



Chapter 2 – Growing Region

2.1 Forecasted Growth

The Niagara Region is planning to accommodate a minimum population of 694,000 people and 272,000 jobs by 2051. This represents an increase of over 200,000 people and 85,000 jobs compared to 2021. Effective and proactive growth management is needed to ensure there is appropriate housing, employment, and *infrastructure* available to support Niagara’s growth.

Land use, housing, and servicing is planned using the forecasts set out in Table 2-1. The Region will monitor these forecasts to ensure growth is planned for and managed based on reliable data.

The objective of this section is as follows:

- a) coordinate Regional growth forecasts with land use planning.

2.1.1 Regional Growth Forecasts

- 2.1.1.1 Population and employment forecasts listed in Table 2-1 are the basis for all land use planning decisions to 2051.
- 2.1.1.2 Forecasts in Table 2-1 are a minimum.
- 2.1.1.3 Forecasts in Table 2-1 are used to determine the location and capacity of *infrastructure, public service facilities*, and the delivery of related programs and services required to meet the needs of Niagara's current and future residents.
- 2.1.1.4 Forecasts in Table 2-1 shall be accommodated within *settlement areas* as shown on Schedule B. The forecasts in Table 2-1 were established through the Region's land needs assessment to determine the Region's community and employment land need. The Region may complete land needs assessments at a future time for the same purpose.
- 2.1.1.5 The forecasts in Table 2-1 shall be monitored pursuant to Section 7.3 {Performance Indicators}.
- 2.1.1.6 The Region, in consultation with local municipalities, will monitor and review the distribution of growth forecasts between municipalities in Table 2-1 every 5 years.
- 2.1.1.7 Nothing in this Plan limits the planning for *infrastructure, public service facilities* and *employment areas* beyond 2051.

2.1.2 Provide Direction to Local Municipalities

- 2.1.2.1 Local municipalities shall plan to accommodate the population and employment allocations in Table 2-1 in local Official Plans.
- 2.1.2.2 Local municipalities shall use forecasts in Table 2-1 for all land use planning decisions.
- 2.1.2.3 Local municipalities shall use the forecasts in Table 2-1 in their Official Plan to determine the location and capacity of local *infrastructure, public service facilities*, and related programs and services to 2051.
- 2.1.2.4 Municipalities may plan for *infrastructure* and employment uses in addition to what is set out in Table 2-1, but cannot designate lands for urban, rural or *employment area* except as set out in Schedule B and Schedule G.

Table 2-1 – 2051 Population and Employment Forecasts by Local Municipality

Municipality	Population	Employment
Fort Erie	48,050	18,430
Grimsby	37,000	14,960
Lincoln	45,660	15,220
Niagara Falls	141,650	58,110
Niagara-on-the-Lake	28,900	17,610
Pelham	28,830	7,140
Port Colborne	23,230	7,550
St. Catharines	171,890	79,350
Thorold	39,690	12,510
Wainfleet	7,730	1,830
Welland	83,000	28,790
West Lincoln	38,370	10,480
Niagara Region	694,000	272,000

2.2 Regional Structure

The policies in this section establish a Regional Structure that directs forecasted growth to settlement areas.

Settlement areas are comprised of both urban areas, which include built-up areas, designated greenfield areas, strategic growth areas, and rural settlements, otherwise known as hamlets.

Most development will occur in urban areas, where municipal water and wastewater services exist or are planned and a range of transportation options can be provided. In particular, strategic growth areas are identified to accommodate a significant portion of the Region's population growth, higher density housing forms, and a greater mix of land uses. Strategic growth areas and other local growth centres will be identified by local municipalities.

Strategically directing growth can be achieved through a balanced mix of built forms in our communities. The following policies support principles of complete communities, which incorporate sustainable land use forms to make Niagara's communities more resilient and infrastructure adaptive to the impacts of climate change.

