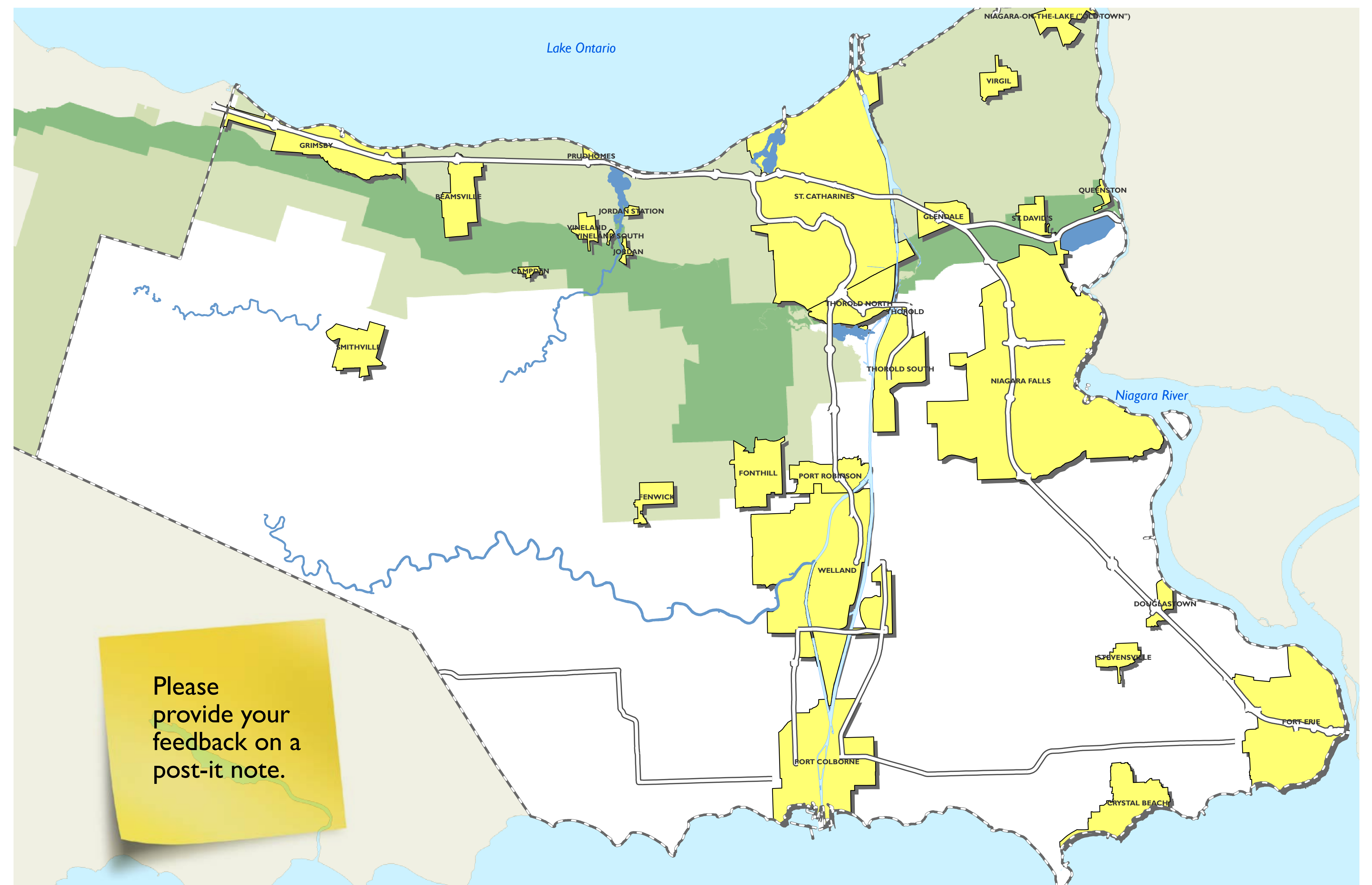


# WELCOME

Thank you for attending the second Public Information Centre for Niagara 2041. Here, you will have an opportunity to learn about three important studies which are being undertaken to examine how we grow, how we flow, and how we go. You will also have an opportunity to learn how these studies are working together to create Niagara 2041 - the Region's new Growth Plan, which will direct development in Niagara Region over the next 25 years. If you have any comments, please write them on a post-it note and stick them directly on the applicable presentation panel.



# CONTACT US

If you have any comments or questions regarding Niagara 2041 or the Master Plan processes, or you would like to be added to the study mailing list, please contact one of the following Project Managers, and they will be happy to assist you. You can also visit [www.niagararegion.ca/2041](http://www.niagararegion.ca/2041) for more information.

## How We Grow (MCR)

Brian Dick  
Planner  
[Brian.Dick@niagararegion.ca](mailto:Brian.Dick@niagararegion.ca)  
905.980.6000 ext. 3365

## How We Flow (MSP)

David Shen  
Planning Engineer  
[David.Shen@niagararegion.ca](mailto:David.Shen@niagararegion.ca)  
905.980.6000 ext. 3777

## How We Go (TMP)

Loy Cheah  
Strategic Projects Lead  
[Loy.Cheah@niagararegion.ca](mailto:Loy.Cheah@niagararegion.ca)  
905.980.6000 ext. 3482



# GROWTH PLAN FORECASTS IN NIAGARA

## Overview

The Province has forecast a 2041 Population of 610,000 persons and Employment of 265,000 jobs that Niagara Region must plan for.

This represents an increase of 168,000 persons and 80,000 jobs. This is an aggressive target - almost equivalent to the present day population of St. Catharines, Thorold and Niagara-on-the-Lake combined.

