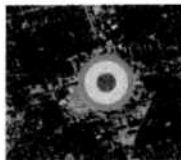
### Built Boundary Delineation

- Built boundary defines area subject to the Growth Plan's 40% intensification target.
- Technical Paper on a proposed methodology for developing the built boundary was released for consultation in November, 2006.
- Met with upper- and single-tier municipalities to delineate a preliminary draft built boundary.



## Implementation Analysis (cont'd)

- Minister of Public Infrastructure Renewal, in consultation with municipalities, will determine the approximate size and location of urban growth centres.
- Municipalities will delineate the boundaries of urban growth centres in their official plans.



Current Growth Plan



General size &amp; location determined by province in consultation with municipalities



Actual delineation identified by municipality in local OP

## Implementation Analysis (cont'd)

### Employment Areas

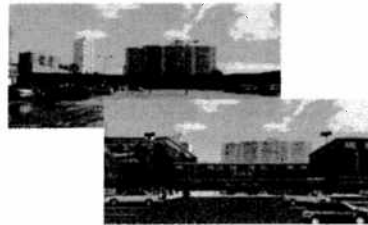
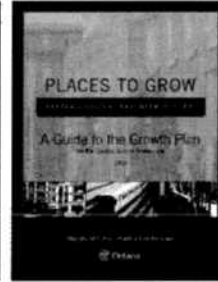
- Consultant selected to assist the OGS in its work – Metropolitan Knowledge International, with Meridian, C4SE, and CB Richard Ellis.
- The work will involve:
  - ❖ overview of economic and employment outlook of the GGH
  - ❖ broad assessment of employment growth and demand for land by sector
  - ❖ inventory of existing employment areas
  - ❖ definition and broad identification of provincially strategic employment areas
  - ❖ development of policy recommendations
- Working on Backgrounder/Discussion Paper for Spring 2007.

## Implementation Analysis (cont'd)

- Working with inter-ministerial partners to develop scope and workplans for other sub-area assessments
  - ❖ Transportation network;
  - ❖ Implications of projected growth for water and wastewater servicing; and,
  - ❖ Natural systems, prime agricultural areas, and mineral aggregate resources.

## Public Engagement

- Ontario Growth Secretariat is putting together tools and initiatives to communicate the benefits of new approach to planning.
- Visualizations to illustrate Growth Plan themes.
- Moving forward with a new more interactive website.
- Youth engagement pilot project launched February 2007.
- Places to Grow Summit May 17<sup>th</sup>.



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