

**Regional Municipality of Waterloo
Special Council
Addendum Agenda**



Date: Thursday, August 18, 2022
Regular Session: 5:00 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

The purpose of this meeting is to consider the recommendations from the Planning and Works Committee - Regional Official Plan Amendment and the Community Services Committee Interim Response to Homelessness.

1. Call to Order
2. Land Acknowledgement
3. Declarations of Pecuniary Interest under the "Municipal Conflict of Interest Act"
4. Delegations
 - *4.1. Meagan Snyder, Unsheltered Campaign
 - *4.2. Ed Edwards, Kitchener
 - *4.3. David Alton, Julian Ichim and Mauleek Bhatt, Kitchener's Lived Expertise Working Group
 - *4.4. Brooklin Wallis, Kitchener
 - *4.5. Kevin White, Waterloo Region Yes in My Backyard
 - *4.6. Robert Deutschmann, North Dumfries
 - *4.7. Laura Pin, Hamilton
5. Communications
 - *5.1. Council Information Package - August 17, 2022
6. Motion to Go Into Committee of the Whole to Consider Reports
Recommended Motion:
That Council go into Committee of the Whole to consider reports.
7. Reports
 - 7.1. Committee Reports
 - 7.1.1. Planning and Works Committee Summary - Regional Official Plan Amendment - August 11, 2022

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Recommended Motion:

That the Summary of Recommendations of the Planning and Works Committee - Regional Official Plan Amendment dated August 11, 2022 be adopted as follows:

1. 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.
2. 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 :
 - 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.

7.1.2. Community Services Committee Summary - Interim Response to Homelessness - August 9, 2022

Recommended Motion:

That the Summary of Recommendations of the Community

Services Committee related to Interim Response to the Homelessness, dated August 9, 2022, be adopted as follows:

1. That the Regional Municipality of Waterloo direct staff to develop a Homelessness Master Plan detailing the strategies and resources necessary to end homelessness in the Region of Waterloo.

2. That the Regional Municipality of Waterloo authorize Staff to prioritize and implement interim housing solutions, to support those experiencing homelessness in the Region of Waterloo, in the following order:

1. Expansion of the Transitional Housing Program, including an Indigenous-focused and led site;
2. Expansion of the Home-Based Support Program;
3. Expansion of the Emergency Shelter Program; and
4. Permit a managed Hybrid Shelter/Outdoor Model

8. Other Matters Under Committee Of The Whole

8.1. CSD-HOU-22-19, Interim Housing Solutions for Regional Residents Experiencing Homelessness

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Recommended Motion:

That the Regional Municipality of Waterloo take the following action with respect to Interim Housing Solutions for Regional Residents Experiencing Homelessness as recommended by the Community Services Committee on August 9, 2022 and as further set out in report CSD-HOU-22-19 dated August 18, 2022:

- a. Advocate to the Government of Canada and to the Province of Ontario for incremental, sustainable and predictable funding to support interim and long term solutions to eliminate homelessness in Waterloo Region;
- b. Increase the 2022 Housing Services Operating Budget by \$3,420,000 to be funded from a combination of the 2022 Equity and Inclusion Fund and the Tax Stabilization Reserve as deemed appropriate by the Chief Financial Officer;
- c. Delegate on an as required basis, to the Chief Administrative Officer and the Commissioner of Community Services, the authority to finalize and execute agreements with service providers, landlords, and/or community partners, and any associated ancillary agreements, including agreements to acquire interests in property, and to execute documents and

certificates as may be necessary for the expeditious implementation of the Community Services Committee resolutions from August 9, 2022 and to do all things as may be necessary or required to give effect to these resolutions, all to the satisfaction of the Regional Solicitor and the Chief Financial Officer; and

- d. Indicate Regional Council's intent to recover, from future regional development charges, a portion of capital costs incurred in 2022 and future years relating to Housing Solutions for Regional Residents Experiencing Homelessness, subject to approval of future Regional Development Charge By-laws.

***8.2. PDL-CPL-22-25, Response to comments and questions raised at Planning and Works Committee**

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For information.

9. Motion for Committee of the Whole to Rise and Council Resume

Recommended Motion:

That Committee of the Whole rise and Council resume.

10. Motion To Adopt Proceedings of Committee of the Whole

Recommended Motion:

That Council adopt the proceedings of Committee of the Whole.

11. Unfinished Business

***12. Motion to go into Closed Session**

Recommended Motion:

That a closed meeting of Council be held on Thursday, August 18, 2022 immediately following this motion, in accordance with Section 239 of the "Municipal Act, 2001", for the purposes of considering the following subject matters:

1. Labour relations

***13. Motion to Reconvene into Open Session**

Recommended Motion:

That Council reconvene into Open Session.

14. Other Business

15. Enactment Of By-laws – First, Second & Third Readings

15.1. By-Law 22-038

A By-law to amend By-law Number 09-025, as amended, Being the Regional Official Plan for the Regional Municipality of Waterloo Amendment Number 6: Implementation of the Results of the Municipal Comprehensive Review under the Growth Plan for the Greater Golden Horseshoe

15.2. By-Law 22-039

16. Adjourn

Recommended Motion:

That the meeting adjourn at TIME.

From: Dawn Parker

Sent: August 16, 2022 9:55 AM

To: Regional Council All <RegionalCouncilAll@regionofwaterloo.ca>; Regional Clerk

<RegionalClerk@regionofwaterloo.ca>; Regional Official Plan Review

<RegionalOfficialPlanReview@regionofwaterloo.ca>

Cc: delegation@kitchener.ca; Bil Ioannidis <bil.ioannidis@kitchener.ca>; Christine Michaud

<christine.michaud@kitchener.ca>; Dave Schnider <dave.schnider@kitchener.ca>; Debbie Chapman

<debbie.chapman@kitchener.ca>; John Gazzola <john.gazzola@kitchener.ca>; Kelly Galloway-Sealock

<kelly.galloway-sealock@kitchener.ca>; margaret.johnston@kitchener.ca; mayor

<mayor@kitchener.ca>; Paul Singh <paul.singh@kitchener.ca>; Sarah Marsh

<sarah.marsh@kitchener.ca>; Scott Davey <scott.davey@kitchener.ca>; Brenna MacKinnon

<BMacKinnon@regionofwaterloo.ca>; John Lubczynski <JLubczynski@regionofwaterloo.ca>; Catherine

Owens ; Pierre Filion; Tim Donegani <Tim.Donegani@kitchener.ca>; Natalie Goss

<Natalie.Goss@kitchener.ca>; Giancola, Justine <jgiancola@dillon.ca>; Danielle De Fields

<DDeFields@regionofwaterloo.ca>; Cushla Matthews <CMatthews@regionofwaterloo.ca>

Subject: For the August 18th Special Council meeting: Request for transparent, equitable, and rational MTSA boundary designation

Dear Regional and City of Kitchener respected elected officials and staff,

Please accept this communication with respect to the proposed Regional Official Plan final approval.

While I appreciate the demands on Regional staff and the wide-ranging challenge of the Official Plan Review, staff responses to my queries about MTSA designation over the last two years have been incomplete, and criteria for designation remain unclear and potentially inequitable.

In brief this communication contains 2 requests, both acceptable, the second preferred, signed by myself and 18 other Kitchener and Waterloo residents (gathered over 36 hours):

Option 1: stable low-rise residential neighbourhoods located 500-800 metres walking distance from the station stops should be excluded from MTSA designation.

Option 2: Designate all areas between 500-800 meters walking distance to LRT stops as MTSA's, throughout the Region. The Region must then set a strict and binding low-rise limit on height in stable residential neighbourhoods in these areas. This limit will limit land-value uplift and keep land prices low enough to make missing middle builds affordable. Planning legislation then allows municipalities to invoke affordable-housing specific policies in these areas, creating the opportunity for affordable missing middle housing in walking distance of LRT.

Note, the current narrower MTSA designations create a clear incentive for

developers to circumvent affordable housing requirements by building just outside these boundaries.

I'm available to discuss further at any point. Thank you very much for your attention,

Dawn Parker

Dr. Dawn Cassandra Parker, Professor, School of Planning, Faculty of Environment
University of Waterloo, Canada (Traditional territory of the Neutral, Anishinaabeg, and
Haudenosaunee peoples)

<https://uwaterloo.ca/planning/people-profiles/dawn-cassandra-parker>

Core member, Waterloo Institute for Complexity and Innovation www.wici.ca

Prospective Students: I am not currently planning to accept new PhD students for fall 2022. Any new funding opportunities will be posted through wici.ca.

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REPORT TO: Planning & Strategic Initiatives Committee

DATE OF MEETING: March 8, 2021

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

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

WARD(S) INVOLVED: All Wards

DATE OF REPORT: February 22, 2021

REPORT NO.: DSD-2021-5

SUBJECT: Regional Official Plan Review

RECOMMENDATION:

THAT the comments included as Attachment A to Staff Report DSD-2021-5 (Regional Official Plan Review) be endorsed; and further,

THAT staff be directed to forward this Staff Report DSD-2021-5 and Council's comments to the Region of Waterloo for the Region's consideration in the update to the Region's Official Plan.

REPORT HIGHLIGHTS:

- The purpose of this report is to:
 - enhance understanding of how the Regional Official Plan affects planning in Kitchener;
 - describe the scope and progress to date of the Regional Official Plan review;
 - seek Council endorsement of key City comments on the Regional Official Plan review; and
 - outline next steps in the Regional Official Plan review process and subsequent implications for the City's Official Plan.
- To date, City and Regional staff agree on most key issues emerging from the Regional Official Plan Review process. Staff are seeking Council endorsement of key City comments.
- There are currently no financial implications resulting from this report.
- Community engagement has been led by the Region and is being conducted primarily online at <https://www.engagewr.ca/regional-official-plan>.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

The Region of Waterloo is updating its Official Plan to accommodate 366,000 more residents and 194,000 jobs by 2051. The Regional Official Plan (ROP) has and will have a significant impact on planning in Kitchener by establishing key policies which include defining the countryside line to limit sprawl and establishing minimum targets for greenfield density and residential intensification. Following the approval of the Region's Official Plan, the City will be required to amend the City's Official Plan to conform to the ROP.

Key supportive comments on the Region's work to date:

- staff support the proposed Major Transit Station Area boundaries based on the consistent application of criteria that are consistent with the new Growth Plan;
- staff support the alternative density target for the Block Line Station Area;
- staff support the proposed Regional Employment Areas and preliminary responses to employment conversion requests;
- the ROP can and should do more to support housing affordability, for example by strengthening condominium conversion policies, encouraging rental replacement, and enabling the Cities to implement Inclusionary Zoning.

Key areas of potential concerns to date:

- staff support the concept of newly proposed Major Intensification Corridors in principle, but additional analysis and consultation is required with a broad range of city-building stakeholders;
- the role of and opportunity for local intensification and its implications on the need for urban area expansion needs to be further considered by the Region; and
- tangible and implementable climate change policies are required to make a meaningful impact.

The City's role in the Region's Official Plan Review project is to provide the Region with City comments, concerns and opportunities throughout their process, recognizing that the City's Official Plan will need to be amended following approval of the ROP. The ROP update will be adopted by Regional Council and eventually approved by the Province in mid-2022. Staff will keep City Council apprised of this project throughout 2021 at key milestones.

BACKGROUND:

The Waterloo Region Official Plan (ROP) is an important planning document that guides decisions related to growth, development, and community investment across the Region. It must be updated periodically in accordance with key Provincial planning documents such as A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Provincial Policy Statement (2020). It outlines key planning ideas and policies including the Countryside Line, the LRT central transit corridor, regional groundwater recharge area, and intensification targets. Regional Council initiated this Review of the current [ROP \(2009\)](#) in August 2018.

REPORT:

The Growth Plan 2020 is similar to the 2006 version. However, a few key changes to the Growth Plan are driving significant components of the ROP review. For the first time, upper tier Official Plans such as the Region's are required to:

- plan to the year 2051;
- establish detailed boundaries and intensification targets for Major Transit Station Areas (MTSAs, e.g. around LRT stops in Kitchener's context);

- plan for a minimum intensification target of 50%, up from the 40% established in the 2006 Growth Plan;
- designate Regional Employment Areas which have strong protection policies; and
- follow a prescribed Land Needs Assessment methodology for determining the amount of land needed to accommodate growth.

These Growth Plan changes mean that several key policy directions that were historically determined at the City level will now be determined by the Region through the ROP.

The ROP review will amend the ROP with a planning horizon to 2051 that forecasts 923,000 people and 470,000 jobs throughout the Region - an increase of 366,000 people and 194,000 jobs from 2016. The Regional Official Plan Review (ROPR) is currently completing phase 2 and beginning Phase 3 as shown in Figure 1. Phase 2 (from March 2019 to present) focuses on research, analysis and a set of strategies, technical briefs and discussion papers that explore issues and provide analysis to support updates to the ROP. This report is organized according to these documents that include:

1. [Regional Urban Structure](#);
2. [Intensification Strategy](#) (including the Urban Growth Centre, [Major Transit Station Areas](#) and Regional Intensification Corridors);
3. Employment Strategy, [Regional Employment Areas](#) and [Employment Conversion Criteria](#);
4. Land Needs Assessment and Growth Scenarios (forthcoming)
5. [Housing Policy Review](#);
6. [Climate Action Policy Direction Paper](#);
7. Natural Heritage and Water Resources papers (forthcoming); and
8. Agricultural Systems paper (forthcoming).

The City's role in participating in the ROP Review is to provide comments on elements of the ROP review. [A Regional Official Plan amendment to implement the outcomes of the ROP review will be adopted by the Region and eventually approved by the Province in Phase 4 of the project. The Kitchener Official Plan must subsequently conform to and provide more detail than the updated high-level policies that will be contained in the ROP.](#)

Over the past 18 months, City staff have participated in the Area Municipal Working Group and provided comments on the draft documents. Staff is now seeking City Council endorsement of the key City comments included in Attachment A.

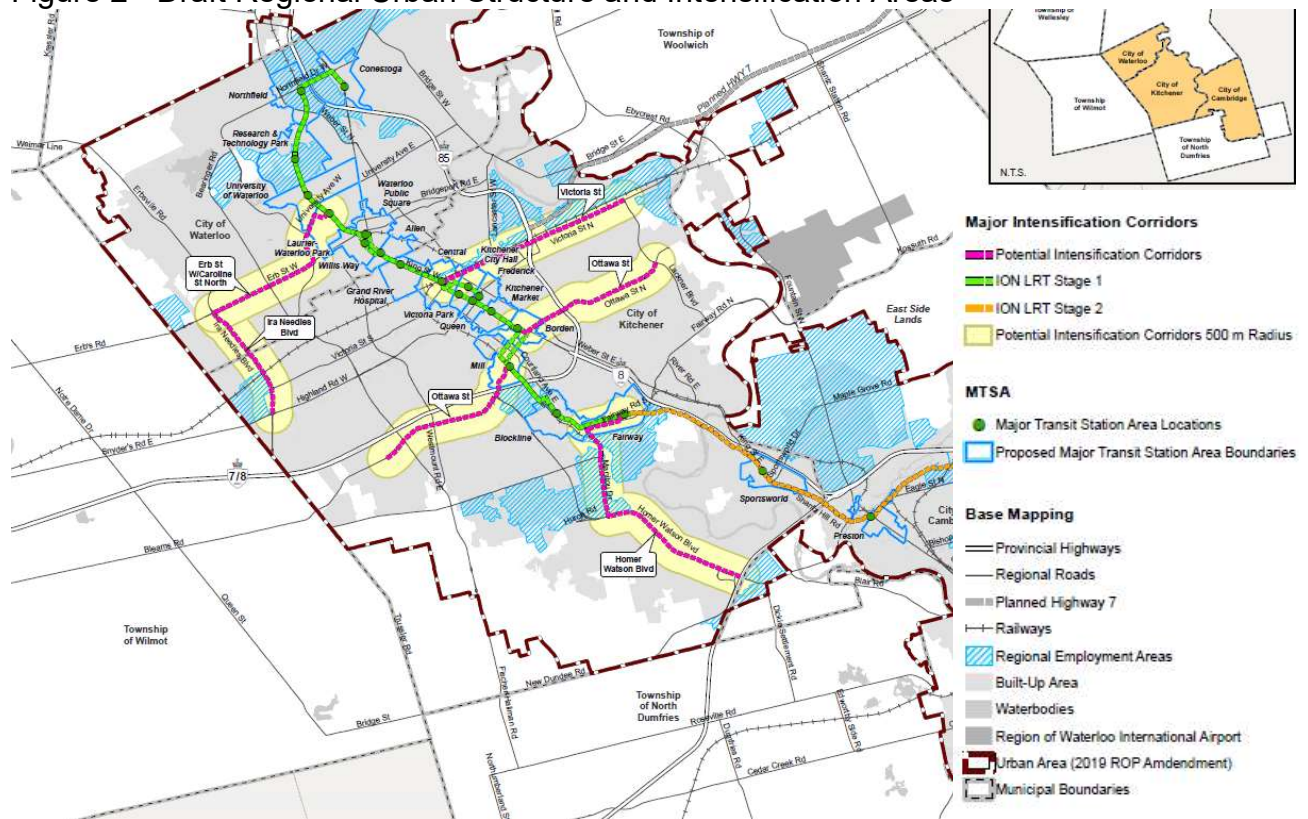
Figure 1 - Regional Official Plan Review Process and Timelines



1. Regional Urban Structure

The Regional Urban Structure is a Waterloo Region-specific map of the key policy areas from the Provincial Growth Plan. An excerpt of the proposed urban structure and intensification areas in Figure 2 shows the municipal boundaries for each City, the limits of the urban area, the built-up area, Regional employment areas and intensification areas such as Major Transit Station Areas and Regional Intensification Corridors. These high-level structuring elements provide the broad strokes of where we plan to grow in the Region.

Figure 2 - Draft Regional Urban Structure and Intensification Areas



2. Intensification Strategy

The Draft Regional Intensification Strategy (2020) assesses the policy context, demographic and socioeconomic drivers of intensification, historic trends and forecasted amount and type of intensification to inform an appropriate intensification target for the Region. Furthermore, the Strategy details the capacity for development within the built-up area including the Urban Growth Centres, Major Transit Station Areas (MTSAs), and Regional Intensification Corridors and throughout the rest of the Built-up Area. It also considers the development potential of the intensification areas in local Official Plans such as Kitchener's City Nodes and Urban Corridors identified on [Map 2](#) of the City's Official Plan. The strategy demonstrates that there is capacity in the Region's built-up area for an additional 172,000 people and 138,000 jobs to 2041. While the Strategy evaluates the water supply and wastewater treatment implications of growth (Regional responsibilities), there is no evaluation of water and wastewater pipes or stormwater management facilities which are largely the responsibility of Area Municipalities.

The Regional Intensification Strategy is different than the [Kitchener Growth Management Strategy](#) (2009). The latter will need to be updated after the ROP review is completed to inform the next iteration of the City's Official Plan.

2.1 Urban Growth Centre

Downtown Kitchener is the City's Urban Growth Centre as shown on [Map 2](#) of the City's Official Plan and will continue to be a primary Regional and City focus for intensification opportunities. There has been no change to the Growth Plan minimum density target of 200 residents and jobs per hectare (RJs/ha) by 2031 for Kitchener's Urban Growth Centre. As outlined in [DSD-20-157](#), the Kitchener Growth Management Strategy 2020 Annual Monitoring Report, the Urban Growth Centre density was estimated to be 185 RJs/ha at the end of 2019 and is on track to exceed the (higher) 225 RJs/ha density target established in the City's Official Plan.

Key City comments: None

2.2 Major Transit Station Areas

Major Transit Station Areas (MTSAs) include the lands within 500-800 metres of existing and planned LRT/ION stops or other forms of higher order transit. They are intended to be the second-most important focus for intensification for municipalities after the Urban Growth Centre. The Growth Plan requires MTSAs to be planned to achieve a minimum density of 160 RJs/ha in most cases.

Kitchener has completed a significant amount of planning work around MTSAs as part of the Planning Around Rapid Transit Stations (PARTS) Project. This project included Phases 1-2 (2013-2014), the PARTS Central Plan (2016), the PARTS Rockway Plan (2017) and the Parts Midtown Plan (2017). The [Neighbourhood Planning Reviews](#) are intended to incorporate the PARTS Master Plans into the City's Official Plan, with updates to 7 of the City's Secondary Plans and the application of zoning in accordance with the City's new Zoning by-law 2019-051. Draft policies emerging from the Neighbourhood Planning Review (NPR) project, including station area boundaries, and associated zoning regulations were considered at a statutory public meeting held in December 2019. Work to update the Official Plan and zoning for Downtown and the Block Line, Fairway and Sportsworld stations will begin later this year.

