



Comments on the Proposed Updates to the Projection Methodology Guideline (PMG) to Support Implementation of the Provincial Planning Statement, 2024

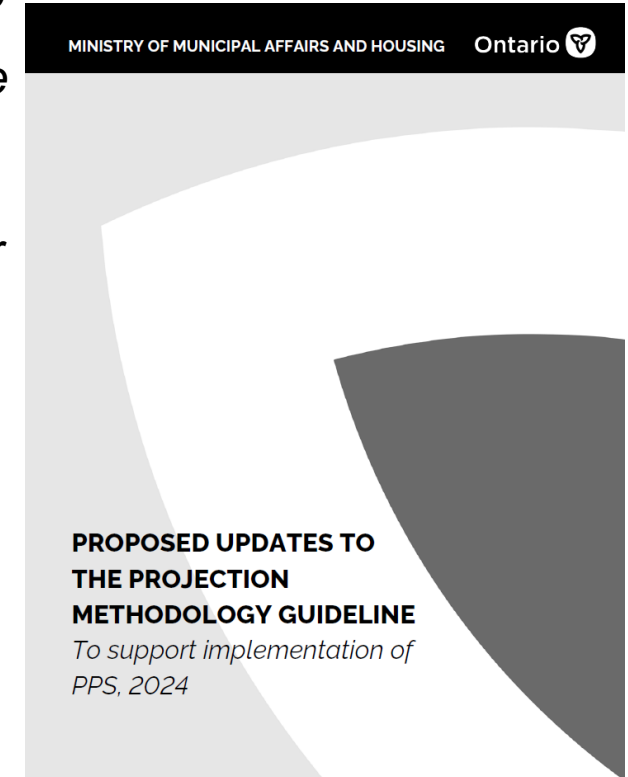
Development Services Committee

September 16, 2025

Background

- The Provincial Planning Statement, 2024 (PPS, 2024) replaced the PPS 2020 and revoked *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*
- The proposed Projection Methodology Guideline (PMG), released for consultation on August 12, 2025, would replace the original 1995 guideline.
- Purpose: Support municipalities to establish a standardized framework for:
 1. Population Projections
 2. Housing Needs Forecasts
 3. Employment Forecasting
 4. Land Needs Assessment
 5. Implementation

ERO posting (#025-0844), comments due October 11, 2025.



Technical Briefing – Key Areas

1. Population Projections

❑ PMG Approach

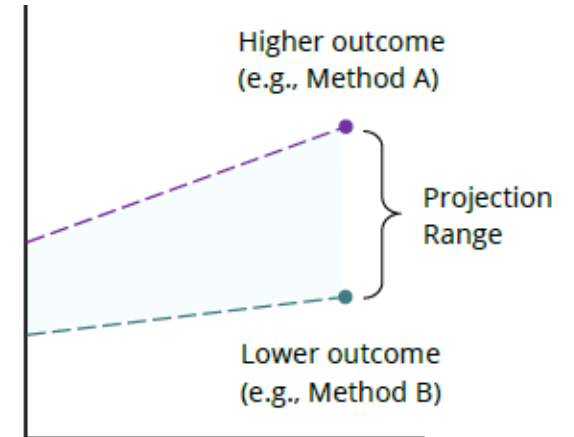
- Municipalities must use MOF Census Division Projections
- Apply projection methods (population share and growth share) to establish a low and high projection range.
- Forecasts disaggregated into 5-year age cohorts

❑ City of Markham Comments

- MOF projections do not account for land use or infrastructure. The PMG allows municipalities to adjust forecasts for infrastructure improvements, but provides no direction on how these should be considered.
- York Region OP forecasts much higher growth (610,500 by 2051 vs. MOF 399,000–455,000)
- StatsCan 2024 estimate (368,110) already exceeds MOF lower bound for 2031

❑ Staff Recommendation

- Allow municipalities to cross-reference regional forecasts alongside MOF projections where these better reflect infrastructure and servicing realities;
- Provide clear and accessible data sources for all inputs to the methodology through a centralized provincial portal



