

# Halton Region

## Demographics

- 36% population growth occurred between 2006 and 2021 (157,381 people not adjusted for undercount).
- 45% employment growth occurred between 2006 and 2021 (88,870 jobs).
- The proportion of single- and semi-detached units within Halton Region's housing mix has decreased from 66% in 2006 to 62% in 2021.
- Halton Region's main housing type is predominantly *Grade-Related*, where only 11% of the population lives in apartments which comprise 19% of the total occupied *Private Dwellings* in 2021.
- In 2021, *Housing Suitability* is worsening for households living in one- and two-bedroom dwellings. 9% of one-bedroom dwellings (up from 6% in 2016) and 7% of two-bedroom dwellings (up from 6% in 2016) accommodate households that require additional bedrooms in order to be housed suitably.
- In 2021, 78% of all households were comprised of families, where 92% of households have two-bedrooms or more.
- Halton Region accommodated 2% of Canada's national immigration between 2016 and 2021, where immigration to Halton Region was overwhelmingly comprised of younger immigrants, with 46% age 24 and under, and 45% between the ages of 25-44.

- In 2021, *Apartments or Flats in a Duplex* comprised 1% of the total units in Halton Region and 0% of the total unit growth from 2006 to 2021. This is likely to continue to reflect the potential for additional units from secondary and tertiary suites as a component of growth moving forward to 2051.

## Growth Forecasts and Land Needs

- Based on the 2020 Growth Plan, Halton Region is forecast to accommodate 10% of the population (1,100,000 people) and 9% of the employment (500,000 jobs) within the *GTHA* by 2051.
- 13% of the population growth (362,000 people), 13% of the household unit growth (134,000 units), and 14% of employment growth (172,000 jobs) within the 2006-2031 *GTHA* forecast (from the Growth Plan and supporting technical documents) is to occur within Halton Region.
- Beyond the original 2031 forecast, 13% of the population growth (280,000 people), 10% of the household unit growth (96,800 units), and 11% of the employment growth (110,000 jobs) within the 2031-2051 *GTHA* forecast (from the Growth Plan and supporting technical documents) is to occur within Halton Region.
- As of 2021, Halton Region has a housing shortfall of 17,200 *Grade-Related Housing* units and 600 apartment units based on the original forecasts of the Growth Plan.

- Halton Region's 2021-2051 housing forecast for apartments (50% and 87,900 units) is higher than the Province's (through Hemson) forecasted apartment growth (23% and 40,500 units) and is aspirational when compared to the 24% share of apartment growth (12,400 units) from 2006 to 2021.
- Based on the adopted Official Plan, the projected shortfall of *Grade-Related Housing* units in Halton Region will be 46,000 units to the year 2051, equating to a land shortfall of approximately 2,300 ha. If this shortfall were provided for in the *BUA* of Halton Region, it would require 23% of existing neighbourhoods to be re-developed.
- There is 4,100 ha of *Whitebelt* land remaining to accommodate growth in Halton Region outside of Provincial Plan areas, which is largest supply of *Whitebelt* land within the *GTHA*.
- 77% of the *Whitebelt* land in Halton Region is in the Town of Halton Hills.

### Land Supply

- 23% of the total *DGA* in Halton Region has been *Built*, of which 27% of the *Community Area DGA* and 16% of the *Employment Area DGA* have been *Built*.
- Approximately 65% of land within the *Community Area* (including both the *BUA* and *DGA*) is within a *Low-Density* designation (commonly referred to as the 'Yellowbelt').
- 8% of *Community Area DGA* and 17% of *Employment Area DGA* in Halton Region was consumed from 2018-2023.
- Halton Region has the lowest proportion of *Committed Community Area DGA* at 21%.
- Within the *GTHA*, Halton Region has the highest proportion of *Vacant DGA* at 71%, of which 44% is *Community Area* and 27% is *Employment Area*.
- The *Settlement Area Boundary Expansion Area* that is to accommodate growth from 2031-2051 represents a 9% increase of Halton Region's *Settlement Area*, compared to a 34% population increase.



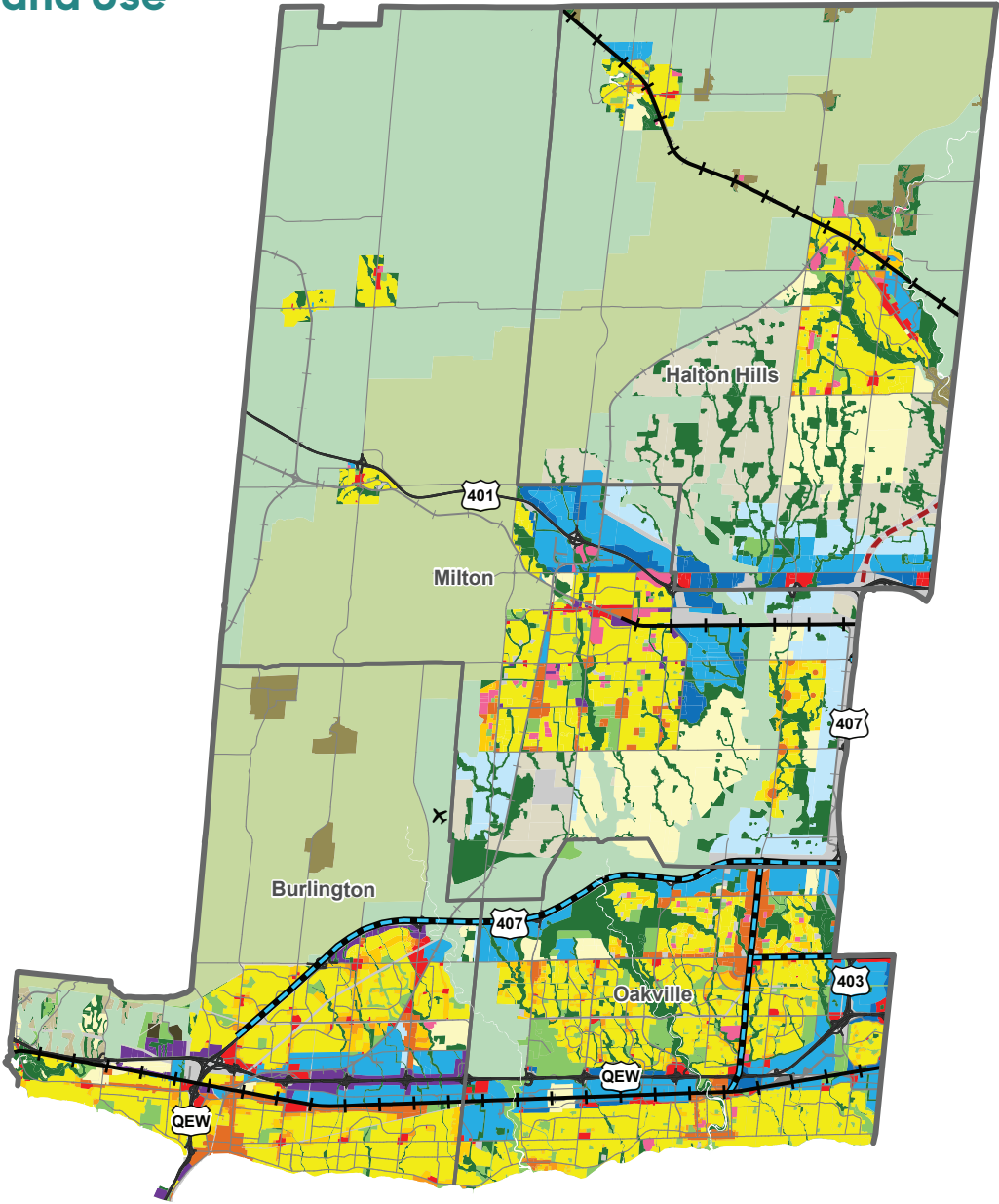
# Generalized Official Plan Land Use Designations

**Generalized Land Use Designations**

- Community Area - Designation TBD
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- EmploymentArea - Designation TBD
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

**Transit Routes**

- Existing GO Train Line
- Proposed BRT



Note: Generalized land use designations for illustrative purposes only.

# Settlement Area Population and Employment Density

HALTON

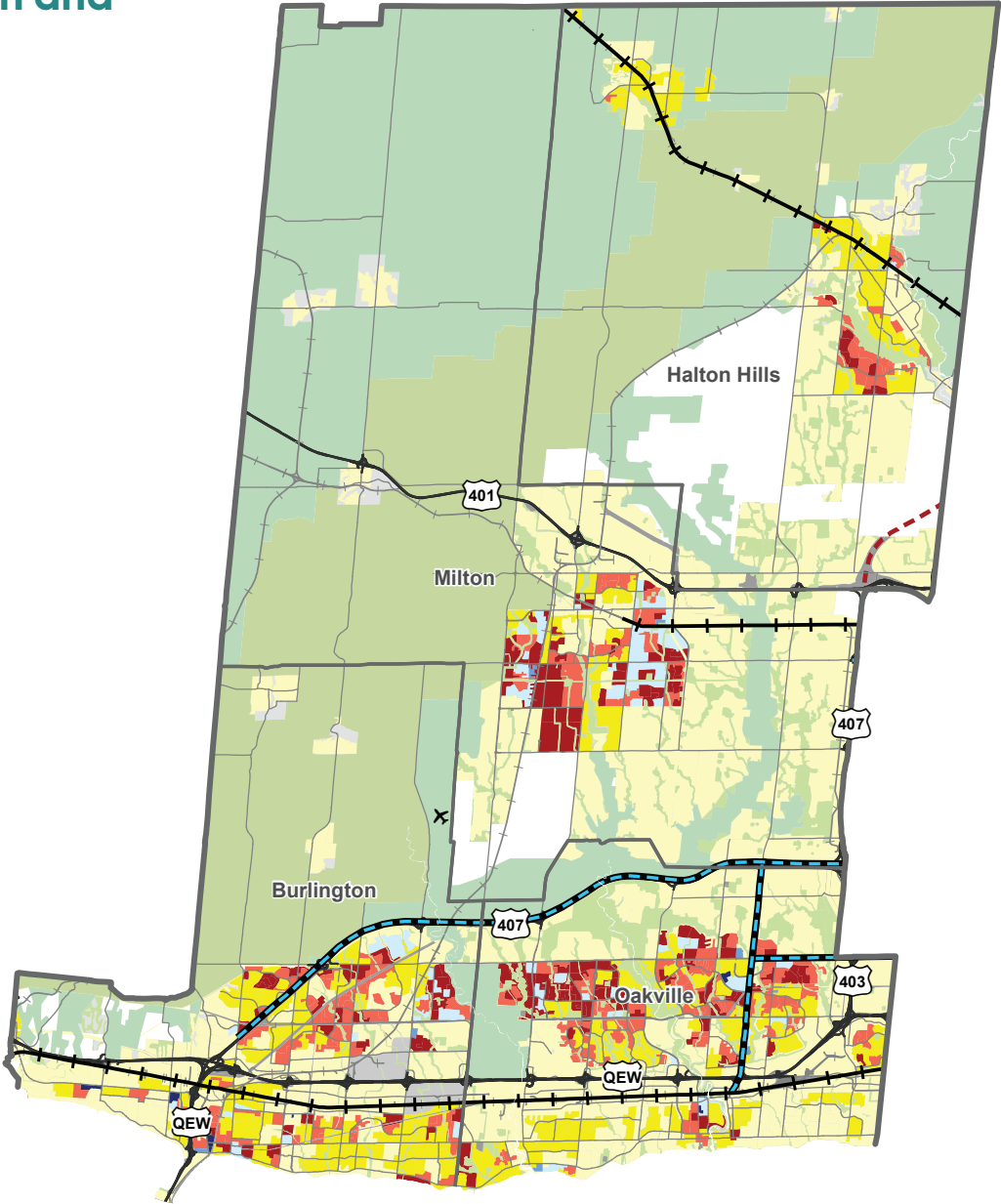
Density  
(People & Jobs/ha)

- < 30
- 30 - 49.9
- 50 - 69.9
- 70 - 99.9
- 100 - 149.9
- 150 - 199.9
- 200+
- N/A

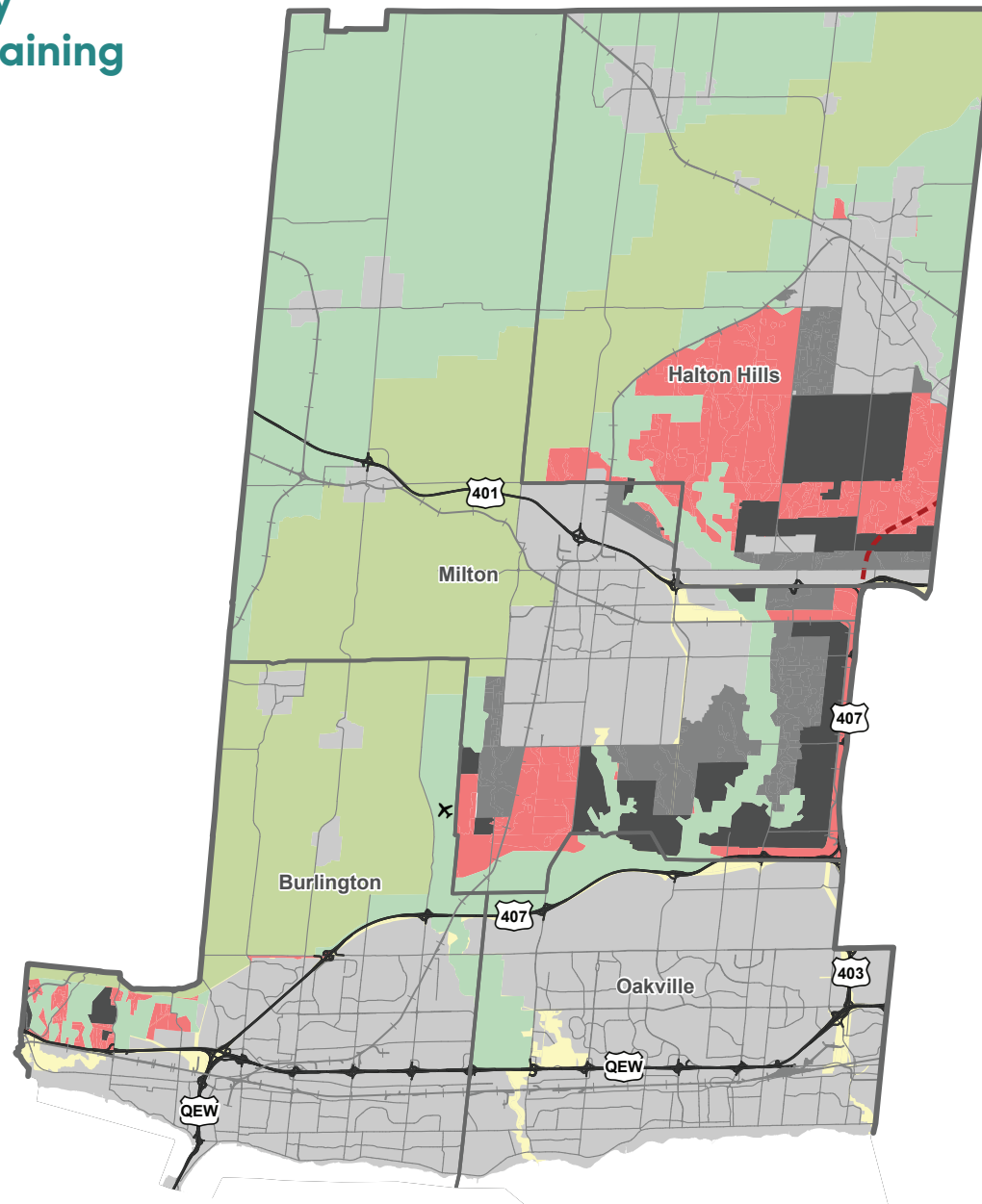
Transit Routes

- Existing GO Train Line
- Proposed BRT

Note: Density by Census Dissemination Area

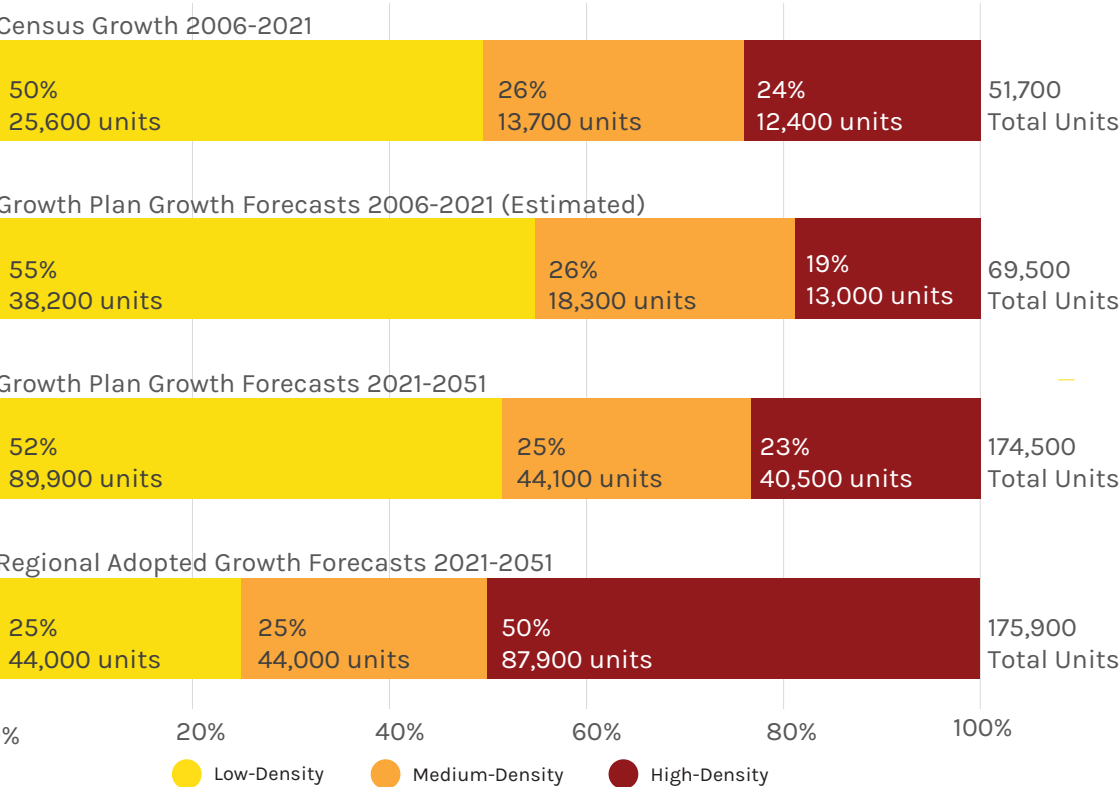


## Settlement Area Boundary Expansion Areas and Remaining Whitebelt



## Unit Growth/Forecasts and Land Needs Assessment Comparisons

### Halton Region Unit Growth/Forecasts



Notes:  
1. Adopted Official Plan unit growth forecasts based on the Land Needs Assessment scenario that supported the adopted Official Plan.  
2. Values rounded to nearest 100.  
3. Totals may not add up due to rounding.  
4. See Appendix for full set of notes.

### Comparisons

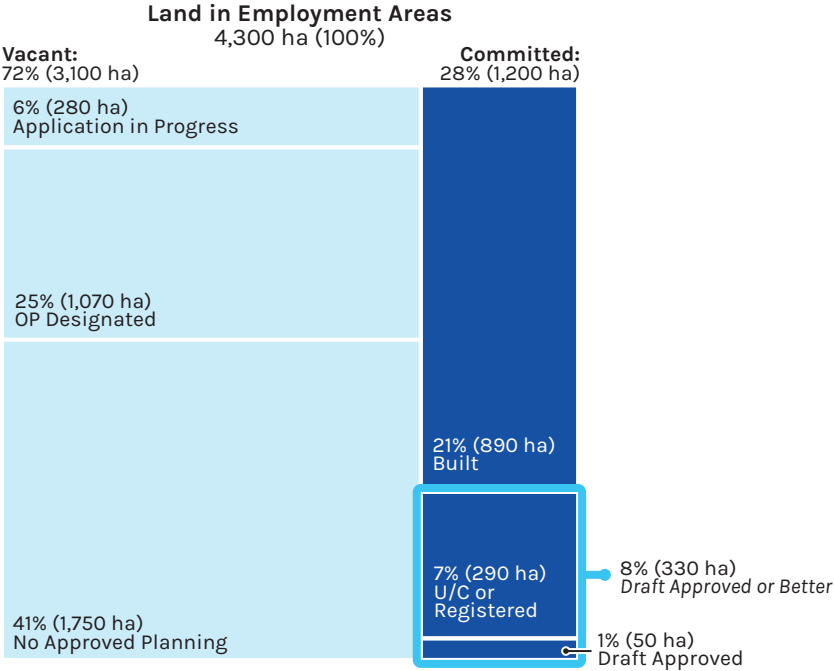
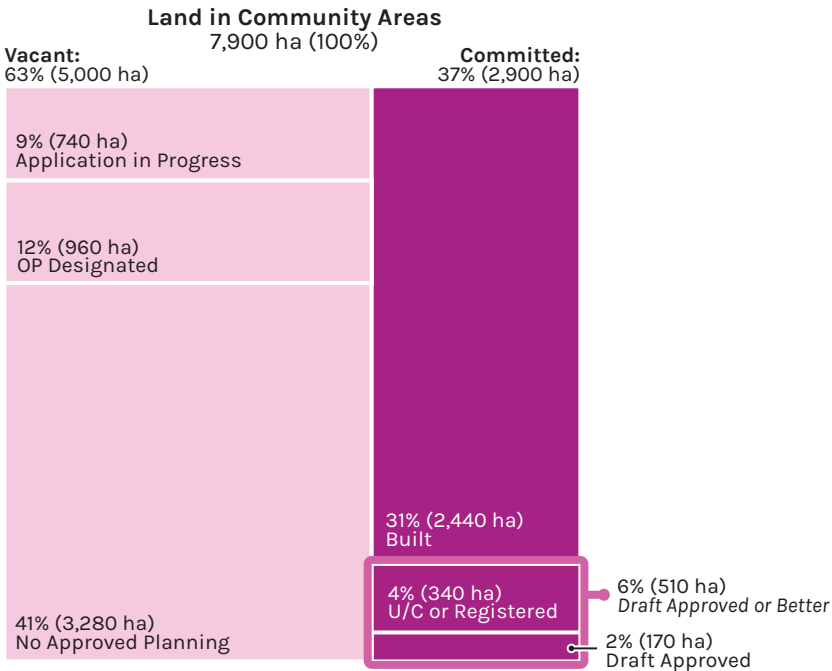
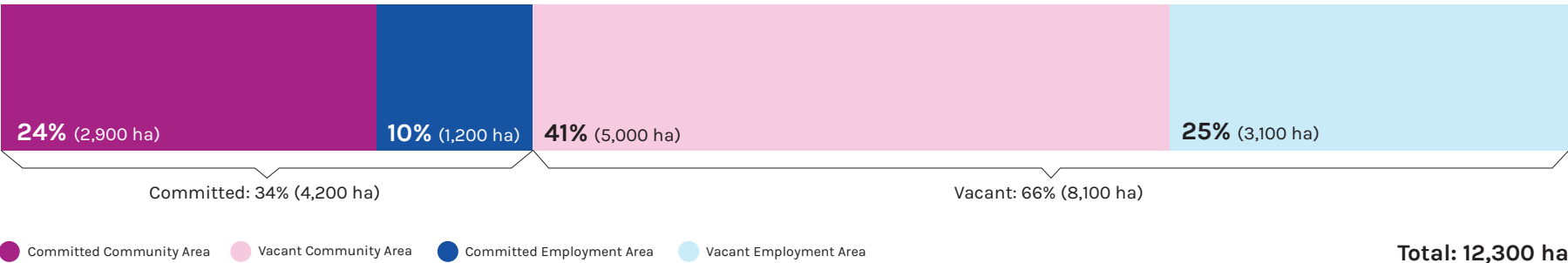
Census Growth vs. Growth Plan Growth Forecasts 2006-2021	
Shortfall (-) / Surplus (+)	
Low-Density	-12,600
Medium-Density	-4,600
High-Density	-600
Total Units	-17,800

Adopted Official Plan vs. Growth Plan Growth Forecasts 2021-2051	
Shortfall (-) / Surplus (+)	
Low-Density	-45,900
Medium-Density	-100
High-Density	+47,400
Total Units	+1,400

Regionally Adopted OP vs. Provincially Approved OP Settlement Area Boundary Expansion Area		
	Regionally Adopted	Provincially Approved
Community Area (ha)	0	1,900
Employment Area (ha)	0	1,300
<b>Total SABE Area (ha)</b>	<b>0</b>	<b>3,300</b>

# Detailed Designated Greenfield Area Land Supply Breakdown

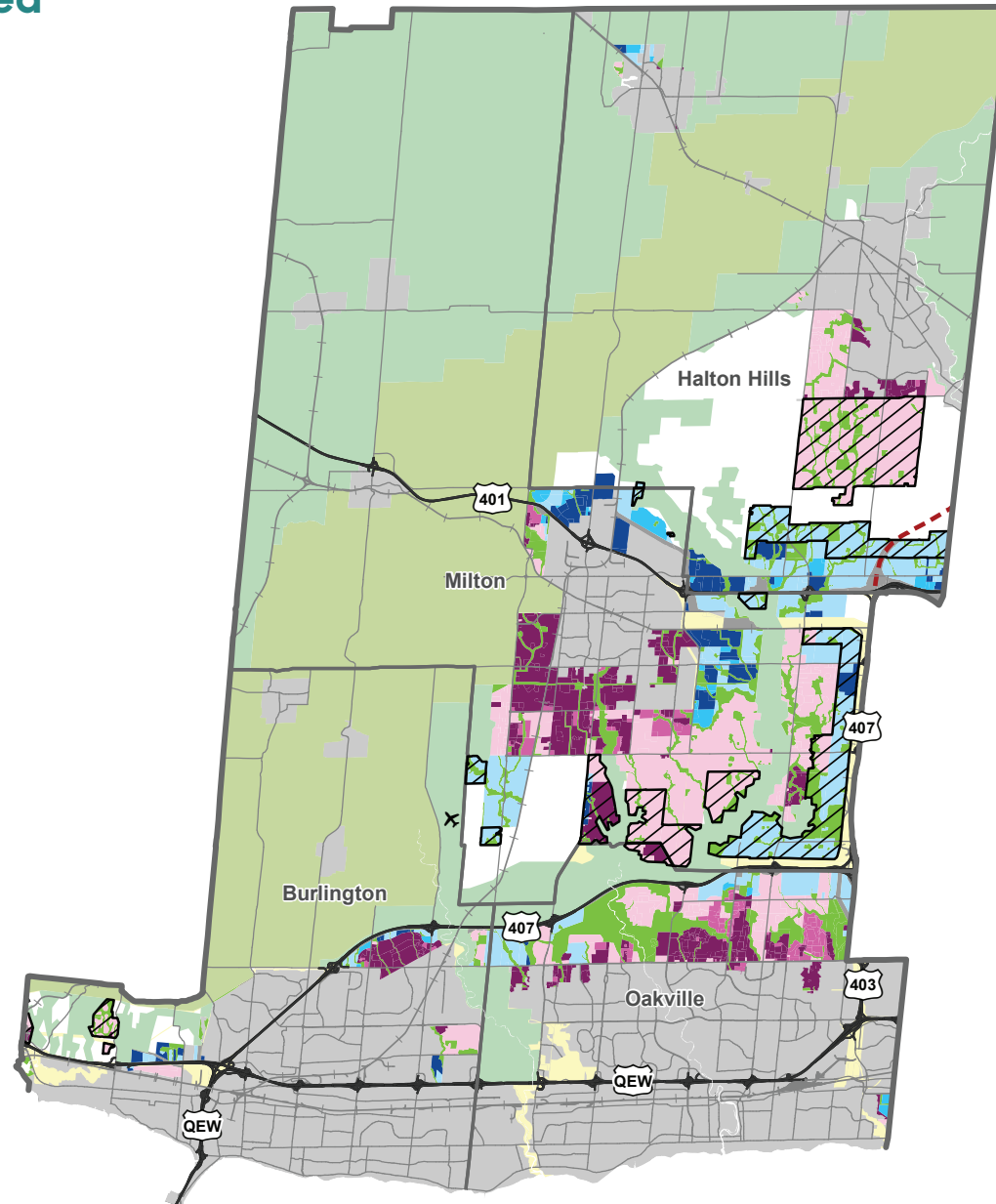
Designated Greenfield Area in Halton Region by Land Use and Status



Note: Totals may not add up due to rounding.

## Designated Greenfield Area Land Supply

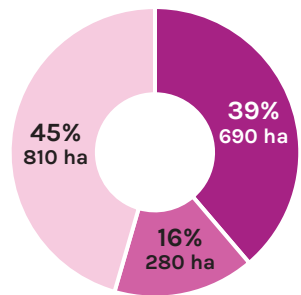
- Built-Up Area
- Airport
- Transportation Corridor Under Study
- Provincial Plans**
  - Parkway Belt West Plan
  - Oak Ridges Moraine Conservation Plan
  - Niagara Escarpment Conservation Plan
  - Greenbelt Plan
- Designated Greenfield Areas**
  - Settlement Area
  - Boundary Expansion Area
  - Uses to be Determined
- Community Area**
  - Built
  - Draft Approved or Better
  - Vacant
- Employment Area**
  - Built
  - Draft Approved or Better
  - Vacant
- Non-Developable Area**
  - Environmental Feature / Cemetery
  - Major Infrastructure



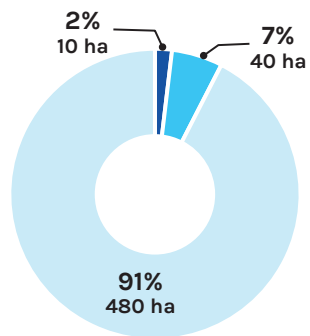


# Town of Oakville

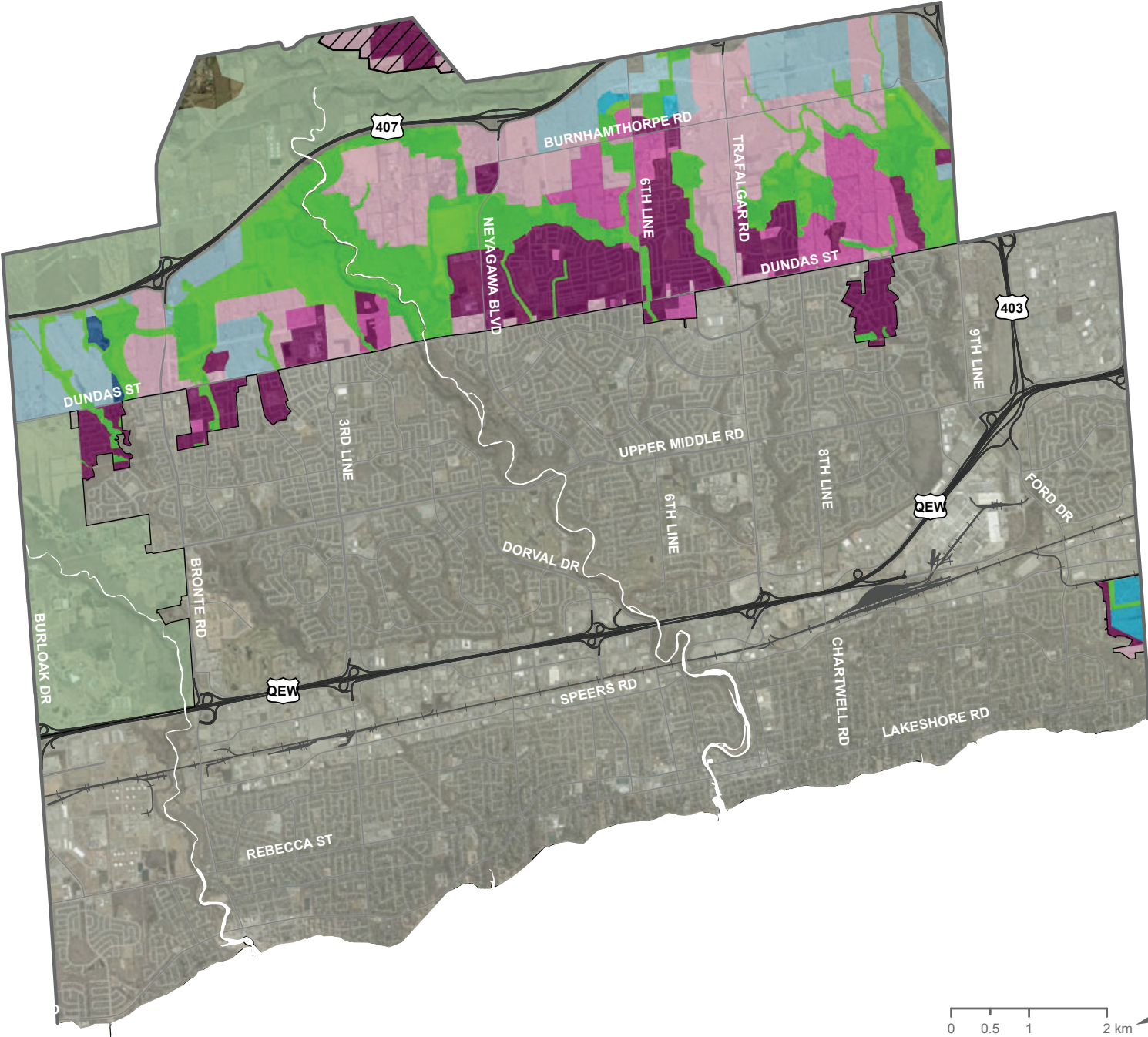
Community Area



Employment Area



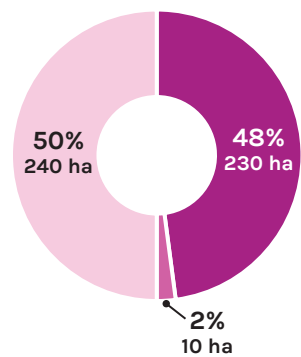
- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area



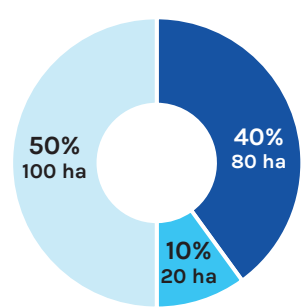


# City of Burlington

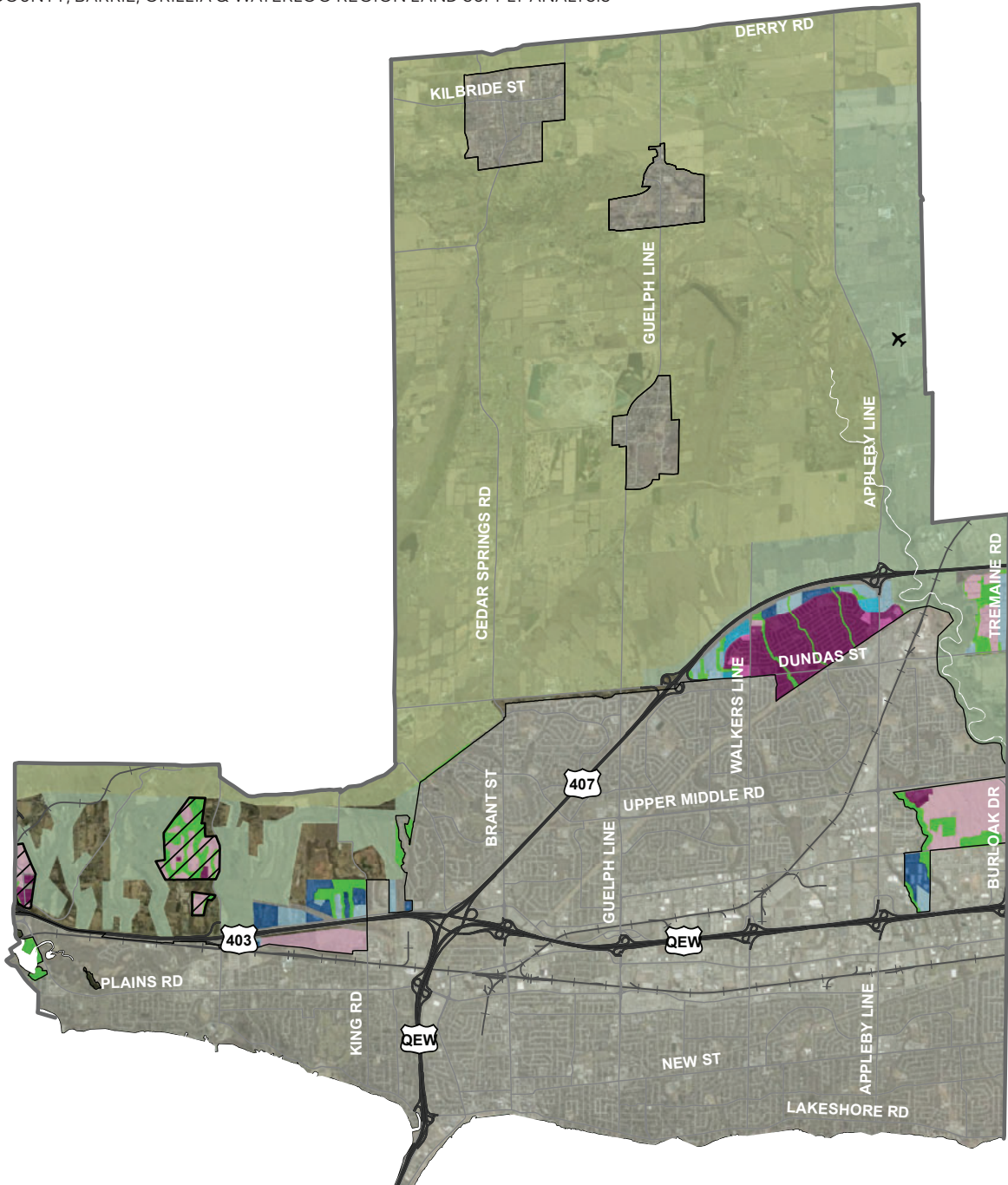
Community Area



Employment Area

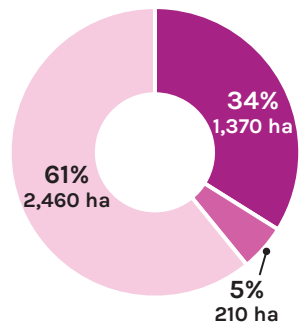


- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area

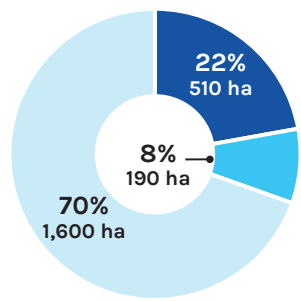


# Town of Milton

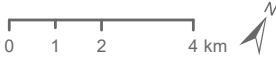
Community Area



Employment Area



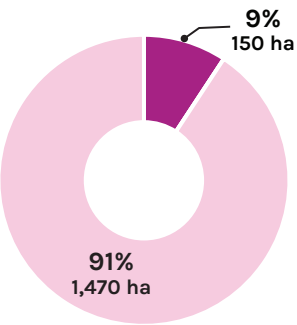
- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area



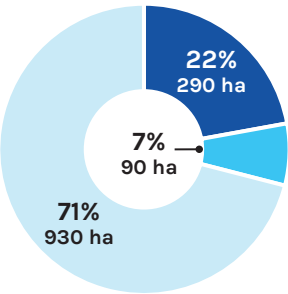


# Town of Halton Hills

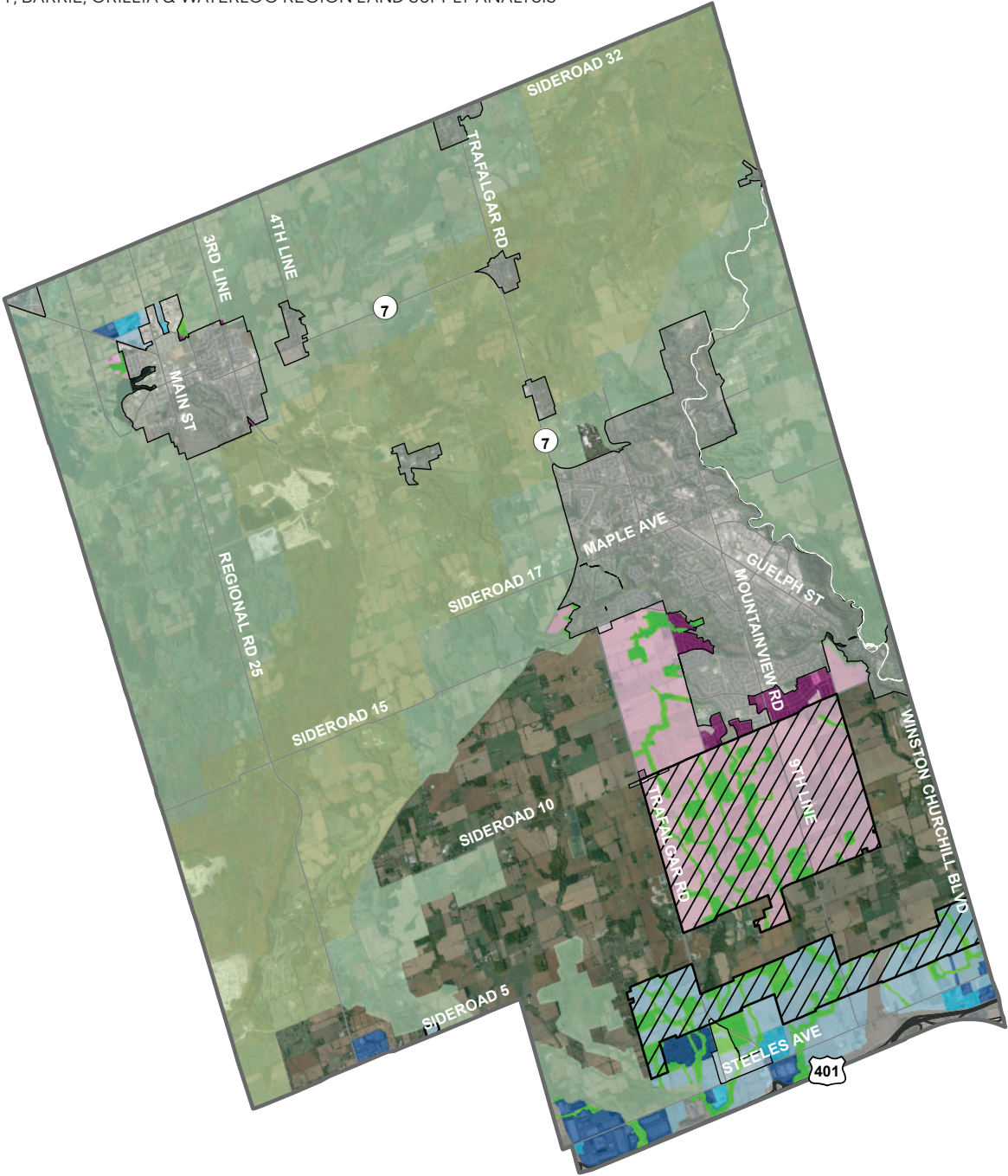
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area



# City of Hamilton

## Demographics

- 13% population growth occurred between 2006 and 2021 (64,794 people not adjusted for undercount).
- 29% employment growth occurred between 2006 and 2021 (57,875 jobs).
- The proportion of single- and semi-detached units within Hamilton's housing mix has decreased from 61% in 2006 to 59% in 2021.
- Hamilton's main housing type is predominantly *Grade-Related*, where only 17% of the population lives in apartments which comprise 25% of the total occupied *Private Dwellings* in 2021.
- In 2021, *Housing Suitability* is worsening for households living in one- and two-bedroom dwellings. 11% of one-bedroom dwellings (up from 8% in 2016) and 9% of two-bedroom dwellings (up from 7% in 2016) accommodate households that require additional bedrooms in order to be housed suitably.
- In 2021, 67% of all households were comprised of families, where 84% of households have two-bedrooms or more.
- Hamilton accommodated 2% of Canada's national immigration between 2016 and 2021, where immigration to Hamilton was overwhelmingly comprised of younger immigrants, with 53% age 24 and under, and 40% between the ages of 25-44.

- In 2021, *Apartments or Flats in a Duplex* comprised 3% of the total units in Hamilton and 4% of the total unit growth from 2006 to 2021. This is likely to continue to reflect the potential for additional units from secondary and tertiary suites as a component of growth moving forward to 2051.

## Growth Forecasts and Land Needs

- Based on the 2020 Growth Plan, Hamilton is forecast to accommodate 7% of the population (820,000 people) and 7% of the employment (360,000 jobs) within the *GTHA* by 2051.
- 6% of the population growth (156,000 people), 7% of the household unit growth (68,000 units), and 8% of employment growth (91,000 jobs) within the 2006-2031 *GTHA* forecast (from the Growth Plan and supporting technical documents) is to occur within Hamilton.
- Beyond the original 2031 forecast, 6% of the population growth (140,000 people), 8% of the household unit growth (70,500 units), and 5% of the employment growth (50,000 jobs) within the 2031-2051 *GTHA* forecast (from the Growth Plan and supporting technical documents) is to occur within Hamilton.
- As of 2021, Hamilton has a housing surplus of 400 *Grade-Related Housing* units and a shortfall of 2,500 apartment units based on the original forecasts of the Growth Plan.

