

Regional Growth Management

Scenario Development

In 2007, 4 growth scenarios were reviewed and discussed with our stakeholders. The 4 scenarios were evaluated for Environment, Fiscal, Human Services, Transportation and Water and Wastewater impacts.

Issues Raised through Consultation in 2007

Our residents raised a number of issues:

- Pace and location of growth
- Protection of environment, water systems and agricultural land
- Traffic congestion and transit
- Provision of human services and affordable housing
- Energy use and sources
- Quality of life
- Provide ongoing consultation
- Integrate sustainability

These issues have been incorporated into the broad policy directions. We will use feedback to strengthen and update Regional policies related to growth management.

4 Scenarios for Growth Reviewed and Evaluated

30% Intensification Scenario

40% Intensification Scenario

50% Intensification Scenario

No Urban Expansion Scenario

- Each scenario was based on 1.5 million population and approximately 800,000 jobs by 2031
- No removal of lands within the Oak Ridges Moraine or Greenbelt
- Higher share of apartment units with higher densities - approximately 20,000 unit difference between each scenario
- Development in new communities at minimum 50 persons and jobs per hectare
- Regional Centres development at minimum 200 persons and jobs per hectare.

Comparative Evaluation of Scenarios

Human Services

- Costs are significant and underfunded by the Provincial and Federal Governments

Environmental Analysis

Lake Simcoe Watershed:

- Marginal decrease in Nitrogen and Phosphorous and increase in sediment inputs to Lake with lower intensification levels
- Additional best practices and development standards required

Lake Ontario Watershed

- Higher intensification levels give more time to study and improve remediation for new development
- Additional best practices and development standards required

Transportation

- Positive impacts for both roads and transit as a result of intensification

Water and Wastewater

- Same capital costs for 30% to 50% scenarios, minor reduction from total for No Urban Expansion Scenario
- May be lower water flow per capita at higher intensification

Fiscal and Economic

- Some fiscal and economic benefits with the highest intensification, but also risks

In May 2008, Regional Council endorsed the 40% Intensification Scenario and directed that it be further refined through consultation and discussions with municipalities in the Region and the Province of Ontario.