

Appendix D: Land Budget Commonly Asked Questions and Answers		
Question / Comment	Answer	Citation
1. Why is the year 2029 used as the planning horizon?	<p>The Provincial Policy Statement (PPS) requires only ten years of land to be designated for residential development purposes, but permits municipalities to designate up to 20 years worth of land to accommodate forecasted growth. The Places to Grow Act requires the Region to amend its Official Plan to conform to the Growth Plan for the Greater Golden Horseshoe (Growth Plan) no later than three years after the enactment of the Growth Plan (June 16, 2006). The Growth Plan also requires that expansions to the land supply only make available sufficient land for a maximum of 20 years.</p> <p>2006 + 3 years = 2009 + 20 years = 2029 (maximum planning horizon permitted)</p>	<p>PPS S 1.1.2 and 1.4.1.a</p> <p>Places to Grow Act S. 12(1) and (2)</p> <p>Places to Grow: Growth Plan for the Greater Golden Horseshoe S.2.2.8.2.b</p>
2. Where did the growth forecasts come from?	<p>The population and employment forecasts contained in the Regional Land Budget and the Regional Official Plan (ROP) were extrapolated from those established by the Province in Schedule 3 of the Growth Plan. The Province will review and may revise these growth forecasts every 5 years in consultation with municipalities. The first review and possible revision will take place following the release of the 2011 Census.</p>	<p>Growth Plan 2.2.1.1</p> <p>Growth Plan 2.2.1.2</p>
3. What is the intensification target for the Region of Waterloo?	<p>The Growth Plan requires that by the year 2015, and each year after, a minimum of 40% of all new residential units must be built within the Built Boundary. The Regional Land Budget assumes a regional intensification rate of 45% by the year 2015, and each year after, thereby allowing for both slightly lower densities within the designated greenfield areas and a larger proportion of higher-density developments to be located closer to high-frequency transit. The Regional Land Budget assumes a straight line increase in the annual rate of reurbanization that between the rate of intensification experienced in the region in 2006 (29%) and the proposed rate in 2015 (45%). As a result, the average annual reurbanization rate from 2006 to 2029 would be 42%.</p>	<p>Growth Plan 2.2.3.1</p> <p>Land Budget S.2.6 and S.4.3</p>
4. How did the Region determine a 29% reurbanization rate for 2006?	<p>The 29% reurbanization rate was calculated based on the location of 2006 building permit activity within a reurbanization monitoring line that is separate, but internal to the Built Boundary. The reurbanization monitoring line reflects the built form as it existed in 1995. This separate line was deemed necessary in the first few years of monitoring as the Built Boundary established by the Province trapped approximately 3,700 unbuilt residential units that would otherwise be considered "greenfield development" within the Built-up Area. If the Built Boundary as established by the Province was used for monitoring purposes in 2006, the reurbanization rate would have been closer to 80%.</p>	<p>Land Budget S. 4.3.1</p>

<p>5. How was the Designated Greenfield Area calculated?</p>	<p>The designated greenfield area was determined by totaling all land outside of the built boundary and within the Urban Area and Township Urban Area boundaries. The designated greenfield area also includes portions of the Breslau, Mercedes and 97-401 settlement areas as these areas met the Province's criteria for establishing a built boundary. The area of provincially constrained environmental features is then removed from the total. This methodology is consistent with the Growth Plan's definition of designated greenfield area.</p>	<p>Growth Plan S. 2.2.7.3 Growth Plan S. 6.0</p>
<p>6. How is the density target applied?</p>	<p>The Growth Plan requires that the density target of 50 people and jobs per hectare be measured over the entire designated greenfield area. Only the area of provincially constrained environmental features can be exempted from the density target. Buffers, existing development and existing plans of subdivision may not be netted out of the designated greenfield area for the purposes of determining capacity. The Regional Land Budget proposes different densities for different parts of the designated greenfield area based on the proposed uses. For example, a density of 40 jobs per hectare is proposed for serviced non-residential land, while the residential urban designated greenfield area is proposed to be 55 people and jobs per hectare. The Growth Plan requires that the net impact of all the densities assigned must equal an average of 50 people and jobs throughout the designated greenfield area net of provincially constrained environmental areas. Regional staff has proposed an alternative calculation methodology utilizing a 45% intensification rate thereby allowing for a lower density on portion of the residential designated greenfield area not subject to a plan of subdivision (submitted prior to the coming into effect of the Growth Plan) than would otherwise be applied in achieving the density target. There is no net impact on the need for land through the use of this alternative calculation methodology.</p>	<p>Growth Plan S. 2.2.7.2 Growth Plan S. 6.0</p>
<p>7. What is exempt from the density target?</p>	<p>The following provincially constrained environmental features are exempt from the density target:</p> <p>Provincially Significant Wetlands Provincially Significant Woodlands Significant Valleylands ESPAs</p> <p>Only the area of the feature is exempt. Buffers and/or all other natural areas where development is restricted are not exempted from the application of the density target. Although these areas will not accommodate any development, the foregone densities associated with these areas must be made up on the remaining unconstrained DGA.</p>	<p>Growth Plan S. 2.2.7.3</p> <p>PPS 2005 S. 2.1.3-5</p>

