



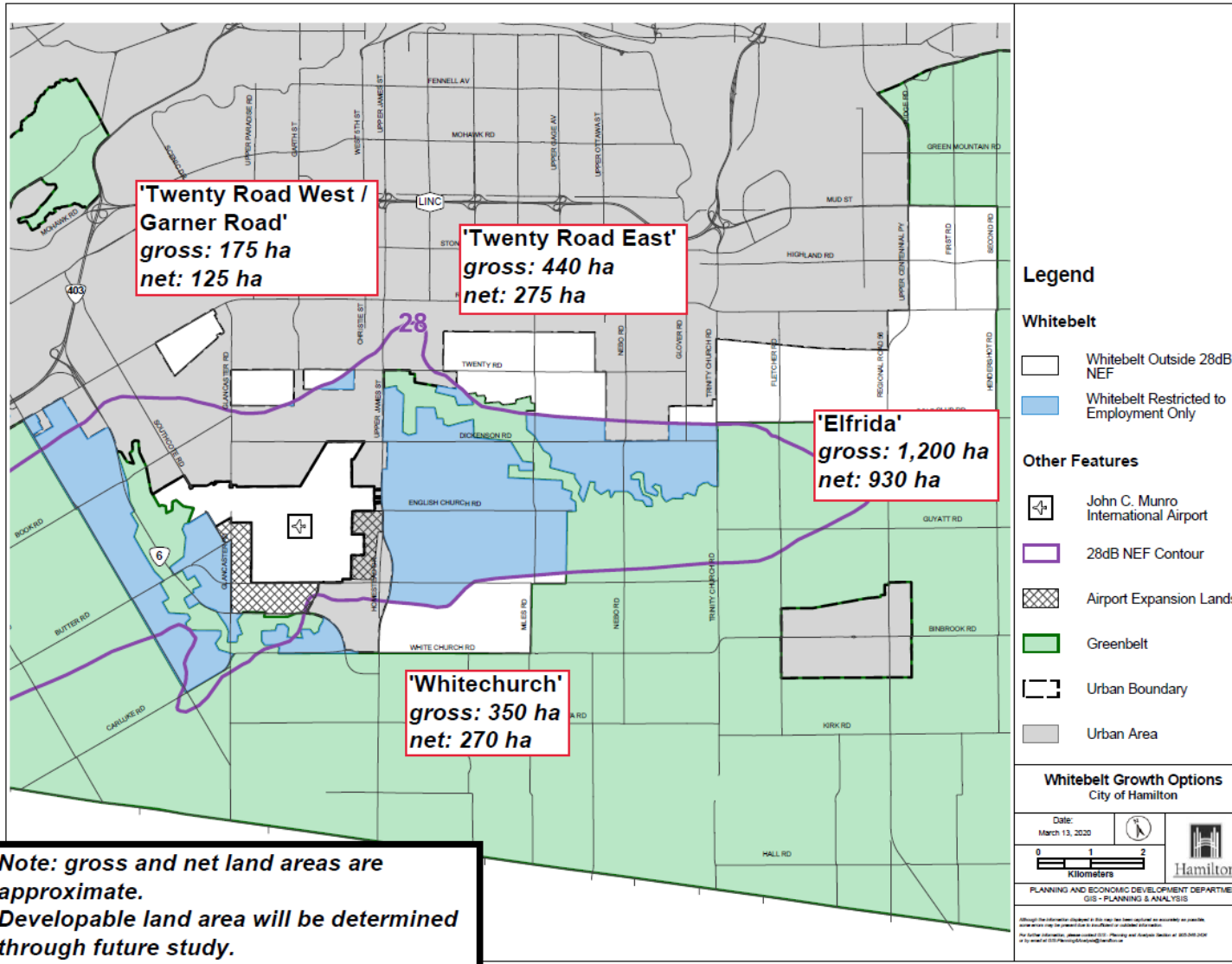
**General Issues Committee**  
**March 29, 2021**  
**Item 8.2**

# Where and When will the City grow?



- The next phase of the GRIDS 2 / MCR project is the evaluation of where and when the City will grow.
- The question of where and when lands will be added to the urban boundary will be the subject of significant evaluation and analysis.

