



regional
official plan
2051

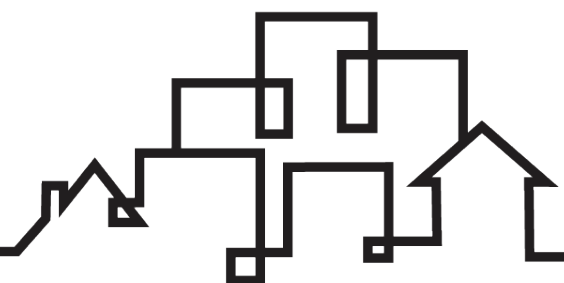
Stakeholder Committee Meeting

Friday, October 22,
2021

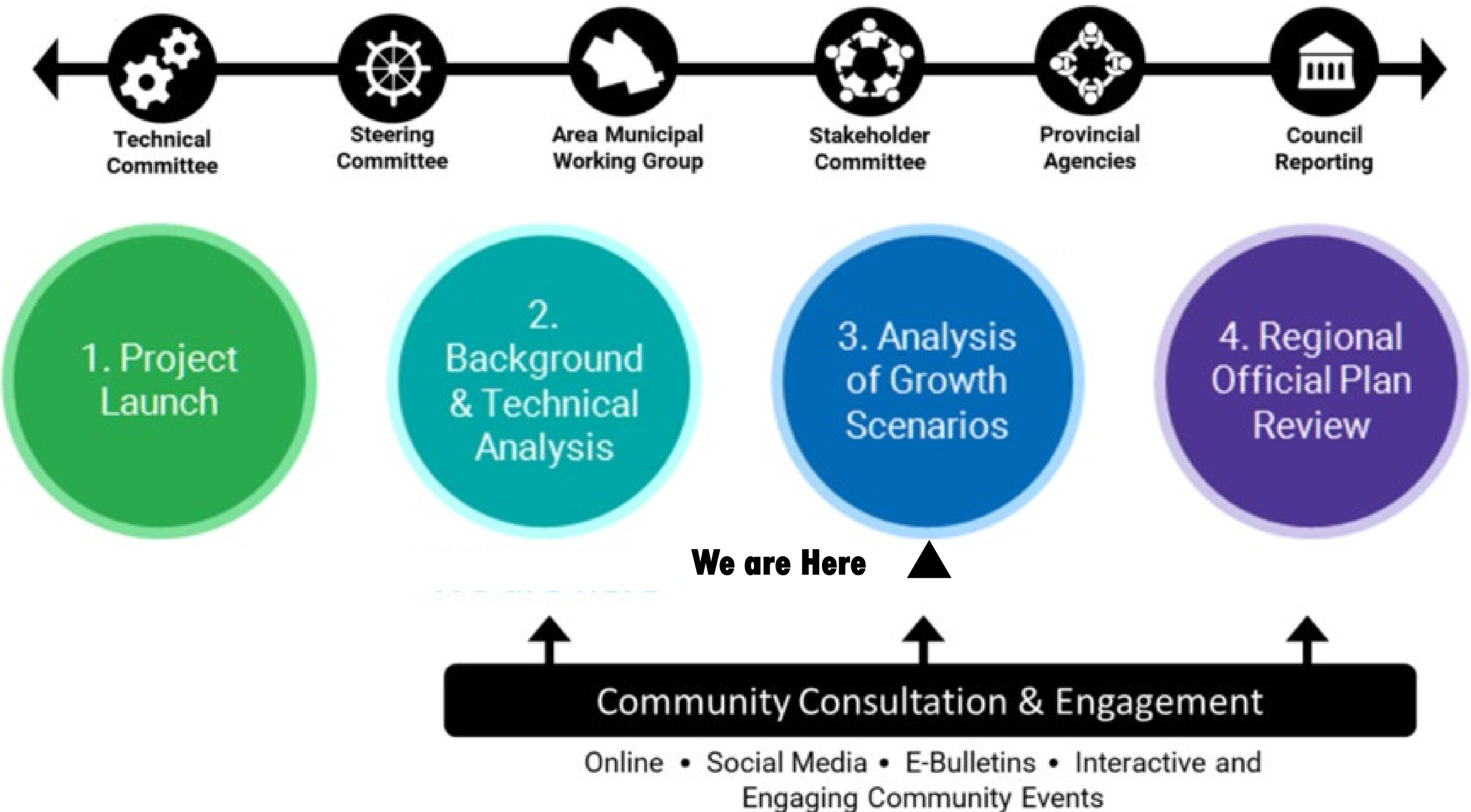


Agenda

1. Evaluation of Growth Scenarios – preferred growth scenario recommendation
2. Evaluation of Candidate Expansion Areas – Working Draft Results
3. Next Steps on ROP Review to conformity deadline of July 1, 2022



