

## Delimited Built-Up Areas (section 2.2.2) – Substantive Changes

Grey highlighted strikethrough text = text to be deleted

**Bolded text** = text to be added

Proposed Policy Change	Revised Policy	Staff Comments & Suggested Modifications
<p>2.2.2.1 <del>By the year 2031, and for each year thereafter, a minimum of 60 per cent of all residential development occurring annually within each upper or single tier municipality will be within the delineated built-up area.</del></p> <p><b>By the time the next <i>municipal comprehensive review</i> is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:</b></p> <p><b>a. A minimum of 60 per cent of all residential development occurring annually within each of the City of Hamilton and the Regions of Peel, Waterloo and York will be within the <i>delineated built-up area</i>;</b></p> <p><b>b. A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will be within the <i>delineated built-up area</i>; and</b></p> <p><b>c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each</b></p>	<p>2.2.2.1 By the time the next <i>municipal comprehensive review</i> is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:</p> <p>a. A minimum of 60 per cent of all residential development occurring annually within each of the City of Hamilton and the Regions of Peel, Waterloo and York will be within the <i>delineated built-up area</i>;</p> <p>b. A minimum of 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Orillia and Peterborough and the Regions of Durham, Halton and Niagara will be within the <i>delineated built-up area</i>; and</p> <p>c. The City of Kawartha Lakes and the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe and Wellington will, through the next municipal comprehensive review, each establish the minimum percentage of all residential development occurring annually that will be directed within the <i>delineated built-up area</i>, based on maintaining or improving upon the</p>	<p><u>Do not support</u></p> <p>The Growth Plan intensification target measures the number of new units constructed annually within the built-up area. The 2017 Growth Plan had introduced new intensification targets for municipalities which increased the target from the existing 40% to 50% following the completion of the MCR to 2031, and to 60% from 2031 to 2041. The revised policy has removed the gradual increase of the target and now requires that the City meet the 60% intensification target starting upon completion of the MCR (approximately 2021).</p> <p>It will be very challenging for the City to meet this increased intensification target. The City's rates of intensification for the past 5 years is:</p> <p>2013 – 32%                  2014 – 36%                  2015 – 42%                  2016 – 28%                  2017 – 26%</p> <p>As is evidenced above, the City has achieved the current target of 40% intensification only once in the last 5 years.</p> <p>Even under the gradually increased target of the 2017 Growth Plan, staff were concerned about the City's ability to meet those targets. The chart below identifies the required unit construction per year, and the number of intensification units required, based on the City's growth forecasts (provided by the Province):</p>