Since the completion of the PARTS Plans, the Growth Plan underwent several changes in 2019 and 2020 and now requires the upper-tier municipality to delineate the boundaries and minimum density targets for MTSA in the ROP. Furthermore, the Growth Plan, 2020, also requires each station stop have its own MTSA and not be combined with other stations. The Growth Plan now requires the ROP to “maximize the extent” of station areas, even when this includes low rise residential neighbourhoods. The Regional criteria for MTSA generally includes:

- the walking distance and pedestrian connectivity (walkability) to station stops;
- areas with high development potential within 800m;
- low rise residential neighbourhoods within 500m of the station;
- discretion regarding low rise residential neighbourhoods within 500-800m;
- the removal of large areas of floodplain or natural heritage features; and
- whole blocks and both sides of the street are treated consistently wherever possible.

Once City staff understood that, as a result of changes in the Growth Plan (2020), Regional staff would not support the extent of the proposed MTSA boundaries determined in the PARTS project which were previously considered by City Council, City staff were supportive of reviewing all MTSA boundaries across the Region using a set of consistent criteria. This resulted in the expansion of MTSA boundaries in some locations, the reduction or contraction of MTSA boundaries in other areas as well as the division of the PARTS Central MTSA boundaries as shown in Attachment B. It is important to note that the inclusion of a property in an MTSA does not necessarily signify that the property is intended for major change and/or intensification. Official Plan and Secondary plan policies within MTSA will provide land use designations and further policy direction regarding which lands are and are not the focus for major change and/or intensification.

Planning staff intend to report to council on the status of the NPR, including the implications of the ROP review in the coming months.

The Growth Plan provides for alternative MTSA density targets where the 160 RJs/ha minimum cannot be met because of Provincial development restrictions or where the station provides a transit point to a major trip generator. Any alternative target must be pre-approved by the Province.

The Block Line Station area is severely constrained by natural heritage features, floodplain and railway lands. It also provides a transfer to Conestoga College and is suitable for an alternative target. City staff have reviewed and agree with the proposed alternative target for Block Line Station of 80 RJs/ha.

Key City comments:

- The City supports the Region’s proposed MTSA boundaries as shown in Attachment B.
- The City supports the alternative target for Block Line of 80 RJs/ha.
- The City will continue to plan for densities greater than 160 RJs/ha in many station areas.

2.3 Regional Intensification Corridors

The Growth Plan requires the Region to consider the identification of Other Regionally Significant Intensification Areas beyond the Urban Growth Centres and MTSAs. The draft Intensification Strategy included in the ROP Review identifies potential corridors shown in Figure 2 including:

- Victoria Street North;
- Ottawa Street;
- Manitou Drive and Homer Watson Boulevard; and
- Ira Needles Boulevard.

Planning for these new corridors supports future opportunities for higher order transit such as Light Rail Transit or Bus Rapid Transit. Corridors are proposed to be planned to achieve a minimum density of 100 RJs/ha in the long term. City staff are awaiting policy details surrounding these corridors, but anticipate that the intensification corridor policies will be less prescriptive than the Region's MTSA policies. Instead, Regional Intensification Corridors should signal a long-term intent to align planning for higher order transit with transit supportive development and densities. This is similar to how the ROP identified the Central Transit Corridor for decades prior to the completion of ION phase 1 in 2019.

Key City comments:

- The City supports the identification of Regional Corridors in principle, provided that the ROP policies are not overly prescriptive and do not redirect intensification efforts away from the UGC and MTSAs.
- More work is needed to understand the infrastructure implications of these new Regional Intensification Corridors. Additional consultation with a broad spectrum of city-building stakeholders is required to build consensus and alignment and deliver on a consistent vision for the Corridors. We look forward to ongoing discussions on this matter.
- The Victoria Street North corridor is constrained by shallow lots and adjacent rail and industrial uses, especially on the northwest side. This will limit the opportunities for residential and mixed-use development.
- The Ottawa St corridor is likely the best candidate for a Regional Intensification Corridor.
- The Manitou/Homer Watson corridor is constrained by the natural heritage system and limited redevelopment opportunities. Planning to achieve 100 RJs/ha in this corridor will be difficult.
- City staff is of the opinion that more analysis is required prior to establishing the 100 RJs/ha target in the ROP.

3. Employment Strategy and Regional Employment Area

The Employment Strategy assesses and evaluates employment growth in the Region to 2051, proposes Regional Employment Areas in the Regional Official Plan, establishes a minimum density target for employment areas and identifies opportunities for intensification on employment lands. This level of detail regarding employment areas is new to the ROP and sets an important framework for employment areas for both the Region and the Area Municipalities.

Regional Employment Areas are large areas intended to support business and industrial activity that have Region-wide significance for current and future employment. The

Province recognized the slow erosion of employment areas over the last decade and included strong employment area protections through the Growth Plan to ensure that large areas that support the local and Regional economy would be protected from requests to convert these sites to residential and major retail uses. The proposed [Regional Employment Area](#) in Kitchener, shown in Attachment C, aligns closely with the City's proposed Provincially Significant Employment Zones (PSEZ) as outlined in [DSD-19-187](#). Lands identified as Regional Employment Areas can only be considered for conversion to non-employment uses at the time of a comprehensive review of the ROP. In addition to the Regional Employment Areas, additional employment lands will continue to be designated within the City's Official Plan and will serve a local employment function and contribute to complete communities. However, these City-designated employment lands will have future opportunities to request conversion to a non-employment use outside of a comprehensive ROP review process.

The Region provided an opportunity for private and municipal requests for certain lands not to be identified as Regional Employment Areas. Requests were evaluated based on [Provincial and Regional criteria](#) and in consultation with City staff. Two landowner requests within the City were recommended for inclusion from the Region's Employment Area: one property located near the intersection of Goodrich and Wabanaki; and one located on Union Street. Four privately-initiated requests were recommended for exclusion.

Key City Comments:

- The City generally supports the proposed Regional Employment Area and the preliminary recommendations on conversion requests.
- The Regional Employment Area should not include any lands identified as Regional Greenlands or City Natural Heritage Conservation designations.
- It is important that any Regional policies regarding commercial uses within Regional Employment Areas be carefully crafted to ensure that a significant amount of protected employment lands are not lost to commercial uses.

4. Growth Scenarios and Land Need Assessment

The Land Needs Assessment (LNA) uses a Provincially prescribed methodology to determine the amount of land required to accommodate the 2051 population and employment forecast. It will:

- evaluate a base case that uses the minimum residential intensification target of 50% annually, and minimum Greenfield density of 50 RJs/ha per the Growth Plan;
- consider two alternative scenarios with higher assumptions around the rate of intensification and the density of Greenfield development;
- allocate population and employment growth, Greenfield density, and intensification targets to the Area Municipalities to 2051; and
- determine the amount and location of land that may need to be added to the Urban Area to accommodate growth.

The Growth Scenarios work will evaluate the most appropriate location for any Urban Area expansion considering growth management, transportation, infrastructure, agriculture, natural heritage, livability and economic development criteria. A financial impact assessment will consider the cost of providing water, wastewater, roads and stormwater to various candidate areas. This ROP review will also provide direction on the location of the Countryside Line and Regional groundwater recharge area in southwest Kitchener.

The Region plans to release this work in March 2021 for consultation with further refinement of a preferred growth scenario to continue into the summer and fall of 2021. City staff plan to report back to City Council to provide comments on this key portion of the ROP review.

Key City comments:

- The land needs assessment should continue to plan for growth in the Downtown Kitchener Urban Growth Centre beyond 2031 and more than the minimum density target of 200 RJs/ha; as well as beyond the minimum density target of 160 P+J per hectare in many MTSAs.
- Higher rates of intensification outside of intensification areas and a broader mix of densities should be assumed in the LNA considering historic and emerging development patterns and typologies and increasing demand for missing middle housing (e.g. additional dwellings, backyard homes and duplexes). This approach helps provide for the full range and mix of housing, complete communities, opportunities to age in place, makes efficient use of existing infrastructure, provides opportunities for gentle density in existing neighbourhoods and advances affordability objectives.
- The Growth Scenario work should evaluate a scenario with no urban area expansions and a transition to a 100% residential intensification target after the currently Designated Greenfield Areas are developed.

5. Climate Change

The Region is using climate change as a lens to inform all components of the ROP review. It has set an ambitious and wide-ranging set of directions. City staff await how these directions will be translated into ROP policies.

Key City comments:

- City staff are encouraged by the ambition in the Policy Direction Paper. While it is important to acknowledge the many long-standing planning objectives such as planning for compact mixed-use development have positive climate impacts, the City recommends that the ROP include a small set of impactful, tangible, and implementable ROP climate policies. For example, the ROP could direct that Regional roads be developed as complete streets, prohibit adding additional vehicle lanes, and be more selective in taking land for road widenings through the development review process. A Regional policy framework to encourage renewable energy production that fills the gap created by the repeal of the Green Energy Green Economy Act could also be impactful.

6. Housing Policy Review

The Region provided a brief that addresses the range and mix of housing needs and focuses on affordable housing. It considers strengthening policies governing conversion of existing rental buildings to condominiums and establishing protected MTSAs (PMTSAs) to allow the Cities to implement [inclusionary zoning for affordable housing](#).

Key City comments:

- The condominium conversion policies in the ROP should be more stringent.

- The ROP review should include municipality-specific housing mix targets.
- The ROP review should consider policies that encourage or require rental replacement for affordable units lost through redevelopment.

7. Natural Heritage

No significant policy changes are proposed for the Regional Greenland System. Minor boundary adjustment are proposed to reflect updated modeling, fieldwork and to align with the City Zoning By-law update (CRoZBy).

Key City comments: None.

8. Agriculture System

The ROP review includes recommendations on the candidate prime agricultural areas identified by the Province in North Dumfries, Wilmot, Cambridge and Waterloo. No changes are being considered for Kitchener's rural and agricultural areas.

Key City comments: None.

Timing and Next Steps

Intensification Strategy - MTSA boundary delineations and alternative density target requests to Regional council	April 2021
Employment Strategy - Draft Regional Employment and employment area conversion requests to Regional Council	April 2021
Land Needs assessment and growth scenarios	June 2021
Consultation on preferred growth scenario (including report to City Council)	Spring/Summer 2021
Present Draft ROP amendment to Regional council	Fall 2021
Statuary Public Meeting to consider adopting growth related components of ROP review	Q1 2022
Draft Amendment for non-growth components presented to council (natural heritage and water resources systems mapping, mineral aggregates, source water protection and agricultural system)	Fall 2021-Winter 2022
Statuary Public Meeting to consider adopting non-Growth-Related components of ROP review	Q2 2022
Province approves growth-related ROP amendment	July 2022
Province approves non growth-related ROP amendment	Fall 2022
City OP amended to conform with ROP amendment	2023

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.

How and where we grow has significant financial implications on the capital, lifecycle and operational costs of providing infrastructure and community services for future generations. Additional details regarding the financial implications for various growth scenarios will be detailed in the Region's Fiscal Impact Assessment of the Growth Scenarios. In addition, low density and sprawling communities can contribute to social and environmental issues like climate change, noise pollution and public health impacts which are difficult to quantify but are important to consider.

Work to update the City's Official Plan to conform with the ROP must be completed within one year of the ROPR approval by the Ministry of Municipal Affairs and Housing. There is currently a budget of \$12,500 in 2022 to complete this work. The adequacy of this budget will be reviewed once the extent of the conformity work has been scoped.

COMMUNITY ENGAGEMENT:

INFORM –

- This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting.
- The Region is leading the consultation on this project. Engagement is primarily virtual and centred on www.engagewr.ca/regional-official-plan.
- In addition to asynchronous engagement, live engagement events included:
 - Kick-off open houses, including one at the Kitchener Public Library, Fall 2019;
 - Ask a Planner webinar, June 2020; and
 - COVID-19 symposium held jointly with the University of Waterloo, August 2020.

City staff intend to update relevant City council advisory committees on the ROP review project in the coming months.

PREVIOUS REPORTS/AUTHORITIES:

There are no previous reports/authorities related to this matter.

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Key City Staff comments on the Regional Official Plan Review

Attachment B – Comparison of City proposed MTSA boundaries and Region Proposed Boundaries

Attachment C - Proposed Regional Employment Area and preliminary responses to conversion requests

Attachment A – Key City Staff comments on the Regional Official Plan Review

Major Transit Station Areas

- The City supports the Region's proposed MTSA boundaries as shown in Attachment B.
- The City supports the alternative target for Block Line of 80 RJs/ha.
- The City will continue to plan for densities greater than 160 RJs/ha in many station areas.

Regional Intensification Corridors

- The City supports the identification of Regional Corridors in principle, provided that the ROP policies are not overly prescriptive and do not redirect intensification efforts away from the UGC and MTSAs.
- More work is needed to understand the infrastructure implications of these new Regional Intensification Corridors. Additional consultation with a broad spectrum of city-building stakeholders is required to build consensus and alignment and deliver on a consistent vision for the Corridors. We look forward to ongoing discussions on this matter.
- The Victoria Street North corridor is constrained by shallow lots and adjacent rail and industrial uses, especially on the northwest side. This will limit the opportunities for residential and mixed-use development.
- The Ottawa St corridor is likely the best candidate for a Regional Intensification Corridor.
- The Manitou/Homer Watson corridor is constrained by the natural heritage system and limited redevelopment opportunities. Planning to achieve 100 RJs/ha in this corridor will be difficult.
- City staff is of the opinion that more analysis is required prior to establishing the 100 RJs/ha target in the ROP.

Employment Strategy and Regional Employment Area

- The City generally supports the proposed Regional Employment Area and the preliminary recommendations on conversion requests.
- The Regional Employment Area should not include any lands identified as Regional Greenlands or City Natural Heritage Conservation designations.
- It is important that any Regional policies regarding commercial uses within Regional Employment Areas be carefully crafted to ensure that a significant amount of protected employment lands are not lost to commercial uses.

Growth Scenarios and Land Need Assessment

- The land needs assessment should continue to plan for growth in the Downtown Kitchener Urban Growth Centre beyond 2031 and more than the minimum density target of 200 RJs/ha; as well as beyond the minimum density target of 160 P+J per hectare in many MTSAs.
- Higher rates of intensification outside of intensification areas and a broader mix of densities should be assumed in the LNA considering historic and emerging development patterns and typologies and increasing demand for missing middle housing (e.g. additional dwellings, backyard homes and duplexes). This approach helps provide for the full range and mix of housing, complete communities,

opportunities to age in place, makes efficient use of existing infrastructure, provides opportunities for gentle density in existing neighbourhoods and advances affordability objectives.

- The Growth Scenario work should evaluate a scenario with no urban area expansions and a transition to a 100% residential intensification target after the currently Designated Greenfield Areas are developed.

