

# Proposed Amendment to the Regional Official Plan

Special Planning and Works Committee  
August 11, 2022



# AGENDA

1. Building Together - The present and the future
2. Community Conversations
3. Policy refinements that get us even closer to that future
4. Next Steps

# What is being presented today?

- This presentation and the report will identify some **scoped refinements** to what was released on June 24, 2022
- Today responds to **very specific input received** throughout July's public engagement
- Each change has been discussed with area municipal staff and there is **significant support**

# Responding to Councillors' Questions

- G7 and housing units per capita in the Region
- The influence of AirBNB on the housing market
- Amount of land added through the last ROP and subsequently developed

Over 300 individual meetings  
465,000 website visits on EngageWR  
13 Surveys with more than 800 responses  
8 Public Events with nearly 500 attendees  
Multiple presentations to Council  
Social Media  
Print ads and articles

**THANK YOU FOR YOUR LEADERSHIP!**

**The world is changing, so  
the **future** will be different  
than today...**



Region of Waterloo

**Creating an equitable, thriving and sustainable future**

**...it is our responsibility to  
help create an equitable,  
thriving and sustainable  
community**



**Global  
energy  
transition**

**Warmer,  
wetter, wilder  
weather**

**Continuing  
economic  
change**

**Urgency to  
achieve  
equity**

**Welcoming  
more  
people**

**New needs for  
new  
generations**





# We'll need to accommodate more **PEOPLE**

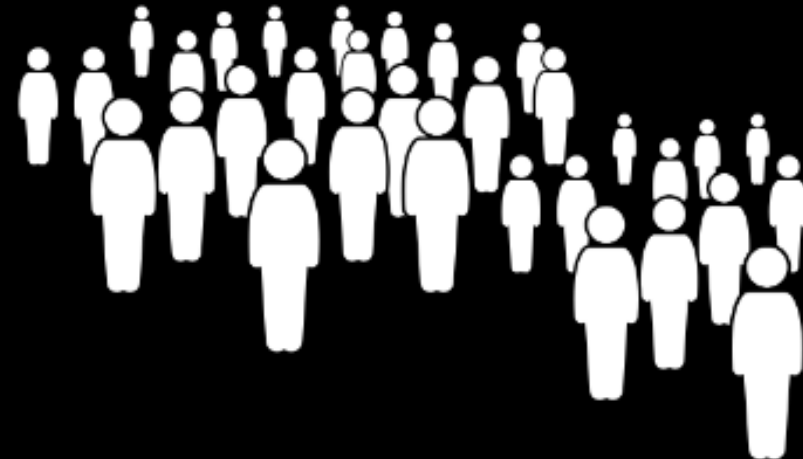
**+306,000 people**

**Today**

**2051**

**617,000 people**

**923,000 people**



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# We'll need to accommodate more **JOBS**

**+168,000 jobs**

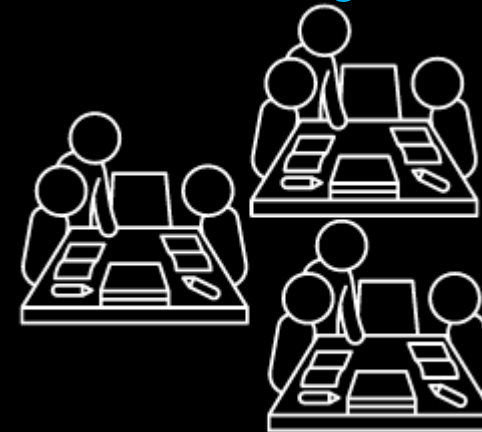
**Today**

**302,000 jobs**



**2051**

**470,000 jobs**



# We'll do that with more **HOUSING UNITS**

**+121,000 units**

**Today**

**223,800 units**



**2051**

**344,800 units**



**We've already started the  
process to build  
35,000 housing units**

**(this could accommodate 93,000 people)**



**Creating an equitable, thriving and sustainable future**

Of those **35,000** units...

