

REPORT TO: Special Council

DATE OF MEETING: July 18, 2022

SUBMITTED BY: Rosa Bustamante, Director of Planning, 519-741-2200 ext. 7319

PREPARED BY: Tim Donegani, Senior Planner, 519-741-2200 ext. 7067

WARD(S) INVOLVED: All

DATE OF REPORT: July 13, 2022

REPORT NO.: DSD-2022-313

SUBJECT: Regional Official Plan Review - Proposed Growth Approach and Draft Policies

RECOMMENDATION:

That the City comments included within report #DSD-2023-313 be endorsed and any comments provided through Council discussion/resolution at the July 18, 2022 Council meeting be provided to the Region of Waterloo for their consideration in the of review of the Regional Official Plan.

REPORT HIGHLIGHTS:

- The purpose of this report is to:
 - summarize Regional staff's recommended growth approach, key Regional Official Plan (ROP) policies, and implications for Kitchener;
 - evaluate how Kitchener Council's priorities align with the preferred growth approach and policies;
 - provide City staff comments on the preferred growth approach and draft policies for council endorsement; and
 - provide City Council with an opportunity to provide additional comments to the Region.
- City staff does not have any significant concerns or objections with respect to the preferred growth approach and are satisfied that it has been prepared in accordance with the Provincially-prescribed Land Needs Assessment process.
- The preferred approach to growth mostly addresses City Council's prior input on the ROP, with one area (allocation of additional DGA) flagged for further Council discussion.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY

The Region of Waterloo is updating its Official Plan to plan for growth to the year 2051.

The Region is planning to make a final decision on this matter in August of 2022. This report highlights the implications of the proposed growth approach and policies for Kitchener and affords City Council an opportunity to provide comments to the Region.

The Regionally recommended growth approach follows the Provincially prescribed Land Needs Assessment methodology and would see Kitchener grow by 140,100 people (46% of total Growth in the Region) and 59,500 jobs. At least 60% of Kitchener's residential growth would occur within the built-up area of the City and 40% in greenfield communities. Intensification would be focused towards Downtown Kitchener, Major Transit Station Areas along the ION corridor, along a newly established Ottawa Street Corridor and at Local Centres and Corridors. Regional direction to plan for a more balanced mix of low, medium and high-density housing and to allow for "missing middle housing" opportunities throughout all neighbourhoods will provide housing choice for the Region's growing and changing population. Meaningful changes to the ROP are proposed to address housing affordability and climate change.

In June, City Council advised the Region of the following priorities for their consideration through the ROP review:

1. Address a current housing supply deficit;
- 2a. Take an intensification first approach to growth;
- 2b. See Kitchener receive its fair share of growth within the Greenfield Area;
3. Ensure that any Greenfield boundary expansions are within the Countryside Line;
4. Allow for a range and mix of housing including missing middle housing;
5. Research and advance best practices in Affordable Housing; and
6. Provide Complete, Sustainable, Walkable and Transit supportive Communities

Staff does not have any significant concerns or objections to the growth approach recommended by the Region. The Region has mostly addressed the City's priorities. Priority 2b has been flagged for further discussion. The preferred approach plans for 150 ha of new Designated Greenfield Area for community area, primarily within the Townships; and 456 ha of Employment Area. All new Designated Greenfield Area is within the Countryside Line. No new Designated Greenfield Area has been assigned to Kitchener. While staff does not object to this direction, information is provided to Council should they wish to advocate for Kitchener to be allocated a portion of the proposed 150 ha Community Area expansion.

The proposed growth approach includes the allocation of new DGA community area to Breslau. Staff has concerns with the initial proposal to service significant growth in Breslau through Kitchener's wastewater system and will continue to work with the Region and Woolwich Township on appropriate servicing solutions.

BACKGROUND:

In 2018, the Region of Waterloo commenced a review of their Official Plan (ROPR) to, among other things, conform with the Province's A Place to Grow: Growth Plan for the Greater Golden Horseshoe (AP2G), 2020. In March 2021, Council considered report [DSD-2021-05](#) and endorsed staff comments on Employment Areas, Major Transit Station Area Boundaries, new Regional Corridors, Climate Change and Affordable Housing. In August 2021, City Council considered reports [DSD-2021-127](#) and [DSD-2021-160](#) that explored growth scenarios.

On May 30, June 8 and June 13, 2022, City Council considered reports [DSD-2022-260](#) and [DSD-2022-291](#) that highlighted the key implications of three growth options for Kitchener and provided Council an opportunity to comment on the draft Land Needs Assessment (LNA), which is an exercise undertaken by the Region that follows a Provincially prescribed methodology, to determine how much additional land a municipality may require to accommodate future growth.

