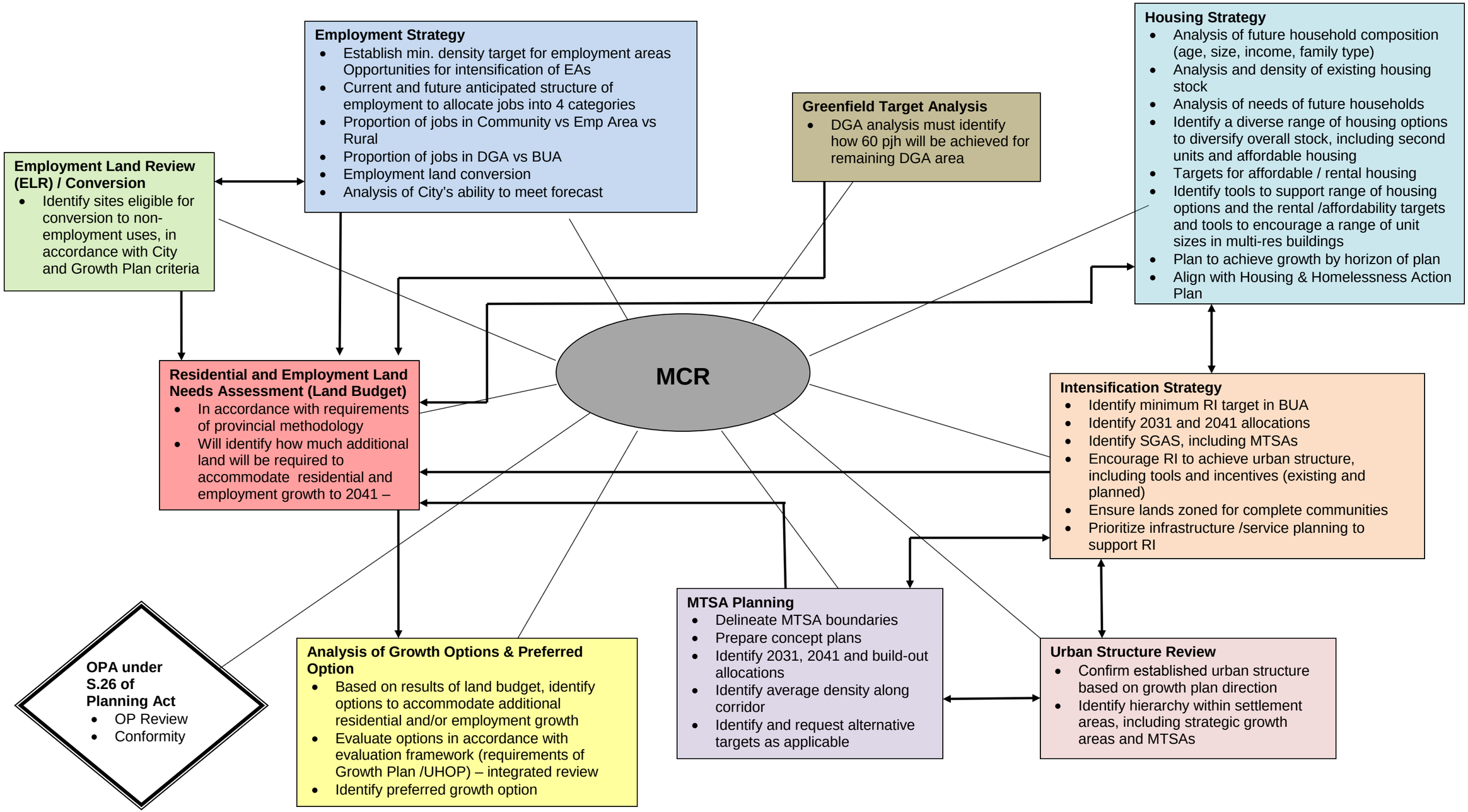
Employment Strategy
Establish min. density target for employment areas Opportunities for intensification of EAs
Current and future anticipated structure of employment to allocate jobs into 4 categories
Proportion of jobs in Community vs Emp Area vs Rural
Proportion of jobs in DGA vs BUA
Employment land conversion
Analysis of City's ability to meet forecast
Greenfield Target Analysis
DGA analysis must identify how 60 pjh will be achieved for remaining DGA area
Housing Strategy
Analysis of future household composition (age, size, income, family type)
Analysis and density of existing housing stock
Analysis of needs of future households
Identify a diverse range of housing options to diversify overall stock, including second units and affordable housing
Targets for affordable / rental housing
Identify tools to support range of housing options and the rental /affordability targets and tools to encourage a range of unit sizes in multi-res buildings
Plan to achieve growth by horizon of plan
Align with Housing & Homelessness Action Plan
Employment Land Review (ELR) / Conversion
Identify sites eligible for conversion to non-employment uses, in accordance with City and Growth Plan criteria
MCR
Residential and Employment Land Needs Assessment (Land Budget)
In accordance with requirements of provincial methodology
Will identify how much additional land will be required to accommodate residential and employment growth to 2041 –
Intensification Strategy
Identify minimum RI target in BUA
Identify 2031 and 2041 allocations
Identify SGAS, including MTSAs
Encourage RI to achieve urban structure, including tools and incentives (existing and planned)
Ensure lands zoned for complete communities
Prioritize infrastructure /service planning to support RI
OPA under S.26 of Planning Act
OP Review
Conformity
Analysis of Growth Options & Preferred Option
Based on results of land budget, identify options to accommodate additional residential and/or employment growth
Evaluate options in accordance with evaluation framework (requirements of Growth Plan /UHOP) – integrated review
Identify preferred growth option
MTSA Planning
Delineate MTSA boundaries
Prepare concept plans
Identify 2031, 2041 and build-out allocations
Identify average density along corridor
Identify and request alternative targets as applicable
Urban Structure Review
Confirm established urban structure based on growth plan direction
Identify hierarchy within settlement areas, including strategic growth areas and MTSAs