**1/3** are low rise

**1/3** are medium rise

**1/3** are high rise

So the market **is** changing

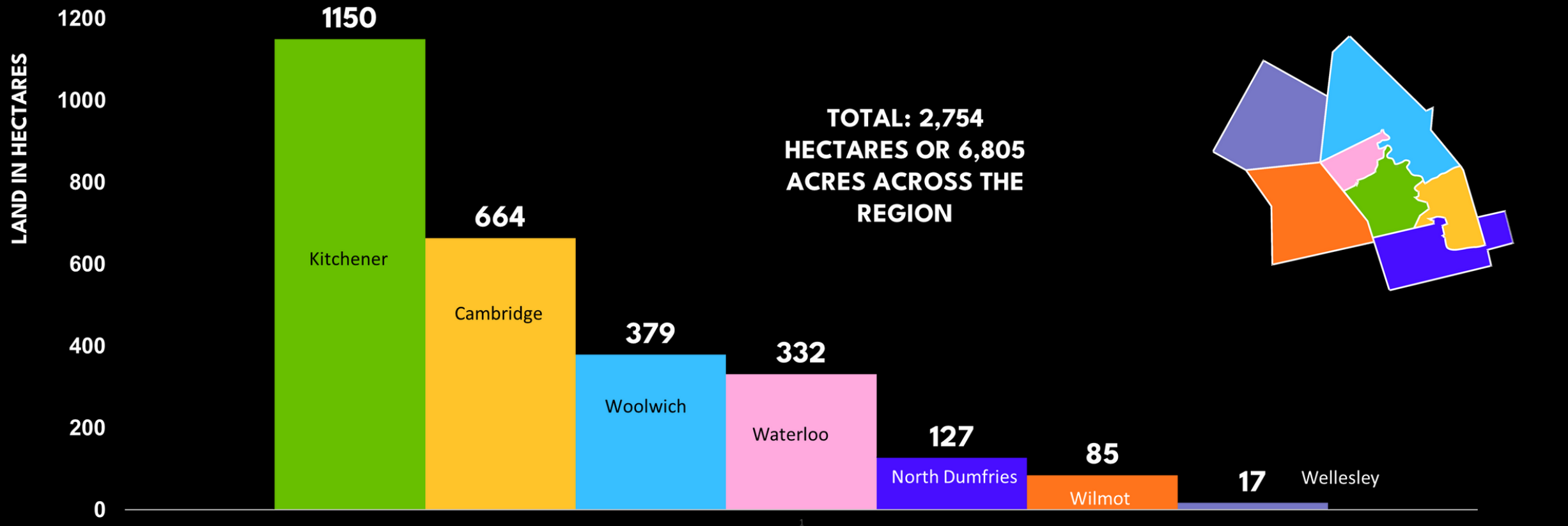
**We already have space for  
167,600 people + jobs on  
2,750 hectares of vacant land**

