

Region of Waterloo
Planning, Development and Legislative Services
Community Planning

To: Planning and Works Committee

Meeting Date: June 10, 2021

Report Title: Regional Official Plan Review Update – Preliminary Growth Scenarios and Evaluation Criteria

1. Recommendation:

For information.

2. Purpose / Issue:

The purpose of this report is to identify preliminary growth scenarios, including a base case scenario that will be considered as part of the Regional Official Plan (ROP) Review. Each scenario tests progressively denser development assumptions to assess the amount of land needed to accommodate the Region's population and employment forecasts to 2051. This report also outlines the preliminary criteria for evaluating the growth scenarios, and any required urban expansion areas.

3. Strategic Plan:

The growth scenario analysis will establish the long-term framework for where and how Waterloo Region will grow and aligns with the following strategic focus areas: Thriving Economy; Sustainable Transportation; Environment and Climate Action; and Health, Safe and Inclusive Communities. As well, it responds directly to Action 3.5.1, Promote efficient urban land use through greenfield and intensification policies while conserving natural heritage and agricultural areas.

4. Key Considerations:

Waterloo Region is anticipating significant population and employment growth by 2051.

The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan) forecasts a population of 923,000 and 470,000 jobs for Waterloo Region by 2051. This represents growth of approximately 324,600 people and 177,000 jobs between 2021 and 2051. Under the Growth Plan, the Region must amend the ROP to accommodate these forecasts.

The Region must use the Provincial Land Needs Assessment Methodology to determine its land needs to 2051.

The Province's Land Needs Assessment Methodology sets out certain requirements municipalities must follow to determine how much land is needed to accommodate their forecasted growth to 2051, including the need for any urban expansions. Among the key requirements is the need to achieve the Growth Plan's minimum intensification and designated greenfield area (DGA) density targets. The overall objective is to provide a balanced supply of land that reflects market demand, avoids shortages that could increase land costs for both housing and employment uses, and addresses other Regional policy objectives.

The land needs assessment is carried out in two parts. The first considers the Community Area that will accommodate future residential growth. The second part considers employment growth in the Employment Area.

Community Area

The Growth Plan specifies that a minimum of 50 percent of all residential development occurring annually must occur through intensification (i.e., constructed within the built-up area). The Region must also plan to achieve a minimum DGA density target of 50 residents and jobs per hectare, measured across both the existing and any new DGA (i.e., any new area added to the DGA).

Employment Area

Employment growth is divided into four categories: population-based employment, major office, employment land employment, and rural employment. Generally speaking, population-based employment and major office will be accommodated within the Community Area. Employment land employment is dealt with separately. Once the existing employment land supply is determined, the amount of new employment land area within the DGA is determined.

The base case and preliminary growth scenarios suggest Waterloo Region will need additional land to accommodate its forecasted growth.

The Region retained Dillon Consulting and Watson and Associates Economists Ltd. to assess the Region's land needs to 2051. Although this work is still ongoing, the consulting team has run a base case and three preliminary growth scenarios to test the impact of progressively higher intensification and DGA density targets on the Region's total land needs.

Table 1 summarizes the results of the base case and the three preliminary growth scenarios.

Table 1: Results of Base Case and Preliminary Growth Scenarios

Growth Scenario	Intensification Target (%)	DGA Density Target (residents and jobs per ha.)	Community Area DGA Land Needs to 2051 (ha.)	Employment Area DGA Land Needs to 2051 (ha.)	Total DGA Land Needs to 2051 (ha.)
Base Case	50%	60	- 830	- 680	- 1,510
Scenario 1	55%	60	- 520	- 680	- 1,200
Scenario 2	60%	60	- 230	- 680	- 910
Scenario 3	60%	65	+ 150	- 680	- 530

To accommodate the Region's forecasted employment growth, the Region will need to add approximately 680 hectares of new DGA for employment land. This estimate considers the region's existing supply of employment land, and assumes a gross density of 35 jobs per hectare. The 680 hectares employment land need remains constant across each scenario.

The base case scenario generally reflects what the housing market has been delivering on an average basis over the past few years. The base case aligns with the Growth Plan's minimum intensification target of 50 percent. However, the minimum DGA density target of 60 people and jobs per hectare is slightly above to better support transit ridership. Given Council's significant investments in the ION light rail transit system, and its commitment to extend the system to Cambridge, the base case scenario underestimates Waterloo Region's potential and capacity to accommodate higher levels of intensification over the next 30 years.

In general, the higher the intensification and DGA density targets, the lower the quantity of new DGA needed to accommodate the Region's forecasted growth. To varying degrees, these scenarios support the achievement of Council's strategic objectives, such as protecting farmland, offering more travel choices, and reducing greenhouse gas emissions. However, each of the growth scenarios still project a region-wide deficit of DGA lands to 2051, ranging from approximately 530 hectares to 1,200 hectares. This deficit is driven in part by the projected need for new employment lands (i.e., 680 hectares), which as noted earlier remains constant across each scenario.

The preferred growth scenario must balance several Provincial and Regional planning objectives.

The growth scenarios will be evaluated against a series of criteria focusing on six themes: Growth Management; Transportation, Infrastructure and Financing; Agricultural and Mineral Aggregate Resources; Natural Environment and Source Water Protection; Livability; and Economic Growth. Each theme includes a set of criteria or questions to allow for a broad comparison among the growth scenarios. The evaluation criteria also

incorporate a “climate change lens” to identify growth scenarios that help reduce greenhouse gas emissions, and support stronger and more resilient communities. Attachment A contains a list of the evaluation criteria for the growth scenarios.

The preferred growth scenario will also be informed by five key background studies: Long-Term Population and Housing Growth Analysis, 2051; Intensification Strategy; Employment Strategy, Financial Impact Analysis; and Climate Change Policy Direction Paper. The draft Employment Strategy and Financial Impact Analysis will be available for public review and comment in the coming weeks. Early drafts of the other three studies were posted on the Region’s online engagement site last year and early 2021, and will be finalized over the summer.

The Region has received 55 requests for an urban expansion/designation from landowners and some area municipalities.

Forty of the requests (approximately 1,505 hectares) seek to expand an Urban Area, or a Township Urban Area. Two requests (approximately 66 hectares) propose to redesignate lands within the countryside for urban development. The remaining 13 requests (approximately 95 hectares) relate to a Rural Settlement Area, or a Rural Employment Area in one of the four townships. The rural-related requests will not be reviewed as part of the growth scenarios and land needs assessment work. Instead, they will be reviewed as part of the refinement of the Province’s agricultural land base, which provides an opportunity to more accurately delineate the Rural Settlement Areas and Rural Employment Areas in the ROP. Attachment B includes a list of the requests for urban expansion/designation received to date. Attachment C contains a map showing the approximate locations of the urban expansion requests for each municipality.

Staff will review the expansion requests as part of the broader evaluation process of the candidate urban expansion areas shown on Maps 3a to 3e of the ROP. These areas are located between the existing Urban Area/Township Urban Area boundary and the Countryside Line. As set out in the ROP, any future urban expansions must be considered on lands within the Countryside Line. Where the Countryside Line coincides with the Protected Countryside designation in the ROP, the Countryside Line is to be considered a permanent boundary.

Depending on the results of the land needs assessment, staff will assess the feasibility of any required urban expansions using an evaluation framework similar to one described above for the growth scenarios (see Attachment D for criteria). Staff will consult with the public, stakeholders, landowners and the area municipalities to determine the most appropriate locations for any required urban expansions.

Background:

Since the approval of the ROP in 2015, several significant changes have occurred in the

Province's land use planning policies, including an updated Growth Plan. Among other matters, the updated Growth Plan increased Waterloo Region's growth forecasts, and also extended the time horizon of the ROP from 2041 to 2051. The current ROP review will bring the ROP into conformity with the updated Growth Plan. It will also ensure the Region has a sufficient land supply to accommodate its forecasted growth.

5. Area Municipality Communication and Public/Stakeholder Engagement:

Consultation and engagement with the various ROP Review Committees, including the Steering Committee, Stakeholder Committee, Technical Team and Area Municipal Working Group, as well as Indigenous engagement and public consultation is continuous throughout the project. Staff are planning to host a public webinar in late June to obtain additional feedback from the community on the preliminary growth scenarios and evaluation criteria.

6. Financial Implications:

The ROP review will include a Financial Impact Analysis to provide Council with the estimated financial impacts of servicing any proposed urban area expansions.

7. Conclusion / Next Steps:

Over the coming months, staff will continue consulting on the preliminary growth scenarios to identify a recommend preferred scenario. This work will provide a key input into the land needs assessment, which will be released later this summer. Depending on the outcome of the land needs assessment, staff will evaluate the candidate urban expansions areas identified in the ROP, and the site-specific expansion requests, to determine the most appropriate locations for growth. The evaluation process will include further engagement with the public and stakeholders over the summer and early fall, and culminate in a recommended draft ROP amendment anticipated later this year.