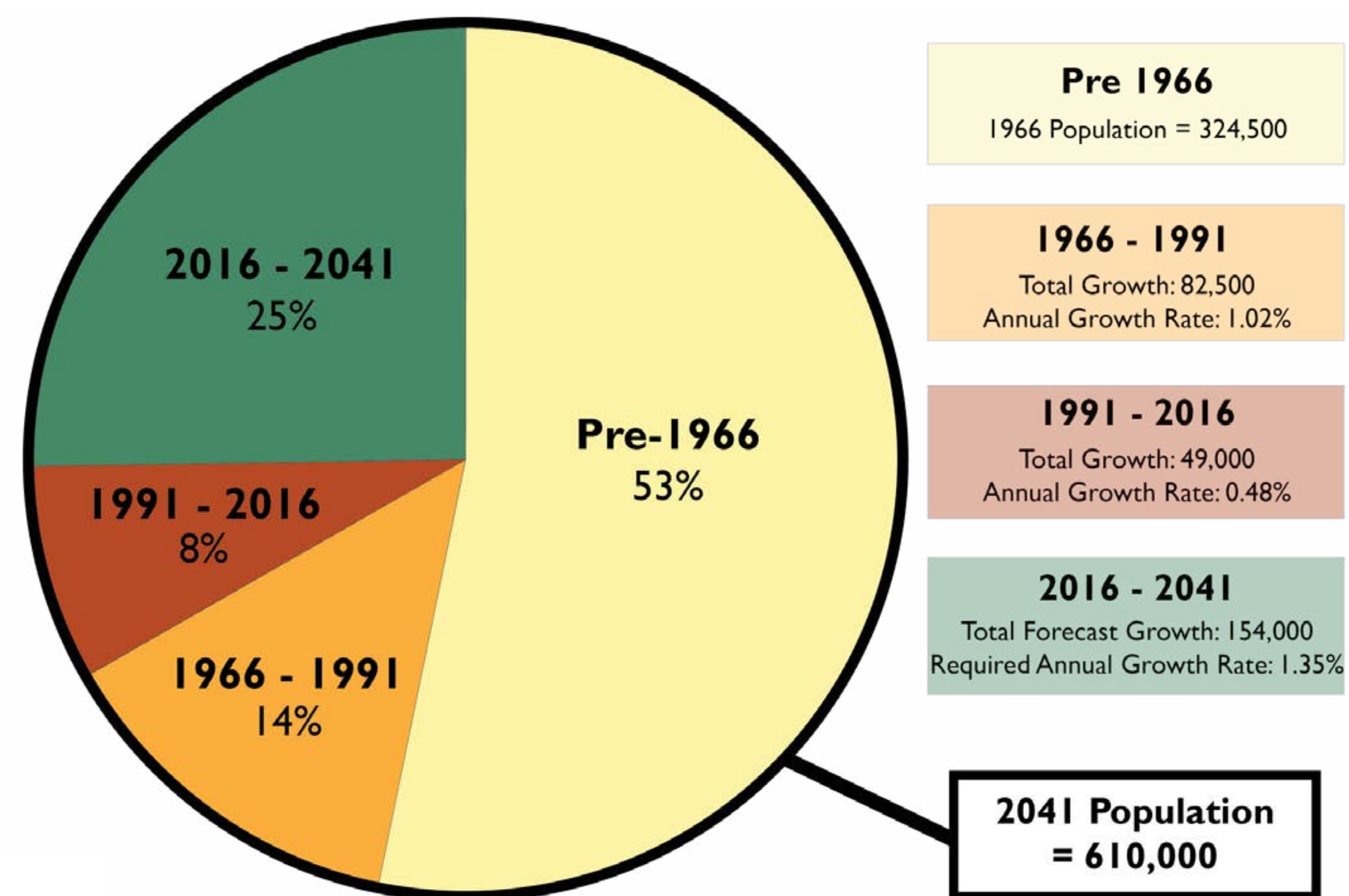
Population and employment growth are linked and together provide the opportunity to re-ignite the Regional economy through business development, new housing, infrastructure, research and innovation, and assessment growth.

## Planning for Growth

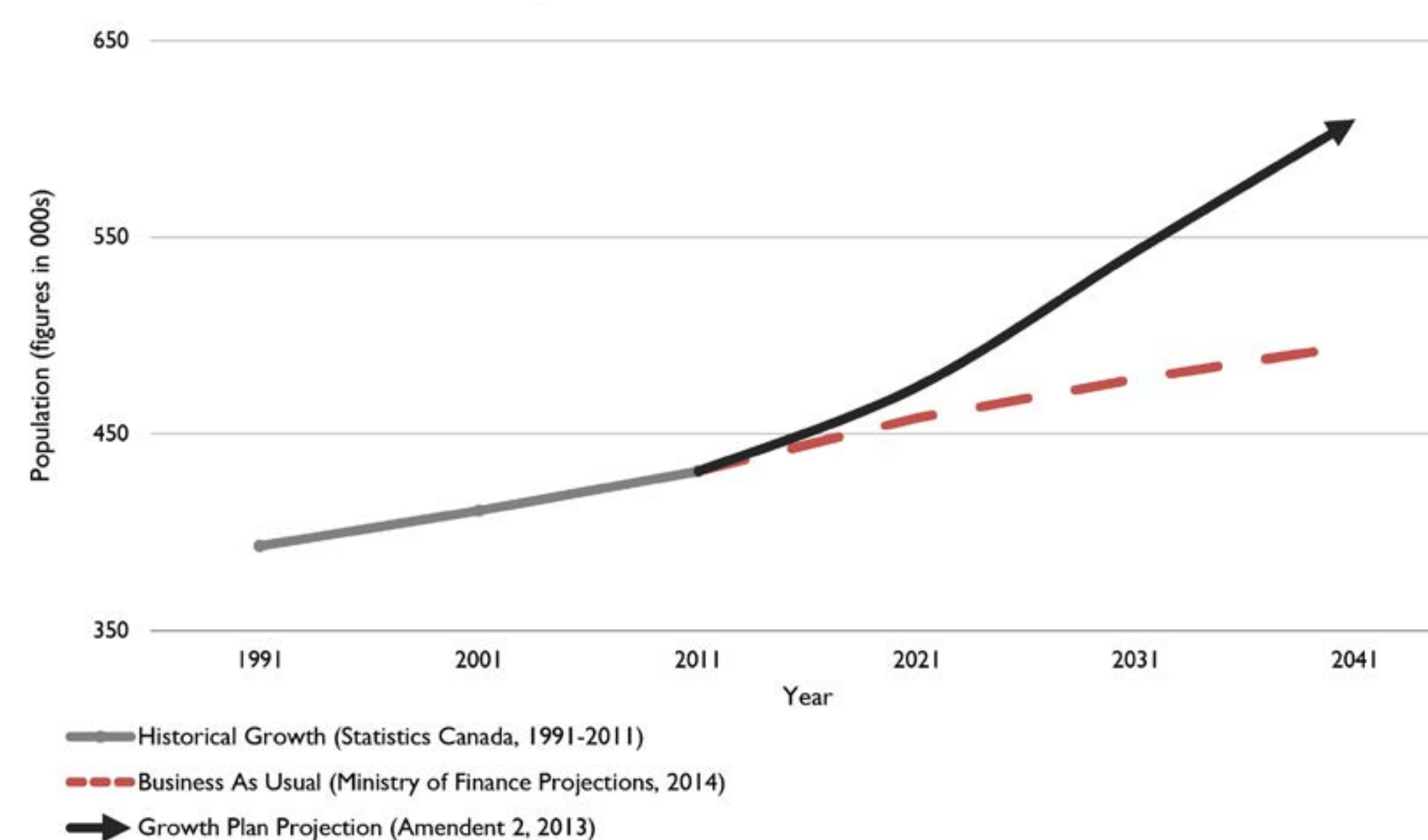
Three key success factors include:

1. Understanding the magnitude and nature of Niagara's expected growth.
2. Setting out a clearly defined urban vision and growth strategy.
3. Building on a collaborative-based approach across the Region, in partnership with Local Area Municipalities to drive planning program(s) forward.

