

Regional Municipality of Waterloo

Planning and Works Committee

Agenda



Date: Thursday, August 11, 2022
Regular Session: 3:30 p.m.
Location: 150 Frederick Street, Kitchener, Ontario

Should you require an alternative format please contact the Regional Clerk at Tel.: 519-575-4400, TTY: 519-575-4605, or regionalclerk@regionofwaterloo.ca

Pages

1. Call to Order
2. Land Acknowledgement
3. Declarations of Pecuniary Interest under the “Municipal Conflict of Interest Act”
4. Presentations
 - 4.1. Staff Presentation - The Proposed Regional Official Plan Amendment
5. Delegations
6. Regular Agenda Items

- 6.1. PDL-CPL-22-24, Adoption of Proposed Amendment to the Regional Official Plan – Implementation of the Results of the Municipal Comprehensive Review under the Growth Plan for the Greater Golden Horseshoe

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Recommended Motion:

That the Regional Municipality of Waterloo take the following actions with respect to the proposed recommended amendment to the Regional Official Plan (ROP) as outlined in Report PDL-CPL-22-24, dated August 11, 2022:

1. That a Regional Intensification Corridor be included in the proposed ROP amendment along Ottawa Street, as reflected in the schedules and policies of the proposed ROP amendment outlined in Attachment A;
2. Enact a By-law to repeal Chapters 1 and 2, and Section 3.A of the existing ROP, and adopt the proposed new Chapters 1 and 2, and Section 3.A as set out in the proposed ROP amendment in Attachment A;
3. Direct staff to issue a Notice of Adoption for the proposed ROP amendment in accordance with the provisions of the Planning

Act;

4. Direct staff to forward the proposed ROP amendment and all required supporting documents to the Ministry of Municipal Affairs and Housing for approval, and forward this report to the local area municipalities for information; and
5. Direct staff to work with the Ministry to approve the proposed ROP amendment, including incorporating any modifications to the amendment deemed necessary by the Ministry, and report back to Council as required.

7. Information/Correspondence

7.1. Seema Gupta, 2819154 Ontario Inc.

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8. Other Business

9. Next Meeting - Regional Official Plan

August 18, 2022: Special Council Meeting

10. Adjourn

Region of Waterloo
Planning, Development and Legislative Services
Community Planning

To: Chair Galloway and Members of the Planning and Works Committee

Meeting Date: August 11, 2022

Report Title: Adoption of Proposed Amendment to the Regional Official Plan – Implementation of the Results of the Municipal Comprehensive Review under the Growth Plan for the Greater Golden Horseshoe

1. Recommendation:

That the Regional Municipality of Waterloo take the following actions with respect to the proposed recommended amendment to the Regional Official Plan (ROP) as outlined in Report PDL-CPL-22-24, dated August 11, 2022:

- a) That a Regional Intensification Corridor be included in the proposed ROP amendment along Ottawa Street, as reflected in the schedules and policies of the proposed ROP amendment outlined in Attachment A;
- b) Enact a By-law to repeal Chapters 1 and 2, and Section 3.A of the existing ROP, and adopt the proposed new Chapters 1 and 2, and Section 3.A as set out in the proposed ROP amendment in Attachment A;
- c) Direct staff to issue a Notice of Adoption for the proposed ROP amendment in accordance with the provisions of the Planning Act;
- d) Direct staff to forward the proposed ROP amendment and all required supporting documents to the Ministry of Municipal Affairs and Housing for approval, and forward this report to the local area municipalities for information; and
- e) Direct staff to work with the Ministry to approve the proposed ROP amendment, including incorporating any modifications to the amendment deemed necessary by the Ministry, and report back to Council as required.

2. Purpose / Issue:

This report seeks Council's adoption of a proposed amendment to the Regional Official Plan (ROP). The proposed amendment set out in Attachment A would establish the

broad planning framework for accommodating Waterloo Region's forecasted population and employment growth to 2051, in conformity with the Growth Plan for the Greater Golden Horseshoe. Highlights of the amendment and the results of the community engagement process are outlined below.

3. Strategic Plan:

The proposed ROP amendment will guide where and how Waterloo Region and its local area municipalities will grow and change to 2051. It directly relates to all Strategic Focus Areas, particularly: Thriving Economy; Sustainable Transportation; Environment and Climate Action; Healthy, Safe and Inclusive Communities; and Responsive and Engaging Public Service.