Stable residential neighbourhoods have a unique scale and character. Local municipalities may establish standards for appropriate infill development in these areas.

The objectives of this section are as follows:

- b) manage growth within urban areas;
- c) accommodate growth through strategic intensification and higher densities;
- d) protect and enhance the character of rural settlements;
- e) plan for the orderly implementation of infrastructure and public service facilities; and ensure settlement area expansions support Regional forecasts and growth management objectives.

2.2.1 Managing Urban Growth

2.1.2.1 Development in urban areas will integrate land use planning and infrastructure planning to responsibly manage forecasted growth and to support:

- a) the intensification targets in Table 2-2 and density targets outlined in this Plan;
- b) a *compact built form*, a vibrant *public realm*, and a mix of land uses, including residential uses, employment uses, recreational uses, and *public service facilities*, to support the creation of *complete communities*;
- c) a diverse range and mix of housing types, unit sizes, and densities to accommodate the market based and *affordable* housing needs of Niagara's current and future residents;
- d) social equity, public health and safety, and the overall quality of life for people of all ages, abilities, and incomes by expanding convenient access to:
 - i. a range of transportation options, including public transit and *active transportation*;
 - ii. affordable, locally grown food and other sources of *urban agriculture*;
 - iii. co-located *public service facilities*; and
 - iv. the *public realm*, including open spaces, parks, trails, and other recreational facilities;
- e) *built forms*, land use patterns, and street configurations that minimize land consumption, reduce costs of *municipal water and wastewater services*, and optimize investments in *infrastructure* to support the financial well-being of the Region and local municipalities;
- f) opportunities for *transit-supportive* development pursuant to Section 5.1 {Transportation} and Section 6.2 {Urban Design};
- g) opportunities for *intensification*, including infill development, and the redevelopment of *brownfields* and *greyfield sites*;
- h) opportunities for the integration of *gentle density*, and a mix and range of housing options that considers the character of existing

residential neighbourhoods pursuant to Section 6.2 {Urban Design};

- i) the development of a mix of residential built forms in appropriate locations, such as *local growth centres*, to ensure compatibility with stable residential areas;
- j) conservation or reuse of *cultural heritage resources* pursuant to Section 6.4 {Cultural Heritage};
- k) orderly development in accordance with the availability and provision of *infrastructure* and *public service facilities*; and
- l) mitigation and adaption to the impacts of *climate change* by:
 - i. protecting *natural heritage features and areas*, *water resources*, and other components of the Region's integrated Natural Environment System pursuant to the policies in Section 3.1 {Natural Environment System};
 - ii. where possible, integrating *green infrastructure* and *low impact development* into the design and construction of *public service facilities* and private development; and
 - iii. promoting *built forms*, land use patterns, and street configurations that improve community *resilience* and *sustainability*, reduce greenhouse gas emissions, and conserve biodiversity.

2.2.2 Strategic Intensification and Higher Densities

2.2.2.1 Within *urban areas*, forecasted growth will be accommodated primarily through *intensification* and directed to the following locations:

- a) *built-up areas*;
- b) *strategic growth areas*, including:
 - i. Downtown St. Catharines *urban growth centre*;
 - ii. *major transit station areas*, including protected major transit station areas;
 - iii. *regional growth centres*; and
 - iv. district plan areas;
- c) areas with existing or planned *public service facilities*;

- d) other locations with existing or planned transit service, with a priority on areas with existing or planned *frequent transit*; and
 - e) *local growth centres*, as identified by local municipalities
- 2.2.2.2 Built-up areas and strategic growth areas identified in Policies 2.2.2.1 a) and 2.2.2.1 b) are shown on Schedule B.
- 2.2.2.3 A minimum of 60 per cent of all residential development occurring annually will be within built-up areas as shown on Schedule B.
- 2.2.2.4 Local municipalities shall plan to meet or exceed the intensification targets identified in Table 2-2 over the horizon of this Plan.