- Hamilton's 2021-2051 housing forecast for apartments (75% and 82,700 units) is higher than the Province's (through Hemson) forecasted apartment growth (19% and 20,600 units) and is aspirational when compared to the 18% share of apartment growth (5,200 units) from 2006 to 2021.
- Based on the adopted Official Plan, the projected shortfall of *Grade-Related Housing* units in Hamilton will be 62,100 units to the year 2051, equating to a land shortfall of approximately 3,100 ha. If this shortfall were provided for in the *BUA* of Hamilton would it require 31% of existing neighbourhoods to be re-developed.

### Land Supply

- 25% of the total *DGA* in the Hamilton has been *Built*, of which 32% of the *Community Area DGA* and 9% of the *Employment Area DGA* have been *Built*.
- Hamilton has the smallest supply of *DGA* at 5,700 hectares.
- Approximately 75% of land within the *Community Area* (including both the *BUA* and *DGA*) is within a *Low-Density* designation (commonly referred to as the 'Yellowbelt').
- 8% of *Community Area DGA* and 7% of *Employment Area DGA* in Hamilton was consumed from 2018-2023.
- Hamilton has the highest proportion of *Vacant Community Area DGA* at 45%.
- The *Settlement Area Boundary Expansion Area* that is to accommodate growth from 2031-2051 represents an 11% increase of Hamilton's *Settlement Area*, compared to a 21% population increase.
- There is 1,900 ha of *Whitebelt* land remaining to accommodate growth in Hamilton outside of Provincial Plan areas.

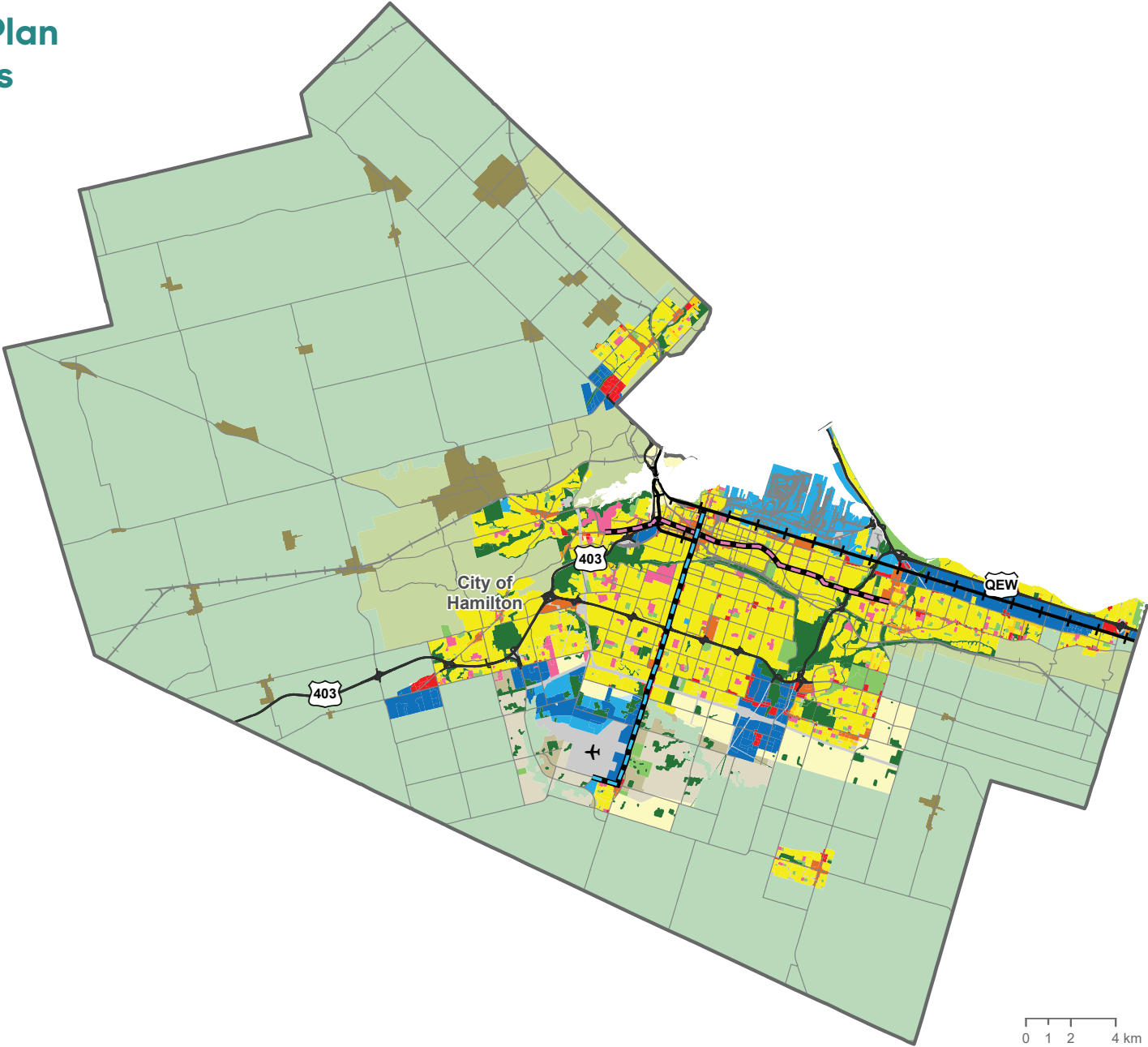
# Generalized Official Plan Land Use Designations

**Generalized Land Use Designations**

- Community Area - Designation TBD
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- EmploymentArea - Designation TBD
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

**Transit Routes**

- Existing GO Train Line
- Proposed LRT
- Proposed BRT



Note: Generalized land use designations for illustrative purposes only.

# Settlement Area Population and Employment

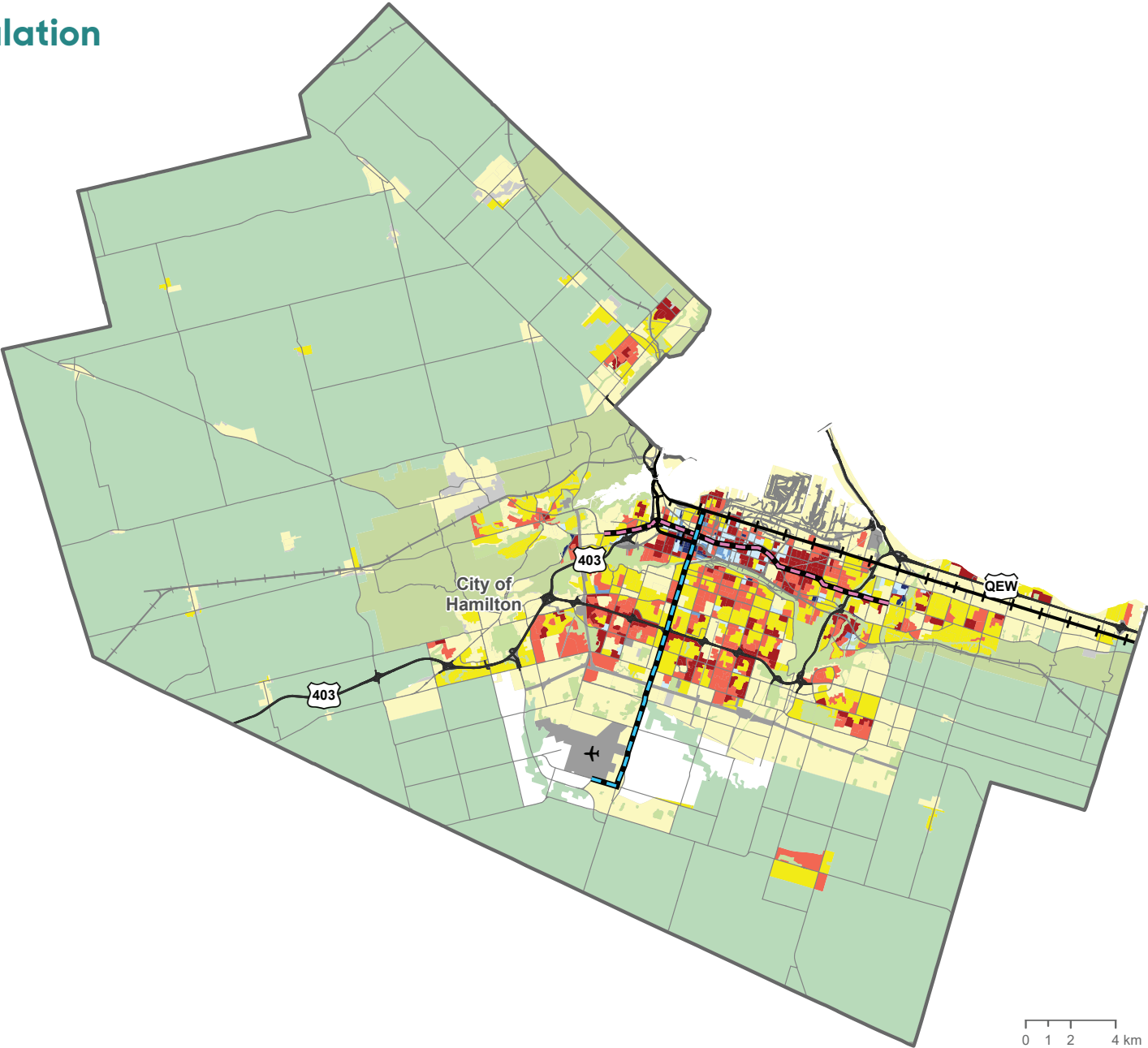
Density  
(People & Jobs/ha)

- < 30
- 30 - 49.9
- 50 - 69.9
- 70 - 99.9
- 100 - 149.9
- 150 - 199.9
- 200+
- N/A

Transit Routes

- Existing GO Train Line
- Proposed LRT
- Proposed BRT

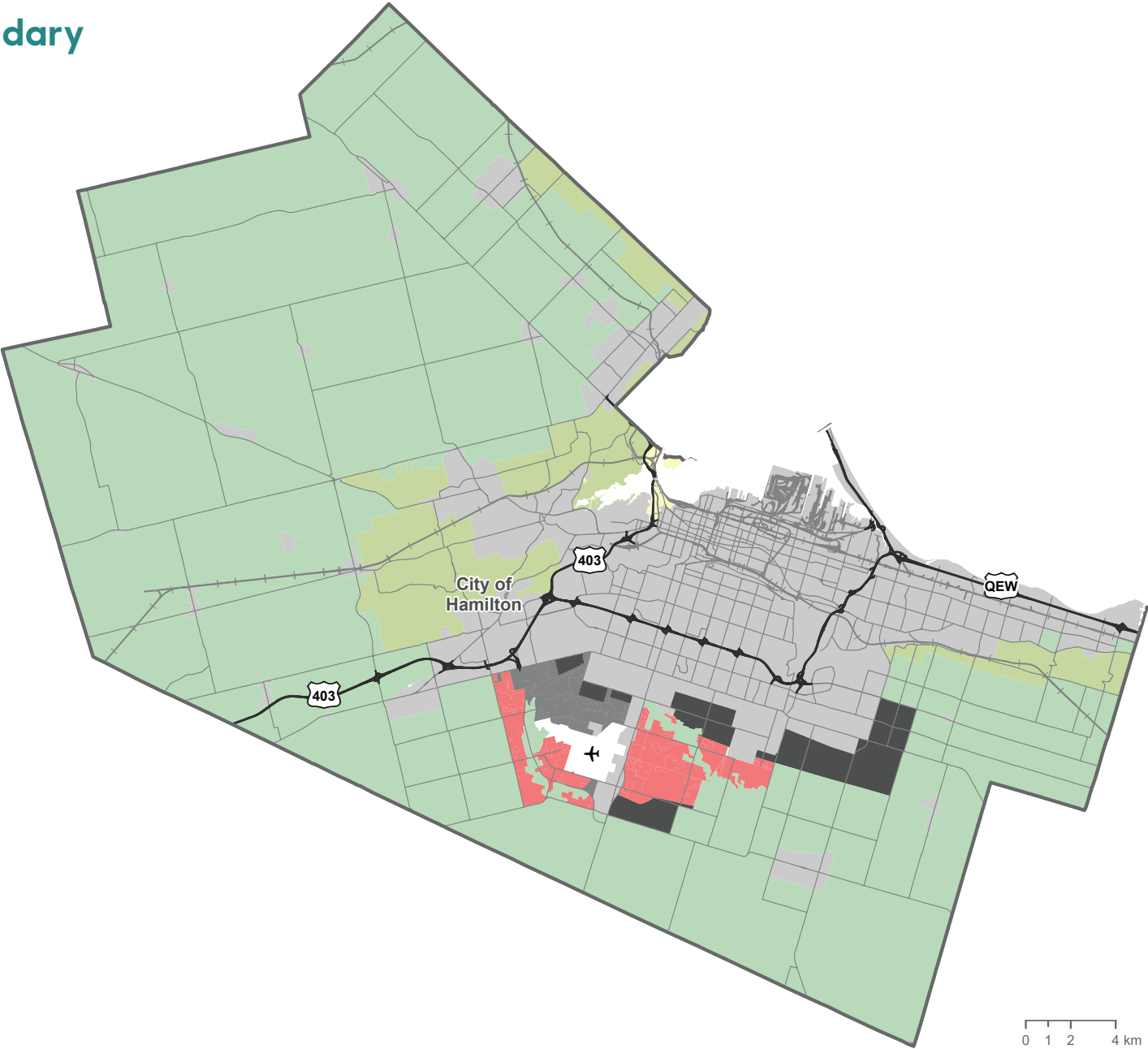
Note: Density by Census Dissemination Area





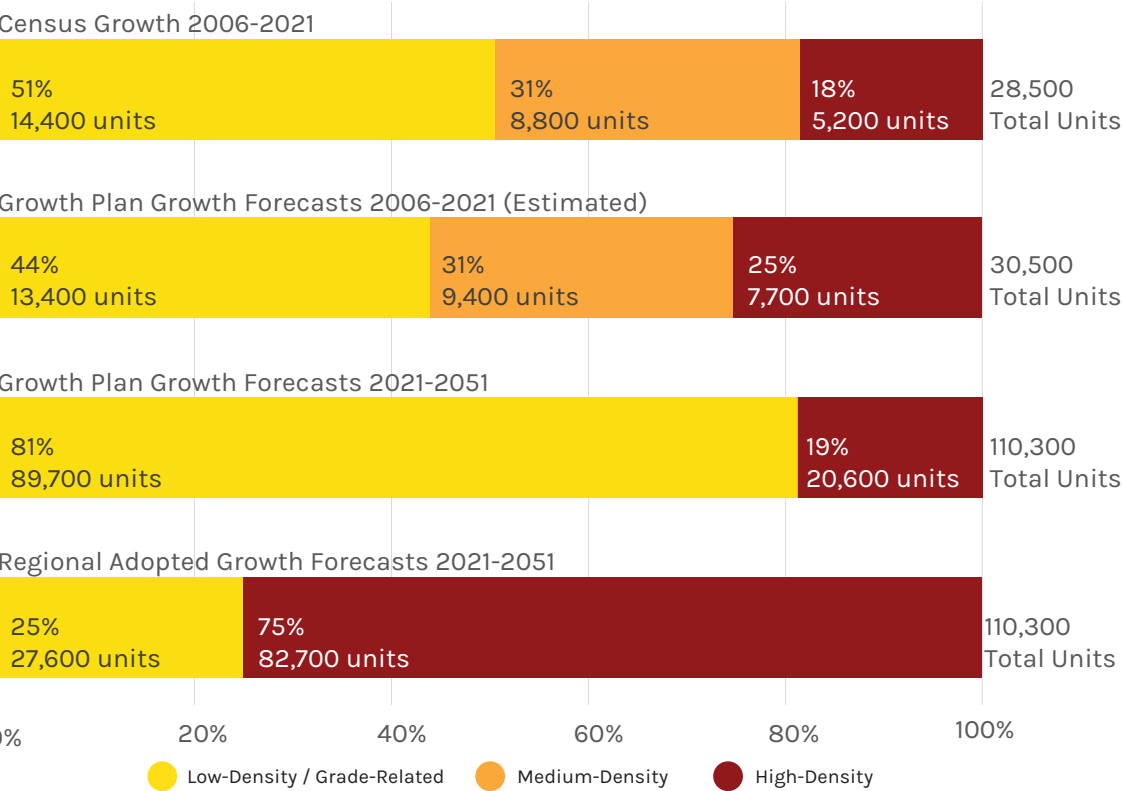
# Settlement Area Boundary Expansion Areas and Remaining Whitebelt

- ✈ Airport
- Provincial Plans**
  - Parkway Belt West Plan
  - Oak Ridges Moraine Conservation Plan
  - Niagara Escarpment Conservation Plan
  - Greenbelt Plan
- Settlement Area**
  - Settlement Area as of 2006
  - Boundary Expansion Area to 2031
  - Boundary Expansion Area to 2051
  - Whitebelt (Developable Area - 1,900 ha)



# Unit Growth/Forecasts and Land Needs Assessment Comparisons

## City of Hamilton Unit Growth/Forecasts



Notes:  
1. Adopted Official Plan unit growth forecasts based on the Land Needs Assessment scenario that supported the adopted Official Plan.  
2. Values rounded to nearest 100.  
3. Totals may not add up due to rounding.  
4. See Appendix for full set of notes.

## Comparisons

Census Growth vs. Growth Plan  
Growth Forecasts 2006-2021

Shortfall (-) / Surplus (+)	
Low-Density	+1,000
Medium-Density	-600
High-Density	-2,500
Total Units	-2,100

Adopted Official Plan vs. Growth Plan  
Growth Forecasts 2021-2051

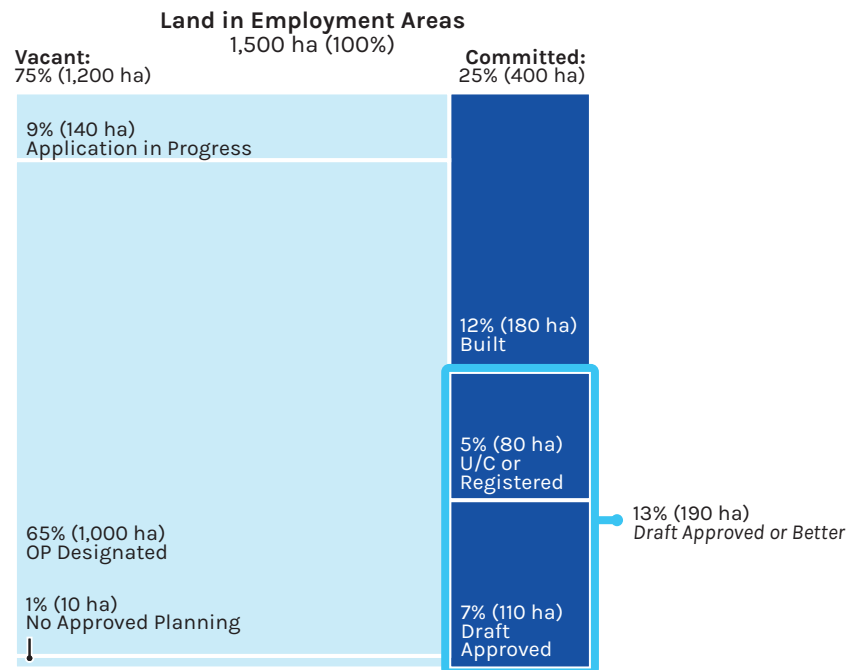
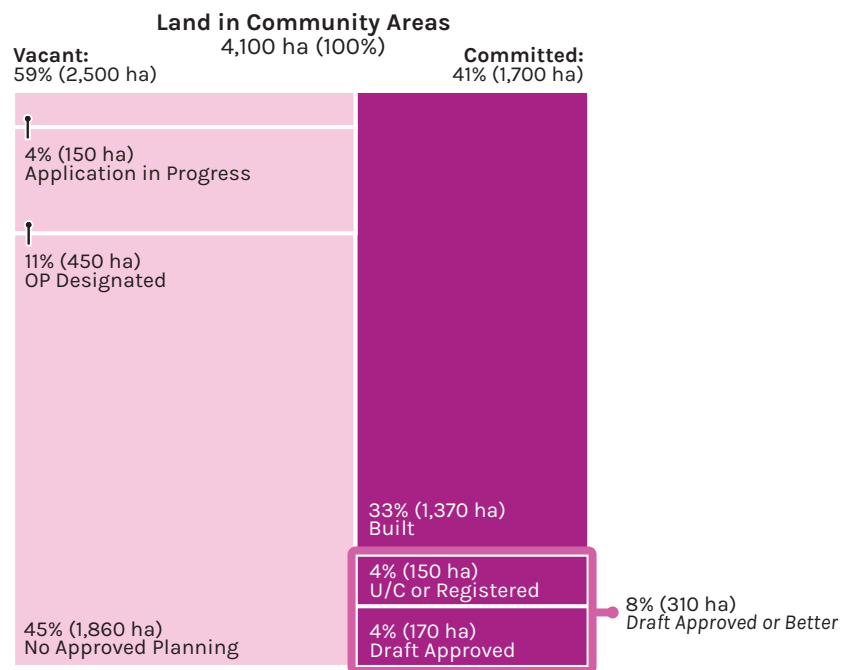
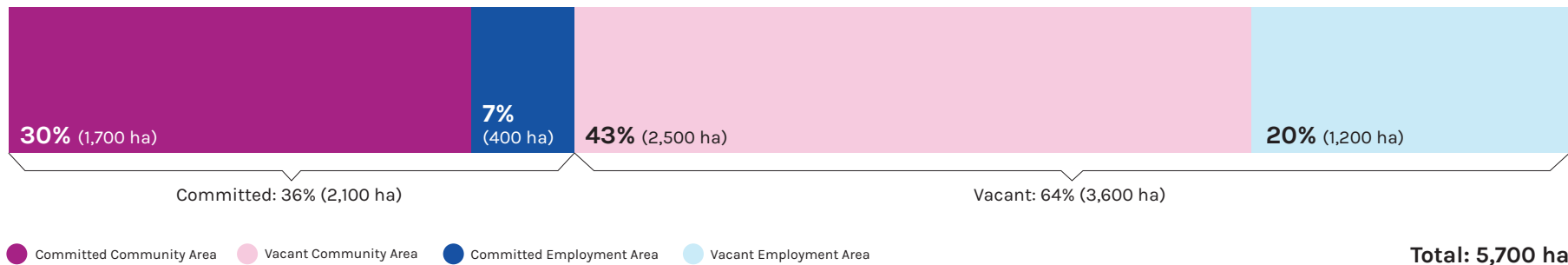
Shortfall (-) / Surplus (+)	
Grade-Related	-62,100
High-Density	+62,100
Total Units	0

Regionally Adopted OP vs. Provincially Approved OP  
Settlement Area Boundary Expansion Area

	Regionally Adopted	Provincially Approved
Community Area (ha)	0	1,900
Employment Area (ha)	0	10
Total SABE Area (ha)	0	1,900

# Detailed Designated Greenfield Area Land Supply Breakdown

Designated Greenfield Area in City of Hamilton by Land Use and Status



Note: Totals may not add up due to rounding.

# Designated Greenfield Area Land Supply

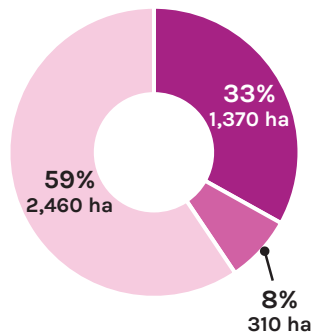
- Built-Up Area
- +

Airport
- Provincial Plans**
- Parkway Belt West Plan
- Niagara Escarpment Conservation Area
- Greenbelt Plan
- Designated Greenfield Areas**
- Settlement Area
- Boundary Expansion Area
- Community Area**
- Built
- Draft Approved or Better
- Vacant
- Employment Area**
- Built
- Draft Approved or Better
- Vacant
- Non-Developable Area**
- Environmental Feature / Cemetery
- Major Infrastructure

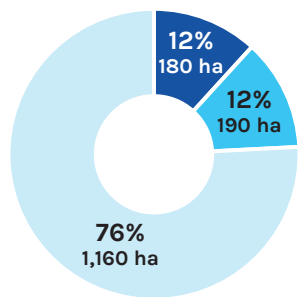


# City of Hamilton

Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area



HAMILTON

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# Simcoe County, Barrie & Orillia

## Demographics

- 26% population growth occurred between 2006 and 2021 (110,965 people not adjusted for undercount).
- 52% employment growth occurred between 2006 and 2021 (83,635 jobs).
- The proportion of single- and semi-detached units within Simcoe County, Barrie, and Orillia's housing mix has decreased from 79% in 2006 to 77% in 2021.
- The region's (including Simcoe County, Barrie, and Orillia) main housing type is predominantly *Grade-Related*, where only 7% of the population lives in apartments which comprise 11% of the total occupied *Private Dwellings* in 2021.
- In 2021, *Housing Suitability* remains steady for households living in one- and two-bedroom dwellings. 7% of one-bedroom dwellings and 4% of two-bedroom dwellings accommodate households that require additional bedrooms in order to be housed suitably.
- In 2021, 73% of all households were comprised of families, where 93% of households have two-bedrooms or more.
- The region accommodated less than 1% of Canada's national immigration between 2016 and 2021, where immigration was overwhelmingly comprised of younger immigrants, with 56% age 24 and under, and 38% between the ages of 25-44.

- In 2021, *Apartments or Flats in a Duplex* comprised 4% of the total units in Simcoe County, Barrie, and Orillia and 5% of the total unit growth from 2006 to 2021. This is likely to continue to reflect the potential for additional units from secondary and tertiary suites as a component of growth moving forward to 2051.

## Growth Forecasts and Land Needs

- Based on the 2020 Growth Plan, Simcoe County, Barrie, and Orillia are forecast to accommodate 24% of the population (902,000 people) and 23% of the employment (374,000 people) within the *GGH Outer Ring* by 2051.
- 7% of the population growth (229,000 people), 7% of the household unit growth (98,000 units), and 5% of employment growth (73,000 jobs) within the 2006-2031 *GGH* forecast (from the Growth Plan and supporting technical documents) is to occur within Simcoe County, Barrie, and Orillia.
- Beyond the original 2031 forecast, 8% of the population growth (235,000 people), 8% of the household unit growth (107,900 units), and 9% of the employment growth (120,000 jobs) within the 2031-2051 *GGH* forecast (from the Growth Plan and supporting technical documents) is to occur within Simcoe County, Barrie, and Orillia.
- As of 2021, Simcoe County, Barrie and Orillia have an overall housing shortfall of 6,200 *Grade-Related Housing* units and 1,600 apartment units based on the original forecasts of the Growth Plan.



- Based on the adopted Official Plan, the projected shortfall of *Grade-Related Housing* units in Simcoe County and Barrie will be 38,000 units to the year 2051, equating to a land shortfall of approximately 1,900 ha.

### Land Supply

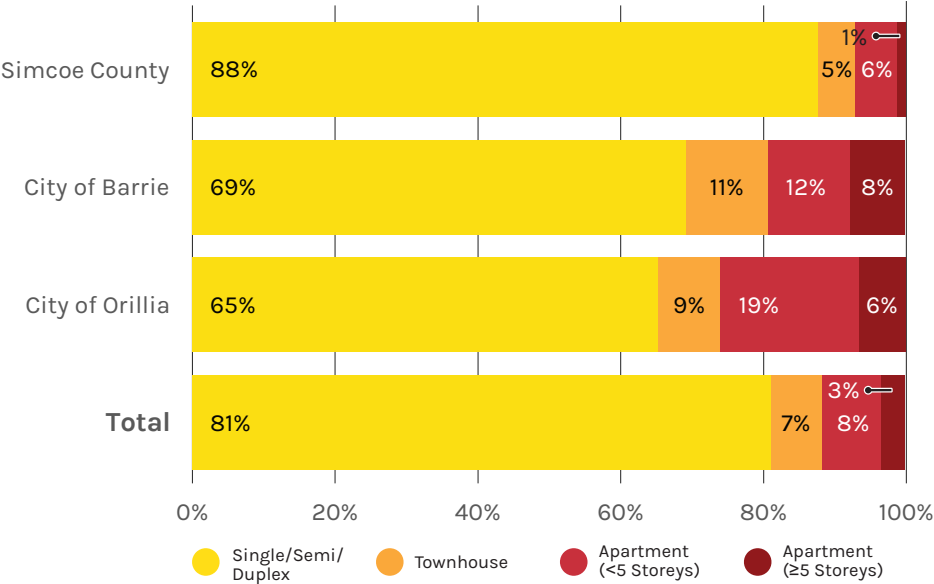
- 27% of the total *DGA* in Simcoe County, Barrie, and Orillia has been *Built*, of which 34% of the *Community Area DGA* and 8% of the *Employment Area DGA* have been *Built*.
- Approximately 70% of land within the *Community Area* (including both the *BUA* and *DGA*) is within a *Low-Density* designation (commonly referred to as the 'Yellowbelt').
- 25% of *Community Area DGA* and 5% of *Employment Area DGA* in Simcoe County, Barrie, and Orillia was consumed from 2018-2023.

### Notes

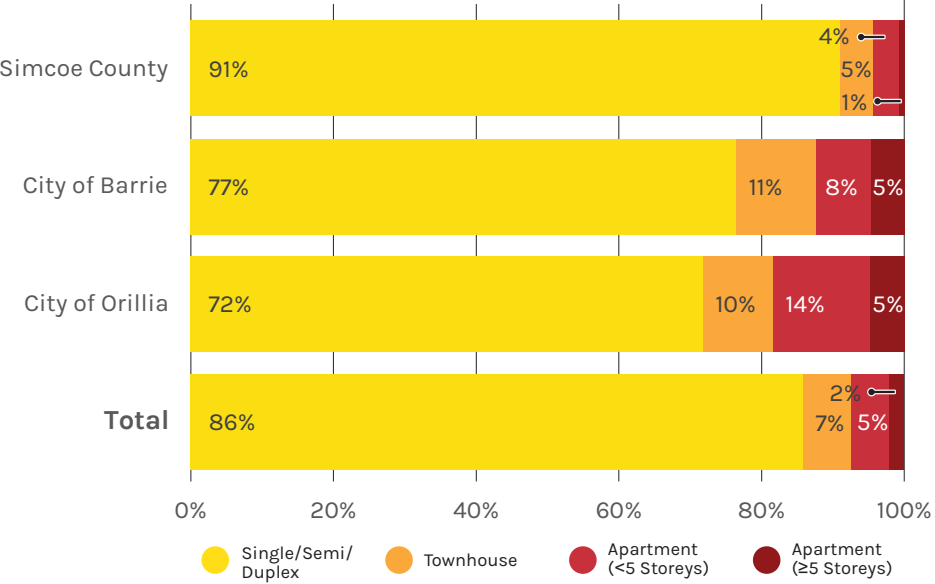
- The following lower-tier municipalities do not have any *DGA* lands and are therefore not included in this analysis: Townships of Adjala-Tosorontio, Oro-Medonte, Ramara, and Tiny.

# Demographic Overview

Occupied Private Dwellings by Type, 2021

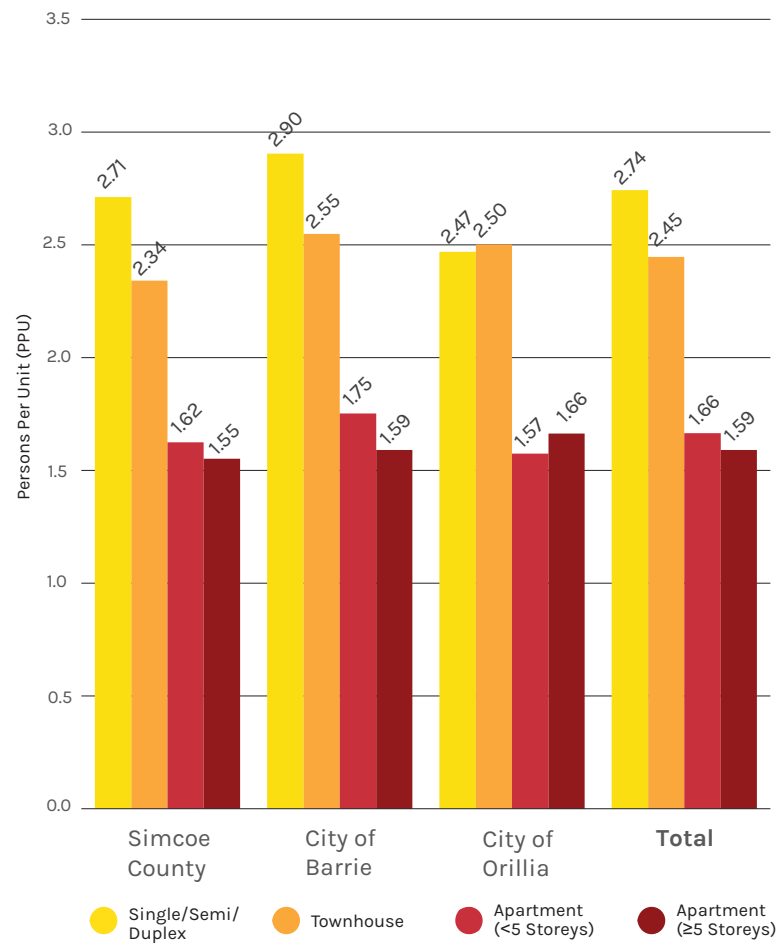


Population by Private Dwelling Type, 2021



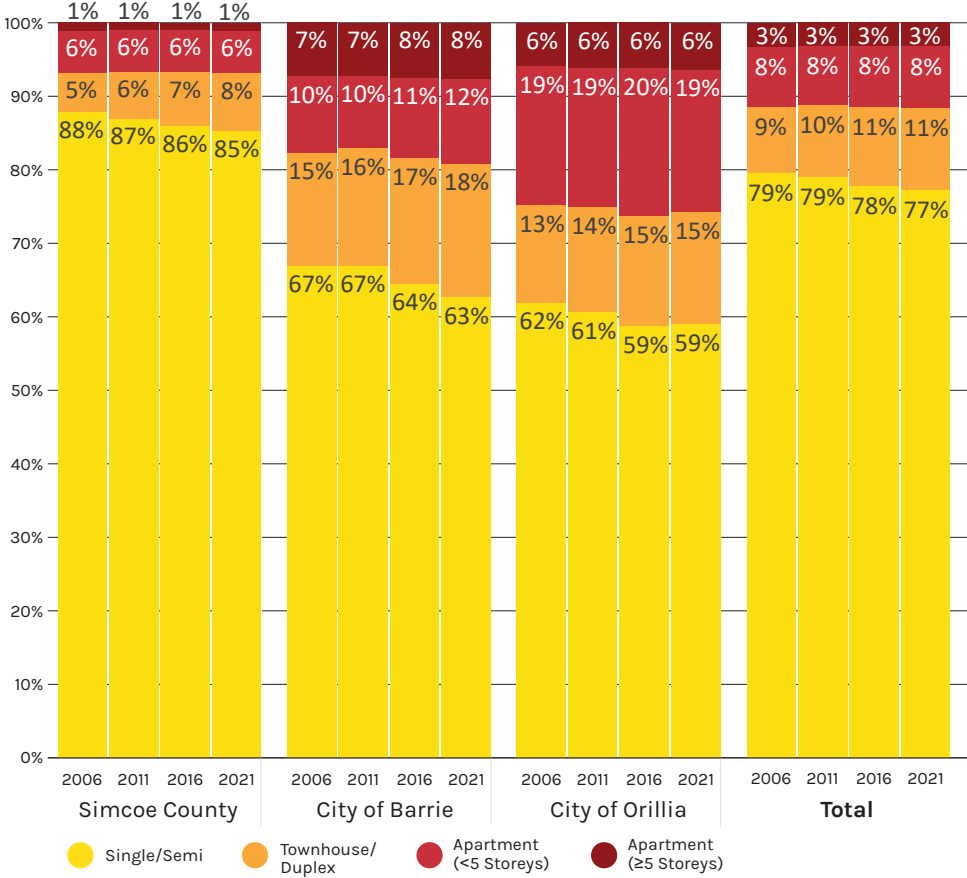
Note: Percentages may not add to 100 due to rounding.

Persons Per Unit (PPU) by Private Dwelling Type, 2021

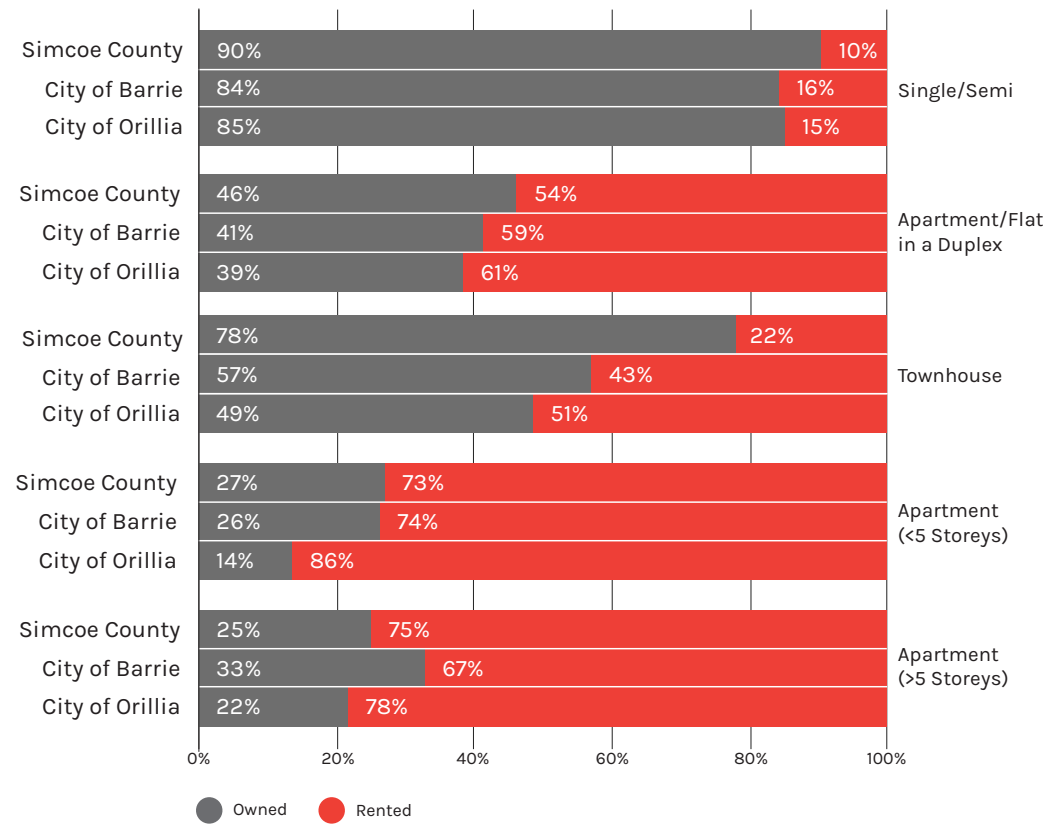


Note: Percentages may not add to 100 due to rounding.

Unit Type Mix, 2006 to 2021

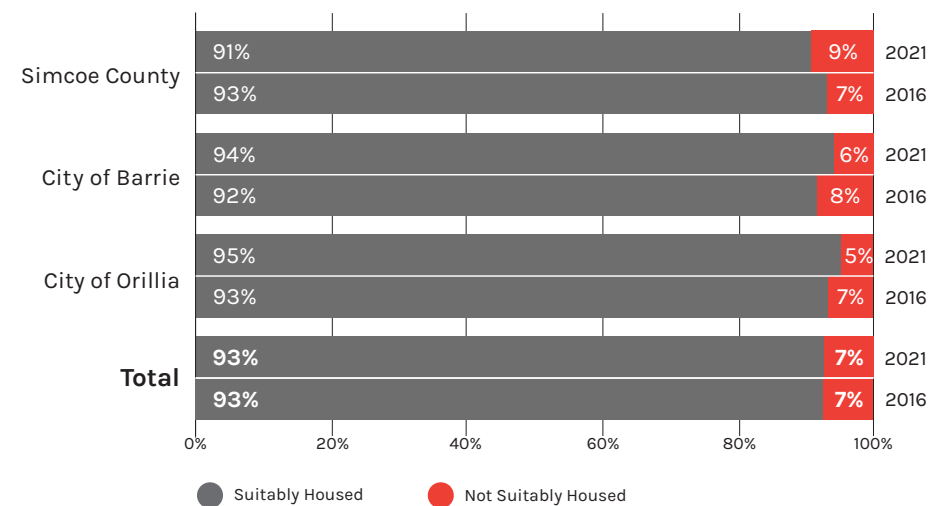


Structural Type by Dwelling Tenure, 2021

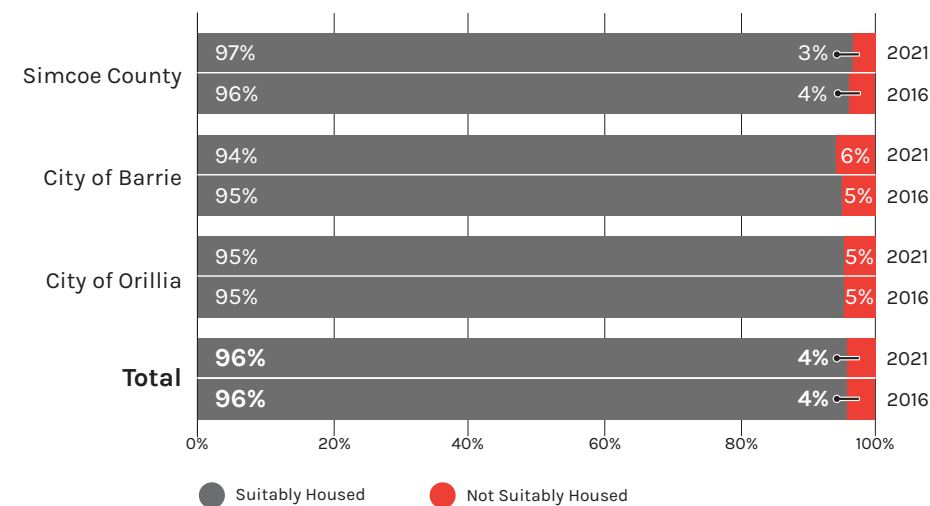


Note: Percentages may not add to 100 due to rounding.

Housing Suitability for All Households with One-Bedroom, 2016 to 2021

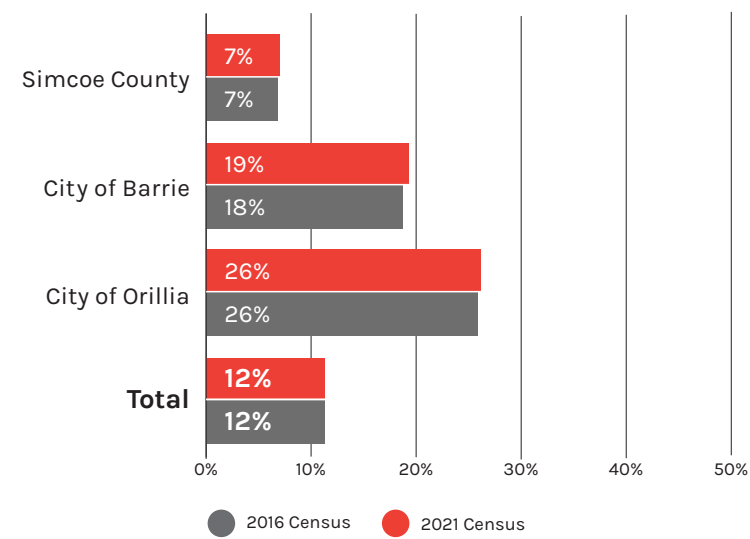


Housing Suitability for All Households with Two-Bedrooms, 2016 to 2021



Notes:  
1. Percentages may not add to 100 due to rounding.  
2. Housing suitability refers to whether a private household is living in suitable accommodations, i.e., whether the dwelling has enough bedrooms for the size and composition of the household, (Statistics Canada).  
Comparable data from the 2006 census was unavailable, therefore 2016 Census data was used to demonstrate a trend of increasing unsuitability of all private 1 and 2 bedroom households.