On June 13, City Council resolved:

WHEREAS Kitchener acknowledges we are in a housing affordability crisis;

WHEREAS Canada has the lowest housing supply per capita among the G7;

WHEREAS Ontario has the lowest housing supply per capita among all provinces,

WHEREAS, not accounting for any future growth, Ontario requires approximately 650,000 more homes to meet the Canadian average per capita, and approximately 1.2 million more homes to meet the average among the G7;

WHEREAS Crown Corporation CMHC recently stated “The biggest issue affecting housing affordability in Canada is that supply simply isn’t keeping pace with demand;

1. THEREFORE BE IT RESOLVED that Kitchener urges the Region to research the broader supply issue and explore options outside of those proposed; notably to increase absolute growth targets to adjust for the current housing supply debt/deficits, to date;
2. THEREFORE BE IT RESOLVED that the Region be requested to work with City staff to ensure Kitchener's fair share of growth with respect to infill and intensification but also in determining where greenfield expansion is appropriate via efficiencies of existing or planned near-term servicing. City of Kitchener Council supports consideration of higher intensification targets and that the target be set at a minimum of at least 60%;
3. THEREFORE BE IT RESOLVED that any required greenfield growth be confined to within the country-side line / on lands not designated Protected Countryside;
4. THEREFORE BE IT RESOLVED that the City of Kitchener urges the Region of Waterloo to allow for zoning of a mix of housing types throughout all growth areas using the Region’s Draft Range and Mix of Housing Policies;
5. THEREFORE BE IT RESOLVED that the City of Kitchener urges the Region of Waterloo to continue researching the broader issues affecting affordable housing supply and implement best practice policies to advance our shared goal of making housing more affordable for all residents; and,
6. THEREFORE BE IT FINALLY RESOLVED that the City of Kitchener urges the Region of Waterloo to provide for complete, sustainable and walkable

communities, supported by LRT and other forms of public transit and be consistent with our climate change commitments.

On June 29 2022, Regional Council considered Regional staff reports [PDL-CPL-22-20 and PDL-22-21](#) (included as Attachment A and B) regarding the preferred growth approach and draft ROP policies respectively. Regional Council endorsed in-principal the staff recommended growth approach and directed Regional staff to undertake statutory public consultation regarding draft policies.

REPORT:

The recommended approach to growth builds on Option 2 from the April 2022 Draft Land Needs Assessment presented in the Region's report [PDL-CPL-21-49 \(see Attachment A\)](#). Compared to Option 2, the recommended growth approach has a slightly higher intensification rate, lower designated greenfield area density targets, and a significantly reduced amount of land recommended for community area expansions. Expansions for employment area have also been limited by using a higher intensification target.

The Regionally-endorsed growth approach:

- Would see Kitchener grow by 140,100 people (1.4% annually) to 409,200 people by 2051. This would represent 46% of Regional population growth and 44% of Regionally forecasted population of 923,000;
- Would see Kitchener grow by 59,500 jobs (35% of the Region's forecasted job growth) to 170,500 by 2051;
- Seeks to advance the community's strategic priorities of creating an equitable, thriving and sustainable Waterloo Region, while meeting Provincial requirements by providing an appropriate range and mix of housing that considers market demand;
- Takes an intensification first approach to support transit, infrastructure investments and housing opportunities including high density and missing middle housing;
- Sets a Region-wide minimum residential intensification target of 61% and 60% for the City of Kitchener;
- includes 150 hectares of community area expansions, primarily within the Townships, to provide opportunities for them to grow sustainably into complete 15-minute communities;
- Sets a Region-wide Designated Greenfield Area minimum density target of 59 residents and jobs per hectare (r+j/ha) and 65 r+j/ha for the City of Kitchener;
- Includes employment land Designated Greenfield Area expansions of 456 ha and a 25% employment lands intensification rate.

New information since the April growth scenarios include:

- Technical refinements to the Land Needs Assessment and the land supply to address stakeholders comments;
- Greenhouse gas evaluation;
- Infrastructure and financial analysis (Regional infrastructure only); and
- An evaluation of growth options per the criteria outlined in A Place to Grow (AP2G).

This report evaluates the preferred growth approach and draft ROP policies against City Council's June 13, 2022 resolution and provides additional planning staff commentary where appropriate.