Attachments / Links:

- Attachment A – Evaluation Criteria for Growth Scenarios
- Attachment B – List of Requests for Urban Expansion/Designation Received to Date
- Attachment C – Location Maps of Urban Expansion Requests
- Attachment D – Evaluation Criteria for Candidate Urban Expansion Areas

Prepared By: John Lubczynski, Principal Planner

Brenna MacKinnon, Manager, Development Planning

Reviewed By: Michelle Sergi, Director, Community Planning

Approved By: Rod Regier, Commissioner, Planning Development and Legislative Services

Attachment A**Evaluation Criteria for Proposed Growth Scenarios**

Theme	Objective	Evaluation Criteria
Growth Management	Support Planned Regional Structure	<ul style="list-style-type: none"> • Does the scenario allocate growth in a way that supports the long-term viability of the Planned Regional Structure? • How well does the scenario support intensification within existing or planned new Strategic Growth Areas?
	Foster development of complete and compact communities	<ul style="list-style-type: none"> • How well does the scenario support complete communities within the built-up area and in designated greenfield areas? • How well does the scenario promote a more compact built urban form? • How well does the scenario help to reduce the growth of greenhouse gas emissions through intensification, and support for a wider variety of built forms and land uses?
	Build a sustainable and active transportation system	<ul style="list-style-type: none"> • How well does the scenario support multi-modal access to the GRT transit network, and facilitate other sustainable and active modes of travel, such as walking, cycling and travel with the use of mobility aids, including motorized wheelchairs? • How well does the scenario support minimizing vehicle miles traveled and the growth of greenhouse gas emissions? • How well does the scenario support a low emissions transportation system? • How well does the scenario support the existing and future expansion of the ION rapid transit network?
	Provide flexibility	<ul style="list-style-type: none"> • How well can the scenario adapt to unknowns/uncertainties such as shifts in demographics, economic conditions, extreme weather events and advances in technology (e.g. transportation technology, work from home technology)?

Transportation, Infrastructure and Financing	Optimize use of existing or planned infrastructure and public service facilities	<ul style="list-style-type: none"> • Is there sufficient capacity in existing or planned municipal infrastructure (e.g., roads, transit, water, wastewater, stormwater management) and public service facilities (e.g., hospitals, long-term care facilities, libraries and schools) to support the growth scenario? • How well does the scenario optimize the use of existing infrastructure and public service facilities?
	Ensure cost effective/ financially viability	<ul style="list-style-type: none"> • How well does the scenario ensure that growth is financially viable over the long term through optimization of existing regional and area municipal infrastructure and public service facilities, and minimization of long-term operations and maintenance costs?
	Facilitate green infrastructure and reduce risks	<ul style="list-style-type: none"> • How well does the scenario enable opportunities for energy, resource and water conservation, and promotion of green infrastructure to support climate change mitigation and adaptation?
Agricultural and Mineral Aggregate Resources	Protect prime agricultural land	<ul style="list-style-type: none"> • Does the scenario minimize the need for conversion of prime agricultural land and provide for continued investment in the agricultural food network? • How well does the scenario help the agricultural system become more resilient to outside shocks, such as extreme weather events destroying crops elsewhere in the world? • How well does the scenario support local food production, processing and distribution to decrease energy use and emissions by reducing the length of trips between farms, processing facilities, and grocery stores, or selling directly to homes and businesses?
	Protect mineral aggregate resources and existing aggregate operations	<ul style="list-style-type: none"> • Does the proposed expansion area contain any deposits of mineral aggregate resources? • Would development within the proposed expansion area preclude or hinder the expansion or continued use of any existing mineral aggregate operations?

Attachment B**Landowner and Area Municipal Requests for Urban Expansion/Designation
(submitted to date)****City of Cambridge**

#	Address or Location	Landowner or Applicant	Nature of Request	Size (ha.)
1	0 Old Mill Rd.	Roger Roedding	Request to be added to Urban Area for residential or employment land uses.	3.0
2	850, 1000, and 1010 Riverbank Dr.	Joseph Puopolo	Request to be added to the Urban Area for residential land uses.	41.9

City of Kitchener

#	Address or Location	Owner/Applicant	Requested Land Use	Size (ha.)
3	2118 New Dundee Rd.	Branthaven Homes	Request to be added to the Urban Area for residential land uses.	60.6
4	236 Gehl Place, Southwest Kitchener	Schlegel Urban Developments	Request to be added to the Urban Area for residential land uses.	57.7
5	271 Reidel Drive	Grambrian Investments	Request to be added to the Urban Area for residential land uses.	23.0
6	Southwest Kitchener	Activa	Request to be added to the Urban Area for residential land uses.	54.7
7	Southwest Kitchener	Schlegel Urban Developments	Request to be added to the Urban Area for residential land uses.	59.2
8	SW of Bleams Rd. and Fischer-Hallman Rd.	Mattamy Homes	Request to be added to the Urban Area for residential land uses.	12.6

Township of North Dumfries

#	Address or Location	Owner/Applicant	Requested Land Use	Size (ha.)
9	1410 Wrigley Rd.	Andy MacDonald	Request to add land to the Wrigley Rural Settlement Area for residential land uses.	14.2
10	2772 Greenfield Rd., Ayr	Hardy Bromberg	Request to be added to Ayr for residential land uses.	52.1
11	Brant-Waterloo Rd. and Nith Rd., Ayr	D. & K. Elliott	Request to be added to Ayr for residential land uses.	40.4
12	Brant-Waterloo Rd. and Swan Rd., Ayr	1054455 Ontario Ltd.	Request to be added to Ayr for residential land uses.	41.4
13	East side of Ayr	Township of North Dumfries	Request to be added to Ayr for residential land uses.	80.0
14	West side of Branchton Rd. North of East Boundary Rd.	Silvestri Investments Ltd.	Request to be added to Ayr for residential land uses.	23.3
15	Northumberland and Alps Rd.	Terry Ballantyne	Request to be added to Ayr for employment land uses.	20.7
16	1203 Northumberland St., Ayr	Rick Elliott	Request to be added to Ayr for employment land uses.	9.2
17	1591 Northumberland St.	Seema Gupta	Request to redesignate the property for employment land uses.	41.6
18	Northumberland Corridor	Township of North Dumfries	Request to be added to Ayr for employment land uses.	90.8

Township of Wellesley

#	Address or Location	Owner/Applicant	Requested Land Use	Size (ha.)
19	1309 Greenwood Hill Rd., Wellesley	Jim Flynn	Request to be added to Village of Wellesley for residential land uses.	3.9
20	East side of Wellesley	Township of Wellesley	Request to be added to Village of Wellesley for residential/commercial land uses.	8.2

21	Part of 4200 Manser Rd.	Todd Cressman	Request to be added to the Linwood Rural Settlement Area for a new residential lot.	0.1
22	South of Wallenstein	Township of Wellesley	Request to be added as a lot addition to an existing residential property in the Wallenstein Rural Settlement Area.	0.4
23	West side of Village of Wellesley	Strohvest Ontario Inc.	Request to be added to the Village of Wellesley for residential land uses.	6.3
24	Hawkesville	Township of Wellesley	Request to be added to the Hawkesville Rural Settlement Area for employment land uses.	2.5
25	Geddes St., Hawkesville	Chervin Custom Woodworks	Request to be added to the Hawkesville Rural Settlement Area for employment land uses.	2.1
26	Linwood	Township of Wellesley	Request to be added to the Linwood Rural Settlement Area for employment land uses.	18.5
27	Wellesley	Township of Wellesley	Request to be added to the Wellesley Rural Employment Area for employment land uses.	8.5
28	Hawkesville	Township of Wellesley	Request to be added to the Hawkesville Rural Settlement Area for employment land uses.	23.8

Township of Wilmot

#	Address or Location	Owner/Applicant	Requested Land Use	Size (ha.)
29	1056 & 1149 Snyder's Rd. and 1455 Nafziger Rd., Baden	Snyder's Rd. (Baden) GP Inc. Stremma Developments (Baden Southeast) Inc. Stremma Developments (Baden Southeast) Inc.	Request to be added to Baden for residential land uses.	116.1

30	1145 Christner Rd. New Hamburg	Carey Homes	Request to be added to New Hamburg for residential land uses.	16.2
31	1265 & 1299 Waterloo St., New Hamburg	Cachet Development Partners Inc.	Request to be added to New Hamburg for residential land uses.	59.9
32	Area between Baden and New Hamburg	Township of Wilmot	Request to be added to Baden for employment land uses.	109.6
33	2320 Snyder's Road W	809721 Ontario Ltd	Employment Area	68.7