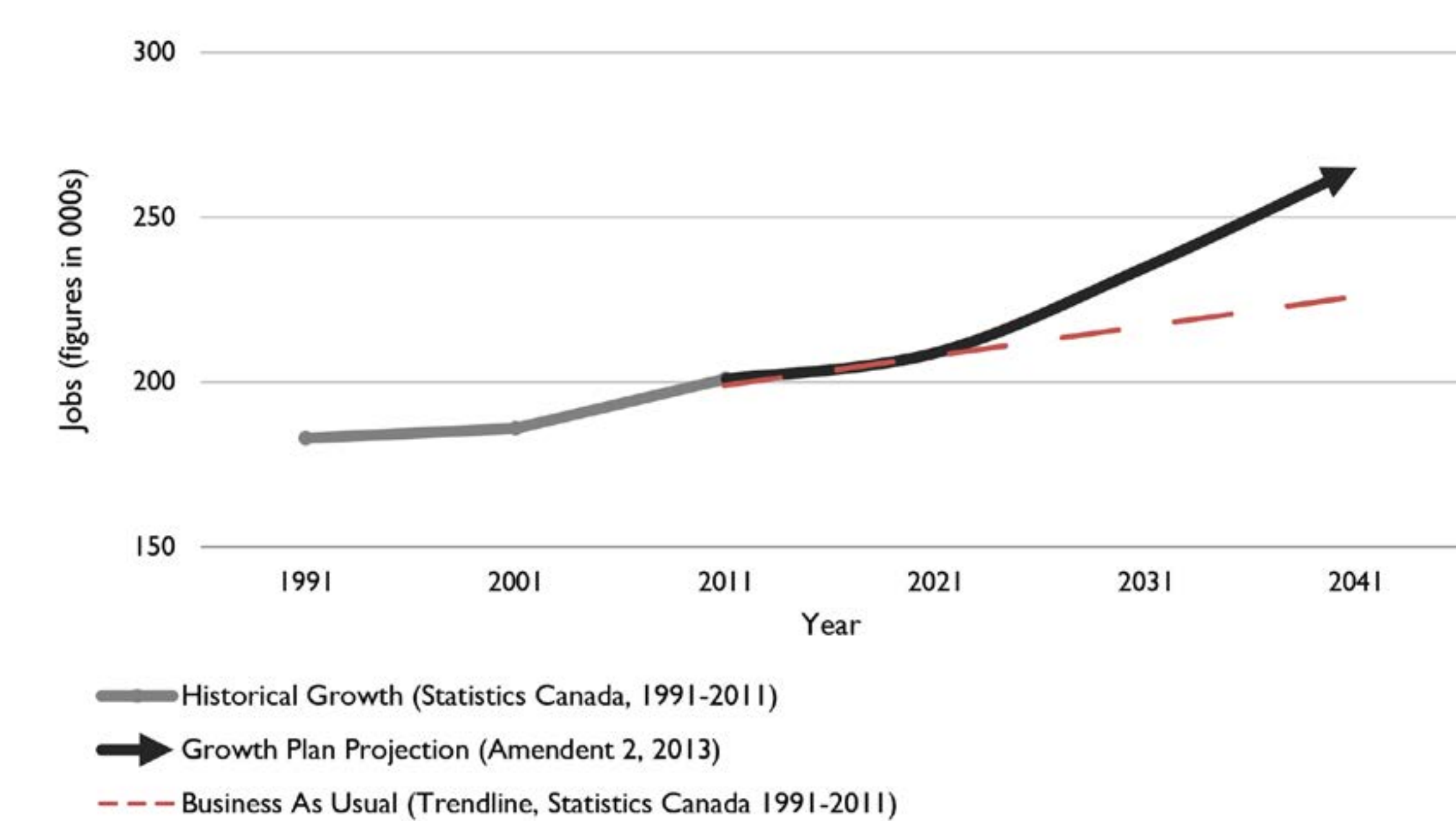
## Historic & Projected Growth



## Population Forecast to 2041



## Employment Forecast to 2041





# STUDY OVERVIEW

Niagara Region is pro-actively planning for new growth, in conformity with *Places to Grow - the Growth Plan for the Greater Golden Horseshoe*. Through the Niagara 2041 study process, the Region will develop a Growth Plan to accommodate anticipated population and employment growth over the next 25 years. The plan will be urban in nature, and will involve completion of the following 3 inter-connected studies, which together form the foundation to support and foster Niagara's growth.



## 1) Municipal Comprehensive Review (MCR) - How We Grow

The MCR will examine priorities and potential for growth and development over the next 25 years, and will identify where and how growth will be accommodated in Niagara Region. The MCR is an Official Plan Review. It has been initiated by Niagara Region, and applies the policies and schedules of *Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2006*. The last MCR, Niagara 2031, will be reviewed and updated, as required, based on growth trends which have occurred since 2006.