4. Report Highlights:

- The ROP is the primary planning document for guiding where and how Waterloo Region will grow and develop over the next 30 years, in keeping with the vision for an equitable, thriving and sustainable community.
- Under the Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan), the Region must update the ROP to plan for and accommodate a forecasted population of 923,000 people and 470,000 jobs by 2051. The proposed amendment would fulfill this requirement in a manner that supports the Region's community-building objectives, benefits each of the local area municipalities, and helps achieve a high quality of life for all residents.
- Approval of the amendment would strengthen and modernize the policies of the ROP in several key areas, including climate action, equity and inclusion, growth management, affordable and "missing middle" housing, and planning for Major Transit Station Areas and local economic development. Attachment B summarizes the key policy innovations advanced through the proposed amendment.
- Based on the results of the Land Needs Assessment and the associated recommended approach to growth, endorsed in principle by Council on June 29, 2022, the Region requires 150 hectares for community area growth and 456 hectares for employment area growth to accommodate its forecasted growth to 2051. The proposed amendment would address this land need through a series of strategically located urban area expansions in the City of Cambridge and each of the four Townships. The recommended Urban Area and Township Urban Area expansion areas are shown in Attachment C. The expansion areas support several community-building objectives, comply with Provincial policies, and represent the most feasible and appropriate locations to accommodate future growth.
- The proposed amendment reflects the results of an extensive community engagement process beginning in 2019. The majority of community and stakeholder

input consistently demonstrates strong support for the overall vision and policy direction of the proposed amendment, particularly with regard to tackling climate change, building “15-minute neighbourhoods,” protecting the environment and agricultural land, and supporting the development of affordable and “missing middle” housing. Attachment D summarizes the results of the engagement process and outlines staff’s responses to the submissions received.

- The engagement process included continuous discussions with Six Nations of the Grand River and the Mississaugas of the Credit First Nations. Staff also engaged with the Métis Nation of Ontario through the Grand River Metis Council. These conversations are reflected in the proposed amendment through new language in the ROP that respects Indigenous values and history, and recognizes the importance of reconciliation and building relationships with Indigenous people. Attachment E includes a letter of support from the Six Nations of the Grand River First Nation regarding the proposed amendment.
- The proposed ROP amendment includes revisions in response to feedback received from the community since the release of the draft amendment on June 24, 2022. This includes feedback from the public information sessions held in early July, the statutory public open house on July 19, and the statutory public meeting on July 27. Most of the revisions are editorial nature to improve clarity and policy implementation. The more substantive policy changes are listed in the background section below, and further described in Attachment F.
- The proposed amendment conforms with, or does not conflict with the Growth Plan, or the Greenbelt Plan, has regard for matters of Provincial interest under the Planning Act, and is consistent with the Provincial Policy Statement. Attachment G outlines the policy requirements of these Provincial Plans, and describes how the proposed amendment aligns with them.
- If adopted by Council, the proposed ROP amendment will be forwarded to the Ministry of Municipal Affairs and Housing for review and final approval.

5. Background:

The ROP establishes the long-term framework for where and how Waterloo Region will grow and develop in the future. Since 1976, it has guided strategic decisions on several major policy innovations, including the development of the ION light rail transit system, the protection of agricultural lands, groundwater resources and natural environment and the maintenance of our high quality of life for all residents. The proposed ROP amendment outlined in this report builds on the Region’s strong history of leadership and policy innovation in growth management, and in protecting what is valuable – our essential groundwater resources, productive agricultural lands, significant natural areas, and important cultural heritage resources.

Under Section 26 of the Planning Act, the Region must review and update the ROP every five to ten years to align with any changes in Provincial planning policy. Since the approval of the current ROP in 2015, there have been significant updates to Provincial plans and policies, including the Provincial Policy Statement in 2020, the Growth Plan for the Golden Horseshoe in 2017, 2019 and 2020, and many other legislative changes.

In response to these changes, in August 2018, the Region commenced a project to review and update the ROP as outlined in Report PDL-CPL-18-33. Given the magnitude of the changes to Ontario's planning framework introduced by the Provincial government in 2019 and 2020, the Region decided to divide the project into two phases. This approach would enable the Region to complete the bulk of the project as close as possible to the Province's July 1, 2022 conformity deadline.