Proportion of Apartment Dwelling Units, 2016 to 2021



Apartments or Flats in a Duplex, 2021

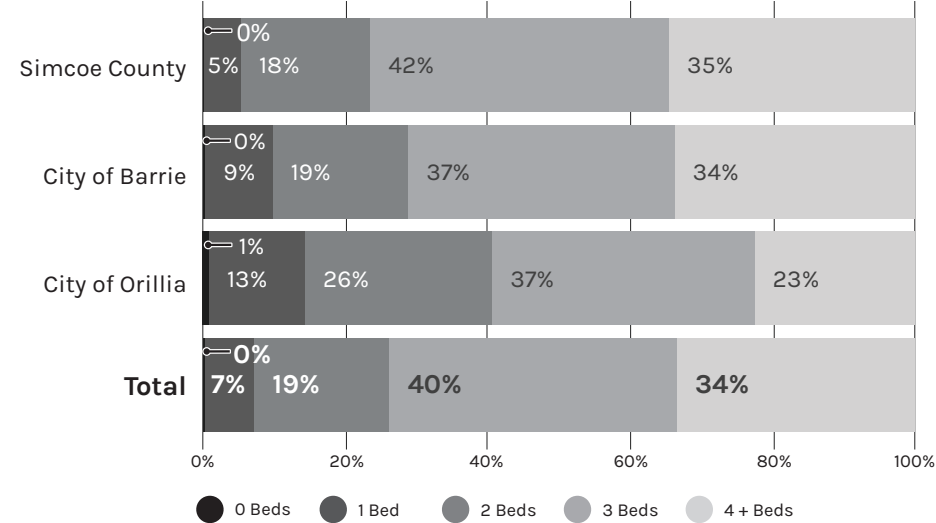
Municipality	Apartments or Flats in a Duplex	Total Units	% of Apartments or Flats in a Duplex
Simcoe County	3,540	132,205	3%
City of Barrie	3,715	55,250	7%
City of Orillia	910	14,220	6%
Total	8,165	201,675	4%

Apartments or Flats in a Duplex Growth, 2006 to 2021

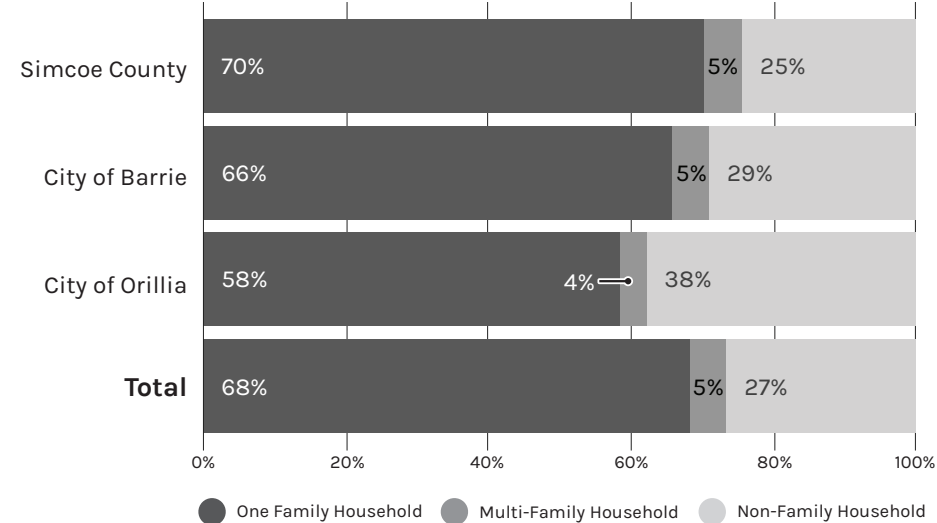
Municipality	Apartments or Flats in a Duplex Growth	Total Unit Growth	% of Apartments or Flats in a Duplex Growth
Simcoe County	1,120	35,435	3%
City of Barrie	1,170	8,855	13%
City of Orillia	140	2,185	6%
Total	2,430	46,475	5%

Note: Percentages may not add to 100 due to rounding.

Number of Bedrooms per Household, 2021



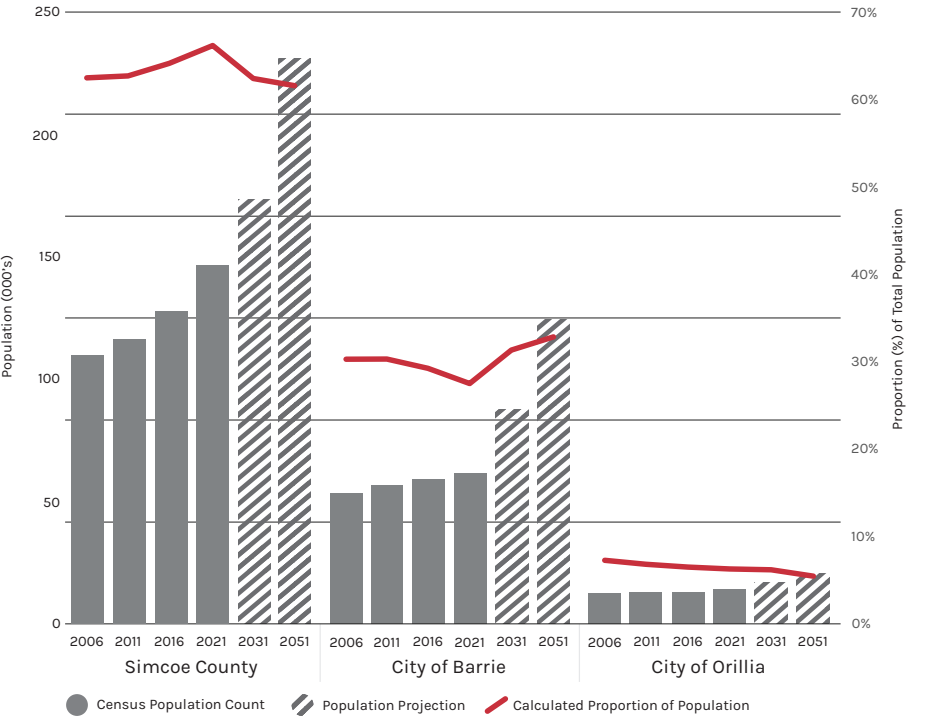
Household by Family Type, 2021



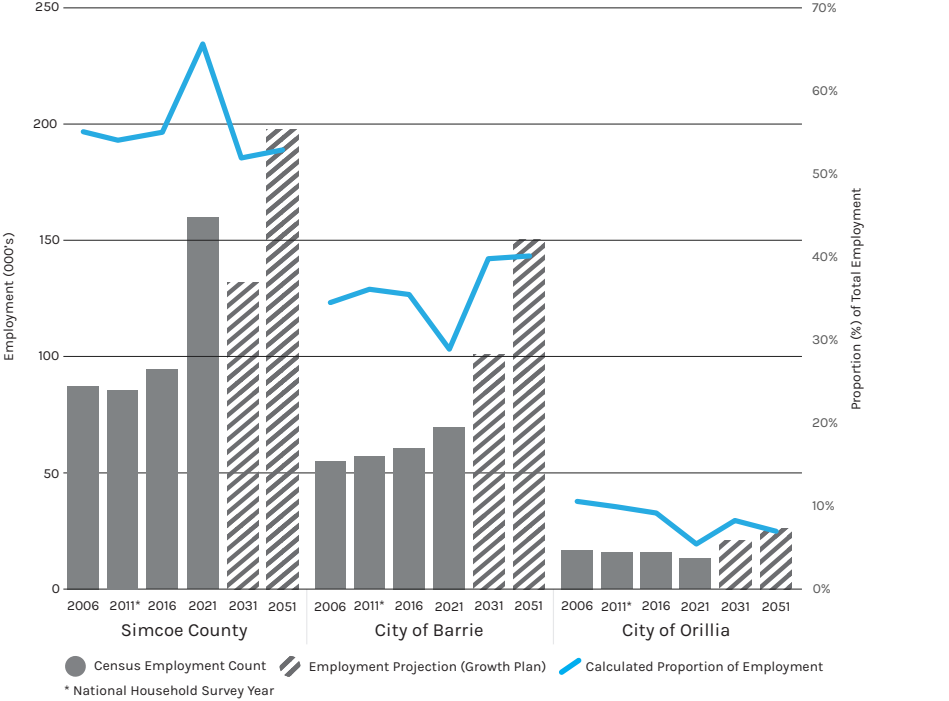
Note: Percentages may not add to 100 due to rounding.



Population and Proportion of Total Population, 2006 to 2021, with Projections 2031 & 2051

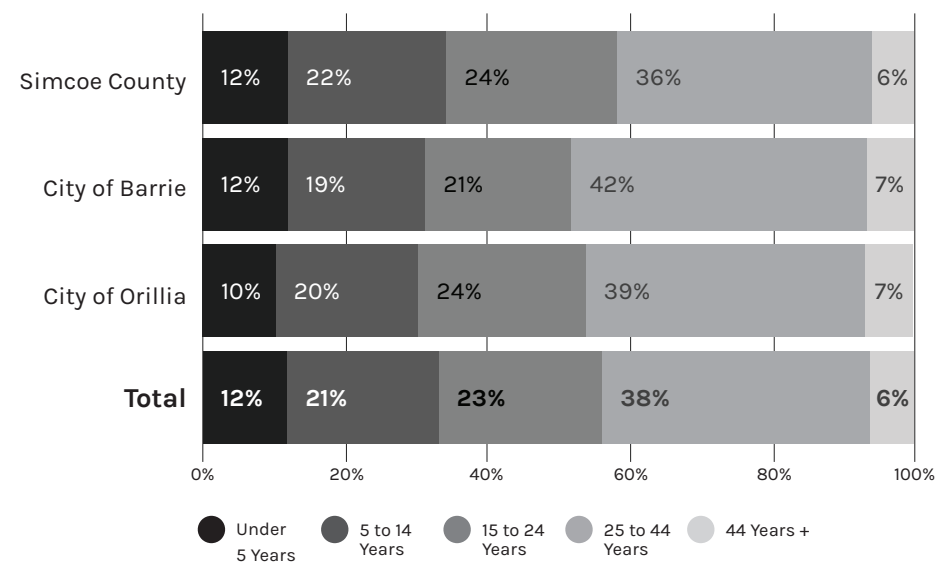


Employment and Proportion of Total Employment, 2006 to 2021, with Projections to 2031 & 2051



Note: Population has not been adjusted for undercount. This typically results in a 3-5% increase in the total population.

Age at Immigration for Total Immigrant Population, 2021



Note: Percentages may not add to 100 due to rounding.

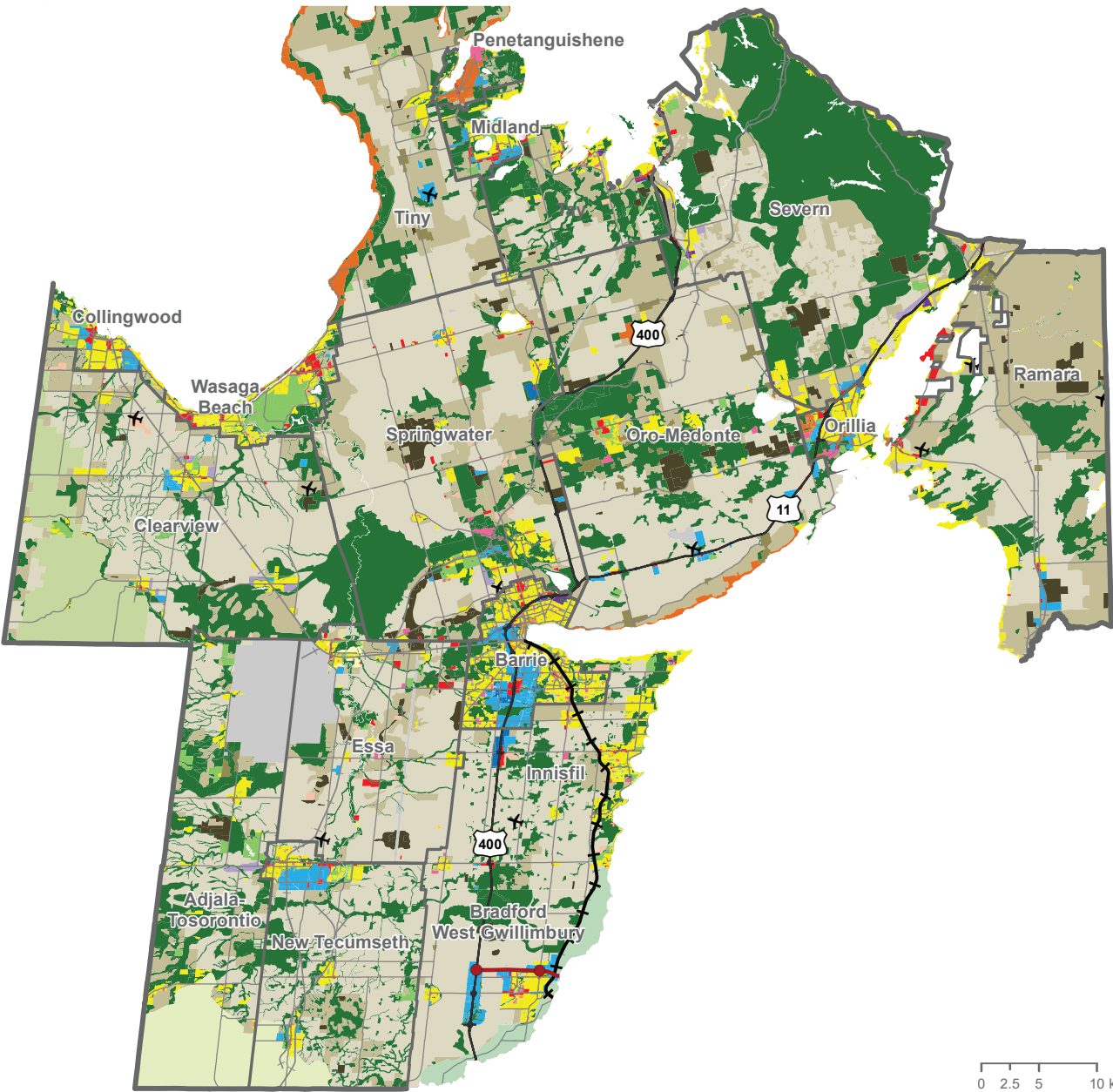
# Generalized Official Plan Land Use Designations

**Generalized Land Use Designations**

- Community Area - Designation TBD
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- EmploymentArea - Designation TBD
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

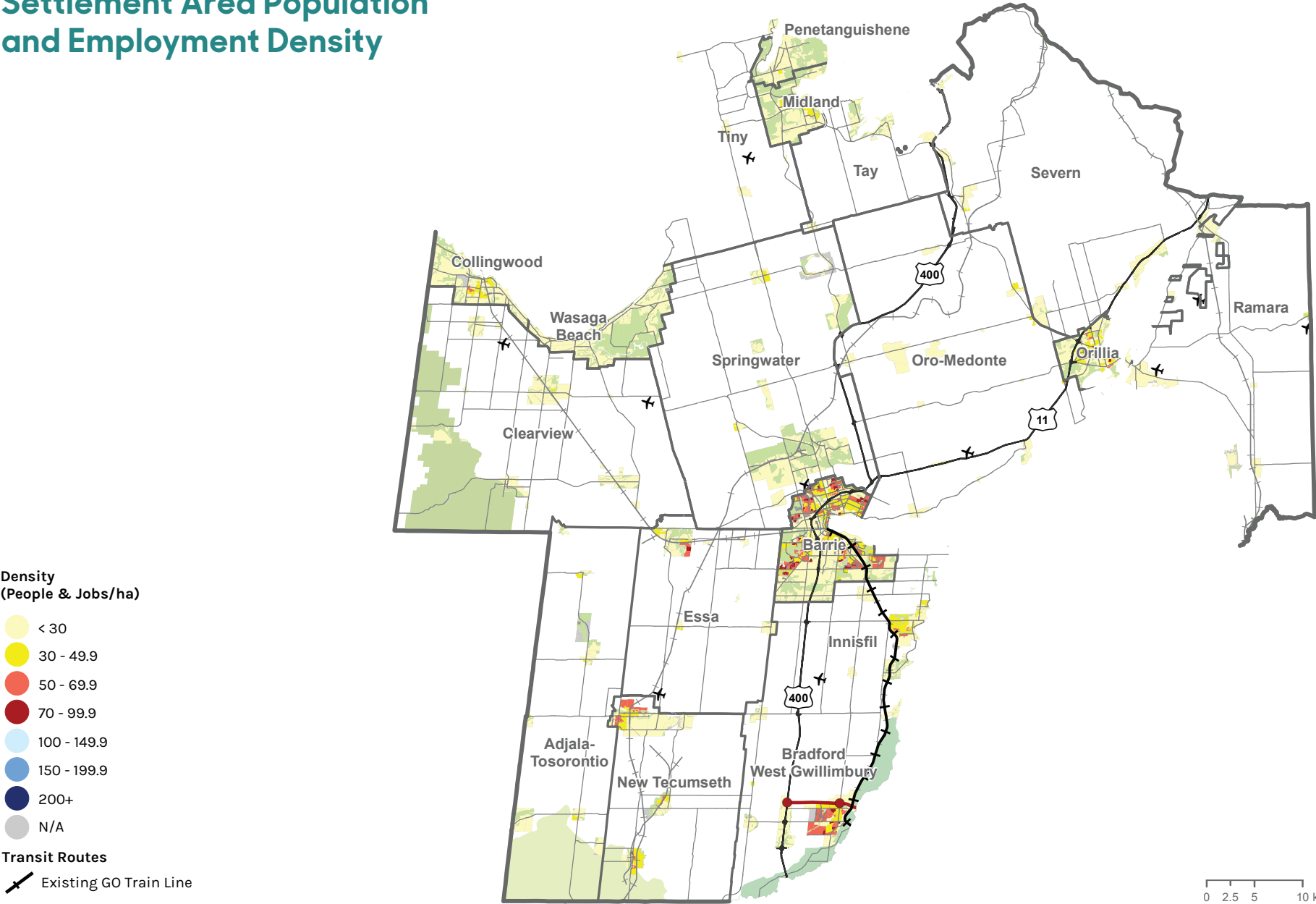
**Transit Routes**

- Existing GO Train Line

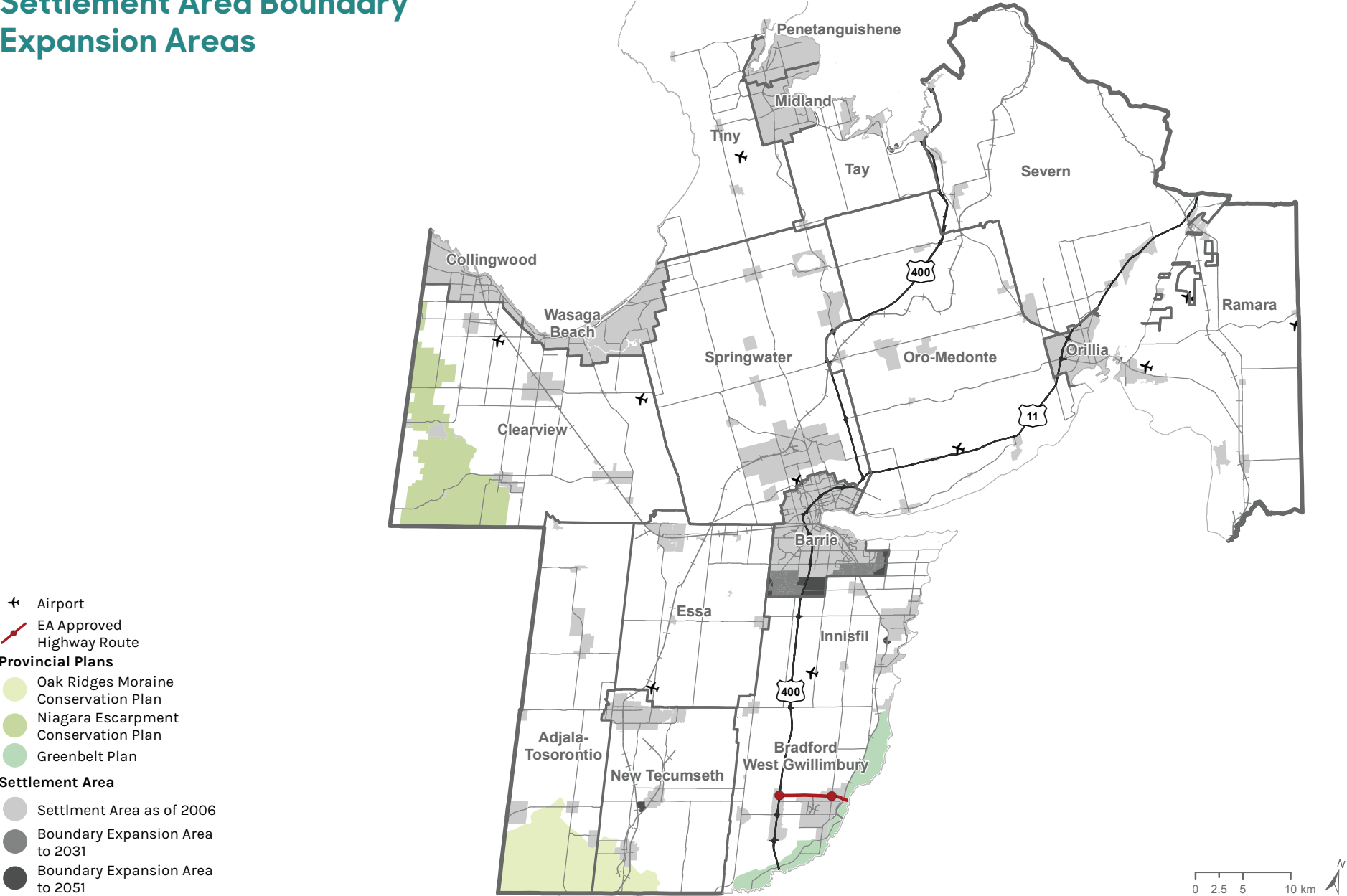


Note: Generalized land use designations for illustrative purposes only.

# Settlement Area Population and Employment Density



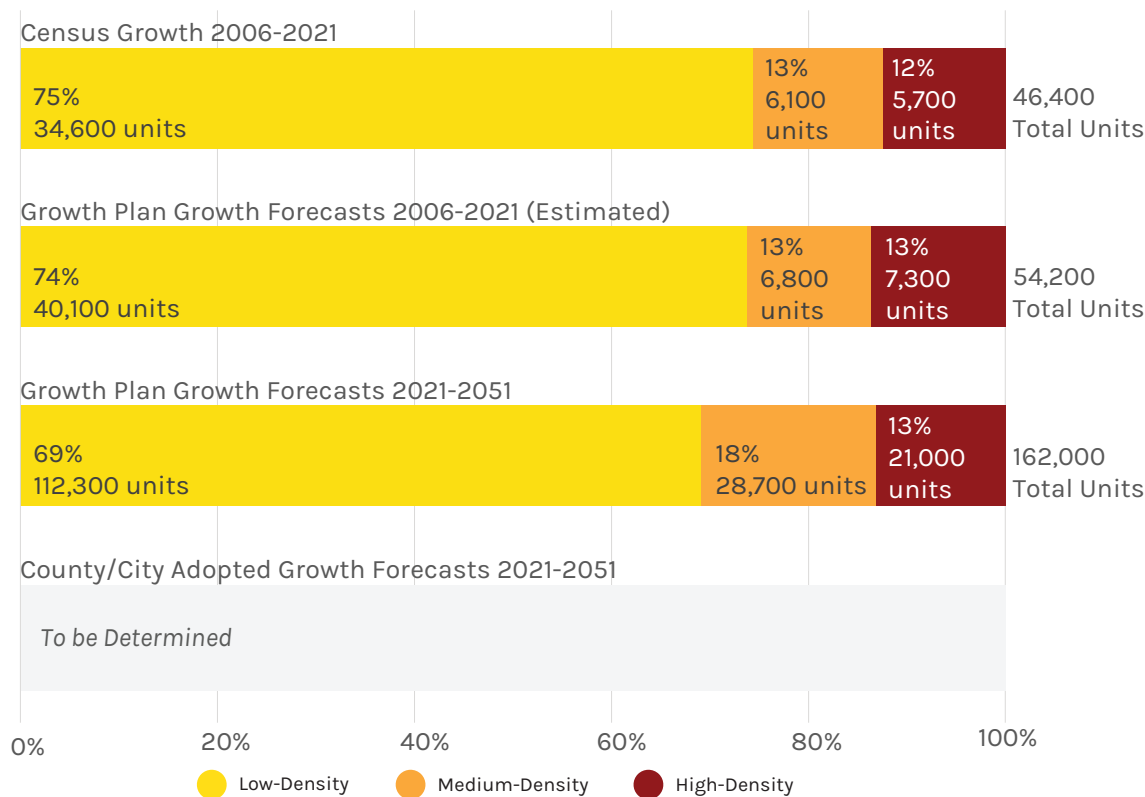
# Settlement Area Boundary Expansion Areas



Note: Based on Simcoe County's Land Needs Assessment, the Community Area requirement is 1,136.4 ha and the Employment Area requirement is 278.0 ha. Location still to be determined.

## Unit Growth/Forecasts and Land Needs Assessment Comparisons

### Simcoe County & City of Barrie/Orillia Unit Growth/Forecasts



Notes:  
1. Values rounded to nearest 100.  
2. Totals may not add up due to rounding.  
3. See Appendix for full set of notes.

### Comparisons

Census Growth vs. Growth Plan  
Growth Forecasts 2006-2021

	Shortfall (-) / Surplus (+)
Low-Density	-5,500
Medium-Density	-700
High-Density	-1,600
Total Units	-7,800

Adopted Official Plan vs. Growth Plan  
Growth Forecasts 2021-2051

	Shortfall (-) / Surplus (+)
Low-Density	TBD
Medium-Density	TBD
High-Density	TBD
Total Units	TBD

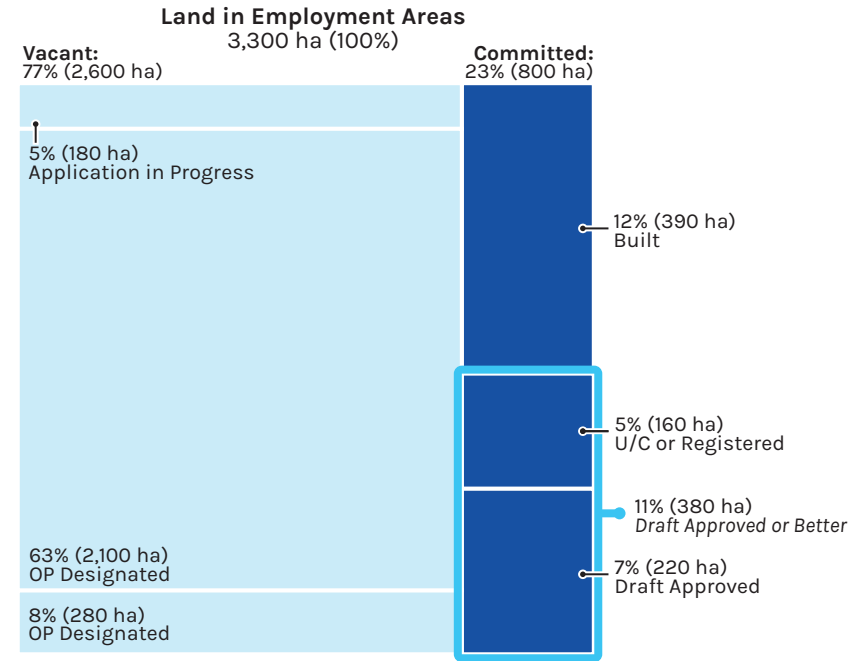
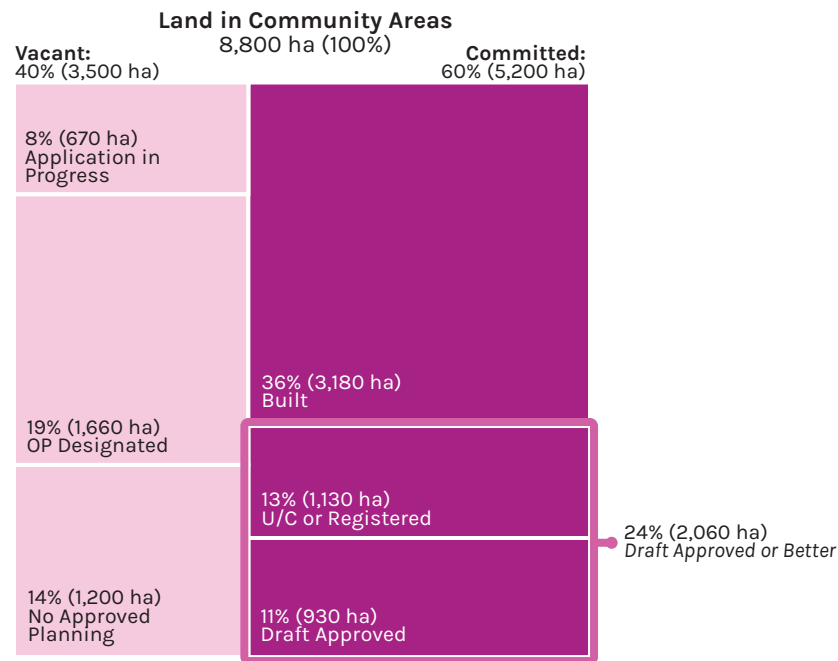
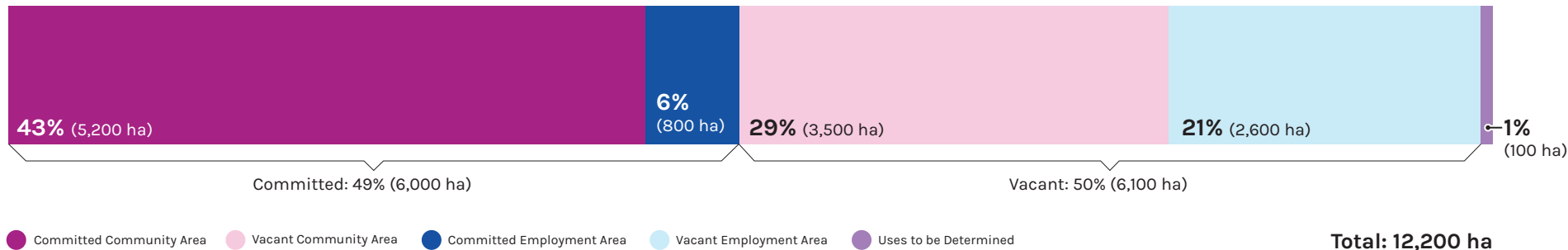
County/City Adopted OP vs. Provincially Approved OP  
Settlement Area Boundary Expansion Area

	Regionally Adopted <sup>1</sup>	Provincially Approved
Community Area (ha)	1,300	TBD
Employment Area (ha)	600	TBD
Total SABE Area (ha)	1,900	TBD

Note:  
1. Does not include City of Orillia.

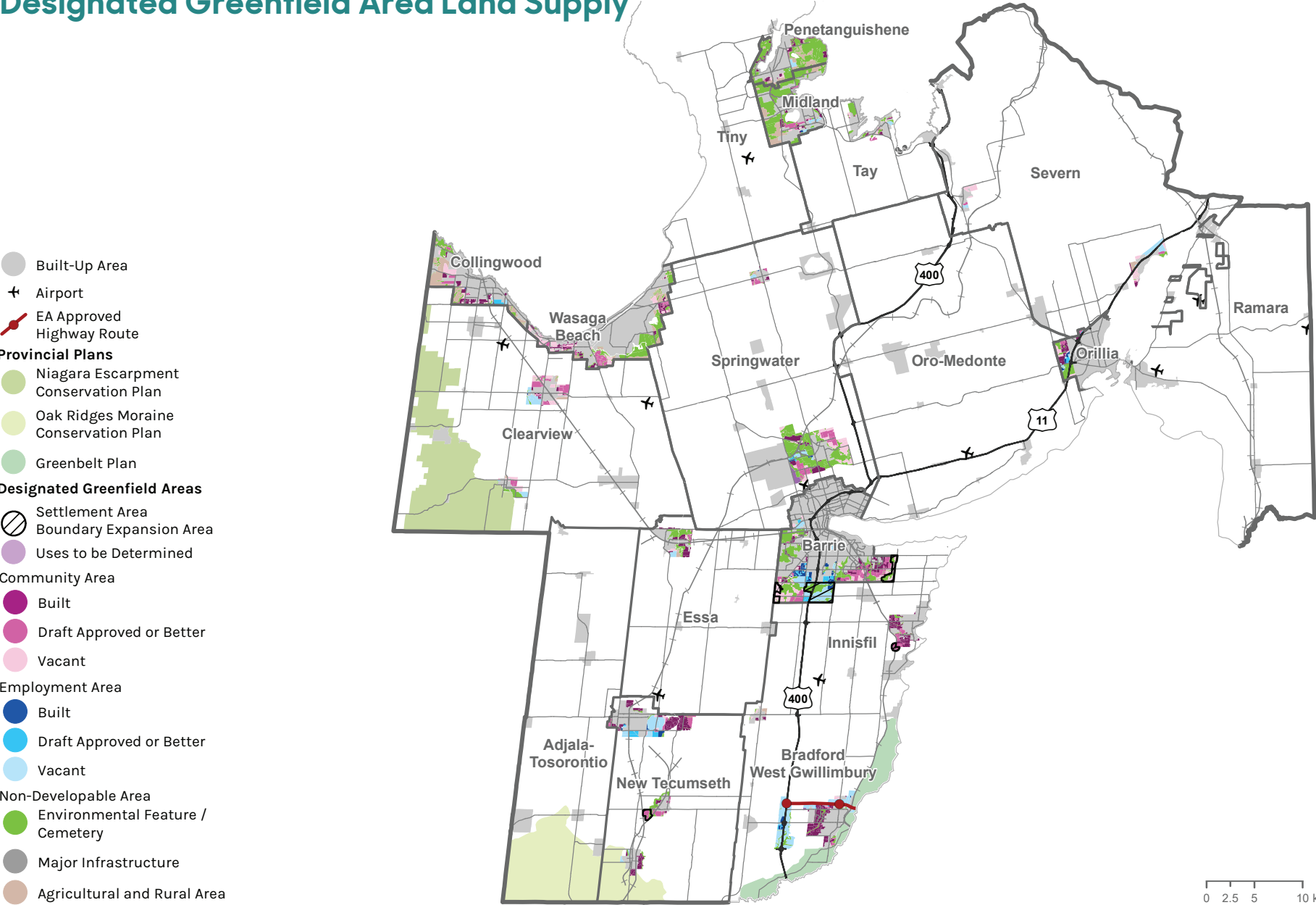
# Detailed Designated Greenfield Area Land Supply Breakdown

Designated Greenfield Area in Simcoe County and City of Barrie/Orillia by Land Use and Status



Note: Totals may not add up due to rounding.

# Designated Greenfield Area Land Supply



Note: Based on Simcoe County's Land Needs Assessment, the Community Area requirement is 1,136.4 ha and the Employment Area requirement is 278.0 ha. Location still to be determined.



# Simcoe County

## Demographics

- 34% population growth occurred between 2006 and 2021 (88,414 people not adjusted for undercount).
- 83% employment growth occurred between 2006 and 2021 (72,225 jobs).
- The proportion of single- and semi-detached units within Simcoe County's housing mix has decreased from 88% in 2006 to 85% in 2021.
- Simcoe County's main housing type is predominantly *Grade-Related*, where only 5% of the population lives in apartments which comprise 7% of the total occupied *Private Dwellings* in 2021.
- In 2021, *Housing Suitability* is worsening for households living in one-bedroom dwellings. 9% of one-bedroom dwellings (up from 7% in 2016) accommodate households that require additional bedrooms in order to be housed suitably. The *Housing Suitability* for two-bedroom dwellings improved to 3% in 2021 from 4% in 2016.
- In 2021, 75% of all households were comprised of families, where 95% of households have two-bedrooms or more.
- Simcoe County accommodated less than 1% of Canada's national immigration between 2016 and 2021, where immigration to Simcoe County was overwhelmingly comprised of younger immigrants, with 58% age 24 and under, and 36% between the ages of 25-44.

- In 2021, *Apartments or Flats in a Duplex* comprised 3% of the total units in Simcoe County and 3% of the total unit growth from 2006 to 2021. This is likely to continue to reflect the potential for additional units from secondary and tertiary suites as a component of growth moving forward to 2051.

## Growth Forecasts and Land Needs

- Based on the 2020 Growth Plan, Simcoe County is forecast to accommodate 15% of the population (555,000 people) and 12% of the employment (198,000 jobs) within the *GGH Outer Ring* by 2051.
- 17% of the population growth (143,000 people), 17% of the household unit growth (61,900 units), and 11% of employment growth (35,000 jobs) within the 2006-2031 *GGH Outer Ring* forecast (from the Growth Plan and supporting technical documents) is to occur within Simcoe County.
- Beyond the original 2031 forecast, 18% of the population growth (139,000 people), 19% of the household unit growth (70,400 units), and 18% of the employment growth (66,000 jobs) within the 2031-2051 *GGH Outer Ring* forecast (from the Growth Plan and supporting technical documents) is to occur within Simcoe County.
- As of 2021, Simcoe County has a housing surplus of 2,600 *Grade-Related Housing* units and 900 apartment units based on the original forecasts of the Growth Plan.

- Simcoe County's 2021-2051 housing forecast for apartments (31% and 31,000 units) is higher than the Province's (through Hemson) forecasted apartment growth (12% and 12,400 units) and is aspirational when compared to the 7% share of apartment growth (2,600 units) from 2006 to 2021.
- Based on the adopted Official Plan, the projected shortfall of *Grade-Related Housing* units in Simcoe County will be 18,600 units to the year 2051, equating to a land shortfall of approximately 900 ha.

### Land Supply

- 28% of the total *DGA* in Simcoe County has been *Built*, of which 37% of the *Community Area DGA* and 3% of the *Employment Area DGA* have been *Built*.
- Approximately 70% of land within the *Community Area* (including both the *BUA* and *DGA*) is within a *Low-Density* designation (commonly referred to as the 'Yellowbelt').
- Significant *Vacant Land* exists within *Rural Settlements* in Simcoe County; however, it is unlikely that growth at transit supportive densities will occur given limitations to infrastructure and transit service delivery.
- The *Settlement Area Boundary Expansion Area* that is to accommodate growth from 2031-2051 represents a 4% increase of the Simcoe County Settlement Area, compared to a 33% population increase.
- 23% of *Community Area DGA* and 5% of *Employment Area DGA* in Simcoe County was consumed from 2018-2023.

### Notes

- The following lower-tier municipalities do not have any *DGA* lands and are therefore not included in this analysis: Townships of Adjala-Tosorontio, Oro-Medonte, Ramara, and Tiny.

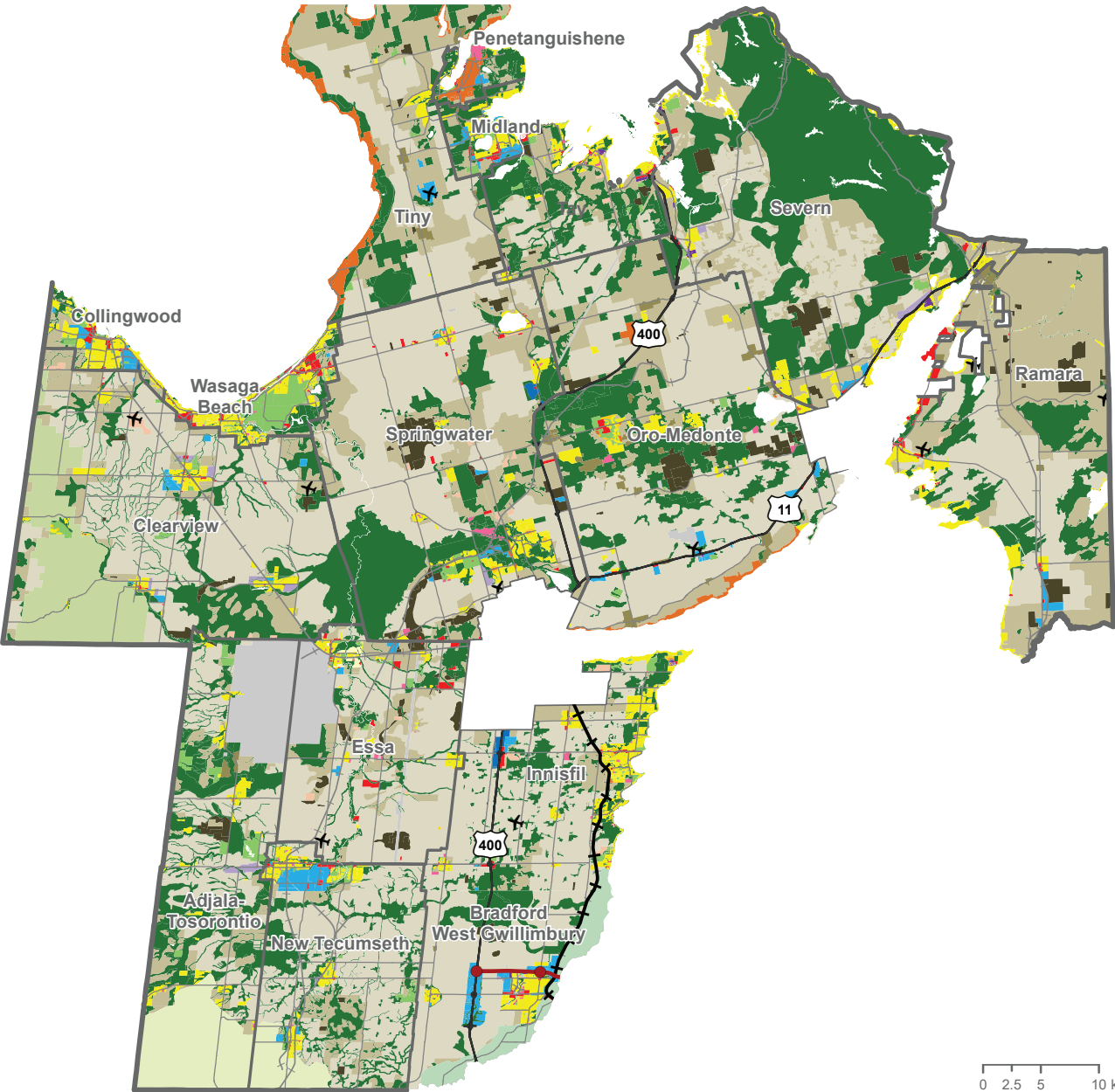
# Generalized Official Plan Land Use Designations

**Generalized Land Use Designations**

- Community Area - Designation TBD
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- General Commercial
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- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

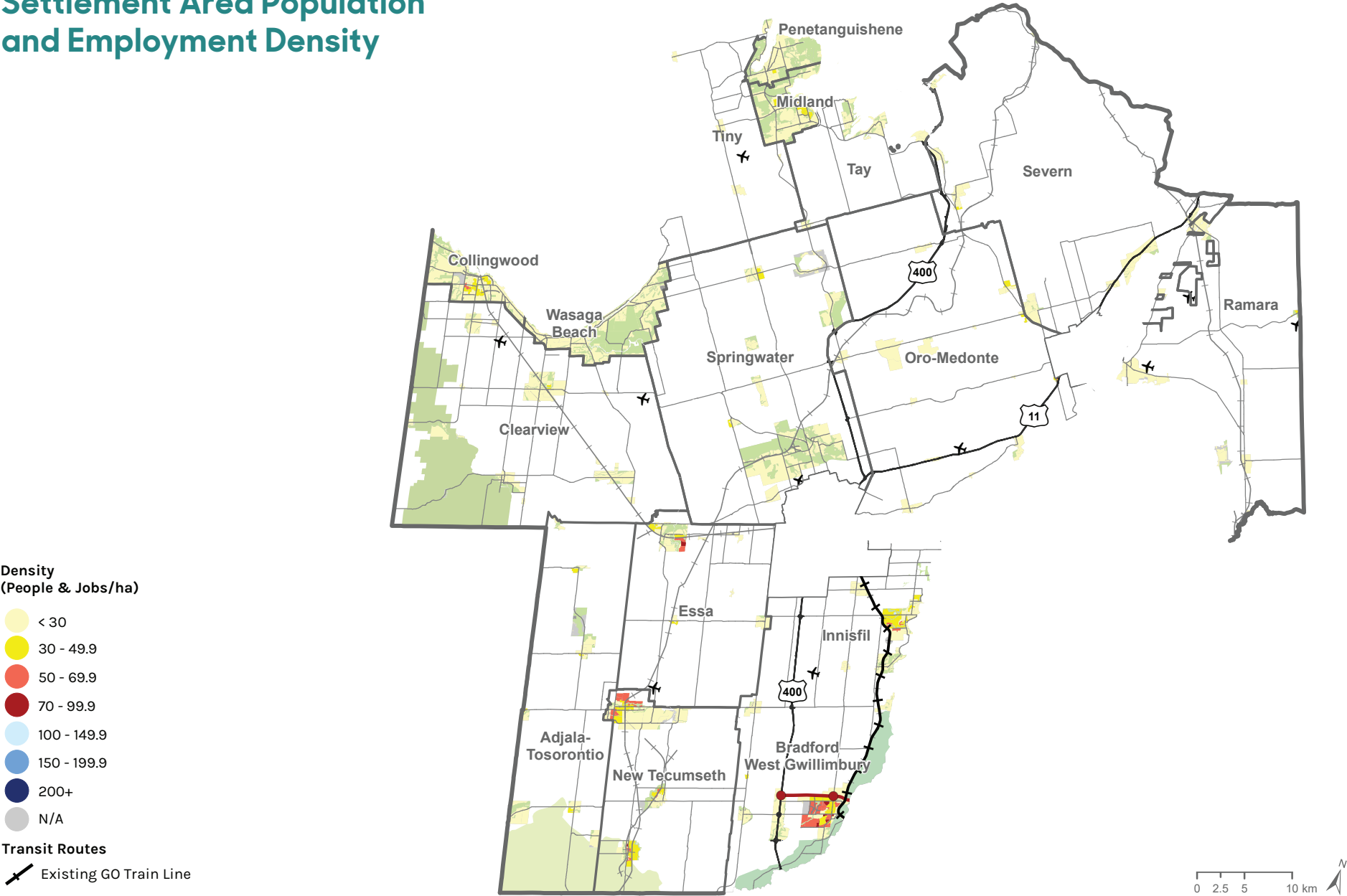
**Transit Routes**

- Existing GO Train Line



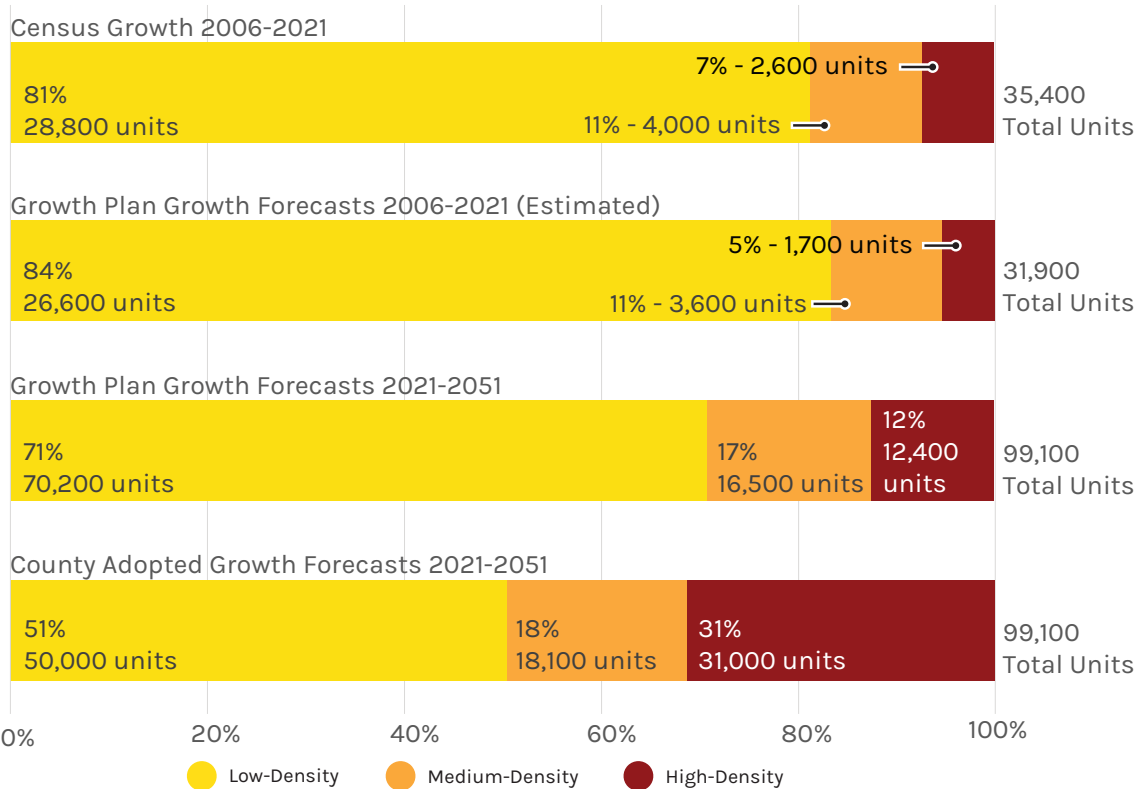
Note: Generalized land use designations for illustrative purposes only.