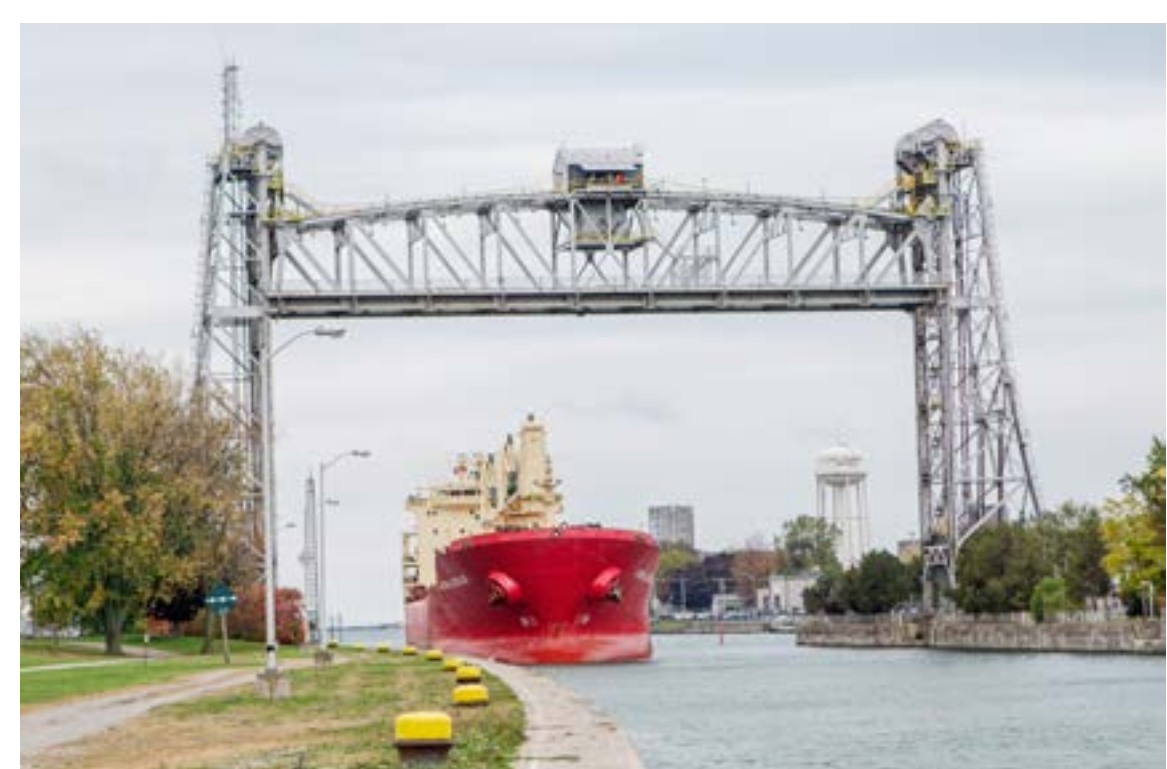
## 2) Transportation Master Plan (TMP) - How We Go

The TMP will direct how Niagara Region's transportation system will be designed, who it will accommodate, and what investments will be needed. It will provide a data model for future transportation needs, inform strategic infrastructure investments, and establish a vision for how residents will move within and throughout Niagara Region. The recommendations of the TMP will complement the preferred growth option, which will be developed through the MCR, and will inform an upcoming Regional Development Charges Background Study.



## 3) Water / Wastewater Master Servicing Plan (MSP) - How We Flow

The MSP will determine how Niagara Region's servicing infrastructure will support growth in a sustainable and financially responsible manner over the next 25 years. It will evaluate the growth strategy options, which will be developed through the MCR, and will provide a proposed project list and capital forecast based on the preferred growth option, while informing the Regional Development Charges Background Study. The MSP will investigate key water and wastewater operations, providing guidance on their optimization, and will be coordinated with local municipalities to synchronize infrastructure and servicing capacity information.







# HOW WE GROW MUNICIPAL COMPREHENSIVE REVIEW

## What is a Municipal Comprehensive Review?

A Municipal Comprehensive Review (MCR) is a comprehensive review of the Region's growth management policies and allocation of population and employment growth to the local municipalities. The MCR reviews and determines appropriate intensification targets, identifies changes to land supply designations and may justify urban boundary expansions.

### The MCR addresses three key questions:

- Is there sufficient land designated for intensification and new greenfield development to accommodate growth?
- Where should this growth be accommodated across Niagara Region?
- How should this growth be accommodated across Niagara Region to meet the strategic objectives of Regional Council?

## Current Conditions and Trends

Phases 1 and 2 involved extensive research into growth patterns and history across Niagara as well as a high level assessment of the policy framework in place to implement the current growth management plan adopted in 2009. This work involved extensive consultations with the planning staff from area municipalities as well as consultation with other stakeholders.

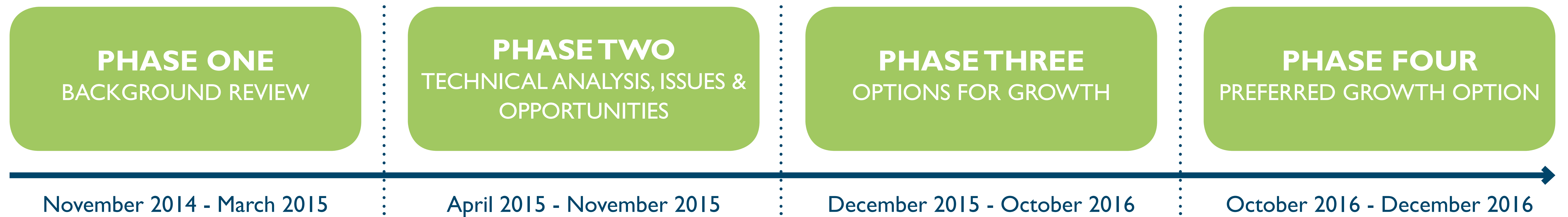
The first round of Public Information Centres in November 2015 presented key findings of this research and sought input into the challenges and opportunities the Region faces in managing growth.

The Phase 1/2 Report was presented to Regional Council's Planning & Development Committee on May 11, 2016.

### Options for Growth:

The panels in this display describe approaches to managing the growth that is anticipated by 2041. These approaches are conceptual in nature and may be refined.