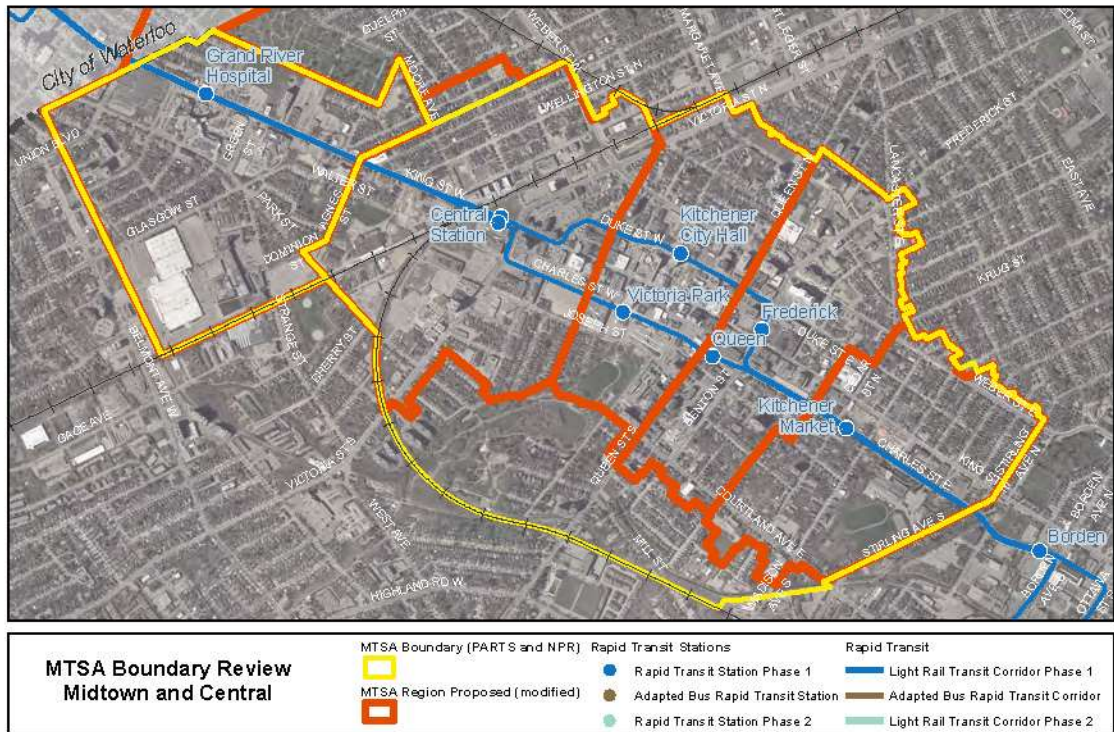
Climate Change

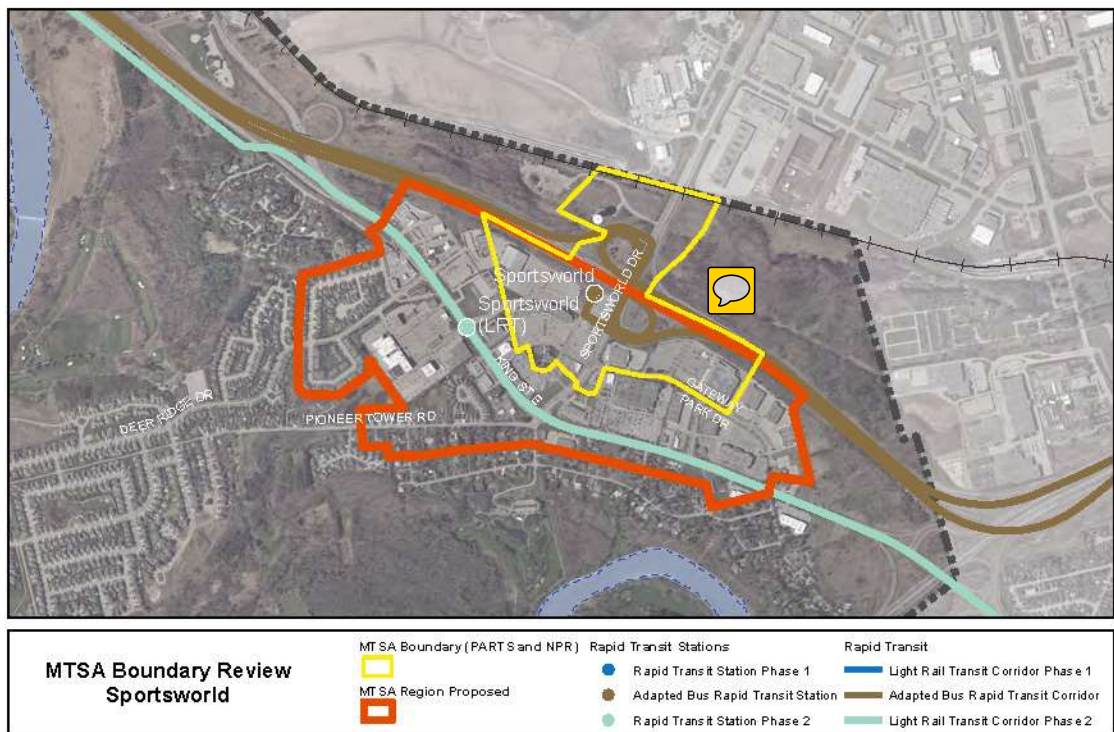
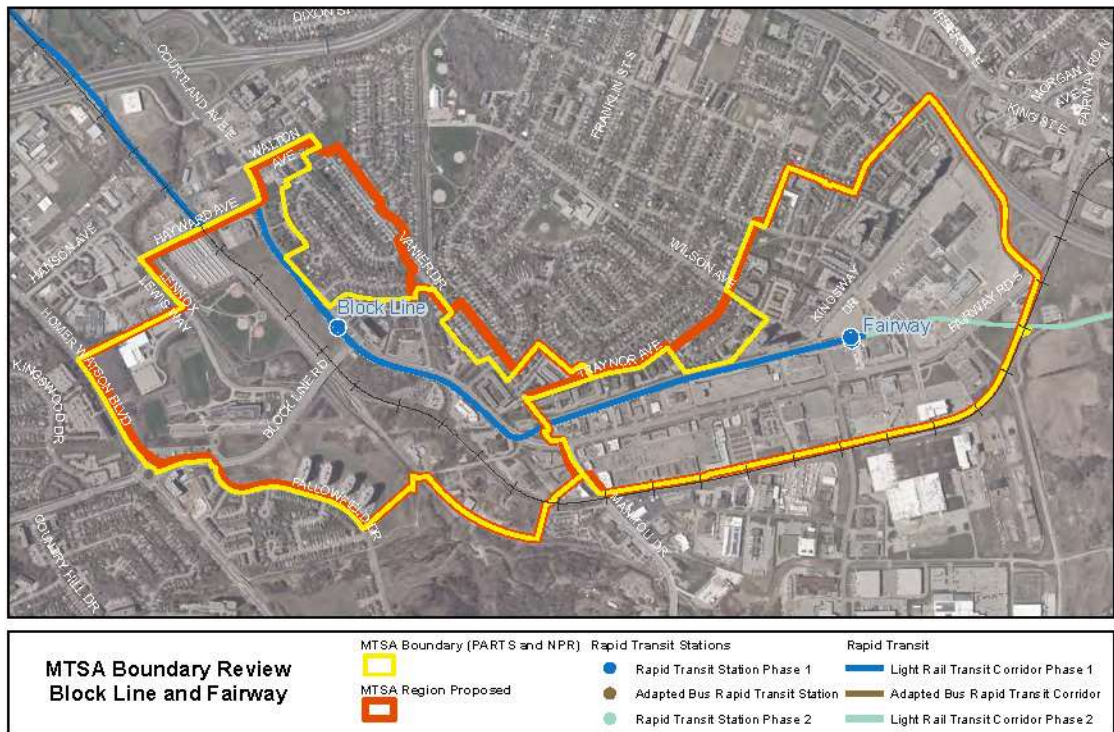
- City staff are encouraged by the ambition in the Policy Direction Paper.
- While it is important to acknowledge the many long-standing planning objectives such as planning for compact mixed-use development have positive climate impacts, the City recommends that the ROP include a small set of impactful, tangible, and implementable ROP climate policies. For example, the ROP could direct that Regional roads be developed as complete streets, prohibit adding additional vehicle lanes, and be more selective in taking land for road widenings through the development review process. A Regional policy framework to encourage renewable energy production that fills the gap created by the repeal of the Green Energy Green Economy Act could also be impactful.

Housing Policy Review

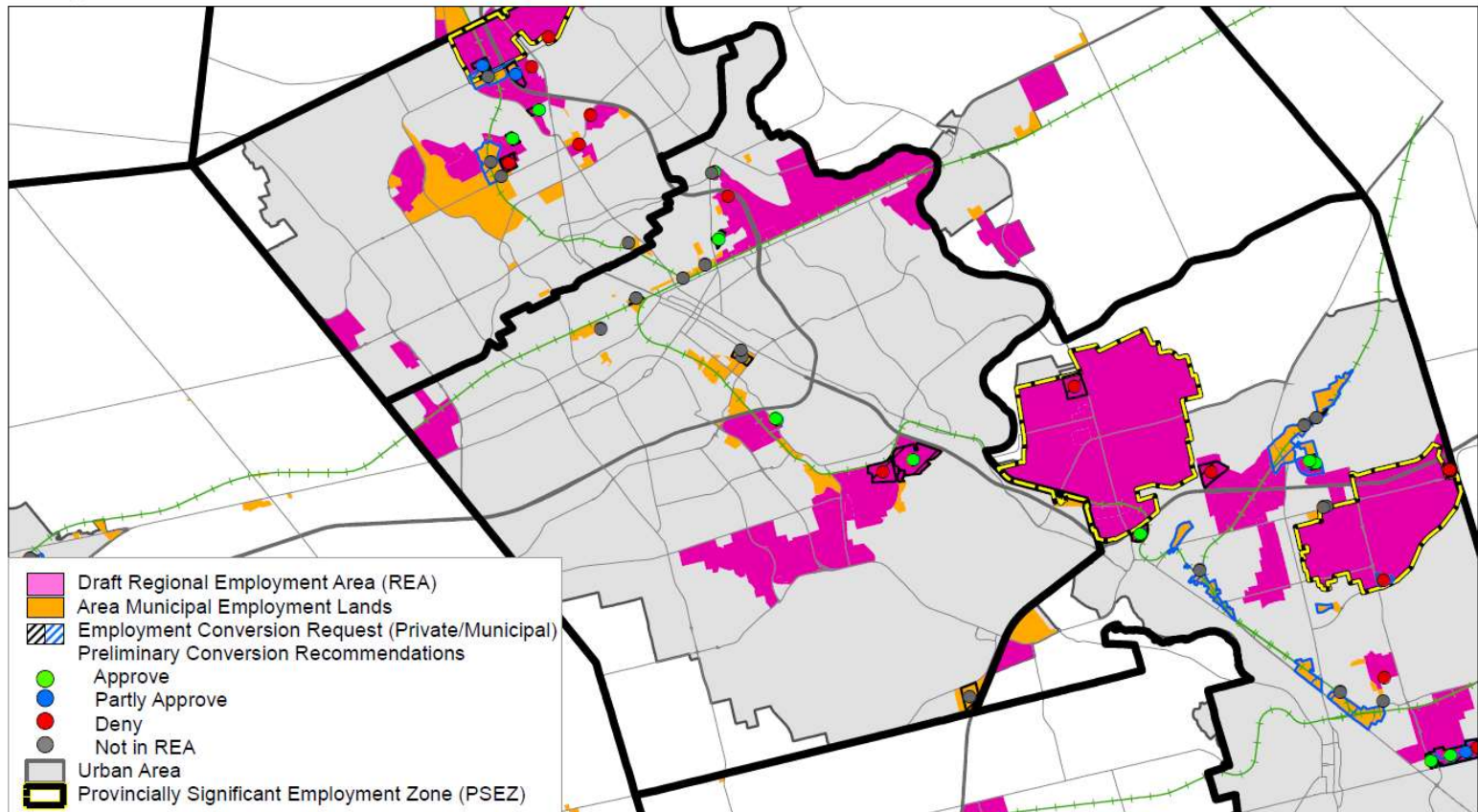
- The condominium conversion policies in the ROP should be more stringent.
- The ROP review should include municipality-specific housing mix targets.
- The ROP review should consider policies that encourage or require rental replacement for affordable units lost through redevelopment.

Attachment B - Comparison of City proposed MTSA boundaries and Region Proposed Boundaries





Attachment C – Proposed Regional Employment Area and preliminary responses to conversion requests



Dawn Cassandra Parker
65 Shanley St.
Kitchener, ON N2H 5N7
dcparker@uwaterloo.ca
Phone available on request

16 August, 2022

To: Regional Council and Chair/Kitchener Council and Mayor

Cc: Sarah Marsh, Brenna MacKinnon, Nathalie Goss, Tim Donegani, Cushla Mathews
Re – Request for equitable and rational delineation of Major Transit Station Area boundaries in the Region Official Plan update

Dear elected officials and planning staff,

In brief this communication contains 2 requests, both acceptable, the second preferred, signed by myself and 18 other Kitchener and Waterloo residents:

Option 1: *stable low-rise residential neighbourhoods located 500-800 metres walking distance from the station stops should be excluded from MTSA designation.*

Option 2: *Designate all areas between 500-800 meters walking distance to LRT stops as MTSAs, throughout the Region. The Region must then set a strict and binding low-rise limit on height in stable residential neighbourhoods in these areas. This limit will limit land-value uplift and keep land prices low enough to make missing middle builds affordable. Planning legislation then allows municipalities to invoke affordable-housing specific policies in these areas, creating the opportunity for affordable missing middle housing in walking distance of LRT.*

The current narrower MTSA designations create a clear incentive for developers to circumvent affordable housing requirements by building just outside of these boundaries.

I am writing to repeat my **requests**, submitted to Regional and Kitchener planning staff over the last two years, **that equitable, transparent, and rational criteria be applied to delineation of the MTSA boundaries**. This request and related queries have been in the hands of Regional and City planning staff for almost two years, through written and oral submissions, including in-person meetings. **We have yet to receive a complete explanation of how boundaries have been delineated, and a corresponding replicable explanation of the methodologies that were used.** While walking accessibility to transit is the central rationale for establishment of MTSAs, we were informed on Monday the 15th by Dr. Cushla via e-mail that “While we have not mapped the walking distances, the MTSA boundaries generally fall within a 10 minute walking distance based on Google maps.” Given the impact that MTSA designation has on the stability of the neighbourhood, I have continuously argued that the designation be formal and transparently communicated to all impacted residents.

A formal request to modify the boundaries submitted by myself and Catherine Owens was refused only last Thursday, too late for either of us to appear as a delegation at the meeting where the ROP received preliminary approval.

I request one of two approaches be taken, and while I provide arguments below for both, **I strongly recommend the second approach**, the arguments for which have been in the hands of Regional and Kitchener planning staff since early June.

Option 1: stable low-rise residential neighbourhoods located 500-800 metres walking distance from the station stops should be excluded from MTSA designation.

- Both Regional and Municipal official plans, as well as the supporting PARTs plans in Kitchener, clearly state that stable residential neighbourhoods are not targets for high intensity intensification. These arguments were offered in Dr. Mathews' refusal of our request. If they are not intensification targets, they should not be included in the MTSA.
- The two affected core-area station areas in Kitchener are not only meeting but also are significantly exceeding the province's intensification targets within their 500-metre boundaries. (For an illustration of these areas, see Attachment B on page 14 of the included document, with my queries submitted to staff in August, 2021, but not fully answered).
- Inclusion in the MTSA prohibits any neighbour appeals of developments, including those that exhibit poor urban design.
- Inclusion in the MTSA with no accompanying development restrictions will trigger a cycle, well supported by planning theory and evidence, of neighbourhood decay as residential values erode due to incompatible surrounding development and planned deterioration of residential properties "land banked" for future development by investors.
- The methodology to make MTSA adjustments as described in Appendix B of PDL-CPL-21-17 is qualitative and subjective, and no objective criteria have been provided to repeated requests by myself and others, which would support the Region and City's decision to expand MTSA boundaries beyond 500 metres walking distance into stable residential neighbourhoods in some MTSAs but not others.
- With no specific criteria given for inclusion of the new areas in the Mt. Hope neighborhood in the MTSA, the optics are very poor. The new boundaries could be interpreted as being designed to include those most strongly advocating for good development in the neighbourhood, including the founder of the neighbourhood development committee, the majority of previous and current members, the appellants to the poor design of the proposed Google parking garage and the majority supporting that effort, our City councillor, and neighbours advocating for transparency in city planning, bird protection on high rises, equitable parkland provision in core areas, and stormwater management. The new boundaries could be easily interpreted as being drawn to prevent neighbour appeals of a future Google build. *Is our neighbourhood being sacrificed as a tithe to an internationalized high-tech corporation and associated land investors?*
- Neighbourhoods in Victoria Park area were removed from the MTSA designation on review. *Who made this recommendation, and how? Who benefits and who loses?* Other comparable neighbourhoods in terms of built form and distance from transit were also excluded—for example see the Mary Allen boundaries (page 9 on PDL-CPL-21-17). Residential areas around Conestoga Station (page 7, same report) were also excluded for unknown reasons.
- The neighbourhoods where MTSA boundaries encroach beyond 500 metres into stable residential neighbourhoods and RIENS designated neighbourhoods (Residential Intensification in Established Neighbourhoods passed by Kitchener Council in May 2017) appear to be lower income and having higher racial and ethnic diversity than other MTSAs in the Region.

- I cannot speak for the Mill and Borden neighbourhood now included in the MTSA, but destroying our neighbourhood absolutely contradicts the stated goals of the ROP revision, especially the goals of 15-minute neighbourhoods. We are a historical and current example of a 15-minute neighbourhood. Many residents don't need and don't have cars. We are (still) diverse with respect to race and income. Our neighbourhood houses a wide variety of people, including many on disability, new immigrants, university and college professors and students, social workers, planners, and yes, many working at tech firms. Our neighbourhood is a City-wide leader in innovation, home of the neighbourhood chalkboards, Library of Things, origin of the Neighbourhood Development committee, and a Rain Smart demonstration neighbourhood where many yards have raingardens, native perennials, and edible landscaping. Our neighbourhood is already dense, with many historical and new example of "missing middle" housing, including low-rise apartments. We worked with the City to establish a vision for new "missing middle" apartment housing on the former Electrohome site, and with the developers to craft a development vision that goes beyond the city's minimal environmental standards. ***What purpose is served by sacrificing this neighbourhood to the altar of high-rise, investor-driven and owned condos?***

As an alternative to limiting all MTSA to 500 metres walking distance, I propose **Option 2**, which should have potential **increase affordable and attainable housing between 500-800 metres of LRT stops**, and may also **protect the ROP revision against its inevitable appeal**. Specially, **"inclusionary zoning"** to require affordable housing in new builds is possible only within MTSA's under current Provincial legislation. Option 2 would expand its potential application.

Further, the current narrower **MTSA designations create a clear incentive for developers to circumvent affordable housing requirements by building just outside of these boundaries**. At 501 metres from an LRT stop, they would still capture the majority of profits from being close to transit, and if their proposed amendments are refused, they will appeal, and their appeal will likely be granted. Stable residential neighbourhoods are destroyed with no affordable housing gain. Alternatively:

- **Designate all areas between 500-800 meters walking distance to LRT stops as MTSA's, throughout the Region.**
- The Region must then **set a strict and binding low-rise limit on height in stable residential neighbourhoods in these areas**. This limit will **limit land-value uplift and keep land prices low enough to make missing middle builds affordable**. (I have heard repeatedly from developers and non-profits that land prices are a barrier to Missing Middle builds.) The Region needs to send a clear and consistent message that official plan amendments above low-rise metres and not conforming to urban design standards will be rejected by the Region.
- The new ROP's provisions to **lift exclusionary zoning** (i.e. allow more than just single-family homes and duplexes, but also small apartment buildings, if conforming to height, setback, and greenspace requirements) **on all residential lots across the Region**, will support my proposed strategy, **creating a level playing field across neighbourhoods**. With only limited areas designated, like the arrivals lounge at Pearson on a busy summer travel day, all intensified development is pushed into a few small areas, **limiting market opportunities**, and damaging or destroying those select neighbourhoods.
- Both the Region and municipalities can then create **targeted incentives for affordable and attainable housing in these low-rise zones between 500-800 metres from transit**.

- These could include programs like the previous \$25,000 forgivable loans for affordable secondary units and laneways homes.
 - They could also include partnerships with non-profits to build low-rise missing middle apartments (such as the innovative “missing middle” build at 18 Guelph).
 - For better or worse, many developers prefer to pay a fee to build affordable housing elsewhere rather than creating it within what are now very expensive build high-rises. Inclusionary zoning between 500-800 metres from LRT would create a pathway for developers to support affordable housing that was still within walking distance of LRT stops.
 - As properties such as former industrial site and parking lots are not designated as stable residential land uses, they could still be developed at higher densities, if urban design guidelines are followed. (Currently these guidelines are often ignored).
- These actions would provide a pathway for the Region to demonstrate the feasibility of their intensification targets, which could be done using standard methods such as GIS analysis as well as state-of-the-art tools, many developed in collaboration with the Region, that we demonstrated in the “Where do we grow from here?” KWAR symposium (<https://kwar.ca/symposium-plans-for-waterloo-region-future/>). **Without using all state-of-the-art methods and tools available to them, the Region is unlikely to be able to win an appeal against its new proposed plan,** as appellants are likely to use such analysis methods.
 - Option 2 would also **return the Region to their previous status as a provincial innovator for sustainable intensification.**

I can’t speak as a delegation at your next meeting, but I would be happy to discuss these proposals, already discussed with many local stakeholders and planners, at any time. I also invite any of you to join me on a walk through our laneway neighborhood, so that you can fully understand what will be lost if you selectively designate only our neighbourhood for intensified development.

Thank you for your attention.

Dawn Parker

Co-signed by:

Peggy Nickels, 11 Dill Street, Kitchener

Bill Bulmer, 55 Shanley Street, Kitchener

Gwen Wheeler, 61 Agnes st., Kitchener

Gail Pool, 110 Water Street South, Kitchener

Suzanne Dietrich and Dhananjai Borwankar, 43 Delisle Ave, Kitchener, ON

Katherine Spring, 21 Dekay St.

Signe Swanson, 39 Delisle Avenue, Kitchener

Mark Sisson, 326 Duke St. W., Kitchener

Joanne Neath, Patrick Koch, 113 Louisa St

Shirley Grove and Wesley Dyck and Elhana Dyck, 25 Shanley St, Kitchener

Katie McCann and Chris Howlett, 70 Wellington st, Kitchener

Robert Barlow-Busch, 134 Louisa Street, Kitchener

Jacqueline Brook, 31 Theresa St, Kitchener

From: gordon.n gordon.n
Sent: August 15, 2022 8:13 AM
To: Karen Redman <KRedman@regionofwaterloo.ca>
Subject: Importance of a healthy environment

15 March, 2022

Good morning Karen

As the Region moves to finalize its plans for development I hope your planners are considering the importance of green space for the inner city residents who will live in the new high rise buildings along the LRT corridor.

I request you circulate the attached article by three professors from UBC about the importance of a healthy environment to your planners and council:

https://www.theglobeandmail.com/opinion/article-the-un-just-recognized-access-to-a-healthy-environment-is-a-universal/?utm_medium=email&utm_source=Morning%20Update&utm_content=2022-8-15_6&utm_term=Morning%20Update%3A%20One%20year%20after%20Taliban%20takeover%2C%20Afghans%20left%20behind%20feel%20betrayed%20by%20Canada%2C%20fear%20for%20lives&utm_campaign=newsletter&cu_id=kMRPvNeOTJ36HrXENXTXdVGVRyujcZtz

In addition I request your planners and council look at how the 200+ acres of green space in Hidden Valley would help to address this problem for the 50,000 new residents that will live in the central core of KW in the near future.

Thank you

Gordon Nicholls

Kitchener

From: Craig Beattie

Sent: August 11, 2022 12:44 PM

To: Berry Vrbanovic <BVrbanovic@regionofwaterloo.ca>; Dave Jaworsky <mayor@waterloo.ca>; Elizabeth Clarke <ELClarke@regionofwaterloo.ca>; Geoff Lorentz <GLorentz@regionofwaterloo.ca>; Helen Jowett <HJowett@regionofwaterloo.ca>; Jim Erb <JErb@regionofwaterloo.ca>; Joe Nowak <JoNowak@regionofwaterloo.ca>; Karen Redman <KRedman@regionofwaterloo.ca>; Karl Kiefer <KKiefer@regionofwaterloo.ca>; Kathryn McGarry <mcgarryk@cambridge.ca>; Les Armstrong <LesArmstrong@regionofwaterloo.ca>; Michael Harris <MHarris@regionofwaterloo.ca>; Sandy Shantz <SShantz@regionofwaterloo.ca>; Sean Strickland <SStrickland@regionofwaterloo.ca>; Sue Foxton <SFoxton@regionofwaterloo.ca>; Tom Galloway <TGalloway@regionofwaterloo.ca>

Subject: Support Proposed Amendments to the Regional Official Plan

Importance: High

Dear Regional Chair and members of Regional Council,

I am writing to you today to express our strong support for the proposed amendments to the Regional Official Plan.