Township of Woolwich

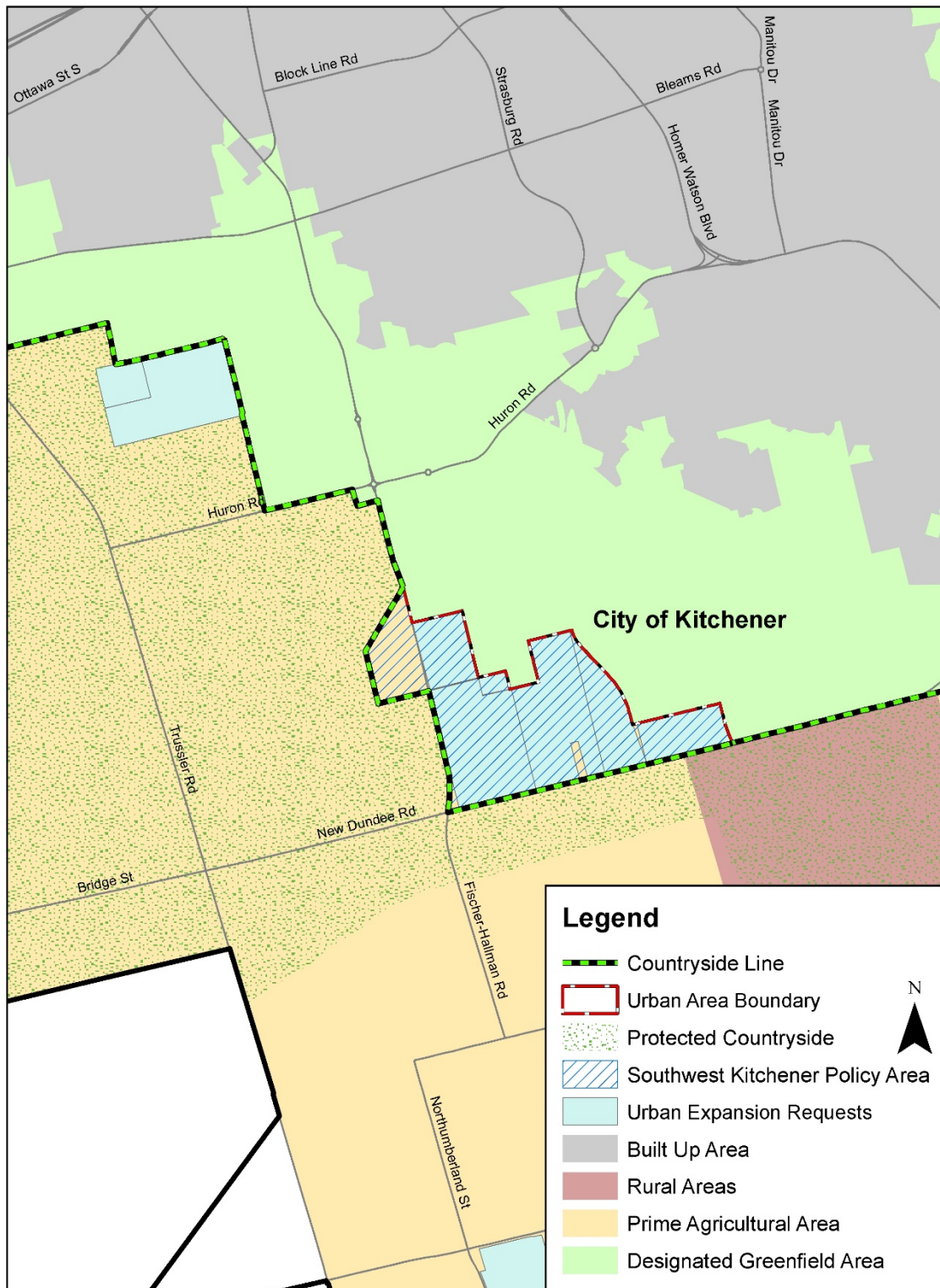
#	Address or Location	Owner/Applicant	Requested Land Use	Size (ha.)
34	165 Bloomingdale Rd.	John Mesina	Request to be added to the Urban Area for residential land uses.	0.9
35	1700 Kramp Rd.	Lion's Mane Ministry Kunle Oluwojure	Request to be added to the Urban Area for residential land uses.	13.7
36	208 Bloomingdale Rd.	Ken Leppard	Request to be added to the Urban Area for residential land uses.	0.9
37	44 St. Charles St. E., Maryhill	Karen Martin	Request to be added to the Maryhill Rural Settlement Area for residential land uses.	7.8
38	52 Hawkesville Rd.	1604964 Ontario Ltd. 650207 Ontario Ltd.	Request to be added to St. Jacobs for residential land uses.	28.1
39	55 Spring St., St. Jacobs	Don Kenesky	Request to be added to St. Jacobs for urban land uses.	5.9
40	6430 Line 86, West Montrose	Westgate Farms. Ltd.	Request to be added to the West Montrose Rural Settlement Area for residential land uses.	8.4
41	Highway 7 and Greenfield Rd	Thomasfield Homes	Request to be added to the Urban Area for residential land uses.	15.2

42	Southeast corner of Ottawa St. extension and the Grand River	957859 Ontario Ltd/Forwell lands	Request to be added to the Urban Area (Breslau) for urban land uses.	88.3
43	Sunset Hills Cres., Maryhill	Sunset Hills Estates Corp.	Request to be added to the Maryhill Rural Settlement Area for residential land uses.	1.2
44	2177 Lonsdale Rd., Breslau	House of Walker	Request the lands be redesignated for employment uses as a potential lot addition to Conestoga Meat Packers.	24.0
45	East Elmira	Township of Woolwich	Request to be added to Elmira for employment land uses.	89.9
46	South Elmira	Township of Woolwich	Request to be added to Elmira for employment land uses.	72.9
47	St. Jacobs	Township of Woolwich	Request to be added to St. Jacobs for employment land uses.	2.1
48	Fountain St & Woolwich St Breslau	Township of Woolwich	Request to be added to the Urban Area for employment land uses.	31.5
49	285 Woolwich St. S., Breslau	Anchor Properties	Request to be added to the Urban Area for employment land uses.	7.8
50	5185 Fountain St. N., Breslau	Breadner Trailers	Request to be added to the Urban Area for employment land uses.	3.3
51	985-999 Bridge St. W.	Cooks Lands Group	Request to be added to the Urban Area for employment land uses.	43.3
52	West of Fountain St. at Dolman St. Extension, Breslau	Breslau Properties Limited	Request to be added to Urban Area for residential land uses.	27.4
53	Southwest of Fountain St. and Township Rd. 80	Breslau Properties Limited	Request to be added to the Urban Area for residential land uses.	14.3

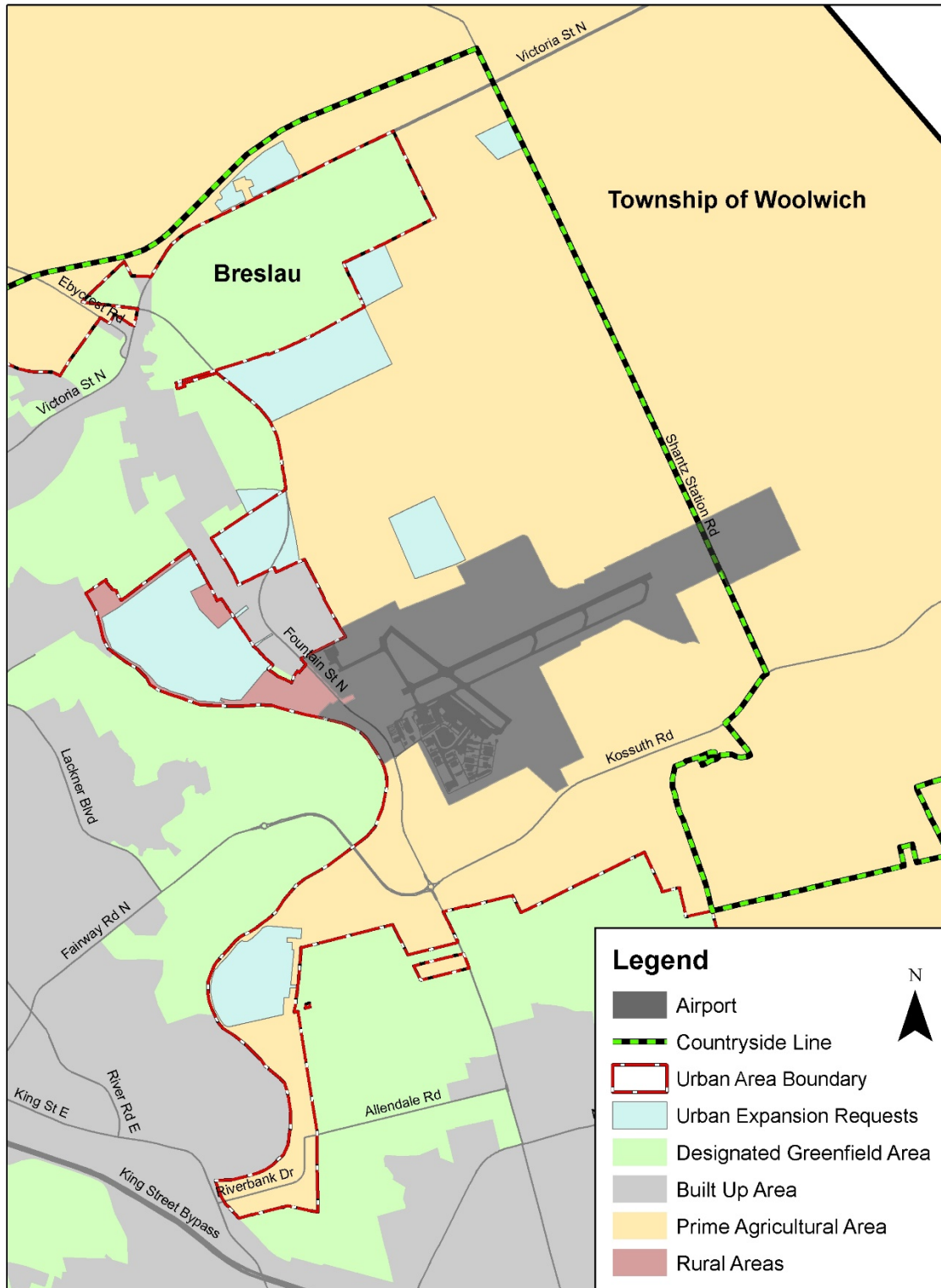
54	2000 Shantz Station Road	2716501 Ontario Inc.	Request to be redesignated for employment and commercial land uses.	6.7
55	5009 Crowsfoot Road.	Bill Southern	Request to be added to the Crowsfoot Rural Settlement Area for residential land uses.	1.2