## Project Schedule







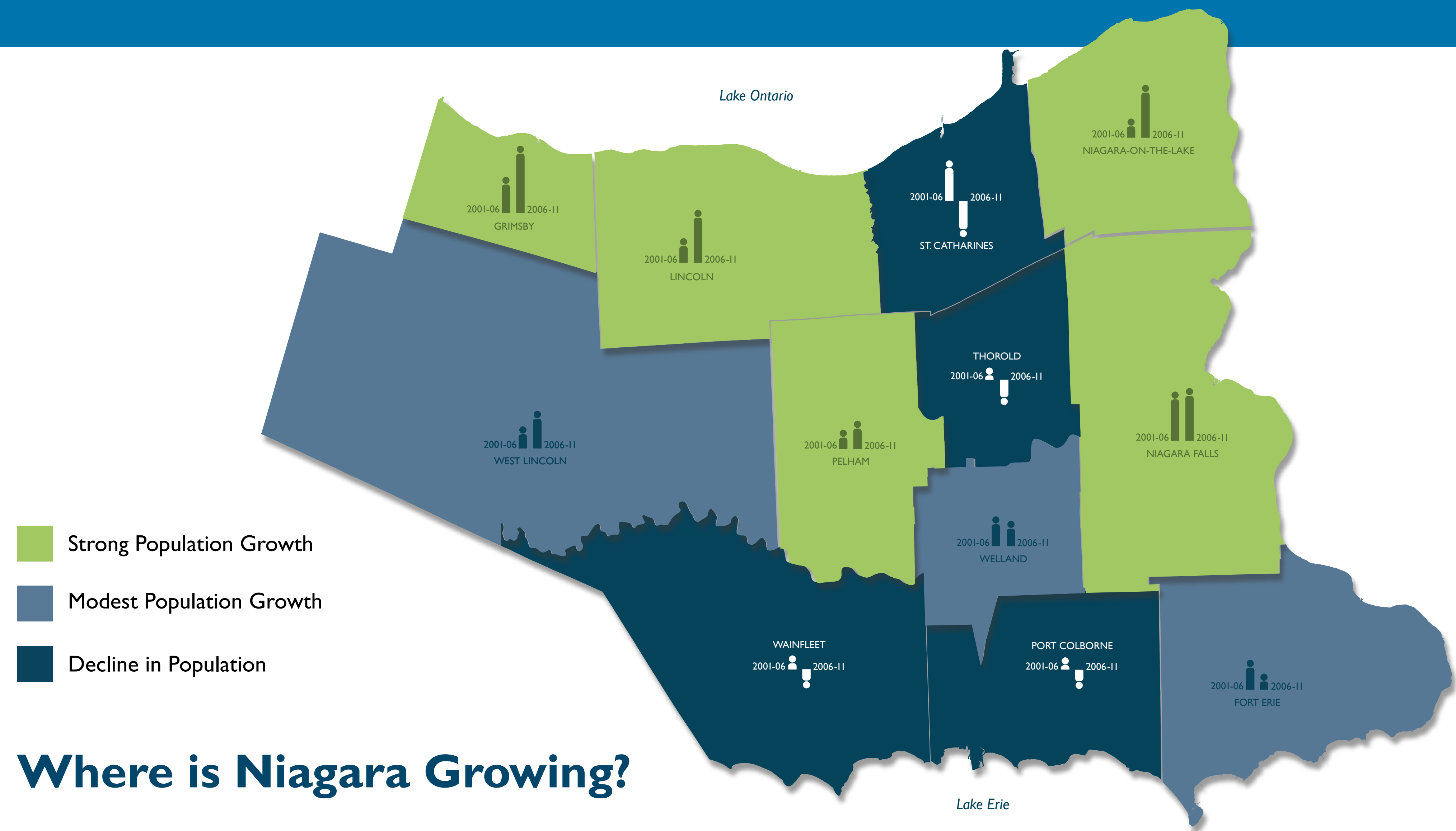
# HOW WE GROW **GROWTH TRENDS**

## Population Growth

The population of Niagara increased 4.0% between 2001 and 2006, and by 1.0% between 2006 and 2011, with population growth varying across the Region. This population is aging, with young people leaving the Region, and empty-nesters arriving. This has been particularly evident over the last Census period.

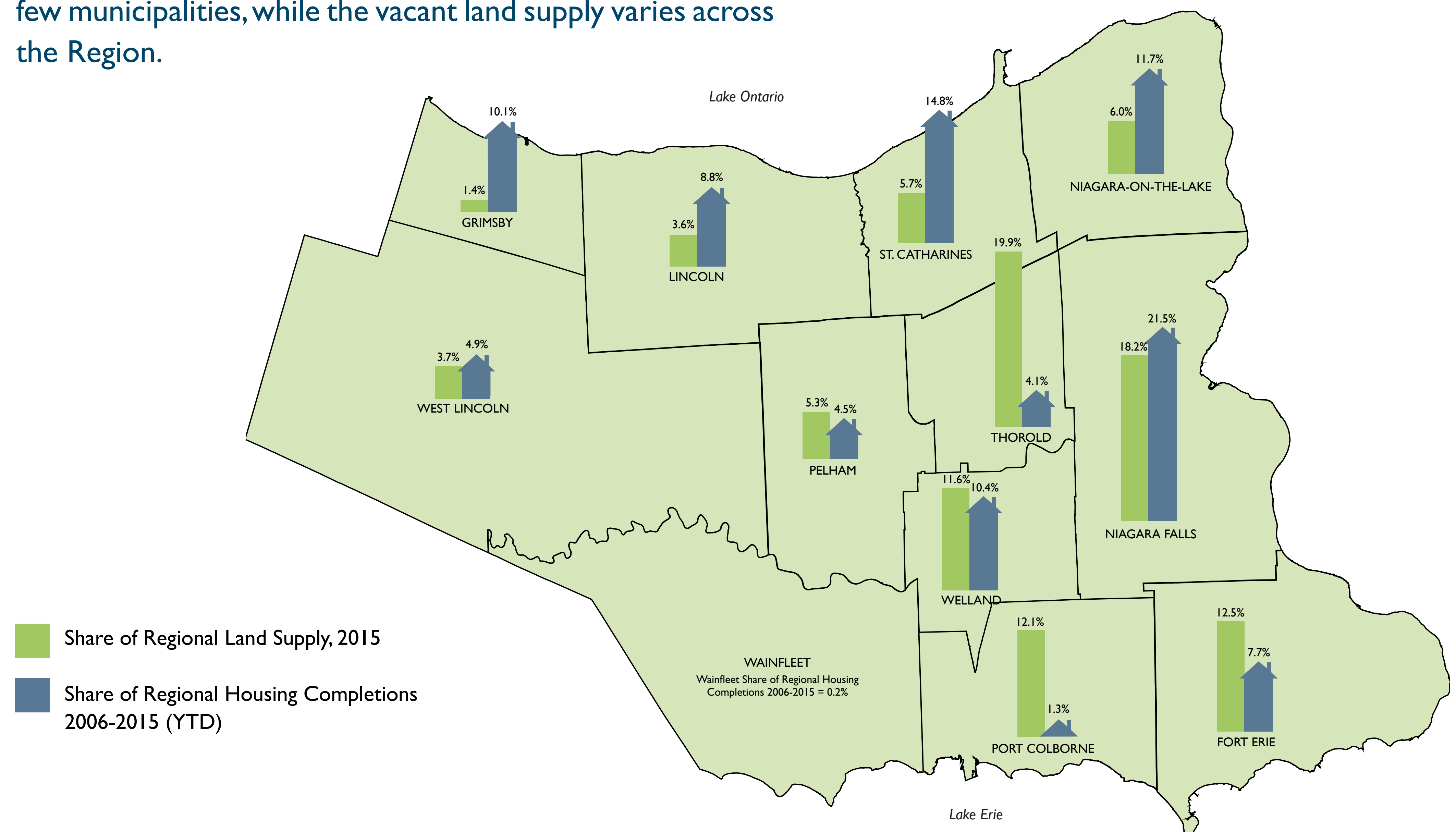
## Housing Growth

Housing growth has slowed in recent years, but continues to out-pace population growth. Between 2001 and 2006, Niagara Region added 7,000 households and 17,000 persons for an average of 2.4 persons per household. Between 2006 and 2011, the Region added 5,000 households and 4,000 persons for an average of 0.8 persons per household. These changes in household size are characteristic of the Region's changing demographic patterns.