Alignment between the Region's Recommended Approach and City Council's Resolution

Staff does not have any significant concerns or objections to the preferred growth approach proposed by the Region. In staff's opinion, it follows the Province's prescribed Land Needs Assessment (LNA) methodology to appropriately plan for growth and provides a balanced approach to addressing shared City and Regional objectives regarding housing choice, missing middle housing, complete 15-minute communities, climate change, protection of farmland, equity, economic vitality and growth management.

1 Current Housing Supply Deficit – PARTIALLY ADDRESSED

The preferred growth approach partially addresses City Council's interest to address a current deficit in the number of housing units in the Region. The Provincially prescribed Land Needs Assessment methodology is not designed to directly address any current deficit of housing units. Further, the Regional Official Plan Review process is not a solution to short-term supply concerns nor short-term housing fluctuations as the Land Needs Assessment methodology examines land supply over a 30-year horizon. Nevertheless, the ROPR identifies that there is sufficient land supply through intensification and greenfield development to accommodate 30 years of housing supply rather than the 20-year planning horizon of the current ROP. If the market were to move more quickly than expected and absorb land supply to meet a current unit deficit (for example, if the market provided 10 years of supply within one year), there would still be 20 years of land supply available. If this were to occur, the City and Region would have ample time to adjust planning approaches before a developable lands supply shortage could put acute pressure on opportunities to grow and housing prices.

The LNA has identified a land supply of 9,472 units in Kitchener's DGA in draft approved or registered plans of subdivision and 14,308 units on DGA lands remaining to be draft approved. This supply is sufficient to accommodate the 30-year DGA growth forecast for Kitchener across low, medium and high-density housing types.

Based on building permit data, Kitchener has averaged 433 low density units, 181 medium density units and 195 high density units annually within the DGA over the last 10 years. If these historic trends were to continue (not as is forecast in the LNA), Kitchener would have 12 years of supply within vacant draft approved or registered plans, and 18 years of supply within lands that have yet to receive subdivision approvals for a total of 29 years worth of supply.

2a Intensification First – ADDRESSED

The preferred growth approach fully addresses City Council's interest to grow through intensification first. Kitchener is forecast to add 32,605 units within the built-up area by 2051. This represents 44% of all Regional intensification. The recommended approach includes a minimum intensification target of 60% for Kitchener, and 61% Region-wide. This addresses City Council's request for a target of at least 60%. Staff feel this approach is reasonable considering recent trends and the capacity for growth within intensification areas and within the built-up area generally. The LNA identifies a capacity of 95,476 units within Kitchener's built up area. Therefore the 2051 built up area forecast only occupies 1/3 of Kitchener's land supply considering opportunities within Urban Growth Centre (Downtown Kitchener),

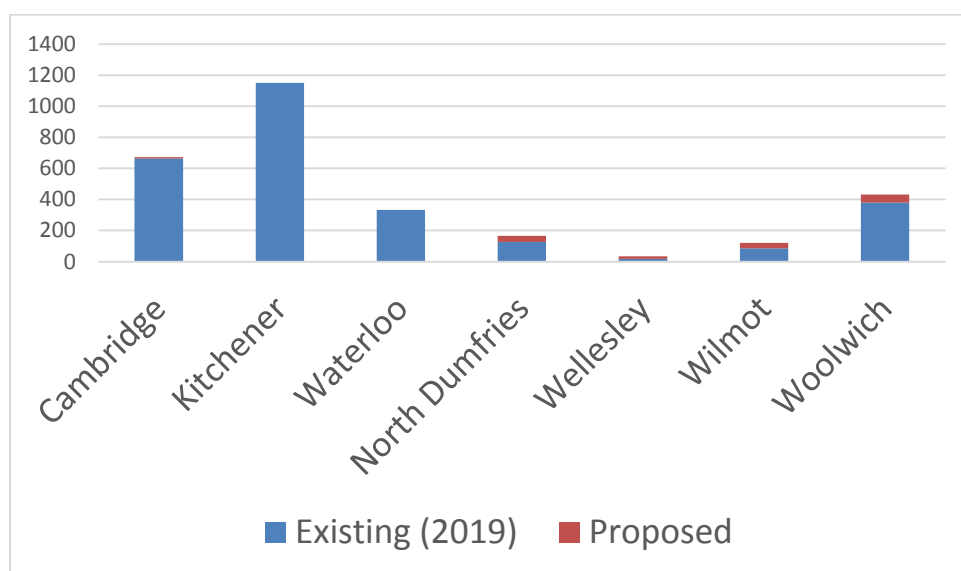
MTSAs, Regional Corridors and local intensification opportunities. Additional policies direct the majority of this intensification to Strategic Growth Areas. Policies further directs the City to identify local centres and corridors to further shape growth and to advance 15-minute neighbourhoods and transit supportive development as further described in under section 6 of this report.