# Settlement Area Population and Employment Density



# Unit Growth/Forecasts and Land Needs Assessment Comparisons

## Simcoe County Unit Growth/Forecasts



Notes:  
1. Adopted Official Plan unit growth forecasts based on the Land Needs Assessment scenario that supported the adopted Official Plan.  
2. Values rounded to nearest 100.  
3. Totals may not add up due to rounding.  
4. See Appendix for full set of notes.

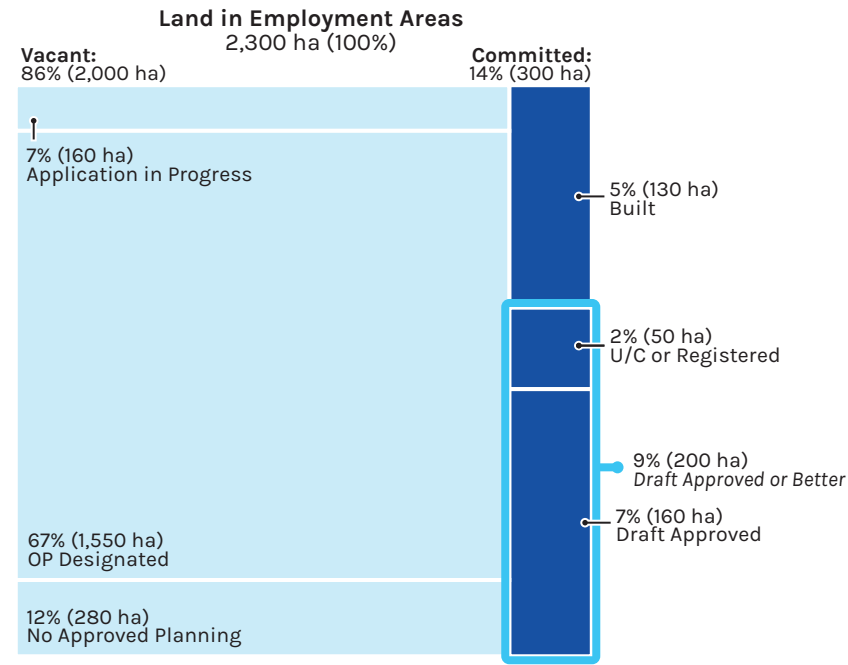
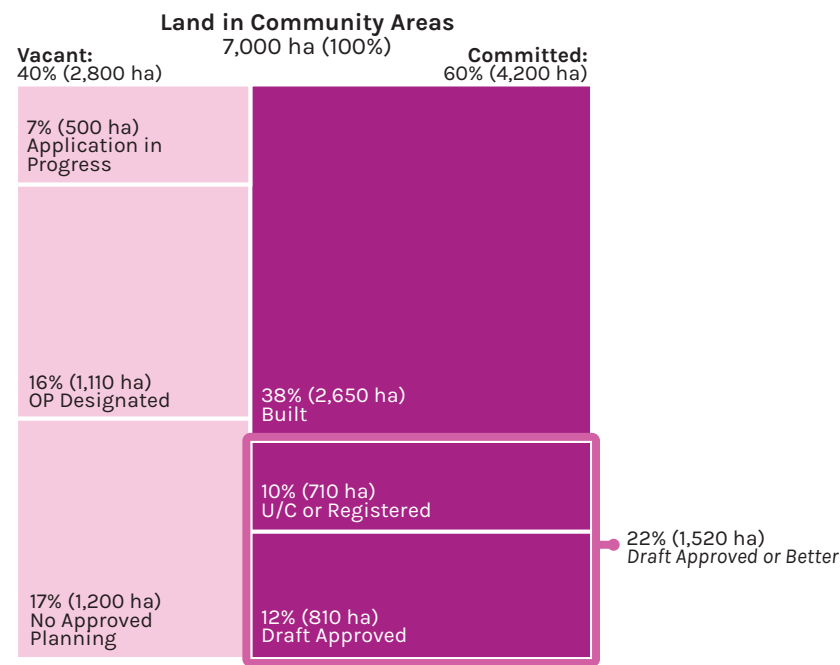
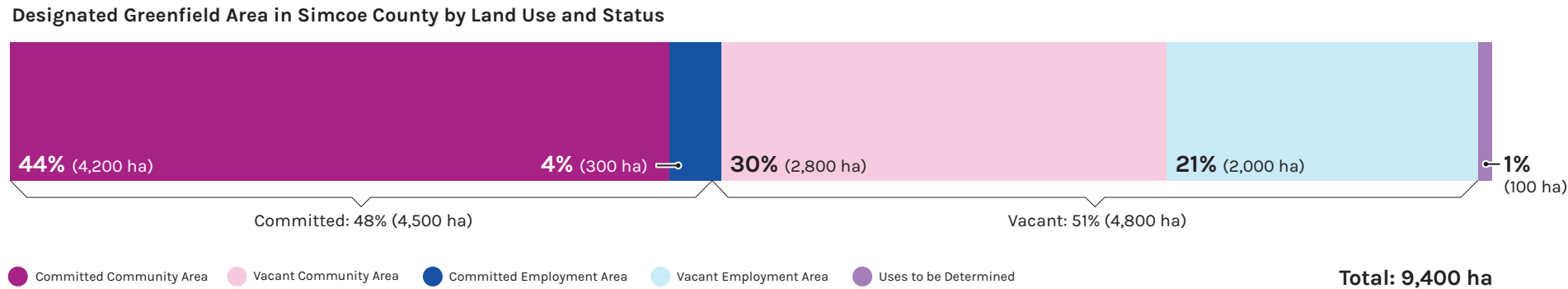
## Comparisons

Census Growth vs. Growth Plan Growth Forecasts 2006-2021	
Shortfall (-) / Surplus (+)	
Low-Density	+2,200
Medium-Density	+400
High-Density	+900
Total Units	+3,500

Adopted Official Plan vs. Growth Plan Growth Forecasts 2021-2051	
Shortfall (-) / Surplus (+)	
Low-Density	-20,200
Medium-Density	+1,600
High-Density	+18,600
Total Units	0

County Adopted OP vs. Provincially Approved OP Settlement Area Boundary Expansion Area		
	Regionally Adopted	Provincially Approved
Community Area (ha)	1,100	TBD
Employment Area (ha)	300	TBD
Total SABE Area (ha)	1,400	TBD

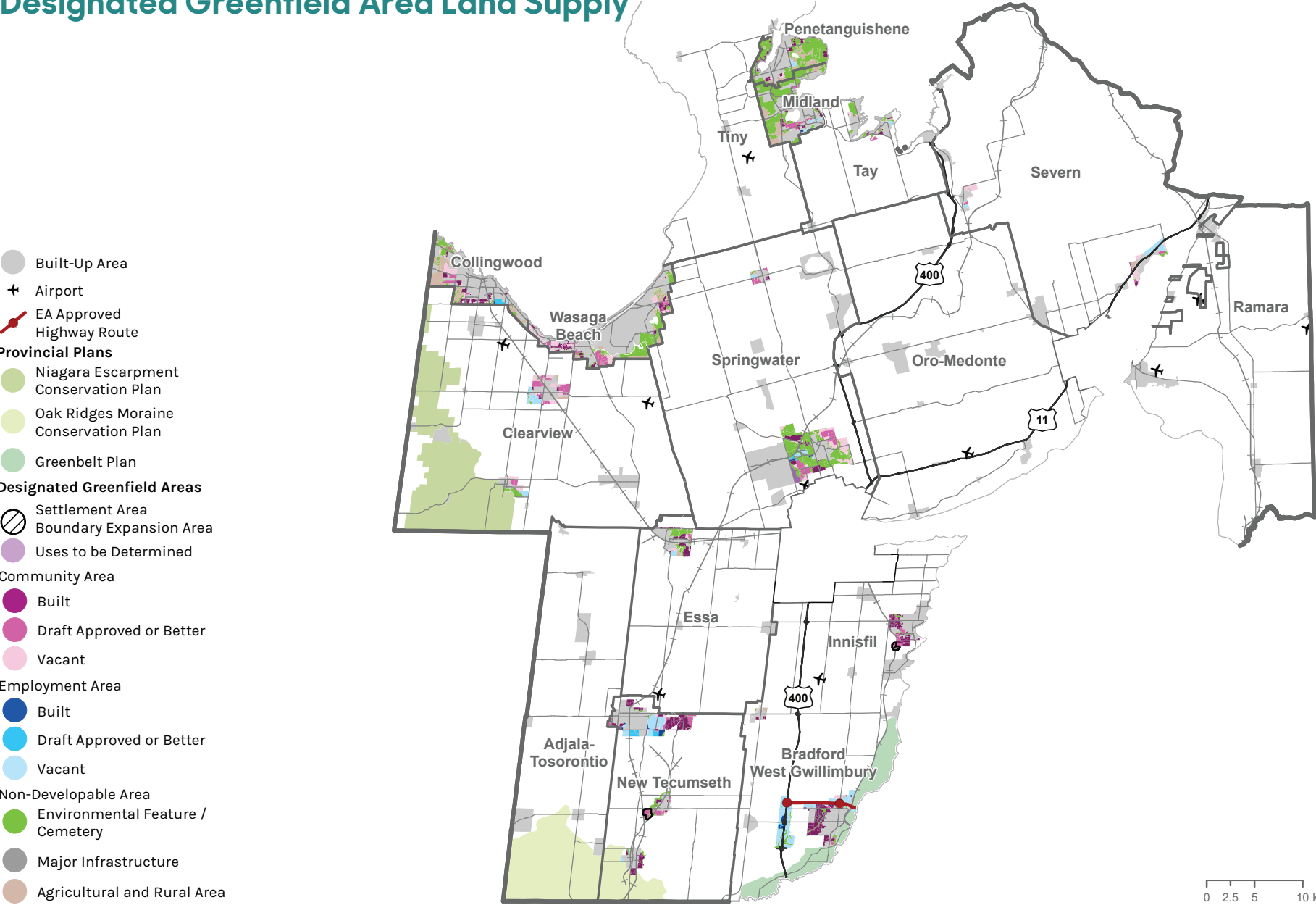
# Detailed Designated Greenfield Area Land Supply Breakdown



Note: Totals may not add up due to rounding.



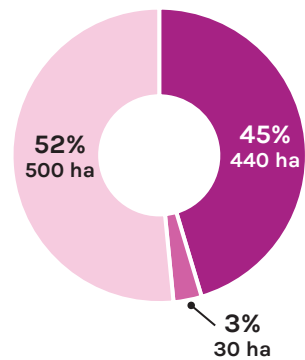
# Designated Greenfield Area Land Supply



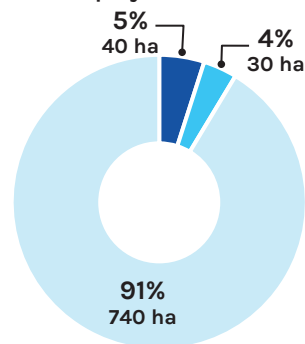
Note: Based on Simcoe County's Land Needs Assessment, the Community Area requirement is 1,136.4 ha and the Employment Area requirement is 278.0 ha. Location still to be determined.

# Town of Bradford West Gwillimbury

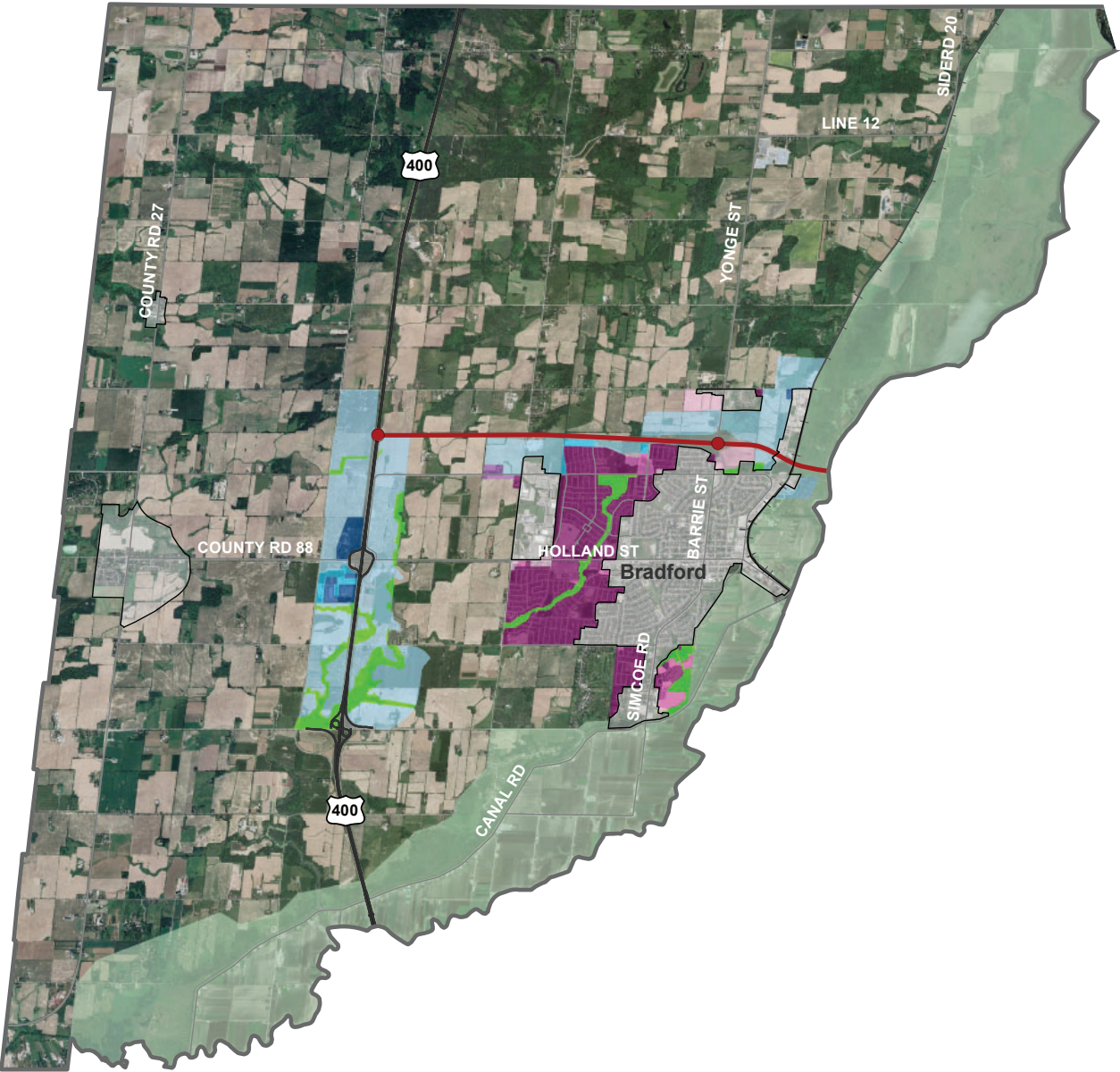
Community Area



Employment Area

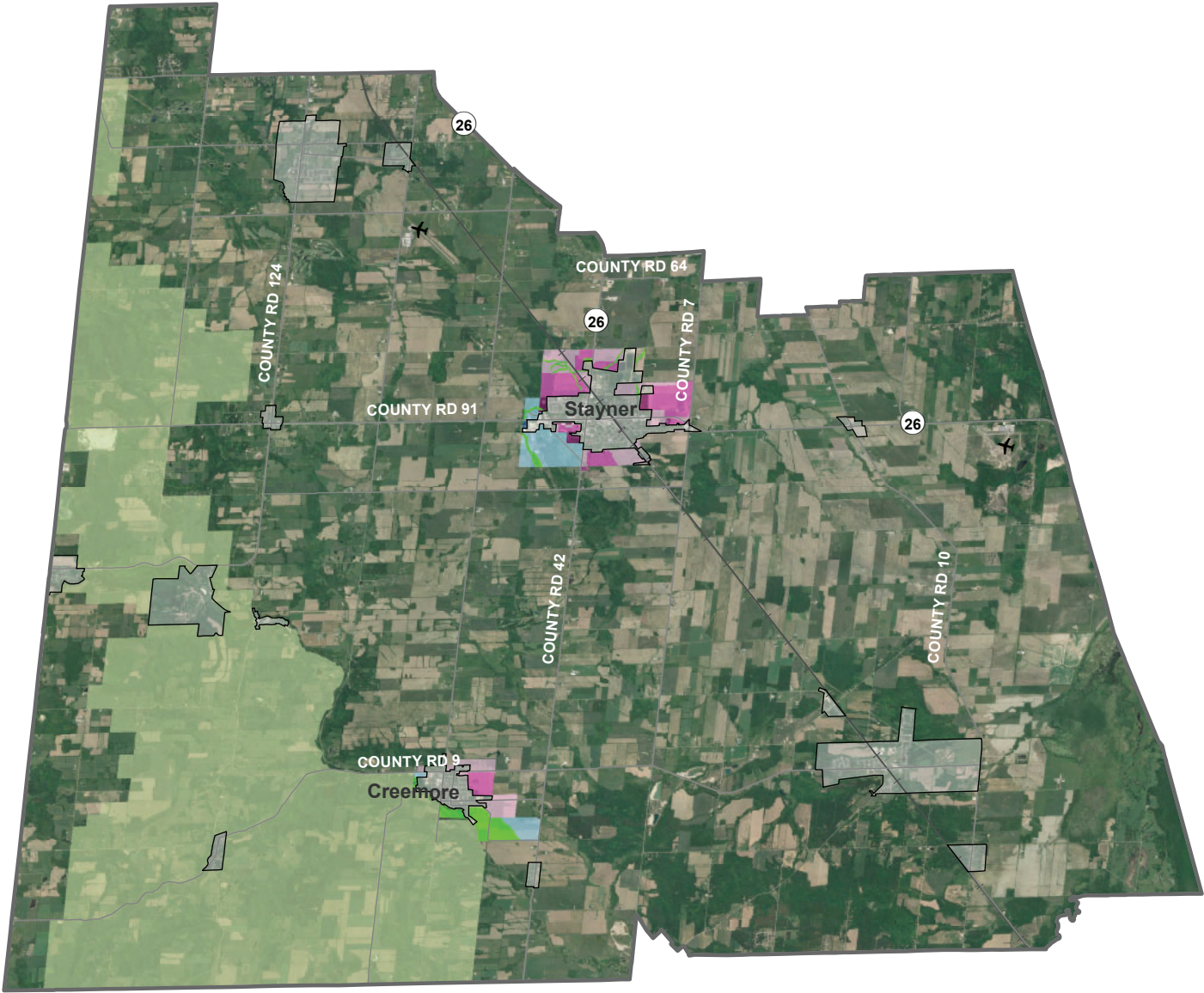
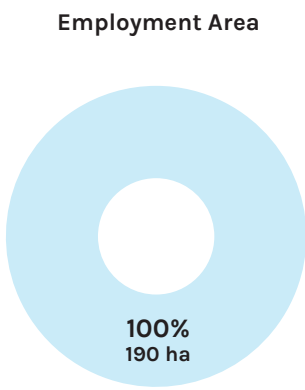
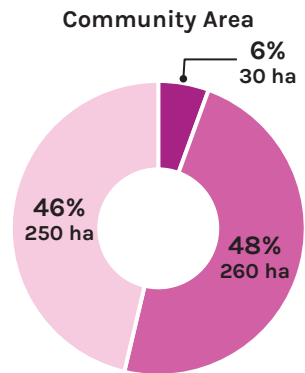


- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (10 ha)



Note: Based on Simcoe County's Land Needs Assessment, the Community Area requirement is 449.1 ha. Location still to be determined.

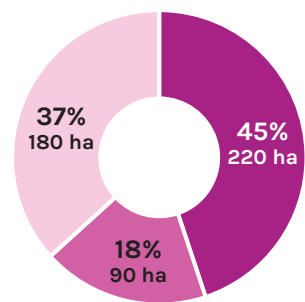
# Township of Clearview



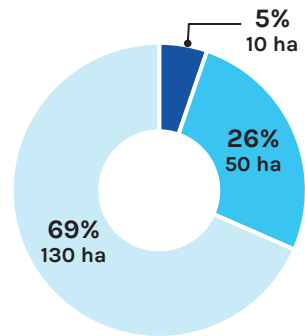


# Town of Collingwood

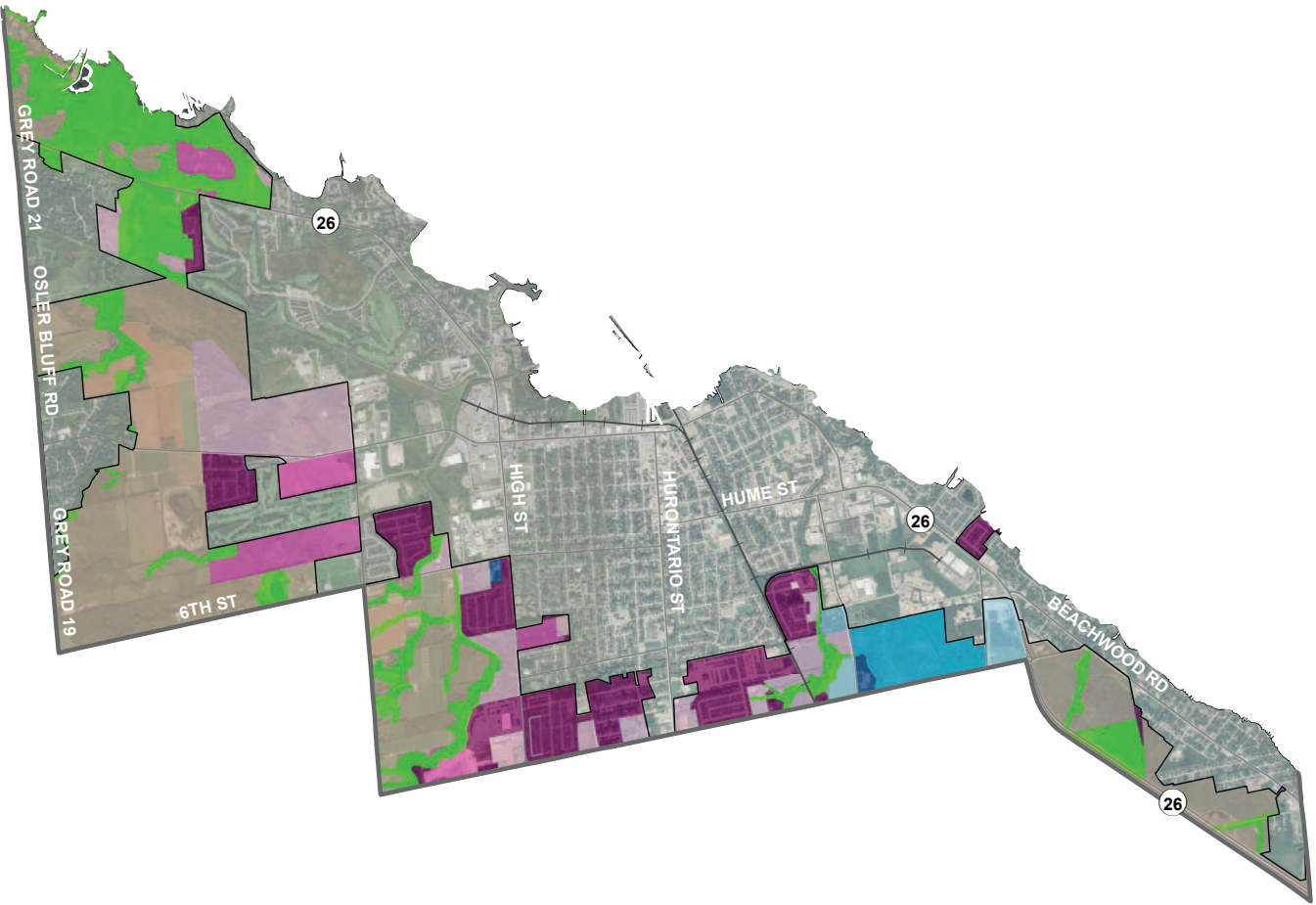
Community Area



Employment Area



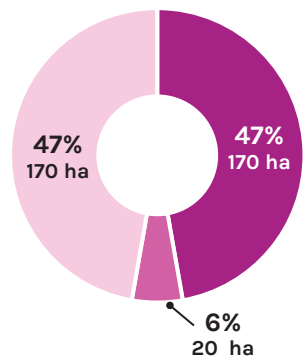
- Built
- Draft Approved or Better
- Vacant



Note: Based on Simcoe County's Land Needs Assessment, the Employment Area requirement is 94.1 ha. Location still to be determined.

# Township of Essa

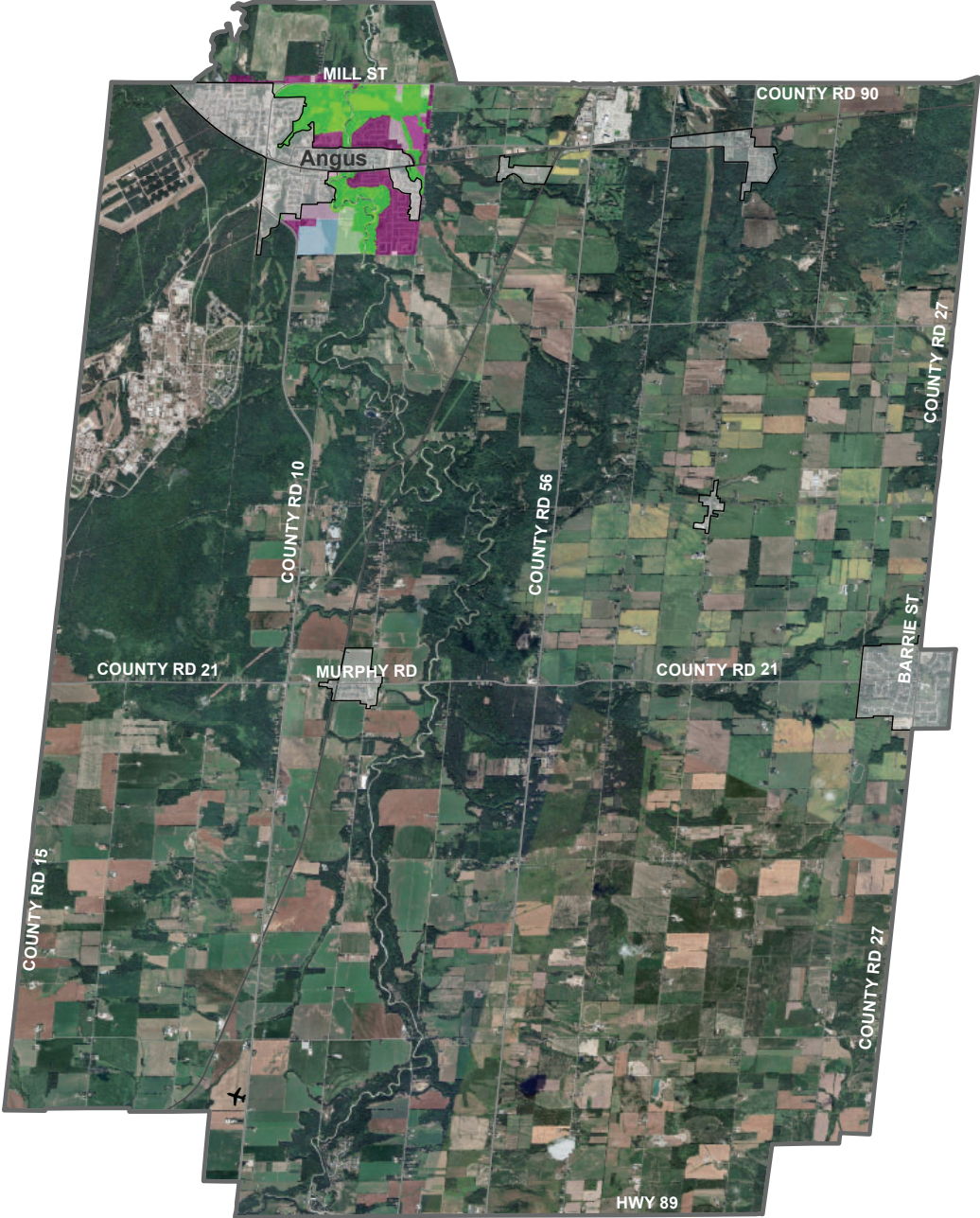
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant

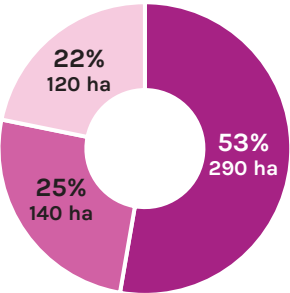


Note: Based on Simcoe County's Land Needs Assessment, the Community Area requirement is 134.8 ha. Location still to be determined.



# Town of Innisfil

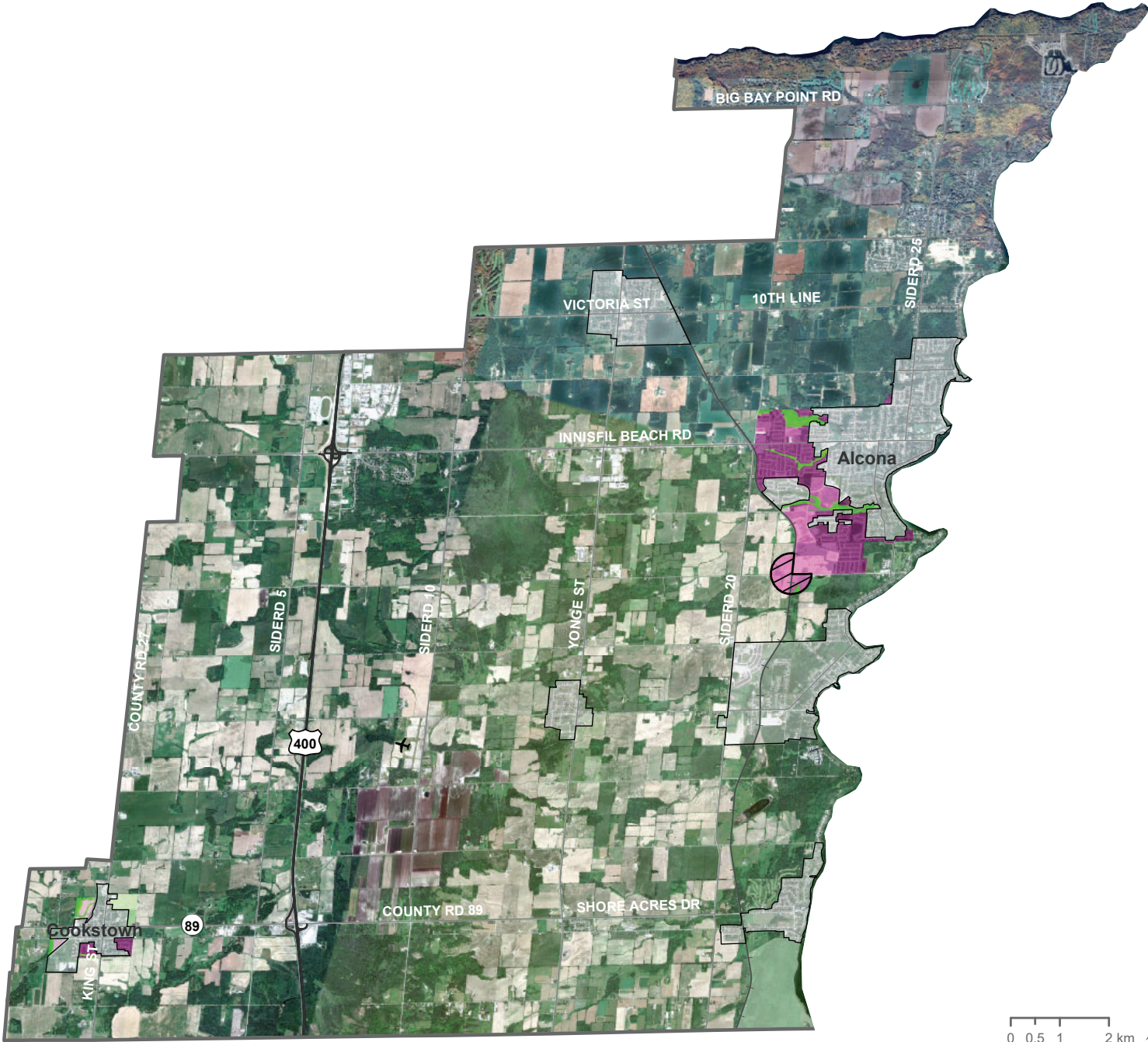
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area

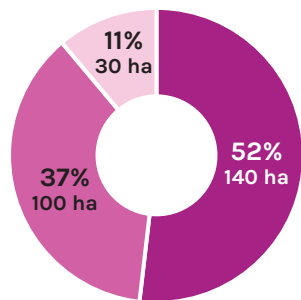


Note: Based on Simcoe County's Land Needs Assessment, the Community Area requirement is 104.2 ha. Location still to be determined.

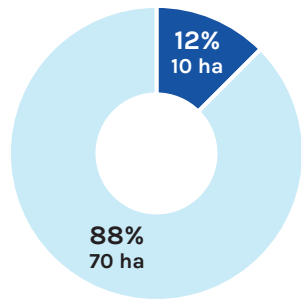


# Town of Midland

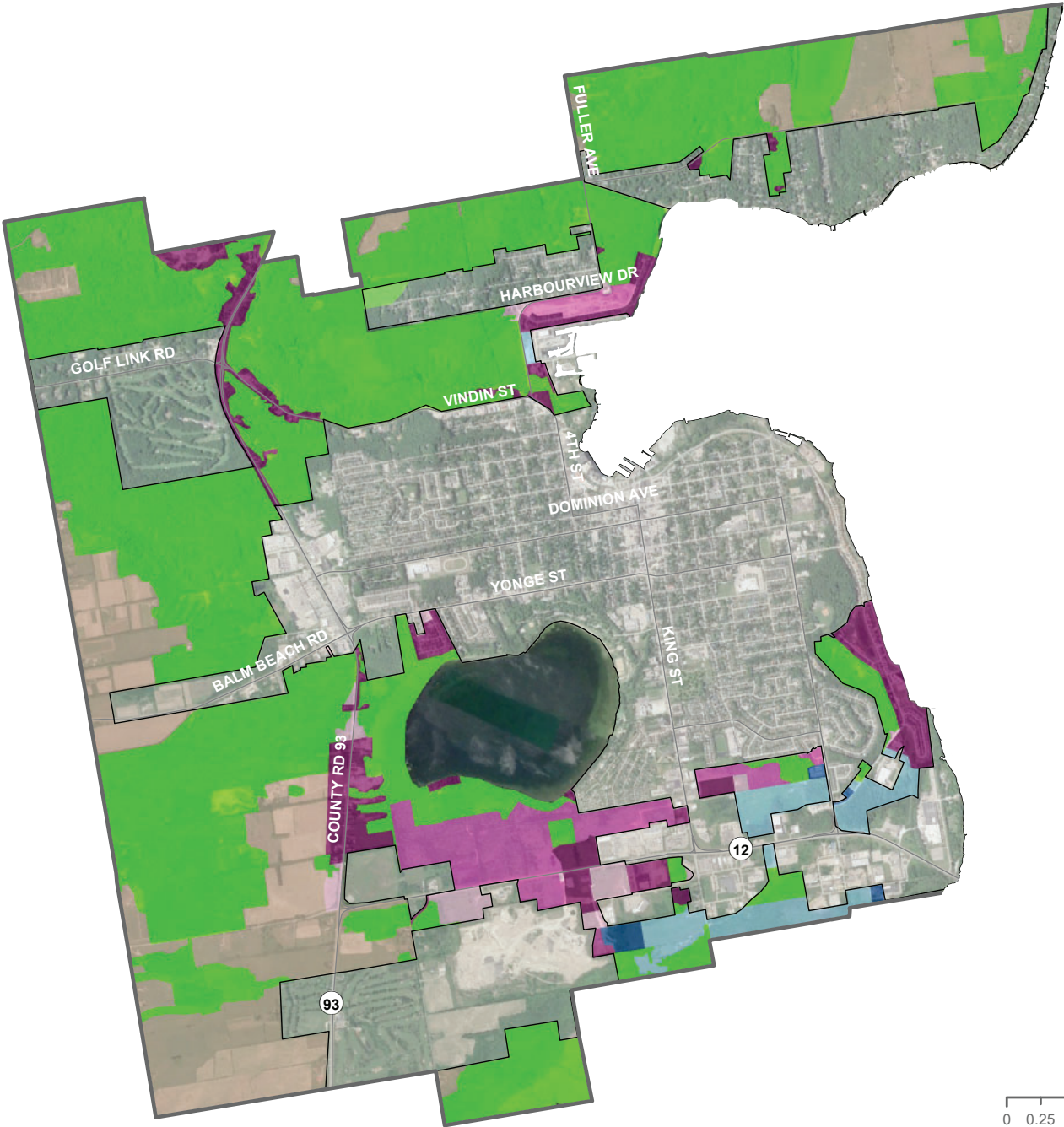
Community Area



Employment Area

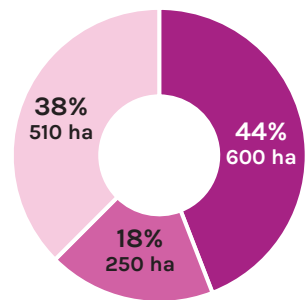


- Built
- Draft Approved or Better
- Vacant

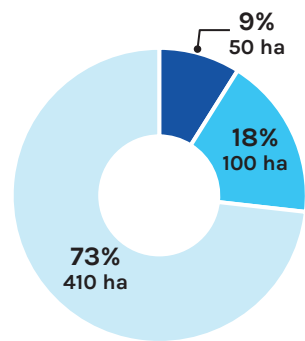


# Town of New Tecumseth

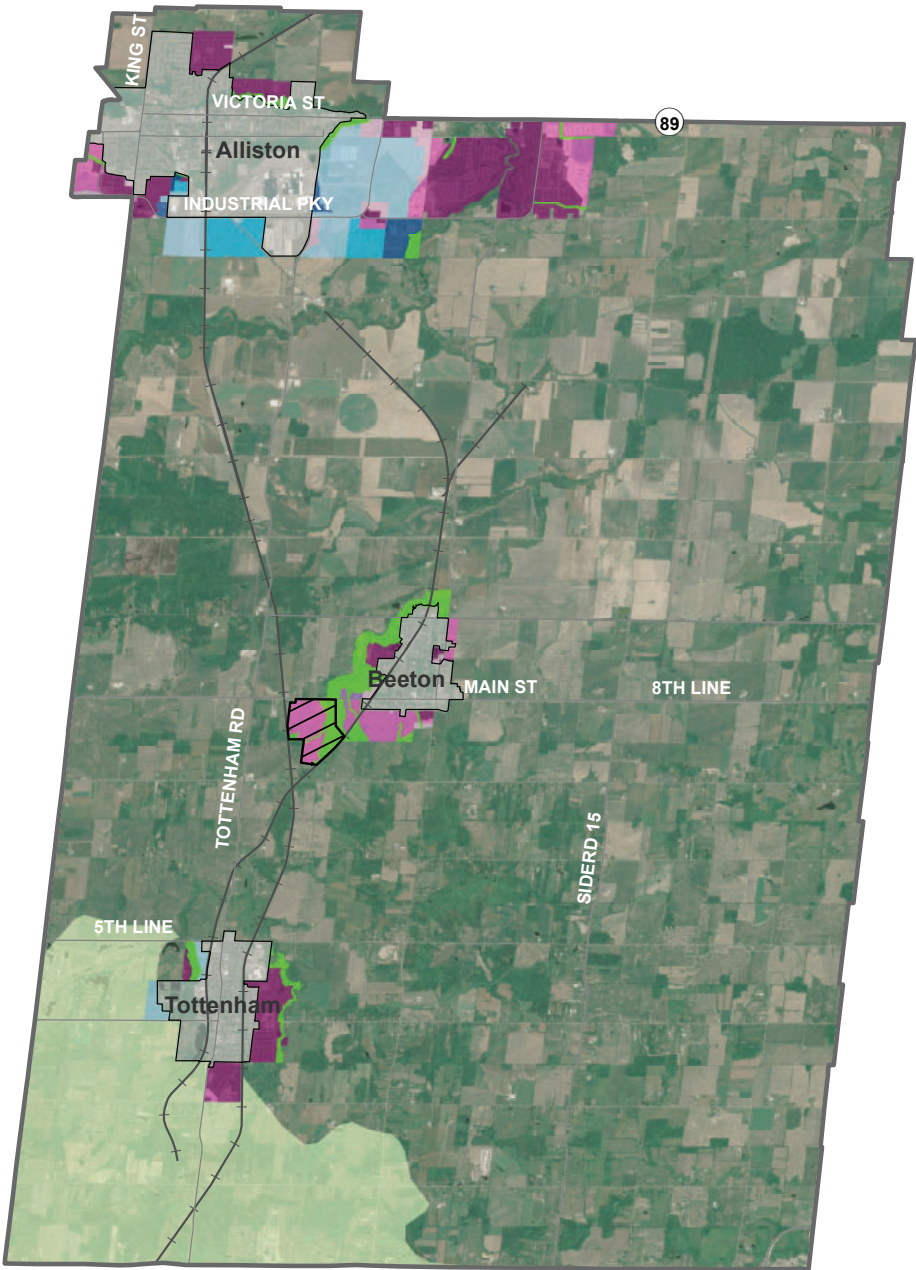
Community Area



Employment Area



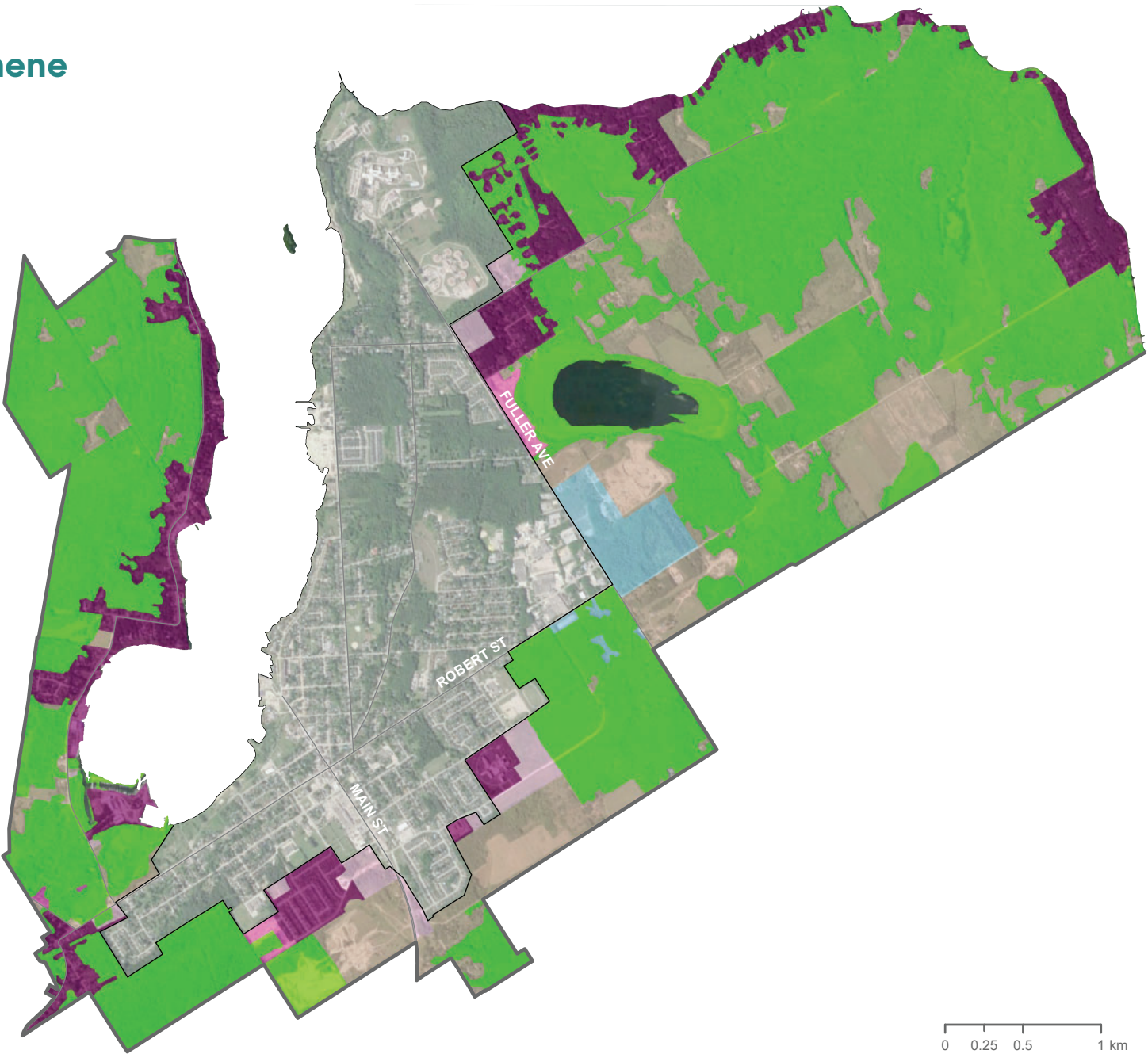
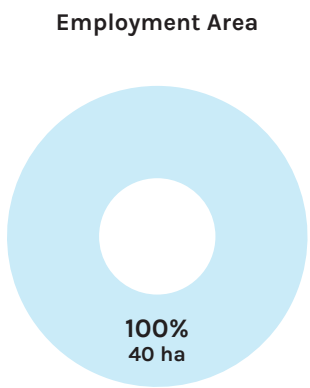
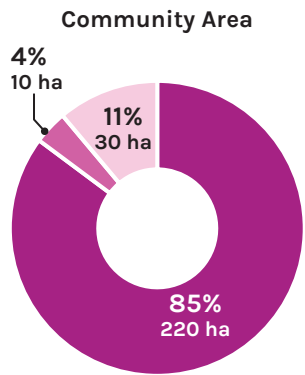
- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (10 ha)
- Settlement Area Boundary Expansion Area



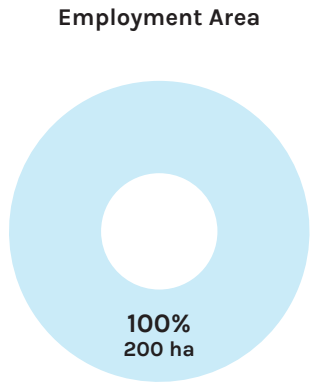
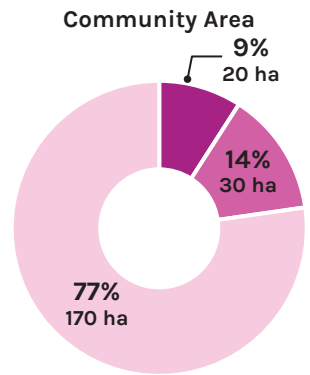
Note: Based on Simcoe County's Land Needs Assessment, the Community Area requirement is 448.4 ha. and the Employment Area requirement is 75.2 ha. Location still to be determined.