Waterloo Region is one of the most livable regions in Canada featuring a broad economic base which is the envy of many, amazing neighborhoods and housing typology, all while being close to many rural villages and prime agricultural land. Waterloo Region has achieved this status in no small part through progressive and visionary planning framework that has been taking place for decades. Though conceptually envisioned for decades, one of the most recent transformative planning initiatives, the central transit corridor, is in its early days of life given it only commenced operation in 2019 and has endured 2+ years of covid impacts since.... I strongly encourage Regional council to stay the course with a focus on intensification within this central corridor and make better use of existing land infrastructure. This focus is key to the ability to create a vibrant and energetic community that will help attract and retain talent badly needed to support continued job growth and prosperity throughout the Region.

While countless municipalities toil away at trying to develop transit focused cores and intensifying, Waterloo Region has been a leader for a long time and its critical that we stay in front of the pack and continue to be bold and visionary.

All the best.

Craig.

August 17, 2022

By E-Mail to *regionalclerk@regionofwaterloo.ca*

Regional Chair Karen Redman and Members of Regional Council
Regional Municipality of Waterloo
150 Frederick Street
Kitchener, Ontario
N2G 4J3

Attention: Regional Clerk

Dear Chair Redman and Council:

Re: 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*
Regional Staff Report No. PDL-CPL-22-24
Special Council Meeting on August 18, 2022 – Agenda Item 7.1

We are counsel to Schlegel Urban Developments Corp. (“Schlegel”).

As Regional Council is aware, Schlegel has actively participated in the Regional Official Plan Review / Municipal Comprehensive Review process over the last three years, particularly in relation to its two property interests adjacent to the existing urban area in southwest Kitchener. Through its consultants and advisors, Schlegel has made several oral and written submissions, including, most recently, at the Planning and Works Committee meeting on August 11, 2022 in respect of the above-noted Regional Official Plan Amendment.

We were very surprised when the Region’s Commissioner of Planning, Development and Legislative Services, Mr. Rod Regier, stated during last week’s Planning and Works Committee meeting that Regional staff had not received detailed calculations and technical analysis supporting the alternative land needs assessment calculations.

More specifically, during his presentation to the Committee, Mr. Regier referred to a slide entitled “LNA Methodology”, and in relation to the sub-heading: **“An alternative, comprehensive analysis has not been delivered”**, he stated as follows:

“We made requests for all of the lands needs assessment calculations that have supported alternative land allocations, but we have not received them. ... Without the detailed calculations, the math that underpins those estimates, it’s a challenge for us to respond to requests that are not fully supported by the technical analysis.”

As it relates to Schlegel and the “alternative” land needs assessment that its consulting team prepared and submitted to the Region, the above statement is not accurate.

To be accurate, on May 27, 2022, Schlegel’s land use planning consultant, Malone Given Parsons Ltd. (“MGP”), delivered to Regional Planning staff its “alternative” lands need assessment, which estimated that the Region will require 944 hectares of additional Community Area land to accommodate the growth that is forecast for the Region to 2051 (the “MGP LNA”). The MGP LNA followed the process set out in the Province’s Land Needs Assessment Methodology and was supported by detailed calculations and a comprehensive Designated Greenfield Area supply and density analysis for the entire Region. This comprehensive submission totalled 40 pages.

Regional Planning staff confirmed, in writing, that they received the MGP LNA on May 27, 2022, and have therefore had the document for nearly three months. In addition, MGP and Schlegel’s land economist, IBI Group, had two opportunities to discuss their technical concerns regarding the Region’s land needs assessment with Regional Planning staff and the Region’s consultant, Dillon, in June 2022, which Schlegel appreciated. Notably, we have also confirmed with MGP that, since the delivery of the MGP LNA to the Region in May, they have not received any request from Regional staff for additional calculations or any other information in support of this “alternative” land needs assessment.

We believe it is important that Regional Council have clear and accurate information when it considers this matter at its meeting on August 18, 2022.

Yours truly,
DAVIES HOWE LLP



Mark R. Flowers
Professional Corporation

encl.

copy: Rod Regier, Region of Waterloo
Client
Don Given and Matthew Cory, Malone Given Parsons Ltd.

The Regional Municipality of Waterloo

Planning and Works Committee

Summary of Recommendations to Council

The Planning and Works Committee recommends as follows:

1. 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.
2. 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:
 - 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.

August 11, 2022

The Regional Municipality of Waterloo

Community Services Committee

Summary of Recommendations to Council

The Community Services Committee recommends as follows:

1. That the Regional Municipality of Waterloo direct staff to develop a Homelessness Master Plan detailing the strategies and resources necessary to end homelessness in the Region of Waterloo.
2. That the Regional Municipality of Waterloo authorize Staff to prioritize and implement interim housing solutions, to support those experiencing homelessness in the Region of Waterloo, in the following order:
 1. Expansion of the Transitional Housing Program, including an Indigenous-focused and led site;
 2. Expansion of the Home-Based Support Program;
 3. Expansion of the Emergency Shelter Program; and
 4. Permit a managed Hybrid Shelter/Outdoor Model.

August 9, 2022

4150745

Region of Waterloo
Community Services
Housing Services

To: Regional Council

Meeting Date: August 18, 2022

Report Title: Interim Housing Solutions for Regional Residents Experiencing Homelessness

1. Recommendation:

That the Regional Municipality of Waterloo take the following action with respect to Interim Housing Solutions for Regional Residents Experiencing Homelessness as recommended by the Community Services Committee on August 9, 2022 and as further set out in report CSD-HOU-22-19 dated August 18, 2022:

- a) Advocate to the Government of Canada and to the Province of Ontario for incremental, sustainable and predictable funding to support interim and long term solutions to eliminate homelessness in Waterloo Region;
- b) Increase the 2022 Housing Services Operating Budget by \$3,420,000 to be funded from a combination of the 2022 Equity and Inclusion Fund and the Tax Stabilization Reserve as deemed appropriate by the Chief Financial Officer;
- c) Delegate on an as required basis, to the Chief Administrative Officer and the Commissioner of Community Services, the authority to finalize and execute agreements with service providers, landlords, and/or community partners, and any associated ancillary agreements, including agreements to acquire interests in property, and to execute documents and certificates as may be necessary for the expeditious implementation of the Community Services Committee resolutions from August 9, 2022 and to do all things as may be necessary or required to give effect to these resolutions, all to the satisfaction of the Regional Solicitor and the Chief Financial Officer; and
- d) Indicate Regional Council's intent to recover, from future regional development charges, a portion of capital costs incurred in 2022 and future years relating to Housing Solutions for Regional Residents Experiencing Homelessness, subject to approval of future Regional Development Charge By-laws.

2. Purpose / Issue:

This report provides an overview of actions taken by Regional staff in response to the June 2022 Council Motion to identify Interim Housing Solutions for Regional residents experiencing homelessness. Informed by a community engagement process and as presented to Community Services Committee on August 9, 2022, the recommendations in this report build on the resolutions passed by the Community Services Committee and which are before Council for approval on today's agenda.

3. Strategic Plan:

This report addresses the Region's Corporate Strategic Plan 2019-2023, Focus Area 4: Healthy, Safe and Inclusive Communities. More specifically, the report addresses Strategic Objective 4.3, 'promote and enhance equity in policies, planning, services, and decision-making in order to positively impact community wellbeing,' and Strategic Objective 4.5, 'enhance community safety and wellbeing in Waterloo Region.'

4. Report Highlights:

- This report provides an overview of the information provided to Community Services Committee through a staff Presentation on August 9, 2022, including the comprehensive evaluation criteria and various interim housing solutions considered, a summary of the community engagement process, and the recommendations for Council's consideration.
- Region staff heard the following interim housing solutions as most preferred through the community engagement process:
 - Expand the Transitional Housing Program;
 - Expand the Home-Based Support Program;
 - Expand the Emergency Shelter Program; and
 - Permit a temporary managed Hybrid Shelter/Outdoor Model.
- The report recommendations facilitate the quick implementation of these interim housing solutions by Regional staff.

5. Background:

On June 22, 2022, Regional Council approved a motion "that staff develop a plan to establish interim housing solutions for the Regional residents experiencing homelessness including those currently residing in encampments." Since that time, staff has identified several housing-focused solutions along with criteria to evaluate the opportunities and challenges of each solution. A community engagement process involving service providers, community partners and lived experience offered invaluable feedback, advice and insights to the resulting response and plan. The process included meetings with various committees, working groups and community groups in addition to a living experience perspective gathered through a survey with people currently residing

in encampments. The results of this process including the recommendations presented to Regional Council on August 9, 2022, are outlined below.

Community Engagement Process Results Overview

The following identifies the criteria considered in evaluating various interim housing solutions, including the enhancements provided through the community consultation process. The criteria also informs the continuous improvement of existing housing focused programs and services aimed to end homelessness in Waterloo Region:

- Quick implementation – by early fall.
- Informed by lived and living experience – will meet identified needs.
- Transitions to longer-term solution – flexibility to evolve as needs change.
- Impact is measureable – collection of data is possible.
- Access to individualized supports – ease of provision of supports to people.
- Staffing – model safeguards staff wellbeing.
- Reduces chronic homelessness – shortest path to permanent housing.
- Meets basic needs – provides food, shelter, and sanitation.
- Trauma-informed – prioritizes healing and safety.
- Rooted in harm reduction – incorporates person-centered strategies to reduce the harms connected to substance use.
- Peer support – enables and incorporates peers.
- Builds community – promoting a sense of belonging, contributing to inclusion and individual wellbeing.
- Access – facilitates 24/7 availability.

Through the lens of the evaluation criteria outlined above, the community engagement process also considered several interim housing solutions that would form a response and plan for immediate implementation. Region staff heard the following interim housing solutions as most preferred through the consultation process, which directly informed the recommendations in the Presentation:

- **Expand the Transitional Housing Program**, which provides a supportive – yet temporary – type of accommodation that is meant to bridge the gap from homelessness to permanent housing;
- **Expand the Home-Based Support Program**, a Housing First program that helps people find and keep a home through wrap-around support and rent assistance to make housing in the private market more affordable;
- **Expand the Emergency Shelter Program**, which provides a temporary shelter for those experiencing homelessness and which does not require occupants to sign leases or occupancy agreements; and
- **Permit a temporary managed Hybrid Shelter/Outdoor Model**, which would provide a temporary shelter for those experiencing homelessness, and would

include a managed space for outdoor tenting options.

An important part of the community consultation process included connecting with people currently residing in encampments to hear about their experiences living unsheltered and in encampments, and to gather information about their housing and service needs and preferences. The following summarizes the insights gathered from 53 individuals with living experience of unsheltered homelessness:

- 19% of respondents identify as Indigenous.
- Residents are reluctant to access Emergency Shelters for a variety of reasons, including violence, theft, and lack of privacy, along with the restrictions faced by couples and those with pets.
- Residents are drawn to a sense of community and family that an encampment provides.
- Residents are seeking dignity, respect, washrooms, showers, electricity, food, water, and garbage removal at encampments.
- An overwhelming majority of 96% of respondents expressed a preference for permanent supportive housing.
- Respondents are seeking help to find and keep a home (life stabilization, affordability, own space), and are seeking support for mental health issues, substance use difficulties and connection with people they can trust.

These wisdom-filled insights confirm the centrality of home and community in people's lives. The expertise of those with living experience will continue to inform the response and plan moving forward, and will form an integral pillar in developing the Homelessness Master Plan that staff will begin work on in the fall of 2022. Staff are grateful to the community members experiencing homelessness that bravely shared their stories and experiences through this process.

Recommendations Approved by Community Services Committee

The following recommendations were contained in the staff presentation and were approved by the Community Services Committee on August 9, 2022:

- That the Regional Municipality of Waterloo direct staff to develop a Homelessness Master Plan detailing the strategies and resources necessary to end homelessness in the Region of Waterloo.
- That the Regional Municipality of Waterloo authorize staff to prioritize and implement interim housing solutions, to support those experiencing homelessness in the Region of Waterloo, in the following order:
 1. Expansion of the Transitional Housing Program, including an Indigenous-focused and led site;
 2. Expansion of the Home-Based Support Program;
 3. Expansion of the Emergency Shelter Program; and

4. Permit a managed Hybrid Shelter/Outdoor Model.

6. Area Municipality Communication and Public/Stakeholder Engagement:

The community engagement process involving service providers, community partners and community members with lived and living experience was integral to identifying the interim housing solutions most appropriate in providing a supportive response to Regional residents experiencing homelessness. Regional staff incorporated the invaluable advice, expertise and perspectives provided through the engagement process into the resulting response and plan, and will continue to bring these learnings forward in the future development of the Homelessness Master Plan.

7. Financial Implications:

Preliminary cost estimates to support this response for 2022 and 2023 are \$3.4M and \$10.3M respectively, excluding incremental staffing and capital acquisition costs. This expenditure is not included in the Region's 2022 Operating Budget. The recommended 2022 budget amendment would be funded from anticipated unspent Equity and Inclusion funds and the Tax Stabilization Reserve, as required. The Preliminary 2023 Housing Services Operating Budget and 2023-2032 Capital Program will be drafted to reflect the cost of the newly approved service level including associated staffing and capital costs, for consideration by the incoming Council.

There is currently an estimated funding shortfall for homelessness programs in 2023 of \$6.5M as the Province's Social Services Relief Fund expires on December 31, 2022. In the absence of additional senior government funding, this shortfall and the incremental costs for services outlined in this report will be in the range of \$17M in 2023, and this cost will ultimately fall to the regional property tax levy. Any incremental 2023 property tax levy requirement associated with the August 9, 2022 recommendations from the Community Services Committee is not part of the 2023 budget projection provided to Council in June, which outlined an approximate 10% tax increase for Regional services (excluding Police Services).

The Region intends to assess the viability of introducing a development charge for Housing to recover a portion of growth-related capital costs incurred for both Waterloo Region Housing Master Plan projects and for housing solutions for regional residents experiencing homelessness. The extent of recovery will be determined through the Region's next Development Charge Background Study and By-law to be presented for Council's consideration in early 2024.

8. Conclusion / Next Steps:

Communities thrive when everyone has a place to call home; a place that is their own, where they feel comfortable, safe and part of the community. Ending homelessness in all its forms for every single person that lives in Waterloo Region is crucial to realizing

this vision.

As the recommendations outlined in this report move forward, staff will begin work to implement the interim housing solutions, starting with the Expressions of Interest processes to solicit potential spaces, properties, services and/or facilities. Additionally, staff will initiate the development of a framework, process and timeline for the Homelessness Master Plan, to be presented to Regional Council later in 2022. Staff will also report on the implementation status of the approved Interim Housing Solutions and details of any exercised delegated authority at the first regular meeting of the incoming Regional Council in December 2022.

9. Attachments:

Nil.

Prepared By: Ashley Coleman, Social Planning Associate

Reviewed By: Ann Crawford, Supervisor, Housing & Support Providers

Ryan Pettipiere, Director, Housing Services

Approved By: Peter Sweeney, Commissioner, Community Services

Region of Waterloo
Planning, Development and Legislative Services
Community Planning

To: Regional Council

Meeting Date: **August 18, 2022**

Report Title: Response to Comments and Questions Raised at Planning and Works Committee August 11, 2022

1. Recommendation:

For information.

2. Purpose / Issue:

This report provides a follow-up update to the comments and questions presented as well as additional correspondence received at the August 11, 2022 Planning and Works Committee meeting on the proposed ROP Amendment.

3. Strategic Plan:

This report relates to several strategic focus areas, including: Thriving Economy; Sustainable Transportation; Environment and Climate Action; and Health, Safe and Inclusive Communities. It also relates 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:

- a) The majority of questions and concerns raised on August 11 have been addressed through previous reports. Attached to this report is PDL-CPL-22-20 that contains a summary of public/stakeholder feedback and high-level staff responses and the response report prepared as part of PDL-CPL-22-22.
- b) The Region’s Land Needs Assessment adheres to the Provincial Land Needs Methodology. Regional staff have met numerous times with members of the public, area municipal staff and councils, the development community as well as other stakeholders to review and discuss the Region’s Land Needs Assessment. Regional staff and the consulting team of Dillon Consulting Limited and Watson & Associates has reviewed the analyses provided by the

development community regarding the Region's LNA inputs, assumptions and approach.

- c) In June 2022, CMHC released a report **Canada's Housing Supply Shortages: Estimating what is needed to solve Canada's housing affordability crisis by 2030**. The report notes that to restore affordability by 2030, Canada will need an additional 3.5 million units. Regional staff have met with CMHC and will continue to work with CMHC to allocate the national figure to a more localized level. It is important to note that the CMHC work is entirely an economic assessment of how many homes would be needed throughout Canada for the price point to stabilize at a level which would be affordable for the average Canadian. There has not been an assessment of the ability or capacity for that number of homes to be built nor any assessment if the private market would build homes if the prices declined with every build.
- d) Does Bill 3, (Strong Mayors, Building Homes Act, 2022) have any impact on the recommendation to approve this ROP Amendment?
No. Bill 3 is not proposing any changes to the Planning Act or Regulations
- e) Some concerns have been raised that nationally, Canada has the lowest number of homes per capita among G7 nations.

The Province directs all single and upper tier municipalities to plan to accommodate the population and jobs forecasts identified in Schedule 3 of the Growth Plan. The Provincial land needs methodology is used to determine the quantity of land required to accommodate the forecasted growth to 2051. The Region's Land Needs Assessment has followed the steps set out by the Province and have forecasted the housing required to accommodate the forecasted growth.

The housing needed for any given population is dependant on a number of factors, with one of the largest factors influencing housing need being the age structure of the population. Older populations have a higher proportion of seniors which typically require more housing units per capita. Younger average populations often have higher proportions of families with children. Seniors typically occupy housing with 1-2 people per home while younger populations have more families with children occupying homes with 3-4 people per household. Currently, Waterloo Region has a lower average age than the national average of all G7 countries, resulting in a lower home per capita need. Waterloo Region is also home to three post secondary institution with a significant student enrollment. Students typically occupy housing at higher occupancy's than traditional families in the region, impacting the housing required to accommodate that population. The comparison of Canadas housing

per capita ignores these factors which has a significant impact to the amount of housing a population requires.

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.

6. Area Municipality Communication and Public/Stakeholder Engagement:

Consultation and engagement with the various Project Committees, including the Steering Committee, Stakeholder Committee, Technical Team and Area Municipal Working Group, as well as Indigenous Peoples and public consultation has been continuous throughout the ROP Review project.

7. Financial Implications:

The Region's approved 2022 - 2031 Community Planning Capital Program includes a budget of \$756,000 in 2022 and \$3,250,000 in 2023-2031 for the Regional Official Plan Review (project 22007). The costs are to be funded from Development Charges (90%, \$3,605,000) and the Community Planning Capital Reserve (10%, \$401,000).

8. Conclusion / Next Steps:

Ministry of Municipal Affairs and Housing 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 the 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:

Appendix A: [Report PDL-CPL-22-20](#)

Appendix B: [Response Report: Summary of Public Consultation Results](#)

Prepared By: Brenna MacKinnon, Manager, Development Planning

Reviewed By: Danielle De Fields, Director, Community Planning

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

Region of Waterloo

Planning, Development and Legislative Services

Community Planning

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

Meeting Date: June 29, 2022

Report Title: Regional Official Plan Review – Recommended Growth Approach from the Land Needs Assessment Process

1. Recommendation:

That the Regional Municipality of Waterloo take the following actions with respect to the recommended approach to growth as described in Report PDL-CPL-22-20, dated June 29, 2022:

- a) Endorse, in principle, the recommended growth approach as outlined in Report PDL-CPL-22-20 and appendices; and
- b) Direct Regional staff to apply the recommended growth approach as key inputs in finalizing the draft Regional Official Plan amendment (Report PDL-CPL-22-21).

2. Purpose / Issue:

The purpose of this report is to recommend a growth approach that best positions Waterloo Region to achieve its vision for an equitable, thriving, and sustainable Waterloo Region, through strategic and targeted growth that supports critical community building and climate change objectives, while also meeting Provincial obligations to plan to accommodate forecasted population and jobs to a 2051 planning horizon.