**And we're adding even more**



**Creating an equitable, thriving and sustainable future**

# How Much **Community Area Land** is Available in Each Municipality?



**We already have space for**  
**39,750 jobs**  
**on 1,072 hectares**  
**of vacant employment land**

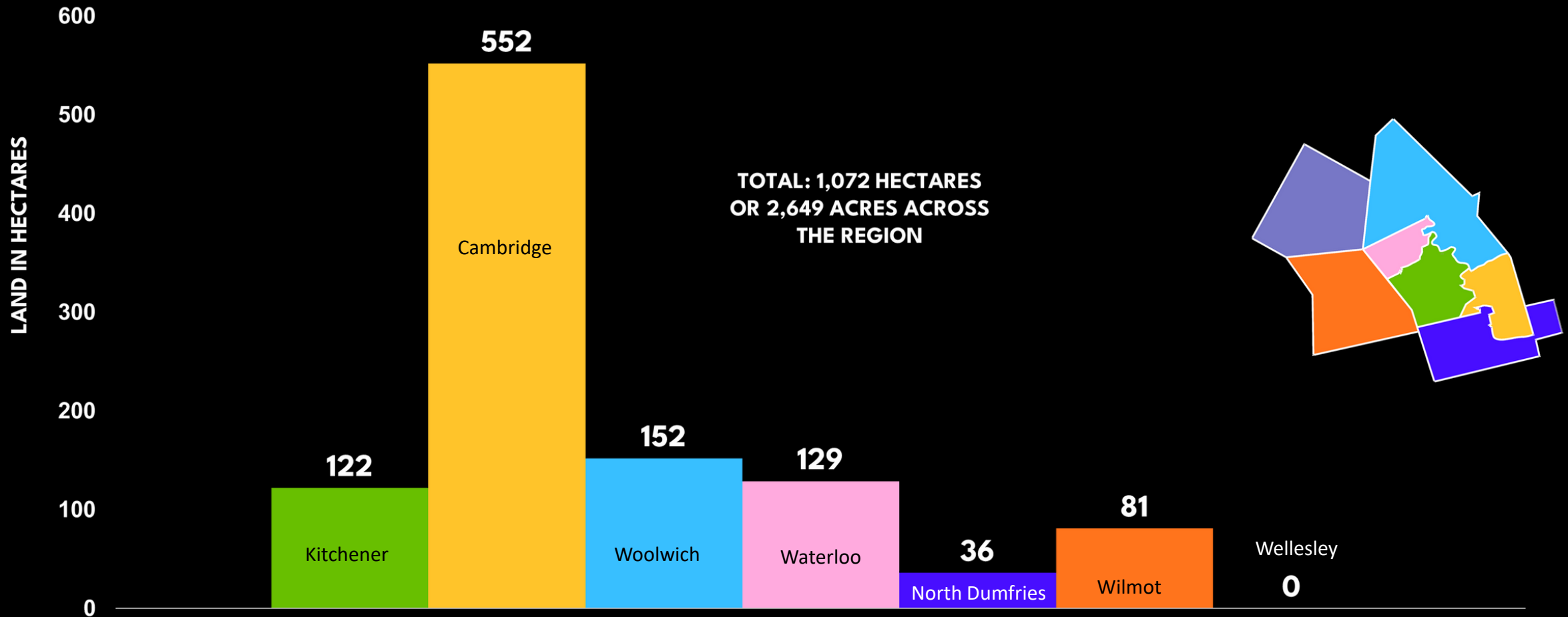
**And we're adding even more**



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# How Much **Employment Area Land** is Available in Each Municipality?



**In addition to this, we can  
accommodate the majority of  
new residents through  
intensification**

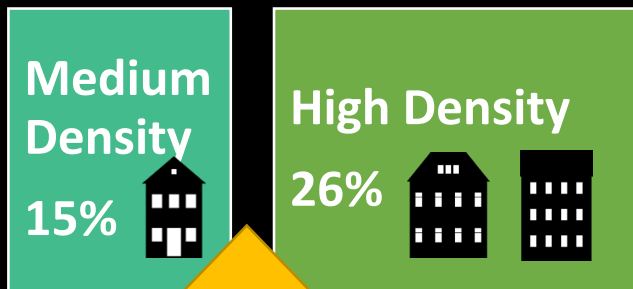
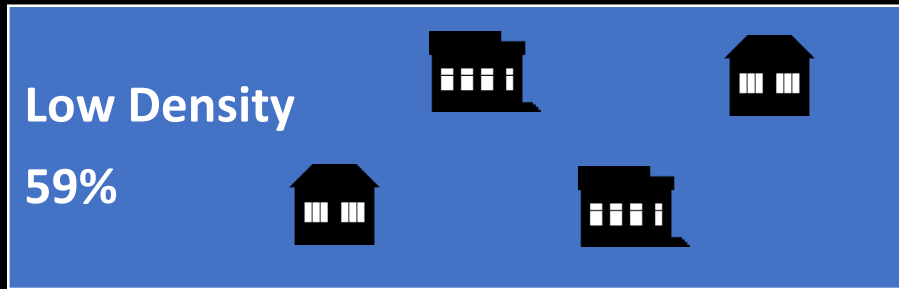
**\* 15-Minute Neighbourhoods \***