## Where is Niagara Growing?

Since 2011, housing completions focused on a few municipalities, while the vacant land supply varies across the Region.







## Planning for Growth in Niagara

Key policy directions from the Province must be addressed

- The **Greenbelt Plan** and the **Niagara Escarpment Plan** protect significant areas of the countryside from urban development .
- The **Growth Plan for the Greater Golden Horseshoe (2006)**:
  - requires municipalities to plan for sufficient land to accommodate residential growth for the next 25 years (2041) and provides support for longer-term planning for employment land.
  - Provides the forecasts of population and employment that the Region must plan for to 2041.
  - Requires an emphasis on intensification and higher population and employment densities on greenfields.
  - Requires employment lands to be protected from conversion to non-employment uses unless justified through a Municipal Comprehensive Review.

The **Regional Official Plan** builds on Provincial policy, providing direction for planning and growth management in Niagara. The MCR will help to support the **Strategic Objectives of Regional Council** and Niagara's vision for the Region with an emphasis on economic development, sustainable growth and healthy, complete communities.



## Approaches

- The Region must plan for sustainable population and economic growth in such a way that supports current and emerging Provincial policy.
- The Region needs to plan for a more focused urban future, one that makes the best use of existing infrastructure and positions the Region to achieve strategic goals as expressed by Regional Council.
- The next panels discuss an emerging strategy to realize the growth assigned to Niagara in a way that protects what is valuable and stimulates economic growth. Contrasting approaches are also shown.