2b Kitchener receives its fair share of new Designated Greenfield Area growth – PARTIALLY ADDRESSED / FOR DISCUSSION

The preferred growth approach may address this City Council interest.

- 95% of the Region-wide vacant Community Area DGA has already been identified through previous ROPs.
- 150 hectares of new Community Area is proposed to be added, primarily within the Townships. No new DGA is assigned to Kitchener. The Region has indicated that the preferred location for new DGA lands is the townships to provide opportunities for township communities to grow sustainably into complete 15-minute communities. The cities are already well positioned to address this objective through intensification and the existing DGA.
- Kitchener would need to plan to achieve a DGA density target of 65 residents and jobs per hectare (r+j/ha). (higher than the previously proposed option 2 but lower than option 3) in support of a regionwide DGA density target of 59 r+j/ha
- The preferred approach includes Kitchener's existing supply of 1,150 hectares of vacant DGA lands. This represents 40% of the Regional vacant DGA Community Area total - more than any other municipality, as shown in Figure 1.
- Kitchener is forecasted to accommodate 23,799 new units within the DGA, 46% of the Regional total.

Figure 1 – Vacant Community Area DGA (ha)



It is staff's opinion that the LNA has demonstrated a sufficient supply of DGA lands within Kitchener to accommodate the 30-year growth forecast that was conducted according to the Provincially prescribed methodology. Regional staff have worked collaboratively with

Kitchener staff to ensure that the growth needs and vision of the City of Kitchener are reflected in the Regional Official Plan Amendment. The Region will continue to work on language in the Amendment that will ensure the City has a key role in identifying future priority areas of growth that can be considered through subsequent ROP Reviews. City staff notes that future growth in SKPA will require the affected landowners to work together on a comprehensive servicing strategy that achieves the Region's and City's objectives.

While Kitchener staff concur with the LNA findings that there is sufficient DGA capacity within Kitchener and Regional staff have provided assurances about the future consideration of SKPA lands through future ROP reviews, should City Council wish to advocate for a proportionate share of the 150 ha of additional required community area proposed to be added now, the following may assist Council's decisions:

Kitchener is home to 44% of Regional population. If 44% of the proposed new community area DGA were allocated to Kitchener, it would result in approximately 66 ha of land within SKPA being included as community area. 66 ha of land represents less than half of the SKPA land area within the Countryside Line and as such, not all land within SKPA would be included as DGA community area based on the above approach. The land holdings within SKPA, including lands inside and outside the Countryside Line, for the four primary land owners are:

- o Activa – 56 ha
- o Schlegel – 58 ha
- o Branthaven – 61 ha, and
- o Grambian – 19 ha.

Staff recommend that the following conditions or assurances be provided through this or future ROP reviews, and any related projects/processes, to ensure that City interests and strategic priorities regarding the SKPA lands are advanced:

- a. The ROP should include policies that enable and encourage area municipal policies that manage the staging and timing of growth. Local policies and approaches that maintain flexibility as to when to undertake the planning and development of lands within SKPA is crucial. The Region and City should plan for orderly development; complete communities; support achievement of intensification targets; and prevent premature extension of infrastructure, City services and planning resources while maintaining an adequate supply of land to address short and medium-term housing demand.
- b. The ROP should include policies to provide for the Region and City to ensure that sufficient measures are taken to minimize environmental and financial risk to the City (and existing residents/ratepayers) of any required innovative/extraordinary infrastructure and water management approaches. This could include area-rated development charges, area-specific stormwater utility fees, and long-term developer securities, monitoring and infrastructure maintenance obligations, and coordinated infrastructure implementation amongst different land owners.

