

Made-in-Niagara Forecast and Land Needs Assessment

Planning and Economic Development Committee

Report No. PDS 33-2021

Wednesday, August 11, 2021

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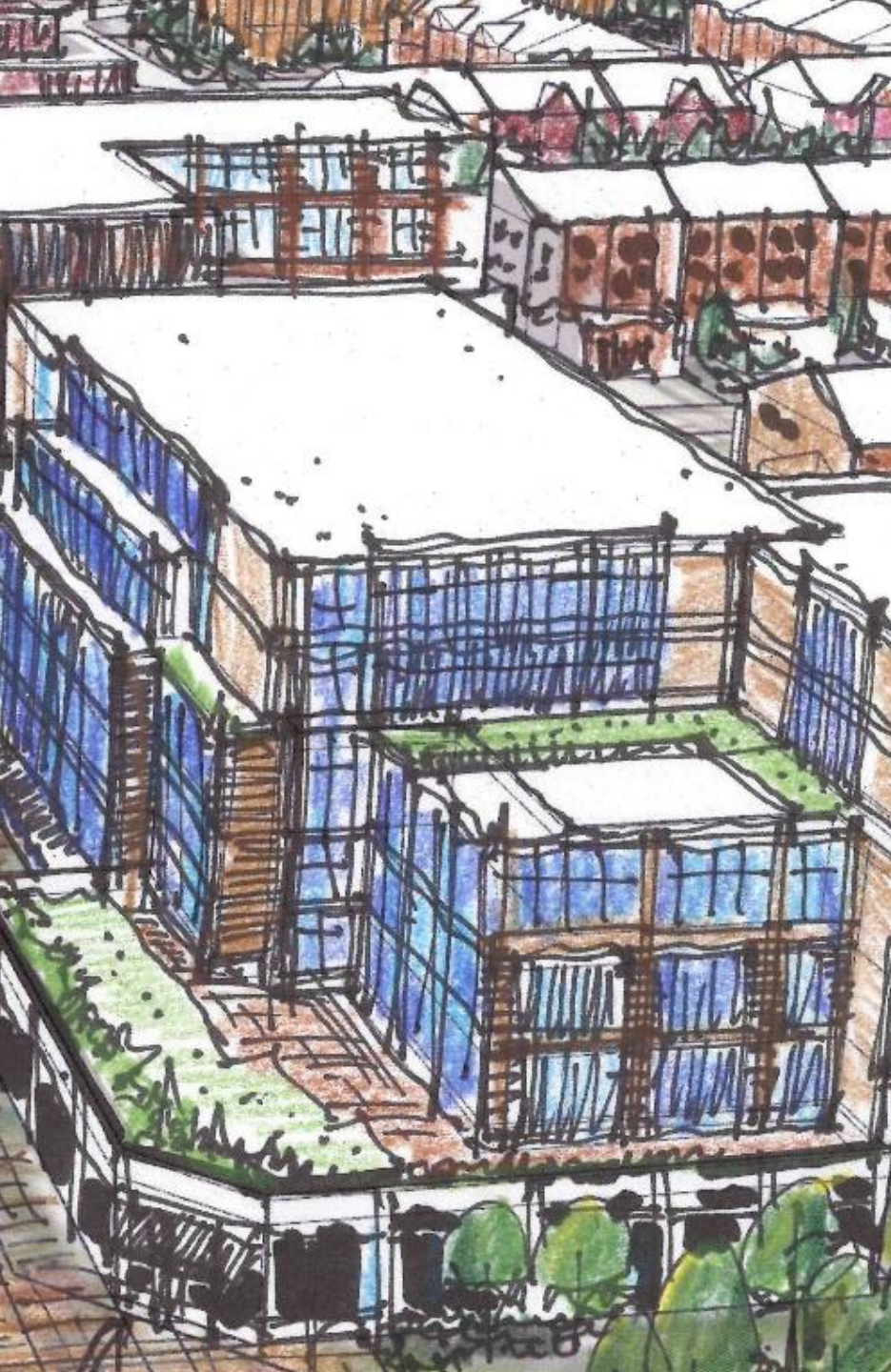


Niagara Official Plan **Made-in-Niagara Forecast and Land Needs Assessment**

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the land needs assessment **program.**



The Region must follow the Province's Land Needs Assessment (LNA) Methodology.