**To thrive in the future,  
there needs to be a  
greater diversity of  
choice...**



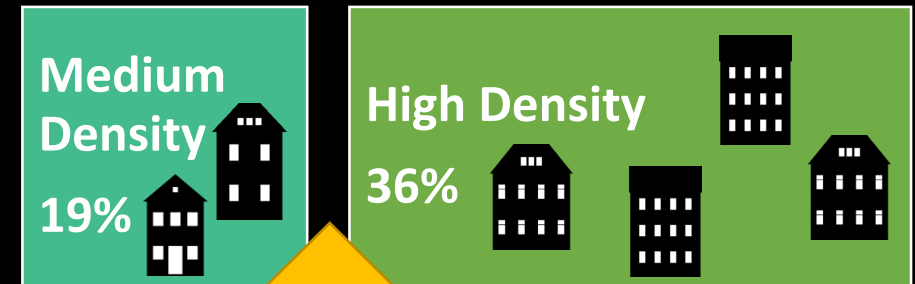
# We're preparing to meet more people's housing needs through a more diverse housing mix

## Today



Missing Middle

## 2051



Missing Middle

# So we know that...

1. The **market** is changing
2. There **is and will be** a lot of low-density housing
3. We have a **significant** amount of **vacant land**
4. There will be more **choice** for existing and future residents to meet their diverse needs



**COMMUNITY CONVERSATIONS**

**VARIETY  
OF  
OPINIONS**



Region of Waterloo

**Land Needs Assessment  
Methodology**

**Housing Supply**

**Land to Support the  
Future Economy**

**LNA**

**Methodology**

**All submitted inquiries  
have been reviewed**

**An alternative, comprehensive  
analysis has not been delivered**

**Adherence to Provincial  
Methodology**



Region of Waterloo



# Housing Supply

**Choice in housing form will be key**

**This plan will deliver 21,000 new low-density units bringing us to a total of 155,000 low-density housing units by 2051**

**More missing middle housing required**

**The solution is a collective effort**

**Creating an equitable, thriving and sustainable future**

# **Land to Support the Future Economy**



Region of Waterloo

**The long-term protection of  
employment lands is important**

**There is a considerable amount of  
existing, vacant land available for  
development opportunities**

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Land Needs Assessment

Growth Management

Climate Action

Affordable and Missing Middle Housing

Agriculture and Protection of Farmlands

Mobility, Transit, and Infrastructure

Natural Environment and Groundwater Resources

Economic Development



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**EIGHT MAIN THEMES**

**POLICY REFINEMENTS**

The proposed ROP amendment **responds to feedback** from the community and area municipalities since the release of the original draft amendment on June 24, 2022.