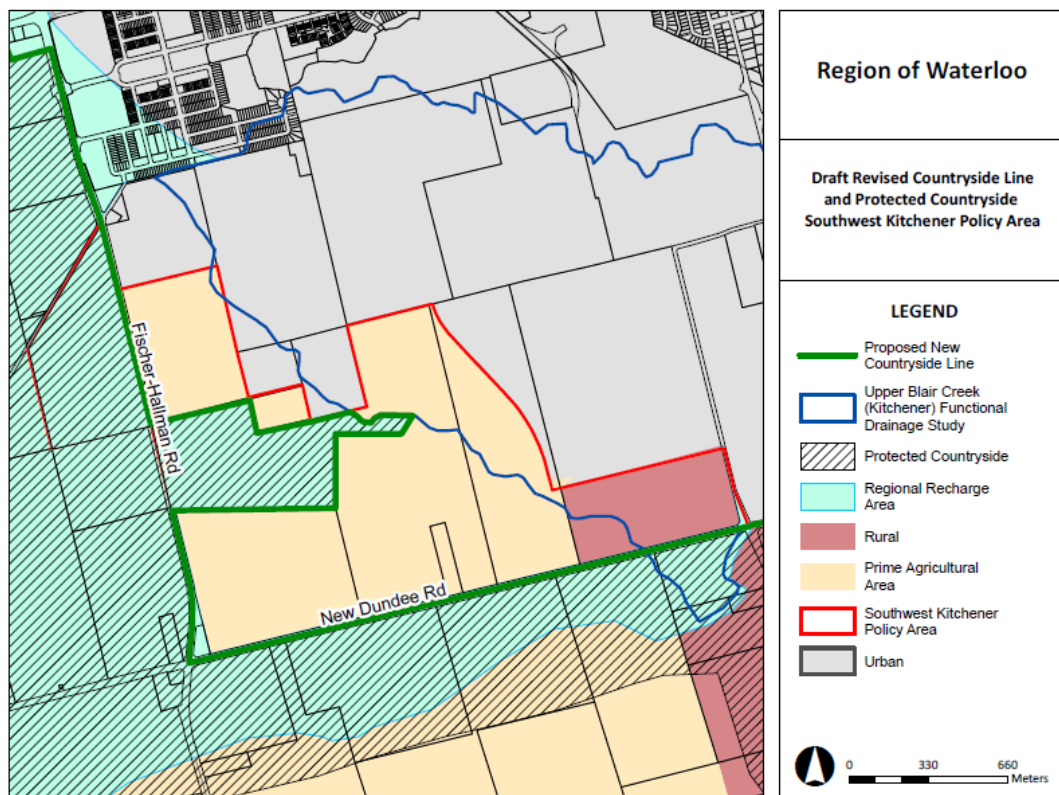
- c. The ROP should ensure that Region-wide standards for climate-supportive planning are met or exceeded in SKPA. This may include requirements for green development standards or the like.

3. New greenfield growth must be within the Countryside Line – ADDRESSED

The recommended growth approach fully addresses this City Council interest. New DGA for Community Area and Employment Area are entirely within the Countryside Line.

The Countryside Line has been established to include most of the lands within the Southwest Kitchener Policy Area as shown in Figure 2. While these lands are not proposed to be identified as DGA through this ROP, their designation within the Countryside Line (and not as Protected Countryside) provides an opportunity for these lands to be considered through future ROP reviews should additional community area lands be needed.

Figure 2 – Proposed Countryside Line and Protected Countryside within Southwest Kitchener Policy Area



4. Allow for a mix of housing types including missing middle housing – ADDRESSED

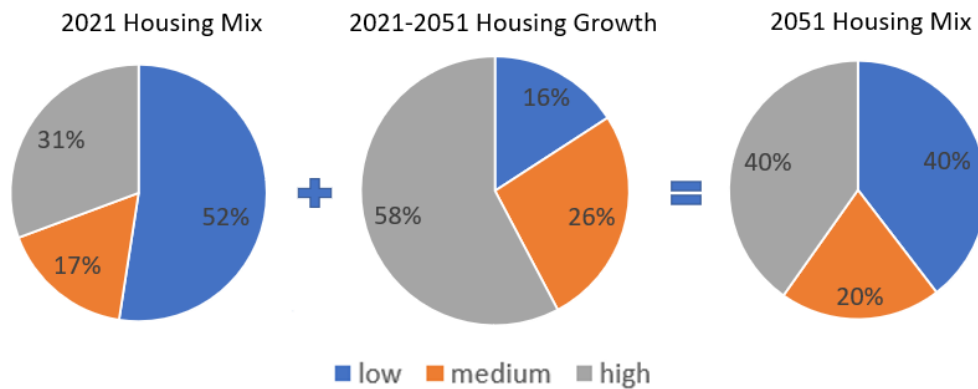
The preferred growth scenario and draft ROP policies address Kitchener Council interest.

- The preferred growth approach forecasts 54,615 new units within Kitchener by 2051, mostly in medium and high-density forms that represent missing middle, mid-rise and high-rise housing as shown in Figure 3. This will transition the City's housing stock from a majority of single and semi-detached houses to a more balanced housing

stock to meet the needs of the forecasted households and help address affordability pressures.

