

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