Table 2-2: Niagara Region Residential Intensification Targets by Local Municipality 2021-2051

Municipality	Units	Rate
Fort Erie	3,680	50%
Grimsby	4,500	98%
Lincoln	8,895	90%
Niagara Falls	10,100	50%
Niagara-on-the-Lake	1,150	25%
Pelham	1,030	25%
Port Colborne	690	30%
St. Catharines	18,780	95%
Thorold	1,610	25%
Wainfleet	0	0%
Welland	10,440	75%
West Lincoln	1,130	13%
Niagara Region	62,005	60%

- 2.2.2.5 Outside of strategic growth areas, local municipalities may apply different intensification targets throughout their built-up area, provided the overall minimum intensification target in Table 2-2 for their municipality is achieved.
- 2.2.2.6 Local municipalities shall prepare intensification strategies to set out where and how the intensification targets in Table 2-2 will be accommodated. The intensification strategies will identify strategic growth areas and local growth centres as a focus for intensification. Strategic growth areas are the highest priority for development and intensification, as well as the primary location for major public service facilities, major institutional uses, high density and mixed use development, major office, and major commercial and recreational uses.

2.2.2.7 Strategic growth areas will be required to achieve the minimum density targets outlined in Table 2-3.

Table 2-3: Minimum Density Targets for Identified Strategic Growth Areas

Strategic Growth Area	Density Target
Downtown St. Catharines Urban Growth Centre	150 people & jobs per hectare to 2031
GO Transit Station Areas in St. Catharines, Lincoln, Niagara Falls, and Grimsby	125 people & jobs per hectare to 2051
Downtown Welland Regional Growth Centre	125 people & jobs per hectare to 2051
Brock and Glendale Niagara District Plans	100 people & jobs per hectare to 2051

2.2.2.9 The *strategic growth areas* identified in Policy 2.2.2.1 b) shall be planned in accordance with the policies of Section 6.1 {District Plans and Secondary Plans}.

2.2.2.10 The Downtown St. Catharines Urban Growth Centre will be planned:

- a) as the focal point for investment in *major office*, commercial, recreational, cultural, civic, and entertainment uses, *public service facilities*, and related programs and services;
- b) to serve as a high density employment centre that will attract employment uses;
- c) to accommodate and support opportunities for high density residential and mixed-use *development*.
- d) to accommodate and support investment in the *major transit station area* and overall *transportation system*, including improvements to public transit and *active transportation*.

2.2.2.11 Within *major transit station areas*, *development* will be supported by:

- a) planning for a diverse mix of land uses that accommodates a population and employment base that supports existing and planned public transit, including *higher-order transit*; and
- b) providing multimodal access to *higher-order transit* and connections to nearby major trip generators.

- 2.2.2.12 *Development* within *major transit station areas* or on sites adjacent to or near existing or planned public transit will be reviewed in accordance with *transit-supportive* development standards as outlined in Section 5.1 {Transportation} and Section 6.2 {Urban Design}.
- 2.2.2.13 Protected *major transit station areas*, as shown on Schedule B, are the current, planned and proposed *higher order transit stations* in St. Catharines, Lincoln, Niagara Falls and Grimsby.
- 2.2.2.14 Protected *major transit stations areas* will be required to achieve the minimum density targets outlined in Policy 2.2.2.7 and, in accordance with Policy 2.2.2.9, will be implemented through secondary planning.
- 2.2.2.15 New *strategic growth areas* may be identified by the Region. The boundary of the *strategic growth area* and its minimum density target shall be determined through a District Plan or Secondary Plan process in accordance with Section 6.1 {District and Secondary Plans}, and incorporated through an amendment to this Plan.
- 2.2.2.16 New *strategic growth areas* shall support the forecasts in Table 2-1, the intensification targets in Table 2-2, and the density targets in 2.2.2.188.
- 2.2.2.17 As shown on Schedule B, a *strategic growth area* is generally identified surrounding the new South Niagara Hospital and will be subject to Policy 2.2.2.15.
- 2.2.2.18 *Designated greenfield areas* shall achieve a minimum density of 50 residents and jobs combined per hectare as measured across the entire region.
- 2.2.2.19 *Designated greenfield areas* will be planned as *complete communities* by:
- a) ensuring that development is sequential, orderly and contiguous with existing *built-up areas*; and
 - b) utilizing proactive planning tools in Section 6.1 {District and Secondary Plans} and Section 6.2 {Urban Design}, as appropriate.