Attachment C

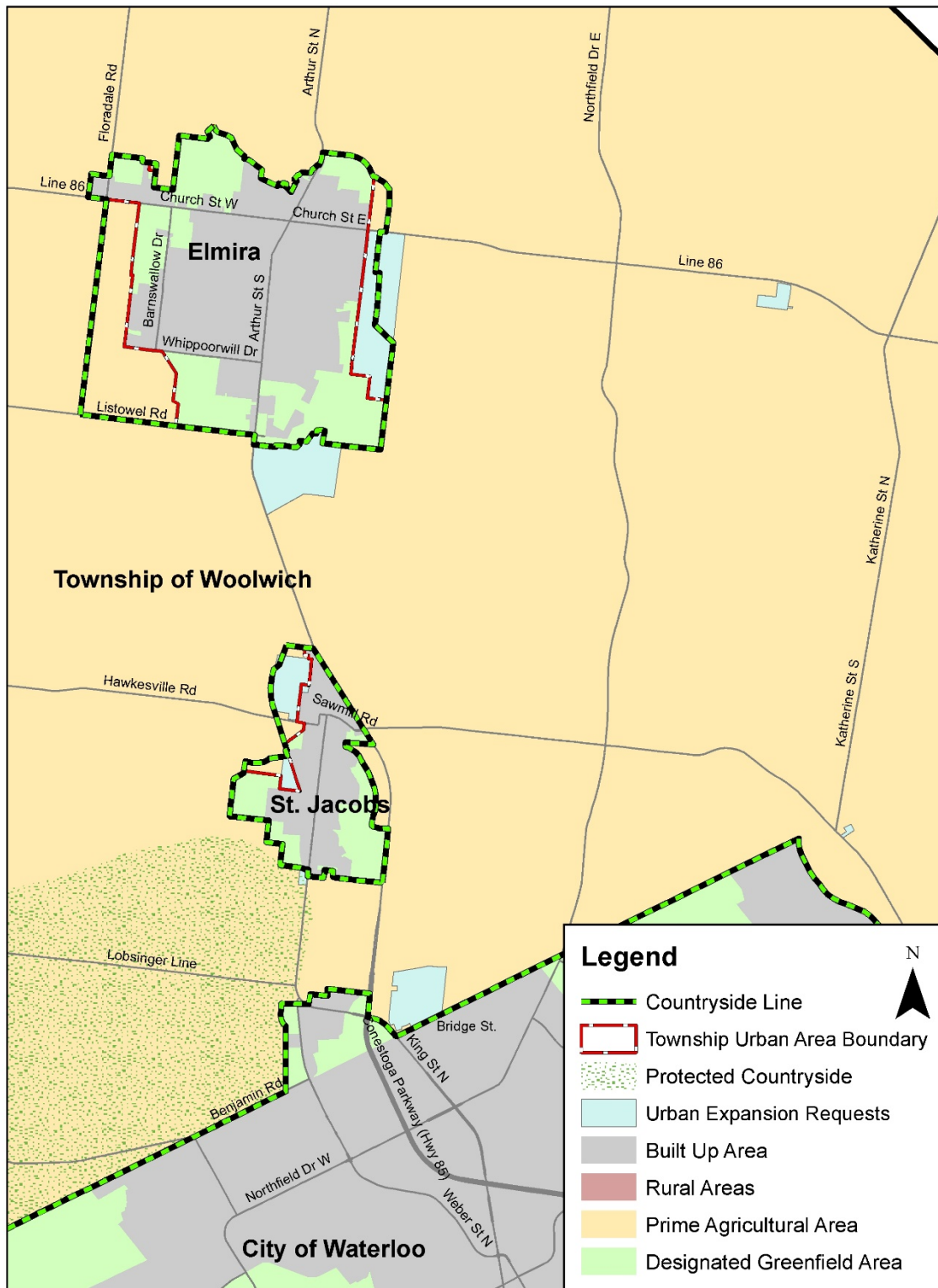
Southwest Kitchener



Breslau – Woolwich Township and North Cambridge



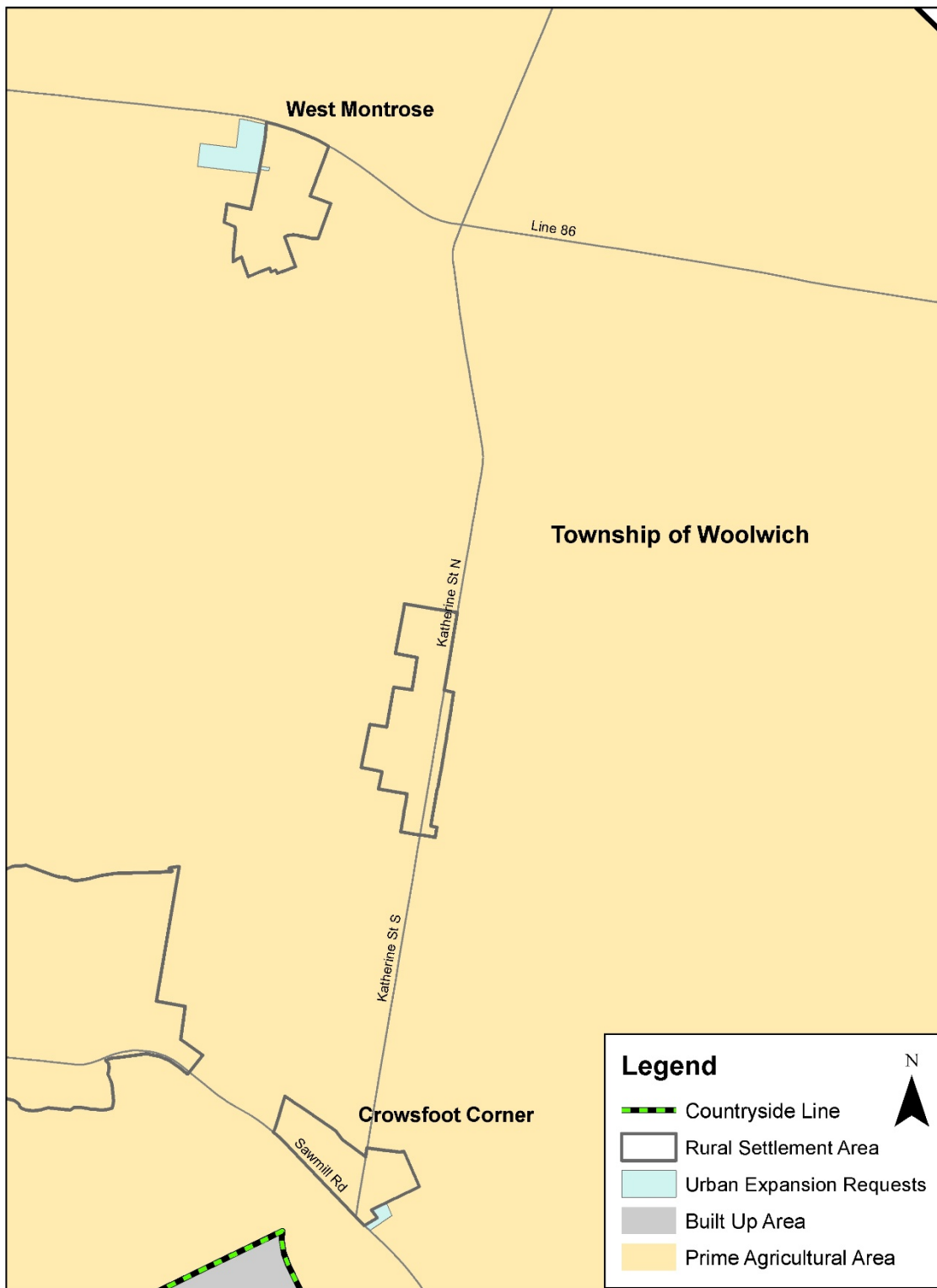
Elmira, St. Jacobs and Bridge Street West – Woolwich Township



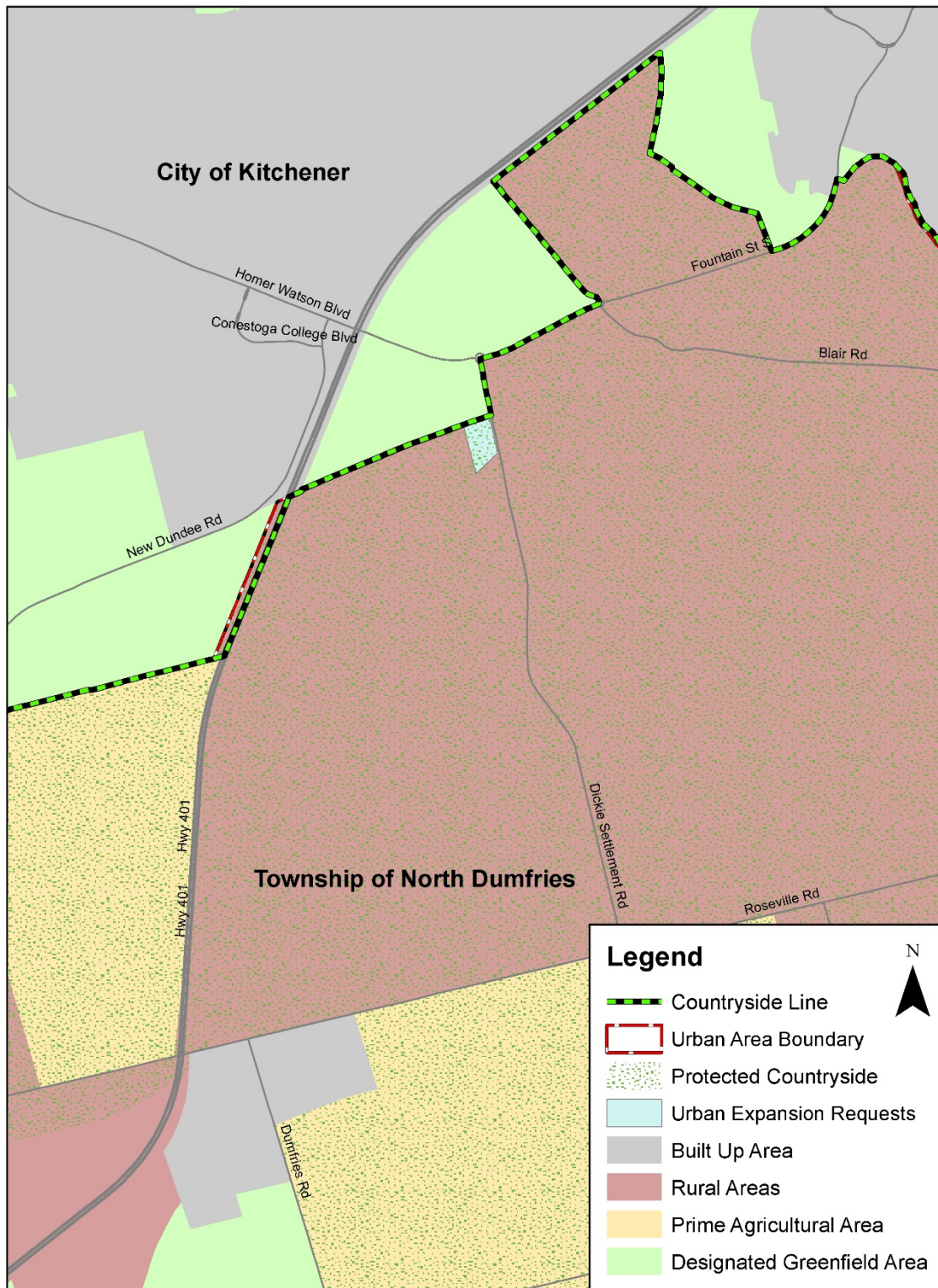
Maryhill Rural Settlement Area – Woolwich Township