Project Timeline



Designated Greenfield Area

Community Area

Employment Area

Built-Up Area

Pre-Existing Development

Intensification

Community
Areas
70% of DGA

Employment
Areas
30% of DGA

Urban Area

TOTAL DGA = 5,500 HA

Preliminary Growth Scenarios



Base Case
50% Intensification
60pj/ha. DGA density

Scenario 1
55% intensification
60 pj/ha. DGA density

Scenario 2
60% intensification
60pj/ha. DGA density

Scenario 3
60% intensification
65pj/ha. DGA density



Community Areas

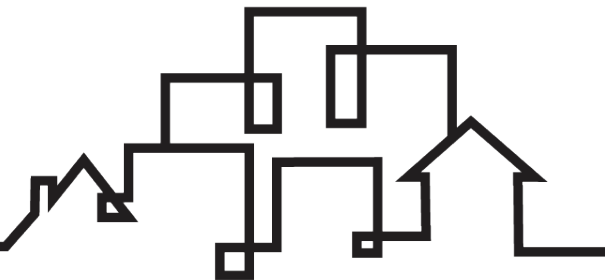
+



Employment Areas

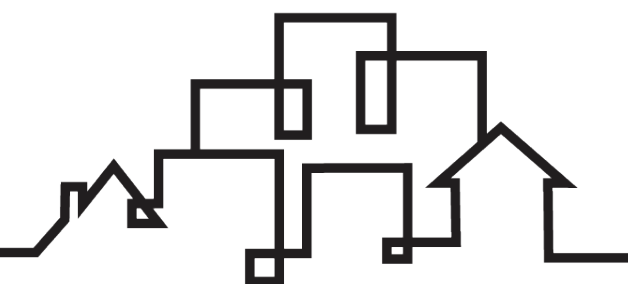
EVALUATION FRAMEWORK

Preferred
Growth Scenario



Growth Scenarios and Preliminary DGA Land Needs to 2051

Growth Scenario	Intensification Target (%)	DGA Density Target (people and jobs/ha.)	Community Area DGA Land Needs (ha.)	Employment Land Needs (ha.)	Total Land Needs (ha.) Rounded
Base Case	50%	60	-828	-684 -801	-1,512 -1,629
Scenario 1	55%	60	-519	-684 -801	-1,314 -1,320
Scenario 2	60%	60	-227	-684 -801	-1,022 -1,028
Scenario 3	60%	65	0	-684 -801	-643 -801



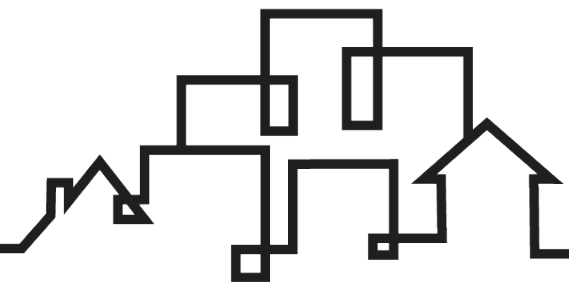
Evaluation Criteria for Growth Scenarios

Themes:

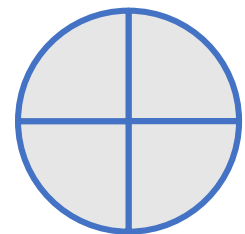
1. Growth Management
2. Transportation, Infrastructure and Financing
3. Agriculture
4. Natural Environment
5. Livability
6. Economic Growth



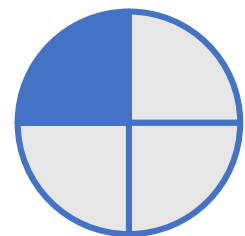
Climate Change Lens



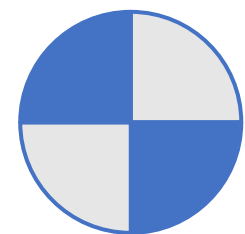
Scenario Assessment Classification



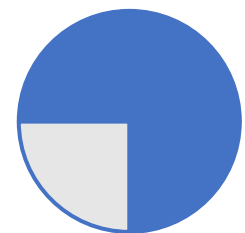
1. Addresses no aspects of the criteria



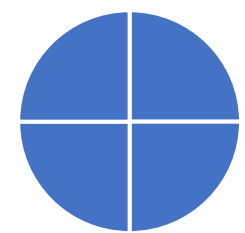
2. Addresses few aspects of the criteria