The first phase, which is the subject of this report, involved a municipal comprehensive review (MCR) of the ROP to plan for and accommodate Waterloo Region's forecasted growth to 2051 in conformity with Schedule 3 of the Growth Plan. Key components of the MCR process included:

- a detailed review of the Region's population and employment forecasts to 2051;
- a comprehensive Land Needs Assessment prepared in accordance with the methodology prescribed by the Province; and
- an extensive public engagement process to obtain feedback from local residents, the area municipalities, Indigenous peoples, and other key stakeholders.

On June 29, 2022, Council endorsed in principle the results of the Land Needs Assessment and associated recommended approach to growth, and directed staff to apply these results as key inputs into finalizing the proposed ROP amendment (see Report PDL-CPL-22-20). In a companion report (see Report PDL-CPL-22-21), Council also directed staff to obtain feedback from the community on the proposed ROP amendment, and schedule a statutory Open House and Public Meeting on July 19 and 27, 2022.

Statutory Open House and Public Meeting

There was good participant turnout at the statutory Open House and Public Meeting held on July 19 and July 27, 2022. Most participants expressed their broad support for the proposed ROP amendment, including the size and location of the recommended expansions areas. Some representatives of the development industry continued to express their concerns with the Region's Land Need Assessment, arguing that it underestimates the total amount of housing required, and that its forecasted housing mix cannot be achieved. Staff disagree with these comments and continue to support the expertise and professional opinions of the project consulting team. The Land Needs Assessment correctly follows the prescribed steps in the Provincial methodology, is

based on accurate and defensible data inputs, and appropriately estimates the region's future land and housing requirements to 2051.

In addition to the above statutory meetings, the Region hosted three additional virtual and in-person public information sessions on July 6, 13, and 14, 2022. These additional sessions, provided further opportunities for members of the community to connect with staff, ask questions about the proposed amendment, and provide input into the process. A summary of the feedback received from the statutory and supplementary public meetings, and staff's response to the comments received is outlined in Attachment D.

Recommended Key Policy Changes to Original Draft ROP Amendment

The proposed amendment responds to the feedback received from the community since the release of the original draft amendment on June 24, 2022. Attachment F provides a more detailed description of the recommended key policy changes between the original draft and proposed ROP amendment. Highlights of the key policy changes include:

- Incorporating a minor expansion to the boundary of the Borden MTSA in the City of Kitchener. This change would recognize the development potential of certain lands within the "candidate flood fringe area" identified by the City of Kitchener;
- Identifying the specific location of 10 hectares of new expansion areas in the City of Cambridge to accommodate the City's forecasted community area growth to 2051. The original draft ROP amendment recognized the need and justification for this expansion, but did not specify the location of the expansion areas;
- Identifying the specific location of 17 hectares new expansion areas in the Village of Wellesley to accommodate the Township of Wellesley's forecasted community area growth to 2051. The original draft amendment recognized the need and justification for this expansion, but did not specify the location of the expansion areas. This change, which would include a corresponding minor rationalization of the Countryside Line, would support development on lands more efficiently and cost-effectively compared to the lands removed from the Countryside Line;
- Including a new Policy 2.C.1.3 to require the Region and the Township of North Dumfries to give "priority consideration" to expanding the boundaries of the Village of Ayr to include certain lands, if additional urban lands are determined to be necessary in North Dumfries, as part of the next municipal comprehensive review of the ROP;
- Refining the originally proposed "missing middle" housing policies to incorporate detailed feedback from the area municipalities on how to support "missing middle" housing. Staff will continue to work with area municipal staff on achieving the "missing middle". More detailed implementation guidance for missing middle policies, which could include guidelines or more detailed implementation policy

- Long-Term Population and Housing Growth Analysis, 2051 (December 2020);
- Policy Direction Paper on Climate Change (January 2021);
- Employment Strategy Technical Brief (July 2021);
- Intensification Strategy Technical Brief (August 2021);
- Draft Land Needs Assessment Report (April 2022) and Addendum (June 2022)
- Impact of Land-Use Scenarios on GHG Emissions (June 2022);
- Growth Option Infrastructure Review and Class D Cost Estimates (June 2022);
- Growth Evaluation Technical Brief (June 2022);
- Financial Analysis of the growth options and recommended approach to growth (June 2022); and
- Settlement Area Boundary Expansion Technical Brief (July 2022).

Each of these studies were made available for public review through the project's Engage WR website. In addition, an addendum to the Settlement Area Boundary Expansion technical brief was completed to assess the newly identified expansion areas for the Township of Wellesley and the City of Cambridge described in this report. A copy of the addendum is contained in Attachment H.