# Town of Penetanguishene



# Township of Severn

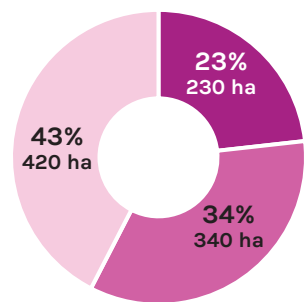


Note: Based on Simcoe County's Land Needs Assessment, the Employment Area requirement is 36.0 ha. Location still to be determined.

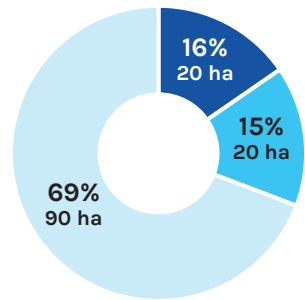


# Township of Springwater

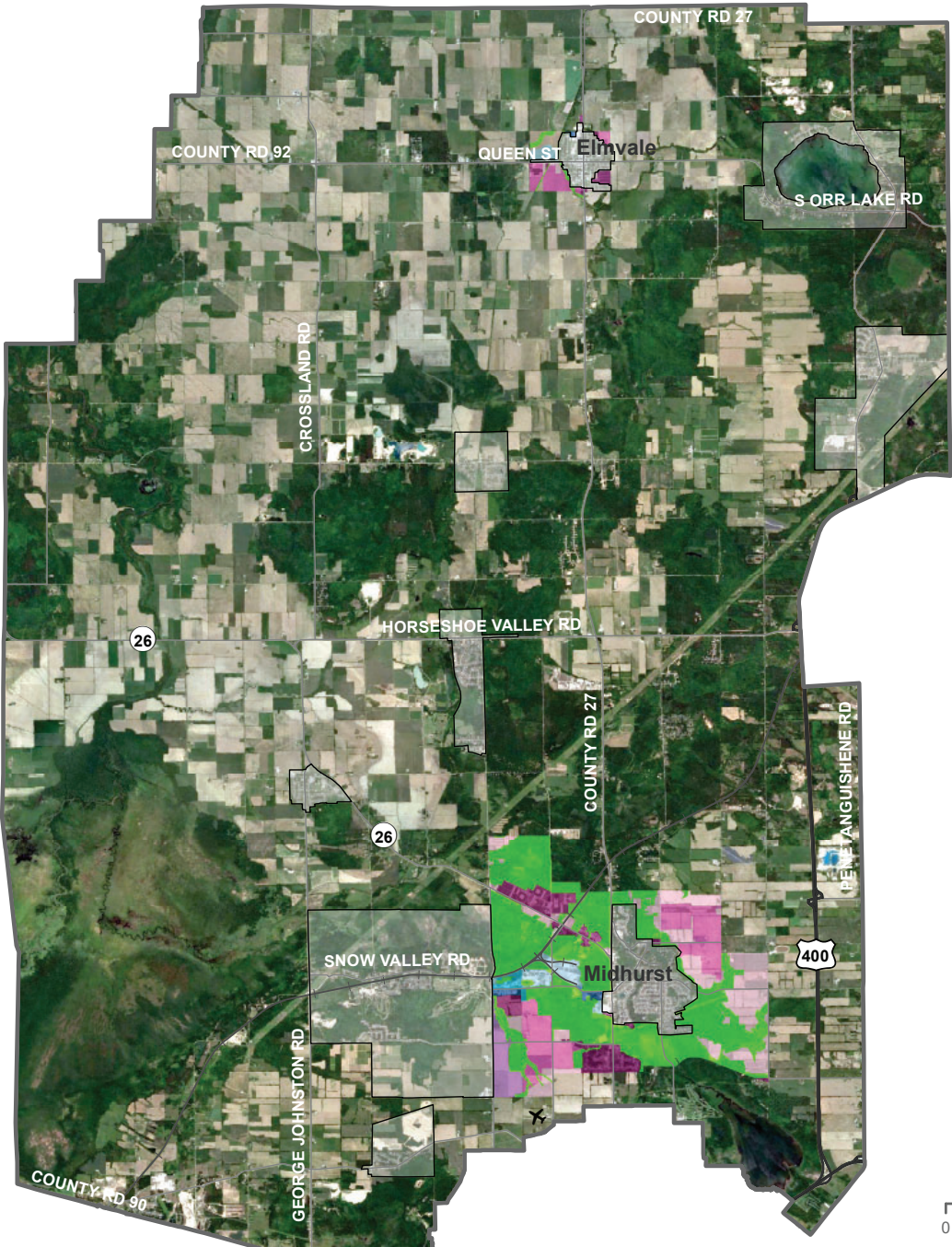
Community Area



Employment Area

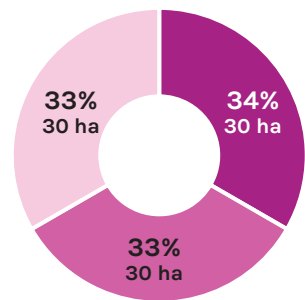


- Built
- Draft Approved or Better
- Vacant
- Uses to be Determined (80 ha)

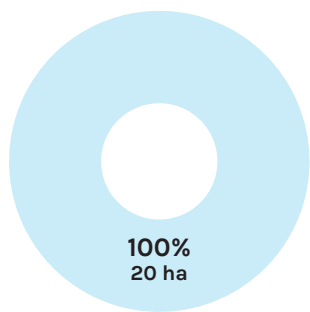


# Township of Tay

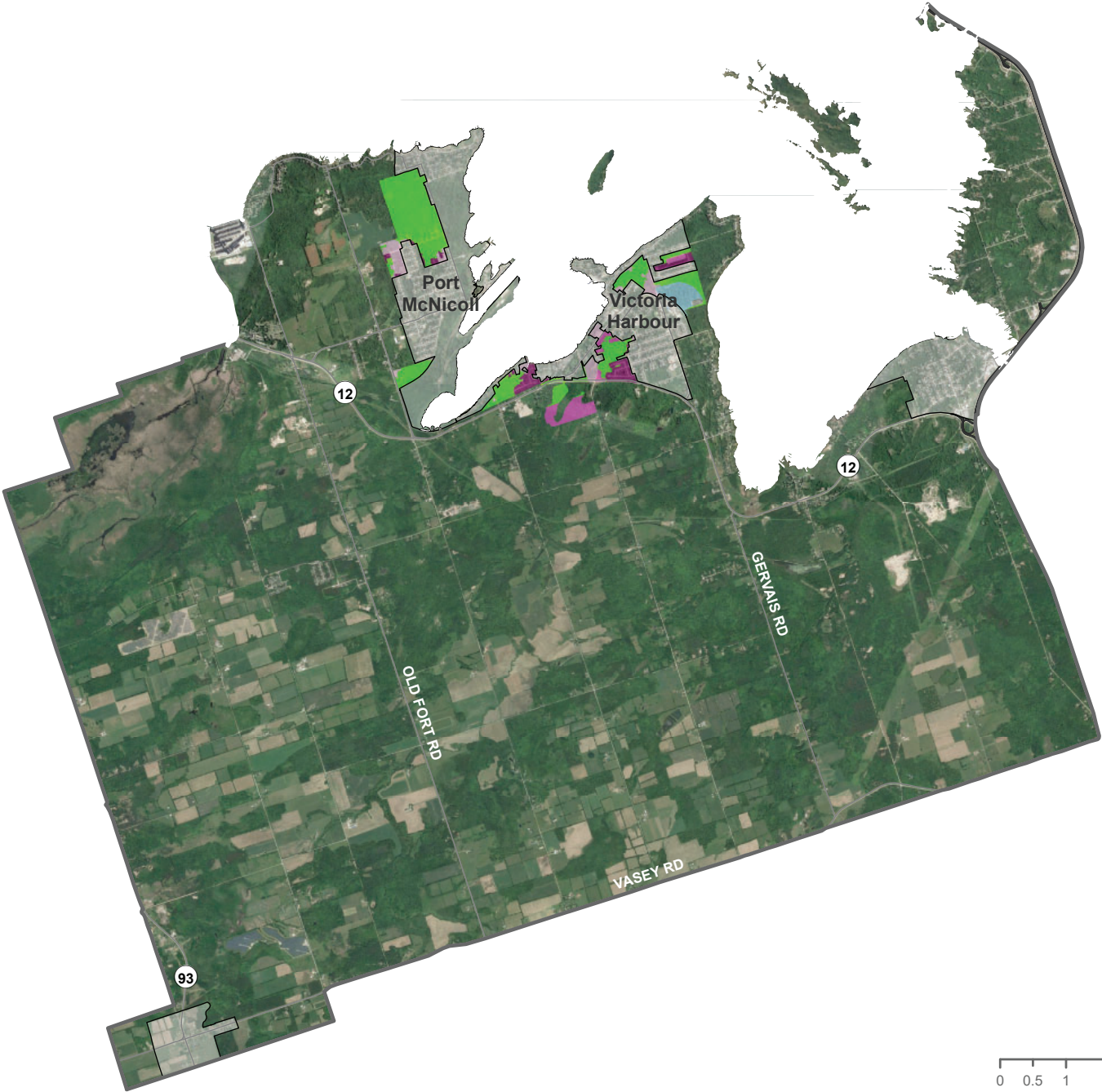
Community Area



Employment Area



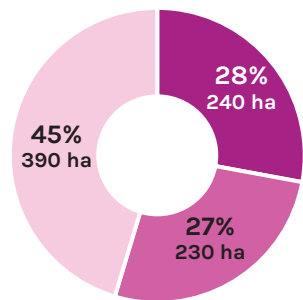
- Built
- Draft Approved or Better
- Vacant



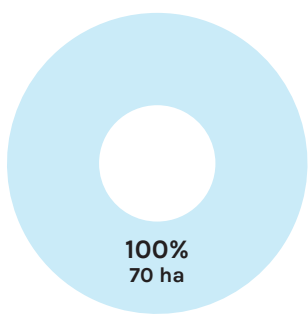


# Town of Wasaga Beach

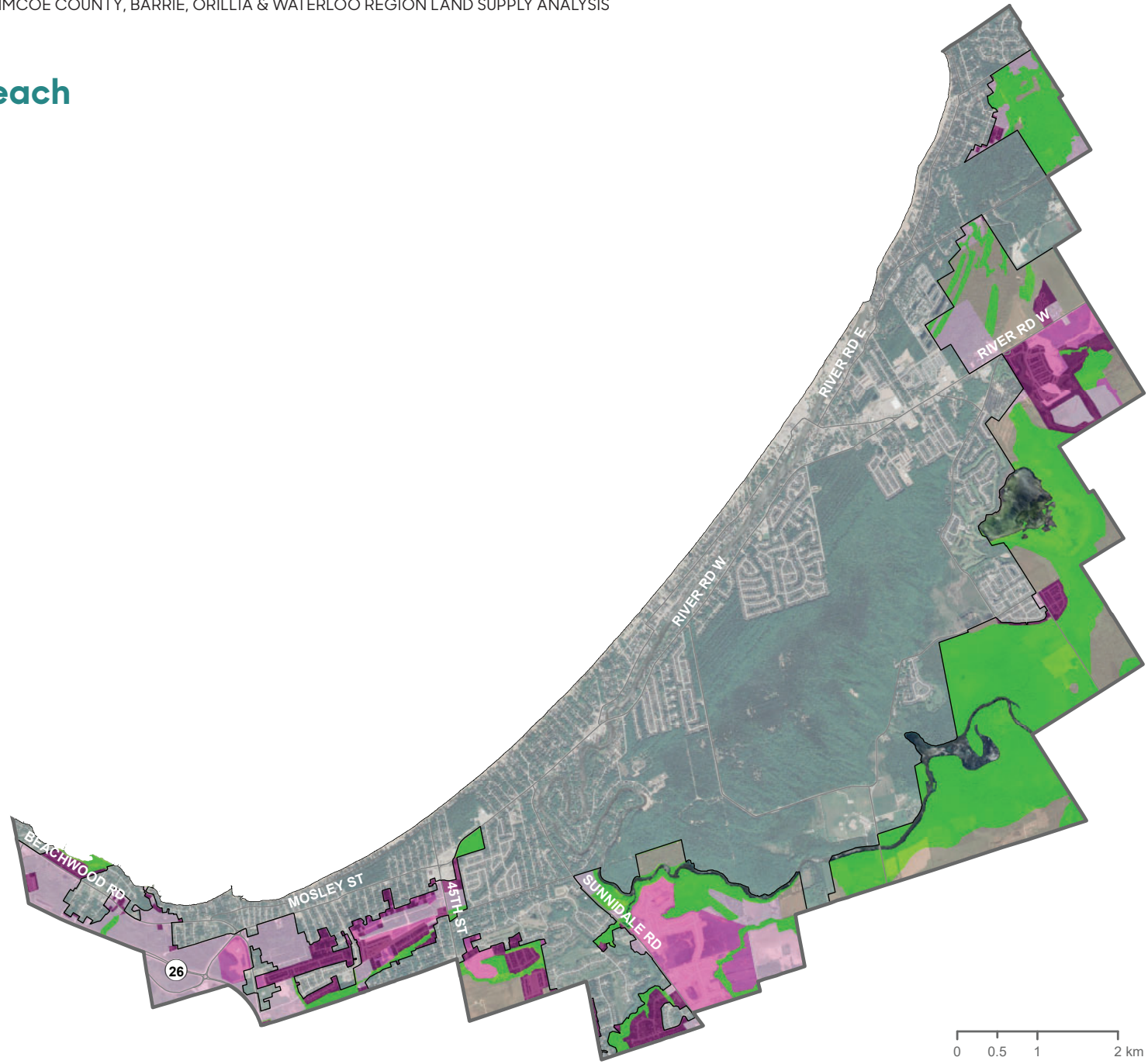
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant



Note: Based on Simcoe County's Land Needs Assessment, the Employment Area requirement is 72.7 ha. Location still to be determined.

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# City of Barrie

## Demographics

- 15% population growth occurred between 2006 and 2021 (19,399 people not adjusted for undercount).
- 27% employment growth occurred between 2006 and 2021 (15,060 jobs).
- The proportion of single- and semi-detached units within Barrie's housing mix has decreased from 67% in 2006 to 63% in 2021.
- Barrie's main housing type is predominantly *Grade-Related*, where only 13% of the population lives in apartments which comprise 20% of the total occupied *Private Dwellings* in 2021.
- In 2021, *Housing Suitability* improved for households living in one-bedroom dwellings. 6% of one-bedroom dwellings (down from 8% in 2016) accommodate households that require additional bedrooms in order to be housed suitably. The *Housing Suitability* is worsening for two-bedroom dwellings from 5% in 2016 to 6% in 2021.
- In 2021, 71% of all households were comprised of families, where 90% of households have two-bedrooms or more.
- Barrie accommodated less than 1% of Canada's national immigration between 2016 and 2021, where immigration to Barrie was overwhelmingly comprised of younger immigrants, with 52% age 24 and under, and 42% between the ages of 25-44.

- In 2021, *Apartments or Flats in a Duplex* comprised 7% of the total units in Barrie and 13% of the total unit growth from 2006 to 2021. This is likely to continue to reflect the potential for additional units from secondary and tertiary suites as a component of growth moving forward to 2051.

## Growth Forecasts and Land Needs

- Based on the 2020 Growth Plan, Barrie is forecast to accommodate 8% of the population (298,000 people) and 9% of the employment (150,000 jobs) within the *GGH Outer Ring* by 2051.
- 9% of the population growth (76,000 people), 9% of the household unit growth (31,000 units), and 11% of employment growth (36,000 jobs) within the 2006-2031 *GGH Outer Ring* forecast (from the Growth Plan and supporting technical documents) is to occur within Barrie.
- Beyond the original 2031 forecast, 18% of the population growth (139,000 people), 9% of the household unit growth (33,700 units), and 13% of the employment growth (49,000 jobs) within the 2031-2051 *GGH Outer Ring* forecast (from the Growth Plan and supporting technical documents) is to occur within Barrie.

- As of 2021, Barrie has a housing shortfall of 8,800 *Grade-Related Housing* units and 2,000 apartment units based on the original forecasts of the Growth Plan.
- Barrie's 2021-2041 housing forecast for apartments (62% and 23,900 units) is higher than the Province's (through Hemson) forecasted apartment growth (15% and 5,900 units) and is aspirational when compared to the 27% share of apartment growth (2,400 units) from 2006 to 2021.
- Based on the adopted Official Plan, the projected shortfall of *Grade-Related Housing* units in Barrie will be 19,400 units to the year 2051, equating to a land shortfall of approximately 1,000 ha.

### Land Supply

- 19% of the total *DGA* in the Barrie has been *Built*, of which 19% of the *Community Area DGA* and 19% of the *Employment Area DGA* have been *Built*.
- Approximately 70% of land within the *Community Area* (including both the *BUA* and *DGA*) is within a *Low-Density* designation (commonly referred to as the 'Yellowbelt').
- With the approval of 486 hectares for *Settlement Area Boundary Expansion*, Barrie has no further expansion potential without the annexation of land from surrounding municipalities.
- The *Settlement Area Boundary Expansion Area* that is to accommodate growth from 2031-2051 represents a 3% increase of Barrie's *Settlement Area*, compared to a 42% population increase.
- 40% of *Community Area DGA* and 2% of *Employment Area DGA* in Barrie was consumed from 2018-2023.

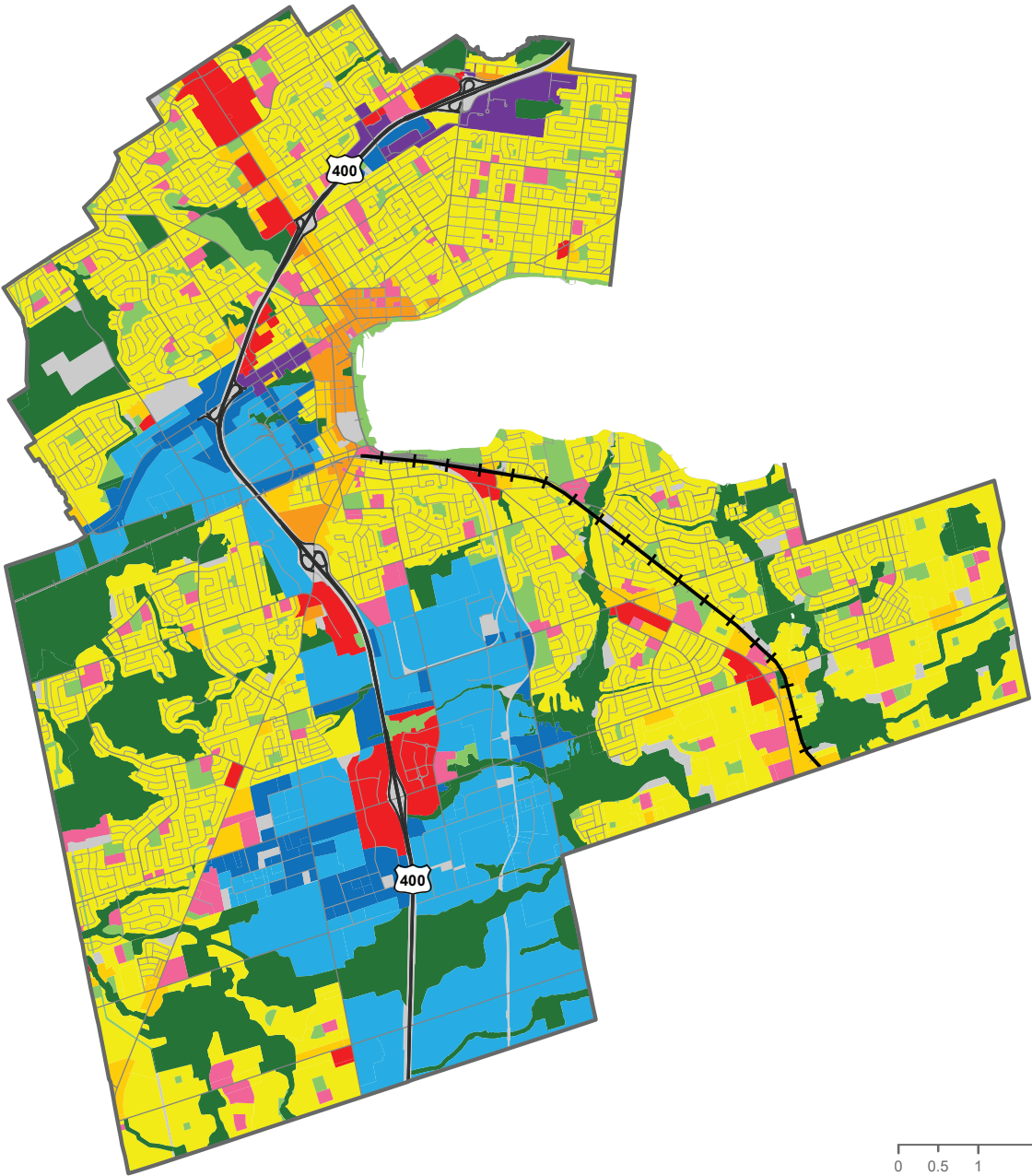
# Generalized Official Plan Land Use Designations

**Generalized Land Use  
Designations**

- Community Area - Designation TBD
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- EmploymentArea - Designation TBD
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

**Transit Routes**

- Existing GO Train Line



Note: Generalized land use designations for illustrative purposes only.

# Settlement Area Population and Employment Density

BARRIE

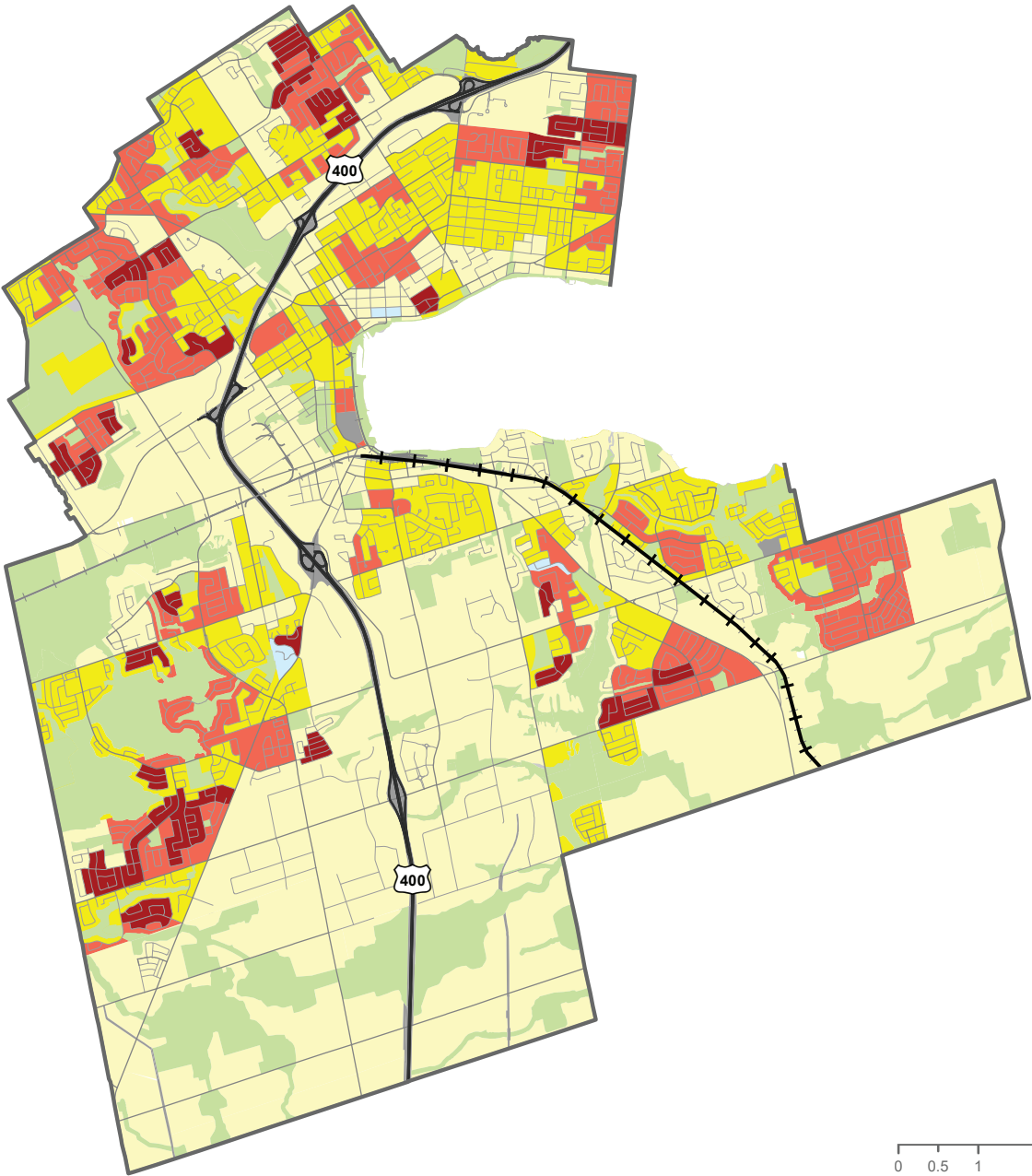
Density  
(People & Jobs/ha)

- < 30
- 30 - 49.9
- 50 - 69.9
- 70 - 99.9
- 100 - 149.9
- 150 - 199.9
- 200+
- N/A

Transit Routes

- Existing GO Train Line

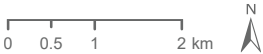
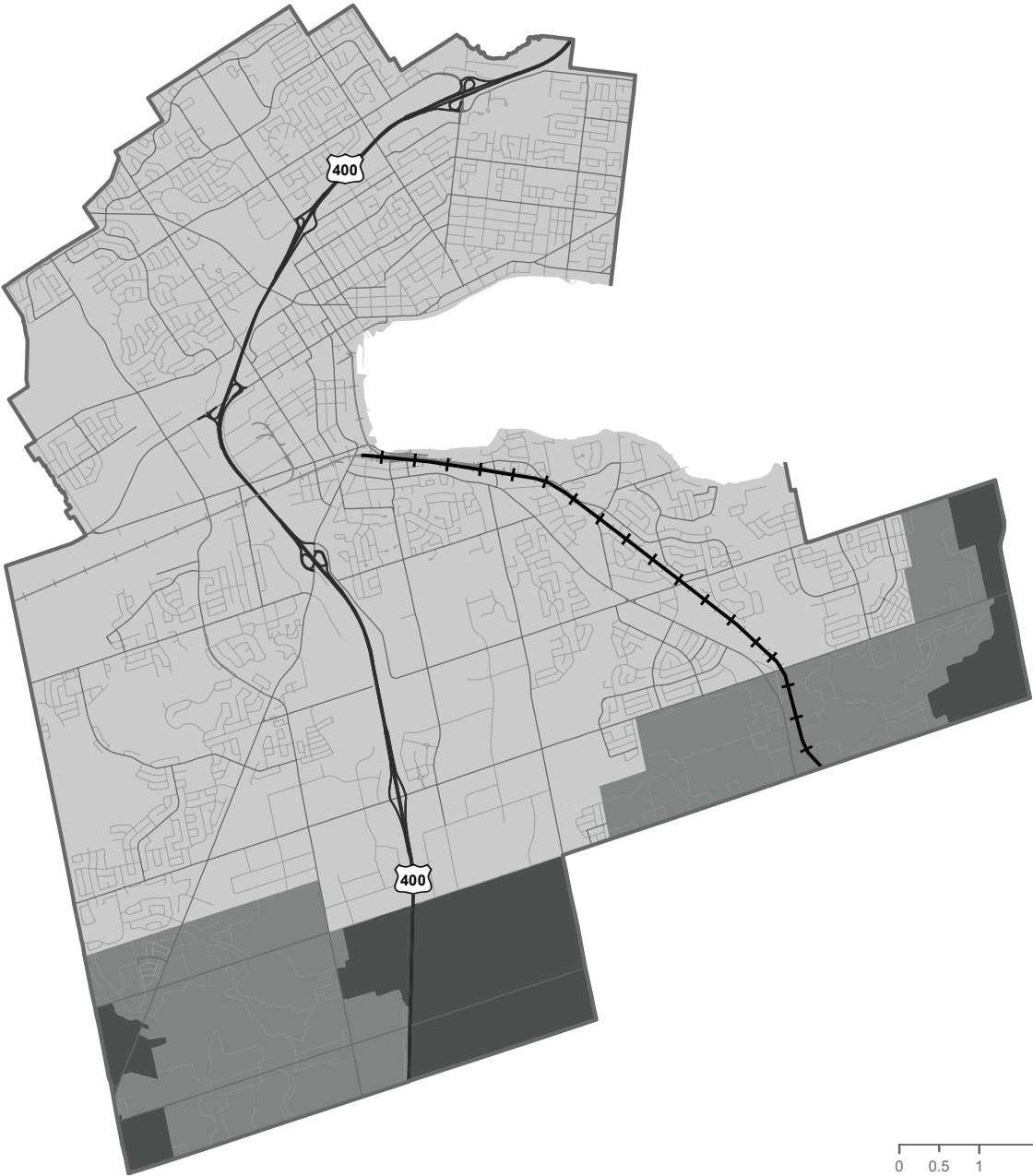
Note: Density by Census Dissemination Area





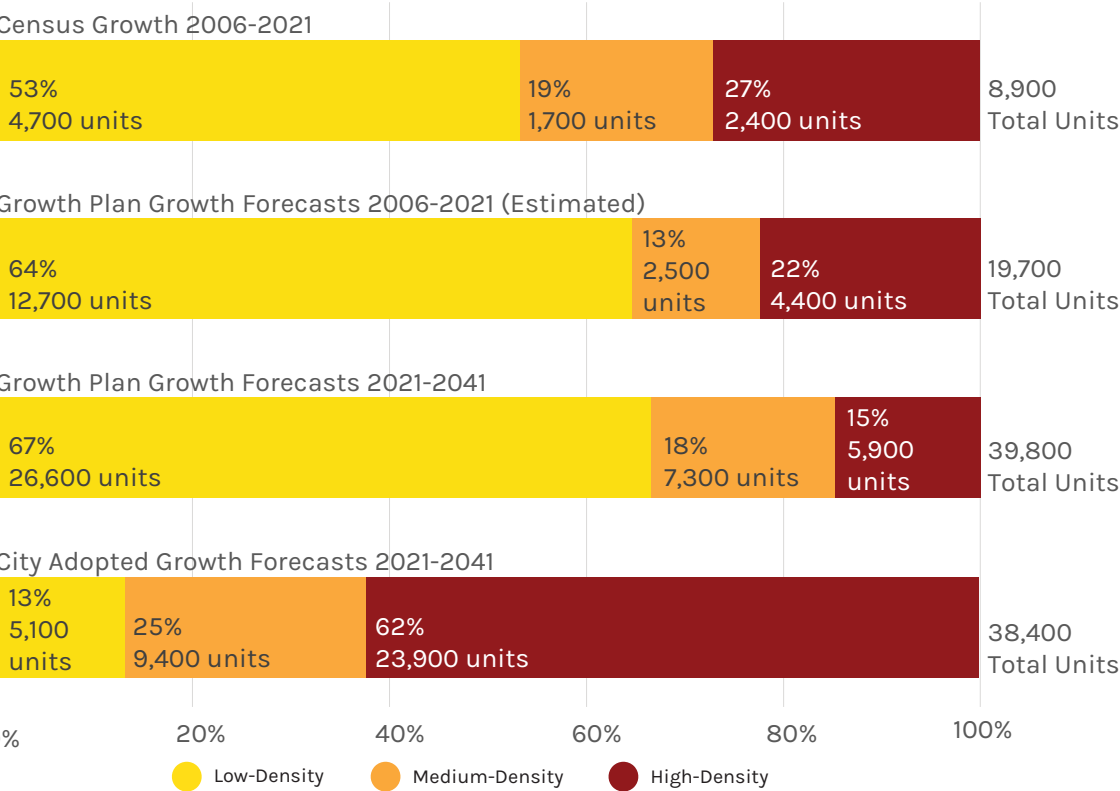
# Settlement Area Boundary Expansion Areas

- Settlement Area**
- Settlement Area as of 2006
  - Boundary Expansion Area to 2031
  - Boundary Expansion Area to 2051



# Unit Growth/Forecasts and Land Needs Assessment Comparisons

## City of Barrie Unit Growth/Forecasts



Notes:  
1. Adopted Official Plan unit growth forecasts based on the Land Needs Assessment scenario that supported the adopted Official Plan.  
2. Values rounded to nearest 100.  
3. Totals may not add up due to rounding.  
4. See Appendix for full set of notes.

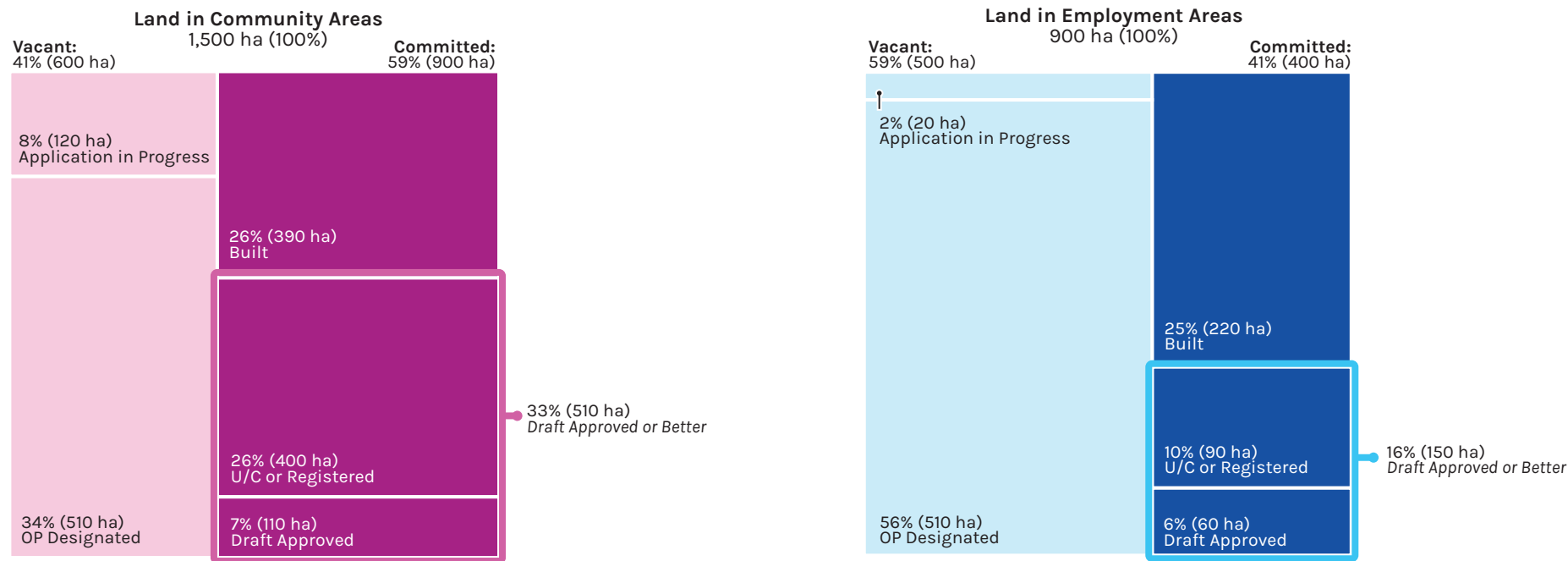
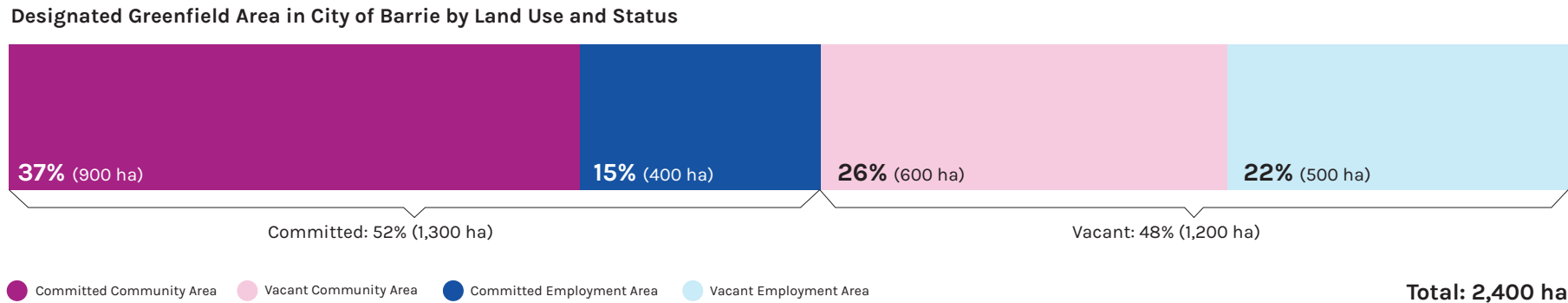
## Comparisons

Census Growth vs. Growth Plan Growth Forecasts 2006-2021	
Shortfall (-) / Surplus (+)	
Low-Density	-8,000
Medium-Density	-800
High-Density	-2,000
Total Units	-10,800

Adopted Official Plan vs. Growth Plan Growth Forecasts 2021-2041	
Shortfall (-) / Surplus (+)	
Low-Density	-21,500
Medium-Density	2,100
High-Density	18,000
Total Units	-1,400

City Adopted OP vs. Provincially Approved OP		
Settlement Area Boundary Expansion Area		
	City Adopted	Provincially Approved
Community Area (ha)	200	200
Employment Area (ha)	300	300
<b>Total SABE Area (ha)</b>	<b>500</b>	<b>500</b>

# Detailed Designated Greenfield Land Supply Breakdown

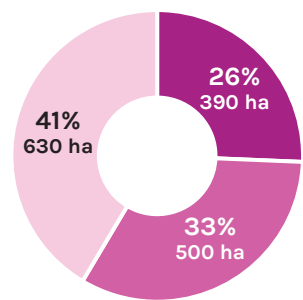


Note: Totals may not add up due to rounding.

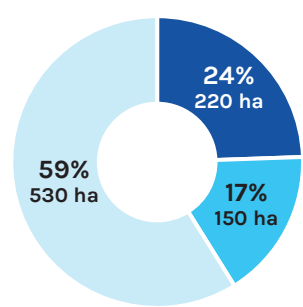
# City of Barrie

BARRIE

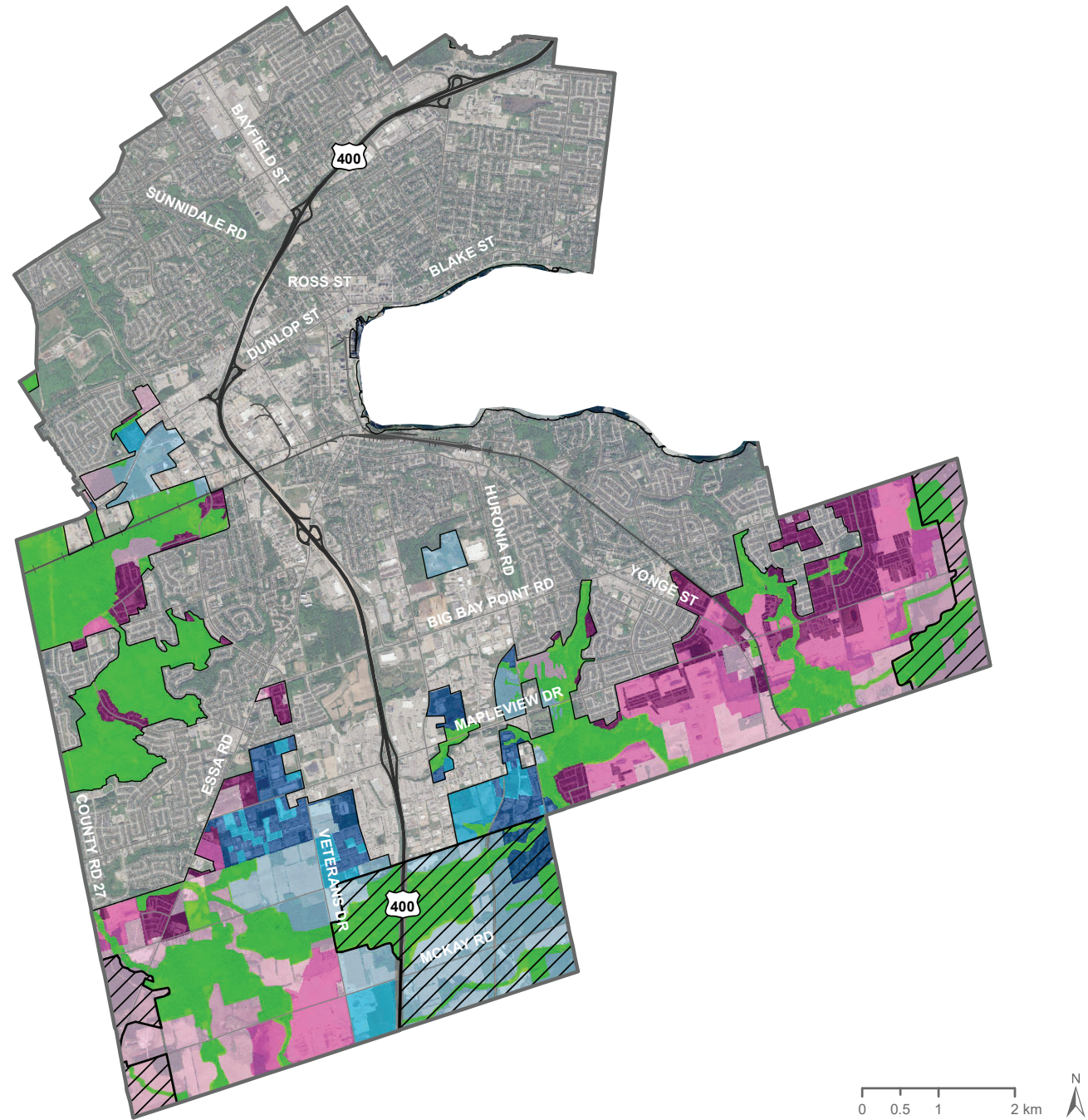
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area



# City of Orillia

## Demographics

- 10% population growth occurred between 2006 and 2021 (3,152 people not adjusted for undercount).
- The amount of employment decreased by 22% between 2006 and 2021 (-3,650 jobs).
- The proportion of single- and semi-detached units within Orillia's housing mix has decreased from 62% in 2006 to 59% in 2021.
- Orillia's main housing type is predominantly *Grade-Related*, where only 19% of the population lives in apartments which comprise 25% of the total occupied *Private Dwellings* in 2021.
- In 2021, *Housing Suitability* improved for households living in one-bedroom dwellings. 5% of one-bedroom dwellings (down from 7% in 2016) accommodate households that require additional bedrooms in order to be housed suitably. The *Housing Suitability* for two-bedroom dwellings remains steady at 5%.
- In 2021, 62% of all households were comprised of families, where 86% of households have two-bedrooms or more.
- Orillia accommodated less than 1% of Canada's national immigration between 2016 and 2021, where immigration to Orillia was overwhelmingly comprised of younger immigrants, with 54% age 24 and under, and 39% between the ages of 25-44.