- Through draft ROP policies, area municipalities are proposed to be required to permit neighbourhood missing middle housing, including multiple dwellings between two and four storeys across all residential neighbourhoods with flexibility provided regarding standards and regulations.
- Mid-rise housing is proposed to be permitted in Regional corridors as well as local centres and corridors.

Figure 3 – Kitchener Forecasted Housing Mix



Low - Single-detached and semi-detached
 Medium – Townhouses and duplexes
 High - Stacked townhouses and apartments

City Comments

- The secondary unit (additional dwelling unit) forecast for Kitchener of 45 units per year is unrealistically low considering Kitchener's 232 unit annual average over the last five years. Raising this would better align with recent trends and missing middle objectives and policies.
- Staff are pleased to see policies that encourage neighbourhood missing middle housing. Neighbourhood missing middle should be defined to include multiplexes and low-rise apartments.
- Mid-rise housing should be encouraged where appropriate without policies prescribing the minimum and or maximum heights within any particular area.
- The City will continue to work with the Region to address policy and non-policy barriers to implement more missing middle and mid-rise housing.

5. Research and advance best practices in Affordable Housing – PARTIALLY ADDRESSED

The proposed ROP policies address City Council's interest in supporting affordable housing by:

- Setting a target for 30% of new housing to be affordable to low and moderate income households;
- Protecting existing rental through strengthened condominium conversion policies and encouraging area municipalities to institute rental demolition control;

- Establishing the protected MTSAs required to establish Inclusionary Zoning; and
- Supporting a Regional role for maintaining the ongoing affordability of affordable units through the planning approvals process.

City comments

The City will continue to work with the Region to:

- provide more granular affordability targets to address affordability across the spectrum of low and moderate households;
- advance inclusionary zoning policy, monitoring, enforcement and administration of inclusionary zoning; and
- work with the Region to secure the ongoing affordability of affordable units that are secured through development approvals processes.

6. Provide Complete, Sustainable, Walkable and Transit supportive Communities - ADDRESSED

The recommended growth approach and draft policies mostly address this City Council interest.

Climate and Sustainability

The Greenhouse Gas Impact Analysis evaluated the greenhouse gas impact on additional population and employment under the three growth scenarios and found that the Option 3 with no community area expansion reduced GHG emissions by 30% compared to Option 1's minimum growth plan targets. It also found that the denser options under options 2 and 3 can be more easily adapted to a no/low carbon form. It recommended net zero buildings, low embodied carbon construction, active transportation, transit, and electric vehicles as essential to achieving the Region's commitment of an 80% GHG reduction by 2051.

The proposed ROP policies include climate supportive policies such as:

- Reducing energy needs through 15-minute neighbourhoods;
- Prioritising active mobility and transit;
- Direction of green development standards to be established by area municipalities; and
- The requirement for neighbourhood energy plans for large-scale development.