# Where will the City grow?



**Note: gross and net land areas are approximate. Developable land area will be determined through future study.**

# When will the City grow?



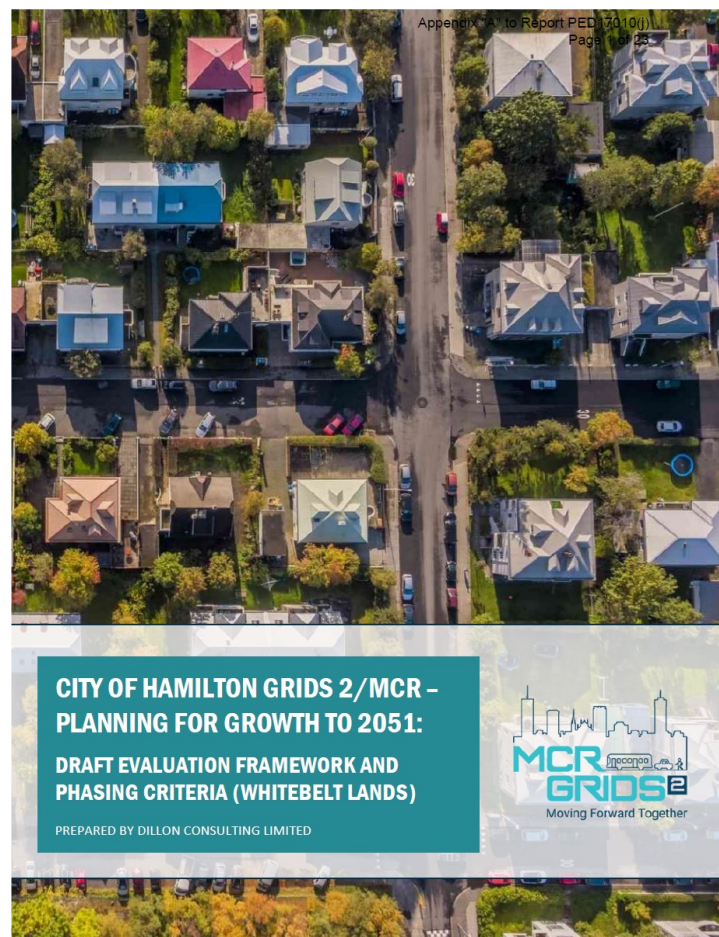
## Approximate Phasing Breakdown of Land Need Under the Ambitious Density LNA Scenario

Timeframe	Land Need (ha)	Available Community Area Whitebelt Lands (ha)	Remaining Community Area Whitebelt Lands After Urban Expansion (ha)
2021 – 2031	300	1,600	1,300
2031 – 2041	600	1,300	700
2041 - 2051	440	700	260

# Planning for Growth to 2051: Draft Evaluation Framework and Phasing Criteria (Whitebelt Lands)



Dillon Consulting has prepared an evaluation tool to assist with this assessment: GRIDS 2 / MCR – Planning for Growth to 2051: Draft Evaluation Framework and Phasing Criteria (Whitebelt Lands)



# 2 stage evaluation approach

## Stage 1

Evaluation to determine which Candidate Expansion Areas are feasible for expansion based on provincial and local criteria.

Candidate Expansion Areas that meet the criteria will be screened through to Stage 2.

## Stage 2

Phasing analysis, including more detailed technical analysis and modelling to determine which areas are most suitable for expansion and the associated timing for development.

# Stage 1 – Feasibility Evaluation

## Evaluation Criteria Themes



**1. Climate Change**



**2. Municipal Finance**



**3. Servicing Infrastructure**



**4. Transportation Systems**



**5. Natural Heritage and Water Resources**



**6. Complete Communities**



**7. Agricultural System**

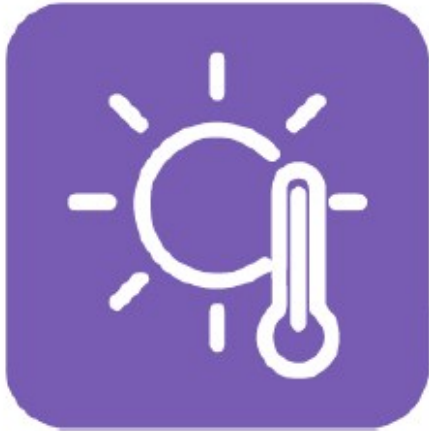


**8. Natural Resources**



**9. Cultural Heritage**

# Stage 1 – Feasibility Evaluation



## Climate Change

Climate change has the potential to have a range of impacts on the City including on infrastructure, the natural environment, and on existing and future residents and their communities. This demands consideration of climate change in the context of long range planning, recognizing both the risks and opportunities for climate change mitigation and climate change adaptation.

### What are the key considerations?

#### Reduced GHGs and Sustainable Transportation

- Does the Candidate Expansion Area have the ability to promote a community form that reduces reliance on private automobiles helping to reduce transportation GHG's?

