

<b>Review of A Place to Grow and Provincial Policy Statement (ERO 019-6177)</b>	
<b>Questions</b>	<b>Staff Comments</b>
<p>1. What are your thoughts on the proposed core elements to be included in a streamlined province-wide land use planning policy instrument?</p> <p>Proposed Core Elements include</p> <ul style="list-style-type: none"> <li>● the concept of complete communities</li> <li>● growth management are growth targets for population, determining land needed to support growth, settlement boundaries through a municipal comprehensive review which defines an area for residential development</li> <li>● planning for efficient use of infrastructure and public services</li> <li>● planning and protecting employment lands against conversion to non-employment uses</li> <li>● protection for environment, natural features and policies which mitigate climate change</li> <li>● land use policies that support social equity, diversity, inclusion and accessibility</li> </ul>	<ul style="list-style-type: none"> <li>● The Province should clarify if proposed core elements include the following: <ul style="list-style-type: none"> <li>○ Parks and recreation facilities</li> <li>○ Transportation Systems and Transportation corridors</li> <li>○ Indigenous engagement</li> <li>○ How affordable housing will be addressed as a part of the growth management framework</li> <li>○ Responsibility of Housing Service manager and Housing and Homelessness Plan</li> <li>○ Goods Movement</li> <li>○ Inter-jurisdictional co-ordination</li> </ul> </li> <li>● The proposed integration of the Growth Plan and PPS should maintain the intent of both: <ul style="list-style-type: none"> <li>○ The PPS includes high level province-wide policies, that articulate the provincial interests in the Planning Act</li> <li>○ The Growth Plan has much more detailed direction on policy matters that are intended to deal with the growth pressures in the GGH. In particular: <ul style="list-style-type: none"> <li>■ The Growth Plan facilitated planning coordination across large regional areas of the GGH</li> <li>■ The Growth Plan supports the achievement of complete communities, a thriving economy, a clean and healthy environment and social equity by managing growth, these principles need to be maintained</li> </ul> </li> </ul> </li> <li>● The Province should consider the following potential impacts as these documents are merged together, including: <ul style="list-style-type: none"> <li>○ How do we protect the planned vision for communities that have undertaken comprehensive secondary plan work</li> <li>○ Co-ordination of infrastructure and service delivery in a more streamlined and flexible land use policy framework</li> <li>○ How do we diversify the consumer preference for low density ground-related and land consuming housing forms</li> </ul> </li> </ul>

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<p>2. What land use planning policies should the government use to increase the supply of housing and support a diversity of housing types?</p>	<p>The Province should maintain or enhance the following sections to increase the supply of housing and support a diversity of housing types, with an emphasis on implementation, guidance, and monitoring:</p> <ul style="list-style-type: none"> <li>● Planning policies to increase the supply of housing and support a diversity of housing types include the following PPS policies/sections:                             <ul style="list-style-type: none"> <li>○ 1.4 Housing                                     <ul style="list-style-type: none"> <li>○ 1.4.1 Maintaining the ability to accommodate residential growth for 15 years and maintain land with servicing capacity for 3 year supply of units</li> <li>○ 1.4.2 Allocation of population and units</li> <li>○ 1.4.3 Minimum targets of housing which is affordable to low and moderate income households and aligns with applicable Housing and Homelessness Plans permitting all housing options</li> </ul> </li> </ul> </li> <li>● Planning policies to increase the supply of housing and support a diversity of housing types include the following Growth Plan policies/sections:                             <ul style="list-style-type: none"> <li>○ 2.2.2 Delineated Built up areas to accommodate a minimum of 50 percent of growth</li> <li>○ 2.2.3 Urban Growth Centres as a focal point to accommodate population and employment growth and minimum density targets</li> <li>○ 2,2,4 Major Transit Station Areas to accommodate minimum densities</li> <li>○ 2.2.6 Housing to achieve minimum density targets and achieve a diverse range and mix of uses with targets for affordable ownership and rental housing, and to align with Housing and Homelessness Plans</li> <li>○ 2.2.7 Designated Greenfield Areas and minimum density targets</li> <li>○ 2.2.8 Settlement Area Boundary Expansions</li> </ul> </li> <li>●</li> </ul>
<p>3. How should the government further streamline land use planning policy to increase the supply of housing?</p>	<ul style="list-style-type: none"> <li>● The province should limit further changes to allow municipalities to implement existing changes</li> <li>● The province should set up grant programs and funding to support infrastructure investments that will be needed to support new housing targets to ensure we are planning for complete and healthy communities</li> <li>● The province should provide time restrictions on approvals that have been granted to development applications to encourage approved projects to be built</li> </ul>