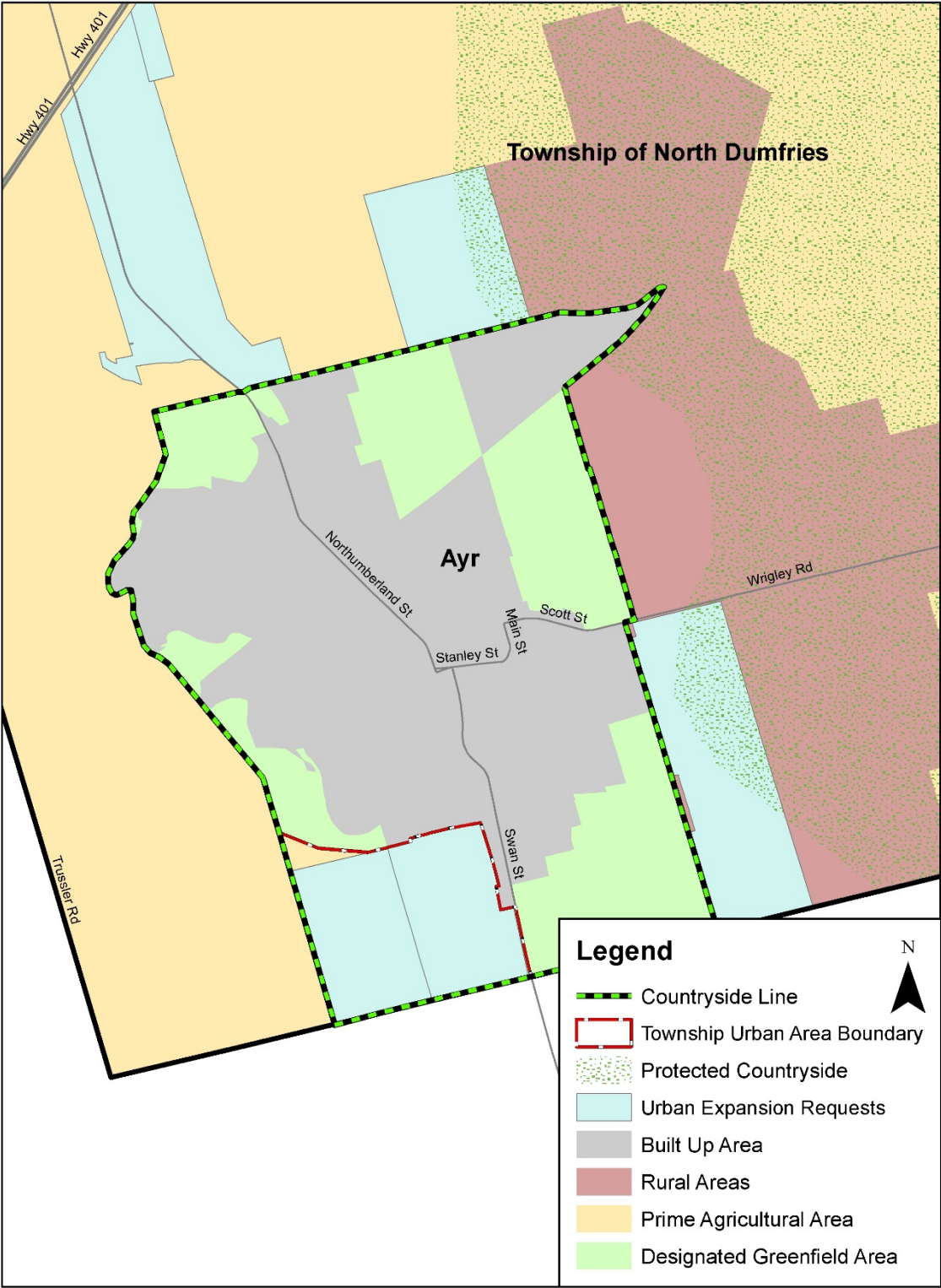
West Montrose and Crowsfoot Corners Rural Settlement Areas – Woolwich Township