#### District Energy

- Does the Candidate Expansion Area provide an opportunity for district energy?

### How will we measure this?

- Level of connectivity of Candidate Expansion Area to existing or planned transit and active transportation network

- Input from City staff and electrical distribution providers



# Stage 1 – Feasibility Evaluation

## What are the key considerations?

## How will we measure this?

### Infrastructure Resiliency

- Is there sufficient capacity in existing stormwater management systems to manage potential changes in weather patterns and increased climate variability?
- Does the proposed stormwater management provide resilience and consider climate change adaptability?
- Does the proposed stormwater management consider Low Impact Development Best Management Practices

- Capacity in existing stormwater management system based on population and employment forecast
- Input from City staff

### Prioritizing Tree Canopy Protection/Enhancement

- Does the Candidate Expansion Area support the maintenance and enhancement of the existing tree canopy?

- Assessment of existing tree canopy and potential for maintenance and enhancement should a boundary expansion occur
- Based on input from City with reference to available mapping and data.

### Avoid Natural Hazardous Lands

- Does the Candidate Expansion Area contain any natural hazards?

- Assessment of identified hazardous lands including but not limited to flood plains and other CA regulated areas
- Based on input from City and Conservation Authority staff with reference to available mapping and data

# Stage 2 – Phasing Criteria

## Servicing Infrastructure



Does the phasing scenario allow for efficient servicing based on existing or planned water infrastructure?

Does the phasing scenario allow for efficient servicing based on existing or planned wastewater infrastructure?

## Municipal Finance



What are the cost estimates associated with the phasing scenario?

Are there any significant municipal financial risks associated with the scenario?

What is the impact on municipal debt load/capacity?

# Stage 2 – Phasing Criteria

## Transportation System



Does the phasing scenario prioritize development of areas that would be connected to the planned BLAST network or existing transit?

Does the phasing scenario align well with existing and planned road network and existing and planned active transportation network?

What are the impacts of the phasing scenario on the capacity of the road network?

Are there options which optimize the timing and delivery of transportation infrastructure to reduce the City's financial exposure?

## Agricultural System



Does the phasing scenario prioritize development of areas that are non-prime agricultural?

Does the phasing scenario prioritize development of areas that have fewer existing agricultural operations or active livestock operations?

Does the phasing scenario minimize land fragmentation?

# Stage 2 – Phasing Criteria

## Climate Change



Does the phasing scenario present any significant opportunities associated with climate change?

Does the phasing scenario present any significant risks associated with climate change?

## Complete Communities



Does the phasing scenario support the creation of a complete community?