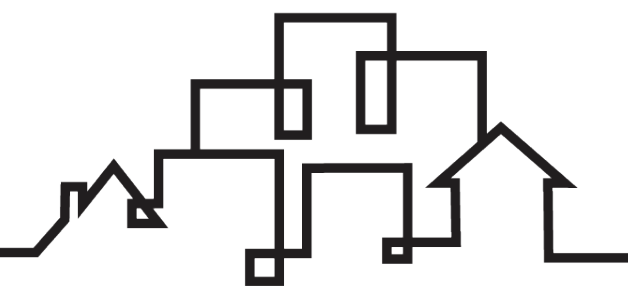
3. Addresses some aspects of the criteria



4. Addresses most aspects of the criteria



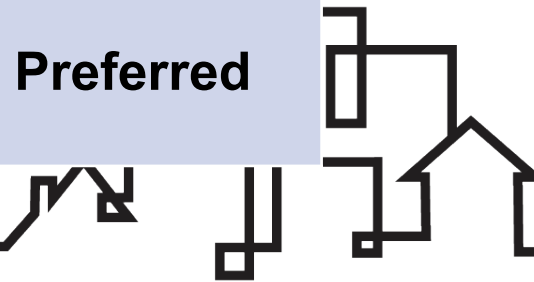
5. Addresses all aspects of the criteria



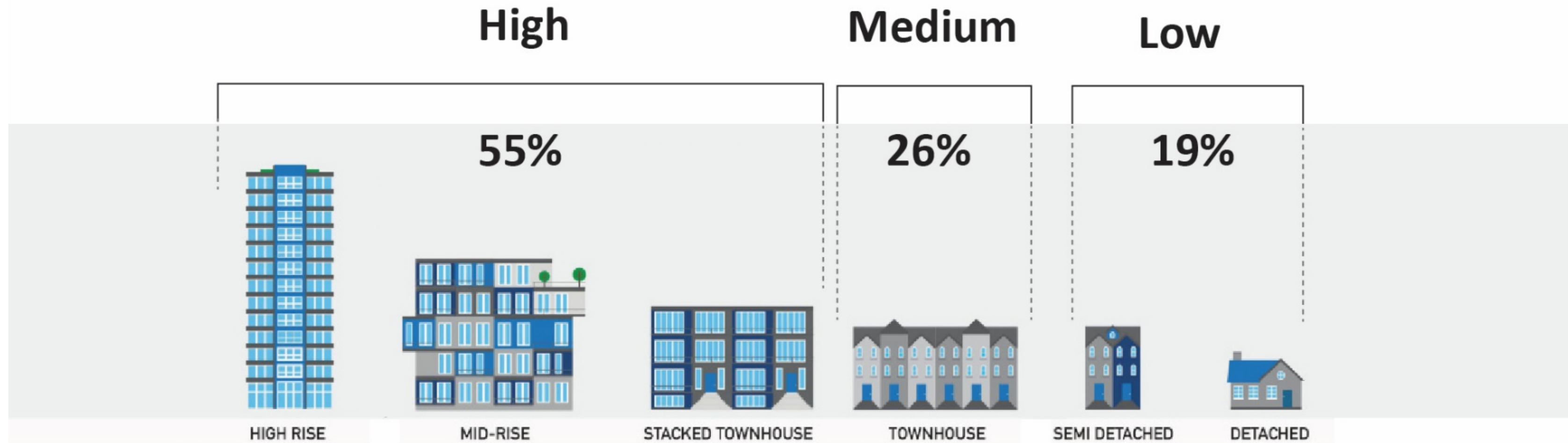
Growth Scenario Evaluation Results Summary