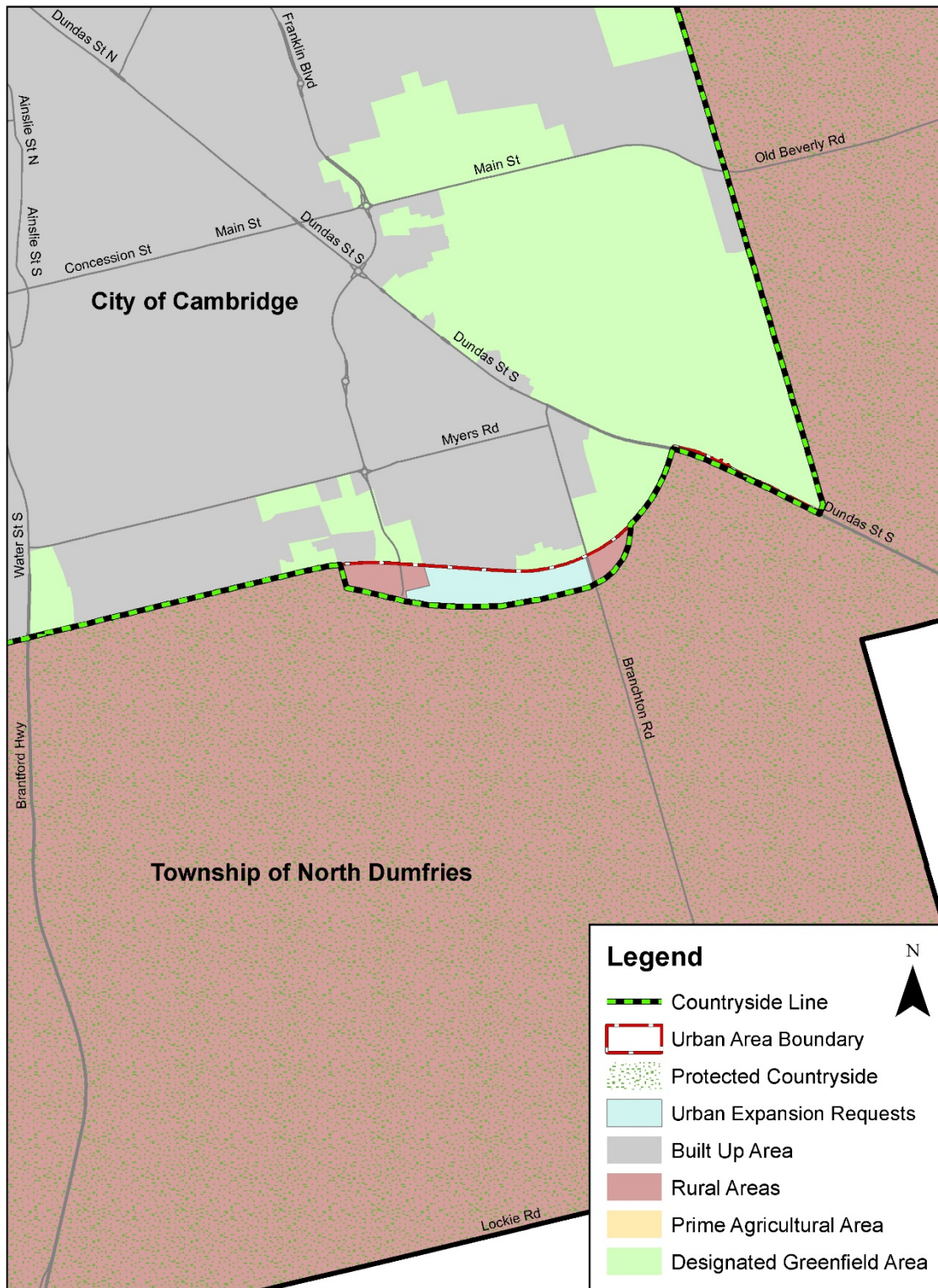
0 Old Mill Road– City of Cambridge



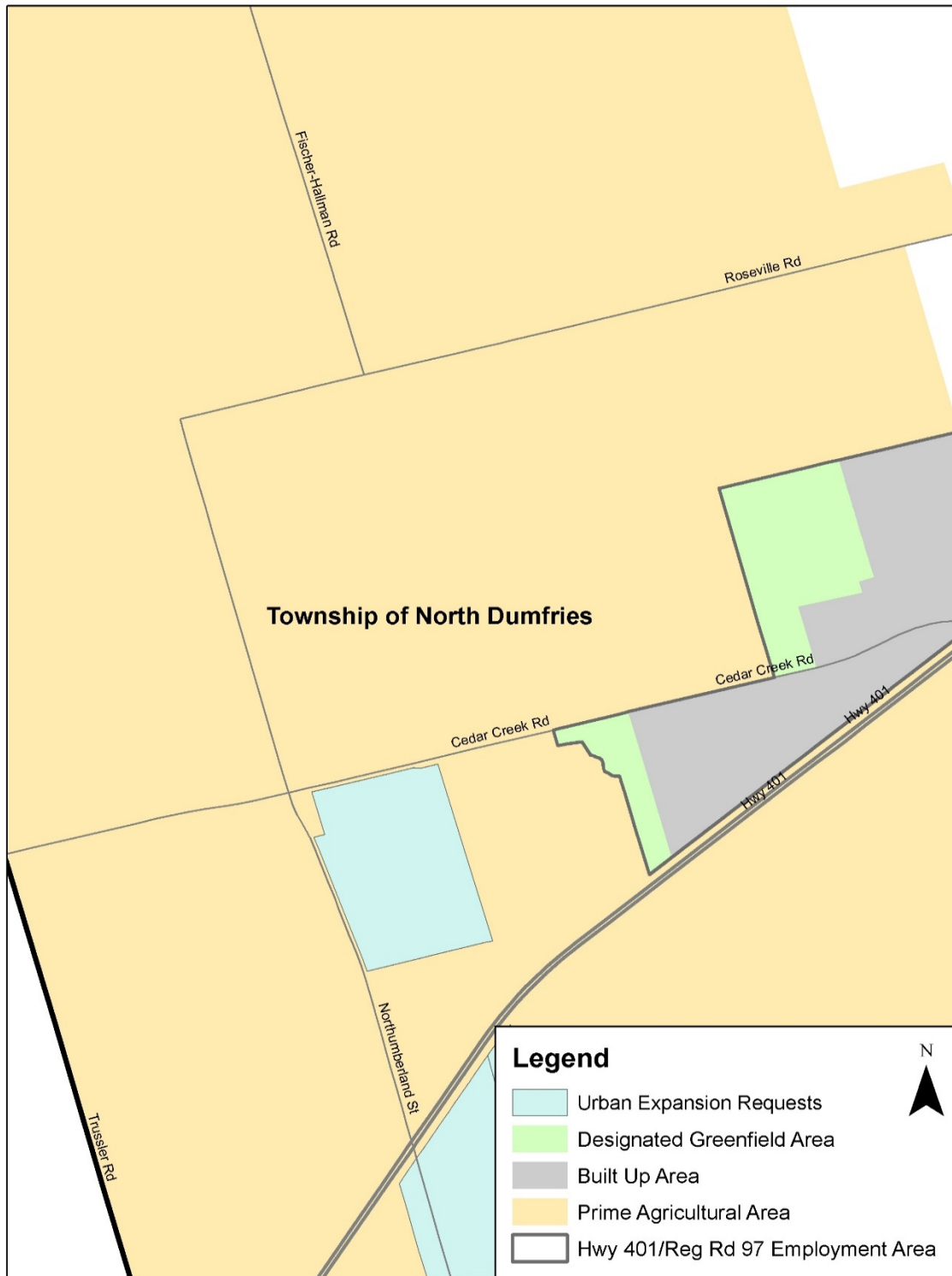
Ayr - North Dumfries Township



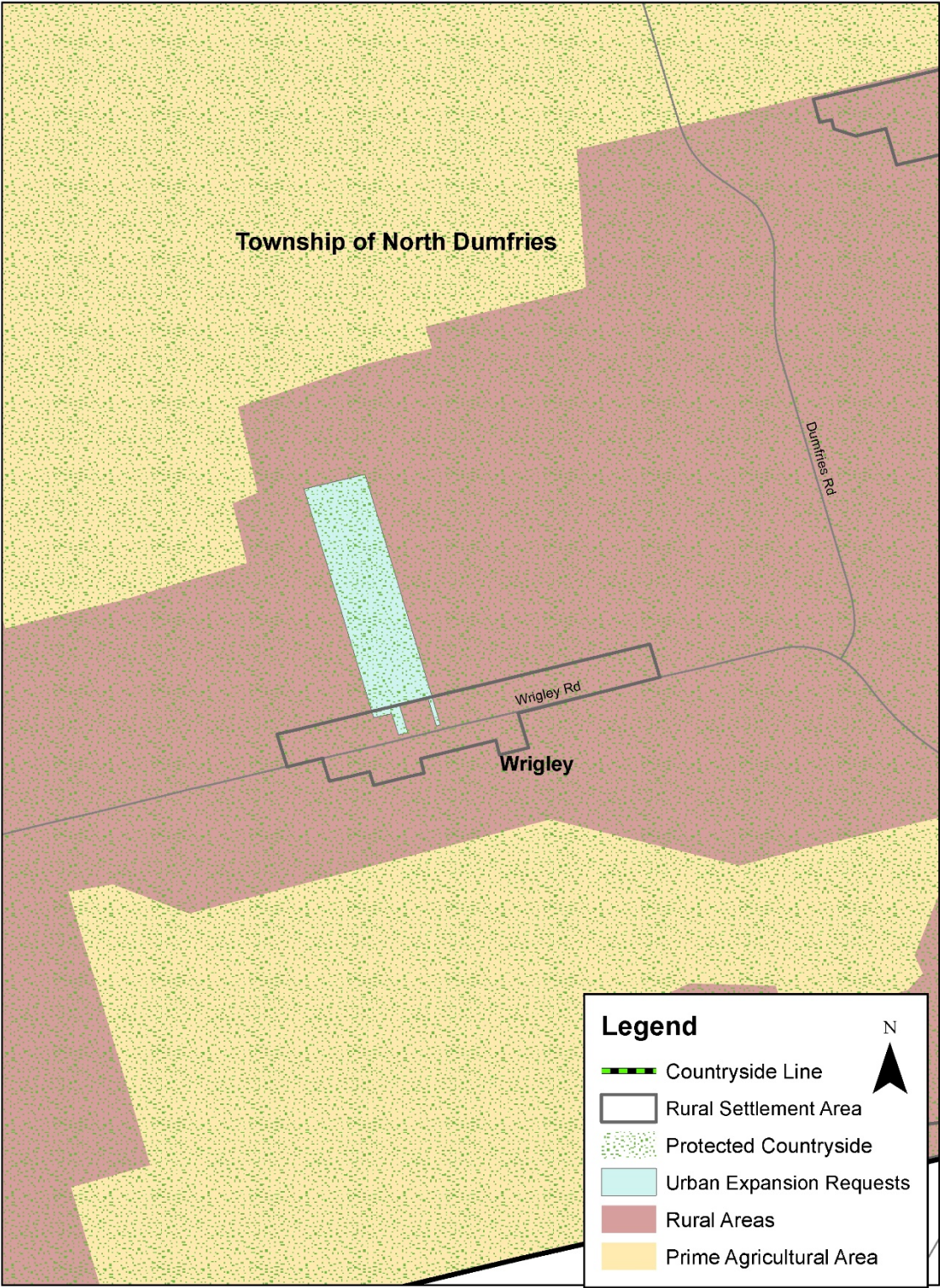
McQueen Shaver Boulevard - North Dumfries Township



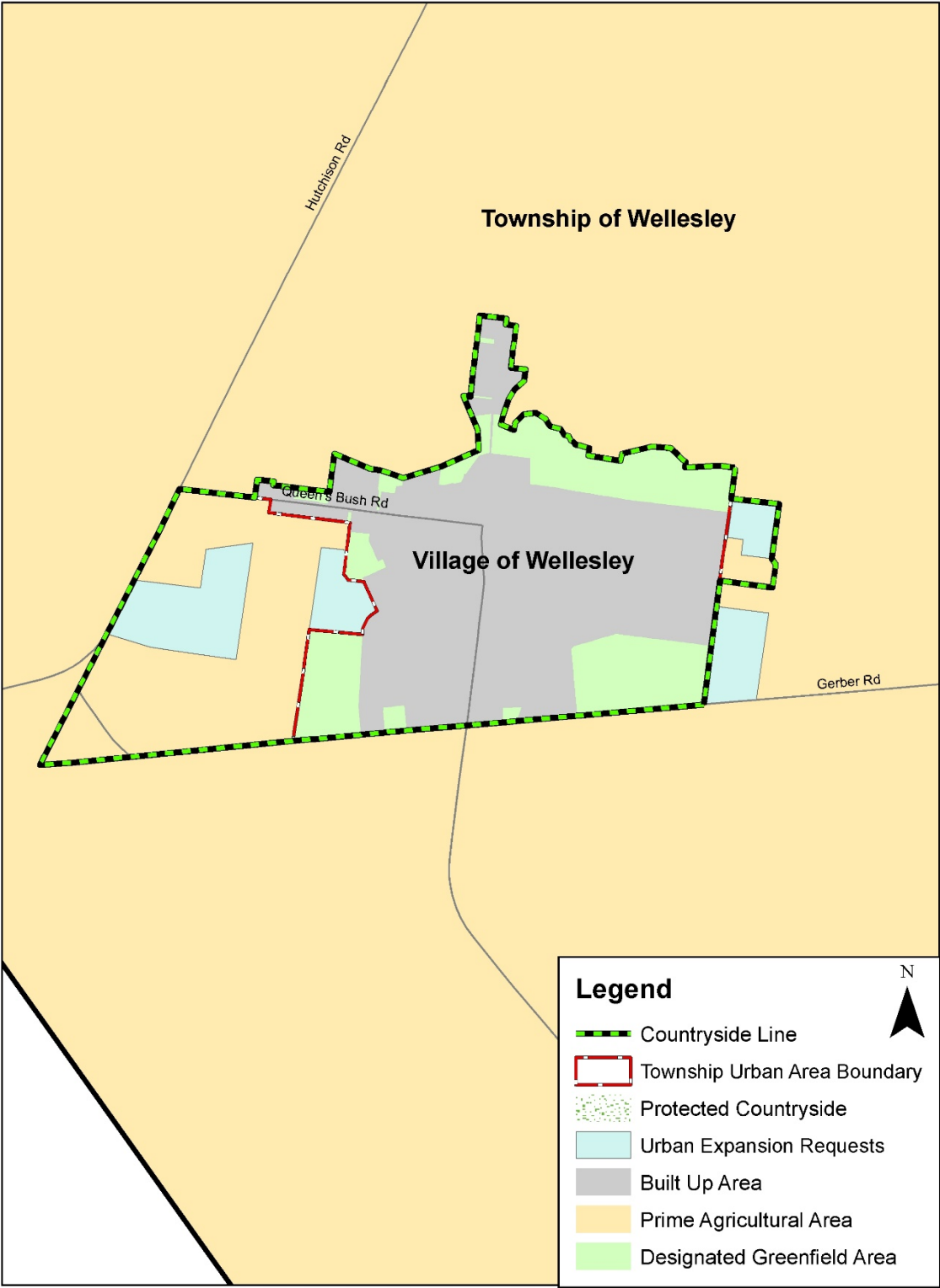
1591 Northumberland St. - North Dumfries Township