# Planning for Growth to 2051: Draft Evaluation Framework and Phasing Criteria (Whitebelt Lands)



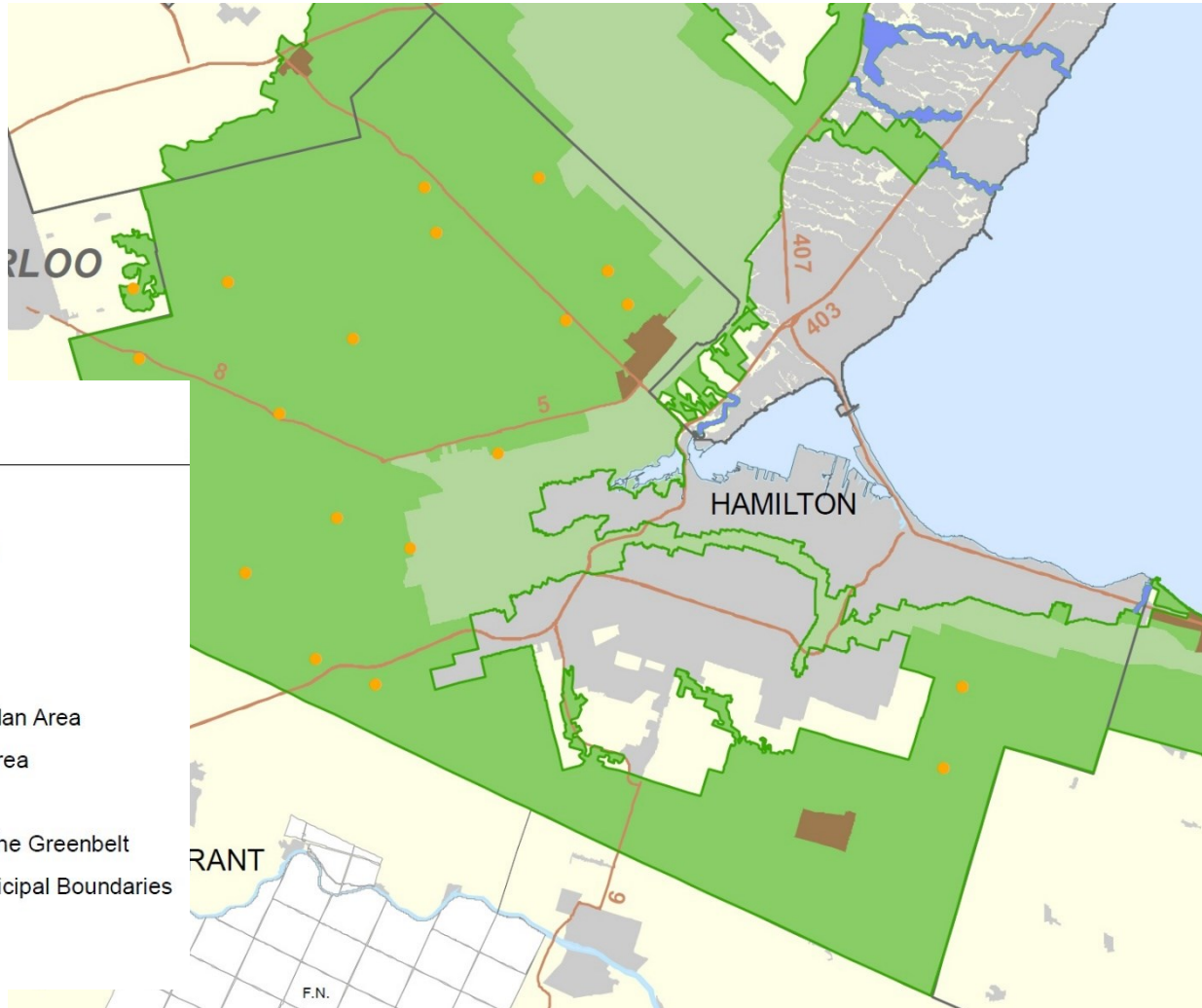
- User-friendly tool to aid in meaningful public participation in the next phase of GRIDS 2 / MCR
- Designed to graphically display complicated information in an accessible manner
- Background information and technical reports that inform the evaluation framework will also be available for public review, if interested

# GRIDS 2 / MCR – Draft Screening Criteria and Evaluation Tool (Waterdown / Binbrook)



- Growth Plan allows a provision for a minor expansion (up to 10 ha) from a “Town / Village” in the Greenbelt Plan.
- Waterdown and Binbrook are classified as “Towns” in the Greenbelt Plan.
- Staff have prepared a modified framework for the evaluation of any requests for expansion from Binbrook or Waterdown; a two phase process is proposed.

# Waterdown and Binbrook – Greenbelt Plan



## LEGEND

- Greenbelt Area\*
- Protected Countryside
- Towns / Villages
- Hamlets
- Urban River Valleys
- Niagara Escarpment Plan Area
- Oak Ridges Moraine Area
- External Connections
- Settlement Areas Outside the Greenbelt
- Upper and Single-Tier Municipal Boundaries
- Road or Highway
- F.N. First Nations

# Draft Screening Criteria and Evaluation Tool (Waterdown & Binbrook) – Phase 1



- Phase 1 is the evaluation of all requests against a set of screening criteria based on Growth Plan policy 2.2.8.3(k). These criteria are mandatory and must be satisfied to move to Phase 2.
- Phase 1 criteria include:
  - Maximum size of expansion of 10 ha, with a restriction on the maximum amount of residential land area to 50%
  - Demonstrated need for the remaining 50% of the lands
  - servicing by existing water and wastewater systems
  - prohibition of expansion into the Natural Heritage System
  - Complete communities



# Draft Screening Criteria and Evaluation Tool (Waterdown & Binbrook) – Phase 2

- Modified version of the whitebelt lands evaluation framework and phasing criteria
- Each candidate expansion area will be evaluated against the Phase 2 criteria. Following the evaluation, the areas will be ranked, and the area that best satisfies the criteria will be identified as the preferred expansion option.

# Draft Screening Criteria and Evaluation Tool (Waterdown & Binbrook) – Phase 2



**Complete Communities**

**Efficient Servicing**

**Finance**

**Natural Heritage and Water Resources**

**Climate Change**

**Transportation**

**Agriculture**

# Next Steps

- Public and stakeholder consultation – April 2021
- Report back to Council with any changes recommended by consultation and seek adoption of the framework
- Evaluation and modelling of growth options – spring to fall 2021