**Significant collaboration** with area municipal staff


**Minimal updates** to policies and mapping

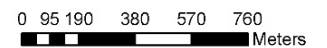
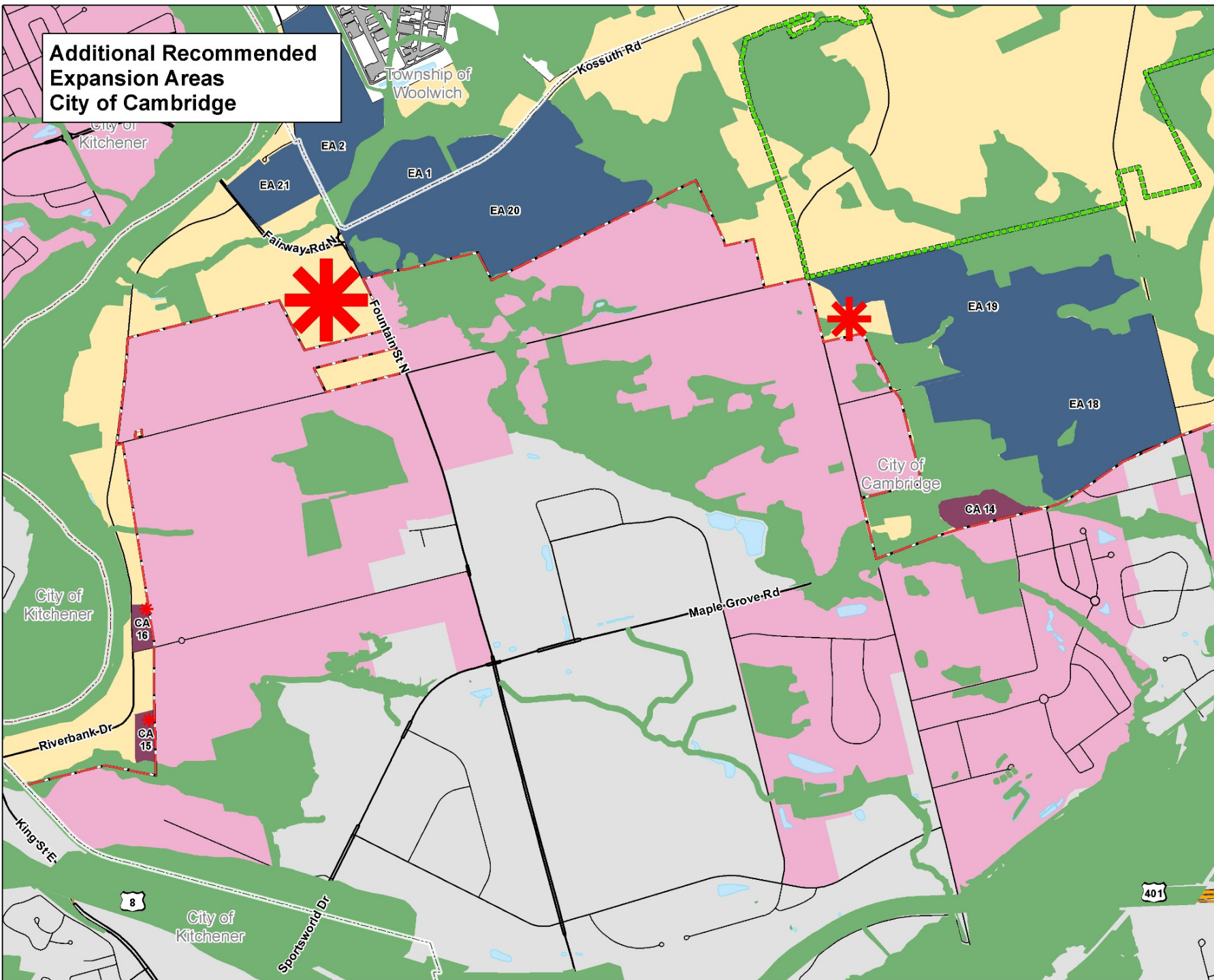
- Specific location of new expansion areas in the City of Cambridge and Wellesley
- Further refinement of mapping in SW Kitchener
- New language around children and youth
- New policy regarding "priority consideration" in Ayr
- Refining missing middle policy and definition

**Additional Recommended  
Expansion Areas  
City of Cambridge**

**Legend**

-  Countryside Line
-  Municipal Boundaries
-  Existing Urban Area
-  Constrained Areas
-  Recommended Employment Area
-  Recommended Additional Community Area
-  Prime Agricultural Areas
-  Designated Greenfield Area
-  Built-Up Area