<p>8. Why aren't other constrained lands and land consumed by components / elements of a complete community netted out of the calculations in the Regional Land Budget?</p>	<p>The Growth Plan does not permit these additional areas to be netted out of the calculations. The Regional Land Budget applies capacity to the designated greenfield area as it is defined within the Growth Plan.</p>	<p>Growth Plan S. 2.2.7.3 Growth Plan S. 2.2.7.4 Growth Plan S. 2.2.7.6 PPS 2005 S. 2.1.3-5 Growth Plan S. 5.4.2.2.c</p>
<p>9. What happens if the potential Waterloo Moraine Act, new Clean Water Act, and Greenbelt Act expansion results in the removal of portions of the designated greenfield area?</p>	<p>Regional staff is not aware at this time of any recommendations from these processes which seek to remove existing designations. If such removals are proposed as part of existing or future Provincial initiatives, they will be addressed as part of the next five year review of the ROP. Such reviews may occur at an earlier time at the discretion of Regional Council if the impact of any such roll backs is significant enough to warrant such a review.</p>	<p>Growth Plan S. 2.2.7.3 PPS 2005 S. 2.1.3-5</p>
<p>10. What about plans of subdivision submitted prior to June 16, 2006?</p>	<p>Plans submitted prior to June 16, 2006 are exempt from having to comply with the provisions of the Growth Plan. However, the area of land on which the plan is located is subject to the minimum density requirements of the Growth Plan. As a result, any foregone density (if such a plan does not meet the average designated greenfield density) must be made up on the remaining land. Regional staff has proposed an alternative calculation methodology to minimize the impact of the lower than required densities associated with existing plans of subdivision on the remaining land within the designated greenfield area.</p>	<p>O.Reg. 311/06 s. 3(4) Growth Plan S. 2.2.7.3</p>
<p>11. Should the Regional Land Budget not consider the actual population projections from vacant registered, draft approved and pending plans within the designated greenfield area?</p>	<p>This analysis has been considered within the Regional Land Budget (see Table 4)</p>	<p>Land Budget S. 3.4</p>
<p>12. The first draft of the Regional Land Budget identified an Urban Area residential designated greenfield area target of 68. How was this target determined?</p>	<p>This target was the result of the transfer of density from lands that could not meet the minimum density target of 50 people and jobs / hectare contained within the Growth Plan (such as non-residential lands and lands subject to existing plans of subdivision). Regional staff has proposed an alternative calculation methodology to minimize the impact of such land uses and the lands outside of plans of subdivision submitted before June 16, 2006. Such land is now anticipated to only have to carry a density of 55 as opposed to the 68 identified in the first draft of the Regional Land Budget.</p>	<p>Growth Plan S. 2.2.7.6</p>

<p>13. Isn't the current density target for the designated greenfield areas considerably higher than the moderate intensification option put forward by the RGMS?</p>	<p>The designated greenfield area density target was provided by Province to the Region through the Growth Plan. Although this target is higher than the target that was anticipated through the adoption of the RGMS, the Places to Grow Act, 2005, requires that the ROP conform to the provisions of the Growth Plan. Further, the ability to expand urban area boundaries in the future is directly tied to the achievement of not only the greenfield density target, but the Growth Plan's intensification targets as well.</p>	<p>Growth Plan S. 2.2.7.2 Growth Plan S. 2.2.7.3 Growth Plan S. 2.2.8.2 Places to Grow Act, 2005 S. 12(1)</p>
<p>14. Are density targets required to be applied on a property by property basis?</p>	<p>The density targets are region wide targets. They do not have to be achieved on a property by property basis. The Region in collaboration with the Area Municipal working group in collaboration with the Region is currently undertaking an exercise to further distribute densities in the designated greenfield area of each Area Municipality taking into account servicing, environmental limitations and existing plans of subdivision among other policy considerations. The Region will monitor the density targets on a regular basis to ensure compliance with the Growth Plan.</p>	<p>Growth Plan S. 2.2.7.2 Growth Plan S. 2.2.7.6</p>
<p>15. What impact do changes in the number of people within the Existing Housing Stock have on the calculation?</p>	<p>The Growth Plan provides a target population. The difference between the target population and the actual population in 2006 in theory, is the number of people that need to be housed in new development. However, if the number of people living in the approximately 178,000 housing units that existed in 2006 was to decline by 10,000 in 2029, these 10,000 people would also have to be housed in new development. Correspondingly, if the number of people housed in this existing stock increase, less people would have to be accommodated in new development. Based on historical trends and demographic analysis, the Regional Land Budget assumes the capacity in existing housing units will decline by 20,000 by the year 2029. Section 4.2 speaks to this issue.</p>	
<p>16. Shouldn't commercial plazas and schools be non-residential designated greenfield areas rather than residential?</p>	<p>These relatively small pockets of employment located within what is otherwise primarily residentially designated land, along with work-at-home employment, are provided for in the Regional Land Budget through a factor applied in the calculation of the residential density target which is expressed as people and jobs / hectare. This is the easiest way to account for such uses that can be scattered in small pockets throughout the urban area. Section 4.4, Step 6 addresses this issue.</p>	
<p>17. Does the Regional Land Budget address students?</p>	<p>Students have been accounted for in the Regional Land Budget. Section 4.1.5 speaks specifically to this issue.</p>	
<p>18. When will the Regional Land Budget be reviewed?</p>	<p>The ROP and Regional Land Budget will be reviewed at least every five years as part of the review of the ROP. Regional Council may review it at an earlier time at its discretion.</p>	<p>Planning Act S.26(1)(a)</p>
<p>19. What is the legal status of the Regional Land Budget?</p>	<p>The Regional Land Budget is a background document informing the policies of the ROP. It has no legal status under the provisions of the Planning Act. Challenges to the conclusions of the Regional Land Budget would be through appeal of the new ROP.</p>	