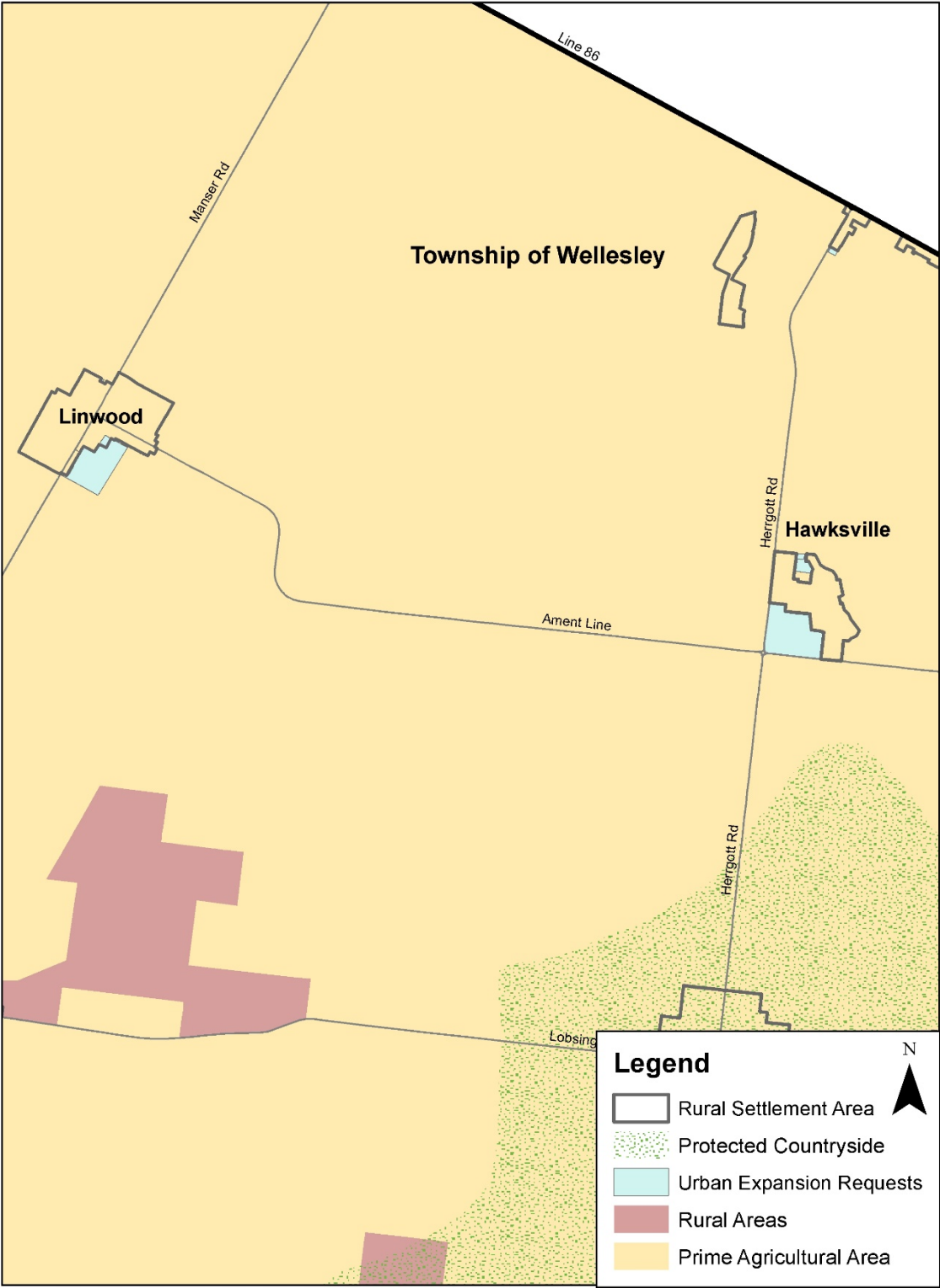
Wrigley Rural Settlement Area - North Dumfries Township



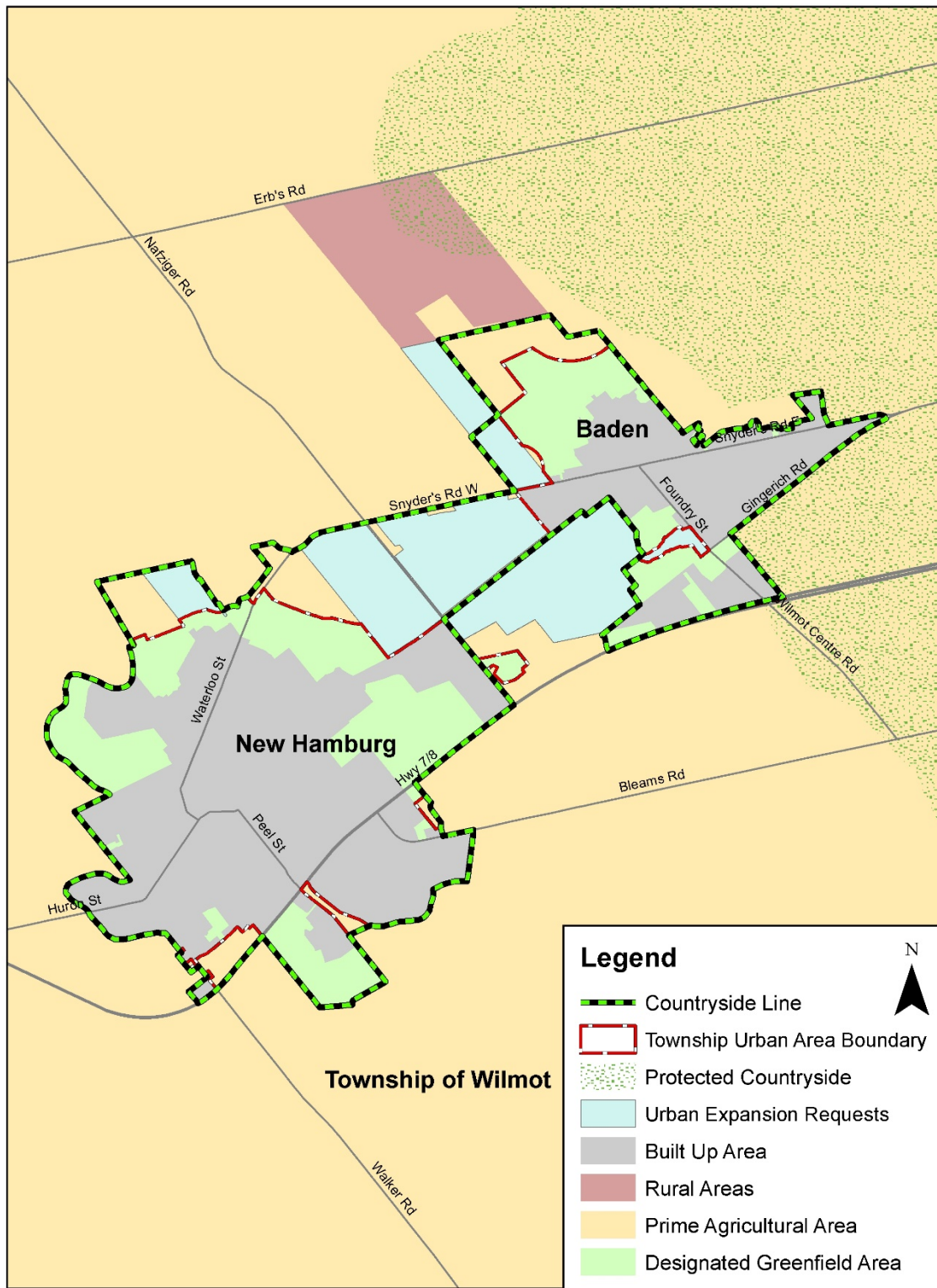
Village of Wellesley – Wellesley Township