Conclusions

- The proposed ROP amendment represents the culmination of three and half years of technical work, policy research, and significant engagement with the community, including local residents, the area municipalities, Indigenous peoples, and other key stakeholders. All feedback has been carefully considered prior to preparing the final draft of the proposed ROP.
- Approval of the amendment would build on Waterloo Region's history of leadership in regional planning. It would enhance the Region's existing growth management framework, provide strong strategic direction on where and how to grow over the next 30 years, and help achieve the vision for an equitable, thriving and sustainable community. It would also introduce new policy measures to address climate change, support local area municipal community-building objectives, and continue to make Waterloo Region a unique and attractive place to live and work.
- The minimum intensification and density targets set out in the proposed amendment are among the highest of all the municipalities in the Greater Golden Horseshoe. These targets are realistic and achievable, and provide for a full range and mix of housing to accommodate the region's diverse housing needs.

- The proposed amendment would continue to support the Region's investments in transit, including the planned Stage 2 ION in the City of Cambridge, by directing significant growth to Urban Growth Centres, Major Transit Station Areas, Regional Intensification Corridors and other strategic growth areas. Aligning growth and transit would support a more compact, transit-supportive built form, improve connectivity across the region, reduce automobile dependency, and help the region achieve transformational climate action and the clean energy transition.
- Implementation of the proposed amendment would enable the area municipalities to plan for their respective local population and employment growth allocations, density targets, inclusionary zoning in Major Transit Station Areas, and other policy areas implemented at the local level.
- The recommended urban expansion areas are tailored to each area municipality, support several community-building objectives, implement Provincial policies, and represent the most feasible and appropriate locations to accommodate future growth.
- The proposed amendment conforms with, or does not conflict with the Growth Plan, or the Greenbelt Plan, has regard for matters of Provincial interest under the Planning Act, and is consistent with the Provincial Policy Statement. It also complies with all other applicable statutory requirements under the Planning Act, including holding a statutory Open House and Public Meeting.
- This amendment allocates population and employment growth within the Region to 2051. There will be several opportunities before 2051 to complete subsequent municipal comprehensive review exercises, which will present an opportunity to review assumptions, market trends and economic conditions over the next 30 years.
- If adopted, the proposed amendment would reflect a major milestone achievement for Regional Council, and set the stage for the second phase of the ROP update beginning this fall.

6. Area Municipality Communication and Public/Stakeholder Engagement:

Area Municipality Communication:

Engagement and collaboration with the area municipalities has been frequent and continuous throughout the process. Over the past three and half years, staff have held multiple conversations with each of the seven area municipalities, and attended meetings of most area municipal Councils. The proposed ROP amendment incorporates the feedback from the area municipalities to align with their respective local priorities and community-building objectives. Each of the area municipalities expressed their overall support the proposed ROP amendment.

Public/Stakeholder Engagement:

The proposed amendment reflects and responds to a significant level of feedback from the community, including local residents, area municipalities, and other stakeholders. Staff reached out to several thousand residents and received several hundred emails, phone calls and written submissions reflecting a wide range of comments. The project's Engage WR website received nearly 30,000 page visits and about 800 responses to several online surveys. Staff also hosted several interactive virtual and in-person public information meetings and webinars, and individual meetings. This extensive level of engagement was achieved while overcoming the challenges of COVID-19.

The engagement process also benefitted from several meaningful conversations with local Indigenous peoples. This dialogue fostered relationship building and the ongoing work of reconciliation. It also helped shape the proposed amendment through new language in the ROP that respects Indigenous values and history, protects the natural environment, and recognizes the cultural significance of the Grand River.

Staff received additional public feedback over the past four weeks, including from the statutory public open house and public meeting, which has resulted in some further recommended changes to the proposed ROP amendment. Attachment F contains a summary of the changes between the first draft of the amendment (released June 29, 2022) and the proposed amendment outlined in this report.

Staff would like to acknowledge the thoughtful and constructive input we received from a diverse range of community stakeholders throughout the process. Stakeholders volunteered hundreds of hours of their time reviewing draft reports and policies, attending meetings, and sharing their opinions throughout the process. We are particularly grateful for the input received from Six Nations of the Grand River and the Mississaugas of the Credit First Nations. We also appreciate the extensive feedback and recommendations from each area municipality, the Grand River Conservation Authority staff, and the individual committees set up for the ROP Review, including the Steering Committee, the Stakeholder Committee, the Area Municipal Working Group, and the project's Technical Advisory Committee.