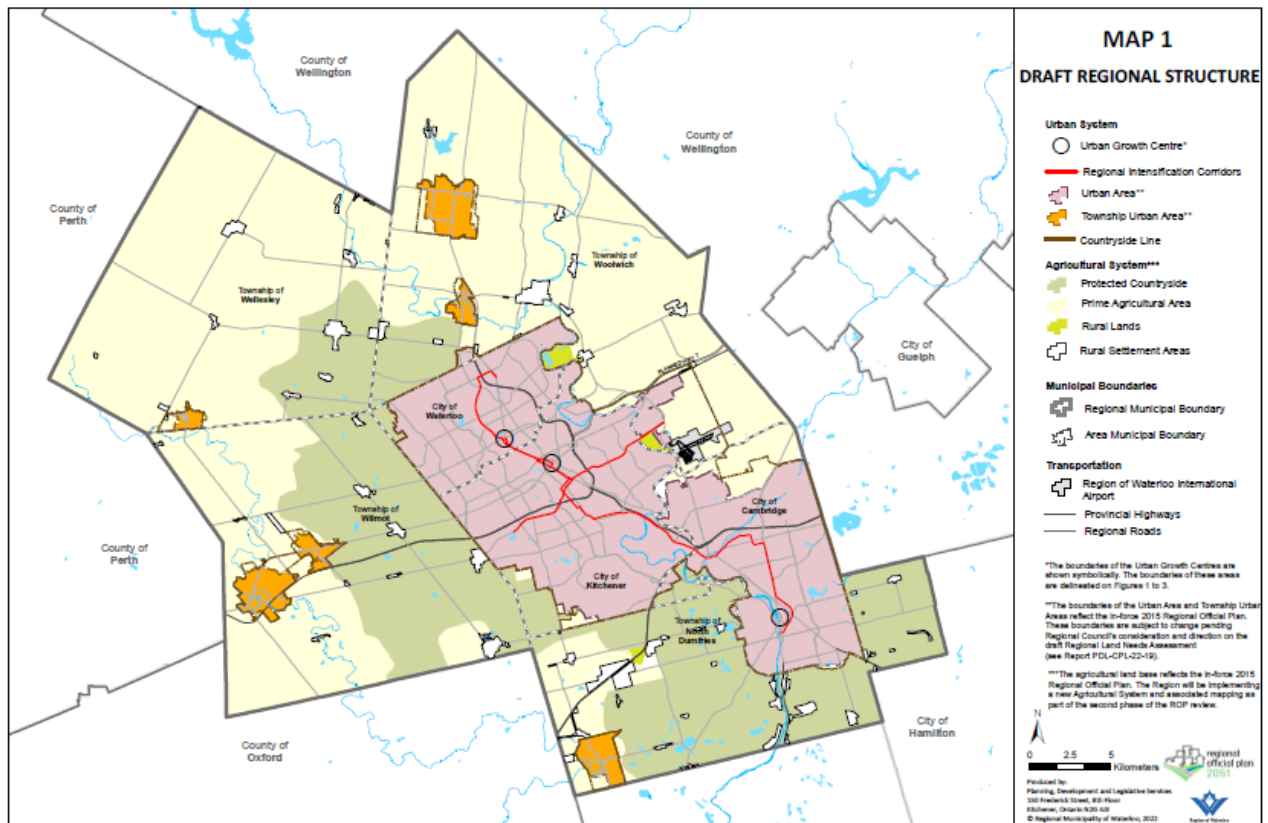
City Comments

- The City appreciates the inclusion of tangible and actionable policies that enable the Region and area municipalities to meet their climate commitments (such as Region-wide green development standards). Further work is required to support TransformWR's objectives of ensuring that by 2050:
 - most trips are taken on foot, bicycle and supported by frequent transit
 - all vehicle trips are zero emission
 - business and homes do not use fossil fuel for heating or cooling
- The City looks forward to working with the Region to ensure that all planning policies are sufficient in ambition and scale to ensure our land use and development patterns enable meeting our shared climate commitments.

Regional Structure

The proposed Regional structure is a key ROP tool in providing complete and sustainable communities by focusing growth towards higher order transit and new or existing complete communities where most daily needs can be met within a 15 minute walk.

Figure 4 – Proposed Regional Structure



Highlights of the Regional Structure shown in Figure 4 for Kitchener include Kitchener's existing Urban Growth Centre in Downtown Kitchener, Regional Corridors along Phase 1 and Phase 2 ION as well as a new Regional corridor along Ottawa Street. The Regional structure maintains the location of the built boundary and Urban Area as in the current ROP.

Major Transit Station Areas

Detailed delineations are provided for each of the Region's 24 Major Transit Station Areas (MTSAs) along Phase 1 and Phase 2 ION. A minimum target of 160 r+j/ha has been identified for all but 3 stations. Block Line has a minimum intensification target of 80 r+j/ha. The delineation and targets generally align with the MTSA boundaries and targets endorsed by City Council in March 2021 through report DSD-2021-5.

Regional Intensification Corridors

The proposed ROP would add an Ottawa Street Intensification Corridor to the current ION Phase 1 and 2 Regional corridors. The Ottawa Street Intensification Corridor could be the location of a third phase of ION that connects east/west transportation needs and intensification opportunities along Ottawa Street to Phase 1 ION, the Airport and Employment Areas east of the Grand River.

This corridor would represent the third tier of a hierarchy of Strategic Growth Areas for intensification. The City and Region will need to delineate corridor boundaries and set a

density target and implementing policy and regulation in the coming years. The proposed ROP policies provide for the full range and mix of housing types in Regional Intensification Corridors as well as mid-rise missing middle housing up to 12 storeys.

Local Centres and Intensification Corridors

Area municipalities are required to identify local centres and corridors for intensification. These are required to permit mid-rise housing. Kitchener's Official Plan already identifies nodes and corridors across the city that permit a range and mix of commercial and residential uses in a variety of building typologies.

Employment Areas

Employment Areas are proposed to be established in the ROP for the first time. Regionally identified Employment Areas can only be converted to non-employment uses through a comprehensive ROP review. The proposed Regional employment area boundaries generally align with those endorsed by City Council in March 2021 through report [DSD-2021-05](#). Municipalities are encouraged to plan for local employment areas in addition to those identified by the Region. Kitchener's Official Plan already identifies employment areas including those proposed to be identified as Regional Employment Areas through the ROP.