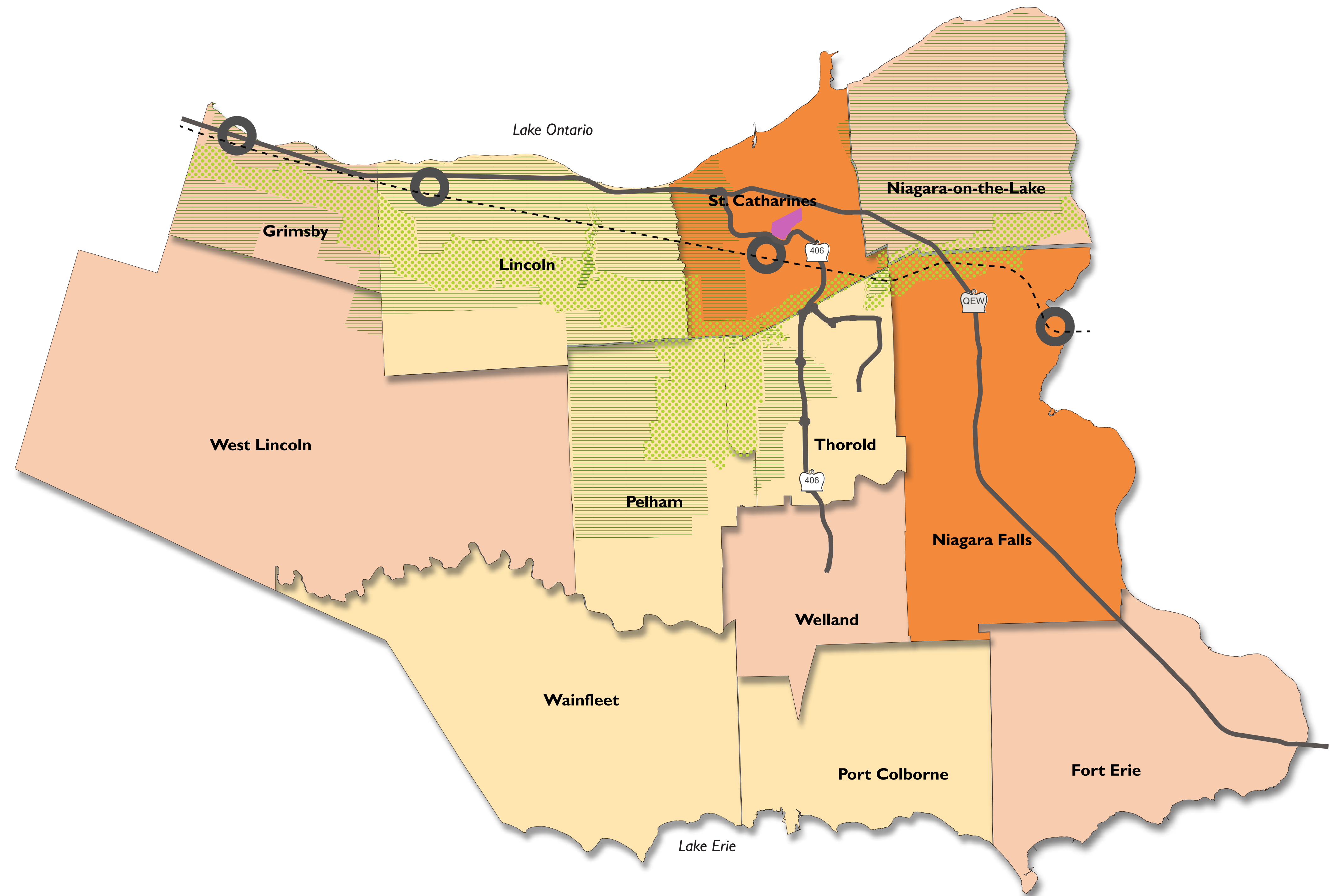


## Strategic Growth Approach

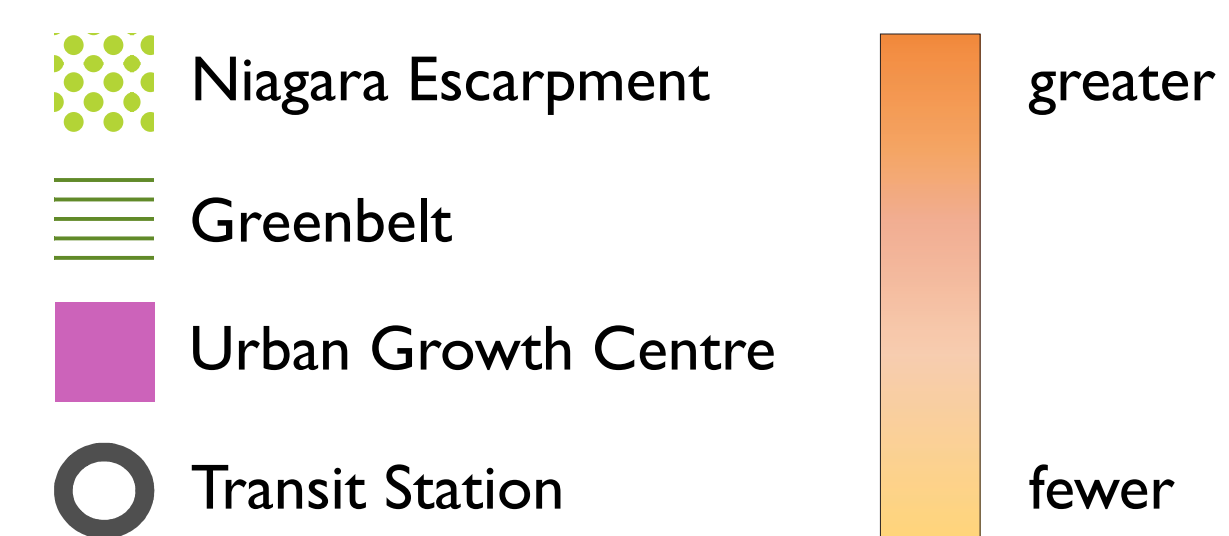
- What urban strategy does the Region need to attract growth and manage it to benefit the entire Region?
  - Addresses Provincial Policy directions and strategic directions adopted by Regional Council.
  - Growth focused along QEW corridor as well as nodal concentrations in Downtown St. Catharines and at proposed Transit Stations.
  - Recognizes current land supply potential, increased intensification rates and facilitates higher densities in new greenfield development.
  - Acknowledges the variation in market demand across the Region and sluggish growth since adoption of growth management strategy in 2009.
- Region-wide intensification rate: 60%

### Potential Implications

- Implements an urban structure that is geared to attracting and retaining population and jobs.
- Focus areas for growth could position the Region for future extension of GO Rail service.
- Protects Greenbelt, tender fruit lands and natural heritage.
- Could foster development of complete communities and transit-supportive densities.
- More limited growth allocated to some municipalities than in the last growth management strategy.
- Higher intensification targets may be difficult for some municipalities to achieve.
- Region may need to work with municipalities where slower growth suggests there is already excess land designated for urban uses.



Shares of Regional Housing Unit Growth, 2016-2041





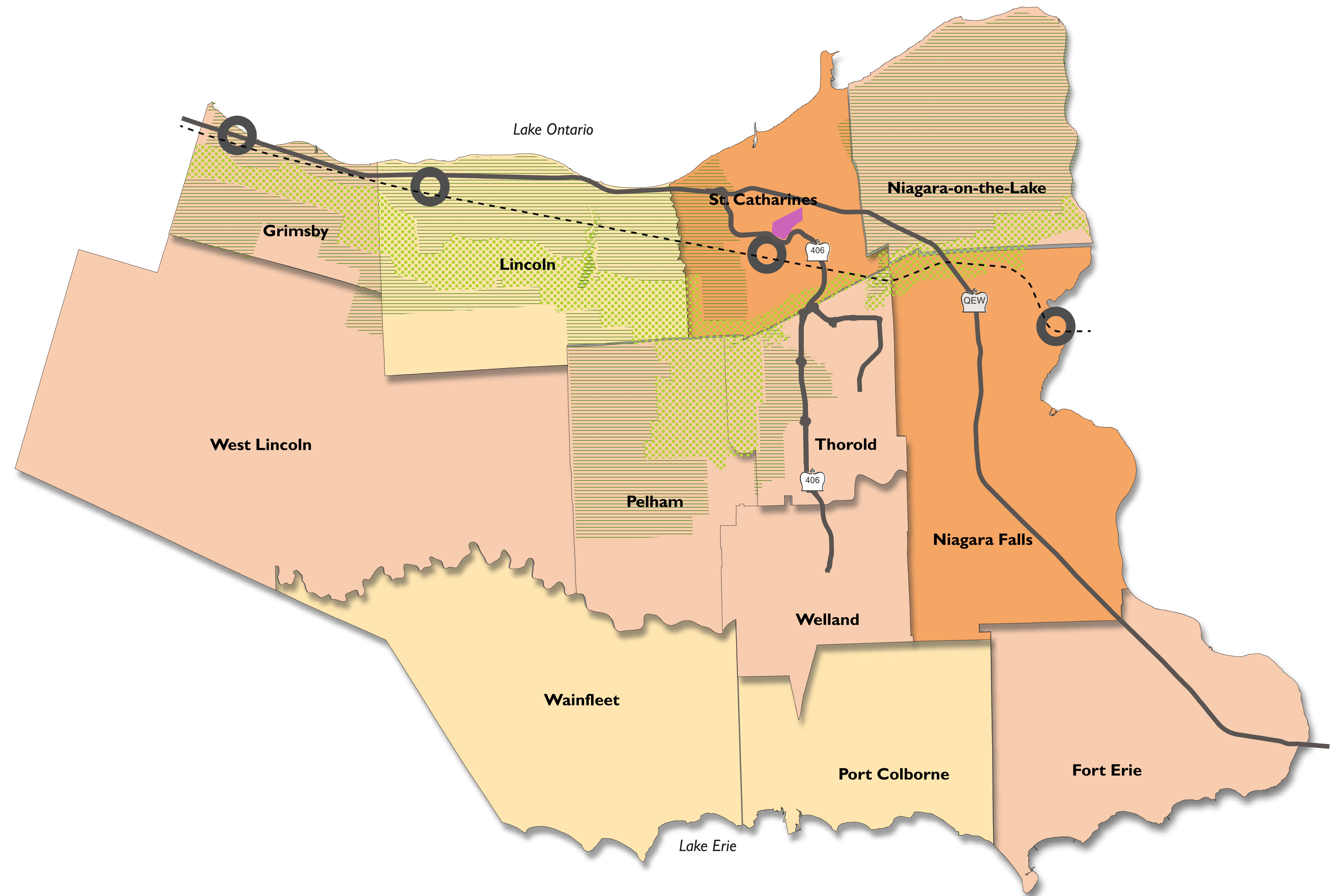


## Current Policy Approach

- What if we don't change the current policy framework?
  - Continuation of the current policy framework and allocation of shares of growth was also examined.
  - Current policy is based on a lower level of growth for the Region overall to 2031 and does not look beyond that to 2041. Continuing the current policy approach may generate unrealistic growth expectations for some municipalities.
  - Less of an emphasis on planning for GO Rail service to the Region and other linkages to the GTA.
- Region-wide intensification rate: 46%

## Potential Implications

- Region less likely to achieve growth forecast for 2031, and especially 2041.
- Market for intensification has been limited.
- Continued emphasis on low density single detached housing largely in greenfield settings.
- Likely continuation of lower economic growth trend.
- Does not meet the future intent of new provincial policies.



