

Delineated Built-Up Areas (section 2.2.2) – Substantive Changes

Grey highlighted strikethrough text = text to be deleted **Bolded text** = text to be added

2017 Growth Plan	Draft Amendment 1 Policy Change	2019 Growth Plan Policy	Comments
<p>2.2.2.1 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 <i>delineated built-up area</i>.</p>	<p>2.2.2.1 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 <i>delineated built-up area</i>. 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>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 50 per cent of all residential development occurring annually within each of the Cities of Barrie, Brantford, Guelph, Hamilton, Orillia and Peterborough and the Regions of Durham, Halton, Niagara, Peel, Waterloo and York will be within the <i>delineated built-up area</i>; and</p>	<p>Staff did not support the increase in the intensification target to 60% for the entirety of the planning period and had recommended that the gradual increase of the 2017 Growth Plan be maintained. The Growth Plan 2019 has reduced the target to 50% for the entire planning period.</p>
<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</p>	<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</p>	<p>No changes from draft Amendment No. 1.</p>	<p>See comments above regarding the changes to the intensification targets.</p>

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development occurring annually within each upper- or single-tier municipality will be within the <i>delineated built-up area</i> .	development occurring annually within each upper- or single-tier municipality will be within the <i>delineated built-up area</i>.		
<p>2.2.2.4 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"> a. encourage <i>intensification</i> generally to achieve the desired urban structure; b. identify the appropriate type and scale of development and transition of built form to adjacent areas; c. identify <i>strategic growth areas</i> to support achievement of the intensification target and recognize them as a key focus for development; d. ensure lands are zoned and development is designed in a manner that supports the achievement of <i>complete communities</i>; e. prioritize planning and investment in <i>infrastructure</i> and <i>public service facilities</i> that will support <i>intensification</i>; and f. be implemented through official plan policies and 	<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"> a. encourage <i>intensification</i> generally to achieve the desired urban structure throughout the delineated built-up area; b. identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas; c. identify <i>strategic growth areas</i> to support achievement of the intensification target and recognize them as a key focus for development; d. ensure lands are zoned and development is designed in a manner that supports the achievement of <i>complete communities</i>; e. prioritize planning and investment in <i>infrastructure</i> and <i>public service facilities</i> that will support <i>intensification</i>; and f. be implemented through official plan policies and designations, 	<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"> a. identify <i>strategic growth areas</i> to support achievement of the intensification target and recognize them as a key focus for development; b. identify the appropriate type and scale of development in <i>strategic growth areas</i> and transition of built form to adjacent areas; c. encourage <i>intensification</i> generally throughout the <i>delineated built-up area</i>; d. ensure lands are zoned and development is designed in a manner that supports the achievement of <i>complete communities</i>; e. prioritize planning and investment in <i>infrastructure</i> and <i>public service facilities</i> that will support <i>intensification</i>; and 	<p>Staff have no concerns with this policy change.</p>

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designations, updated zoning and other supporting documents.	updated zoning and other supporting documents.	f. be implemented through official plan policies and designations, updated zoning and other supporting documents.	
<p>2.2.2.5 For upper- and single-tier municipalities, council may request an alternative to the target established in policy 2.2.2.2 through the next <i>municipal comprehensive review</i> where it is demonstrated that this target cannot be achieved and that the alternative target will:</p> <ul style="list-style-type: none"> a. maintain or improve on the minimum intensification target in the official plan that is approved and in effect; b. be appropriate given the size of the <i>delineated built-up area</i>; c. account for existing <i>infrastructure, public service facilities</i>, and capital planning; d. account for existing planning approvals and other related planning studies; e. consider the actual rate of <i>intensification</i> being achieved annually across the upper- or single-tier municipality; f. support diversification of the total range and mix of housing options in <i>delineated built-up</i> 	<p>2.2.2.54 For Councils of 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 be appropriate given the size, location and capacity of the delineated built-up area.</p> <ul style="list-style-type: none"> a. maintain or improve on the minimum intensification target in the official plan that is approved and in effect; b. be appropriate given the size of the <i>delineated built-up area</i>; c. account for existing <i>infrastructure, public service facilities</i>, and capital planning; d. account for existing planning approvals and other related planning studies; e. consider the actual rate of <i>intensification</i> being achieved annually across the upper- or single-tier municipality; f. support diversification of the total 	No changes from draft Amendment No. 1.	Staff had supported this policy change through Amendment No. 1, which allows 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.

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<p>areas to the horizon of this Plan, while considering anticipated demand;</p> <p>g. account for lands where development is prohibited or severely restricted; and</p> <p>h. support the achievement of <i>complete communities</i>.</p>	<p>range and mix of housing options in <i>delineated built-up areas</i> to the horizon of this Plan, while considering anticipated demand;</p> <p>g. account for lands where development is prohibited or severely restricted; and</p> <p>h. support the achievement of <i>complete communities</i>.</p>		