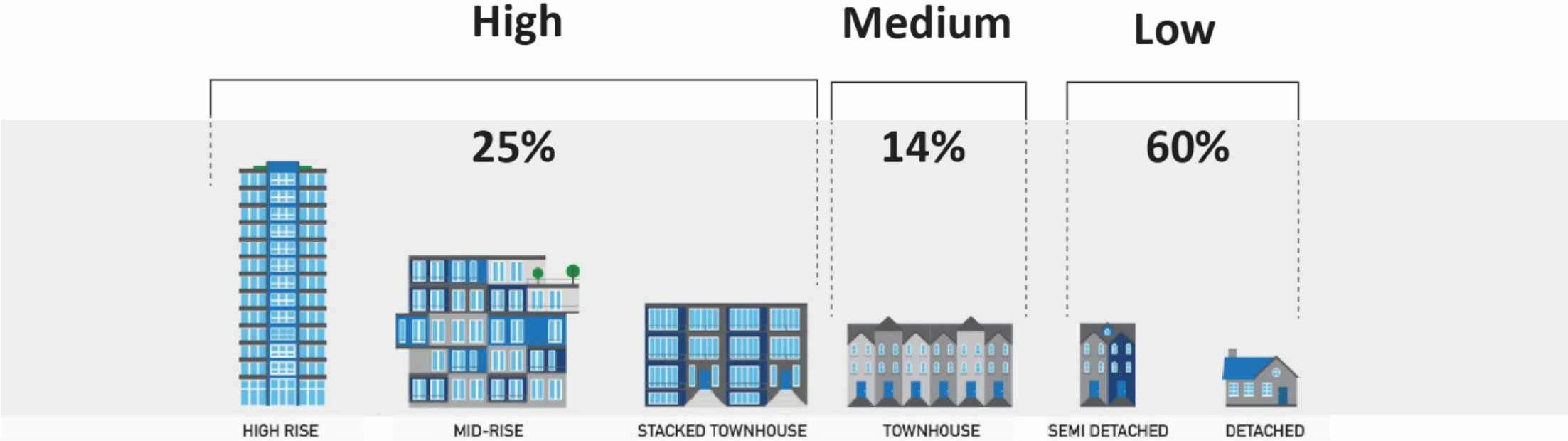
Theme	Scenario 1	Scenario 2	Scenario 3
Growth Management			
Transportation, Infrastructure and Finance			
Agriculture			
Natural Heritage			
Livability			
Economic Growth			
Evaluation Summary	Least Preferred	Most Preferred	Second Most Preferred