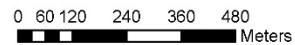
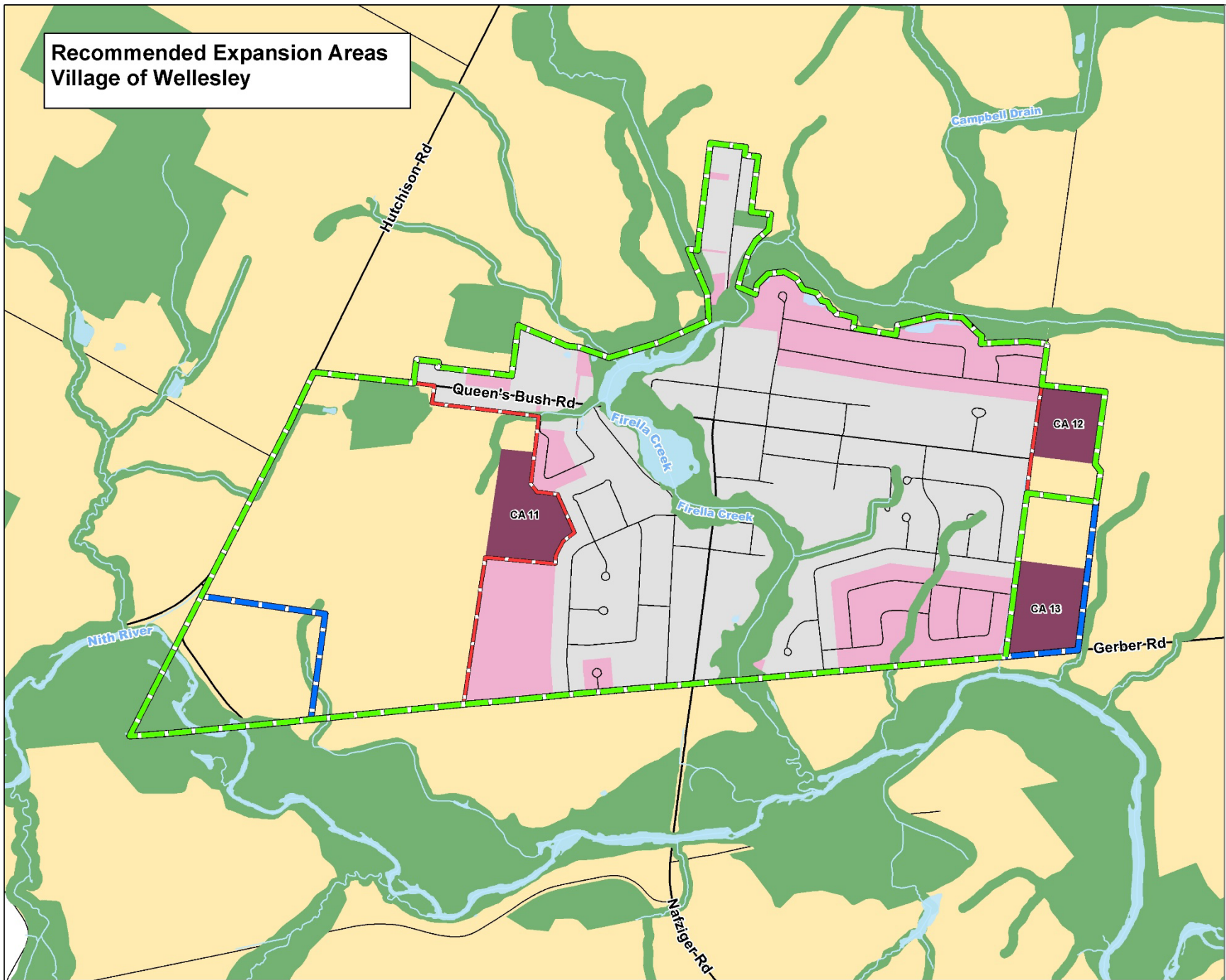
 ROPA 2 lands that remain under appeal.