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<p>establish the minimum percentage of all residential development occurring annually that will be directed within the <i>delineated built-up area</i>, based on maintaining or improving upon the minimum intensification target contained in the applicable upper- or single-tier official plan.</p>	<p>minimum intensification target contained in the applicable upper- or single-tier official plan.</p>	<table border="1" data-bbox="1178 261 1904 602"> <thead> <tr> <th data-bbox="1184 266 1255 326">Year</th> <th data-bbox="1262 266 1367 326">Unit Growth</th> <th colspan="2" data-bbox="1373 266 1549 326">2006 G.P. requirement</th> <th colspan="2" data-bbox="1556 266 1732 326">2017 G.P. requirement</th> <th colspan="2" data-bbox="1738 266 1898 326">Amend. No 1 requirement</th> </tr> </thead> <tbody> <tr> <td data-bbox="1184 331 1255 431">2021 – 2031</td> <td data-bbox="1262 331 1367 431">37,580 units</td> <td data-bbox="1373 331 1444 431">40%</td> <td data-bbox="1451 331 1549 431">15,032</td> <td data-bbox="1556 331 1627 431">50%</td> <td data-bbox="1633 331 1732 431">18,790</td> <td data-bbox="1738 331 1810 431">60%</td> <td data-bbox="1816 331 1898 431">22,548</td> </tr> <tr> <td data-bbox="1184 436 1255 537">2031 – 2041</td> <td data-bbox="1262 436 1367 537">38,370 units</td> <td data-bbox="1373 436 1444 537">40%</td> <td data-bbox="1451 436 1549 537">15,348</td> <td data-bbox="1556 436 1627 537">60%</td> <td data-bbox="1633 436 1732 537">23,022</td> <td data-bbox="1738 436 1810 537">60%</td> <td data-bbox="1816 436 1898 537">23,022</td> </tr> <tr> <td data-bbox="1184 542 1255 602">Total</td> <td data-bbox="1262 542 1367 602"><b>75,950 units</b></td> <td data-bbox="1373 542 1444 602"></td> <td data-bbox="1451 542 1549 602"><b>30,380</b></td> <td data-bbox="1556 542 1627 602"></td> <td data-bbox="1633 542 1732 602"><b>41,812</b></td> <td data-bbox="1738 542 1810 602"></td> <td data-bbox="1816 542 1898 602"><b>45,570</b></td> </tr> </tbody> </table> <p data-bbox="1178 639 1904 802">The increased targets introduced through the 2017 Growth Plan resulted in the need for an additional 11,000 units to be constructed within the built-up area over the time period as compared to the previous target. Through the increased targets in the revised plan, a further 4,000 units would be required.</p> <p data-bbox="1178 839 1904 1170">On a yearly basis, the 2017 Growth Plan would have required approximately 2,100 intensification units per year compared to approximately 1,500 yearly under the 2006 requirements. Over the past 5 years, the number of intensification units constructed in Hamilton has ranged from 600 to 1,100 units per year. These numbers illustrate the challenge the City would face in meeting the 2017 Growth Plan requirements. The proposed revision has increased this challenge, now requiring the City to meet a target of almost 2,300 intensification units per year over the period. Staff recommend that the gradual increase be maintained.</p>								Year	Unit Growth	2006 G.P. requirement		2017 G.P. requirement		Amend. No 1 requirement		2021 – 2031	37,580 units	40%	15,032	50%	18,790	60%	22,548	2031 – 2041	38,370 units	40%	15,348	60%	23,022	60%	23,022	Total	<b>75,950 units</b>		<b>30,380</b>		<b>41,812</b>		<b>45,570</b>
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<p>2.2.2.2 By the time the next <i>municipal comprehensive review</i> is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential development occurring annually within each upper- or single-tier municipality will be within the <i>delineated built-up area</i>.</p>	<p>Policy deleted in its entirety.</p>	<p><u>Do not support.</u></p> <p>See comments above regarding the changes to the intensification targets.</p>
<p>2.2.2.43 All municipalities will develop a strategy to achieve the minimum intensification target and <i>intensification</i> throughout <i>delineated built-up areas</i>, which will:</p> <ul style="list-style-type: none"> <li>a. encourage <i>intensification</i> generally to achieve the desired urban structure <b>throughout the delineated built-up area</b>;</li> <li>b. identify the appropriate type and scale of development in <b>strategic growth areas</b> and transition of built form to adjacent areas;</li> </ul>	<p>2.2.2.3 All municipalities will develop a strategy to achieve the minimum intensification target and <i>intensification</i> throughout <i>delineated built-up areas</i>, which will:</p> <ul style="list-style-type: none"> <li>c. encourage <i>intensification</i> generally throughout the delineated built-up area;</li> <li>d. identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;</li> </ul>	<p><u>Neutral</u></p>
<p>2.2.2.54 For <b>Councils of</b> upper- and single-tier municipalities may request an alternative to the target established in policy 2.2.2.21 through the next <i>municipal comprehensive review</i> where it is demonstrated that this target cannot be achieved and that the alternative target will <b>be appropriate given the size, location and capacity of the delineated built-up area</b>.</p>	<p>2.2.2.4 Councils of upper- and single-tier municipalities may request an alternative to the target established in policy 2.2.2.1 where it is demonstrated that this target cannot be achieved and that the alternative target will be appropriate given the size, location and capacity of the delineated built-up area.</p>	<p><u>Support</u></p> <p>This change will allow the City to apply for an alternative intensification target if it is determined that the City will not be able to meet the minimum requirement, subject to criteria identified in the policy.</p>