The LNA is informed by many background studies. A draft LNA was released in May.



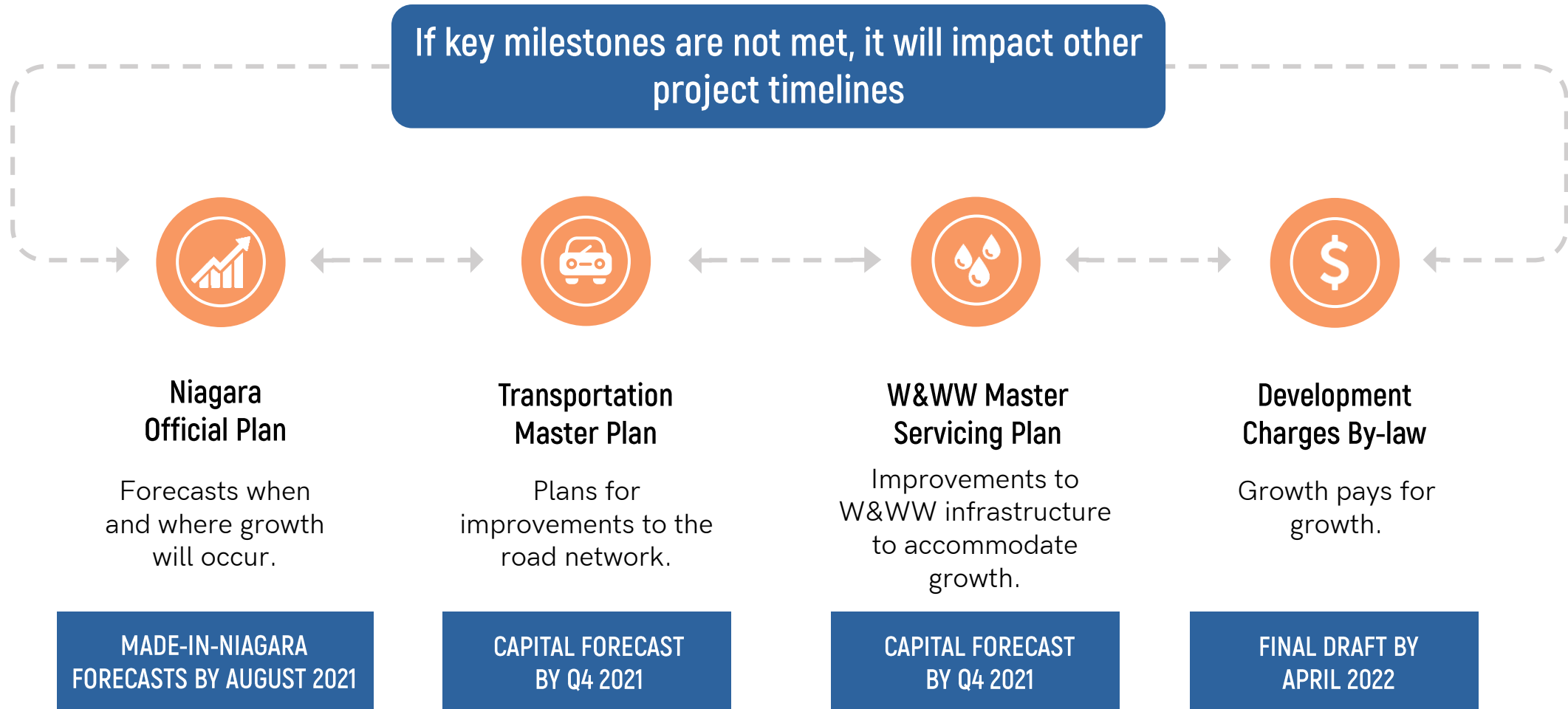
The proposed LNA is generally the same as the May version with two types of updates.



Endorsement of the LNA is needed now to finish the Official Plan in 2022.



coordinated planning, infrastructure, **and finance.**



delays in one project can cause **delays in others.**

01



made-in-niagara forecasts.