Appendix B – Staff Response to A Place to Grow and PPS Review Questions

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	<p>Additional policy areas of consideration include the following:</p> <ul style="list-style-type: none"> <li>● The quantitative policies in the PPS including the density targets in various areas contribute to a greater proportion of higher density forms to balance consumer preferences for ground oriented dwellings, greenfield areas density targets</li> <li>● Affordable Housing targets and rental targets provide for tools to achieve affordable units and a variety of tenures</li> <li>● Additional policies are needed to provide for larger family units</li> <li>● Clarification on how affordability will be defined is needed. Will household income be included in a definition of affordable?</li> <li>● Mechanisms are needed to ensure that housing units that are approved are built</li> <li>● Housing and Homelessness Plans are needed to identify housing gaps and needs and objectives for a mix and range of unit types and tenures</li> </ul>
<p>4. What policy concepts from the PPS and A Place to Grow are helpful for ensuring there is a sufficient supply and mix of housing and should be included in the new policy document?</p>	<ul style="list-style-type: none"> <li>● While sufficient supply and mix of housing is important, should not lose sight of the bigger picture of creating complete healthy communities that are critical to support sufficient supply and mix of housing; including the wise use and management of resources and protecting public health and safety</li> <li>● Policy Concepts to support the creation of complete community and ensure there is sufficient supply and mix of housing in the PPS include: <ul style="list-style-type: none"> <li>○ Affordable</li> <li>○ Comprehensive Review</li> <li>○ Complete Communities</li> <li>○ Designated Growth Areas</li> <li>○ Development</li> <li>○ Housing Options</li> <li>○ Housing Targets</li> <li>○ Intensification</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>○ Low and Moderate Income Households</li> <li>○ Residential Intensification</li> <li>○ Settlement Area</li> <li>○ Special Needs</li> <li>○ Transit Supportive</li> <li>○ Public spaces, recreation, parks, Trails and Open</li> <li>○ Infrastructure and Public Service Facilities</li> <li>○ Employment/Employment Areas</li> </ul> <ul style="list-style-type: none"> <li>● Policy Concepts to support the creation of complete community and ensure there is sufficient supply and mix of Housing in the Growth Plan include:                     <ul style="list-style-type: none"> <li>○ Affordable and Low and Moderate Income Households</li> <li>○ Compact Built Form</li> <li>○ Complete Communities</li> <li>○ Complete Streets</li> <li>○ Delineated Built Boundary</li> <li>○ Delineated Built up Area</li> <li>○ Density Targets</li> <li>○ Designated Greenfield Area</li> <li>○ Development</li> <li>○ Excess lands</li> <li>○ Intensification</li> <li>○ Intensification targets</li> <li>○ Major Transit Station Area</li> <li>○ Municipal Comprehensive Review</li> <li>○ Primary Settlement Area</li> <li>○ Population forecasts</li> <li>○ Redevelopment</li> <li>○ Settlement Area</li> </ul> </li> </ul>

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	<ul style="list-style-type: none"> <li>○ Strategic Growth Area</li> <li>○ Public service facilities (i.e. community amenities)</li> <li>○ targets for affordable and rental housing (targets for specific unit types based on needs such as family sized housing could be added)</li> <li>○ Transit Supportive</li> <li>○ Urban Growth Centres</li> </ul>
<p>5. What policy concepts in the PPS and A Place to Grow should be streamlined or not included in the new policy document?</p>	<ul style="list-style-type: none"> <li>● Changes in the PPS or Growth Plan require staff to review and update local official plan policies. Limiting the number of changes so that current policies can be implemented more quickly would streamline the conformity process</li> <li>● Provide additional direction and guidance on matters that can be undertaken outside of a Municipal Comprehensive Review/Comprehensive Review to support city building objectives.</li> <li>● Provide clarity to streamline the Employment Area conversion process and clarify the role of Provincially Significant Employment Zones</li> </ul>

**Overall comments**

The focus in the More Homes Built Faster Act to increase the housing supply is one-dimensional and is partially based on a singular provincial interest to provide housing. This singular direction may have implications for establishing complete communities and protecting other valuable elements of complete communities such as lands for employment areas and natural areas.