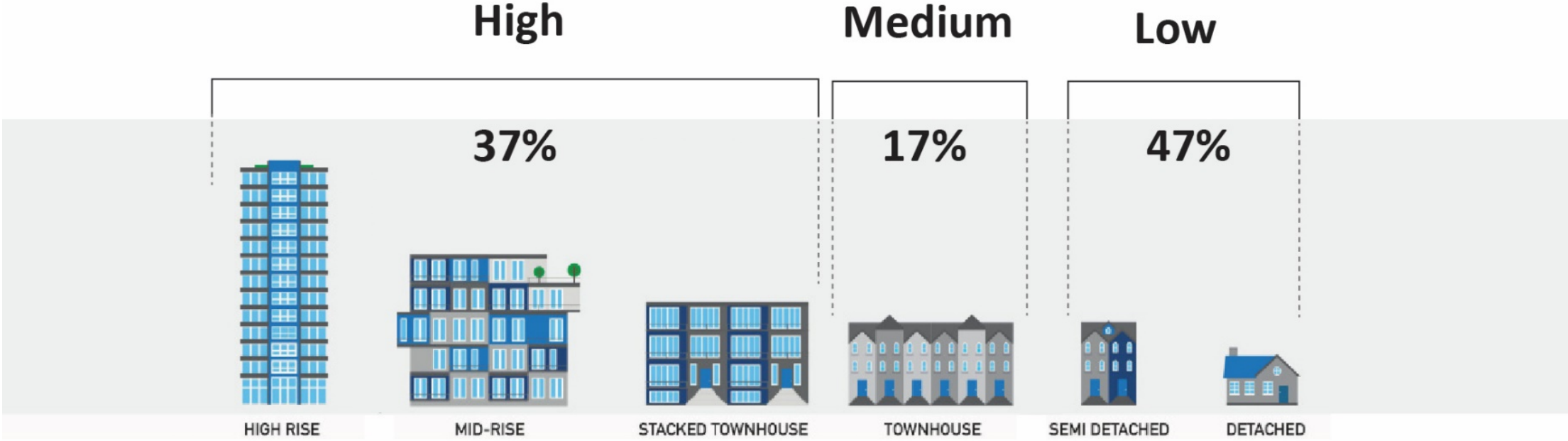
Housing Mix 2019 to 2051



Housing Mix 2019

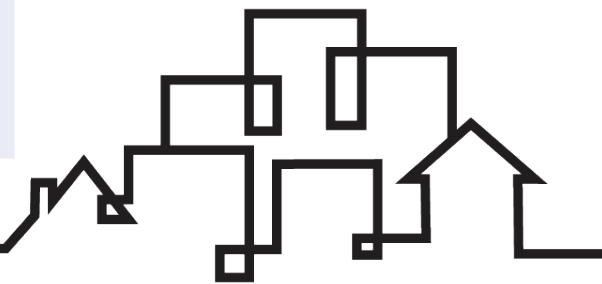


Housing Mix 2051

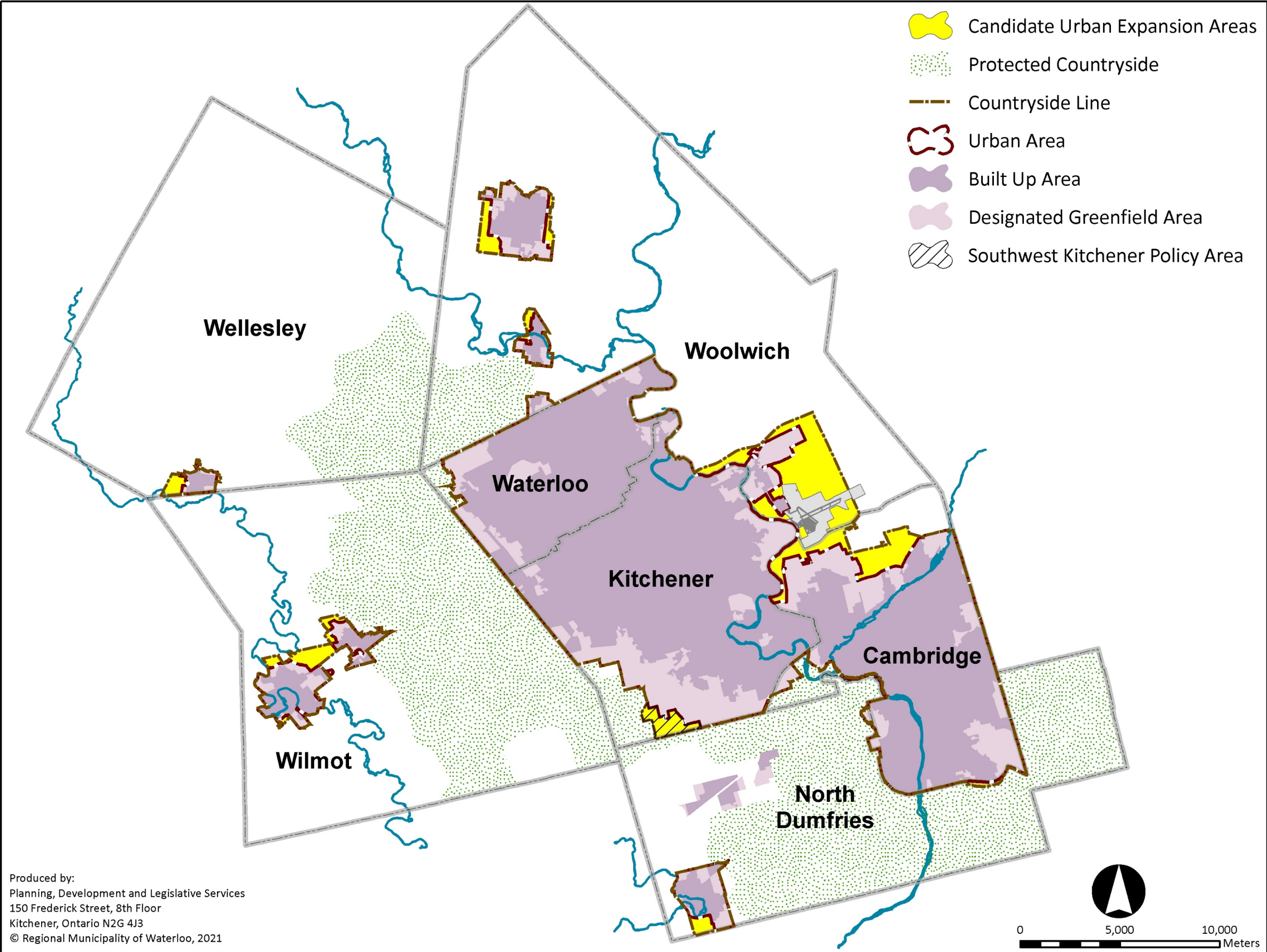


Comparison to other municipalities

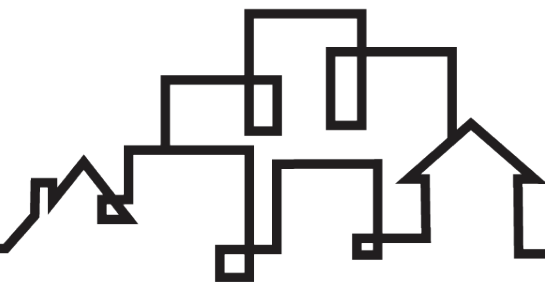
Municipality	Minimum Intensification Target (%)	Minimum Density Target for Designated Greenfield Areas (people and jobs/hectare)
Waterloo Region (Growth Scenario 2)	60%	60
Halton Region	50-54%	65
York Region	50% (2021-2041) 55% (2041-2051)	65
Durham Region	50%	64
Niagara Region	60%	50
Peel Region	55%	65