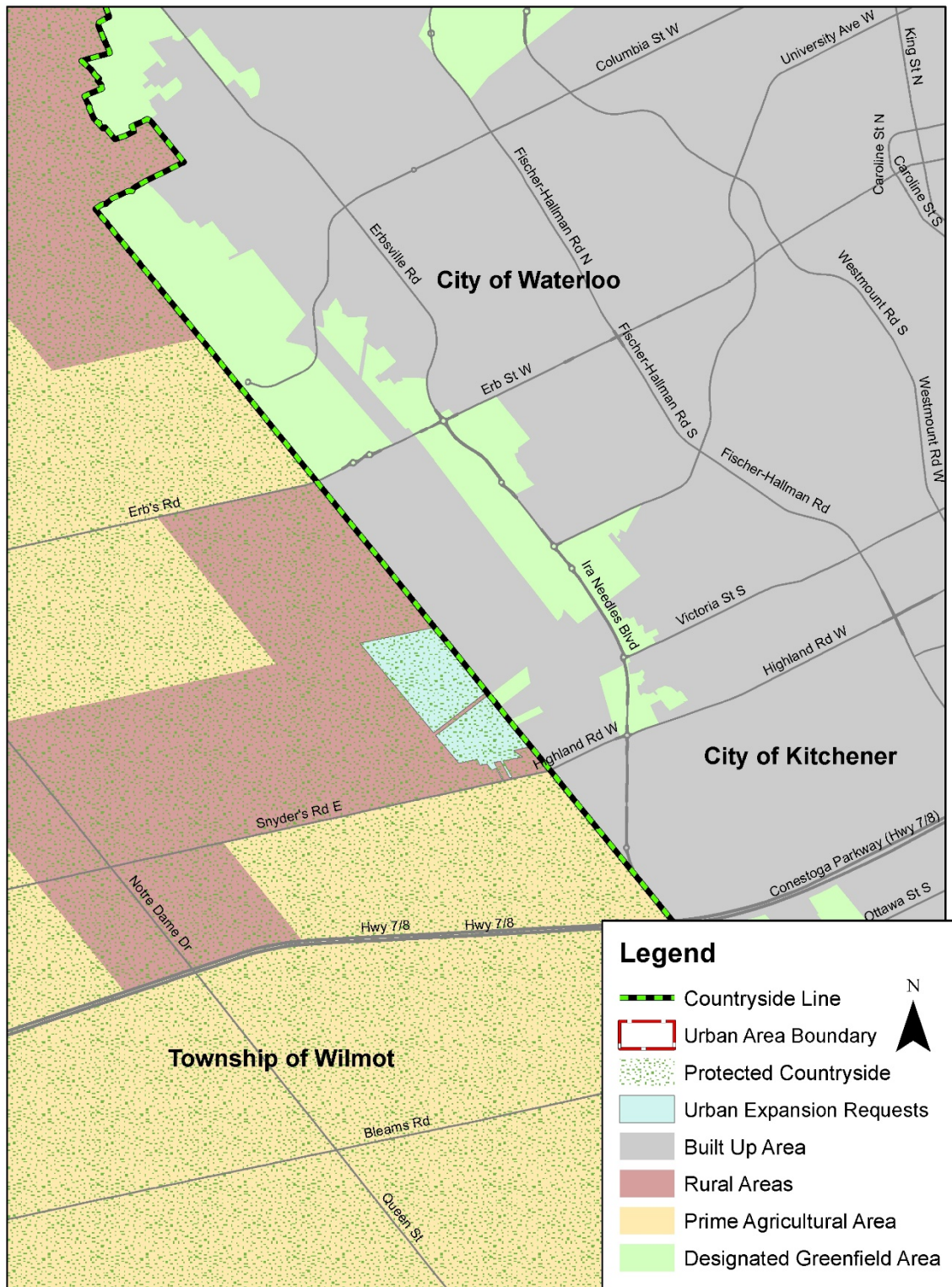
Linwood and Hawkesville Rural Settlement Areas - Wellesley Township



Baden and New Hamburg – Wilmot Township



East Wilmot Township



Attachment D**Evaluation Criteria for Candidate Urban Expansion Areas**

Theme	Objective	Evaluation Criteria
Growth Management	Consider local development conditions	<ul style="list-style-type: none"> Are there any known cross-jurisdictional issues that may impact the viability of the land to be developed?
	Wise use and management of lands	<ul style="list-style-type: none"> Does the candidate expansion area represent logical and orderly progression of growth? Would the timing of the proposed expansion adversely affect achievement of minimum density and intensification targets?
	Sustainable and active transportation system	<ul style="list-style-type: none"> Is the anticipated density for the proposed expansion area transit-supportive? Would it support frequent transit service and multi-modal access to the transit network? Would the proposed expansion area support other sustainable and active modes of travel, such as walking, cycling, and travel with the use of mobility aids, including motorized wheelchairs? Would it support minimized vehicle kilometres travelled and help reduce the growth of greenhouse gas emissions?
	Complete communities	<ul style="list-style-type: none"> Can the expansion area function as a standalone complete community or provide for the completion of an existing community including an appropriate mix of jobs, stores, services, housing, transportation options, and public service facilities for all ages and abilities?
Transportation, Infrastructure and Financing	Optimize use of existing or planned infrastructure and public service facilities	<ul style="list-style-type: none"> Is there sufficient capacity in existing or planned municipal infrastructure (including road, transit, water and wastewater) and public service facilities to accommodate the expansion area? Is there opportunity to effectively expand on existing and planned infrastructure established through approved master plans and related studies?

	Cost effective/ financially viable	<ul style="list-style-type: none"> • Would the water/ wastewater/ transportation infrastructure needed be financially viable over the full life cycle of the assets? • What are the order of magnitude costs associated with servicing the settlement expansion area? • Are the public service facilities needed financially viable over the full life cycle of the assets?
	Facilitate green infrastructure and reduce risks	<ul style="list-style-type: none"> • Would expansion enable opportunities for energy, resource and water conservation and promotion of green infrastructure to support climate change mitigation and adaptation?
Agricultural and Mineral Aggregate Resources	Protect prime agricultural areas	<ul style="list-style-type: none"> • Where prime agricultural areas cannot be avoided, does the proposed expansion area contain lower priority agricultural lands? • Would the proposed expansion area impact the resiliency of the agricultural system to outside shocks, such as extreme weather events destroying crops elsewhere in the world?
	Minimize fragmentation	<ul style="list-style-type: none"> • Is fragmentation of prime agricultural lands avoided/ minimized; and, are contiguous agricultural lands retained?
	Compliance with minimum distance separation formulae	<ul style="list-style-type: none"> • Are there existing livestock operations in proximity to the candidate area? Does the proposed expansion area comply with the minimum distance separation formulae?
	Minimize impact on the agri-food network including agricultural operations	<ul style="list-style-type: none"> • Does the candidate expansion area avoid/ minimize/ mitigate any adverse impacts on the agri-food network, including agricultural operations? • Would the proposed expansion area negatively impact local food production, processing and distribution by increasing the length of trips (and greenhouse gas emissions) between farms, processing facilities, and grocery stores?
	Protect mineral aggregate resources	<ul style="list-style-type: none"> • Does the proposed expansion area contain any deposits of mineral aggregate resources? • Would development within the proposed expansion area preclude or hinder the expansion or continued use of any existing mineral aggregate operations?

Natural Heritage and Source Water Protection	Enhance/ support Natural Heritage System	<ul style="list-style-type: none"> • Would the proposed expansion area minimize any potential impacts on watershed conditions and the water resource system? • What is the potential for impacts on key hydrologic areas? Are key hydrologic areas protected? • Does the expansion area avoid and protect the Natural Heritage System and/or maintain, restore or improve the functions of the area? • Does the proposed expansion area support nature-based solutions to climate change mitigation and adaptation (e.g., prevent flooding, provide shade, and sequester carbon)?
	Source water protection	<ul style="list-style-type: none"> • Would the proposed expansion area meet any applicable requirements of the Region's source protection plan?
Livability	Improve linkages and increase travel choices	<ul style="list-style-type: none"> • Will the proposed expansion area be served by and connected to/ integrated with an existing or planned transportation network (e.g. roads, rail, transit corridors and bike lanes and multi-use trails) to increase travel choices?
	Support housing choice and affordability	<ul style="list-style-type: none"> • How well does the proposed expansion area provide opportunities to align with the target housing demand and market pressures for the Region? • How well does the potential expansion area support the housing affordability objectives and targets of the Region?
	Support/ protect culture	<ul style="list-style-type: none"> • Would the proposed expansion area affect any significant built heritage resources or significant cultural heritage landscapes? • What is the archaeological potential of the candidate expansion area?
	Access and connectivity	<ul style="list-style-type: none"> • Would the proposed expansion area provide residents easy access and connectivity to food, shelter, education, health care, arts and recreation, and information technology?
	Provide open space and parks	<ul style="list-style-type: none"> • Would the proposed expansion area be integrated with existing, or planned open spaces, parks, trails, and other recreational facilities?

	Support public health, active living, and personal safety	<ul style="list-style-type: none"> • Can emergency services be efficiently delivered to the settlement expansion area? • Would the proposed expansion area contribute to a pattern of development that supports healthy and active living and mitigates public health risks? • Would the proposed expansion area help to minimize the health effects of climate change, such as illnesses related to extreme cold or heat events, or increased exposure to air pollution?
Economic Growth	Protect or enhance employment areas, highway corridors, rail corridors and transit	<ul style="list-style-type: none"> • Is there potential for the candidate area to erode or enhance protection of existing employment areas, corridors, rail corridors and transit? • Would the proposed expansion area protect or enhance employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations? • Would the proposed expansion area help provide sufficient land, in appropriate locations, to accommodate the Region's employment growth? • Would the proposed expansion area help strengthen the economic diversity of the region? • Would the proposed expansion area support a better balance of jobs and housing in communities across the region to reduce the need for long distance commuting and greenhouse gas emissions?