Technical Briefing – Key Areas

2. Housing Needs Forecasts

❑ PMG Approach

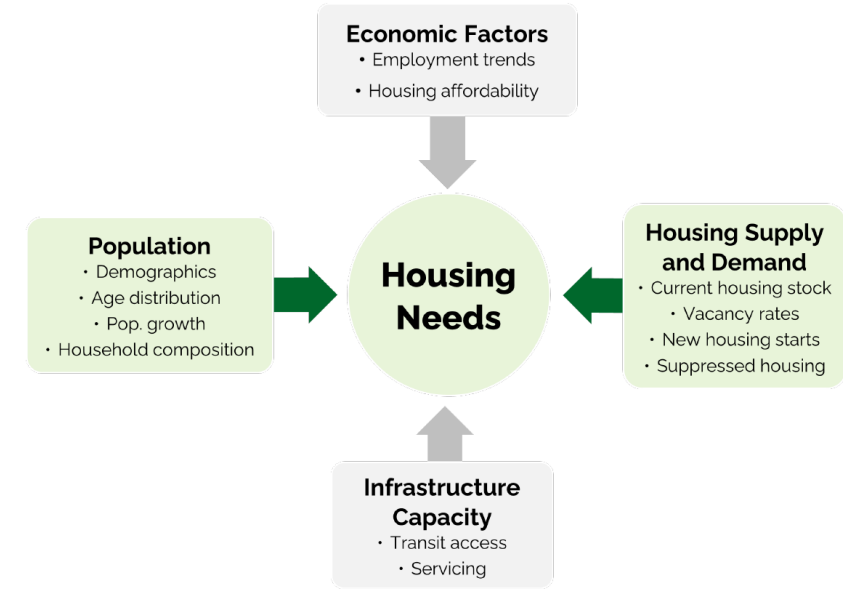
- Convert population to households using headship rates by age cohort
- Adjust for affordability, suppressed household formation, vacancy, contingencies
- Identify capacity through intensification first

❑ City of Markham Comments

- Positive: recognition of affordability & suppressed demand
- Concern: no clear methodology or benchmarks for applying adjustments → risks inconsistent outcomes

❑ Staff Recommendation

- Province should develop technical guidance for applying affordability, suppressed household formation, vacancy rate, and market contingency adjustments to ensure consistency across municipalities.



Technical Briefing – Key Areas

3. Employment Forecasting

❑ PMG Approach

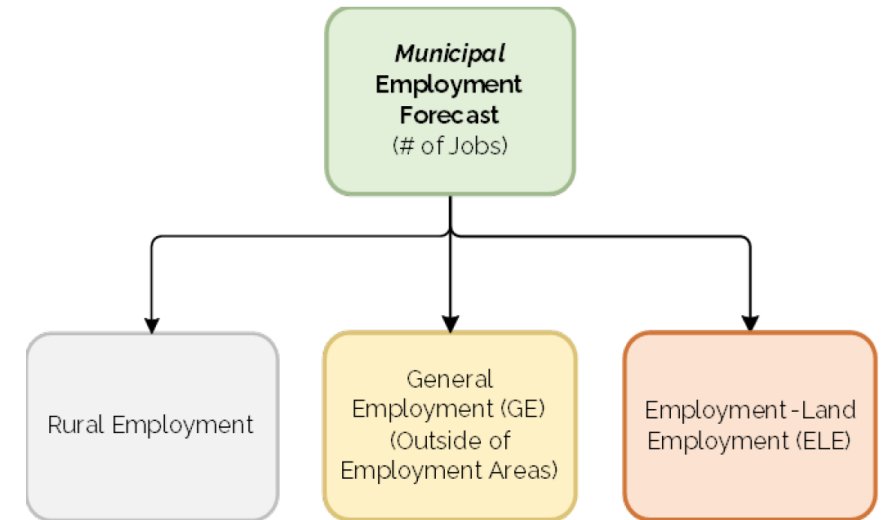
- Employment projected using municipal activity rate (jobs ÷ population) - Jobs categorized into:
 - General Employment (GE) – includes retail, institutional, and work from home
 - Employment Land Employment (ELE)
 - Rural Employment

❑ City of Markham Comments

- Positive: GE recognizes jobs beyond employment areas and acknowledges WFH and commuting trends
- Concern: need more direction for hybrid work and role of mixed-use centres

❑ Staff Recommendation

- Province should provide guidance on incorporating hybrid/remote work and mixed-use centres having general employment into employment forecasts.