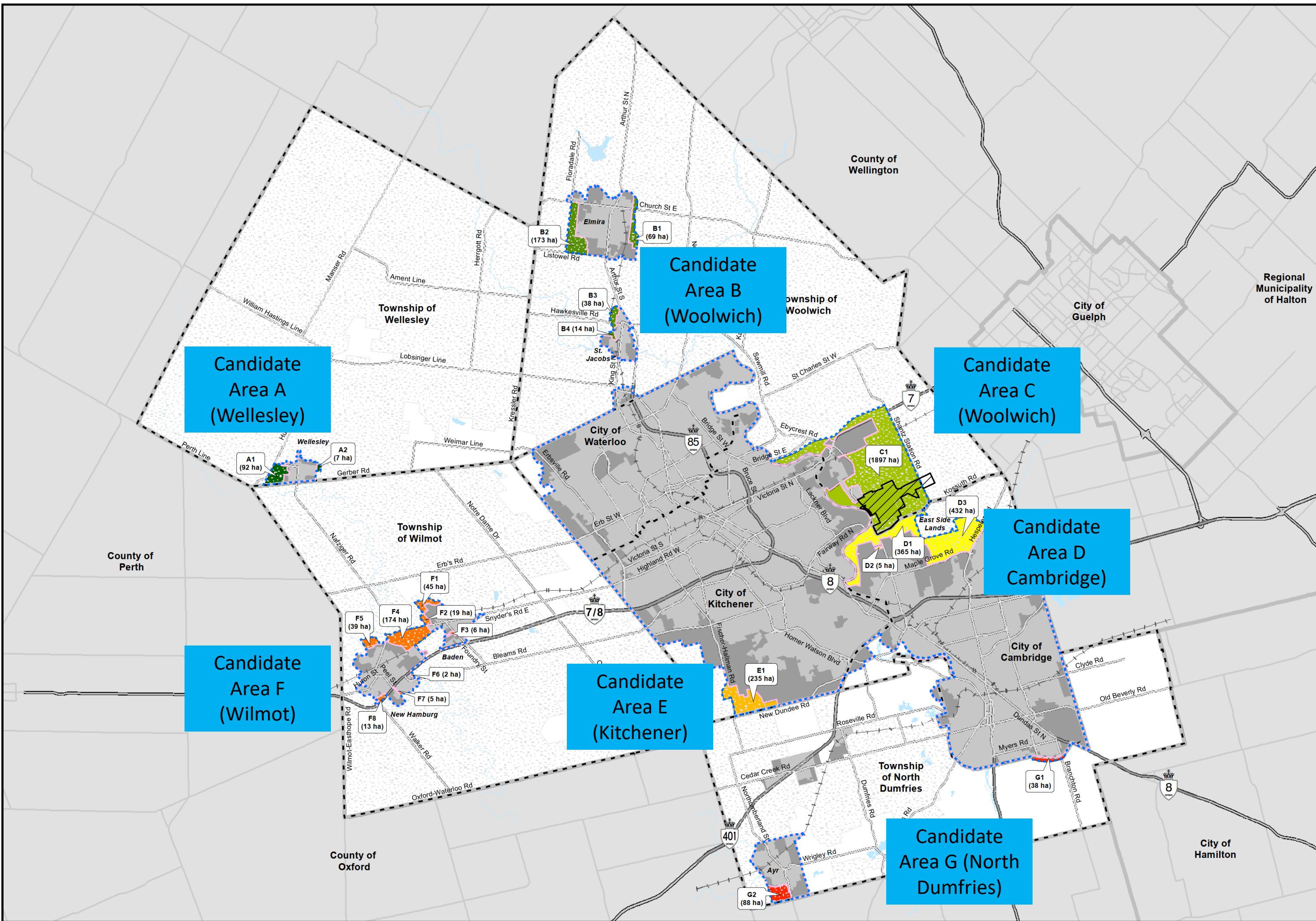


Evaluation of Candidate Expansion Areas




Produced by:
Planning, Development and Legislative Services
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Kitchener, Ontario N2G 4J3
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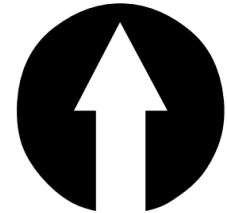


- Candidate Locations for New Designated Greenfield Area**
- Candidate Group A
 - Candidate Group B
 - Candidate Group C
 - Candidate Group D
 - Candidate Group E
 - Candidate Group F
 - Candidate Group G
- Lands within Countryside Line and Outside of Urban Area


- Base Mapping**
- Provincial Highways
 - Regional Roads
 - Railways
 - Countryside Line
 - Urban Area
 - Built-up Area
 - Designated Greenfield Area
 - Prime Agriculture
 - Waterbodies
 - Region of Waterloo International Airport
 - Municipal Boundaries




Region of Waterloo



NORTH



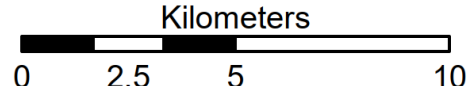
DILLON
CONSULTING



Watson
& Associates
ECONOMISTS LTD.

Map Prepared by: PFM
Dillon Consulting Limited
Map Checked by: PJK
Dillon Consulting Limited

April 07, 2021
Scale 1:210,000

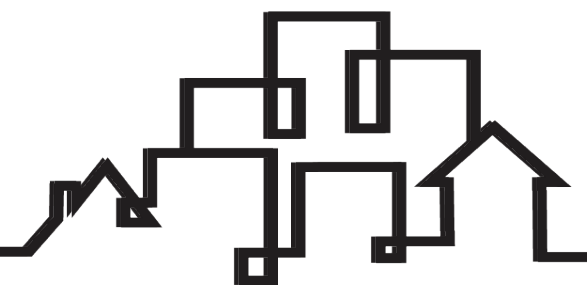


Kilometers
0 2.5 5 10

Evaluation Criteria

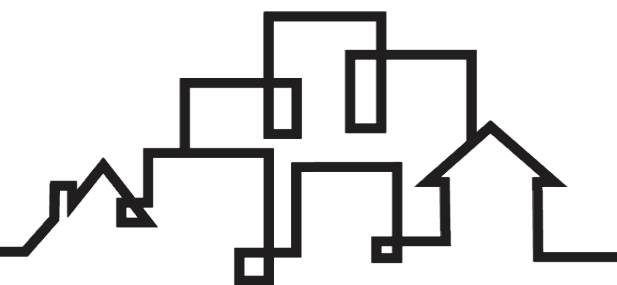
1. Growth Management
2. Transportation, Infrastructure and Financing
3. Agricultural and Mineral Aggregate Resources
4. Natural Environment and Source Water Protection
5. Livability
6. Economic Growth

"Climate Change Lens"



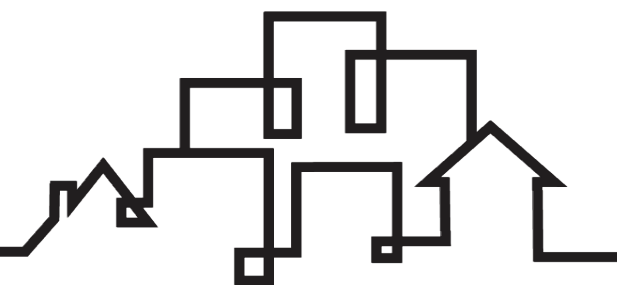
Evaluation Highlights

- There are significant differences between the candidate expansion areas.
- Almost all of the expansion areas appear to be logical growth areas, especially where servicing capacity is available.
- All areas would result in the loss of prime agricultural lands
- Most areas would have urban-rural interface issues to be addressed, including compliance with MDS.