Population and employment growth forecasts are a critical initial step for the Official Plan, the Transportation Master Plan, W&WW Master Servicing Plan, and Development Charge By-law. **This needs to be settled no later than August 2021**

02



capital projects.

Growth Forecasts are needed so the Region can develop capital project listings for the Transportation Master Plan and Master Servicing Plan, after which the Development Charges can be finalized. **Capital project lists are needed no later than Q4 2021.**

03



development charges.

Development Charges delays may compromise funding of growth related infrastructure. **DC By-law Approval no later than June 2022.**



significant consultation since **May 2021**.



Since May, staff have met with local municipalities, members of the public, and other stakeholders to discuss growth forecasts and other NOP matters. **Feedback has been generally supportive of the Region's process.**

5

public information centres
attended by 238 members
of the public.

73

comments & submissions
received between May and
early July.

30+

meetings with stakeholders
to discuss the May LNA.



addressing **affordability**.

We need to build more housing in Niagara or affordability will get worse.

Analysis by the Region's consultants demonstrates that more growth, particularly medium and high-density housing, will better address core housing need. We need to:

- ✓ Increase intensification within existing developed areas, also known as "built-up areas".
- ✓ Improve the range of housing options and densities to meet current and future housing need.
- ✓ Facilitate compact built forms that support climate change adaptation and mitigation.



made-in-niagara forecasts.

The May Forecasts and LNA addressed Provincial requirements, but we've developed a solution that better reflects our needs. The **Made-in-Niagara Forecasts** and LNA are mostly the same as the May versions, with two types of changes incorporated:

1 More Intensification

The Made-in-Niagara Forecasts has more growth for Lincoln and Welland, in medium- and high- density form. This better reflects anticipated growth and planned infrastructure to 2051. This will also help affordability.

2 Reflect the Natural Environment System

The Made-in-Niagara Forecasts better incorporate the protection of lands associated with the Natural Environment System. More lands will be protected in urban areas.



intensification in **built-up areas**.

The Made-in-Niagara Forecasts direct more housing to existing “built-up areas” rather than new “greenfield areas”.

The Province requires a minimum of 50% of growth to built up-areas. In May, we proposed 56%. **Now, we’re at 60%.**

Focusing 60% of growth to built-up areas **reduces community land need expansions by at least 700 Ha.**

Redevelopment also often reduces *existing* environmental impacts – e.g. retrofitting stormwater infrastructure.



“Missing Middle Housing” Concept by Opticos
Richmond, California



land needs **numbers.**

	May Forecasts	Made-in-Niagara Forecasts
Population Forecast	674,000 people	694,000 people *
Employment Forecast	272,000 jobs	272,000 jobs
Settlement Area: Community Area	+ 460 hectares	+ 495 hectares
Settlement Area: Employment Area	- 20 hectares	+ 210 hectares

Outside of the urban area Land Needs, the new Official Plan includes:

1,393 + | Ha of Greenbelt Protected Countryside

3,300 + | Ha of Growth Plan Prime Agricultural Area

38,000 + | Ha of Provincial Natural Heritage system

* The Made-In-Niagara Forecasts includes an additional 10,000 people in Lincoln and Welland, respectively.



moving forward.

REMAINING STRATEGIES



Endorsement of the LNA is needed to move forward with the Official Plan, including the Settlement Area Boundary Review (SABR), and the MSP, W&WWMP and DCS.

