

Key Intensification Definitions and Components from Places to Grow - the Growth Plan for the Greater Golden Horseshoe - June 2006

Intensification

The development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; or
- d) the expansion or conversion of existing buildings.

Intensification Area

Similar to the Region's Key Development Areas, intensification areas are lands identified by municipalities or the Minister of Public Infrastructure and Renewal within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres (Regional Centres), intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields.

Settlement Area

Urban areas and rural settlement areas within municipalities (such as cities, town and villages) where development is concentrated and which have a mix of land uses. These lands have been designated in an official plan for development over the long term.

Intensification Corridors

Similar to Regional and Local Corridors, Intensification Corridors contain Intensification areas along major roads, arterials or higher order transit corridors that have the potential to provide a focus for higher density mixed-use development consistent with planning transit service levels.

Key Components of the Growth Plan Relating to Intensification

- The Region, in consultation with its area municipalities, will be required to identify local intensification targets for each area municipality that will contribute to the overall Regional intensification target of 40%.
- All municipalities will have to develop and implement, through their Official Plans and other documentation, a strategy and policies to phase-in and achieve intensification and the intensification target.
- Once the phase-in is complete, the intensification target of 40% will continue to apply annually from 2015 to 2031 and beyond. Section 2.2.3(2) of the Growth Plan

specifies that should the Region achieve an intensification rate greater than 40% at any time, then that greater rate becomes the new minimum annual intensification target.

- The Ministry of Public Infrastructure and Renewal will monitor residential development with the built boundary on an annual basis to track the achievement of the intensification target.
- The Ministry of Public Infrastructure and Renewal will monitor the achievement of the density target for each urban growth centre using the most current census data on a five-year basis on release of the census.