7. Financial Implications:

The following table outlines the estimated financial implications of servicing all the urban expansion areas outlined in the proposed ROP Amendment. These figures are based on the estimated Class D costs to provide the necessary water supply, wastewater treatment, and public transit services to support growth. The table includes a summary of incremental capital costs for water supply, wastewater treatment and public transit; an estimate of potential capital cost recovery from future development charges, property taxes and user rates; and a high-level future operating cost estimate.

Summary of Financial Impacts to Service Urban Expansion Areas

	Total Costs
Incremental Capital Costs (\$2021, in millions)	\$684.9m
Growth-related % *	62%
Non-Growth-related % **	38%
Cost per capita	\$2,225
Cost per capita range	
- Cities	\$1,911 - \$2,163
- Townships	\$1,333 - \$8,684

Notes:

- * Growth-related costs are potentially recoverable from future Regional development charges
- ** Non-growth-related costs would be funded by either from property taxes, or user rates

Townships that are part of integrated urban water system and that do not have a mature transit system will have the lowest per capita cost of growth. Significant investments in the transit system will be required to support growth in the urban areas, resulting in a higher cost per capita. Townships that are on standalone water and wastewater systems that are nearing capacity will have a much higher cost per capita.

The above figures are a very high-level estimate of incremental costs associated with growth for certain services and do not provide a complete representation of the total costs of growth. These estimates focus on the incremental costs associated with water supply, wastewater treatment and public transit. As such, the figures do not include costs associated with Stage 2 ION into the City of Cambridge, or other Regional services such as policing, ambulance services, the Regional airport, or roads expansion. With respect to roads expansion, the current Transportation Master Plan (TMP) contemplates projects required for growth across the regional road network to 2041 and based on further analysis of the TMP to extend the planning horizon to 2051, incremental costs to service growth would be in the range of \$1.22B (in \$2021). The cost analysis in the above table also excludes local water distribution and wastewater collection costs, which will largely be incurred by the local area municipalities (but also by the Region in the Townships of Wellesley and North Dumfries).

The above costs, plus the cost of growth for other Regional services noted above, would be incurred at different times over the ROP's 30-year planning horizon based on the location of growth and the need for the expansion. Staff will prepare more detailed cost estimates through updates to various master plans and business plans, including the Transportation Master Plan, the GRT Business Plan, Stage 2 ION, Wastewater Master Plan, Water Supply Master Plan, Paramedic Services master plan, and the

Airport master plan. In turn, the output of these master and business plan updates will be reflected in subsequent 10-year capital plans and future Development Charge Background Studies and rates.

8. Next Steps:

Ministry of Municipal Affairs Approval Process

Following adoption, staff will forward the proposed ROP amendment and supporting documents to the Ministry of Municipal Affairs and Housing for review and approval. Staff will also issue a Notice of Adoption to anyone who has submitted a written request to be notified of Council's decision regarding the proposed amendment.

Under the Planning Act, the Ministry will review the proposed amendment and supporting documents, and has 120 days to issue its decision. The Ministry's decision could include approving the amendment as adopted, approving the amendment with modifications, or not approving all or any parts of the amendment.

Once the Province issues a decision, there are no appeals of the amendment as a whole, and it is considered to be legally in effect. However, recent changes to the Planning Act enacted through Bill 109 authorize the Minister to refer all or part(s) of the proposed ROP amendment to Ontario Land Tribunal for a recommendation, or a decision. If the Minister decides to exercise this authority, the hearing process could delay approval of the proposed amendment and require staff resources at the hearing. The Minister also has the ability to extend the 120 day review period if more time is needed to issue a decision.

Phase 2 of ROP Review

Beginning this fall, staff will begin focusing on the second phase of the ROP review. That review will update the balance of the policies in the ROP (e.g., agriculture, natural heritage, cultural heritage resources, infrastructure, mobility and transportation, and other policy areas) to ensure alignment with the Growth Plan, the Greenbelt Plan and the Provincial Policy Statement. The results of this review will culminate in a second proposed ROP amendment targeted for 2023.