3. Strategic Plan:

The recommended growth to approach will shape how and where the community will grow to the year 2051. It therefore addresses all Strategic Focus Areas, particularly: Thriving Economy; Sustainable Transportation; Environment and Climate Action; and Health, Safe and Inclusive Communities. It also relates 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:

a) Waterloo Region is a consistent leader of innovation in land use planning, environmental protection, and community building. The Regional Official Plan (ROP) establishes the

framework for guiding Waterloo Region's long-term growth and development in keeping with Council's vision for an inclusive, thriving and sustainable community. Through the Regional Official Plan Review, the Region has an opportunity to build on this leadership by accommodating its future growth to 2051 in a manner that achieves Council's vision.

b) Waterloo Region is required to plan for a forecasted population and employment growth of 306,000 people (50%) and 168,000 jobs (56%) by the year 2051. Based on Provincial requirements through the Growth Plan, a review of the ROP is required. One component of this review is to complete a LNA using a standardized Provincial methodology.

c) In November 2021, Regional Council directed staff to complete a LNA and engage with area municipalities and the public prior to making a recommendation on an approach to growth. The draft LNA and associated growth options were presented to Regional Council on April 12, 2022 (PDL-CPL-22-11) and an engagement and evaluation period has followed, using the growth options as a way to illustrate a range of possibilities for how to accommodate growth. A summary of the feedback is provided in high-level in this briefing note, and a more detailed summary is provided in Appendix B.

d) A recommended approach to growth was identified based on a series of technical refinements to the land inventory, technical evaluations that focused on growth management, infrastructure, climate change, and other key considerations, in addition to critical and substantive feedback from all area municipalities, First Nations, and the public.

e) The ultimate result is a recommended approach to growth that puts into numerical terms a way to best meet the community vision, addresses corporate strategic priorities, responds to public and area municipal feedback and support of key principles of growth, while also adhering to the prescribed steps of the LNA methodology and the Province's directive to look to a 2051 planning horizon.

f) The recommended approach to growth for the community area, when compared to Option 2, has a slightly higher intensification rate, lower designated greenfield area density targets, and a significantly reduced amount of land recommended for community area expansions in addition to an intentional focus on creating 15-minute neighbourhoods as a transformational outcome. Expansions for employment area have also been limited by using a higher intensification target. The recommended approach to growth addresses feedback from the public and area municipalities, as further described in Table 2 below.

The recommended growth approach includes four key features that best align with community vision, corporate strategic priorities, technical considerations, and all feedback.

The four key features are:

- 1. It best advances the Region's and the community's strategic priorities while meeting provincial requirements.** The recommended approach provides for efficient and affordable infrastructure, maintains the Countryside Line, protects

farmland and natural areas, and supports transformational climate action by enabling the clean energy transition and preparing the community to thrive in a global low-carbon future. It provides an appropriate and achievable range and mix of housing that considers market demand resulting in an incremental shift to a higher proportion of medium and higher densities, while also maintaining a 45% inventory of housing in a form dominated by low-density, ground-related housing to 2051.

2. **It reflects an intensification-first approach to optimize intensification opportunities to support a more compact built form** within the existing Built-Up Area (BUA). Focusing growth within the BUA (City and Township) supports the Region's strategic transit and infrastructure investments, provides access to services and achieves a broader diversity of housing options including higher density and maximizing missing middle housing.

This will be critical for retrofitting existing neighbourhoods into 15-minute neighbourhoods that are complete, energy efficient communities. Regarding intensification within the Townships, the recommended approach to growth aims to implement appropriate types, forms and scale of intensification for smaller urban areas consistent with the creation of 15-minute neighbourhoods and the long-term needs of the residents of the community, including an aging population.

3. **It targets a select number of strategically located Community Area expansions that are needed to enable the retrofit of existing urban areas in the Townships into affordable and energy-efficient 15-minute neighbourhoods with a full range of housing types.** This is in order to address the unique challenges they will face in transitioning their existing urban areas into energy-efficient 15-minute neighbourhoods, where people can meet their daily needs through a short trip by walking, cycling, and rolling. These recommended expansions have been tailored to each neighbourhood, where the addition of adjacent new neighbourhoods that are more energy efficient will be a critical addressing climate change and equity by completing existing communities.

The completion of these communities will enable access to a greater range and mix of housing forms and more convenient local access to amenities, and ultimately greater choice and affordability for both housing and mobility. This will provide the foundation to ensure township residents can thrive in a low-carbon future within their unique communities and are not left behind in the clean energy transition.

4. **It limits employment area land expansion by using an ambitious and achievable intensification rate** of 25% for employment areas, and designates 456 hectares of new Employment Area lands to support the Region's strong employment base and protect them for employment uses in the long-term. The recommended Employment

Area expansions are provided to the area municipalities that made a request (Appendix C).

g) The numerical details of the recommended approach to growth are as follows:

Table 1: The Region of Waterloo's Recommended Approach to Growth

Population Growth, 2021-2051	306,000 people
Employment Growth, 2021 - 2051	168,000 jobs
Housing Need, 2021 - 2051	121,000 housing units
Community Area Intensification Rate	A minimum of 61% of all new housing units to be built within the Delineated Built-Up Area, Region-wide (2,453 housing units per year). City Average – 2,346/year Township Average – 106/year
Community Area Designated Greenfield Area Density	A minimum of 59 residents and jobs per hectare, Region-wide average
Additional urban land required through expansion to accommodate residents	150 hectares
Employment Area Intensification Rate	A minimum of 25%
Employment Area Density Target	A minimum of 35 jobs per developable hectare, Region-wide average
Additional urban land required through expansion to accommodate employment	456 hectares
Total Recommended Urban Area Expansion	606 hectares

h) While the province requires all forecasted growth to be allocated now, there will be many opportunities to revisit assumptions, market trends and legislation in the next thirty years and future changes will be reviewed through these processes and appropriate amendments to the ROP can be considered at that time.

i) Mapping of recommended expansions is included in Appendix C. Not included in the mapping is an urban expansion of 17 hectares in the Township of Wellesley, for which specific locations will be determined through a future process and implemented through a future ROP amendment. The LNA identifies a small Community Area expansion of 8 hectares

for Cambridge, for which specific locations will be determined through future processes.

j) The proposed policies presented in the Draft Regional Official Plan amendment, as outlined in Report PDL-CPL-22-20, will implement the recommended growth approach. The policies in the draft amendment reflect the Region's strong commitment to inclusivity, thriving communities, and sustainability. The draft amendment shows Waterloo Region's leadership on climate action and equity through policies aligned with implementation of the TransformWR community climate action strategy, which goes far beyond a traditional greenhouse gas (GHG) reduction plan to enable the community's transformation into an equitable, prosperous, resilient low-carbon community over the next 30 years. The broader amendment will have a significant influence over how our community will grow into an equitable, thriving, and sustainable Waterloo Region, both within existing and future neighbourhoods.

5. Background

Building an Equitable, Thriving, and Sustainable Community

Waterloo Region has been a leader in land use planning over the last two decades. The introduction of the Countryside Line (CSL), the Protected Countryside, Environmentally Sensitive Landscapes (ESLs), the Regional Recharge Area (RRA), strong water protection policies, and a focus on intensification that has surpassed expectation, are some examples of this innovation. There is a strong community desire to continue building on this leadership by ensuring that the community vision for Waterloo Region is fulfilled and results in equitable, thriving, and sustainable communities.

The community vision for the Region of Waterloo, identified in the Region's Corporate Strategic Plan is, "Waterloo Region will be an inclusive, thriving, and sustainable region of connected urban and rural communities with global reach, fostering opportunities for current and future generations." This vision was generated through an extensive, multi-year, community visioning exercise.

Waterloo Region, like many other municipalities, is at a critical juncture with respect to land use planning. There is a rapidly changing planning environment, influenced by changing growth patterns due to a variety of factors including: the COVID-19 pandemic; adjacency to the Greater Toronto and Hamilton Area; boomers/millennials, immigration; migration; economic development; climate change; transportation, and; the clean energy transition. It is imperative that the way in which the region continues to grow is rooted in decisions that align with community-building objectives and that build on the region's policy strengths.

Community-Building Objectives

The community-building objectives that align with the corporate strategic focus areas are:

- **Creating 15-minute neighbourhoods across Waterloo Region** that are compact, well-connected places with a clustering of a diverse and appropriate mix of land uses, including a range of housing types, shops, services, local access to food, schools and day care

facilities, employment, greenspaces, parks and pathways. 15-minute neighbourhoods are complete communities that enable people of all ages and abilities, at all times of year, to conveniently access the necessities for daily living with a 15-minute trip by walking, cycling, and rolling, and to meet other needs by taking direct, frequent, and convenient transit, wherever this service is possible.

The Cities are in a strong position to create energy efficient 15-minute neighbourhoods by building on their existing population, employment, amenities, and larger land bases that are already able to accommodate a significant amount of forecasted growth.

The Townships will face a different set of challenges in retrofitting their urban areas into energy-efficient 15-minute neighbourhoods with a full range of housing types and amenities so residents can meet their daily needs within a short trip by walking, cycling, and rolling. Due to smaller existing built areas, most of these have more limited opportunities to increase density that could work toward transit-supportive densities and enable 15-minute neighbourhoods through intensification.

For the township areas, the addition of adjacent new neighbourhoods, built to be energy efficient and complete existing communities, will play a critical role in ensuring township residents can experience the benefits of 15-minute neighbourhoods and thrive in a low-carbon future within their unique communities, and are not left behind in the clean energy transition.

- **Maximizing opportunities to align transit with growth** by directing growth to Major Transit Station Area and other strategic growth areas, including Urban Growth Centres and Regional Intensification Corridors, and promoting transit investments in these areas.
- **Adapting to the effects of a changing climate** by preparing the community for warmer, wetter, and wilder weather as a result of climate change. This means designing communities to reduce the urban heat island effect, and to protect lands to ensure a balanced natural water system that can manage future flooding. Complete communities can be more resilient to the impacts of climate change, as they are more self-sufficient and less reliant on global production chains, and improve the health of residents by reducing heat island effect and improving air quality.
- **Reducing future energy needs and greenhouse gas emissions** by creating energy efficient communities that enable people in diverse communities across the region to use less energy, use clean energy and produce local clean energy. Land use planning is key to reducing energy needs, including: making new and existing communities into 15-minute neighbourhoods where people can meet their daily needs using low-energy mobility options like walking, cycling, and rolling, and can travel to other destinations using transit where it is available; adding people and jobs to existing neighbourhoods to support the additional services and amenities that people will be able to access with little to no energy use close to home; building higher density housing forms, like townhomes and various types of apartments, to reduce the energy use and greenhouse gas emissions per person

from building heating and cooling; and maintaining natural lands and agricultural lands that sequester carbon from the atmosphere wherever possible.

- **Providing fiscally responsible infrastructure** and this is accomplished by integrating land use and infrastructure planning. Infrastructure is the physical structures that form the foundation for development. The coordination of land use planning and infrastructure planning allows municipalities to identify the most cost-effective options for sustainably accommodating forecasted growth to support the achievement of complete communities.
- **Providing a range and mix of housing options at different price points** to best address housing affordability, and to reflect an existing as well as forward-looking approach to market-based housing. The recommended approach to growth provides for a dominant supply of low-density, ground-related housing forms to the year 2051 (almost 50% of the total housing inventory), while addressing the need for ‘missing middle’ housing, by continuing to introduce more medium and higher-density housing options that can have lower rental and purchase prices than detached homes.
- **Continuing to protect water, natural and agricultural systems** by minimizing urban expansion and integrating systems-level conservation approaches, as well as through the ongoing proactive identification of key resources coupled with strong policies for their conservation, enhancement, and adaptation to a changing climate.

These community-building objectives highlight outcomes through which the ROP will support building an equitable, thriving, and sustainable community. To do this, it is necessary to move beyond trying to “balance” these different objectives in land use planning. These three aspects of community – inclusivity, thriving, and sustainability – are fundamentally connected, and must be achieved together.

The remainder of the Background section of this report is structured around the following headings:

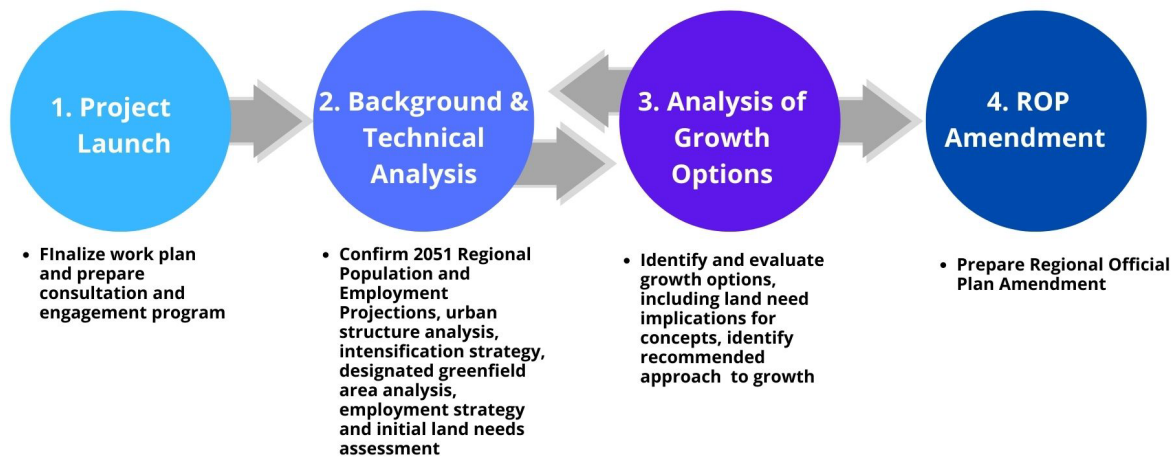
- I. The Regional Official Plan Process
- II. The Purpose of a Land Needs Assessment
- III. An Overview of the Growth Options
- IV. Evaluation and Consultation Process
- V. Summary of the Results of the Evaluation and Consultation Process
- VI. Key Points of Area Municipal, First Nations, and Public Feedback
- VII. The Recommended Approach to Growth

I. The Regional Official Plan Review Process

The overall purpose of the ROP Review is to comprehensively update the Region’s current ROP to ensure it is consistent with the policies of the PPS, 2020, reflect matters of Provincial interest under the Planning Act, and conforms to the Growth Plan, 2019. The ROP review has four main, highly

integrated and iterative phases, as shown in Figure 1.

Figure 1: ROP Review in Four Phases



A major component of the review includes a comprehensive growth analysis, referred to as a Municipal Comprehensive Review (MCR), to examine the Region's land needs to 2051, analyze various growth options, and identify strategic growth areas (SGAs) to achieve the Region's minimum intensification and density targets.

The following sections of this report speak to the purpose of the LNA and the supporting documents used to complete a LNA, a brief overview of the growth options that were presented for public consultation, and a summary of the evaluation of the growth options.

II. Purpose of A Land Needs Assessment

The Region completed a Land Needs Assessment (LNA) using a prescribed provincial methodology to ensure that sufficient land is available within municipalities to accommodate all types of households at all stages of life to the horizon of the plan, while avoiding shortages that would increase the costs of housing and employment. The focus of the LNA is on how the Region can accommodate forecasted growth. The recommended approach to growth identifies specific Community Area and Employment Area expansions for consideration, based on alignment with the community-building objectives, and they are shown on Appendix C.

When the Province released a standardized methodology on how to complete a LNA, the intent was to acknowledge that the way in which growth has been occurring can be improved and therefore highlights a focus on intensification, and providing a technically-consistent approach across the Greater Golden Horseshoe. The results of a LNA, implemented through a strong set of land use policies, allows the Region to re-orient growth away from expensive, inequitable development and better prepare to grow and thrive in the future. While the technical purpose of a LNA is to assess land need, the intent is to facilitate the potential to move away from the past

patterns of growth towards a future that addresses significant challenges such as the effects of climate change, the needs of our aging population, efficiently using our existing infrastructure, and working to create more 15-minute communities.

The draft LNA, prepared by Watson and Associates Economists Ltd., presented on April 12, 2022 (PDL-CPL-22-11), identified several growth options for Community Area and Employment Area. Community Areas include lands for residential, retail/commercial, institutional and major office uses – it is land that is not meant to exclusively accommodate homes. Employment Areas are lands that primarily accommodate warehousing, manufacturing, and logistic uses.

The associated technical work that supports the analysis in the LNA is documented in the following Technical Briefs and Reports, available on the EngageWR page:

- 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);
- Draft Land Needs Assessment Report (April 2022) and Land Needs Assessment - Addendum (June 2022)
- Greenhouse Gas Impact of Land-Use Scenarios on GHG Emissions (June 2022) (Appendix D);
- Growth Option Infrastructure Review and Class D Cost Estimates (June 2022) (Appendix E);
- Growth Evaluation Technical Brief (June 2022) (Appendix F);
- Region of Waterloo Growth Options Fiscal Considerations and Addendum to Region of Waterloo Growth Options Fiscal Considerations (June 2022) (Appendix G).

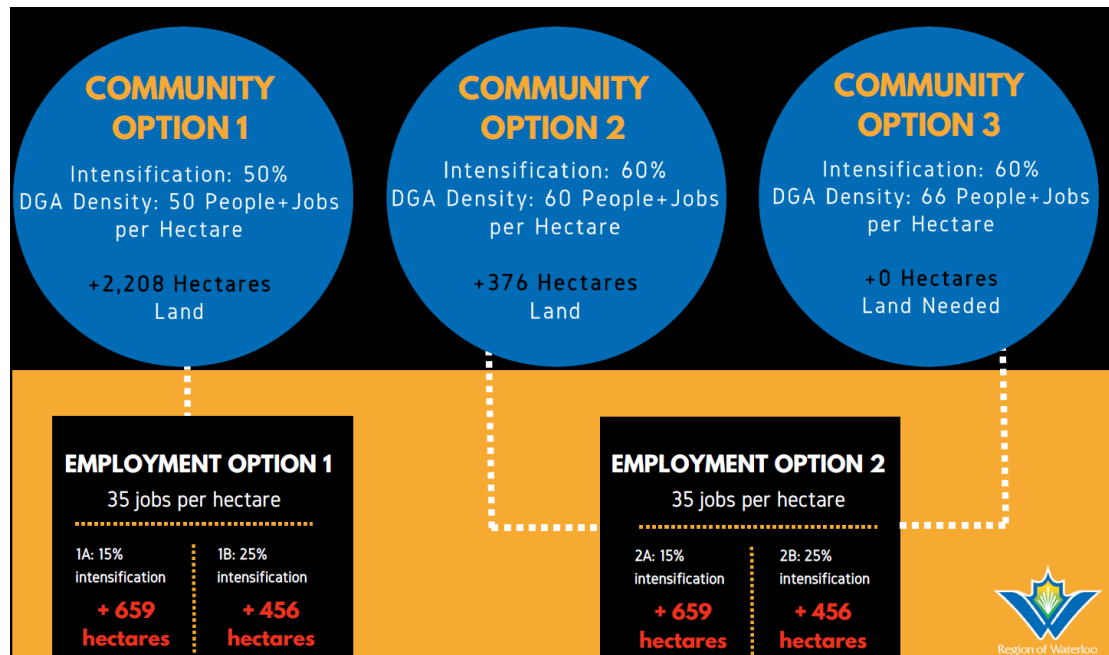
III. Overview of the Growth Options

The illustrative growth options that were presented on April 12, 2022 (PDL-CPL-22-11) related to both Community Area and Employment Area; a six-week public engagement period followed the release of this report where feedback was requested on the growth options. Staff approached the public engagement period as an opportunity to have conversations around how best to achieve the community vision and, based on the results of these conversations, to make refinements to the growth options, resulting a recommended approach to growth.

The three growth options served to illustrate different approaches to accommodating growth and the different kinds of choices that are necessary to realize the community vision. The growth options considered factors such as transportation planning, development financing, employment planning, infrastructure and servicing, protection and enhancement of agricultural lands, and a range of intensification and density targets.

The three Community Area and two Employment Area growth options presented the April 12, 2022 information report (PDL-CPL-22-11) were as follows:

Figure 2: Illustrative Growth Options



Staff developed the three options in response to, and consistent with, Council's motion on November 9, 2021 regarding the preliminary results of the draft LNA released at that time. In particular, Council directed staff to prepare the LNA in accordance the Provincial methodology, review the draft LNA with the community, and then report back to Council on the results of the consultation process prior to finalizing the LNA.

Option 1 reflected the minimum targets set out in the Provincial Growth Plan. These target are well below what the Region is currently achieving, but provide a reference point for evaluating the other two growth options.