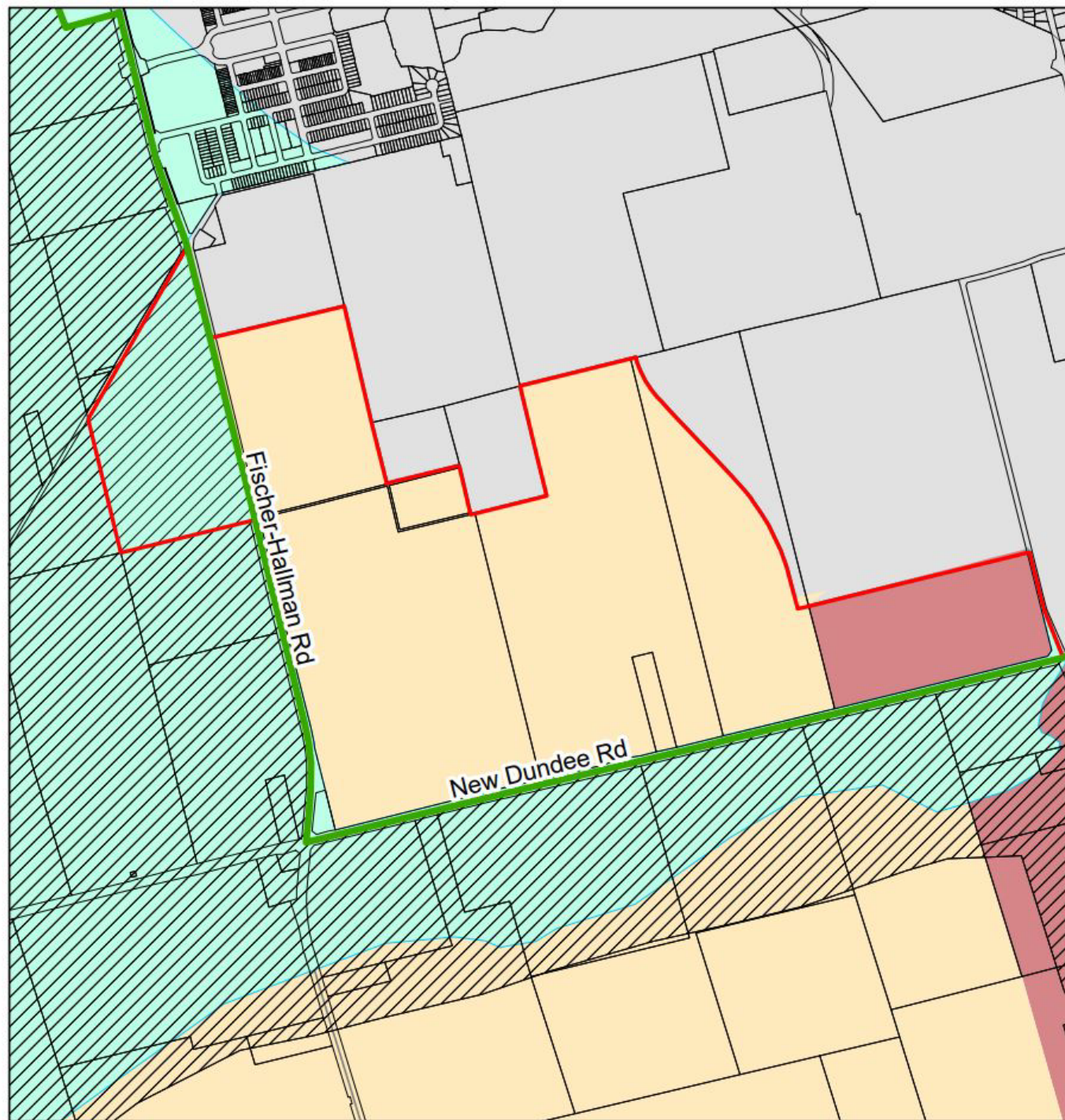


**Recommended Expansion Areas  
Village of Wellesley**

**Legend**

- Current Countryside Line
- Refinements to Countryside Line
- Existing Urban
- Recommended Expansion Areas
- Constrained
- Prime Agricultura Areas
- Designated Greenfield Area
- Built-Up





## Region of Waterloo

### Draft Revised Countryside Line and Protected Countryside Southwest Kitchener Policy Area

#### LEGEND

- Revised Countryside Line
- Protected Countryside
- Regional Recharge Area
- Rural Area
- Prime Agricultural Area
- Southwest Kitchener Policy Area
- Urban Area



0 350 700 Meters



# Other policy updates:

- New language around children and youth
- New policy regarding "priority consideration" in Ayr
- Refining missing middle policy and definition

**NEXT STEPS**

# ROP REVIEW NEXT STEPS



**COUNCIL  
DECISION**

**AUGUST 18**

Consideration  
of adoption of  
Final  
Regional  
Official Plan  
Amendment



**PREPARATION**

**POST  
AUGUST 18**

Send Adopted  
Regional  
Official Plan  
Amendment  
to the  
Province for  
Approval



**ONGOING**

**2022/2023**

Complete 2<sup>nd</sup>  
Amendment  
to the  
Regional  
Official Plan



**THANK YOU**