9. Attachments:

- Attachment A: Proposed ROP Amendment
- Attachment B: Key Components of the Proposed ROP Amendment
- Attachment C: Location of Recommended Urban Expansion Areas
- Attachment D: Engagement and Response Summary for the Proposed ROP Amendment

Attachment E: Letter of Support from Six Nations of the Grand

Attachment F: Summary of the Recommended Changes between the First and Proposed Recommended ROP Amendment

Attachment G: Summary Table – Alignment of Proposed ROP Amendment with Provincial Policy Direction

Attachment H: Settlement Area Boundary Expansion Addendum (August 2022)

Prepared By: John Lubczynski, Senior Planner

Brenna MacKinnon, Manager, Development Planning

Reviewed By: Danielle De Fields, Director, Community Planning and Development

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



Amendment to the Regional Official Plan

**An amendment to establish the planning framework for
accommodating Waterloo Region's forecasted population and
employment growth to 2051, in conformity with the Provincial Growth
Plan for the Greater Golden Horseshoe, 2019**

August 2022

**AMENDMENT
TO THE
REGIONAL OFFICIAL PLAN

INDEX**

PART A - THE PREAMBLE

The preamble provides an explanation of the amendment, including the purpose, location, and the basis for the amendment, but does not form part of this amendment.

PART B - THE AMENDMENT

The amendment describes the changes to the Region Official Plan which constitute Official Plan Amendment Number [placeholder: insert number following the Province's approval of the amendment]

PART C –THE APPENDICES

The following appendices provide information related to the amendment, but do not constitute part of the amendment

Appendix A: Engagement and Response Summary for the ROP Amendment

PART A – THE PREAMBLE

1. Purpose of the Amendment

This amendment establishes the planning framework in the Regional Official Plan (ROP) to accommodate Waterloo Region's forecasted population and employment growth to 2051, in conformity with Schedule 3 of the Growth Plan for the Greater Golden Horseshoe, 2019 (Growth Plan). It will help guide strategic decisions regarding land use planning and a range of Regional services, including transportation, public transit, water and wastewater supply and services, public health, economic development, affordable housing and others.

The amendment also updates several other planning policies, objectives, and mapping in the ROP to ensure they conform to the Growth Plan and the Greenbelt Plan, 2017, or do not conflict with them, and are consistent with the Provincial Policy Statement, 2020.

The overall effect of this amendment is to support Waterloo Region's long-term growth and development in a way that achieves an equitable, thriving and sustainable regional community for all residents.

2. Location of the Amendment

This amendment applies to all lands included within the Urban Area, Township Urban Areas and Employment Areas identified on Map 1 and 3 of this amendment.

3. Basis of the Amendment

Background

The ROP establishes the long-term planning framework for where and how Waterloo Region will grow and develop in the future. It has guided strategic decisions for profound transformation of this region, including the development of the ION light rail transit system, the protection of agricultural lands, groundwater resources and natural heritage features, and the maintenance of our high quality of life for all residents.

Under Section 26 of the Planning Act, the Region must review and update the ROP every five to ten years to align with any changes in Provincial planning policy. Since the approval of the current ROP in 2015, there have been significant updates to Provincial plans and policies, including the Provincial Policy Statement in 2020, the Growth Plan for the Golden Horseshoe in 2017, 2019 and 2020, and several other legislative changes.

In response to these changes, in 2018 the Region initiated a process to review the ROP in two separate phases. The first phase, which was completed in August of 2022, included a municipal comprehensive review (MCR) to plan for the region's forecasted

growth to 2051 in accordance with Schedule 3 the Growth Plan. Key elements of the MCR process included:

- a detailed review of Waterloo Region's population and employment growth forecasts 2051;
- an in-depth Land Needs Assessment carried out in accordance with the methodology established by the Province, to assess the quantity of land required to accommodate the region's forecasted growth to 2051; and
- an extensive public engagement process to obtain input from Indigenous peoples, key stakeholders, area municipalities, and the broader regional community.

The second phase of ROP review, scheduled to commence in the fall of 2022, will update the balance of the policies in the ROP (e.g., agriculture, natural heritage, cultural heritage resources, infrastructure and other policy areas) to ensure alignment with the Growth Plan, the Greenbelt Plan, and Provincial Policy Statement.