GROWTH COORDINATION



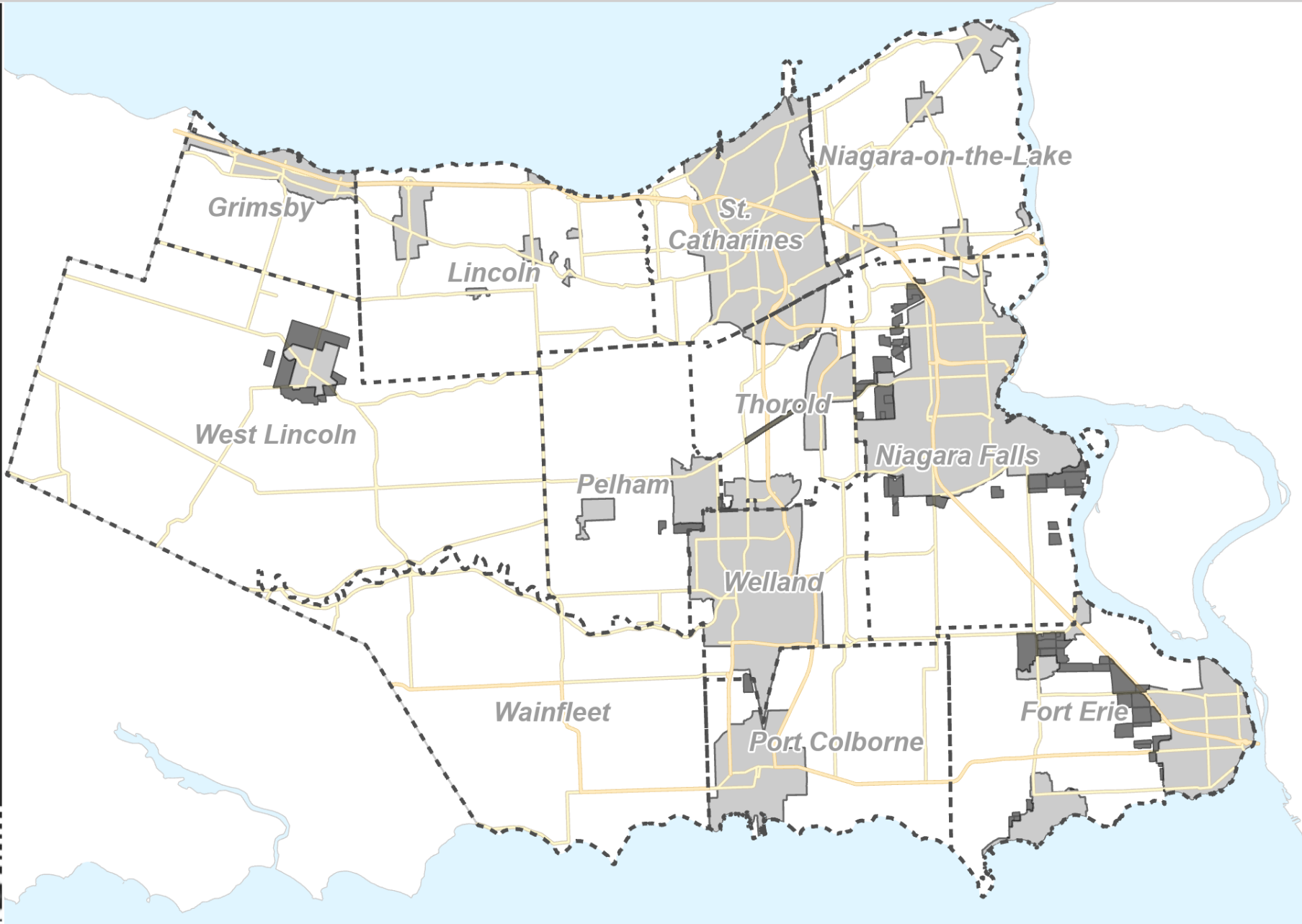
Minor adjustments to the LNA may be made as the Official Plan is finalized, with consideration of ongoing work on SABR, employment conversions and the NES.



settlement area boundary review (SABR)

- Only the Region can expand or adjust settlement area boundaries.
- A key step is the identification of land need. The Made-in-Niagara Forecasts are needed to move SABR forward.
- The Region developed criteria with local municipalities to assess SABR requests. No major concerns expressed through recent consultation.
- At this time, no recommendations are being made on SABR or employment conversions. The SABR program continues through Summer and Fall.





LEGEND

- Existing Urban Area
- Urban Area Expansion Requests Under Review

This is a July 2021 draft map and may not be current. Please see the Region's website to view and comment on the requests.



takeaways.



The Region engaged in significant consultation since May. The LNA feedback was generally supportive.



The Made-in-Niagara Forecast and LNA are mostly the same as the May LNA, but better addresses affordability and the natural environment.



A decision is needed today to advance the Official Plan, the Transportation Master Plan, the W&WW Master Servicing Plan, and the Development Charges By-law.



The SABR program is moving forward with recommendations in Fall 2021.