Technical Briefing – Key Areas

4. Land Needs Assessment

❑ PMG Approach

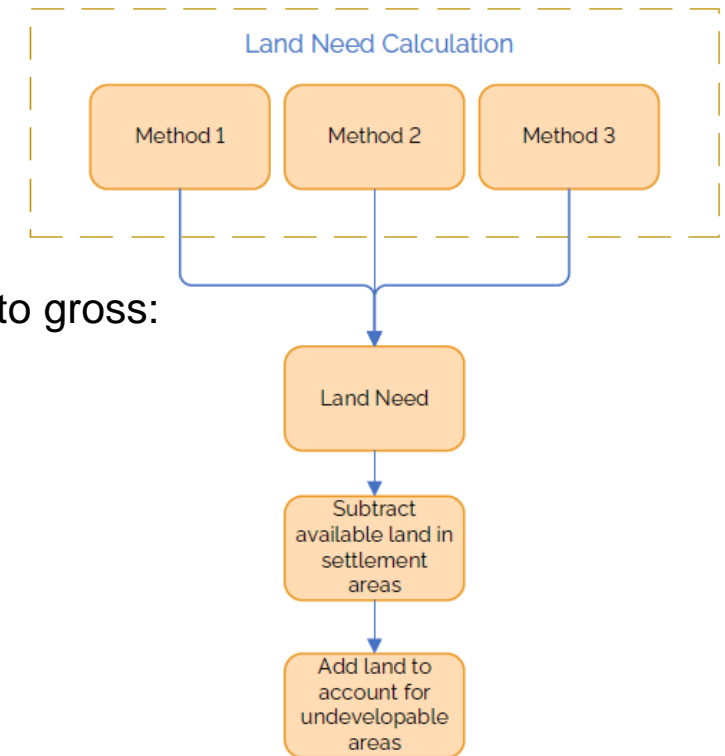
- Three methods – based on density assumptions and conversion from net to gross:
 - People/jobs per hectare
 - Multiple densities by unit/job type
 - Simplified method for small municipalities

❑ City of Markham Comments

- Positive: Flexibility in approach
- Concern:
 - Lack of provincial benchmark density ranges (2020 LNA provided)
 - Unclear use of the terms net density, gross density, and developable area
 - No direction on excluding environmental & major infrastructure lands

❑ Staff Recommendation

- Province should provide benchmark density ranges for housing and employment forms (as in the 2020 LNA methodology); and
- Clarify definitions of net density, gross density, and developable area



Technical Briefing – Key Areas

5. Implementation

❑ **PMG Approach**

- Emphasizes documentation of assumptions
- Encourages inter-municipal collaboration (upper- & lower-tier)
- Forecasts integrated into Official Plans

❑ **City of Markham Comments**

- Positive: Supports transparency & collaboration
- Concern:
 - The PMG emphasizes coordination between upper- and lower-tier municipalities, but does not provide direction on how differences in forecasts should be reconciled.
 - Forecasts impact transportation & servicing systems; methodology does not require capacity/sensitivity analysis

❑ **Staff Recommendation**

- Province should require transportation and servicing system capacity and sensitivity analysis as part of growth allocations to ensure the viability of forecasts.



Next Steps

- Submission to Province via ERO (#025-0844) by October 11, 2025
- Forward to Minister of Municipal Affairs and Housing
- Monitor provincial response & implementation



Thank you!