Key Components of the Amendment

This ROP amendment incorporates the results of the first phase of the ROP Review. It conforms to and implements the following key growth-related requirements of the Growth Plan:

- a) Promotes an intensification first approach to development and community-building to make better use of existing land and infrastructure in the cities and townships;
- b) Ensures Waterloo Region has an appropriate supply of land to accommodate its forecasted population and employment growth to 2051;
- c) Establishes and delineates a hierarchy of urban areas, and of supporting nodes and corridors within them, to identify where and how the region will grow to 2051;
- d) Provides direction for an urban form that will support the achievement of 15-minute neighbourhoods through a more compact built form;
- e) Identifies minimum intensification targets for the area municipalities;
- f) Delineates the boundaries of and identifies minimum density targets for Urban Growth Centres, Major Transit Station Areas, Employment Areas, and for the designated greenfield areas for the area municipalities;
- g) Implements a series of requests to convert certain employment lands to permit non-employment uses; and
- h) Provides direction to phase growth, infrastructure and other community services to support sustainable growth and financial responsibility.

Supporting Background Studies and Technical Briefs

This ROP amendment included a significant amount of background studies and technical studies, including:

- Regional Recharge Area Delineation Study (October 2019);
- Upper Cedar Creek Scoped Subwatershed Study (October 2019);
- Hydrogeological Assessment Strasburg Well Field (November 2019);
- Technical Approach to the Delineation of the Regional Recharge Area in the Regional Official Plan (November 2019);
- Long-Term Population and Housing Growth Analysis, 2051 (December 2020);
- Policy Direction Paper on Climate Change (January 2021);
- Employment Strategy Technical Brief (July 2021);
- Intensification Strategy Technical Brief (August 2021);
- Land Needs Assessment Report (April 2022) and Addendum (June 2022)
- Greenhouse Gas Impact of Land-Use Scenarios on GHG Emissions (June 2022);
- Growth Option Infrastructure Review and Class D Cost Estimates (June 2022);
- Growth Evaluation Technical Brief (June 2022); and,
- Financial Analysis of the growth options and recommended approach to growth (June 2022).
- Settlement Area Boundary Expansion Technical Brief (Updated August 2022)

Each of these studies were made available for public review through the project's Engage WR website. In addition, an addendum to the Settlement Area Boundary Expansion Technical Brief was completed in August 2022 to assess additional expansion areas in the Township of Wellesley and the City of Cambridge identified later in the process.

This amendment also reflects the numerous comments received from the community through the ongoing engagement process (e.g., emails, written submissions, meetings with stakeholders, virtual webinars and public information meetings). The results of the community engagement process are summarized in the Engagement and Response Summary for the ROP Amendment contained in Appendix A.

Summary of Key Policy Changes

In addition to the growth-related requirements of the Growth Plan noted above, this ROP amendment implements several key policy changes:

Indigenous Relationships and Reconciliation

- Adding a new Territorial Acknowledgment in Chapter 1 to recognize the unique and enduring relationship that exists between Indigenous peoples and their traditional territories.

- Introducing objectives for integrating and respecting Indigenous values, history and cultures in planning for growth and change through respect, trust, and meaningful dialogue.
- Recognizing the cultural significance of the Grand River, groundwater, local landscapes, natural features and biodiversity, and the importance of ecosystem health and opportunities for people to connect with nature.

Equity and Inclusion

- Adding objectives to plan in a manner that improves social equity and overall quality of life, including human health, for people of all ages, abilities and incomes.
- Introducing policies to improve accessibility for persons of all ages and abilities, and at all times of year by addressing land use barriers that restrict their full participation in society.
- Adding new policy language in Chapter 1 and Chapter 2 to better consider the wellbeing and belonging of children and youth in community planning.

Growth Management

- Promoting an intensification first approach to development and community-building to make better use of existing land and infrastructure in our cities and townships.
- Delineating a new hierarchy of urban areas, and of supporting nodes and corridors within them, to provide clearer direction on where and how the region will grow in the future.
- Introducing a new east-west Regional Intensification Corridor along a large segment of Ottawa Street in Kitchener to Fountain Street in Woolwich, to provide transit services to the East Side Employment Lands and direct transit connection to the Waterloo Regional International Airport.

Climate Action

- Requiring the development of 15-minute neighbourhoods in the cities and townships where residents can meet their daily needs for living short by a short trip from home by walking, cycling, and rolling.
- Supporting mobility networks that prioritize walking, cycling and rolling over automobile travel to reduce auto-dependency, support active transportation, and reduce greenhouse emissions.
- Facilitating urban agriculture and a thriving food system to increase peoples' access to healthy, local, and affordable food options in neighbourhoods.

