



PAC Memorandum

Date: August 12, 2020

To: Members of the Planning Advisory Committee

From: Anna Kalnina

Re: Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Proposed Land Needs Assessment Methodology

Recommendation

That PAC Memorandum, Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Proposed Land Needs Assessment Methodology, be received.

Background

The Ontario government was consulting on the Proposed Amendment 1 to A Place to Grow (APTG): Growth Plan for the Greater Golden Horseshoe, 2019 and a new Land Needs Assessment Methodology (LNA). The proposals were released on June 16, 2020 and the last day for comments was July 31, 2020. The changes are intended to increase housing supply, create jobs, attract business investment and better align with infrastructure.

The Amendment 1 to APTG proposes to:

- Review and update the distribution of population and employment in Schedule 3 of APTG, where forecasts are to be treated as minimums;
- Remove Schedule 7 Simcoe Area Growth Forecasts;
- Extend the planning horizon from 2041 to 2051, but maintain existing forecasts for 2031 and 2041 to accommodate a GGH growth outlook of 15 million people and 7 million jobs;
- Facilitate new mineral aggregate operations by removing the restriction on new operations locating in the habitat of endangered species and threatened species;



- Allow conversions of employment areas to non-employment uses within provincially significant employment zones and within major transit station areas ahead of the municipal comprehensive review (MCR);
- Align policies with the Provincial Policy Statement, 2020 including a requirement for planning authorities to engage on planning matters with Indigenous communities to ensure appropriate engagement is undertaken; and
- Housekeeping modifications to the Growth Plan transition regulation (O. Reg. 311/06) including the option of completing the MCR through a phased approach rather than one single new official plan or a plan amendment.

In addition to being used to determine the need for boundary expansions, the LNA Methodology must be used by municipalities as part of their MCR to determine the amount of land required to accommodate the amount and type of additional housing units and jobs required to meet market demands.

The Methodology would require municipalities to do a community area land needs assessment and an employment area land needs assessment, and it identifies components that are required as a minimum through the MCR for allocating housing, community area jobs and employment area jobs. The new LNA Methodology proposes a streamlined approach to land budgeting activities, intended to reduce overall complexity and provide more flexibility.

Discussion

In response to questions raised at the June 23, 2020 Council and July 15, 2020 PAC Meetings, staff provide the following comments:

The Province establishes the population and employment forecasts in Schedule 3 of APTG. The Province procured the services of Hemson Consulting Ltd. for revised forecasts last fall. The Schedule 3 forecast is produced using an evidence-based methodology that incorporates the best available economic, environmental and demographic data and includes consultation with the municipality and other technical and advisory groups. Through extensive modelling and analysis, the methodology reflects assumptions about fertility, mortality, migration and immigration rates, and the distribution method accounts for relevant planning policies for intensification and density targets. With respect to the City, the 2020 forecasts assume continued modest population and employment growth, with a sizeable amount of population growth arising from the conversion of second homes to permanent dwellings. The age structure will continue to have an older profile than most other parts of the GGH in 2051. The employment forecast will be supported by the extension of Highway 407.



The Proposed Amendment 1 proposes three growth scenarios for Schedule 3 consideration. The Reference Growth Forecast represents the most likely future growth outlook. High and low growth scenarios are also presented to illustrate the range of growth prospects under a set of deliberately aggressive (high scenario) and conservative (low scenario) assumptions about the future economic and immigration outlook. Unlike a number of higher-growth municipalities, the minimal range between the low to high scenarios for the City is not anticipated to result in significantly different growth management policy.

Rationale

The City's Planning Division prepared and submitted comments dated July 28, 2020 (Attachment 1) in response to the proposed amendments. This Memorandum has been prepared for PAC to supplement those comments.

Attachments

Attachment 1:



CKL Comments.pdf