## 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   | 2019 Growth Plan Policy  | Comments  |
|--|--|--|---|
| 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 delineated built-up area. | 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 delineated built up area.  By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:  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 delineated built-up area; | 2.2.2.1 By the time the next municipal comprehensive review is approved and in effect, and for each year thereafter, the applicable minimum intensification target is as follows:  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 delineated built-up area; and | 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. |
| 2.2.2.2 By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential   | 2.2.2.2 By the time the next municipal comprehensive review is approved and in effect, and each year until 2031, a minimum of 50 per cent of all residential   | No changes from draft<br>Amendment No. 1.  | See comments above regarding the changes to the intensification targets.  |

Appendix "C" to Report PED19033(a)
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| 2017 Growth Plan                     | Draft Amendment 1 Policy              | 2019 Growth Plan Policy          | Comments  |
|--------------------------------------|---------------------------------------|----------------------------------|---|
|                                      | Change                                |                                  |   |
| development occurring annually       | development occurring annually        |                                  |   |
| within each upper- or single-tier    | within each upper- or single-tier     |                                  |   |
| municipality will be within the      | municipality will be within the       |                                  |   |
| delineated built-up area.            | delineated built-up area.             |                                  |   |
| 2.2.2.4 All municipalities will      | 2.2.2.43 All municipalities will      | 2.2.2.3 All municipalities will  | Staff have no concerns with this policy change. |
| develop a strategy to achieve the    | develop a strategy to achieve the     | develop a strategy to achieve    |   |
| minimum intensification target       | minimum intensification target and    | the minimum intensification      |   |
| and intensification throughout       | intensification throughout delineated | target and intensification       |   |
| delineated built-up areas, which     | built-up areas, which will:           | throughout delineated built-up   |   |
| will:                                | a. encourage intensification          | areas, which will:               |   |
| a. encourage intensification         | generally to achieve the desired      | a. identify strategic growth     |   |
| generally to achieve the             | urban structure throughout the        | areas to support                 |   |
| desired urban structure;             | delineated built-up area;             | achievement of the               |   |
| b. identify the appropriate type     | b. identify the appropriate type and  | intensification target and       |   |
| and scale of development and         | scale of development in               | recognize them as a key          |   |
| transition of built form to          | strategic growth areas and            | focus for development;           |   |
| adjacent areas;                      | transition of built form to           | b. identify the appropriate type |   |
| c. identify strategic growth areas   | adjacent areas;                       | and scale of development in      |   |
| to support achievement of the        | c. identify strategic growth areas to | strategic growth areas and       |   |
| intensification target and           | support achievement of the            | transition of built form to      |   |
| recognize them as a key focus        | intensification target and            | adjacent areas;                  |   |
| for development;                     | recognize them as a key focus         | c. encourage intensification     |   |
| d. ensure lands are zoned and        | for development;                      | generally throughout the         |   |
| development is designed in a         | d. ensure lands are zoned and         | delineated built-up area;        |   |
| manner that supports the             | development is designed in a          | d. ensure lands are zoned and    |   |
| achievement of complete              | manner that supports the              | development is designed in       |   |
| communities;                         | achievement of complete               | a manner that supports the       |   |
| e. prioritize planning and           | communities;                          | achievement of complete          |   |
| investment in infrastructure         | e. prioritize planning and investment | communities;                     |   |
| and <i>public</i> service facilities | in infrastructure and public          | e. prioritize planning and       |   |
| that will support                    | service facilities that will support  | investment in infrastructure     |   |
| intensification; and                 | intensification; and                  | and public service facilities    |   |
| f. be implemented through official   | f. be implemented through official    | that will support                |   |
| plan policies and                    | plan policies and designations,       | intensification; and             |   |

| designations, updated zoning and other supporting documents.  f. be implemented through official plan policies and designations, updated zoning and other supporting documents.  2.2.2.5 For upper- and single-tier municipalities, council may updated zoning and other supporting documents.  Staff had supported this policy change through official plan policies and designations, updated zoning and other supporting documents.  Staff had supported this policy change through Amendment No. 1, which allows the City to apply   |  |   |  |   |
|--|--|---|--|---|
| municipalities, council may and single-tier municipalities may Amendment No. 1. Amendment No. 1, which allows the City to apply  | and other supporting   |   | official plan policies and designations, updated zoning and other supporting |   |
| request an alternative to the target established in policy 2.2.2.2.1 through the next municipal comprehensive review where it is demonstrated that this target cannot be achieved and that the alternative target will:  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 delineated built-up area; c. account for existing infrastructure, public service facilities, and capital planning daccount for existing planning studies;  e. consider the actual rate of intensification being achieved annually across the upper- or single-tier municipality; f. support diversification of the total rarge and mix of housing options in delineated built-up or the support diversification of the total rarge and mix of housing options in delineated built-up. | municipalities, council may request an alternative to the target established in policy 2.2.2.2 through the next municipal comprehensive review where it is demonstrated that this target cannot be achieved and that the alternative target will:  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 delineated built-up area;  c. account for existing infrastructure, public service facilities, and capital planning;  d. account for existing planning approvals and other related planning studies;  e. consider the actual rate of intensification being achieved annually across the upper- or single-tier municipality;  f. support diversification of the total range and mix of housing | and single-tier municipalities may request an alternative to the target established in policy 2.2.2.21 through the next municipal comprehensive review 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.  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 delineated built-up area; c. account for existing infrastructure, public service facilities, and capital planning; d. account for existing planning approvals and other related planning studies; e. consider the actual rate of intensification being achieved annually across the upper-or single-tier municipality; |  | 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 |

2019 Growth Plan Policy

Comments

**Draft Amendment 1 Policy** 

Change

2017 Growth Plan

| 2017 Growth Plan  | Draft Amendment 1 Policy  | 2019 Growth Plan Policy | Comments |
|---|---|-------------------------|----------|
|   | Change  |                         |          |
| areas to the horizon of this Plan, while considering anticipated demand; g. account for lands where development is prohibited or severely restricted; and h. support the achievement of complete communities. | range and mix of housing options in delineated built-up areas to the horizon of this Plan, while considering anticipated demand; g. account for lands where development is prohibited or severely restricted; and h. support the achievement of complete communities. |                         |          |