- Providing direction to the area municipalities to create a new High Performance Development Standard to support energy efficiency and net-zero operational buildings.
- Requiring green infrastructure and low impact development to better manage stormwater runoff and reduce flooding.
- Planning for more resilient communities and infrastructure that are adaptive to the impacts of a changing climate.
- Requiring large-scale development proposals to submit Neighbourhood Energy Plans to reduce energy costs and greenhouse gas emissions.

Affordable and “Missing Middle” Housing

- Setting an overall target of a minimum of 30 percent of new ownership and rental housing being affordable to low- and moderate-income households.
- Providing for a diverse range and mix of housing options to accommodate people at all stages of life, and meet the needs of all household sizes and incomes.
- Supporting the use of inclusionary zoning in Major Transit Station Areas, to increase the supply of affordable housing close to transit services.
- Permitting “missing middle” housing on a residential lot within the Urban Area and Township Urban Areas.
- Further protecting the conversion of the existing stock of rental housing to condominiums.
- Creating, in collaboration with area municipalities, a set of shared incentives to promote the development of affordable housing

Economic Prosperity

- Ensuring that each area municipality has an adequate supply of employment lands to support job growth and local economic development.
- Establishing a new Employment Areas designation to provide greater long-term protection of employment lands.
- Facilitating the intensification of lands for employment uses to support a more compact built form.

- Supporting existing office parks to improve connectivity with transit and mobility networks for walking, cycling, and rolling.

Resolution of Southwest Kitchener Policy Area

- Delineating the final extent of the Protected Countryside and associated Countryside Line on Map 2 (Regional Structure) in the Southwest Kitchener Policy Area, except for lands located on the west side of Fisher-Hallman Road, based on extensive subwatershed and hydrogeological assessments of the lands within the area.

Alignment with Provincial Policy Direction

The amendment conforms with, or does not conflict with the Growth Plan, or the Greenbelt Plan, has regard for matters of Provincial interest under the Planning Act, and is consistent with the Provincial Policy Statement.

PART B - THE AMENDMENT

1. Details of the Amendment

The following new, or revised, policies and mapping constitute the amendment to the ROP:

1. Chapter 1 (“Introduction”) is deleted in its entirety and replaced with a new Chapter 1 (Introduction), included herein in Attachment ‘A’ **Chapter 1 - Introduction**
2. Chapter 2 (“Shaping Waterloo Region’s Urban Communities”) is deleted in its entirety and replaced with a new Chapter 2 (“Where and How to Grow”), included herein as Attachment ‘B’; **Chapter 2 - Where and How to Grow**
3. Section 3.A (“Range and Mix of Housing”) is deleted in its entirety and replaced with a new Section 3.A (“Range and Mix of Housing”), included herein as Attachment ‘C’; **Section 3.A - Housing Policies**
4. The Glossary of Terms is amended to add, or replace the definitions of terms included herein as Attachment ‘D’; **Glossary of Terms**
5. Map 1 (“Regional Context”) is deleted in its entirety and replaced with a new Map 1 (“Regional Structure”), included herein in Attachment ‘E’; **Map 1 - Regional Structure**
6. Map 2 (“Area Municipalities”) is deleted in its entirety and replaced with a new Map 2 (“Urban System”), included herein in Attachment ‘F’; **Map 2 - Urban System**
7. Map 3A (“Urban Area”), Map 3B (Woolwich Township Urban Areas, “Elmira & St. Jacobs”); Map 3C (“Township of Wilmot Township Urban Areas, Baden & New Hamburg”); Map 3D (“Township of Wellesley Township Urban Area, Wellesley”); and Map 3E (“Township of North Dumfries Township Urban Area, “Ayr”), are deleted in their entirety;
8. A new Map 3 (“Employment Areas”) is added to the ROP, included herein as Attachment ‘G’. **Map 3 - Employment Areas**
9. New Figures 1 to 17 are added to the ROP, included herein as **Attachment ‘H’**.

2. List of Attachments to the Amendment

- i) **Attachment ‘A’:** Chapter 1 – Introduction
- ii) **Attachment ‘B’:** Chapter 2 – Where and How to Grow
- iii) **Attachment ‘C’** Section 3.A – Range and Mix of Housing
- iv) **Attachment ‘D’** Revisions to Glossary of Terms

- v) **Attachment 'E':** Map 1 - Regional Structure
- vi) **Attachment 'F':** Map 2 – Urban System
- vii) **Attachment 'G'** Map 3 – Employment Areas
- viii) **Attachment 'H'** Figures 1 to 17