- In 2021, *Apartments or Flats in a Duplex* comprised 6% of the total units in Orillia and 6% of the total unit growth from 2006 to 2021. This is likely to continue to reflect the potential for additional units from secondary and tertiary suites as a component of growth moving forward to 2051.

## Growth Forecasts and Land Needs

- Based on the 2020 Growth Plan, Orillia is forecast to accommodate 1% of the population (49,000 people) and 2% of the employment (26,000 jobs) within the *GGH Outer Ring* by 2051.
- 1% of the population growth (10,000 people), 1% of the household unit growth (5,300 units), and 1% of employment growth (2,000 jobs) within the 2006-2031 *GGH Outer Ring* forecast (from the Growth Plan and supporting technical documents) is to occur within Orillia.
- Beyond the original 2031 forecast, 1% of the population growth (8,000 people), 1% of the household unit growth (3,800 units), and 1% of the employment growth (5,000 jobs) within the 2031-2051 *GGH Outer Ring* forecast (from the Growth Plan and supporting technical documents) is to occur within Orillia.
- As of 2021, Orillia has a housing shortfall of no *Grade-Related Housing* units and 500 apartment units based on the original forecasts of the Growth Plan.
- Orillia's housing growth forecasts are still to be determined.



### Land Supply

- 46% of the total *DGA* in the Orillia has been *Built*, of which 47% of the *Community Area DGA* and 41% of the *Employment Area DGA* have been *Built*.
- Approximately 60% of land within the *Community Area* (including both the *BUA* and *DGA*) is within a *Low-Density* designation (commonly referred to as the 'Yellowbelt').
- Orillia has no further expansion potential without the annexation of land from surrounding municipalities.
- 10% of *Community Area DGA* and 36% of *Employment Area DGA* in Orillia was consumed from 2018-2023.

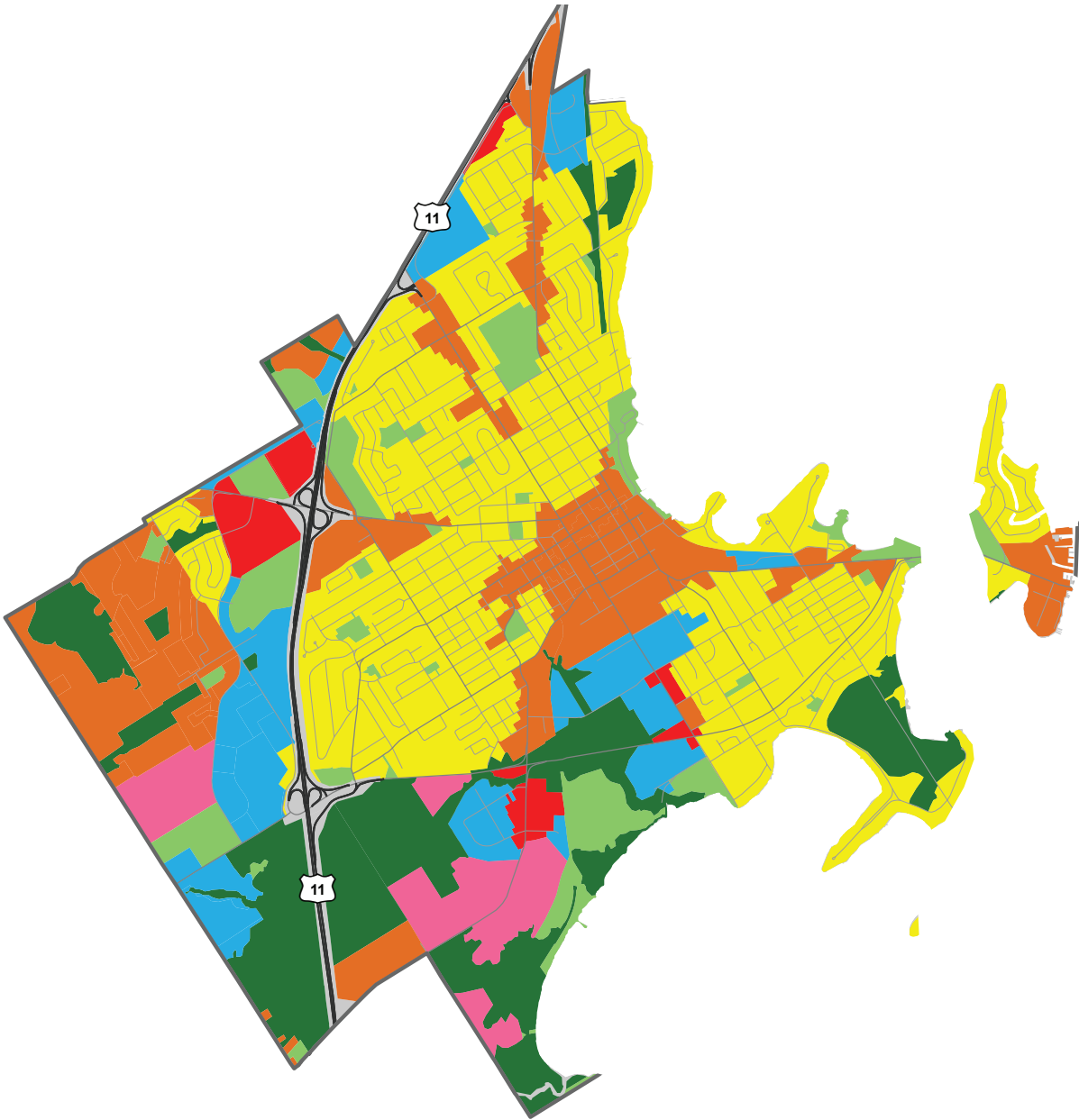
# Generalized Official Plan Land Use Designations

**Generalized Land Use Designations**

- Community Area - Designation TBD
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- EmploymentArea - Designation TBD
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

**Transit Routes**

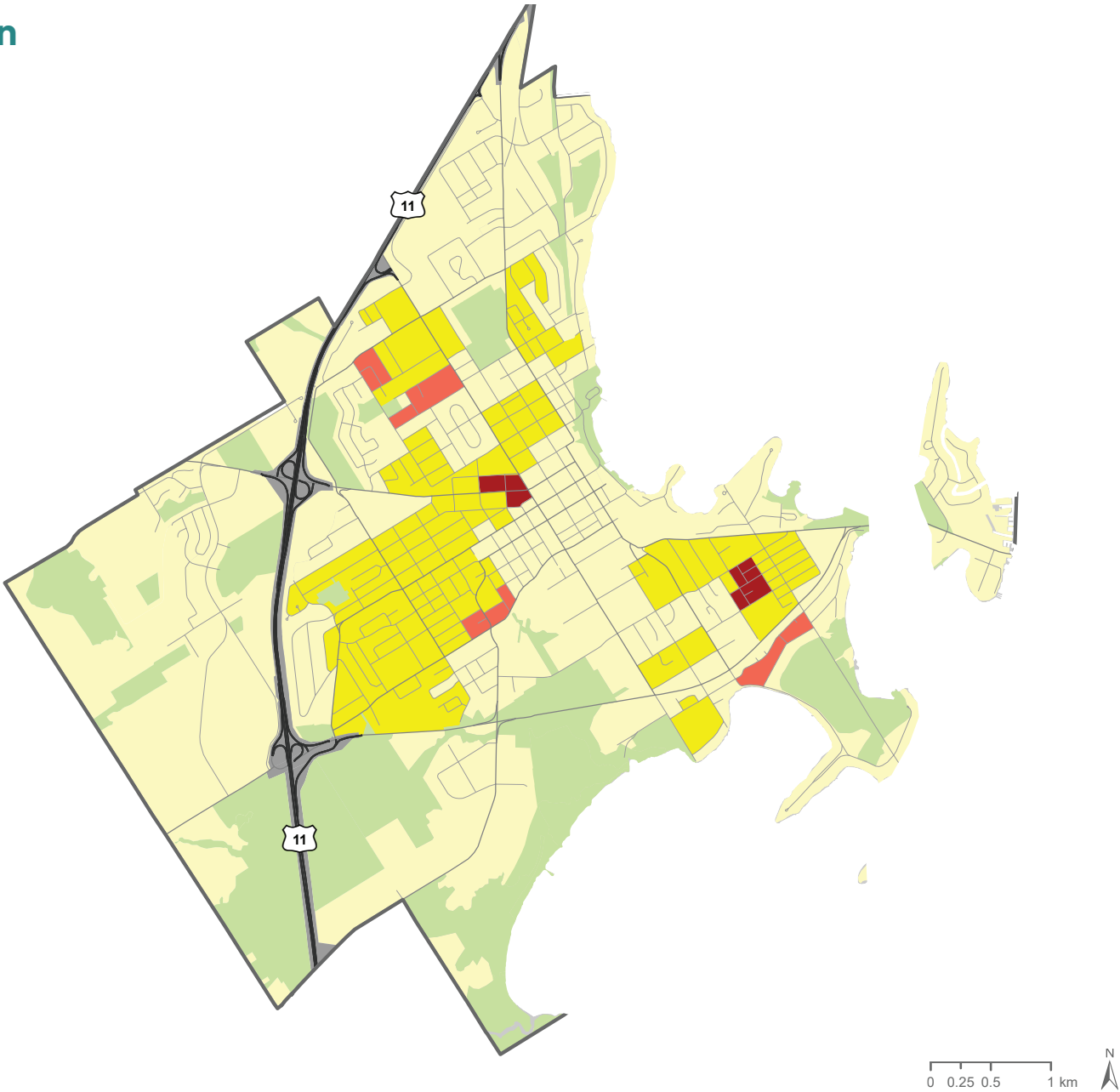
- Existing GO Train Line



Note: Generalized land use designations for illustrative purposes only.

# Settlement Area Population and Employment Density

ORILLIA



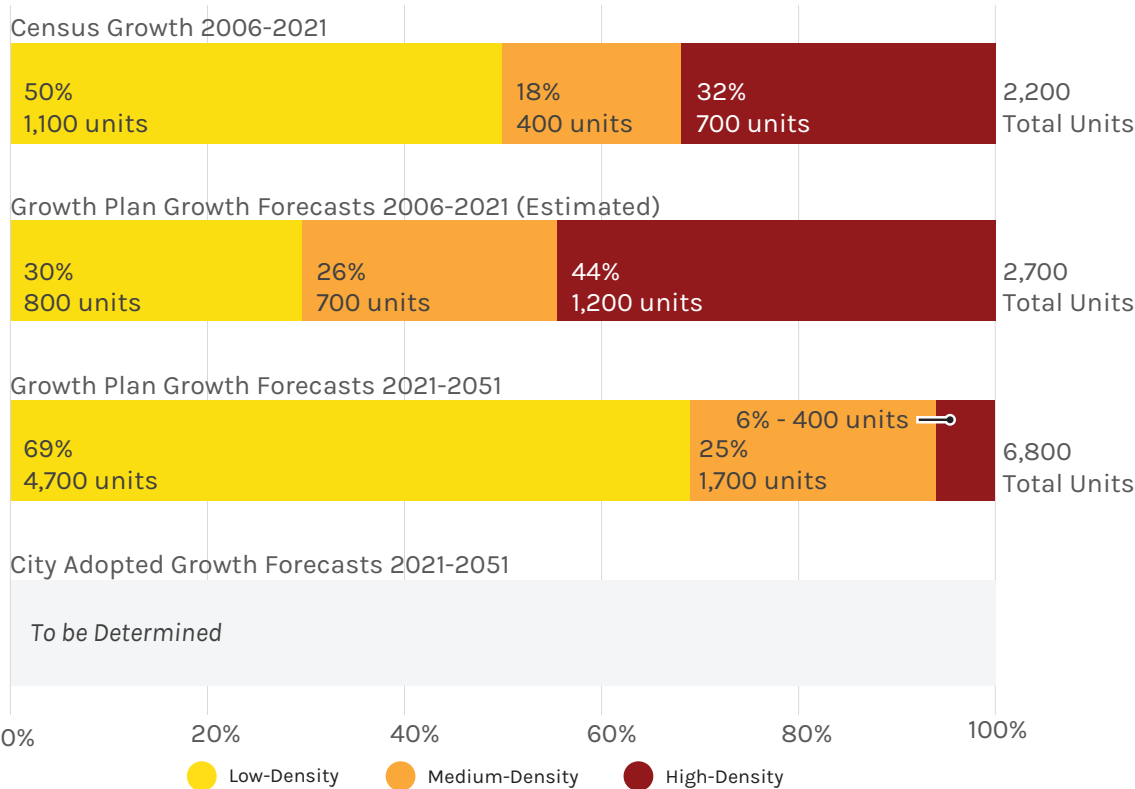
Density  
(People & Jobs/ha)

- < 30
- 30 - 49.9
- 50 - 69.9
- 70 - 99.9
- 100 - 149.9
- 150 - 199.9
- 200+
- N/A

Note: Density by Census Dissemination Area

## Unit Growth/Forecasts and Land Needs Assessment Comparisons

### City of Orillia Unit Growth/Forecasts



Notes:  
1. Values rounded to nearest 100.  
2. Totals may not add up due to rounding.  
3. See Appendix for full set of notes.

### Comparisons

Census Growth vs. Growth Plan  
Growth Forecasts 2006-2021

Shortfall (-) / Surplus (+)	
Low-Density	300
Medium-Density	-300
High-Density	-500
Total Units	-500

Adopted Official Plan vs. Growth Plan  
Growth Forecasts 2021-2051

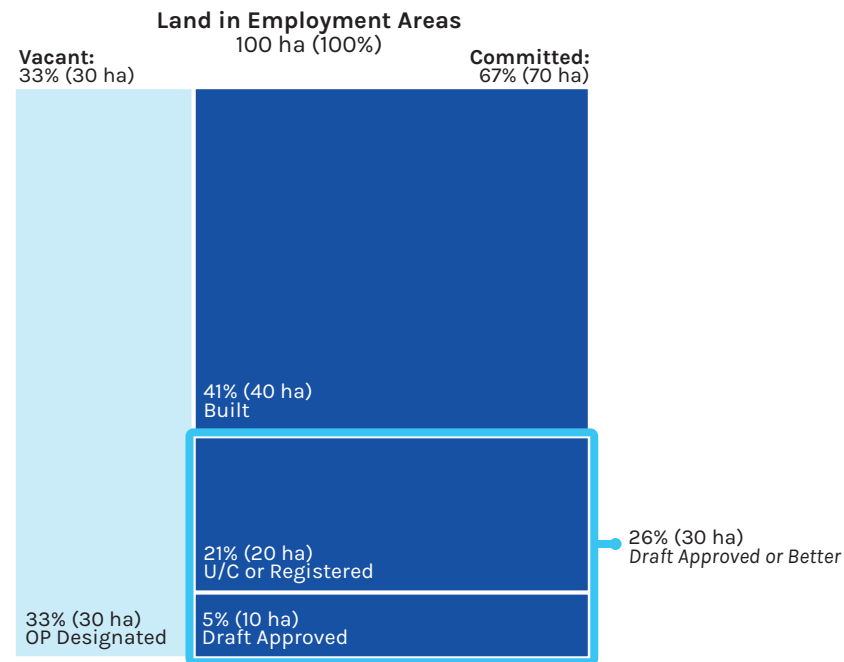
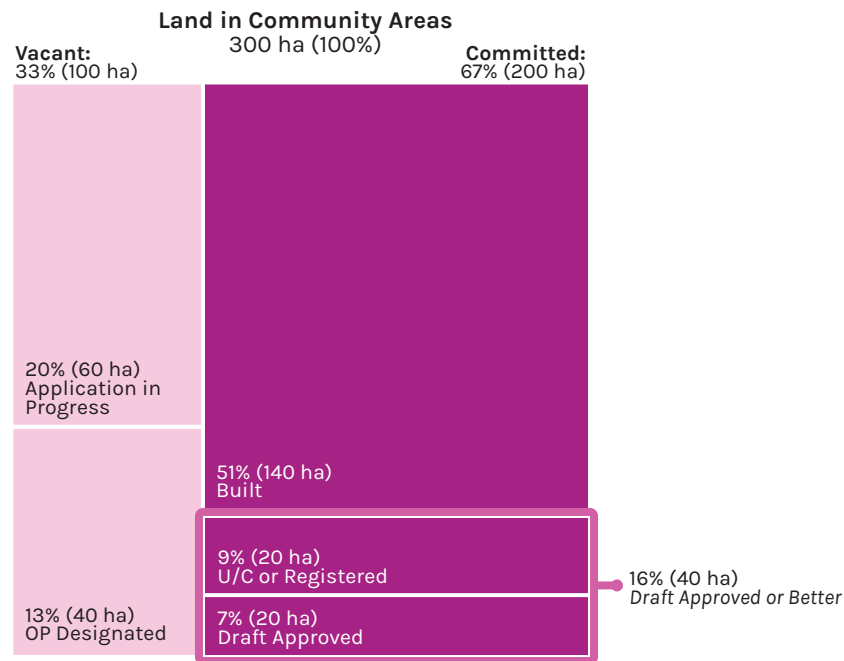
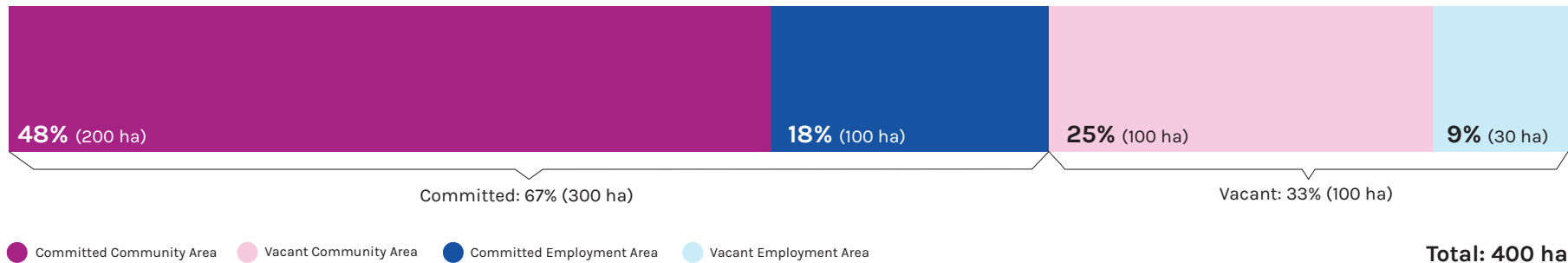
Shortfall (-) / Surplus (+)	
Low-Density	TBD
Medium-Density	TBD
High-Density	TBD
Total Units	TBD

City Adopted OP vs. Provincially Approved OP  
Settlement Area Boundary Expansion Area

	Regionally Adopted	Provincially Approved
Community Area (ha)	TBD	TBD
Employment Area (ha)	TBD	TBD
Total SABE Area (ha)	TBD	TBD

# Detailed Designated Greenfield Area Land Supply Breakdown

Designated Greenfield Area in City of Orillia by Land Use and Status

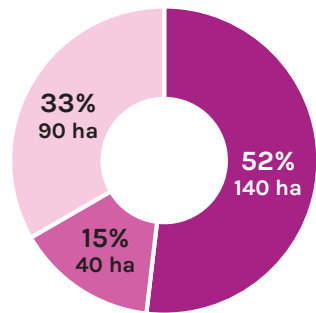


Note: Totals may not add up due to rounding.

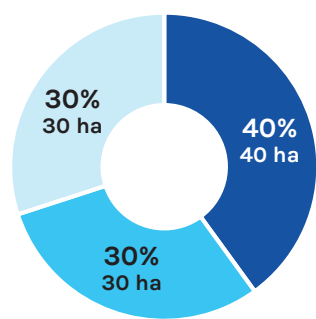


# City of Orillia

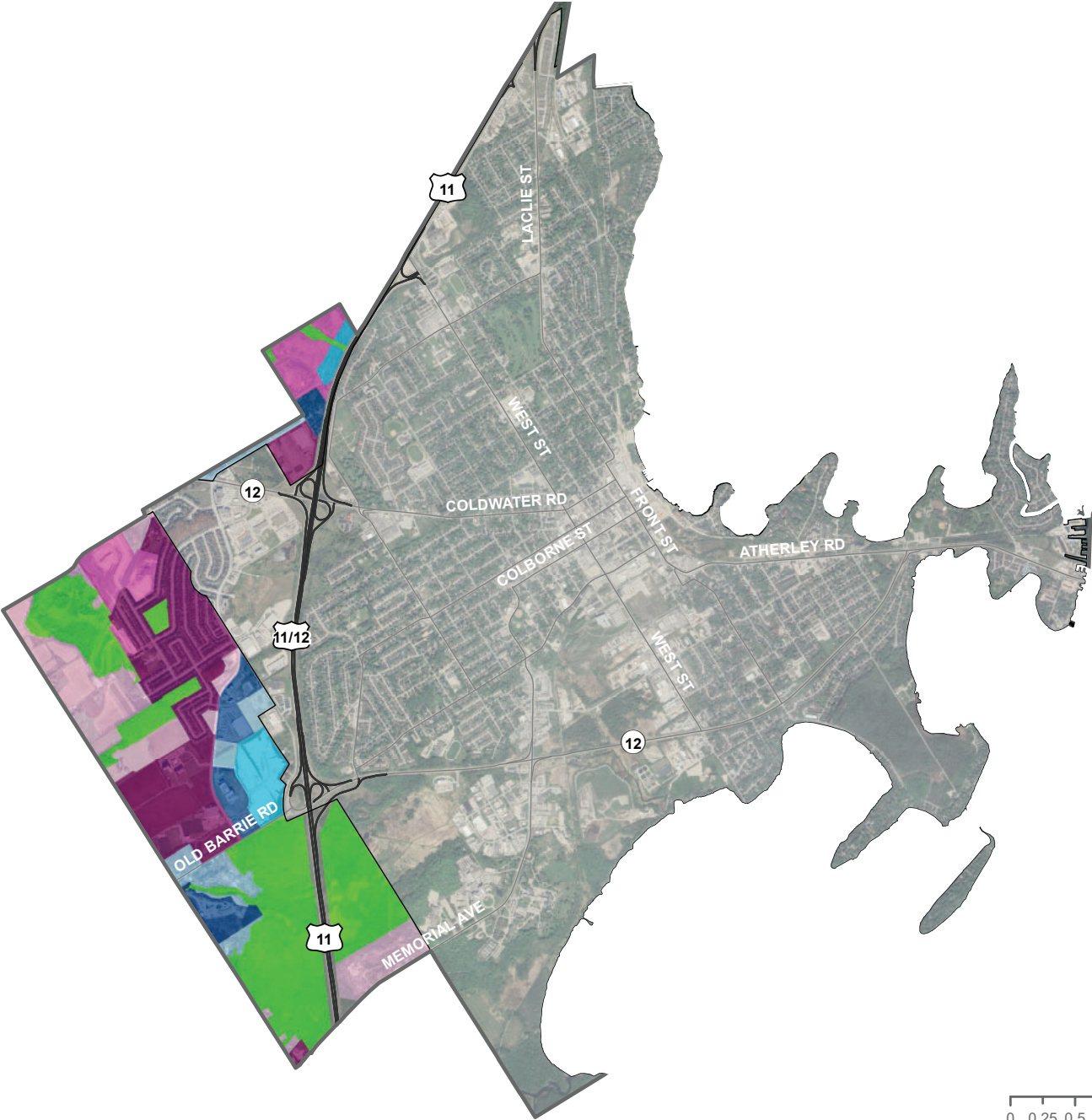
Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant



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# Waterloo Region

## Demographics

- 23% population growth occurred between 2006 and 2021 (109,044 people not adjusted for undercount).
- 19% employment growth occurred between 2006 and 2021 (45,350 jobs).
- The proportion of single- and semi-detached units within Waterloo's housing mix has decreased from 64% in 2006 to 60% in 2021.
- Waterloo Region's main housing type is predominantly *Grade-Related*, where only 18% of the population lives in apartments which comprise 26% of the total occupied *Private Dwellings* in 2021.
- In 2021, *Housing Suitability* is worsening for households living in one- and two-bedroom dwellings. 9% of one-bedroom dwellings (up from 7% in 2016) and 9% of two-bedroom dwellings (up from 6% in 2016) accommodate households that require additional bedrooms in order to be housed suitably.
- In 2021, 70% of all households were comprised of families, where 88% of households have two-bedrooms or more.
- Waterloo Region accommodated 2% of Canada's national immigration in 2021, where immigration to Waterloo was overwhelmingly comprised of younger immigrants, with 49% age 24 and under, and 43% between the ages of 25-44.

- In 2021, *Apartments or Flats in a Duplex* comprised 3% of the total units in Waterloo Region and 3% of the total unit growth from 2006 to 2021. This is likely to continue to reflect the potential for additional units from secondary and tertiary suites as a component of growth moving forward to 2051.

## Growth Forecasts and Land Needs

- Based on the 2020 Growth Plan, Waterloo Region is forecast to accommodate 25% of the population (923,000 people) and 28% of the employment (470,000 jobs) within the *GGH Outer Ring* by 2051.
- 7% of the population growth (243,000 people), 7% of the household unit growth (99,900 units), and 7% of the employment growth (107,000 jobs) within the 2006-2031 *GGH* forecast (from the Growth Plan and supporting technical documents) is to occur within Waterloo Region.
- Beyond the original 2031 forecast, 6% of the population growth (181,000 people), 7% of the household unit growth (91,100 units), and 8% of the employment growth (104,000 jobs) within the 2031-2051 *GGH* forecast (from the Growth Plan and supporting technical documents) is to occur within Waterloo Region.
- As of 2021, Waterloo Region has a housing shortfall of 38,600 *Grade-Related Housing* units and 4,600 apartment units based on the original forecasts of the Growth Plan.

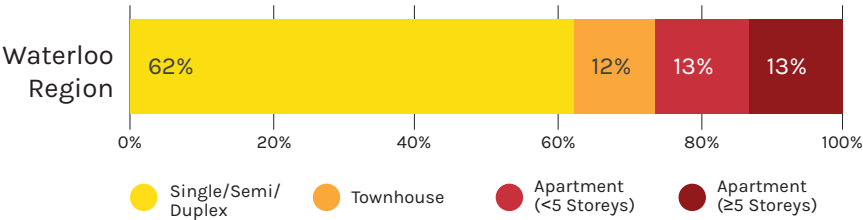
- Waterloo Region's 2021-2051 housing forecast for apartments (55% and 66,600 units) is higher than the Province's (through Hemson) forecasted apartment growth (36% and 53,400 units) and is aspirational when compared to the 37% share of apartment growth (16,600 units) from 2006 to 2021.
- Based on the adopted Official Plan, the projected shortfall of *Grade-Related Housing* units in Waterloo Region will be 38,500 units to the year 2051, equating to a land shortfall of approximately 1,900 ha. If this shortfall were provided for in the *BUA* of Waterloo Region, it would require 17% of existing neighbourhoods to be re-developed.

### Land Supply

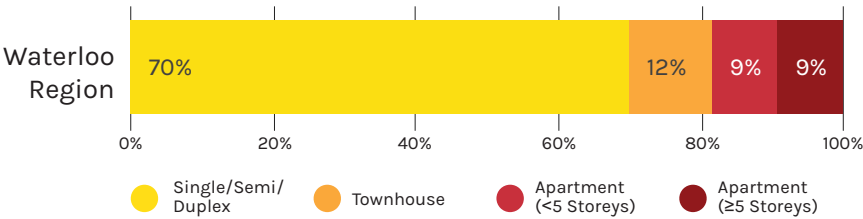
- 26% of the total *DGA* in Waterloo Region has been built, of which 31% of the *Community Area DGA* and 12% of the *Employment Area DGA* have been built.
- Approximately 75% of land within the *Community Area* (including both the *BUA* and *DGA*) is within a *Low-Density* designation (commonly referred to as the 'Yellowbelt').
- Within Waterloo Region, the Township of Woolwich has the largest supply of *Vacant Community Area DGA* at 1,200 hectares.
- Within Waterloo Region, the City of Kitchener has the highest proportion of *DGA* at 26%, of which 25%
- The *Settlement Area Boundary Expansion Area* that is to accommodate growth from 2021-2031 represents a 10% increase of Waterloo Region's *Settlement Area*, compared to a 24% population increase.

# Demographic Overview

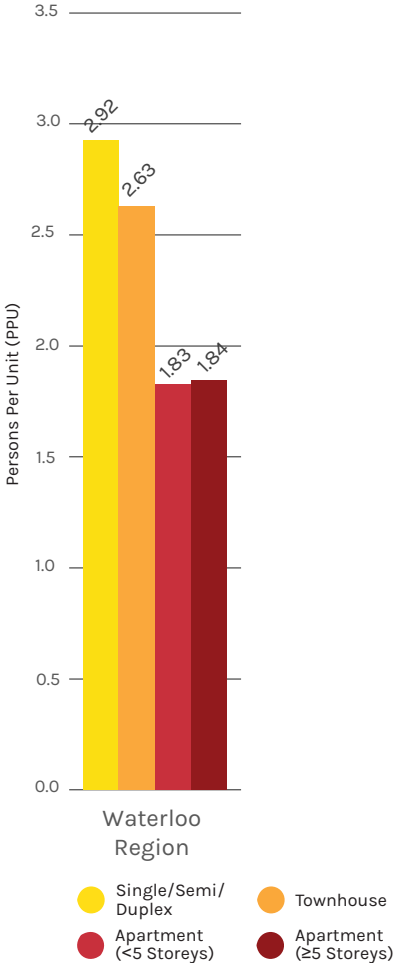
Occupied Private Dwellings by Type, 2021



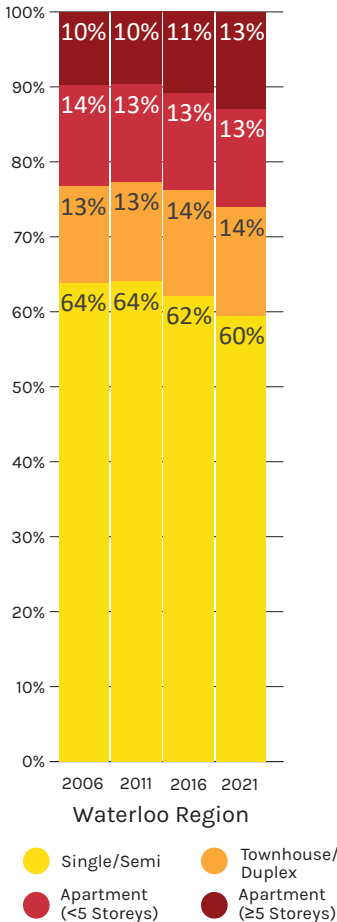
Population by Private Dwelling Type, 2021



Persons Per Unit (PPU) by Private Dwelling Type, 2021



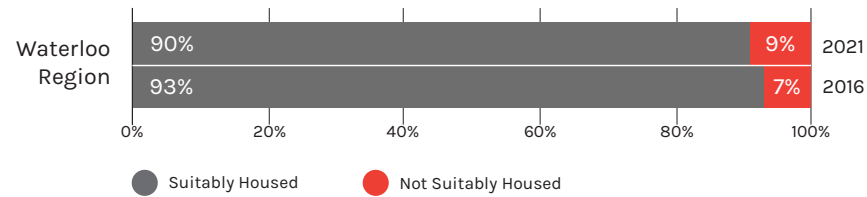
Unit Type Mix, 2006 to 2021



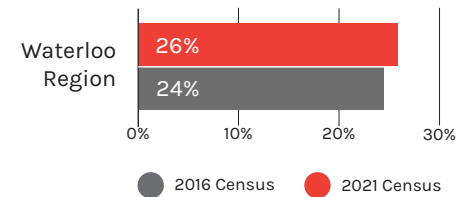
Note: Percentages may not add to 100 due to rounding.



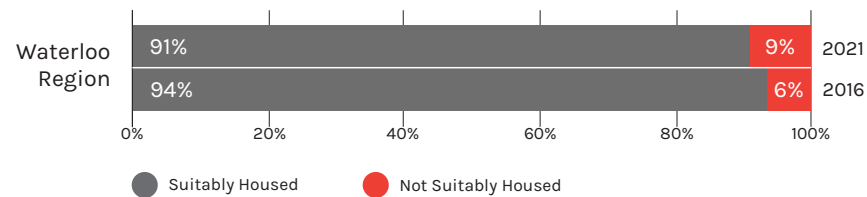
Housing Suitability for All Households with One-Bedroom, 2016 to 2021



Proportion of Apartment Dwelling Units, 2016 to 2021



Housing Suitability for All Households with Two-Bedrooms, 2016 to 2021



Apartment or Flat in a Duplex, 2021

Municipality	Apartments or Flats in a Duplex	Total Units	% of Apartments or Flats in a Duplex
Waterloo Region	6,275	221,860	3%

Apartments or Flats in a Duplex Growth, 2006 to 2021

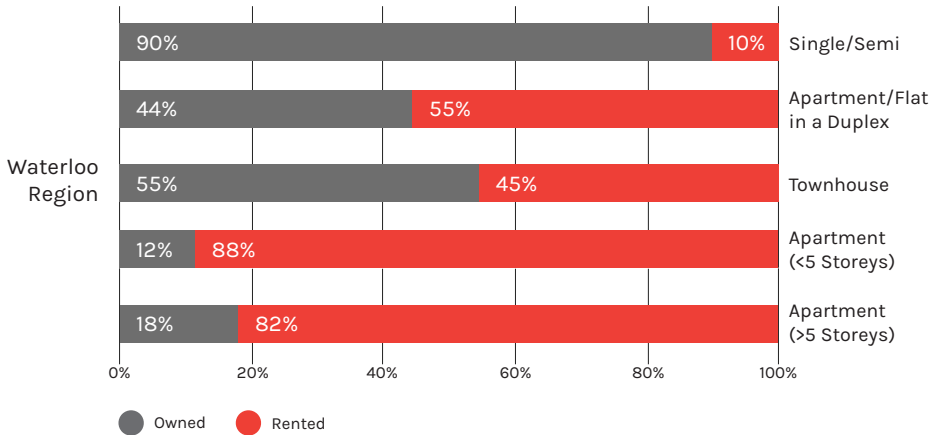
Municipality	Apartments or Flats in a Duplex Growth	Total Unit Growth	% of Apartments or Flats in a Duplex Growth
Waterloo Region	1,295	44,375	3%

Notes:

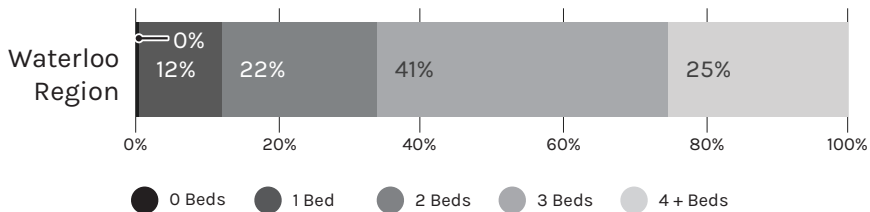
1. Percentages may not add to 100 due to rounding.

2. Housing suitability refers to whether a private household is living in suitable accommodations, ie., whether the dwelling has enough bedrooms for the size and composition of the household, (Statistics Canada). Comparable data from the 2006 census was unavailable, therefore 2016 Census data was used to demonstrate a trend of increasing unsuitability of all private 1 and 2 bedroom households..

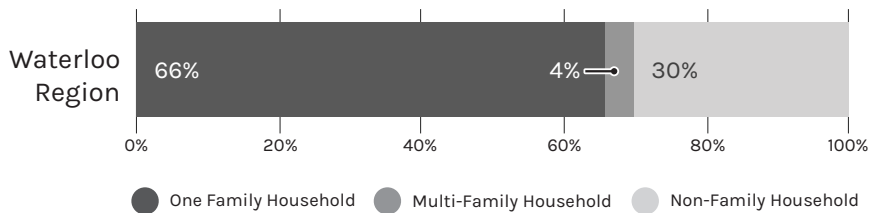
Structural Type by Dwelling Tenure, 2021



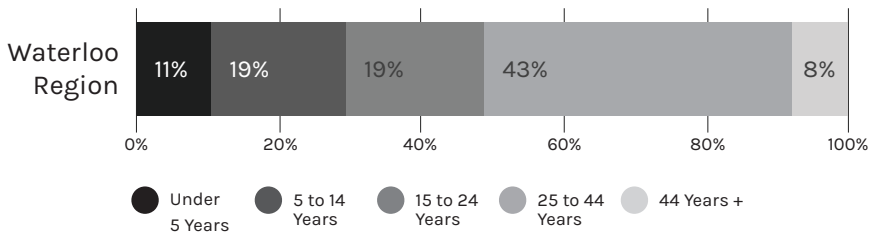
Number of Bedrooms per Household, 2021



Household by Family Type, 2021

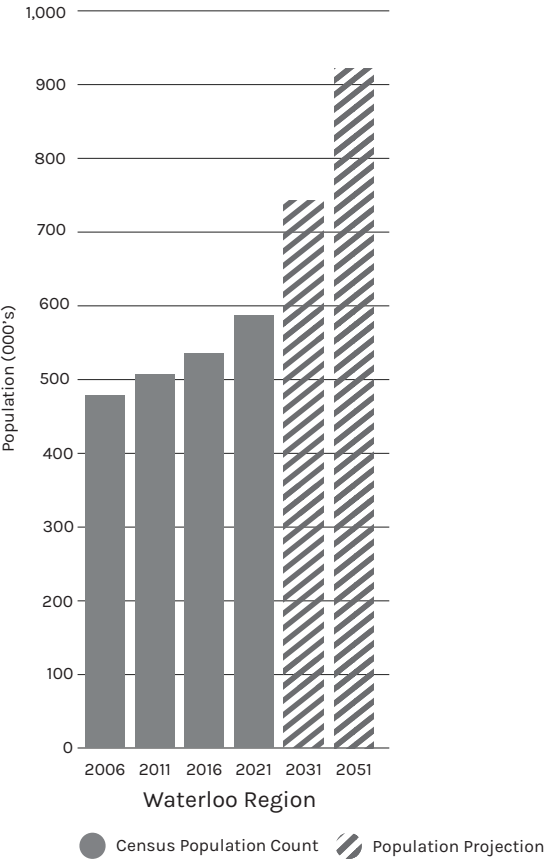


Age at Immigration for Total Immigrant Population, 2021

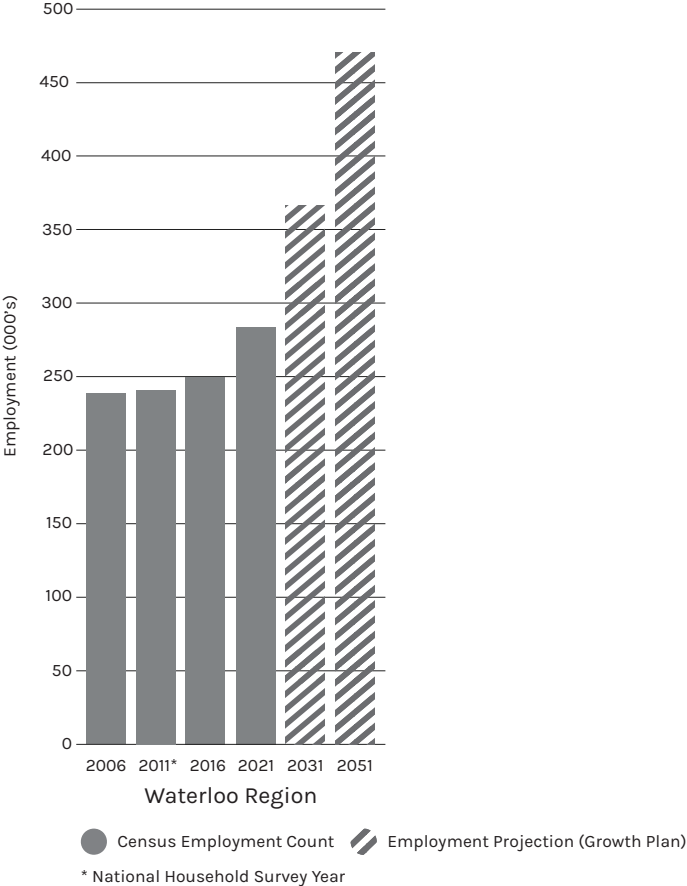


Note: Percentages may not add to 100 due to rounding.

Population, 2006 to 2021, with Projections to 2031 & 2051



Employment, 2006 to 2021, with Projections to 2031 & 2051



Note: Population has not been adjusted for undercount. This typically results in a 3-5% increase in the total population.

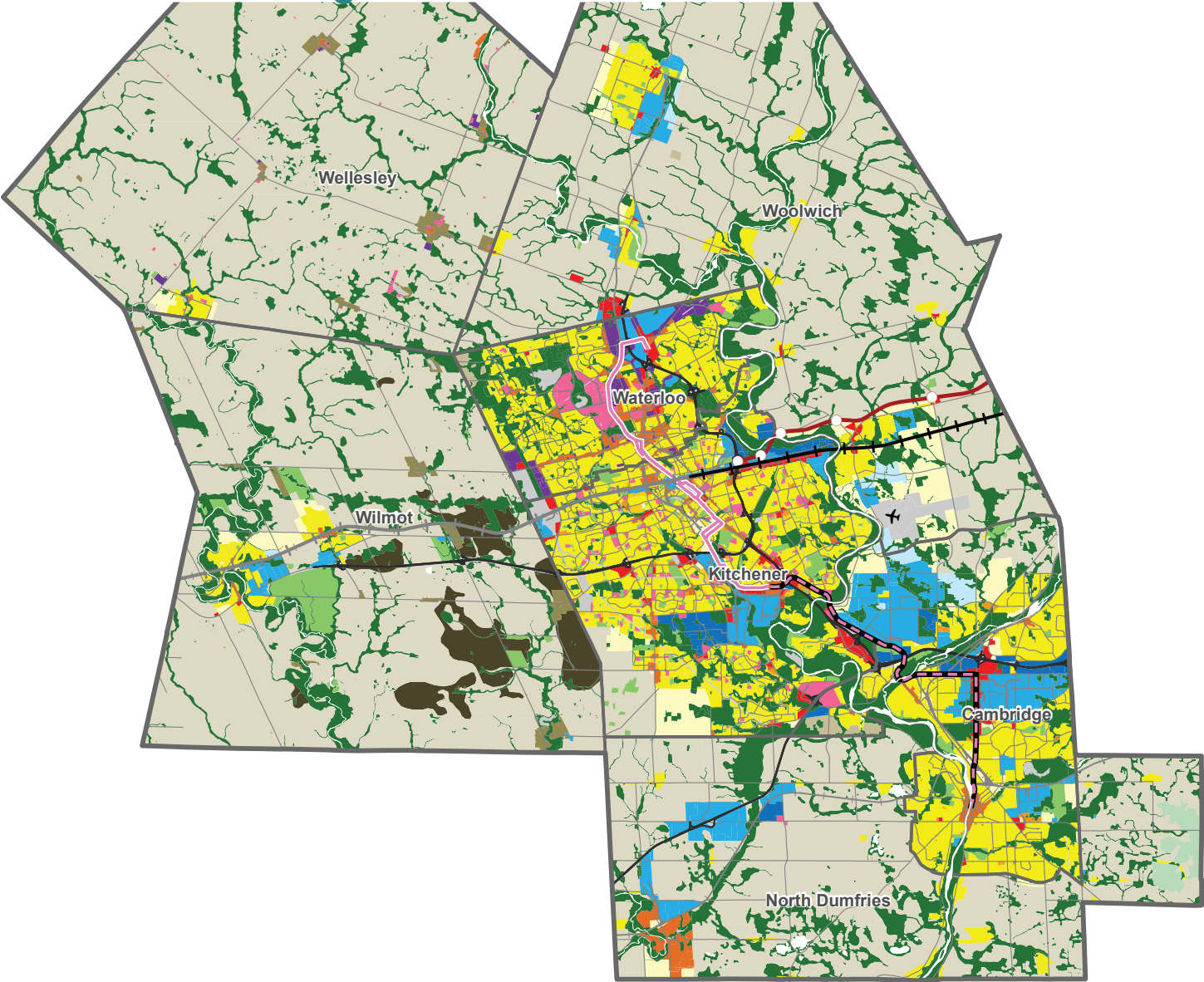
# Generalized Official Plan Land Use Designations

**Generalized Land Use Designations**

- Community Area - Designation TBD
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- General Commercial
- Retail Commercial
- EmploymentArea - Designation TBD
- General Employment
- Prestige Employment
- Mixed Use Residential
- Mixed Use Employment
- Institutional
- Recreation-Park
- Environmental
- Major Highway/Utility
- Extraction Area
- Agricultural
- Rural
- Rural Settlement
- Study Area

**Transit Routes**

- Existing LRT
- Proposed LRT



WATERLOO

Note: Generalized land use designations for illustrative purposes only.