Shares of Regional Housing Unit Growth, 2016-2041





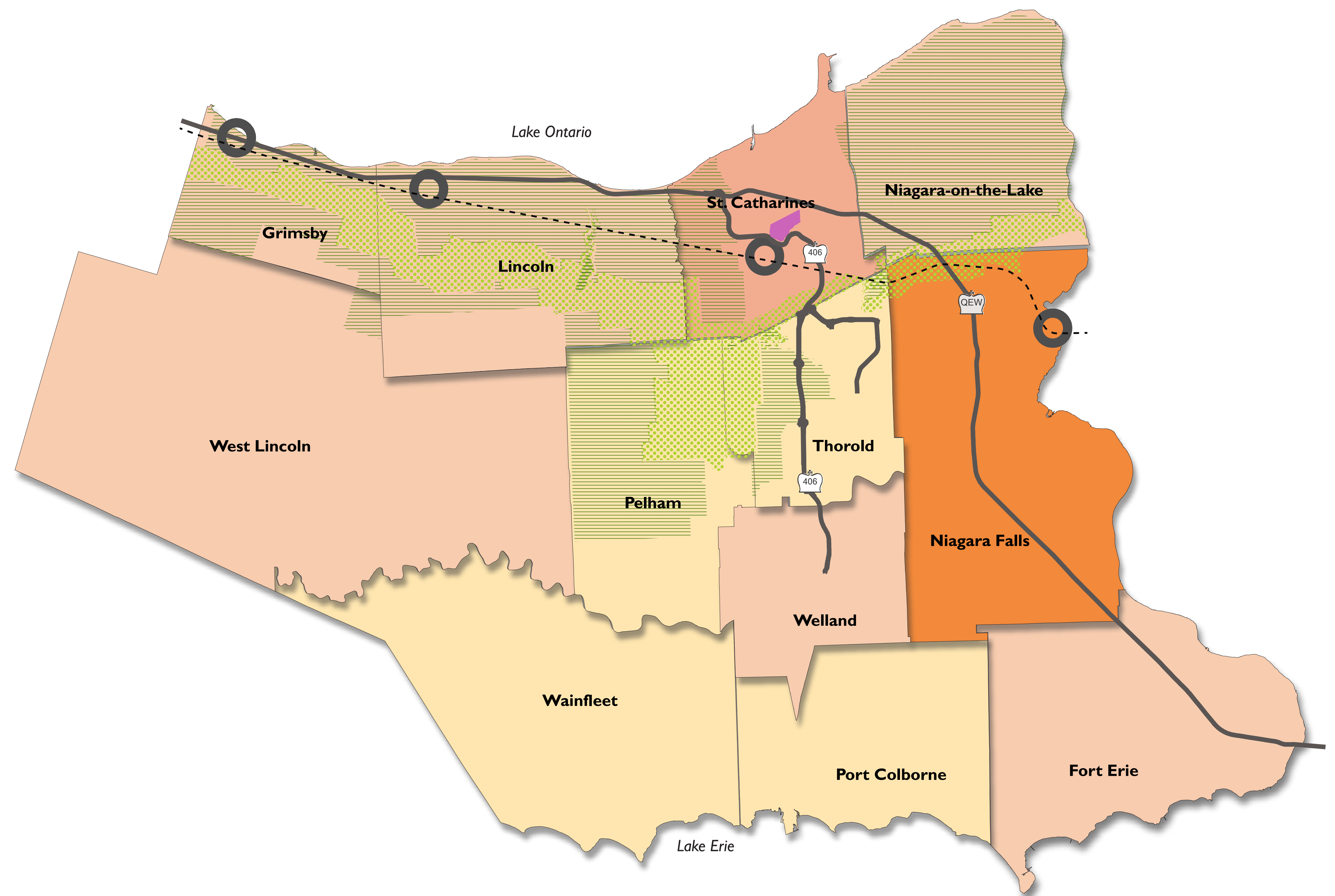


## Market Driven Approach

- Where does the market want to grow?
  - Emphasizes the influence of the Greater Toronto and Hamilton Area economy.
  - Population growth weighted to north and west municipalities.
  - Significantly lower allocations of growth to southern municipalities.
- Region-wide intensification rate: 54%

### Potential Implications

- Market pressure in areas surrounded by Greenbelt may limit options for accommodating growth.
- Significant increases in intensification rates would have to be considered by some municipalities.
- Does not address broader policy objectives of building complete communities, transit-oriented development and providing a range of housing choice.



Shares of Regional Housing Unit Growth, 2016-2041







## Key Proposals to Amend Provincial Policy

- The Province has released proposed amendments to the Growth Plan, Greenbelt Plan and Niagara Escarpment Plan that, if adopted, may have significant implications for planning across the Greater Golden Horseshoe and in Niagara Region.
- The comment period for the proposed Amendments ends September 30<sup>th</sup> 2016.
- Decisions that Regional Council will make to implement a preferred approach to growth arising from this Municipal Comprehensive Review will need to be consistent with the new Provincial policy guidance.

### Key Changes to Policy Guidance for Managing Growth

Policy Direction	Current	Proposed
<i>Intensification Target</i>	Minimum 40%	Minimum 60%
<i>Designated Greenfield Area (DGA) Density Target</i>	Minimum 50 residents + jobs per hectare	Minimum 80 residents + jobs per hectare
<i>Planning for Employment Land</i>	Greenfield Employment Lands count towards the DGA density target above	Ability to designate Prime Employment Lands – typically lower density, land extensive industrial users, along highway corridors. These lands will not count toward the DGA density target above.

### Potential Implications for Niagara

- Higher residential densities require shift in housing mix.
- Higher densities for development in Greenfield settings means less pressure to designate rural land for new urban purposes.
- Ability to designate Prime Employment Land means:
  - less pressure to convert employment lands to other uses.
  - improved ability to plan for long term economic development.







## A Strategic Approach Toward Growth Is Needed To Achieve The Region's Growth Forecast And Create Economic Opportunity

- Shares of growth and intensification rates to be refined through consultation with Regional Staff, Area Municipalities and other key stakeholders.
- Detailed evaluations of implications for Regional Water, Wastewater and Transportation Services will be completed through the Master Servicing Plan and Transportation Master Plan.
- Final MCR Report will include recommendations for amending the Regional Official Plan.

## How can the Region grow and prosper while protecting our most valuable assets? Please....

- Place a **green** dot where you think environmental protection is most important.
- Place a **red** dot where you think the Region should be directing urban growth.
- Place a **blue** dot where you think there are the greatest opportunities for economic development and job growth.