2.2.3 Character of Rural Settlements

- 2.2.3.1 A limited amount of *development* will occur outside of *urban areas* to achieve the forecasts in Table 2-1.

- 2.2.3.2 *Rural settlements* identified on Schedule B shall be the focus of *development* outside of *urban area* boundaries;
- 2.2.3.3 *Development* in *rural settlements* should be planned to:
- a) encourage residential infill development that builds on the rural character and characteristics of the surrounding area and leverages rural amenities and assets;
 - b) ensure there is adequate capacity to serve the needs of rural residents, area businesses and the surrounding nearby agricultural community;
 - c) consider the inclusion of *active transportation* infrastructure;
 - d) protect the Region's integrated Natural Environment Systems in accordance with the policies in Section 3.1 {Natural Environment System}; and
 - e) encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions, and increased *resilience* to *climate change* in accordance with the policies in Section 3.5 {Climate Change}.
- 2.2.3.4 A portion of rural employment is to be planned within *rural settlements* to support the surrounding agricultural community. Local municipalities shall ensure that adequate lands are available for rural employment within *rural settlement* boundaries to satisfy long-term need and support the rural economy.
- 2.2.3.5 *Rural settlements* will be serviced by *sustainable* private water and wastewater treatment systems, unless otherwise permitted in Section 5.2 {Infrastructure}.

2.2.4 Infrastructure and Public Service Facilities

- 2.2.4.1 Land use planning will be supported by *infrastructure* and *public service facilities* that:
- a) consider the full life-cycle costs of these assets and options to pay for these costs over the long-term;
 - b) meet the requirements of forecasted growth within *settlement areas*;
 - c) is planned, built, and maintained in accordance with the applicable policies in Chapter 5 {Connected Region}.

- 2.2.4.2 *Public service facilities*, such as municipal works depots, police stations and fire halls, are encouraged to locate within *settlement areas*, but shall be permitted outside of *settlement areas*, provided they are compatible with, and have minimal impacts on, their surroundings.
- 2.2.4.3 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services and to ensure the protection of public health and safety.
- 2.2.4.4 The establishment of a correctional institution, as defined in the Ministry of Correctional Services Act and/or Prisons and Reformatories Act, shall require an amendment to this Plan.
- 2.2.4.5 Priority will be given to maintaining and adapting existing *public service facilities* as *community hubs* by co-locating services, where feasible.
- 2.2.4.6 The preferred location for *community hubs* will be within existing *public service facilities* in or near identified *strategic growth areas*.
- 2.2.4.7 The Region will coordinate with local municipalities, school boards and other public agencies to improve the delivery of *infrastructure*, *public service facilities*, and other related programs and services for the creation of *community hubs*.
- 2.2.4.8 The Region will develop a Smart City Strategy that identifies and assesses the use of existing and new technologies in order to manage regional *infrastructure*, resources and services more efficiently and more *sustainably*.