# Settlement Area Population and Employment Density

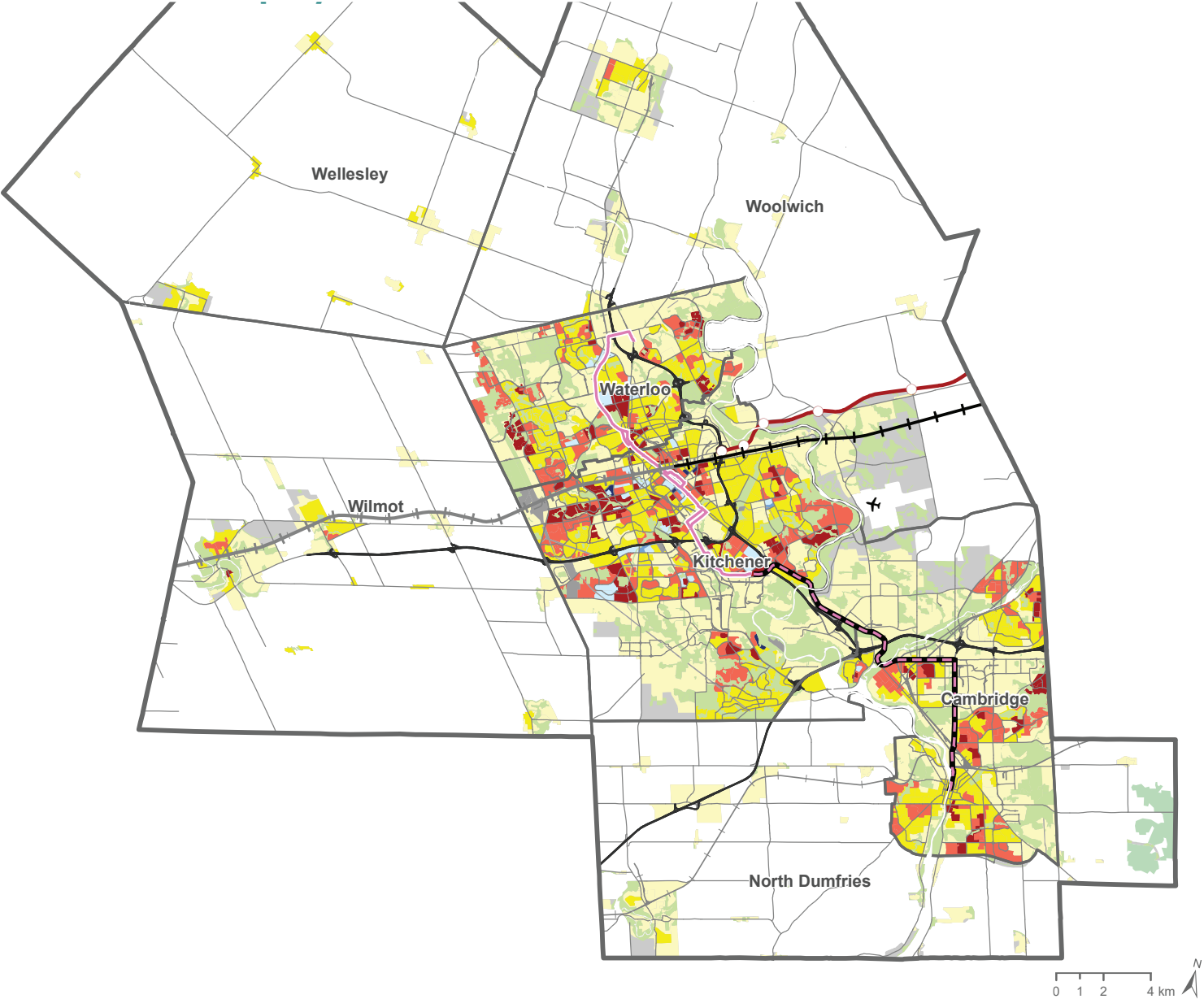
WATERLOO

**Density  
(People & Jobs/ha)**

- < 30
- 30 - 49.9
- 50 - 69.9
- 70 - 99.9
- 100 - 149.9
- 150 - 199.9
- 200+
- N/A

**Transit Routes**

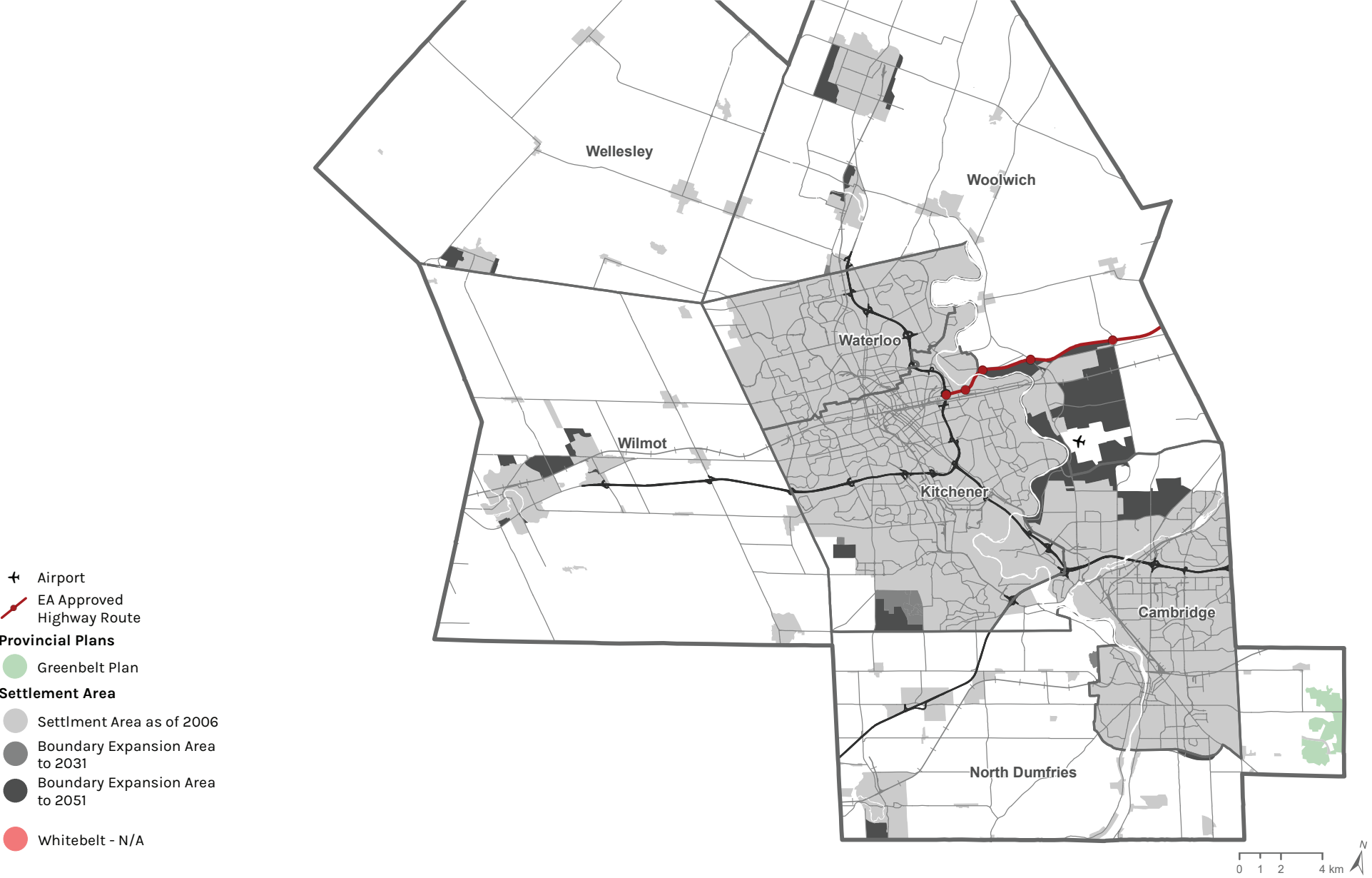
- Existing LRT
- Proposed LRT



Note: Density by Census Dissemination Area



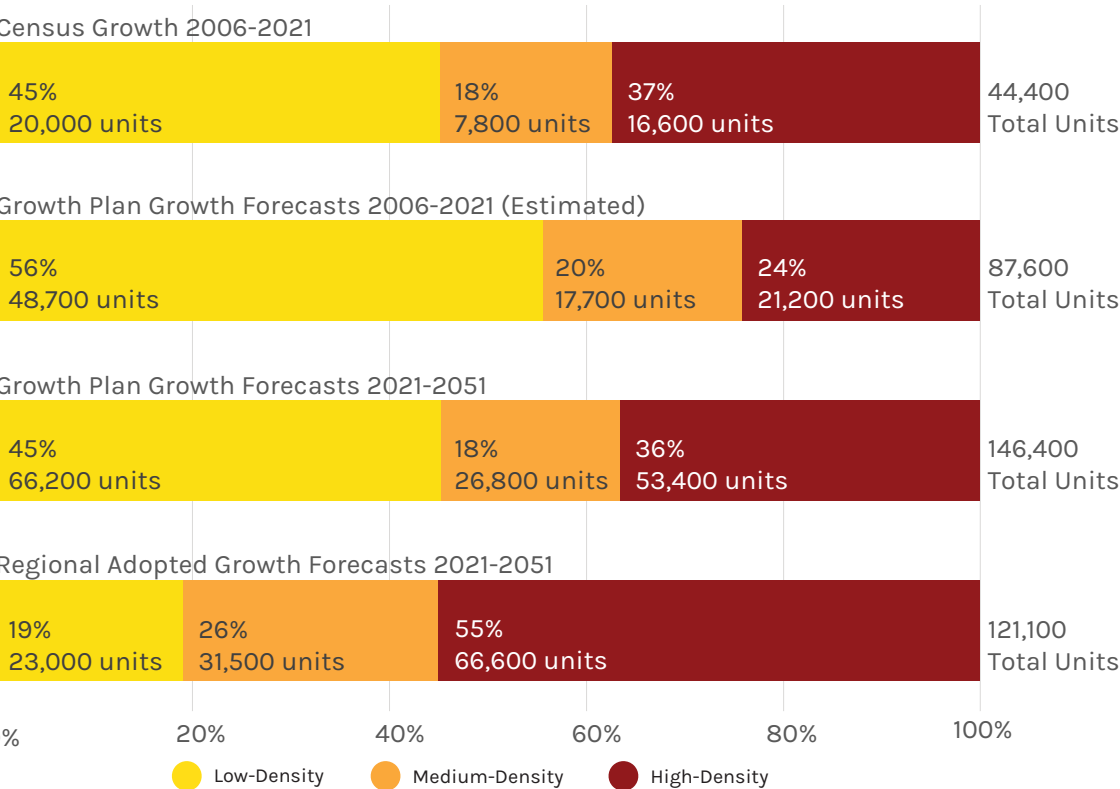
# Settlement Area Boundary Expansion Areas



WATERLOO

# Unit Growth/Forecasts and Land Needs Assessment Comparisons

## Waterloo Region Unit Growth/Forecasts



Notes:  
1. Adopted Official Plan unit growth forecasts based on the Land Needs Assessment scenario that supported the adopted Official Plan.  
2. Values rounded to nearest 100.  
3. Totals may not add up due to rounding.  
4. See Appendix for full set of notes.

## Comparisons

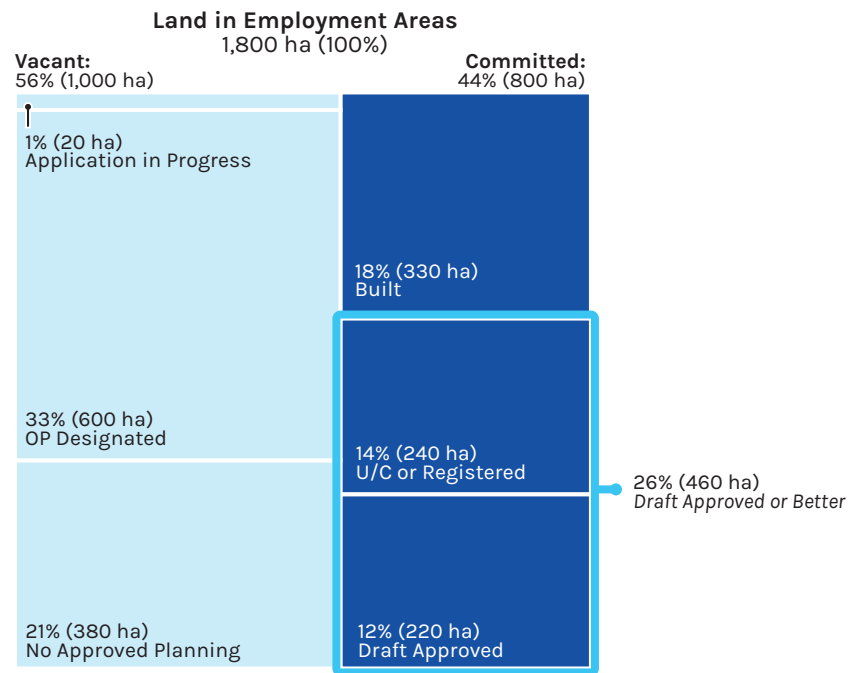
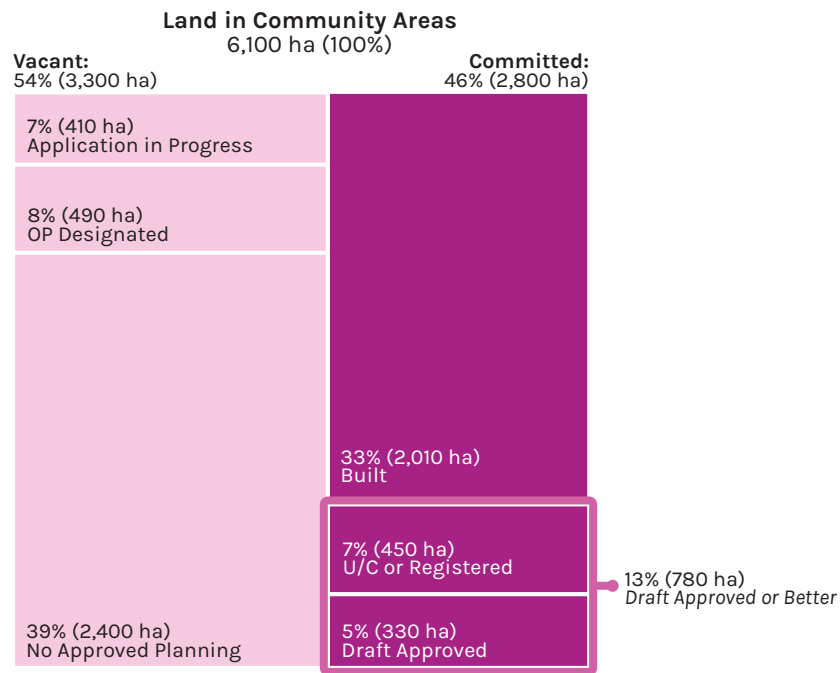
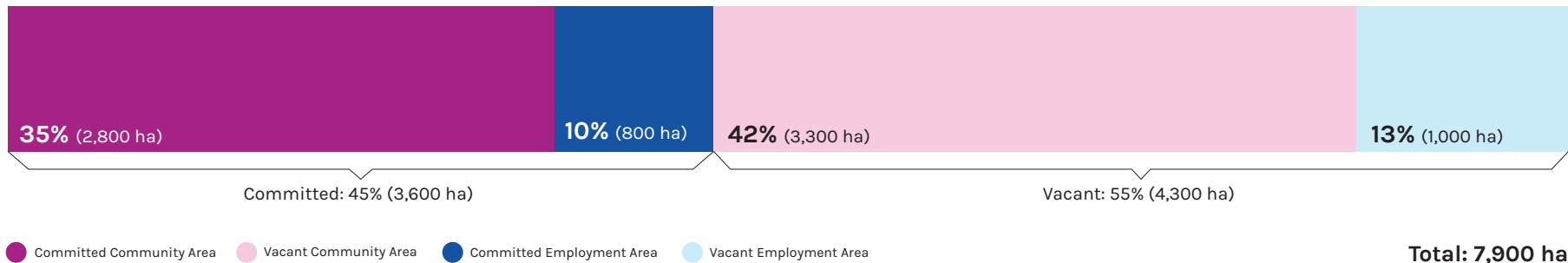
Census Growth vs. Growth Plan Growth Forecasts 2006-2021	
	Shortfall (-) / Surplus (+)
Low-Density	-28,700
Medium-Density	-9,900
High-Density	-4,600
Total Units	-43,200

Adopted Official Plan vs. Growth Plan Growth Forecasts 2021-2051	
	Shortfall (-) / Surplus (+)
Low-Density	-43,200
Medium-Density	+4,700
High-Density	+13,200
Total Units	-25,300

Regionally Adopted OP vs. Provincially Approved OP Settlement Area Boundary Expansion Area	Regionally Adopted	Provincially Approved
	Community Area (ha)	2002,100
	Employment Area (ha)	500400
	Total SABE Area (ha)	7002,500

# Detailed Designated Greenfield Area Land Supply Breakdown

Designated Greenfield Area in Waterloo Region by Land Use and Status

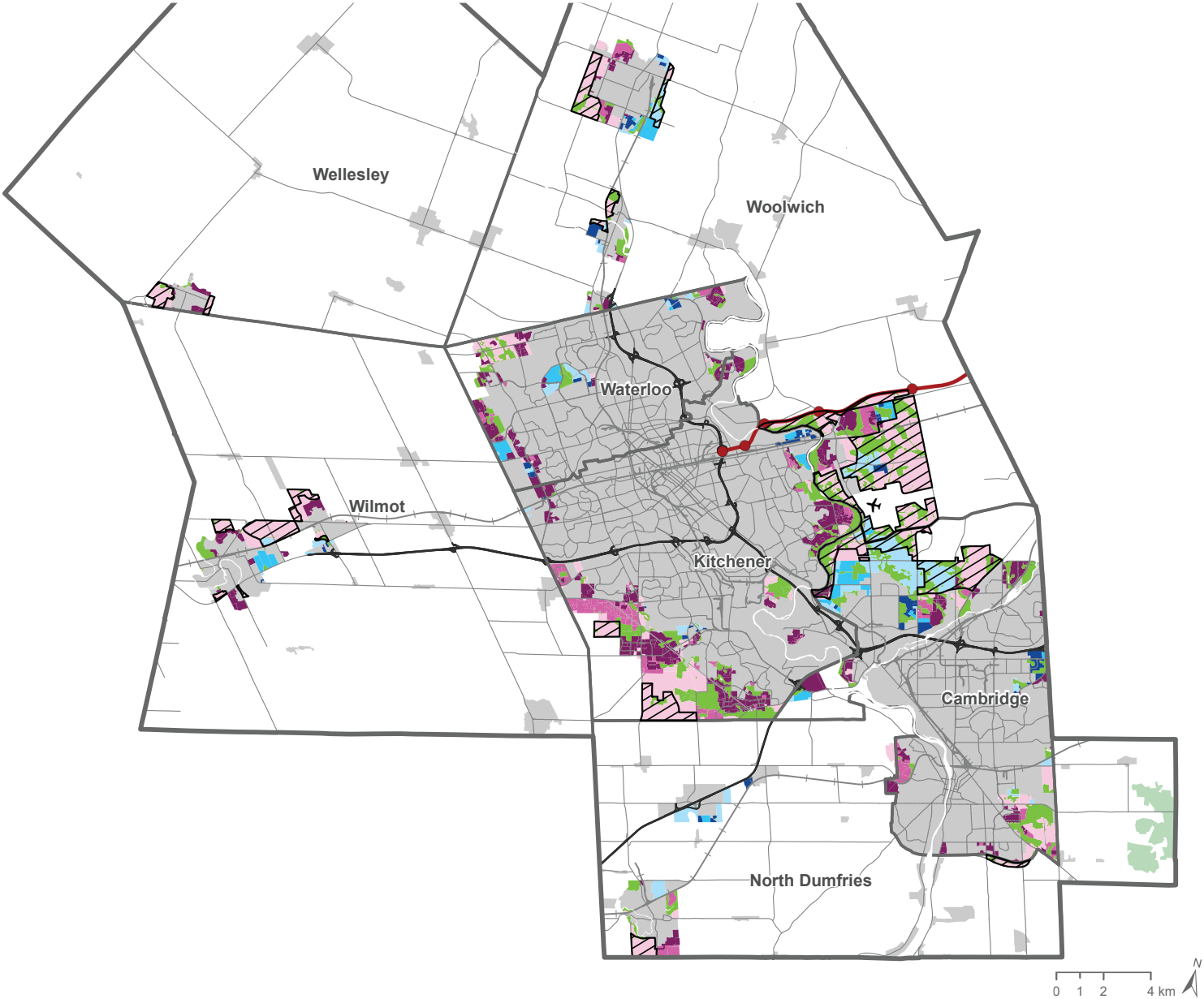


Note: Totals may not add up due to rounding.

# Designated Greenfield Area Land Supply

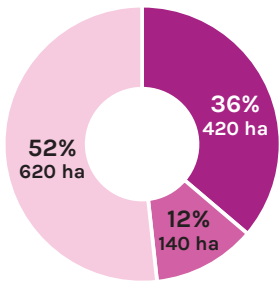
WATERLOO

- Built-Up Area
- ✈ Airport
- ➡ EA Approved Highway Route
- Provincial Plans**
  - Greenbelt Plan
- Designated Greenfield Areas**
  - ⊘ Settlement Area
  - ⊘ Boundary Expansion Area
  - Uses to be Determined
- Community Area**
  - Built
  - Draft Approved or Better
  - Vacant
- Employment Area**
  - Built
  - Draft Approved or Better
  - Vacant
- Non-Developable Area**
  - Environmental Feature / Cemetery
  - Major Infrastructure

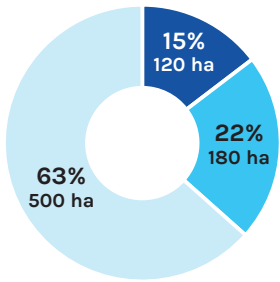


# City of Cambridge

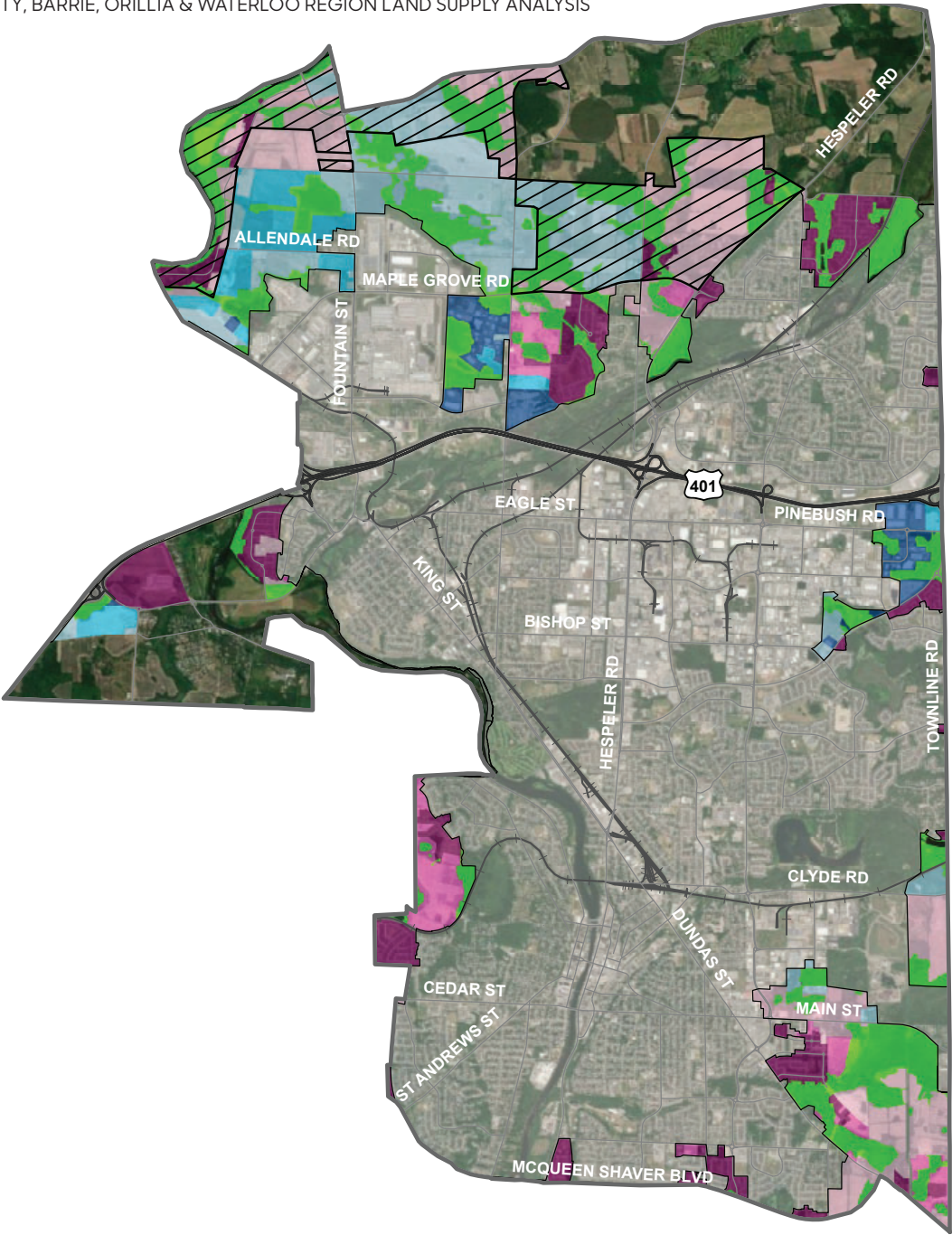
Community Area



Employment Area



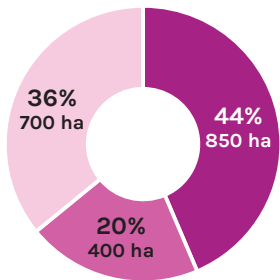
- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area



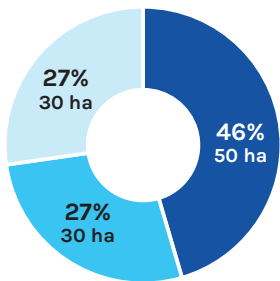


# City of Kitchener

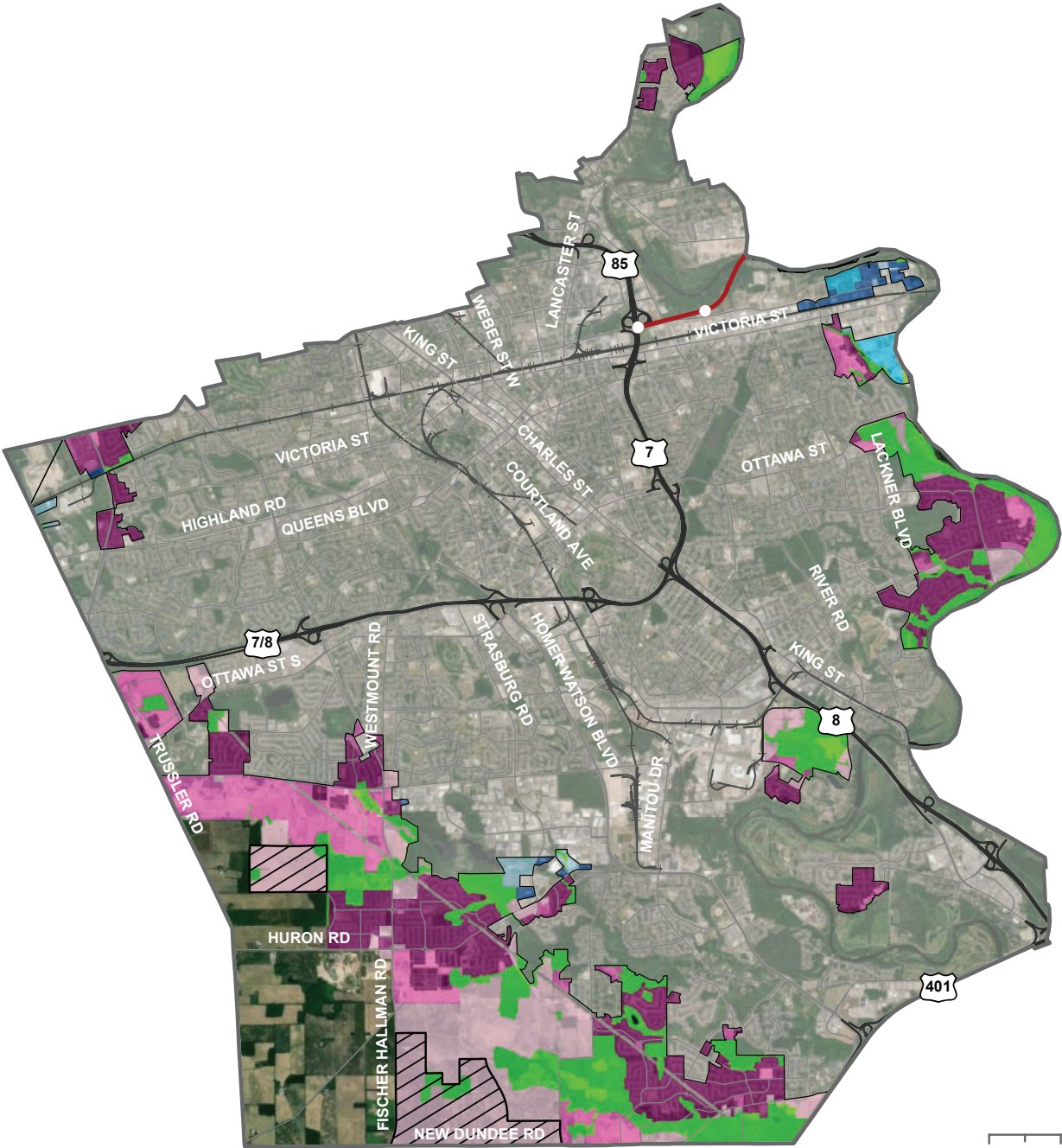
Community Area



Employment Area

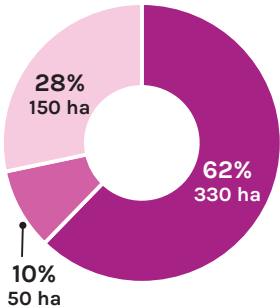


- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area

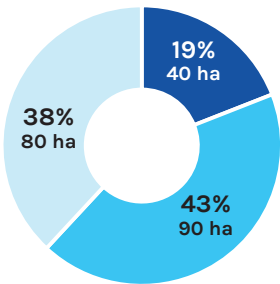


# City of Waterloo

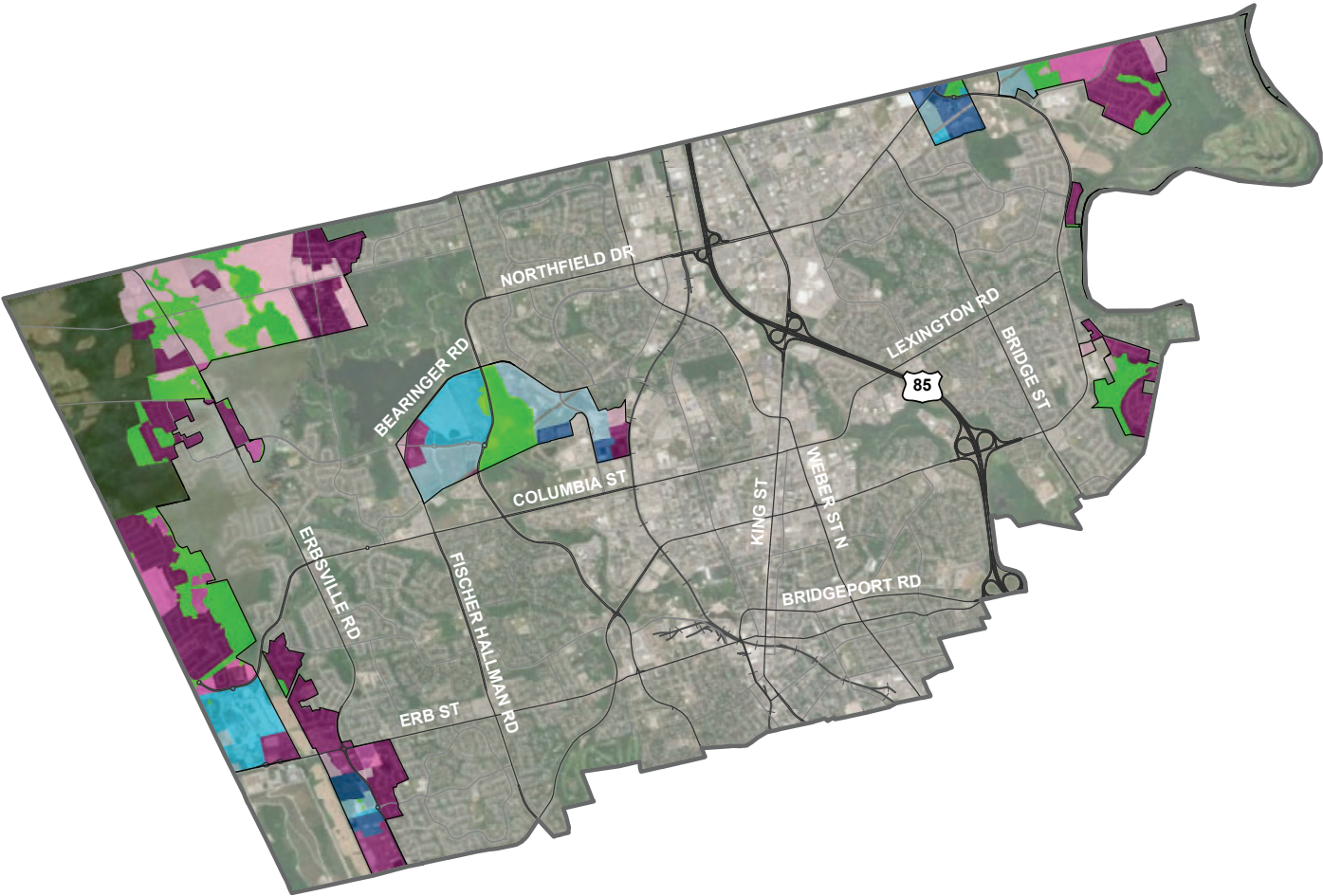
Community Area



Employment Area



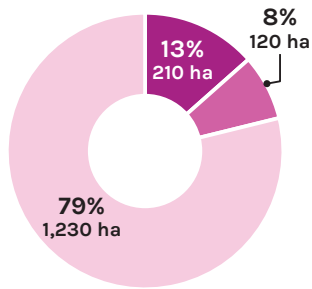
- Built
- Draft Approved or Better
- Vacant



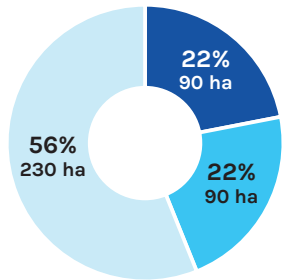


# Township of Woolwich

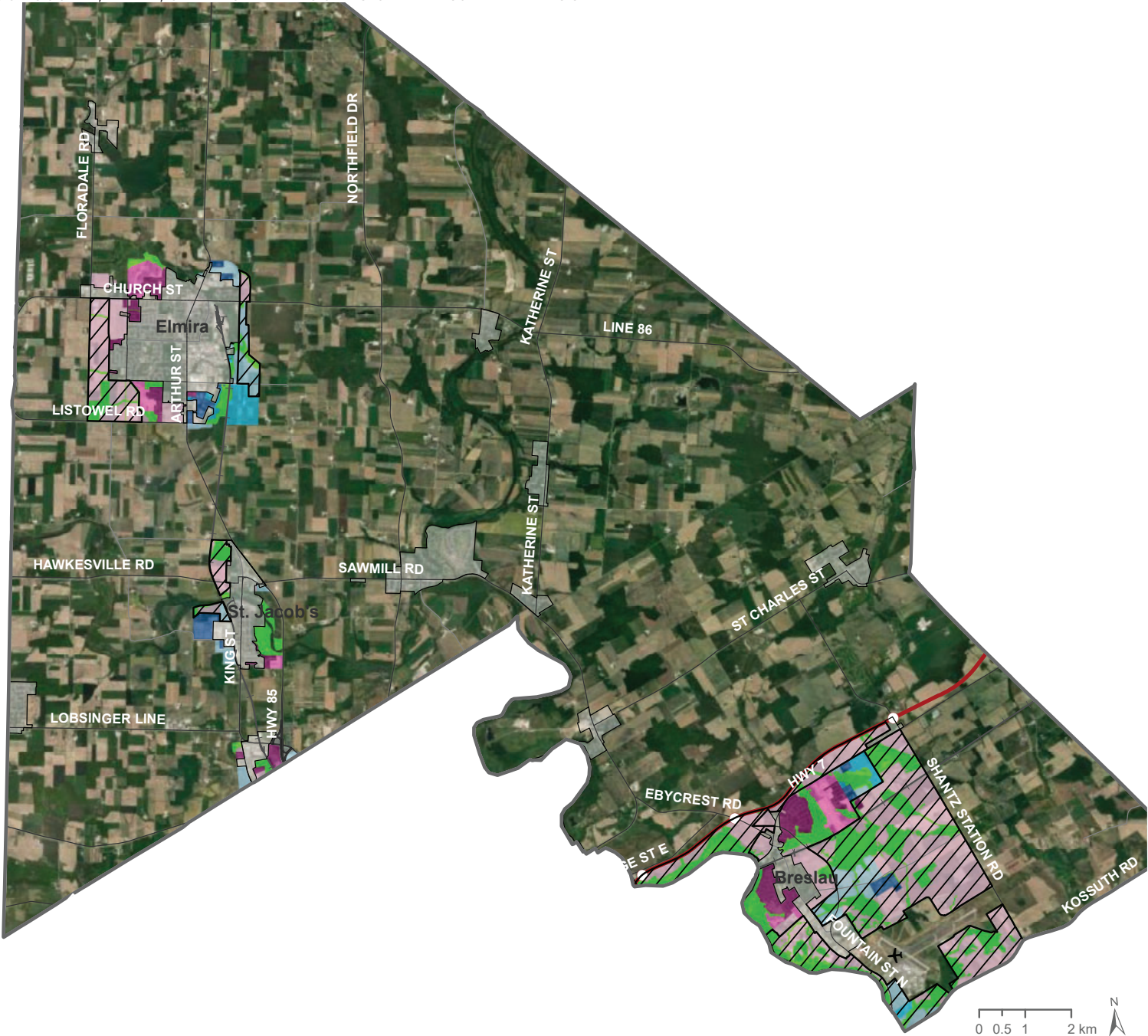
Community Area



Employment Area

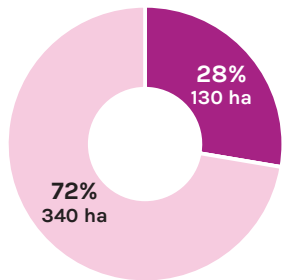


- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area

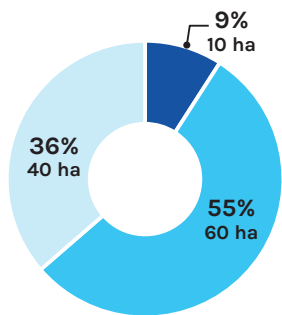


# Township of Wilmot

Community Area



Employment Area

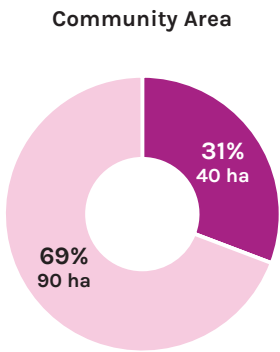


- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area





# Township of Wellesley



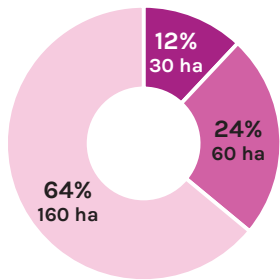
- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area



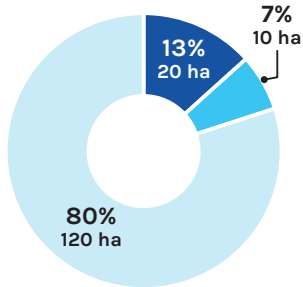


# Township of North Dumfries

Community Area



Employment Area



- Built
- Draft Approved or Better
- Vacant
- Settlement Area Boundary Expansion Area



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# Appendix

## Land Supply - GTHA

### Provincial Growth Plan Areas (ha)

	City of Toronto	Durham Region	York Region	Peel Region	Halton Region	City of Hamilton	Total GTHA
<b>Growth Plan Area</b>	<b>60,900</b>	<b>52,000</b>	<b>73,100</b>	<b>70,600</b>	<b>43,900</b>	<b>30,700</b>	<b>331,200</b>
<b>Whitebelt</b>	<b>0</b>	<b>2,400</b>	<b>700</b>	<b>3,200</b>	<b>4,100</b>	<b>1,900</b>	<b>12,300</b>
<b>Built-Up Area</b>	<b>60,900</b>	<b>31,200</b>	<b>46,200</b>	<b>49,800</b>	<b>23,500</b>	<b>22,200</b>	<b>233,800</b>
<b>Designated Greenfield Area</b>	<b>0</b>	<b>13,100</b>	<b>20,900</b>	<b>11,100</b>	<b>12,000</b>	<b>4,400</b>	<b>61,500</b>
Non-Developable Area	0	4,700	8,200	2,300	3,100	600	18,900
Community Area	0	6,400	9,700	6,500	6,000	2,200	30,800
Employment Area	0	1,900	3,000	2,300	3,000	1,500	11,700
Uses to be Determined	0	0	0	0	0	0	0
<b>2051 Expansion Area</b>	<b>0</b>	<b>5,300</b>	<b>5,300</b>	<b>6,600</b>	<b>4,200</b>	<b>2,200</b>	<b>23,600</b>
Non-Developable Area	0	1,600	1,300	1,000	1,000	300	5,100
Community Area	0	2,600	2,900	3,800	1,900	1,900	13,100
Employment Area	0	1,200	1,000	1,800	1,300	0	5,300
Uses to be Determined	0	0	100	0	0	0	100

### Designated Greenfield Areas (ha)

	City of Toronto	Durham Region	York Region	Peel Region	Halton Region	City of Hamilton	Total GTHA
<b>DGA Developable Area</b>	<b>0</b>	<b>12,100</b>	<b>16,700</b>	<b>14,300</b>	<b>12,300</b>	<b>5,700</b>	<b>61,000</b>
<b>Community Area</b>	<b>0</b>	<b>9,000</b>	<b>12,600</b>	<b>10,200</b>	<b>7,900</b>	<b>4,100</b>	<b>43,900</b>
<b>Employment Area</b>	<b>0</b>	<b>3,100</b>	<b>4,000</b>	<b>4,100</b>	<b>4,300</b>	<b>1,500</b>	<b>17,100</b>
<b>Uses to be Determined</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>
<b>Committed Land</b>	<b>0</b>	<b>4,600</b>	<b>8,000</b>	<b>5,700</b>	<b>4,200</b>	<b>2,100</b>	<b>24,500</b>
<b>Community Area</b>	<b>0</b>	<b>4,000</b>	<b>6,800</b>	<b>4,400</b>	<b>2,900</b>	<b>1,700</b>	<b>19,800</b>
Built	0	2,300	5,000	3,800	2,400	1,400	15,000
Under Construction/Registered	0	900	1,200	500	300	100	3,000
Draft Approved	0	800	600	100	200	200	1,900
<b>Employment Area</b>	<b>0</b>	<b>600</b>	<b>1,200</b>	<b>1,300</b>	<b>1,200</b>	<b>400</b>	<b>4,700</b>
Built	0	200	900	1,000	900	200	3,200
Under Construction/Registered	0	200	200	200	300	100	1,000
Draft Approved	0	100	100	100	0	100	500
<b>Vacant Land</b>	<b>0</b>	<b>7,500</b>	<b>8,600</b>	<b>8,600</b>	<b>8,100</b>	<b>3,600</b>	<b>36,500</b>
<b>Community Area</b>	<b>0</b>	<b>5,000</b>	<b>5,800</b>	<b>5,800</b>	<b>5,000</b>	<b>2,500</b>	<b>24,100</b>
Application in Progress	0	800	600	200	700	100	2,500
OP Designated	0	1,800	2,600	2,000	1,000	500	7,800
No Approved Planning	0	2,400	2,600	3,600	3,300	1,900	13,700
<b>Employment Area</b>	<b>0</b>	<b>2,500</b>	<b>2,800</b>	<b>2,800</b>	<b>3,100</b>	<b>1,200</b>	<b>12,400</b>
Application in Progress	0	200	300	300	300	100	1,200
OP Designated	0	1,200	1,200	900	1,100	1,000	5,300
No Approved Planning	0	1,100	1,300	1,700	1,800	0	5,900
<b>Uses to be Determined</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>

Note: Totals may not add up due to rounding.