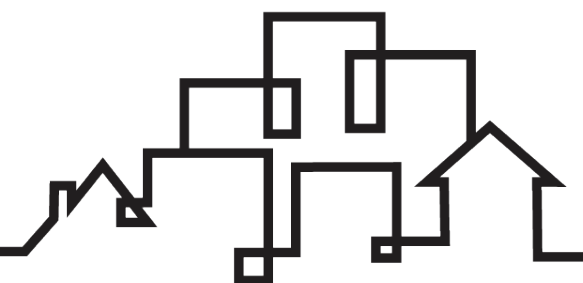
Evaluation Highlights Cont'd

- Evaluation results are mostly informed by:
 - Potential for climate change mitigation and adaptation
 - Transportation, infrastructure and financing costs
 - Ability to plan for complete communities
 - Opportunities for a full range of housing types, including affordable housing












































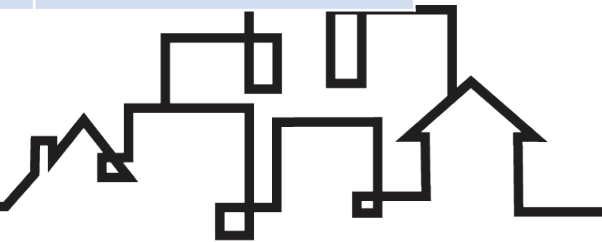
Evaluation Highlights Cont'd

- Approving several small expansions would have negative impacts on the ability to build compact, transit-supportive, complete communities.
- Many of the Township Urban Area expansions would require major wastewater infrastructure expansions, costing millions of dollars.
- One large preferred location for expansion.
- Given the large need for employment lands, it may be necessary to add new employment lands across the region.



Preliminary Evaluation Results

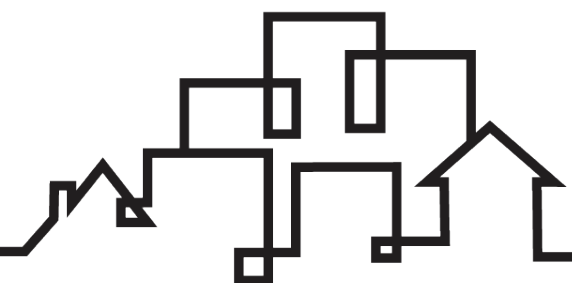
	Wellesley	Elmira and St. Jacobs	East Side Woolwich	East Side Cambridge	Southwest Kitchener	Baden/New Hamburg	Ayr
Growth Management							
Transp./Infrastructure and Financing							
Natural Heritage and Water Resources							
Agriculture and Aggregates							
Liveability							
Economic Growth							
Recommendation	Not Recommended	Not Recommended	Recommended	Recommended	Recommended	Not Recommended	Not Recommended



Recommended Community Area Expansions

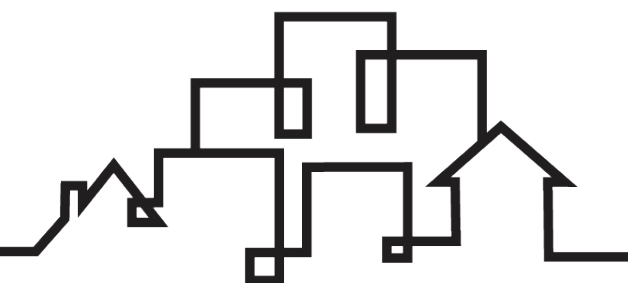


- Accommodate the full Community Area land need
- Meaningful contribution to address climate change
- Planned as a compact and complete community
- Accommodate a wide range of housing types, including affordable housing
- Lowest order of magnitude of infrastructure costs;
- Least amount of:
 - environmental constraints/natural heritage features
 - natural hazards
 - agriculture activity



Recommended Employment Area Expansions

- Most employment land expansion should be directed to the City of Cambridge and the Township of Woolwich in the vicinity of the East Side lands.
- Precise location and phasing will be determined as a next step in the ROP Review process.
- Given the large amount of land needed, there is potential for some additional employment lands in each of the Townships.



Next Steps

October

- Release Draft Evaluation of Growth Scenario
- Release Draft Evaluation of DGA Candidate Expansion Areas

November

- Report to Regional Council, recommending Scenario 2 as the preferred growth scenario
- Initiate review individual expansion requests
- Continue draft policy development

December

- Release draft Land Needs Assessment

Winter/Spring 2022

- Release draft ROP Amendment to implement the MCR component of the ROP review
- Non-growth related component of ROP review (e.g., agriculture, natural heritage, etc.)