Option 2, represented an ambitious but achievable set of targets that would require a modest urban expansion of 376 hectares of land for Community Area growth. This was presented by staff to Regional Council in November 2021 (without full area municipal allocations),

Option 3 set out a DGA density target higher than Option 2, but would not trigger any urban expansions for Community Area Growth. This option addressed the spirit and intent of Council's direction-on November 9, 2021 for staff to explore an option for growth that resulted in no urban area expansion, without creating excess lands in the region.

With respect to the Employment Area growth options, both options used the same density target of 35 jobs per hectare. The employment options are associated with the community area options. These two options generate the same Employment Area land need for the Region as a whole and result in varying employment lands employment allocations by Area Municipality. The density target of 35 jobs per hectare is the same for the options, which allows the Region the ability to accommodate a wide range of employment uses on employment lands. Within the two options there are two choices presented in the amount of employment growth estimated to be accommodated through intensification of the Region's existing employment areas.

A more detailed breakdown of the growth options is contained the draft LNA, available on the ROP EngageWR platform (www.engagewr.ca/regional-official-plan). In addition, an evaluation of each growth option is available (Appendix F).

IV. Evaluation and Consultation Process

How Were the Growth Options Evaluated?

Recommending an approach to growth that best positions Waterloo Region to achieve the identified community-building objectives involves two main components:

- 1) Identifying how the Region wants to grow through alignment with the community vision and community-building objectives; and,
- 2) Meeting provincial requirements by including an intensification target of at least 50% and a designated greenfield area density target of at least 50 people and jobs per hectare, and by completing a LNA, specifically addressing forecasted land need by housing type, mix, supply and demand (see Appendix A).

To help identify the recommended approach to growth, each growth option was evaluated through the following analyses:

- **A Growth Option Evaluation Framework** was developed reflecting priorities for development and growth in both Provincial and local policies, as well as in using public and stakeholder feedback (Report PDL-CPL-21-29).
- **Impact of Land-use Options on GHG Emissions (Appendix D)**, which was completed by Sustainability Solutions Group to illustrate the relative energy use and GHG effects of the three options compared to each other;
- **Growth Option Infrastructure Review and Class D Cost Estimates (Appendix E)**, which was completed by Dillon Consulting Limited, analysed the infrastructure requirements for each of the three growth options and identified initial capital costs associated with infrastructure;
- **Financial Impact Assessment by Growth Option (Appendix G)**, which was completed by Watson and Associates, used the capital costs identified in Appendix E and

calculated growth-related and net costs per capita, and provided an indication of potential future operating costs for each of the scenarios and the recommended approach to growth.

- **Synthesis and Analysis of Area Municipal and Public Feedback** - The purpose of engagement on the growth options was to generate discussion, solicit feedback and opinions on priorities for the community and then refine the approach to growth to identify a recommended approach to growth. In addition, collaboration with area municipalities, and having frequent discussions around area municipal visions and priorities for growth was critical in shaping the recommended growth approach. The recommended approach to growth that staff identifies must be holistic, strategic, and focused on advancing the region's community vision.

Appendix B provides a detailed summary of the consultation process, a high-level summary of feedback received organized by theme, and high-level staff responses. In addition, there is a list of all consultation dates, meeting dates with ROP committees, area municipal staff, stakeholders, and the public, as well as a summary of engagement through the ROP EngageWR page.

V. Summary of the Results of the Evaluation and Consultation Process

The following is a high-level summary of the results of the evaluation and consultation processes.

- **Growth Option Evaluation Results (Appendix F)**
 - Based on the results of this evaluation assessment, the options that minimized the outward expansion of the Region's urban areas best supported the criteria identified in this evaluation framework, particularly with respect to climate change mitigation and adaptation, the energy transition, agricultural land preservation and natural environment protection.
 - From a technical perspective, Option 3 appeared to achieve a number of the Region's community-building objectives, however, there were also some major challenges associated with implementing the target housing mix, as it relied on the Cities and Townships planning for very high levels of density on vacant greenfield lands.
 - Comparatively, Option 2 provided the best general fit with the criteria by avoiding the challenges associated with very high densities on greenfield land. However, there is an opportunity to further refine aspects of Option 2 and 3 to better optimize the distribution of growth, maximize a number of the positive aspects and minimize the challenge.
 - Option 1 provided little alignment with the criteria and should not be considered as a recommended approach to growth. This has been a unanimous opinion of all stakeholders.

- **Impact of Land-use Options on GHG Emissions (Appendix D)**

- In general, growth options that supported a more compact built form would accommodate the needed people and jobs with fewer greenhouse gas emissions resulting from the new population's activities.
- This is due to the lower energy needs per person as density of the housing form increases, and due to lower vehicle kilometres travelled for households in more central areas and in denser forms of housing. A smaller role is played in quantifiable emissions by the amount of farmland converted to urban uses and which will no longer sequester carbon.
- It should be noted that the quantitative GHG analysis only compared relative emissions under the three illustrative growth options with each other, and only covers new residents added through new units within the planning horizon. It is not able to quantify the effects on existing emissions in existing neighbourhoods that might result from an option's ability to support the creation of 15-minute neighbourhoods to improve the energy efficiency of existing lower-density neighbourhoods.

- **Area Municipal Feedback**

- Overall, there was consensus among the area municipalities on the importance of the community building objectives, specifically maintaining the Countryside Line, climate change considerations, complete communities, and achieving a range and mix of housing, with an emphasis on 'missing middle.'
- There was also consensus on focussing growth through intensification.
- There was some support for the principles of Option 4, as submitted by Smart Growth Waterloo Region (see Table 3 for a summary) by the Township of Woolwich
- There was some support for the direction of Option 2, with some modifications from the Township of North Dumfries.

- **Public/Stakeholder Feedback**

- There was strong consensus across the community on the importance of the community building objectives highlighted above, with particular focus completing communities, climate action, protecting natural heritage, agricultural and heritage features, as well as affordable housing.
- There was also a general consensus that Option 1, based on Growth Plan minimum intensification and density requirements, should not be considered further, since it does not meet community objectives, and underperforms compared to what is being achieved already.
- Some members in the development community indicated support for an option with higher intensification and density targets than Option 1, but lower than Option 2. This

- approach would necessitate a significant Community Area expansion.
- There was strong support for Option 3 as it resulted in no Community Area land need, with those supporting it highlighting climate action, affordable housing, protection of agricultural lands, and support for 'missing middle' housing.
 - There was also strong community support for a no Community Area expansion option that would increase intensification targets in the Built-Up Area, relative to what was presented in Option 3, rather than increasing density targets in the unbuilt portions of new Designated Greenfield Areas.

VI. Key Points of Area Municipal Council and Public Feedback

With respect to communication and engagement with Area Municipalities, since the release of the draft LNA in April 2022, Regional Staff have had active and continuous conversations with the municipal planning staff of all seven local Area Municipalities, as well as their CAOs, and attended meetings of most Area Municipal Councils. In addition, each Area Municipal Council has provided feedback or comments, and this feedback from municipal councils and/or staff are found in Appendix B.

With respect to communication and engagement with First Nations, Métis and other local Indigenous peoples, the Region recognizes its responsibility to engage on planning matters that may affect their rights and interests, and the unique role that Indigenous peoples have had and will continue to have in the growth and development of this region.

The ROP Review provided an opportunity to build stronger relationships with First Nations and Métis based on shared values of respect, trust, meaningful dialogue and cooperation. The Region is committed to improving processes for notification and on-going engagement, and will include language in the ROP to recognize the importance of reconciliation and building relationships with Indigenous peoples who have lived and are currently living in the region. Throughout the ROP Review, and more specifically engagement on the growth options, staff have been continuously engaging with Six Nations of the Grand River and the Mississaugas of the Credit First Nation. Staff have also reached out to the Métis Nation of Ontario through the Grand River Métis Council, and look forward to a forthcoming meeting. Please see Appendix B for a summary of meetings.

With respect to public feedback, Table 2, below, summarizes key points from public consultation submissions, along with staff's high-level response to each point.

These comments were received between April 12 and June 10, 2022 from the development community, environmental and agricultural stakeholders, the Regional Ecological and Environmental Advisory Committee, and the general public. These comments were received through virtual public engagement sessions, EngageWR, and individual or group meetings. The Response Report (Appendix B) provides a more comprehensive summary of the engagement period.

Table 2: Summary of Public/Stakeholder Feedback and High-Level Staff Responses

Development Community Feedback and Staff's High-Level Response	
Feedback	High-Level Response
Concerns that the draft LNA was not completed using the prescribed Provincial methodology.	The Regional LNA follows the prescribed steps in the Provincial methodology.
Concerns that a housing supply and housing demand analysis are missing from the Draft LNA.	See Appendix A for the detailed inventory of greenfield housing supply and need by type.
Concerns that LNA has errors in the identification of Community Areas.	<p>The definition of Community Area includes not only residential lands, but those that can accommodate schools, including post-secondary institutions such as Conestoga College, some office uses, and retail/commercial areas. We have refined the delineation of the vacant Community Areas based on feedback through the public engagement process.</p> <p>Community Areas are not meant to accommodate only houses.</p> <p>The LNA correctly identifies Community Area lands.</p>
Concern that a 60% intensification rate, or higher, is unachievable over a 30 year period.	<p>Historical intensification rates in very recent years have been well above the Region's recommended 61% intensification rate. For example, development activity throughout Kitchener, and particularly along the ION corridor, is very strong, signalling an increasing market demand. Further intensification opportunities will be realized as construction commences on ION Stage 2 through Cambridge.</p> <p>Townships have also indicated a desire for policies to support further intensification, allowing for senior-oriented housing, as well an ability to look towards transit opportunities.</p>
Expression that none of the growth options provide for housing choice based on market-demand.	The recommended approach to growth builds into the inventory a greater range and mix of housing forms.
Recognition that Option 1, the provincial minimum targets, would not be responsive to a variety of policy objectives including responding to climate change, and managing growth in a manner that is walkable, transit oriented, fiscally responsible, and healthy.	Option 1 is not being pursued as a recommended approach to growth.
Some requests for an option with higher density and intensification than Option 1, but lower density and intensification, and therefore more urban expansion, than Option 2.	The requested approach to growth is not supported by the recommended approach to growth as it does not align well with the community vision, community-building objectives, climate change objectives, or re-orienting growth to make better use of existing infrastructure.
A request for an option with the same intensification as Option 1 and density target as Option 2, in order to better address 'missing middle' housing.	While a focus on missing middle housing aligns with the recommended approach to growth, the current delineated Built-Up Areas can accommodate a higher intensification rate (than requested) that better aligns with supporting

	climate action objectives.
Concerns that the Region overestimated the amount of vacant land that can be developed, and that we should exclude lands that will be used for roads, parks, etc.	The Region's assessment of vacant DGA lands is consistent with the provincial methodology.
Concerns that DGA densities proposed are unreasonably high in a few area.	Adjustments to the DGA densities in some municipalities has been based on feedback from the area municipalities and the public. There are existing development throughout the Region that have similar densities to what is proposed in the LNA
Concern that the Region's LNA underestimates the total amount of housing required.	The Region's LNA forecasts total housing need to 2051 consistent with the provincial methodology, using housing propensity data to inform the total housing need over the forecast period.
Concerns that the proposed housing mix cannot be achieved.	The proposed housing mix has been informed by historical housing unit construction and housing units by type within the development approvals process. Roughly half of the units in the development pipeline are high density units.

Environmental and Agricultural Community Feedback and High-Level Staff Response

Feedback	High-Level Response
Advocacy towards continuing tradition of being leaders in land-use planning/be bold, ambitious and visionary.	<p>The identified minimum intensification and density targets and among the highest of all the municipalities in the Greater Golden Horseshoe.</p> <p>In addition, a focus on implementing the transformative concept of 15-minute neighbourhoods within the ROP, in combination with addressing a changing climate by moving towards a clean energy transition and preparing to thrive in a global low-carbon future, is considered ambitious and bold, particularly when compared to other area municipalities.</p>
Strong public support for an option that does not require urban area expansion for community lands.	The Region is required fulfill the direction of the Province by realistically analysing land need to 2051. The final land needs assessment does not support an approach to growth that results in zero community area expansion.
There was a perception that zero community area expansion was the most "future proof" option, since lands can be added in a future review of the ROP, but designated lands are very difficult to de-designate.	The Region is required to meet Provincial obligations and complete an LNA that looks towards a 2051 planning horizon. The results of the LNA indicate that land is required to meeting forecasted population and employment growth.
<p>Significant support for Option 3 or Option 4, as submitted by Smart Growth Waterloo Region.</p> <p>Option 4 requests the following:</p> <ul style="list-style-type: none"> - use higher intensification rates to encourage better use of existing infrastructure and provide a wider range of affordable housing options and minimize the 	<p>The recommended approach to growth aligns very closely with the principles identified in Option 4, as submitted. In addition, the draft policies presented in the Draft ROP Amendment (PDL-CPL-22-20) advance these principles.</p> <p>With respect to Option 3, the most comparable growth option, the intensification rate is slightly higher; DGA target is lower; land need has been reduced significantly, to a</p>

need for urban expansions;

- no Community Area expansions and no farmland loss occur until better information regarding the trends and issues is available;

- the principles of the Countryside Line and Protected Countryside be upheld;

- a focus on more sustainable growth, including initiatives related to adopting inclusionary zoning, and increasing seniors housing, accessory units, and the missing middle for all municipalities;

- investigate and implement appropriate types, forms and scale of intensification for smaller urban areas consistent with the creation of complete communities and the long term needs of the residents of the community;

- a focus on development of complete, walkable communities with active transportation and public transportation options; and,

- Employment Lands Option #2 with 25% or higher intensification is supported to minimize farmland loss.

threshold that can be technically supported by the LNA and meets direction by the Province.

In addition, the recommended approach to growth prioritizes implementing the transformative concept of 15-minute neighbourhoods within the ROP, which addresses a changing climate by moving towards a clean energy transition and preparing to thrive in a global low-carbon future.

Regional Ecological and Environmental Advisory Committee Feedback and Staff High-Level Response

Feedback	High-Level Response
Indicated a preference for Option 3 (Community Area) since it offers the most compact form and most protection of natural heritage, water, and agricultural resources.	<p>The recommended approach to growth optimizes an intensification rate that supports compact growth and minimizes, to the extent possible while still adhere to the Provincial direction regarding planning to a 2051 horizon, disruption to natural heritage, water, and agricultural resources.</p> <p>Beginning this September, staff will focus on the second phase of the ROP review. That phase will update the balance of the ROP policies (e.g., agriculture, natural heritage, cultural heritage resources, infrastructure and other policy areas) to align with Provincial policy. That process will culminate in a second proposed ROP amendment targeted for the spring of 2023.</p>
Improvements requested relating to creating more opportunities for complete communities spread throughout the region and not as focussed in the Cities of Kitchener and Waterloo.	This feedback is captured in the recommended approach to growth.
Only identify additional lands for development only once there is a defined need and also contributes to creating a complete community.	This feedback is captured in the recommended approach to growth.

Further assessment and consideration of the Protected Countryside is necessary before there is any consideration of expanding beyond the Countryside Line.	Beginning this September, staff will focus on the second phase of the ROP review. That phase will update the balance of the ROP policies (e.g., agriculture, natural heritage, cultural heritage resources, infrastructure and other policy areas) to align with Provincial policy. That process will culminate in a second proposed ROP amendment targeted for the spring of 2023. There may be an opportunity through this process to better capture this feedback.
Support Employment Area option 2 (25%/35 j/ha) while giving consideration for more innovative approaches to increasing densities.	This feedback is supported in the recommended approach to growth.
Need to include more diverse housing forms within existing neighbourhoods (city and township) to allow for all ages and income levels to remain within the community.	This feedback is supported in the recommended approach to growth.

General Public Feedback and High-Level Staff Responses

Feedback	Response
Concerns that 66 people and jobs per hectare, as a minimum and an average across both the existing and new DGA, would be difficult to achieve.	The recommended approach to growth presents a lower density target to address this feedback.
Better protect the region's natural heritage and agricultural systems.	The policies in the current ROP are some of the most protective in the province. Beginning this September, staff will focus on the second phase of the ROP review. That phase will update the balance of the ROP policies (e.g., agriculture, natural heritage, cultural heritage resources, infrastructure and other policy areas) to align with Provincial policy. That process will culminate in a second proposed ROP amendment targeted for the spring of 2023.
Think bolder and seek more ambitious intensification and density targets for new greenfield communities.	The identified minimum intensification and density targets in the recommended approach to growth are among the highest of all the municipalities in the Greater Golden Horseshoe.
Take stronger actions to mitigate and adapt to climate change.	The recommended approach to growth prioritizes mitigating and adapting to climate change. To implement this feature of the recommended approach to growth, the Draft ROP Amendment (PDL-CPL-22-20) highlights proposed key policy innovations that relate specifically to climate action.
Increase the supply of affordable and "missing middle" housing.	The recommended approach to growth prioritizes providing a greater range and mix of housing to 2051, at various price

	<p>points and specifically through “missing middle” housing.</p> <p>To implement this feature of the recommended approach to growth, the Draft ROP Amendment (PDL-CPL-22-20) highlights proposed key policy innovations that relate specifically to affordable and missing middle housing.</p>
Select a growth option that limits the financial impact on municipalities.	The recommended approach to growth is a fiscally responsible approach for municipalities, as outlined in Appendix G.
Ensure the LNA is completed correctly to provide a sufficient supply of land to accommodate future growth.	The Regional LNA follows the prescribed steps in the Provincial methodology.
Growth cannot only be in the form of high rise towers.	The recommended approach to growth provides for a mix of housing forms to accommodate growth to the year 2051.
Need more time to review the draft LNA with key stakeholders to provide for a more equitable distribution of growth between the cities and the townships.	There will be further opportunities throughout July 2022 to provide input into draft policies that seek to implement the principles of the recommended approach to growth, if endorsed.
A few supporters of Option 1 (50%/50 pj/ha) indicated a preference that best preserves the character of existing neighbourhoods from intensification, supports the market demand for low density housing types, and provides for a more equitable distribution of residential housing between the Region's urban and rural municipalities.	The recommended approach to growth does not support Option 1. However, the draft policies contained in the Draft ROP Amendment (PDL-CPL-22-20) provides further context for how intensification, housing mix, and distribution of population and employment growth between the region's cities and townships will occur. Heritage resources and community character will be protected and enhanced through policy.
A few community members preferred Community Area Option 2 because it would strike the balance of having a limited urban expansion while also providing for a range and mix of housing options.	The recommended approach to growth supports this feedback.

VII. The Recommended Growth Approach

Highlights

Several significant considerations have led to this recommended approach to growth. First, based on further review and feedback on the draft LNA, and more specifically, a review of the total amount of Community Area DGA land supply, overall Community Area land need to 2051 has been significantly reduced, compared to Option 2. Second, in consideration of staff's responsiveness to public feedback, as well as the desires of area municipalities, in addition to the results of the technical background work and evaluation, and strategic priorities of Regional Council, the technical elements of the LNA have been refined.

The ultimate result is a recommended approach to growth that puts into numerical terms a way to best meet the community vision, addresses corporate strategic priorities, responds to public and area municipal criticisms, concerns, and support of key principles of growth, while also adhering to the prescribed steps of the LNA methodology and the Province's directive to look to a 2051 planning horizon. The recommended approach to growth is not a compromise between other possible options for accommodating growth, and it does not make trade-offs between being an equitable, thriving, and sustainable community. Instead, the recommended approach to growth is a holistic approach that best sets Waterloo Region up for success over the next 30 years and beyond. Table 3, below, summarizes the recommended approach to growth.

Table 3: The Region of Waterloo's Recommended Approach to Growth

Population Growth, 2021-2051	306,000 people
Employment Growth, 2021 – 2051	168,000 jobs
Housing Need, 2021 – 2051	121,000 housing units
Community Area Intensification Rate	A minimum of 61% of all new housing units to be built within the Delineated Built-Up Area, Region-wide (2,453 housing units per year). City average – 2,346 Township average - 106
Community Area Designated Greenfield Area Density	A minimum of 59 residents and jobs per hectare, Region-wide
Additional urban land required through expansion to accommodate residents	150 hectares
Employment Area Intensification Rate	A minimum of 25%
Employment Area Density Target	A minimum of 35 jobs per developable hectare, Region-wide
Additional urban land required through expansion to accommodate employment	456 hectares
Total Recommended Urban Area Expansion	606 hectares

This recommended approach includes the following key features, all of which address either the concerns, criticisms, support, or calls for advocacy and leadership provided throughout the engagement period.