## Land Supply - Simcoe County, Barrie & Orillia

### Provincial Growth Plan Areas (ha)

	Simcoe County	City of Barrie	City of Orillia	Total
<b>Growth Plan Area</b>	<b>443,100</b>	<b>10,100</b>	<b>2,900</b>	<b>456,000</b>
<b>Whitebelt</b>	<b>398,000</b>	<b>0</b>	<b>0</b>	<b>398,000</b>
<b>Built-Up Area</b>	<b>27,800</b>	<b>6,300</b>	<b>2,300</b>	<b>36,300</b>
<b>Designated Greenfield Area</b>	<b>15,700</b>	<b>3,000</b>	<b>600</b>	<b>19,300</b>
Non-Developable Area	7,900	1,000	200	9,100
Community Area	5,700	1,400	300	7,400
Employment Area	2,000	600	100	2,700
Uses to be Determined	100	0	0	100
<b>2051 Expansion Area</b>	<b>1,500</b>	<b>800</b>	<b>0</b>	<b>2,300</b>
Non-Developable Area	0	300	0	300
Community Area	1,200	200	0	1,400
Employment Area	300	300	0	600
Uses to be Determined	0	0	0	0

### Designated Greenfield Areas (ha)

	Simcoe County	City of Barrie	City of Orillia	Total
<b>DGA Developable Area</b>	<b>9,400</b>	<b>2,400</b>	<b>400</b>	<b>12,200</b>
<b>Community Area</b>	<b>7,000</b>	<b>1,500</b>	<b>300</b>	<b>8,800</b>
<b>Employment Area</b>	<b>2,300</b>	<b>900</b>	<b>100</b>	<b>3,300</b>
<b>Uses to be Determined</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>
<b>Committed Land</b>	<b>4,500</b>	<b>1,300</b>	<b>300</b>	<b>6,000</b>
<b>Community Area</b>	<b>4,200</b>	<b>900</b>	<b>200</b>	<b>5,200</b>
Built	2,600	400	100	3,200
Under Construction/Registered	700	400	0	1,100
Draft Approved	800	100	0	900
<b>Employment Area</b>	<b>300</b>	<b>400</b>	<b>100</b>	<b>800</b>
Built	100	200	0	400
Under Construction/Registered	0	100	0	200
Draft Approved	200	100	0	200
<b>Vacant Land</b>	<b>4,800</b>	<b>1,200</b>	<b>100</b>	<b>6,100</b>
<b>Community Area</b>	<b>2,800</b>	<b>600</b>	<b>100</b>	<b>3,500</b>
Application in Progress	500	100	100	700
OP Designated	1,100	500	0	1,700
No Approved Planning	1,200	0	0	1,200
<b>Employment Area</b>	<b>2,000</b>	<b>500</b>	<b>0</b>	<b>2,600</b>
Application in Progress	200	0	0	200
OP Designated	1,600	500	0	2,100
No Approved Planning	300	0	0	300
<b>Uses to be Determined</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>100</b>

Note: Totals may not add up due to rounding.



## Land Supply - Waterloo Region

### Provincial Growth Plan Areas (ha)

	Waterloo Region
<b>Growth Plan Area</b>	<b>136,500</b>
<b>Whitebelt</b>	<b>98,800</b>
<b>Built-Up Area</b>	<b>27,000</b>
<b>Designated Greenfield Area</b>	<b>7,300</b>
Non-Developable Area	1,900
Community Area	4,000
Employment Area	1,400
Uses to be Determined	0
<b>2051 Expansion Area</b>	<b>3,400</b>
Non-Developable Area	900
Community Area	2,100
Employment Area	400
Uses to be Determined	0

### Designated Greenfield Areas (ha)

	Waterloo Region
<b>DGA Developable Area</b>	<b>7,900</b>
<b>Community Area</b>	<b>6,100</b>
<b>Employment Area</b>	<b>1,800</b>
<b>Uses to be Determined</b>	<b>0</b>
<b>Committed Land</b>	<b>3,600</b>
<b>Community Area</b>	<b>2,800</b>
Built	2,000
Under Construction/Registered	500
Draft Approved	300
<b>Employment Area</b>	<b>800</b>
Built	300
Under Construction/Registered	200
Draft Approved	200
<b>Vacant Land</b>	<b>4,300</b>
<b>Community Area</b>	<b>3,300</b>
Application in Progress	400
OP Designated	500
No Approved Planning	2,400
<b>Employment Area</b>	<b>1,000</b>
Application in Progress	0
OP Designated	600
No Approved Planning	400
<b>Uses to be Determined</b>	<b>0</b>

Note: Totals may not add up due to rounding.

## Unit Growth Forecasts 2006 to 2021 - Growth Plan versus Census

Municipalities	Growth Plan Unit Growth Forecasts					Census Unit Growth					Shortfall/Surplus of Unit Growth		
	Grade-Related Housing	%	High Density Apartment Units	%	Total Units	Grade-Related Housing	%	High Density Apartment Units	%	Total Units	Grade-Related Housing	High Density Apartment Units	Total Units
Region of Durham	55,500	81%	13,500	20%	68,900	42,300	87%	6,200	13%	48,500	(13,200)	(7,300)	(20,500)
Region of York	104,700	75%	34,600	25%	139,300	84,300	73%	30,900	27%	115,200	(20,400)	(3,700)	(24,100)
Region of Peel	75,300	62%	45,700	38%	121,000	68,000	74%	23,700	26%	91,700	(7,300)	(22,000)	(29,300)
Region of Halton	56,500	81%	13,000	19%	69,500	39,300	76%	12,400	24%	51,700	(17,200)	(600)	(17,800)
City of Hamilton	22,800	75%	7,700	25%	30,500	23,200	81%	5,200	18%	28,500	400	(2,500)	(2,100)
City of Toronto	(21,200)	-13%	185,500	113%	164,200	18,000	10%	162,200	90%	180,200	39,200	(23,300)	15,900
<b>GTHA Total</b>	<b>293,600</b>	<b>49%</b>	<b>300,000</b>	<b>51%</b>	<b>593,400</b>	<b>275,100</b>	<b>53%</b>	<b>240,600</b>	<b>47%</b>	<b>515,800</b>	<b>(18,500)</b>	<b>(59,400)</b>	<b>(77,900)</b>
Simcoe County	30,200	95%	1,700	5%	31,900	32,800	93%	2,600	7%	35,400	2,600	900	3,500
City of Barrie	15,200	77%	4,400	22%	19,700	6,400	72%	2,400	27%	8,900	(8,800)	(2,000)	(10,800)
City of Orillia	1,500	56%	1,200	44%	2,700	1,500	68%	700	32%	2,200	0	(500)	(500)
Waterloo Region	66,400	76%	21,200	24%	87,600	27,800	63%	16,600	37%	44,400	(38,600)	(4,600)	(43,200)
<b>Total</b>	<b>406,900</b>	<b>55%</b>	<b>328,500</b>	<b>45%</b>	<b>735,300</b>	<b>343,600</b>	<b>57%</b>	<b>262,900</b>	<b>43%</b>	<b>606,700</b>	<b>(63,300)</b>	<b>(65,600)</b>	<b>(128,900)</b>

### Notes:

1. Growth Plan unit growth forecasts based on Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report (November 2012) Addendum, Hemson Consulting Ltd.
2. Growth Plan unit growth forecasts adjusted for 15-year period (2006 to 2021).
3. Census Growth based on actual growth between 2006 and 2021 Census years.
4. Values rounded to nearest 100.
5. Totals may not add up due to rounding.

## Unit Growth Forecasts 2021 to 2051 - Growth Plan versus Adopted Official Plan

Municipalities	Growth Plan Unit Growth Forecasts					Adopted Official Plan Unit Growth Forecasts					Shortfall/Surplus of Unit Growth		
	Grade-Related Housing	%	High Density Apartment Units	%	Total Units	Grade-Related Housing	%	High Density Apartment Units	%	Total Units	Grade-Related Housing	High Density Apartment Units	Total Units
Region of Durham	173,100	81%	41,800	19%	214,900	150,000	71%	59,900	29%	209,900	(23,100)	18,100	(5,000)
Region of York	191,200	71%	80,000	29%	271,200	154,600	56%	121,400	44%	276,000	(36,600)	41,400	4,800
Region of Peel	200,300	75%	68,000	25%	268,300	141,300	52%	130,200	48%	271,500	(59,000)	62,200	3,200
Region of Halton	134,000	77%	40,500	23%	174,500	88,000	50%	87,900	50%	175,900	(46,000)	47,400	1,400
City of Hamilton	89,700	81%	20,600	19%	110,300	27,600	25%	82,700	75%	110,300	(62,100)	62,100	0
City of Toronto	44,900	13%	303,600	87%	348,500	64,900	14%	399,200	86%	464,100	20,000	95,600	115,600
<b>GTHA Total</b>	<b>833,200</b>	<b>60%</b>	<b>554,500</b>	<b>40%</b>	<b>1,387,700</b>	<b>626,400</b>	<b>42%</b>	<b>881,300</b>	<b>58%</b>	<b>1,507,700</b>	<b>(206,800)</b>	<b>326,800</b>	<b>120,000</b>
Simcoe County	86,700	87%	12,400	12%	99,100	68,100	69%	31,000	31%	99,100	(18,600)	18,600	0
City of Barrie	33,900	85%	5,900	15%	39,800	14,500	38%	23,900	62%	38,400	(19,400)	18,000	(1,400)
City of Orillia	6,400	94%	400	6%	6,800	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Waterloo Region	93,000	64%	53,400	36%	146,400	54,500	45%	66,600	55%	121,100	(38,500)	13,200	(25,300)
<b>Total</b>	<b>1,053,200</b>	<b>63%</b>	<b>626,600</b>	<b>37%</b>	<b>1,679,800</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

## Notes:

1. Growth Plan unit growth forecasts based on Greater Golden Horseshoe Growth Forecasts to 2051, Technical Report. Hemson Consulting Ltd, August 2020.
2. Adopted Official Plan unit growth forecasts based on the Land Needs Assessment scenario that supported the adopted Official Plan.
3. City of Toronto's "Our Toronto Plan: Land Needs Assessment" dated June 2022, assumed as adopted.
4. Values rounded to nearest 100.
5. Totals may not add up due to rounding.

## Settlement Area Boundary Expansion Areas

Municipalities	Adopted Official Plan			Approved Official Plan		
	Community Area (ha)	Employment Area (ha)	Total (ha)	Community Area (ha)	Employment Area (ha)	Total (ha)
Region of Durham	2,500	1,200	3,700	TBD	TBD	TBD
Region of York	2,100	1,100	3,200	2,900	1,000	3,900
Region of Peel	2,900	1,500	4,400	3,800	1,800	5,500
Region of Halton	0	0	0	1,900	1,300	3,300
City of Hamilton	0	0	0	1,900	10	1,900
City of Toronto	N/A	N/A	N/A	N/A	N/A	N/A
<b>GTHA TOTAL</b>	<b>7,500</b>	<b>3,800</b>	<b>11,200</b>	<b>10,500</b>	<b>4,100</b>	<b>14,600</b>
Simcoe County	1,100	300	1,400	TBD	TBD	TBD
City of Barrie	200	300	500	200	300	500
City of Orillia	TBD	TBD	TBD	TBD	TBD	TBD
Waterloo Region	200	500	700	2,100	400	2,500
<b>Total</b>	<b>8,900</b>	<b>4,800</b>	<b>13,700</b>	<b>12,800</b>	<b>4,800</b>	<b>17,600</b>

### Notes:

1. Values rounded to nearest 100.
2. Totals may not add up due to rounding.
3. Land areas calculated by MGP.

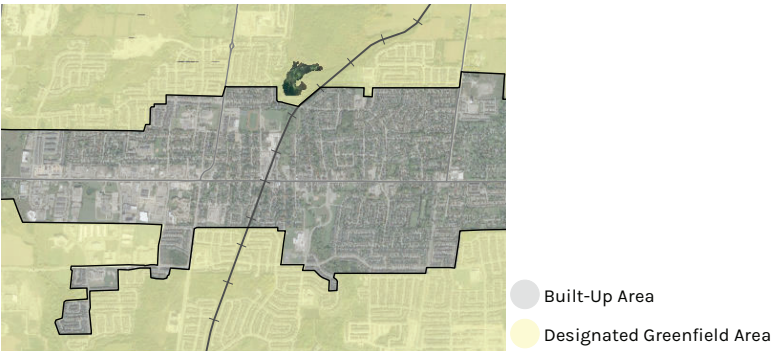
# Detailed Methodology

## Designated Greenfield Area Land Supply Analysis

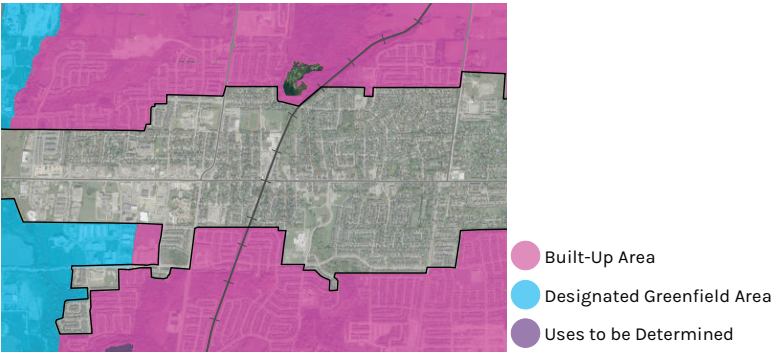
The 2020 Growth Plan establishes a typology of land designations that serve as a structure by which to control growth. The *DGA* as defined by the 2020 Growth Plan is the focus of this Land Supply Analysis.

MGP analyzed the *DGA* land supply for the *Study Area*, using the following steps:

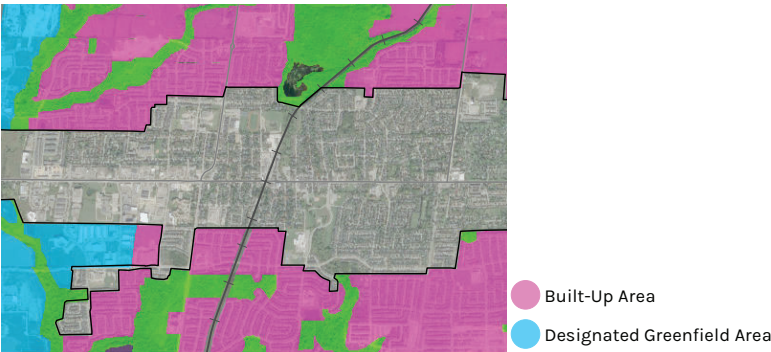
- 1. Quantified the gross *DGA* using GIS-based mapping of Provincial Plans and digitized lower-tier/single-tier Official Plan/Secondary Plan land use schedules.



- 2. Categorized *Community Area*, *Employment Area*, and *Uses to be Determined*.



- 3. Determined *Developable Area* by removing *Non-developable Area* from the gross area. *Non-developable Area* includes natural heritage features and areas, cemeteries and rights-of-way for major highways, railways, and hydro corridors, as defined by the lower-tier/single-tier Official Plan/Secondary Plan land use schedules and/or approved Draft Plans of Subdivision.



- 4. Classified developable *DGA* as *Committed Land* or *Vacant Land*.

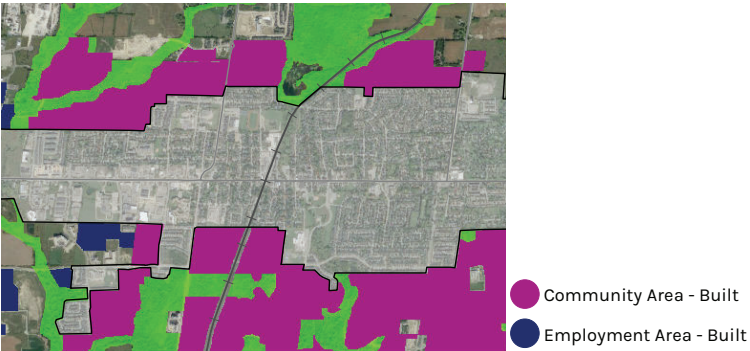


Committed Land

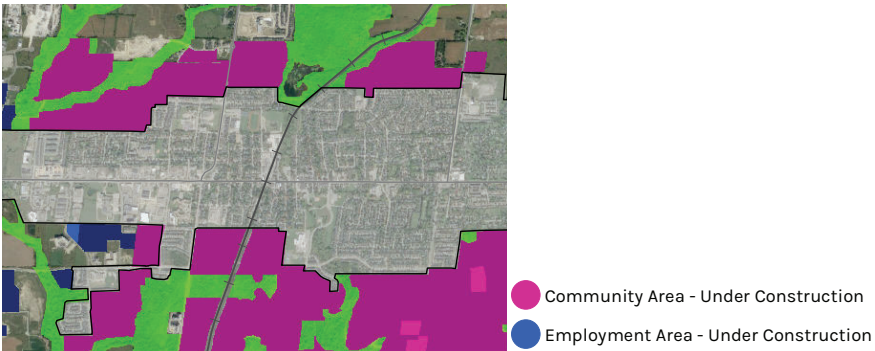
MGP’s analysis considered *Committed Land* within the *DGA* to be land that is already built, is under construction or has been identified as land with a Plan of Subdivision Registration or Draft Approval. Land with Draft Approval is considered far enough along in the development process that it would be unreasonable to re-open plans following the approval of a new Growth Plan.

The methodology applied in quantifying the categories of *Committed Land* is as follows:

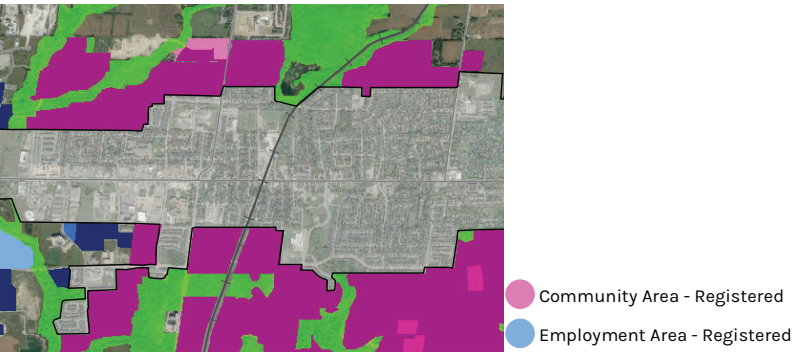
- 1. *Built*: Identified land by completing a thorough review of the most current aerial photography available in Google Earth and/or Regional interactive online maps. The date of the aerial photography varied depending on the location.



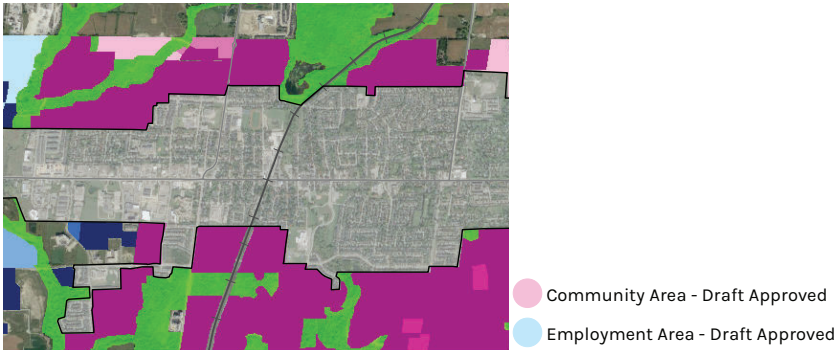
- 2. *Under Construction*: Using the same aerial photography as mentioned above, identified land with earthworks underway, i.e., land that is cleared with road network and/or servicing construction in progress. This land was classified as *Under Construction*.



- 3. *Registered*: Identified land with Plan of Subdivision Registration using the most current subdivision status data available from any level of municipality. Used various reports and/or interactive online maps that identify the status of all development applications to classify land as *Registered* (See Sources section of the Appendix). It is important to note that these lands have not started construction and therefore are not evident on the aerial photography.



4. *Draft Approved*: Land with a Draft Approved Plan of Subdivision was identified using the same methodology as Registered Land.



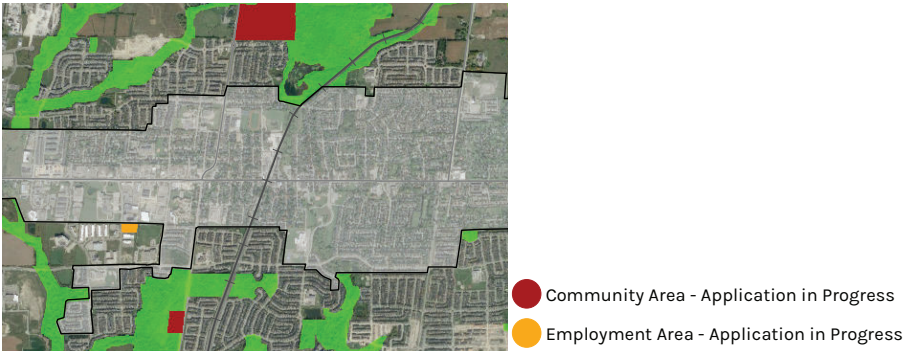
5. All *Committed Land* was classified as *Built, Under Construction/Registered or Draft Approved*. (Note: *Under Construction* and *Registered* were combined into one category.)

### Vacant Land

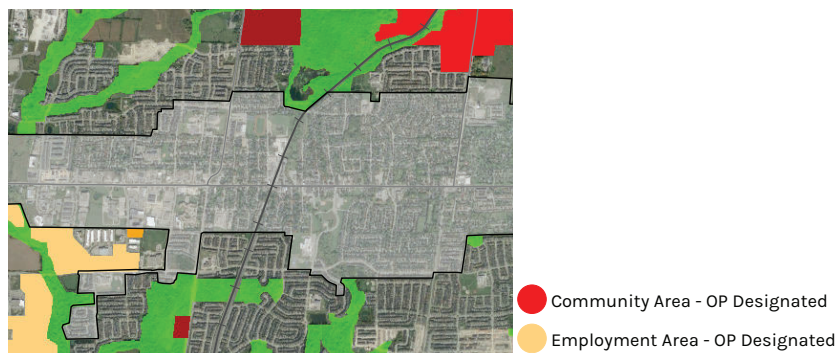
This analysis considered *Vacant Land* within the *DGA* to be land that has a submitted development application awaiting approval, is designated in an Official Plan/Secondary Plan for urban land uses or has no approved planning as per the Official Plan yet.

The methodology applied in quantifying the categories of *Vacant Land* is as follows:

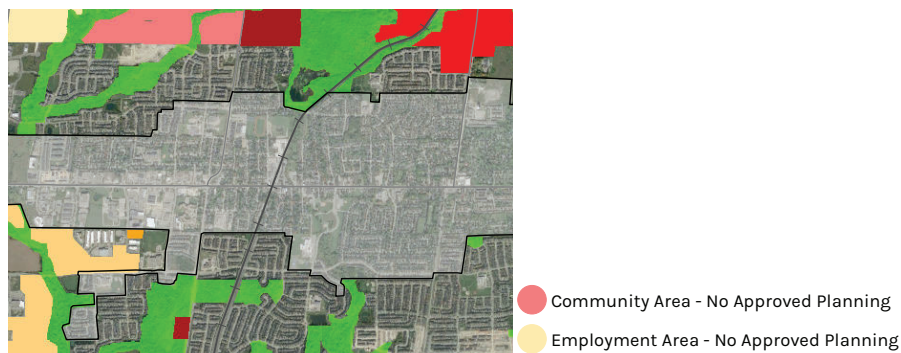
1. *Application in Progress*: Identified land that has a Draft Plan of Subdivision submitted for review but has not yet received draft approval. This was determined using the same sources and methodology as mentioned above for determining *Registered* or *Draft Approved* land.



2. *OP Designated*: Identified *Vacant Land* with an urban land use designation using digitized versions of the lower-tier/single-tier Official Plan/Secondary Plan land use schedules overlaid on the most current available aerial photography.



3. *No Approved Planning*: Using the same methodology as *OP Designated*, *Vacant Land* without an approved urban land use designation according to lower-tier/single-tier Official Plan/Secondary Plan land use schedules was classified as *No Approved Planning*.



4. All *Vacant Land* was classified as *Application in Progress*, *OP Designated* or *No Approved Planning*.

### Note for Simcoe County

DGA designated in Simcoe County for non-urban uses; ie. agricultural and rural, are also considered non-developable and therefore were not included in the total DGA land supply calculation.

### Summary

All DGAs are classified into the following categories:

1. *Community Area, Employment Area, Uses to be Determined, Non-Developable Area*
2. *Committed Land or Vacant Land*
3. *Committed Land: Built, Under Construction/Registered or Draft Approved*. (All mapping in this report symbolizes *Under Construction/Registered* and *Draft Approved* as 'Draft Approved or Better').

or

*Vacant Land: Application in Progress, OP Designated or No Approved Planning*. (All mapping in this report symbolizes *Application in Progress*, *OP Designated*, and *No Approved Planning* as 'Vacant').

## Definitions

### Apartment or Flat in a Duplex

One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings. (Statistics Canada)

### Application in Progress

Land, according to the most recent subdivision status mapping available by municipality, that has a subdivision application submitted but not yet approved. (MGP)

### Built

Land with completed housing or housing foundations as seen in the most current available aerial photography. (MGP)

### Built-up Area (BUA)

All land within the *Delineated Built Boundary* (2020 Growth Plan) and land within *Rural Settlements* as defined on lower-tier/single-tier Official Plan/Secondary Plan land use schedules. (MGP)

### Committed Land

Lands that are classified as *Built*, *Under Construction/Registered*, or *Draft Approved*. *Committed Land* is land that are far enough along in the development process that it would be unreasonable to re-open plans following the approval of a new Growth Plan. (MGP)

### Community Area

Lands designated in Official Plan/Secondary Plan land use schedules that currently accommodate urban type uses, including, residential areas, commercial uses, and mixed-use areas. (MGP)

### Delineated Built Boundary

The limits of the developed urban area as defined by the Minister in consultation with affected municipalities for the purpose of measuring the minimum intensification target [for the Growth Plan]. (2020 Growth Plan)

### Delineated Built-Up Area

All land within the *delineated built boundary*. (2020 Growth Plan)

### Density

The measurement of the number of people and jobs as per the 2021 Census by dissemination area for every hectare of developable land. (MGP)

### Designated Greenfield Area (DGA)

Lands within *settlement areas* (not including rural settlements) but outside of *delineated built-up areas* that have been designated in an official plan for development and are required to accommodate forecasted growth to the horizon of [the Growth Plan]. (2020 Growth Plan)

### Developable Area

Land that is available for development and therefore outside of *Non-developable Area*. (MGP)

### Draft Approved

The status given to subdivision proposals by the approval authority that amounts to a commitment to go ahead with the subdivision if all conditions of draft approval have been met prior to the lapsing date. (MMAH)

**Duplex**

One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings. (Statistics Canada)

**Dwelling Type**

Refers to the structural characteristics and/or dwelling configuration; that is, whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc. (Statistics Canada)

**Employment Area**

Lands designated in Official Plan/Secondary Plan land use schedules that currently accommodate employment uses, including business parks, industrial areas, and office areas. (MGP)

**Grade-Related Housing**

Dwelling types that include *Low-* and *Medium-Density* residential. (MGP)

**Greater Golden Horseshoe (GGH)**

The geographic area identified as the *Greater Golden Horseshoe* growth plan area in Ontario Regulation 416/05 under the Places to Grow Act, 2005. (2020 Growth Plan)

**Greater Toronto and Hamilton Area (GTHA)**

The geographic area consisting of the Cities of Toronto and Hamilton, and the Regions of Durham, York, Peel, and Halton. (MGP)

**Growth Plan Area**

The geographic area that is governed by the 2020 Growth Plan. (MGP)

**High-Density**

Dwelling unit types that include apartment buildings with less than 5 storeys and apartment buildings with 5 or more stories as classified by Statistics Canada. (MGP)

**Higher Order Transit**

Transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. Higher order transit can include heavy rail (such as subways and inter-city rail), light rail, and buses in dedicated rights-of-way. (2020 Growth Plan)

**Housing Suitability**

Refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard; that is, whether the dwelling has enough bedrooms for the size and composition of the household. (Statistics Canada)

**Low-Density**

Dwelling unit type that includes single-detached units, semi-detached units, and apartments or flats in a duplex as classified by Statistics Canada. (MGP)

**Medium-Density**

Dwelling unit type that includes row houses as classified by Statistics Canada. (MGP)



### Missing Middle Housing

Describes a range of housing types between single-detached houses and apartment buildings that have gone ‘missing’ from many of our cities in the last 60 to 70 years. These housing types include duplexes, triplexes, fourplexes, rowhouses, and townhouses. In Toronto, low- and mid-rise apartment buildings are other mid-range housing types. (Canadian Urban Institute)

### No Approved Planning

Land without an approved urban land use designation according to lower-tier/single-tier Official Plan/Secondary Plan land use schedules. (MGP)

### Non-Developable Land

Land that is unavailable for development, including natural heritage features and areas, cemeteries, major highways, railways, and rights-of-way for electricity transmission lines and pipelines. (MGP)

### OP Designated

Refers to *Vacant Land* with an urban land use designation according to the lower-tier/single-tier Official Plan/Secondary Plan land use schedules. (MGP)

### Outer Ring

The geographic area consisting of the Cities of Barrie, Brantford, Guelph, Kawartha Lakes, Orillia, and Peterborough; the Counties of Brant, Dufferin, Haldimand, Northumberland, Peterborough, Simcoe, and Wellington; and the Regions of Niagara and Waterloo. (2020 Growth Plan)

### Private Dwelling

Refers to a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule, or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons. (Statistics Canada)

### Registered

The status given to plans of subdivision that have received final approval from the proper authority and creates exact, surveyed boundaries and dimensions of parcels that can be legally used for the sale of lots. (MMAH)

### Rural Settlements

Existing hamlets or similar existing small *settlement areas* that are long-established and identified in official plans. (2020 Growth Plan)

### Settlement Area

Urban areas and *rural settlements* within municipalities (such as cities, towns, villages, and hamlets) that are:

- a) *built-up areas* where development is concentrated, and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development in accordance with the policies of [the Growth Plan]. (2020 Growth Plan)

**Settlement Area Boundary Expansion Area (SABE Area)**

Lands that were brought into the *Settlement Area* post-2018 and classified as *Designated Greenfield Areas*. (MGP)

**Sprawl**

The process whereby municipalities expand outward at a faster rate than the increase in population. (Rethinking Sprawl, Neptis)

**Study Area**

The geographic area that is the focus of this report. It includes the *GTHA* (see definition), Simcoe County, the Cities of Barrie and Orillia, and Waterloo Region. (MGP)

**Townhouse**

Dwelling unit type that includes row houses, stacked, back-to-back, or stacked/back-to-back townhouses. (MGP)

**Vacant Land**

Lands that are currently unbuilt, including lands that may have an *Application in Progress*, that is *OP Designated* or has *No Approved Planning* as defined by MGP. (MGP)

**Under Construction (U/C)**

Lands that, according to the most recent aerial photography, are in the process of being prepared for development. That is, they have been cleared, staked, and/or are beginning construction of the road network or servicing lines. (MGP)

**Uses to be Determined**

Refers to *Designated Greenfield Area* lands that do not have an urban land use designation as defined in lower-tier/single-tier Official Plan/Secondary Plan land use schedules but rather are study areas and/or future development areas. (MGP)

**Whitebelt**

Lands between the outer edge of the *Settlement Area* boundary of the *GTHA* and the inner boundary of the Greenbelt Plan area. These lands are not subject to the policies of the Greenbelt Plan nor the Growth Plan. (MGP)

**Yellowbelt**

Existing *Low-Density* neighbourhoods that comprise approximately 70% of the *Community Area* in the *GTHA*. (MGP)

## Sources

### Aerial Photography

- Google Earth – Dates may vary up to May 2023
- Various municipal interactive mapping – see below for details

### Growth Plan

- Greater Golden Horseshoe Growth Forecasts to 2041, Technical Report (November 2012) Addendum, Hemson Consulting Ltd., June 2013
- Places to Grow: Growth Plan for the Greater Golden Horseshoe, May 2017
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Office Consolidation 2020
- Greater Golden Horseshoe: Growth Forecasts to 2051, Technical Report, Hemson Consulting Ltd., August 2020

### Demographic Data

- 2006 to 2021 Census, Statistics Canada

### Municipal Data

#### Durham Region

- Envision Durham: Adopted Official Plan, as Amended, Adopted by Regional Council – May 2023
- The Regional Municipality of Durham, Report #2022-P-11, May 2022 and MGP Land Needs Assessment for Durham Region, 50% Intensification Scenario, July 2022

- Your Durham Interactive Map: <https://geoapps.durham.ca/Viewer/index.html?viewer=YourDurham.YourDurham>

#### Town of Ajax:

- Subdivisions, Ajax Open Data, March 2023
- <https://opendata.ajax.ca/datasets/TownofAjax::subdivision/explore?location=43.868538%2C-79.023950%2C13.74>

#### Township of Brock:

- Beaverton Draft Plans, 2018 and Sunderland Draft Plans, 2016

#### Town of Clarington:

- Courtice, Bowmanville and Newcastle Urban Area Development Activity Map Clarington Planning Services Department, January 2021
- Clarington Current Development Proposals as of Spring 2023: <https://www.clarington.net/en/business-and-development/Current-Development-Proposals.aspx>

#### City of Oshawa:

- Residential Subdivision Development Activity Map, Development Services Department, December 2022

#### City of Pickering:

- Current Development Proposals as of Spring 2023: <https://www.pickering.ca/en/city-hall/current-development-proposals.aspx>
- Map Portal: <https://cityofpickering.maps.arcgis.com/apps/MapSeries/index.html?appid=22feaf99031a48b1968a21ab4925ec05>

**Township of Scugog:**

- New Development Projects Map, November 2022

**Town of Whitby:**

- Open Data Subdivision Boundaries, GIS Services, November 2022:
- <https://geohub-whitby.hub.arcgis.com/datasets/subdivision-boundaries-1/explore>

**York Region**

- Alternate 2051 Forecast and Land Needs Assessment Scenarios in Response to Consultation, York Region, September 2021
- 2022 Adopted York Region Official Plan, July 2022
- York Region Official Plan, Approved, Ministry of Municipal Affairs and Housing, Decision, November 4, 2023
- Interactive Maps:
- <https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>
- <https://york.maps.arcgis.com/apps/dashboards/eae23ffbb5a4da7bb6cb8ba6e2e8963>

**Town of Aurora:**

- Planning Application Status List, as of Spring 2023: <https://aurora.maps.arcgis.com/apps/webappviewer/index.html?id=542b276021e6439d8b68da27f2072a7f>

**Town of East Gwillimbury:**

- Interactive Active Applications Map, as of Spring 2023: <https://eastgwill.maps.arcgis.com/apps/webappviewer/index.html?id=16b975bbeda1421b8419c2932a6c3894>

**Town of Georgina:**

- Development Application Status Map and Chart, Development Services Department, 2023
- <https://www.georgina.ca/living-here/planning-and-development/planning-news-applications-notice-and-hearings>

**Township of King**

- Subdivision Developments, as of Spring 2023: <https://www.king.ca/subdivisiondevelopments>

**City of Markham:**

- Open Data: Active Development Application Boundaries, March 2022
- <https://data-markham.opendata.arcgis.com/datasets/york::active-development-application-boundaries/explore?location=43.945687%2C-79.346985%2C12.00>

**Town of Newmarket:**

- Current Planning Applications map, as of Spring 2023: <https://www.newmarket.ca/LivingHere/Pages/Planning%20and%20development/Planning%20Applications/Current-Applications.aspx#ward1>

**Town of Richmond Hill:**

- Active Subdivision and Condominium Applications Map and Report, Planning and Infrastructure Department, February 2023
- Active Site Plan Applications Map and Report, Planning and Infrastructure Department, February 2023

**City of Vaughan:**

- Development Planning Department: PLANit Application Viewer as of Spring 2023: <https://maps.vaughan.ca/planit/>

**Town of Whitchurch-Stouffville:**

- Development Activity Map, as of Spring 2023: <https://townofws.maps.arcgis.com/apps/webappviewer/index.html?id=934778972de940858558a6b0de4ca5c7>

**Peel Region**

- Update to Land Needs Assessment Arising from Strategic Decisions to Finalize Proposed Region of Peel Official Plan Amendment as Part of Peel 2051, Technical Memo, April 2022
- Peel Region Official Plan, Adopted, April 2022
- Peel Region Official Plan, Approved, Ministry of Municipal Affairs and Housing, Decision, November 4, 2023

**City of Brampton:**

- Subdivision Applications Map, Planning and Developments Services, March 2023

**Town of Caledon:**

- Current Development Applications, as of Spring 2023: <https://www.caledon.ca/en/town-services/current-applications.aspx>
- Map Portal: <https://caledon.maps.arcgis.com/apps/instant/sidebar/index.html?appid=64ee4b915f0a4e1cacb6cff4f2a099f5>

**City of Mississauga:**

- Development Applications Map, as of Spring 2023: <https://mississauga.maps.arcgis.com/apps/Viewer/index.html?appid=a5ba296f43514bf59dccdf76cd07e14> <http://www.caledon.ca/en/townhall/development-map.asp>

**Halton Region**

- Integrated Growth Management Strategy - Preferred Growth Concept Report (Draft), Halton Region, February 2022
- Halton Region Official Plan Amendment No. 49, Approved, Ministry of Municipal Affairs and Housing, Decision, November 4, 2023

**City of Burlington:**

- Current Development Projects, as of Spring 2023: <https://www.burlington.ca/Modules/News/en/Development>
- Interactive Citywide Development Application Map, as of Spring 2023: [https://burlington.maps.arcgis.com/apps/Embed/index.html?webmap=64655c40535f478b8d3adbbbecdb683e&extent=-80.0899,43.2317,-79.5001,43.5182&home=true&zoom=true&scale=true&disable\\_scroll=true&theme=dark](https://burlington.maps.arcgis.com/apps/Embed/index.html?webmap=64655c40535f478b8d3adbbbecdb683e&extent=-80.0899,43.2317,-79.5001,43.5182&home=true&zoom=true&scale=true&disable_scroll=true&theme=dark)



**Town of Halton Hills:**

- Active Development Applications Information, as of Spring 2023: <https://www.haltonhills.ca/en/business/active-development-applications.aspx#Active-development-applications-by-region>
- Interactive Map: <https://map.haltonhills.ca/HT5/Index.html?viewer=p.HT5&LayerTheme=5>

**Town of Milton:**

- Track Milton Development - Development Status, as of Spring 2023: [https://www.milton.ca/en/business-and-development/development-applications.aspx?\\_mid\\_=601](https://www.milton.ca/en/business-and-development/development-applications.aspx?_mid_=601)

**Town of Oakville:**

- Active Development Applications Information, as of Spring 2023: <https://www.oakville.ca/business-development/planning-development/active-development-applications/>
- Active Development Applications Interactive Map, as of Spring 2023: <https://exploreoakville.maps.arcgis.com/apps/webappviewer/index.html?id=5638a39d701147d590bf07b554985e92>

**City of Hamilton**

- GRIDS 2 and Municipal Comprehensive Review - Land Needs Assessment and Technical Background Reports (PED17010(h)), City of Hamilton, December 2020
- City of Hamilton Land Needs Assessment to 2051 - Technical Working Paper, Summary of Results, Lorus and Associates, March 2021
- Hamilton Official Plan Amendment 167, Approved, Ministry of Municipal Affairs and Housing, Decision, November 4, 2022

- Development Applications Mapping, as of Spring 2023: <https://spatialsolutions.maps.arcgis.com/apps/webappviewer/index.html?id=488bae061738484f8c34371a5c188386>

**City of Toronto**

- Our Plan Toronto: Land Needs Assessment, June 20, 2022

**City of Barrie**

- City of Barrie Official Plan 2051, Council Adopted Version, February 2022
- City of Barrie Official Plan 2051, Approved, Ministry of Municipal Affairs and Housing, Decision, April 11, 2023
- Barrie Subdivision Control Map, January 2022
- Subdivision Development Dataset, Open Data, May 2022
- <https://discover.barrie.ca/datasets/barrie::subdivision-development/explore?location=44.360899%2C-79.674650%2C12.97>

**City of Orillia**

- Development Status Map, Planning Division, April 2023
- Development Status Summary, Planning Division, April 2023

**Simcoe County**

- Revised County of Simcoe Growth Forecasts and Land Needs Assessment, Hemson Consulting Ltd, May 2022

**Town of Bradford West Gwillimbury:**

- Current Development Applications, as of Spring 2023: <https://www.townofbwg.com/en/business-development/current-development-applications.aspx>

**Township of Clearview:**

- Current Projects, as of Spring 2023: <https://www.clearview.ca/building-planning/current-projects>

#### **Town of Collingwood:**

- Proposed Major Developments, as of Spring 2023: <https://www.collingwood.ca/proposed-major-developments>

#### **Township of Essa:**

- Current Development in Essa, as of Spring 2023: <https://www.essatownship.on.ca/development-construction/planning-development-services/current-development/>

#### **Town of Innisfil:**

- Planning Applications, as of Spring 2023: <https://www.getinvolvedinnisfil.ca/planning>

#### **Town of Midland:**

- Current and Past Development Projects, as of Spring 2023: <https://www.midland.ca/en/business-development/current-and-past-development-projects.aspx#Zoning-By-law-Amendment-Application-ZBA->

#### **Town of New Tecumseth:**

- New Tecumseth Subdivision Development Map, February 2023

#### **Town of Penetanguishene:**

- Town of Penetanguishene Planning and Community Development Department

#### **Township of Severn:**

- Current Residential Developments Map, June 2018

#### **Township of Springwater:**

- Planning Department, Current and Potential Residential Growth: 2022

#### **Township of Tay:**

- Planning and Development Department

#### **Town of Wasaga Beach:**

Active Developments Interactive Map, as of Spring 2023: <https://www.wasagabeach.com/en/business-and-development/active-development.aspx>

#### **Waterloo Region**

- Recommended Approach to Growth & Draft Policies, Region of Waterloo, June 2022
- Region of Waterloo Regional Official Plan Review - Land Needs Assessment, Dillon Consulting Ltd/Watson and Associates Economists Ltd, April 2022
- Regional Official Plan Amendment 6, Approved, Ministry of Municipal Affairs and Housing, Decision, April 11, 2023
- Development Applications Interactive Map, as of Spring 2023: <https://rmw.maps.arcgis.com/apps/webappviewer/index.html?id=204ad44747d64aa9a2ff4c3f48030ee6>

#### **City of Cambridge:**

- Current Development Applications, as of Spring 2023:
- <https://www.cambridge.ca/en/build-invest-grow/current-development-applications.aspx>

#### **City of Kitchener:**

- Kitchener Planning Applications, as of Spring 2023:

- <https://experience.arcgis.com/experience/bb2db3e61bd043209c1f16d16a3ced0c/>
- Subdivision Development Map, Technology Innovation and Services, GeoSpatial Data and Analytics, January 2022

- Note: Only the most current subdivision status mapping used is listed here. Previous versions may have been relied upon for earlier years.

#### **Township of North Dumfries:**

- Current Planning Applications, as of Spring 2023:
- <https://www.northdumfries.ca/en/doing-business/current-planning-applications.aspx>

#### **City of Waterloo:**

- See Waterloo Region Development Applications Interactive Map

#### **Township of Wellesley:**

- Current Planning Applications, as of Spring 2023:
- <https://www.wellesley.ca/en/doing-business/current-planning-applications.aspx#>

#### **Township of Wilmot:**

- Development Applications Listing, as of Spring 2023:
- <https://developmentapplications.wilmot.ca/>

#### **Township of Woolwich:**

- Ongoing Planning Items, as of Spring 2023:
- <https://www.woolwich.ca/en/township-services/Ongoing-Planning-Items.asp>