City Comments:

- Staff support the proposed Regional Structure;
- Staff support the proposed MTSA delineation and minimum density targets;
- The ROP policies should include additional clarity that UGC and MTSA density targets are minimums, and that good planning likely warrants planning for higher targets in some cases;
- The ROP policies should clarify that not all lands within MTSA are suitable for significant intensification;
- The City supports the identification of the Regional Ottawa Street Intensification corridor;
- It will be challenging to delineate Ottawa Street Corridor boundaries, establish minimum density targets and implement policy and zoning as required by the draft policies until such time as conceptual stop locations have been identified. The City would be pleased to participate in the transit stop identification process;
- Highland Road west of Fisher-Hallman Road is likely not a good candidate for intensification and should not be specifically identified in the ROP as a local corridor; and
- The preamble and policy should distinguish Regional Employment Areas from Local Employment Areas, and all employment lands and other areas planned for jobs.

Wastewater Considerations of Growth in Woolwich

Wastewater flows from Breslau in Woolwich Township are currently transmitted to the Regional Wastewater treatment plant via Kitchener's Victoria Street Pumping Station. Woolwich Township pays Kitchener a proportionate share of the cost of constructing, operating and maintaining the Victoria Street Pumping Station. 50% of the pumping station capacity is allocated to the Township. The Township has recently requested access to 75% of the capacity to accommodate future growth.

According to the Region's Growth Option Infrastructure Review "Future urban growth in Woolwich is likely to be serviced by the Elmira and St. Jacobs wastewater networks, with

flows from Breslau serviced through the Kitchener wastewater network...wastewater resulting from potential growth in Breslau would be diverted to the Kitchener WWTP. The growth diverted to the Kitchener WWTP is unknown at this time. Depending on the growth option, if 2,000 – 11,000 people could be diverted to Kitchener, there would be sufficient capacity at the Woolwich WWTPs with the identified expansions.”

Employment Growth in the East Side Lands is proposed to be serviced by a new trunk sewer leading directly to Preston and/or Kitchener Wastewater Treatment Plant that would be cost shared by Cambridge and Woolwich. The Region has not provided an evaluation of wastewater transmission capacity or issues.

City comments

- The City sees diminishing value in maintaining the operational and risk burdens of the Victoria Street Pumping Station that would primarily service development in Breslau.
- Increasing utilisation of the Victoria Street pumping station to accommodate growth in Breslau will accelerate the need for downstream improvements to Kitchener’s sanitary system before they would otherwise be required to accommodate Kitchener’s growth. This would have negative financial implications.
- Servicing Breslau’s development through Kitchener’s wastewater system could compromise Kitchener’s growth and intensification opportunities
- The City supports the long-planned Regional sanitary sewer as the long-term solution for Woolwich and Cambridge’s sanitary servicing needs in Breslau and the East Side Lands
- The City of Kitchener would need to continue discussions with Woolwich and the Region regarding a sanitary solution for Breslau if these lands are added through the ROP review

Next Steps for Regional Official Plan Review

July 19	Open House to discuss proposed ROP amendment
July 27	Statutory Public Meeting of Regional Council to consider ROP Amendment
August 11	Regional Standing Committee to consider adopting ROP Amendment
August 18	Regional Council to consider adopting ROP Amendment
Late 2022	Provincial Decision on ROP amendment
Mid 2023	Update to other ROP policies (e.g. agriculture, natural and cultural heritage, infrastructure)

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the council / committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- DSD-2021-5 Regional Official Plan Review
- DSD-2021-127 Regional Official Plan Review: Growth Scenarios
- DSD-2021-160 Supplemental Report - Regional Official Plan Review: Growth Scenarios
- DSD-2022-260 Regional Official Plan Review Draft Land Needs Assessment
- DSD-2022-291 Addendum Report to DSD-2022-260: Regional Official Plan Review Draft Land Needs Assessment

REVIEWED BY: Natalie Goss, Manager, Policy and Research

APPROVED BY: Justin Readman, General Manager Development Services

ATTACHMENTS:

Attachment A – Region Report PDL-CPL-22-20 - Regional Official Plan Review – Recommended Growth Approach from the Land Needs Assessment Process

Attachment B - Region Report PDL-CPL-22-21 - Draft Regional Official Plan Amendment (Growth-Related Component of ROP Review)