The recommended approach to growth best advances the Region's and the community's strategic priorities while meeting provincial requirements, by:

- providing an appropriate range and mix of housing that considers market demand resulting in an incremental shift to a higher proportion of medium and higher densities, while also resulting in a 45% inventory of housing form dominated by low-density, ground-related housing in 2051;
- supporting housing and community affordability by continuing to add to the inventory of medium and high-density housing forms throughout the region;
- supports the provision of efficient and affordable infrastructure by focusing growth and development in the cities to support future growth while allocating land, only where necessary, in all townships to encourage and support the creation of 15-minute neighbourhoods where residents can continue to live, work and play in close proximity;
- maintaining the Countryside Line and only expanding in a very limited, targeted and strategic manner in order to support other community-building objectives related to living and working in close proximity;
- minimizing expansion into farmland and natural areas, to the greatest extent possible given the results of the final LNA, while providing a strategic range and mix of population and employment growth; and
- addressing climate change and achieving the community's clean energy transition while preparing Waterloo Region to thrive in a global low-carbon future by directing forecasted growth to existing areas and only providing for additional growth in areas where 15-minute neighbourhoods can be created.

The recommended approach to growth optimizes the intensification target, by:

- focusing growth within all BUAs across the region (city and township), at a rate of 61%. This means 61% of all new development, averaged Region-wide, will occur within the delineated BUAs. This approach supports the Region's strategic transit and infrastructure investments, provides access to services and achieves a broader diversity of housing options including higher density and maximizing missing middle housing. This will be critical for retrofitting existing neighbourhoods into 15-minute neighbourhoods that are complete, energy efficient communities.
- maximizing opportunities associated with medium-density housing, or the "missing middle", in locations throughout the Region that are amenity-rich, and support existing and future investments in transit infrastructure. This recommended approach provides for a greater choice of housing options in the BUAs across the region, which can be

accommodated by families and an aging population.

- avoiding negative consequences of increasing the intensification rate beyond 61%, specifically:
 - avoiding the potential to limit grade-related housing options (particularly medium-density housing) within the region due to the limited land supply in the BUA for such housing forms; and,
 - avoiding an excess land scenario in Cambridge and Kitchener.

The recommended approach to growth targets expansion to complete or create 15-Minute neighbourhoods, by:

- focusing the recommended 150 hectares of Community Area and 456 hectares of Employment Area to accommodate forecasted population and employment growth to the planning horizon of 2051 to areas that advance the community-building objectives noted above. Table 5, below, provides the recommended allocation of Community Area and Employment Area.
- enabling the development of 15-minute neighbourhoods in specific existing urban areas in the townships. While the cities are in a strong position to create energy efficient 15-minute neighbourhoods within their existing community areas given the significant amount of existing vacant DGA lands, the townships will face a different set of challenges in retrofitting their unique urban areas into energy-efficient 15-minute neighbourhoods with a full range of housing types and amenities so residents can meet their daily needs within a short trip by walking, cycling, and rolling.

Due to smaller existing built areas, most of these have more limited opportunities to increase density and enable 15-minute neighbourhoods through intensification. The strategically targeted urban expansions in the townships will provide for the addition of adjacent new neighbourhoods, built to be energy efficient and complete these existing communities. The completion of these communities will enable access to a greater range and mix of housing forms and more convenient local access to amenities, and ultimately greater choice and affordability for both housing and mobility.

By providing access to lower-energy mobility and housing options, these expansions will play a critical role in ensuring township residents can thrive in a low-carbon future within their unique communities, and are not left behind in the clean energy transition.

- locating the recommended Community Area and Employment Area expansions between the current Urban Area Boundary and the Countryside Line (CSL). These areas were identified in the current ROP as areas for potential areas of expansion, when they align with community building objectives. The recommended expansion areas do not extend beyond the CSL that was identified in the 2015 ROP and maintains the Countryside Line as presented in the 2015 ROP.

The recommended approach limits employment area land expansion, by:

- using an ambitious and achievable intensification rate of 25% for employment areas; and;
- designating 456 hectares of new employment area lands to support the Region's strong employment base.

Table 4: Recommended Approach to Growth - City and Township Population and Employment Growth, Community Area and Employment Area Land Need, Intensification and Density Targets to 2051

Area Municipality	Population Growth (%) to 2051	Employment Growth (%) to 2051	Additional Community Area (ha)	Additional Employment Area (ha)	Intensification Target (%) (minimums)	Density Target at 2051 (people and job per hectare)
City of Cambridge	47%	53%	8	187	65	59
City of Kitchener	52%	54%	0	0	60	65
City of Waterloo	45%	54%	0	0	83	54
Township of North Dumfries	73%	74%	38	78	18	51
Township of Wellesley	14%	20%	17	0	14	48
Township of Wilmot	30%	40%	35	15	35	43
Township of Woolwich	78%	103%	52	176	20	53
REGIONAL	50%	55%	150ha	456ha	61%	59pj/ha

5. Area Municipality Communication and Public/Stakeholder Engagement:

Consultation and engagement with the various Project 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 ROP review project, and more specifically, with engagement on the land needs assessment component of this process. Collaboration and discussion is iterative and ongoing.

Feedback that was received from April to June, 2022 from area municipalities and the public has been incorporated into the recommended approach to growth and is reflected in the key features of the recommendation as well as the accompanying draft ROP policies, presented in Report PDL-CPL-22-20. A full summary of the engagement related specifically to the LNA and growth options is provided for in the Response Report (Appendix B); high-level responses to submissions are also contained in this document.

6. Financial Implications:

A fiscal analysis of the three growth options and recommended growth approach has been prepared by Watson & Associates and is attached as Appendix G. The analysis uses data and findings from the Growth Option Infrastructure Review and Class D Cost Estimates completed by Dillon (Appendix E), and provides Council with the estimated financial impacts of recommended urban area expansions required by the various growth options as well as the recommended approach to growth. The fiscal analysis uses the Class D estimates prepared by Dillon relating to water supply, wastewater treatment and public transit. The fiscal analysis includes a summary of capital costs, an estimate of potential capital cost recovery from future development charges, property taxes and user rates, and a high level future operating cost estimate.

Table 5 summarizes the fiscal analysis as follows:

	Growth Option 1	Growth Option 2	Growth Option 3	Recommended Approach
Incremental Capital Costs (\$2021, in millions)	\$711.4m	\$684.7m	\$684.9m	\$684.9m
Growth-related % *	64%	62%	62%	62%
Non-Growth-related % **	36%	38%	38%	38%
Cost per capita	\$2,342	\$2,255	\$2,254	\$2,225
Cost per capita range				
- Cities	\$1,921-\$2,275	\$1,966-\$2,302	\$2,008-\$2,302	\$1,911-\$2,163
- Townships	\$1,488-\$9,000	\$1,472-\$9,000	\$1,351-\$9,000	\$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

The total incremental capital costs are relatively similar across the three growth options and the recommended approach to growth. Growth Option 1, which reflects a higher level of greenfield development, has a slightly higher development charge recovery. Growth Options 2 and 3 reflect increased levels of intensification and therefore have a slightly lower development charge recovery as a result of higher benefits to existing development. 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.

This analysis is not intended to be a complete representation of the costs of growth. At this stage of the ROP Review process, the focus has been on incremental costs associated with water supply, wastewater treatment and public transit. As noted in Appendix E, it is assumed that all projects in the most recent Transportation Master Plan will be required under each scenario. Stage 2 ION has been treated in a similar manner. As such, the above figures do not include costs associated with roads expansion or Stage 2 LRT, or for other Regional services including ambulance service, the Regional Airport and policing. Also not included in the analysis are local water distribution and wastewater collection costs, which to a great extent will be incurred by the lower tier municipalities (but also by the Region in the Townships of Wellesley and North Dumfries).

The costs in the above table would be incurred at different times over the 30-year time horizon based on the location of growth and the need for the expansion. A more detailed financial analysis will be prepared based on the recommended approach to growth approved by Regional Council.

7. Conclusion / Next Steps:

The ROP review is a collaborative and iterative process; one component of this process is the requirement to complete a Land Needs Assessment to determine if any Community Area or Employment Area is needed to accommodate future population and employment growth to 2051. According the results of the LNA, some land is necessary.

The recommended approach to growth presented in this briefing note is ambitious and builds on Waterloo Region's reputation for being a leader in land use planning. If endorsed by Council, it would provide strong strategic direction on where and how the region will grow and change over the next 30 years, while achieving Council's vision for an inclusive, thriving and sustainable community. The identified minimum intensification and density targets are among the highest of all the municipalities in the Greater Golden Horseshoe. Staff are confident these targets are realistic and achievable, and will provide for a range and mix housing to accommodate the region's growing and increasingly diverse community.

The recommended approach to growth would be implemented through a proposed amendment to the ROP outlined in Report PDL-CPL-22-20. The proposed amendment would establish several new supporting policies relating to: Indigenous Relationships and Reconciliation; Equity and Inclusion; Growth Management; Climate Action; Affordable and "Missing Middle" Housing; and

Economic Prosperity.

Subject to Council's consideration of the recommendations in this report, staff will update the draft ROP amendment as provided in Report PDL-CPL-22-20 and seek public input on it through a second round of engagement. This process will include two virtual public information meetings, and statutory Public Open House and Public Meeting. Following these sessions, staff will assess the feedback received from the community and compile the final recommended draft of the ROP amendment, targeted for Council's consideration on August 11, 2022 and adoption on August 18, 2022. The key dates in the process are shown below.

July 6, 2022	Virtual Public Information Meeting
July 13, 2022	In-Person Public Information Meeting
July 14, 2022	Virtual Public Information Meeting
July 19, 2022:	In-Person Statutory Public Open House
July 27, 2022:	Virtual Statutory Public Meeting
August 11, 2022:	Recommendation report to Council on adoption of the final proposed ROP amendment
August 18, 2022:	Council consideration of final proposed ROP amendment

Attachments / Links:

- Appendix A – [Land Needs Assessment and Addendum \(Watson & Associates, Inc.\)](#)
- Appendix B – [Response Report: Summary of Public Consultation Results](#)
- Appendix C – [Maps of Recommended Community Area and Employment Area Expansions](#)
- Appendix D – [Impact of Land-Use Scenarios on GHG Emissions \(June 2022\)](#)
- Appendix E – [Growth Options Infrastructure Review and Class D Cost Estimates and Addendum \(June 2022\)](#)
- Appendix F – [Growth Option Evaluation Technical Brief \(June 2022\)](#)
- Appendix G – [Fiscal analysis of the three growth options and recommended growth approach \(June 2022\)](#)
- Appendix H – [Settlement Area Boundary Expansion Requests](#)

Prepared By: **Cushla Matthews**, Principal Planner

Kate Daley, Environmental Sustainability Specialist

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

Appendix B – Response Report: Summary of Public Consultation Results (as of June 24, 2022)

Purpose:

This report provides an overview of the community engagement completed to date for the draft Land Needs Assessment (LNA) with a focus on engagement since the release of the LNA on April 12. It also provides a staff response to the recurring and foremost feedback we have received throughout the community engagement process.

Background

A Land Needs Assessment is a key component of the ROP Review. The purpose of the assessment is to determine the total amount of land needed (if any) to accommodate the region's forecasted population and employment growth to 2051, as provided in the Provincial Growth Plan. The LNA included a considerable amount of technical analysis and supporting studies in keeping with the Provincial LNA methodology. These studies included an Intensification Strategy, Employment Strategy, and Long-Term Population and Housing Growth Analysis. All of these reports were made available to the public on the ROP Engage website. Additionally, attached to the Recommended Approach to Growth report are further technical documents including a Financial Impact Analysis, an Infrastructure Analysis, and a Greenhouse Gas Emission Analysis that were used to inform the recommended growth option.

Staff developed the three options in response to and consistent with Council's motion on November 9, 2021 regarding the preliminary results of the draft LNA released at that time. In particular, Council directed staff to prepare the LNA in accordance the Provincial methodology, review the draft LNA with the community, and then report back to Council on the results of the consultation process prior to finalizing the LNA. Option 1 reflects the minimum targets set out in the Provincial Growth Plan. These target are well below what the Region is currently achieving, but provide a useful reference point for evaluating the other two growth options.

Option 2, which staff had initially presented to Regional Council in November 2021, represents an ambitious but achievable set of targets that would require a modest urban expansion of 376 hectares of land for Community Area growth.

Option 3 sets out a DGA density target higher than Option 2, but would not trigger any urban expansions for Community Area Growth. This option addresses the spirit and intent of Council's direction-on November 9, 2021 for staff to explore an option for growth that resulted in no urban expansion area or any excess lands in the region.

In accordance with Council's direction, staff released the draft LNA for public review and comment on April 12, 2022. Staff also initiated a comprehensive community engagement process to obtain feedback on the draft LNA. A summary of the engagement process is outlined below.

Meetings with Area Municipal Staff

Since the release of the draft LNA in April 2022, Regional Staff have had active and continuous conversations with all seven local area municipal planning staff as well as CAOs. In total, Regional staff have met with area municipal staff 33 times. Table 4 contains a list of the meetings regional staff have attended with area municipalities, and other external stakeholders since April 2022.

Meetings with Regional Official Plan Committees

A Steering Committee was established to provide high-level input, leadership and strategic direction on the ROP Review. It provided advice and direction to staff, and acted as “sounding board” throughout the process. Steering Committee members included Regional Chair Karen Redman, Councillors Tom Galloway, Michael Harris, Helen Jowett, and Joe Nowak. The Committee also consisted of four Commissioners and ten Directors representing a wide range of regional programs and services. Staff have met with the Steering Committee two times on the LNA since April 2022.

A Stakeholder Committee was formed to engage with over 20 community leaders representing a range of public interests. The members of this Committee represented the agricultural sector, the development industry, the business community, the education sector including the Waterloo Region District School Board and the local post-secondary institutions, and a range of local environmental, climate action, and active transportation groups. The ROP Review team has met with the Stakeholder Committee four times on the LNA since April 2022.

Virtual Public Open Houses

Staff and the project consulting team held two virtual public open houses. The first was held on April 22 (from 2:00 p.m. to 3:30 p.m.) and the second on April 25 (from 7:00 p.m. to 9:00 p.m.). Both sessions had a combined attendance of over 100 people. The virtual open houses included a staff presentation followed by a facilitated discussion in smaller break-out groups on three potential growth options (i.e., 1) Growth Plan Minimums; 2) Modest Community Area Expansion; and 3) No Urban Expansion of Community Areas. In general, what we heard from the public in these sessions is reflected in the Public Feedback table below.

All-Council Education Session

The Region hosted an online education session for all Regional and area municipal Councils on April 29 (from 1:00 p.m. to 3:00 p.m.). The session provided Councillors the opportunity to learn and ask questions about the LNA and its associated growth options. The session also included a staff presentation on the three preliminary growth options, and an in-depth discussion of the current housing crisis led by Steve Pomeroy, a nationally recognized expert on housing. The session included a question-and-answer period and was live streamed on the Region’s YouTube page.

Public Input Meeting:

A virtual public input meeting was held on May 18th from 3:00 p.m. to 6:00 p.m. The meeting included a brief staff presentation on each of the three growth options. Following the presentation, 26 delegations provided their input on the growth options and other topics. Many of the delegates expressed their broad support for a new “Option 4” submitted by a coalition community members focused on protecting farmland and the environment. This fourth option proposes a “no urban boundary expansion” for community area growth, with a 65 percent intensification rate and a density target of 60 people and jobs per hectare for new greenfield communities. The public input meeting also included delegations from the region’s development and business community. Most of these delegates expressed a range of concerns and differing opinions regarding the Region’s draft LNA. In the opinion of some delegates, the Region’s draft LNA contains technical errors and does not comply with the Land Needs Assessment Methodology issued by the Province. These comments are summarized in the Development Industry Feedback table below.

In addition to hearing from stakeholders, delegates, and members of the public throughout the public engagement events, staff committed to meet individually with various stakeholder groups.

ROP Engage Website Survey

The ROP Engage page included a short survey asking members of the public to share their opinion on the three growth options presented in the draft LNA. Staff received over 150 submissions specifically related to the LNA. All submissions related would:

- Best preserve the character of existing neighbourhoods from intensification;
- Support the market demand for low density housing types; and
- Provide for a more equitable distribution of residential between the Region’s urban and rural municipalities.

A small minority of survey respondents preferred Community Area Option 2 because it would strike the balance of having a limited urban expansion while also providing for a range and mix of housing options.

What we heard on the draft Land Needs Assessment and How we Have Responded

This section outlines the key comments received on the LNA from various stakeholder groups including area municipal Councils, the public, and members of the development industry with staff responses to the feedback. Additionally, a Frequently Asked Questions document has been attached to this report that provides additional information and answers questions that have been asked throughout the engagement on the LNA.

Table 1:Area Municipal Council Feedback

Area Municipality	Council Resolution
City of Cambridge	Preference for more mid-rise development over very tall buildings.

(comments provided through Council Workshop)	<p>Minimize impacts/loss of agricultural lands Integrate transportation planning and growth planning</p> <p>LRT identified as important project.</p> <p>Emphasized located compatible industry with new suburban development which would support low carbon community objectives such as the “15-minute City” principle.</p>
City of Kitchener	<p>Whereas Kitchener acknowledges we are in a housing affordability crisis;</p> <p>Whereas Canada has the lowest housing supply per capita among the G7;</p> <p>Whereas Ontario has the lowest housing supply per capita among all provinces,</p> <p>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;</p> <p>Whereas Crown Corporation CMHC recently stated “The biggest issue affecting housing affordability in Canada is that supply simply isn’t keeping pace with demand; The City of Kitchener:</p> <ul style="list-style-type: none"> • urges the Region to research the broader (housing) 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; • requests the Region 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%; • any required greenfield growth be confined to within the countryside line / on lands not designated Protected Countryside; • 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;

	<ul style="list-style-type: none"> • 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, • 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.
City of Waterloo	<p>Request to modify the draft Land Needs Assessment to plan for a greater amount of population growth within the City of Waterloo in the Built-Up Area, and that Designated Greenfield densities be adjusted downward to be more closely aligned with contemporary greenfield developments in the City of Waterloo.</p> <p>Request an increase in the amount of employment jobs allocated to the City of Waterloo.</p> <p>Request to factor-in a broader range of employment types in the final Land Needs Assessment for the City of Waterloo.</p> <p>Request consistency with the City's principles around Climate Action, limiting suburban development by continuing to primarily grow inward and upward in accordance with comprehensive planning and growth management strategies, Transit Supportive Communities, protecting Core Natural Features and natural systems, Missing Middle Housing, Inclusionary Zoning, Accessory Dwellings, and protection of the Countryside Line.</p> <p>Encourage the Region to plan for the protection of the Countryside Line and limiting urban boundary expansion.</p>
Township of North Dumfries	<p>Supports the objectives of Option 2 – Community Area Land Needs for the 2021 – 2051 time period;</p> <p>Supports the objectives of Option 1 - Employment Area Land Needs.</p> <p>Requests that the Region, in the 2023 to 2025 time period, undertake the preparation of an Optimization Study, in consultation with the Township, on the Ayr Wastewater Treatment Plant to determine what, if any, operating efficiencies and/or capital undertakings could be undertaken to establish additional capacity within the facility.</p>

	Specifically identified parcels of land be included as either Community Area or Employment Area.
Township of Wellesley	<p>An approach to growth is supported that:</p> <p>Provides population growth to the Township between 2,000 – 3,000 people to allow the Township to grow to 2051;</p> <p>Provides an intensification rate in the Built-Up Area for the Region as a whole of between 60 – 65%, recognizing that the amount of intensification that the Wellesley Urban Area can contribute may be in the range of 12 – 18%.</p> <p>Provides for no net loss of land within the Countryside Line and allows for a limited amount of additional Designated Greenfield Area land to be added to the Wellesley Urban Area in the range of 20-25 hectares, subject to a staging plan, at a density of 60 people and jobs per hectare thereby limiting farmland loss, contributing to the Township and Region's climate change goals and supporting development of complete communities.</p> <p>Provides for a broader mix and range of housing that reduces the forecast for low density forms of housing and increases the forecast for other more affordable, higher density housing types including housing for seniors;</p> <p>Either Employment Area Option can be supported as presented in the draft Regional Land Needs Assessment released by the Region on April 12, 2022 provided that the Township continues to be allocated employment growth of 1,200 jobs or greater to 2051.</p>
Township of Wilmot	<p>Whereas Wilmot Township has committed to ambitious climate change targets, including a reduction of GHG of 50% by 2030 and 80% by 2050 that will require an ambitious and visionary Regional Official Plan;</p> <p>That Wilmot Township recommends that the Regional Official Plan process be delayed as required to provide municipalities and citizens more time for fulsome engagement on, investigation of, and education about growth options for the community;</p> <p>That Wilmot Township receive the Regional Consultant's Report on the sustainability and climate impact of each Growth Option, including any new proposed Growth Options, prior to responding with Wilmot's preferred option;</p>