2.2.5 Settlement Area Expansions

- 2.2.5.1 The establishment of new *settlement areas* is prohibited.
- 2.2.5.2 The Region is responsible for mapping *settlement area* boundaries. *Settlement area* boundaries cannot be changed except as part of a Regional *municipal comprehensive review* or, for adjustments, as set out in policies 2.2.5.3 and 2.2.5.4. .
- 2.2.5.3 The Region may adjust *settlement area* boundaries outside of a *municipal comprehensive review*, provided:
- a) there would be no net increase in land within *settlement areas*;

- b) the adjustment would support the local municipality's ability to meet the *intensification* targets and density targets established in this Plan;
- c) the location of any lands added to the *settlement area* will satisfy Provincial policy and any applicable Regional policy and guidelines;
- d) the affected *settlement area* is not a *rural settlement* or in the Greenbelt Plan area; and
- e) the *settlement area* is serviced by *municipal water and wastewater systems/services* and there is sufficient reserve *infrastructure* capacity to service the lands.

2.2.5.4 Outside of a *municipal comprehensive review*, minor adjustments to the boundaries of *rural settlements* may be permitted subject to the following criteria:

- a) the *rural settlement* is not in the Greenbelt Plan area;
- b) the change would constitute minor rounding out of existing development, in keeping with the rural character of the area;
- c) servicing through private water and wastewater treatment systems can be provided suitably over the long-term and in an appropriate manner with no *negative impacts* on water; and
- d) applicable process and criteria as set out in the Region's minor rounding out guidance document.

2.2.5.5 The Region will develop criteria to guide the review of *settlement area* boundary adjustments.

2.2.5.6 Secondary plans shall be developed for the urban area expansions identified on Appendix 2, pursuant to Policy 6.1.4.1 {Secondary Plans}.

2.2.6 Provide Direction to Local Municipalities

2.2.6.1 Local municipalities shall include policies in their official plans that address the following:

- a) reflect the direction of Policy 2.1.2.1;
- b) identify the boundaries of *settlement areas*, *built-up areas*, *strategic growth areas*, and *designated greenfield areas*, where applicable, as shown on Schedule B;
- c) plan to accommodate the minimum *intensification* targets listed in Table 2-2 to achieve the region-wide *intensification* target outlined in Policy 2.2.2.3;
- d) As set out in policy 2.2.2.5, develop or update existing *intensification* strategies that promote *intensification* throughout the *built-up area* and support the achievement of the minimum *intensification* targets listed in Table 2-2;
- e) develop secondary plans for new and identified *strategic growth areas* pursuant Table 2-3 and Policy 2.2.2.15.
- f) develop secondary plans for *urban area* expansions pursuant to policies 2.2.2.15 and 2.2.2.15;
- g) identify minimum densities within *designated greenfield areas* to achieve the region-wide density target outlined in Policy 2.2.2.18;
- h) deem plans of subdivision, or parts thereof, that have been registered for eight years or more, have had no construction occur or *infrastructure* installed on-site, and do not conform to the policies of this Plan, to no longer be a registered plan of subdivision;
- i) require that approvals of draft plans of subdivision include a lapsing date in accordance with the *Planning Act*;
- j) permit only one extension to a lapsing draft plan of subdivision for a period of up to two years unless:

- i. the draft plan conforms to the policies of this Plan; and
- ii. it can be demonstrated that concerted effort and progress has been made toward satisfying existing conditions of approval; and
- k) limit future growth in *rural settlements* to minor infilling and small scale industrial, commercial, and institutional uses, subject to the ability to service growth by private water and wastewater treatment systems.

2.2.6.2 The intensification strategies required in Policy 2.2.2.5, Policy **Error! Reference source not found.**, and Policy 2.d) shall be implemented through local Official Plans, secondary plans, zoning, and other supporting documents that identify:

- a) development standards to support the achievement of *complete communities*, permit and facilitate a *compact built form* and all forms of *intensification* throughout the *built-up area*, and avoid or mitigate risks to public health and safety;
- b) the location and boundaries of *local growth centres* where appropriate, that:
 - i. are considered priority areas for *development*;
 - ii. achieve higher densities than what currently exist;
 - iii. identify an appropriate design and scale of development and the transition of built forms to adjacent areas pursuant to Section 6.2 {Urban Design};
 - iv. provide a diverse mix of land uses at densities that support existing or planned public transit and *active transportation* infrastructure;
 - v. support the provision of *affordable* housing; and
 - vi. revitalize and, where appropriate, preserve *cultural heritage resources* within areas that reflect local heritage, character, and streetscapes pursuant to Section 6.4 {Cultural Heritage};
- c) other major opportunities for *intensification*, such as infill, redevelopment, *brownfields*, and the expansion or conversion of existing buildings and *greyfield sites*; and

d) the timing and efficient provision of Regional and local *municipal water and wastewater services* and their fiscal impacts on the Region and local municipality.

2.2.6.3 Local municipalities should include policies in their official plans that address the following:

a) Smart City policies that help improve the efficiency of *infrastructure*, resources, and services, and to promote *sustainability*.

2.2.6.4 Local municipalities may be required to reflect additional policy direction from this section in their official plans as determined through consultation with the Region.

2.3 Housing

The provision of an adequate supply of housing is key to a good quality of life.

Housing needs change throughout our lifetimes. A diverse housing stock with a range of tenures, sizes, types, and supports should be made available to meet the needs of our communities. As a priority, the Region must retain, protect, and increase the supply of affordable housing for low and moderate income households.

In alignment with the Region's Housing and Homelessness Action Plan, the policies in this Section support the provision of a range and mix of housing options that are essential for the creation of complete communities and that support the regional economy.

Land use tools and targets are identified to help provide individuals with the opportunity to access housing and to encourage innovations in housing design and construction that help to adapt to and mitigate the impacts of climate change.

The objectives of this section are as follows:

- a) provide a mix of housing options to address the needs of current and future residents;
- b) provide more affordable housing options within our communities; and
- c) plan to achieve affordable housing targets through land use and financial incentive tools.

2.3.1 Provide a Mix of Housing Options

- 2.3.1.1 The development of a range and mix of densities, lot and unit sizes, and housing types, including *affordable* and *attainable* housing, will be encouraged throughout *settlement areas* to meet housing needs at all stages of life.
- 2.3.1.2 The forecasts in Table 2-1 will be used to maintain, at all times:
- a) the ability to accommodate residential growth for a minimum of 15 years through residential *intensification*, and lands designated and available for residential development; and
 - b) where new development is to occur, land with servicing capacity to provide at least a three-year supply of residential units through lands suitably zoned to facilitate residential *intensification*, and lands in draft approved or registered plans.
- 2.3.1.3 New residential development and residential *intensification* should be planned and designed to mitigate and adapt to the impacts of *climate change* by:
- a) facilitate a *compact built form*; and
 - b) incorporating *sustainable* housing construction materials or practices, *green infrastructure*, energy conservation standards, water efficient technologies, and low impact development.
- 2.3.1.4 New residential development and residential intensification should incorporate universal design standards to meet housing needs at all stages of life.
- 2.3.1.5 Coordination with Provincial and Federal governments and agencies, including the Canada Mortgage and Housing Corporation, will be undertaken to advocate for sustained Provincial and Federal funding that:
- a) promotes the development of residential *intensification*, *brownfield* redevelopment, and *affordable* and *attainable* housing options, including *community housing* and purpose-built rental units; and
 - b) supports energy efficiency and *sustainable* housing design for new and existing residential units.