	<p>That Wilmot Township would like to undertake intensification, visioning, and sustainability studies as required to determine the opportunities and optimal locations available to accommodate future population growth prior to committing to specific population allocations and intensification and density targets;</p> <p>That Wilmot Township requests that all scenarios for growth to 2051 for Wilmot Township utilize higher intensification rates consistent with current trends,</p> <p>That Wilmot Township seeks to create complete, sustainable communities where new residential population growth is balanced by accompanying new employment growth; and, That Wilmot Township be allocated its equitable share of the total growth in the Region to maintain its relative position to the other communities in the Region;</p> <p>That Wilmot Township requests all scenarios for growth to 2051 for Wilmot ensure the unallocated capacity of the New Hamburg Wastewater Treatment Plant (NHWWTTP) is sufficient and also be required to utilize the NHWWTP capacity over adding capacity elsewhere to accommodate all forecast residential and employment growth (including opportunities for a wide range of potential forms of employment growth) until 2051; and,</p> <p>That the Township of Wilmot generally supports options for growth that provide for:</p> <ul style="list-style-type: none"> • no Community Area expansions and no farmland loss based on increased intensification targets • not trigger a requirement for identification and removal of excess lands from current urban designations • support an increased focus on the missing middle and accessory units through implementation of inclusionary zoning • meet the needs of an aging community • provide for complete, sustainable and walkable communities, supported by active transportation and public transit • be consistent with achievement of climate change commitments; and, • increased minimum density requirements for developments in greenfield areas of the Township.
Township of Woolwich	Support option 4 in principle provided by Smart Growth Waterloo Region at this time and may provide more complete comments

	<p>at a future date as more information is provided or more community consultation takes place;</p> <p>Recommends that the Land Needs Assessment be based on the following principles:</p> <p>Minimize impact/loss of agricultural land and preserve the Countryside line;</p> <p>Request that the Region ensure that the Concept chosen is appropriately implemented and enforced through other policies contained in the proposed Regional Official Plan, to address Township issues</p>
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Table 2: Public Feedback

Feedback Received	Staff Response
The Region must maintain the Countryside Line to protect the region's productive agricultural lands from urban development.	The Recommended Approach to Growth maintains the Countryside Line as presented in the 2015 ROP.
<p>There was support among members of the public for the aforementioned option 4 presented by a coalition of community organizations. The key comments in support of this option include:</p> <ul style="list-style-type: none"> • It would set an intensification rate and density targets more consistent with current trends that would better support future expansion of LRT; • It would delay consideration of expansions for community area purposes until a better forecasting methodology is developed; • It would serve as a low/no risk placeholder until the Region can evaluate land needs in a post pandemic world; and • It would provide the opportunity for simple course corrections, if necessary, through future ROP Review processes. 	<p>Staff acknowledge option 4 and have considered it as feedback as part of the engagement process. Outlined below are staff responses to the comments raised in support of option 4.</p> <ul style="list-style-type: none"> • An intensification rate above 61% is not supported as a minimum target as it would require the re-allocation of growth from greenfield lands within the cities which would result in excess lands within the City of Cambridge, the City of Kitchener, and potentially in the City of Waterloo. • The Province requires the application of the LNA methodology that is currently in effect. • The recommended approach to growth supports many of the principles advanced through option 4, including protecting the region's natural heritage and agricultural systems, providing a bold and ambitious intensification rate and greenfield density target, and advancing actions to mitigate and adapt to climate change.

The shortage of affordable and attainable housing (for both rental and ownership) due to rapidly increasing house prices and rent.	The outcome of the LNA is to ensure that sufficient land is available to accommodate all market segments to the horizon of the plan, while avoiding shortages that could increase the costs of housing.
Supporting missing middle housing and gentle density throughout the region.	The provision of a full and diverse range and mix of housing that meets the requirements of all residents is a key element of building an inclusive, thriving and sustainable community. The Recommended Approach to growth achieves this by providing for a greater share of medium and high-density housing types that fall within the “missing middle”. This is linked to the draft ROP policies which aim to permit “neighbourhood missing middle housing”, including additional units, as-of-right on a residential lot within the Urban Area and Township Urban Areas; and permit “mid-rise missing middle” as-of-right in Regional Intensification Corridors, and in Local Centres and Corridors.
The Region needs to act on the climate emergency by advancing bold and transformational change in the way we build our community.	The Recommended Approach to growth represents a significant shift in the way we have built our community in the past. This approach to growth will help in achieving 15-minute neighbourhoods that are accessible by transit and provide for a range and mix of uses to support the necessities of daily life within a 15-minute walk, cycle, or roll.
The potential negative impacts increased levels of intensification would have on existing neighbourhoods.	Intensification can occur in a variety of forms that minimize impacts on existing neighbourhoods.
Are we considering Indigenous peoples in the planning process?	The Region recognizes its responsibility to engage with local First Nations and Métis on planning matters that may affect their rights and interests, and the unique role that Indigenous peoples have had and will continue to have in the growth and development of this region. The ROP Review provided an opportunity to build stronger relationships with First Nations and Métis based on shared values of respect, trust, meaningful dialogue and cooperation. The Region is committed to improving processes for notification and on-going engagement. Throughout the ROP Review, staff have been continuously engaging

	with Six Nations of the Grand River and the Mississaugas of the Credit First Nation. Staff have also reached out to the Métis Nation of Ontario through the Grand River Métis Council, and look forward to a forthcoming meeting.
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Table 3: Development Industry Feedback

Feedback Received	Staff Response
The Region's LNA does not conform with the Provincial methodology.	Regional staff and the consulting team have met with Provincial staff throughout the ROP review process. The Province has raised no concerns and are supportive of our approach. Further, the Region's Draft Land Needs Assessment Report has been purposefully organized to demonstrate consistency with the prescribed steps outlined in the Province's Land Needs Assessment Methodology.
The Region's LNA does not provide an inventory of greenfield housing supply and need by housing type.	As a result of feedback received throughout the community engagement process on the draft LNA, the consulting team has provided a detailed inventory of greenfield housing supply and demand by type. Refer to Appendix A of the Recommended Approach to Growth report for this information.
The Region's LNA overestimates the supply of vacant land available to accommodate Community Area by not accounting for developments that have occurred over the past two years. The Region's LNA also considers sites such as the Conestoga College Fountain Street Campus, the lands east of the Landfill site in Cambridge, and the Wilmot Recreation Centre and others as vacant areas that will accommodate new homes.	<p>The Region's LNA uses 2019 as a base year for population growth. The vacant land inventory also uses 2019 as a base year for the analysis. If the base were to be updated to reflect 2022, the population forecast would also need to align and reflect a 2022-2051 time period. Resultantly, the net effect of this adjustment would be minimal. The Region anticipated that several of these developments would be completed between 2019 and 2022 and have accounted for the anticipated population in the forecast.</p> <p>Community Area lands include areas for population, commercial, and institutional growth. Examples include housing, schools, offices, post-secondary institutions, and shopping malls. It is critical to understand that Community Area land is not meant to exclusively accommodate homes.</p>

	As a result of feedback received, the Region has made refinements to the vacant land inventory which are reflected in the Regions Recommended Approach to Growth LNA.
The Regions analysis underestimates the total number of households required to accommodate the population to 2051	The Land Needs Assessment Methodology prescribes that municipalities apply age specific propensities to occupy housing to the forecasted population by age. The Region has followed this approach, consistent with the provincial land needs assessment methodology to determine the total housing demand over the forecast period.
The Region's LNA assumes a significant shift in the number of people who will reside in high density housing forms.	In the Recommended Approach to Growth, single detached and semi-detached homes will remain the dominant form of housing (45% of total units in 2051). Provincial policy requires that municipalities provide for a range and mix of housing, which by 2051 the Regions housing stock will reflect a greater range and mix of housing options. Further, it is important to note that based on the Provincial LNA methodology, low density housing consists of single detached and semi-detached houses, medium density consists of townhouses, and high density range from stacked town houses to 4-storey apartments and above.
The Region's intensification rate is above what is viewed to be an achievable intensification rate over the 30-year forecast period.	Historical intensification rates in very recent years have been well above the Region's proposed 60% intensification rate. Development activity throughout Kitchener has increased since the DC exemption ended signaling a market demand for housing along the ION corridor. Further intensification opportunities will be realized as construction commences on ION stage two through Cambridge. Townships have also indicated a desire for policies to support further intensification allowing for senior oriented housing and ability for further transit opportunities.

Urban Boundary Expansion Requests

Additionally, as part of the ROP review process, residents, stakeholders, and area municipalities were given the opportunity to submit urban boundary expansion requests. Since the start of the process, we have received approximately 100 urban expansion requests covering an area of roughly 2,500 hectares. Appendix H of report PDL-CPL-22-20 provides a list of expansion requests and indicates whether the request was

recommended or not recommended to be included in the Urban Area. Report PDL-CPL-22-20 provides further context and mapping for the recommended areas of expansion.

Table 4: List of Meetings

Date	Group/Event/Agency/Area Municipality
05-Apr-2022	Area Municipal Working Group Meeting
05-Apr-2022	Meeting with the Ministry of Municipal Affairs and Housing
06-Apr-2022	LNA Results Presentation - North Dumfries
06-Apr-2022	LNA Results Presentation - Waterloo
06-Apr-2022	LNA Results Presentation - Wellesley
12-Apr-2022	Committee of the Whole - Draft Growth Options
20-Apr-2022	Meeting with the Waterloo Region Homebuilders Association
20-Apr-2022	LNA Follow Up - North Dumfries
21-Apr-2022	LNA Follow Up - Wilmot
22-Apr-2022	LNA Follow Up - Wilmot
22-Apr-2022	Stakeholder Committee Meeting
22-Apr-2022	LNA Virtual Public Engagement Session 1
25-Apr-2022	LNA Virtual Public Engagement Session 2
26-Apr-2022	Steering Committee Meeting
26-Apr-2022	LNA Follow Up - Kitchener
27-Apr-2022	LNA Follow Up - Waterloo
27-Apr-2022	LNA Follow Up - Woolwich
29-Apr-2022	LNA All Council Meeting
03-May-2022	Meeting with the Ministry of Municipal Affairs and Housing
03-May-2022	LNA Follow Up - Cambridge
05-May-2022	LNA Follow Up - Woolwich
05-May-2022	LNA Follow Up - Wellesley
05-May-2022	Meeting with the Kitchener Waterloo Real Estate Association
05-May-2022	Meeting with the Grand River Conservation Authority - LNA Growth Options
10-May-2022	LNA Follow Up - Woolwich
10-May-2022	LNA Follow Up - Cambridge
12-May-2022	LNA Follow Up - Kitchener
16-May-2022	LNA Follow Up - North Dumfries
17-May-2022	Meeting with the Ministry of Municipal Affairs and Housing
17-May-2022	Area Municipal Working Group Meeting
17-May-2022	Stakeholder Committee Meeting
24-May-2022	Wellesley Council Meeting on the Growth Options
24-May-2022	Cambridge Council Information Session on the Growth Options
27-May-2022	Meeting with WRYIMBY - LNA Growth Options
30-May-2022	Meeting with the Mississaugas of the Credit First Nation

Date	Group/Event/Agency/Area Municipality
30-May-2022	Kitchener Council Meeting on the Growth Options
30-May-2022	Wilmot Council Meeting on the Growth Options
31-May-2022	Steering Committee Meeting
31-May-2022	Meeting with Community Members that Submitted Option 4
01-Jun-2022	LNA Meeting with MHBC, Altus, and Activa
01-Jun-2022	Draft ROP policies with Township Planners
02-Jun-2022	Planning Heads and CAO's meeting - LNA
03-Jun-2022	LNA Meeting with Schlegel, MGP, IBI
03-Jun-2022	Meeting with Kitchener Residents and Councillor Marsh – MTSA's
06-Jun-2022	ROP Update with Six Nations of the Grand River
06-Jun-2022	Stakeholder Committee Meeting
06-Jun-2022	Woolwich Council Meeting on the Growth Options
07-Jun-2022	Wellesley Council Meeting on the Growth Options
10-Jun-2022	LNA Meeting with Schlegel, MGP, IBI
13-Jun-2022	LNA Follow Up - Kitchener
13-Jun-2022	LNA Follow Up - North Dumfries
13-Jun-2022	LNA Follow Up - Woolwich
13-Jun-2022	LNA Follow Up - Wellesley
13-Jun-2022	LNA Follow Up - Wilmot
13-Jun-2022	Waterloo Council Meeting on the Growth Options
14-Jun-2022	LNA Follow Up - Cambridge
14-Jun-2022	LNA Follow Up - Woolwich
14-Jun-2022	LNA Follow Up – North Dumfries
17-Jun-2022	LNA Follow Up - Wellesley
17-Jun-2022	LNA Follow Up - Wilmot
21-Jun-2022	LNA Follow Up – North Dumfries
21-Jun-2022	LNA Follow Up - Wellesley
22-Jun-2022	LNA Follow Up - Wellesley

Region of Waterloo Draft Land Needs Assessment: Frequently Asked Questions

What is a Land Needs Assessment (LNA)?

A Land Needs Assessment (LNA) is one study that must be undertaken as part of the Regional Official Plan (ROP) Review. The purpose is to determine the total amount of land needed (if any) to accommodate forecast population and employment growth to 2051, as set in the Provincial Growth Plan. If there is more growth identified than can be accommodated within the Region's existing urban areas, additional urban growth will need to be accommodated through the expansion of urban settlement area boundaries. A key object of the LNA is to calculate the land area associated with future urban area expansion (if required) for each of the Region's Area municipalities. The amount of land needed (if any), land use type and location of urban expansions impacts our ability to meet community-building objectives of the ROP.

Why is it important?

The Province requires municipalities to plan for population and employment growth to the year 2051 and identifies minimum targets for growth for municipalities. The LNA is important because we are growing – our population and jobs are expected to grow by about 50% to 2051. As a result of this expected growth, we need to ensure that we have enough land available to:

- accommodate all parts of the housing market;
- avoid housing shortages;
- accommodate a mix and range of business and employment opportunities; and
- support continued development of complete communities.

Getting the LNA right is also important to avoid over-designating land for future housing and businesses, which could unnecessarily impact more farmland, woodlands and other natural features. It could also potentially result in municipalities investing in costly infrastructure projects before they are actually needed to support growth, impacting a municipality's ability to finance other essential public services.

Does the Region's LNA conform with the Province's Methodology?

Yes - Regional staff and their consulting team has been in close contact with Provincial staff throughout the ROP Review process. We presented on how we align with the methodology to Provincial staff in the spring of 2021. The Province has raised no concerns and are supportive of our approach. The Region's draft LNA report is organized based on the steps provided in the Provincial methodology.

Who has been engaged / consulted throughout the review process?

Regional staff have engaged and consulted with a variety of groups throughout the review process. These groups include the general public, stakeholders, Indigenous leaders, area municipal staff and provincial staff.

What are the options and how do they differ?

Each growth options tests progressively higher intensification rates and DGA density targets to evaluate their impact on the Region's land needs to 2051. Increasing these targets has an influence on the Region's forecast housing mix and urban land needs. Since most housing provided through intensification consists of medium, and predominantly higher density housing types, the higher the intensification target, the greater the need to shift housing demand from lower to medium- and higher density units. Similarly, the higher the DGA density target, the greater the need to plan new greenfield communities at moderately higher densities than in the past (i.e., to compensate for relatively lower densities of the older greenfield subdivisions).

LNA Community Area Growth Options Summary Table

	Current/ Historical			Option 1 (Provincial Minimums)			Option 2 (higher intensification rate/density targets)			Option 3 (higher intensification rate/highest density target)		
Intensification Rate/Density Target	53% / 54 p+j/ha (2013-2019)			50% / 50 p+j/ha			60% / 60 p+j/ha			60% / 66 p+j/ha		
Housing Mix (2051)	Low 59%	Med 15%	High 26%	Low 50%	Med 16%	High 34%	Low 45%	Med 19%	High 36%	Low 45%	Med 19%	High 36%
Community Area Land Need	N/A			2,208 ha			376 ha			0 ha		
Key Considerations	What we are achieving today is higher than the provincial minimum and supports an intensification-first approach to growth management.			Represents a reduction in intensification rates and density targets based on what we are currently achieving. This option requires the largest amount of land and would result in urban expansions in most municipalities. This option would also require expansion outside the Countryside Line (when combined with employment land).			Requires 83% less land area for expansion than Option 1. Under this option, an urban area expansion would occur in a few area municipalities. This option supports a shift in current development patterns to a more compact, transit-supportive built form.			This option results in no urban boundary expansion and supports a shift in current development patterns to a more compact, transit-supportive, built form, with higher density in the designated greenfield area.		

What are the Area Municipal population and housing allocations under each option based on?

The population and housing forecasts for each of the Area Municipalities are based on a number of supply and demand factors including:

- Historical residential and non-residential growth trends;
- Local employment opportunities;

- Review of housing units currently in the development approvals process by structure type, stage of development and location;
- Available municipal servicing capacity (e.g. water and wastewater) and potential long-term solutions to overcome constraints (where identified) based on discussions with Region of Waterloo staff;
- Intensification targets, housing supply and anticipated market demand for housing intensification;
- Supply of DGA land; and
- Opportunities for future urban area expansion within municipal boundaries.

Have you taken into account the increased immigration levels that are occurring at the federal level in your population projections/housing forecast?

Yes – the population and housing forecasts consider the increasing number of Non-Permanent Residents (NPR) residing in the region. The NPR population typically includes foreign students, foreign workers and other temporary residents between 15 and 34 years of age. Growth of the NPR population is anticipated to remain strong in Waterloo Region, increasing by approximately 58,000 residents from 2016 to 2051, given its post-secondary institutions and growing knowledge-based economy.

What impact does the LNA have on Housing Affordability?

The outcome of the LNA is to ensure that sufficient land is available to accommodate all market segments to the horizon of the plan, while avoiding shortages that would increase the costs of housing. Of the three growth options, some provide for a greater mix and range of housing, particularly in medium density housing types, which we recognize as being a form that is “missing” in our region.

With the current state of the housing market, low density housing is only accessible to a small segment of the population in Waterloo Region. By selecting a growth option that incorporates a higher percentage of medium and higher-density housing options, which are typically at lower price points, and require less land per unit than low-density housing, could be a contributing factor in the solution to the housing affordability crisis.

Why are secondary dwellings considered “high density” and how do they differ from a duplex?

The provincial methodology uses average occupancies to categorize various housing forms. For example, single detached homes tend to have more people per unit living in them than apartments. Secondary units are more similar (in terms of function) to an apartment than a single family home and, therefore, tend to have similar occupancies (people per unit) as apartment units. Although secondary units tend to not be “high density” in the sense of being tall and dense, they are considered in the high-density category by way of the prescribed provincial methodology.

What are the commonalities between the Region’s proposed Option 3 and Option 4, as presented by some members of the community?

- Both options arrive at zero urban boundary expansion (community area) being required to accommodate population growth to 2051
- Both options mean no farmland loss to accommodate population growth to 2051

- Both options continue to strongly promote a sustainable urban form that is inextricably linked to an expanding rapid transit system while take into account the need for transformative climate action
- Both options are similar to what the municipality of Hamilton is proposing

What are the differences between Option 3 and Option 4?

- Option 3 assumes slightly higher densities within the existing Designated Greenfield Lands (i.e., lands available for new development) to avoid the need for new community area land
- Option 3 is a full land needs assessment and identifies area municipal allocations for population and employment to 2051
- Option 4 assumes a larger share of development, through intensification, would be allocated to the Region's Built-Up Area (lands that are already developed) to avoid the need for new community area land
- Option 4 is not a full land needs assessment and does not identify area municipal allocations for population and employment to 2051