2.3.2 Provide for Affordable and Attainable Housing

- 2.3.2.1 The policies in this section will be reviewed with any updates to the Region's Housing and Homelessness Action Plan.
- 2.3.2.2 Alignment with the Region's Housing and Homelessness Action Plan, as amended, is encouraged for the provision of housing that supports social, health, and economic well-being, including unmet demands for *community housing* and *specialized housing needs* to within the region.
- 2.3.2.3 To encourage the development of *affordable* housing, the following minimum targets will be implemented to the horizon of this Plan:
- a) 20% of all new rental housing is to be *affordable*; and
 - b) 10% of all new ownership housing is to be *affordable*.
- 2.3.2.4 The Region will consult with local municipalities, school boards, and Federal and Provincial agencies to:
- a) identify surplus government lands and/or buildings that may be suitable for *affordable* and *attainable* housing development;
 - b) prioritize the sale or lease of suitable surplus municipal property for the development of *affordable* and *attainable* housing in accordance with the Region's Disposal of Land By-law; and
 - c) identify *brownfield* and greyfield sites, including underutilized commercial sites or strip plazas, outside *employment areas* for mixed-use residential *intensification* and *affordable* housing development.
- 2.3.2.5 *Affordable housing, specialized housing needs, and community housing* should be located:
- a) in areas with existing or planned *municipal water and wastewater services/systems* and urban amenities;
 - b) near existing or planned transit, including *higher order transit* and *frequent transit*, and *active transportation* facilities; and

c) near *public service facilities*, especially *community hubs*.

2.3.2.6 The demolition or conversion of rental housing to ownership tenure is prohibited, except if:

- a) the rental vacancy rate within the local municipality is at or above three percent over the preceding three year period;
- b) the conversion to ownership housing would result in the creation of *affordable* housing; or
- c) the conversion is needed to address existing health and safety issues through retrofits or renovations, which would result in an increase in rental levels above the threshold for *affordability*.

2.3.3 Planning Tools to Achieve Affordable and Attainable Housing

2.3.3.1 The following tools will be considered to support the development of *affordable* and *attainable* housing:

- a) flexibility in the scale, form, and types of residential uses permitted as-of-right, including *additional residential units* and other alternative housing forms;
- b) streamlining of planning approvals for the development of *affordable*, *attainable*, and *community housing*, with a priority for developments receiving time-sensitive government funding;
- c) financial incentive programs, such as grants, development charge deferrals, and property tax reductions that promote *brownfield* redevelopment and *affordable* housing options, including purpose-built rental housing;
- d) the inclusion of a mix of unit sizes in multi-unit developments to accommodate a diverse range of household sizes and incomes;
- e) as-of-right permissions for up to two *additional residential units* within new or existing residential development, subject to Provincial legislation and appropriate land use, size, and locational criteria;
- f) site standards that facilitate the development of *additional residential units*, such as reduced setbacks, narrower lot sizes, reduced road allowances, and reduced parking standards;
- g) inclusionary zoning provisions within *protected major transit station areas* and/or areas with an approved *development permit system*, subject to Provincial legislation; and

- h) demolition control and residential replacement by-laws that would prohibit the demolition of existing rental units without replacement of the same or higher number of rental units.

2.3.3.2 Local municipalities, in consultation with the Region, are encouraged to develop local housing strategies that:

- a) identify land use planning tools and other housing initiatives and programs, including those listed in Policy 2.3.3.1, that support housing need within the local municipality;
- b) support the minimum *affordable* housing target outlined in Policy 2.2.3.2.2; and
- c) identify performance indicators that monitor the achievement towards the strategy's targets and objectives.

2.3.4 Provide Direction to Local Municipalities

2.3.4.1 Local Municipalities shall include policies in their official plans that address the following:

- a) support the land supply requirements necessary to accommodate residential development and *intensification* as outlined in Policy 2.3.1.2;
- b) establish targets for an overall housing mix by density type and affordability based on consultation with the Region and the minimum *affordable* housing targets outlined in Policy 2.3.2.2;
- c) implement the land use and financial tools listed in Policy 2.3.3.1, where appropriate;
- d) permit the development of *specialized housing needs* as-of-right in residential areas, subject to appropriate land use, size, and locational criteria as set out in Policy 2.3.2.5;
- e) limit the demolition or conversion of rental housing to ownership tenure as set out in Policy 2.3.2.6.

2.3.4.2 Local municipalities may be required to reflect additional policy direction from this section in their official plans as determined through consultation with the Region.