



Infrastructure Planning to Support Bill 23 Housing Targets

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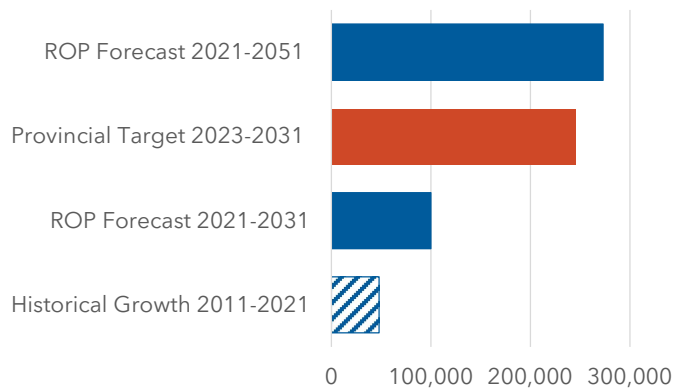
February 23, 2023

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Provincial Housing Targets are Ambitious

- Housing pledges due by March 22, 2023
- Provincial commitment to make municipalities whole, provided pledges are met.
- Provincial housing targets are nearly 2.5x ROP housing forecast

Residential Unit Growth

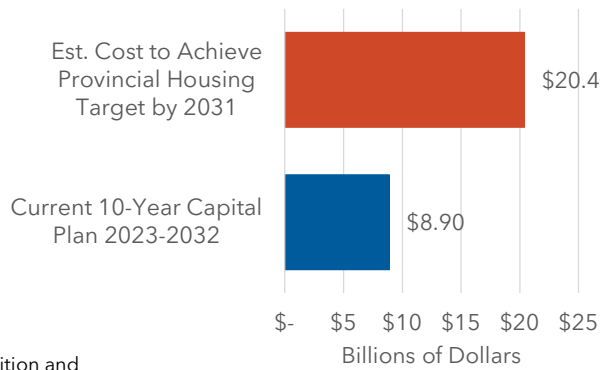


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Estimated Cost of Servicing Provincial Housing Target by 2031 - \$20 Billion*

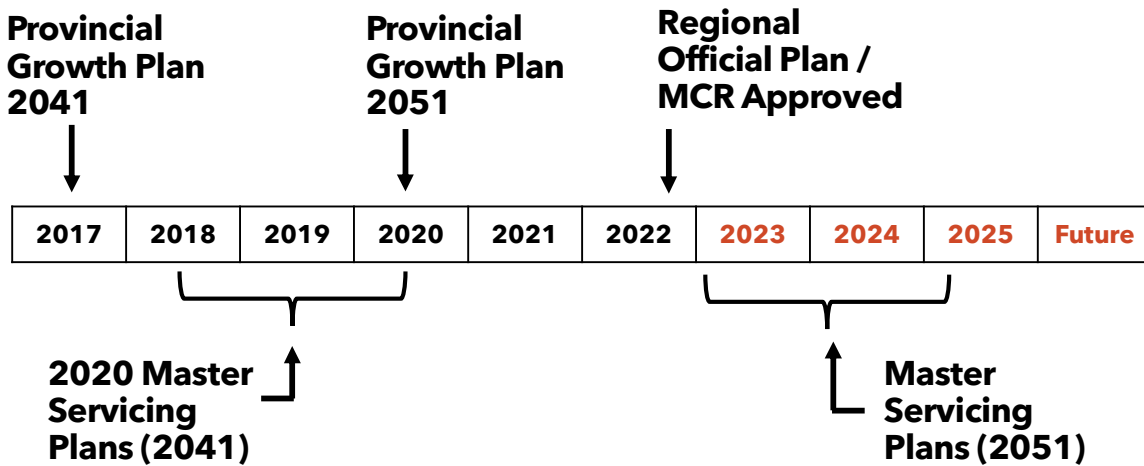
- Cost to achieve Provincial housing target is over double the 10-year capital budget
- Master Plans must be updated to assess full cost

Servicing Cost Estimate (in 2023\$)



*this figure does not include the cost of property acquisition and other soft costs

Planning Major Growth Takes Time & Coordination



Major Infrastructure Projects Take Time to Build

An Example - Hanlan 2400mm Water Main Project >\$400M



Proposed Strategy to Support Municipal Housing Pledges

Tactic #1: Align Growth to Available Infrastructure




- **The Region and Local Municipalities collaborate to focus growth in areas with existing and planned servicing capacity in the short term.**

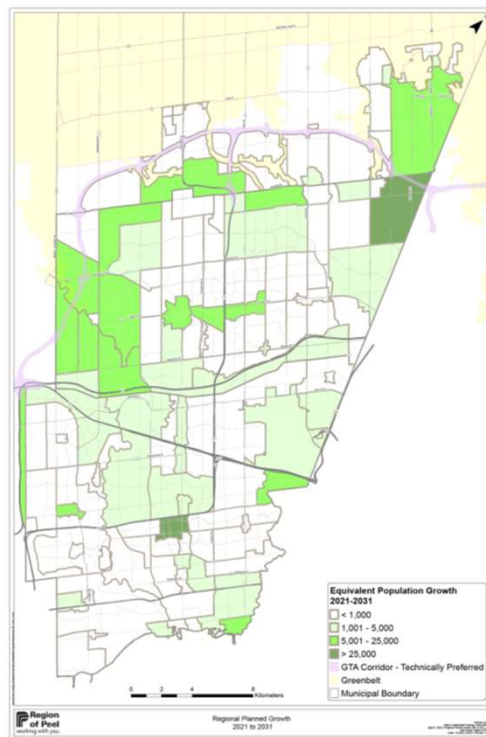
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Growth Allocation & Planned Servicing to 2031 – Based on 2020 master plan

- Align growth to available infrastructure
- Local and Regional staff established the growth areas and infrastructure planning was undertaken to support the growth

Equivalent Population Growth 2021-2031

	< 1,000
	1,001 - 5,000
	5,001 - 25,000
	> 25,000



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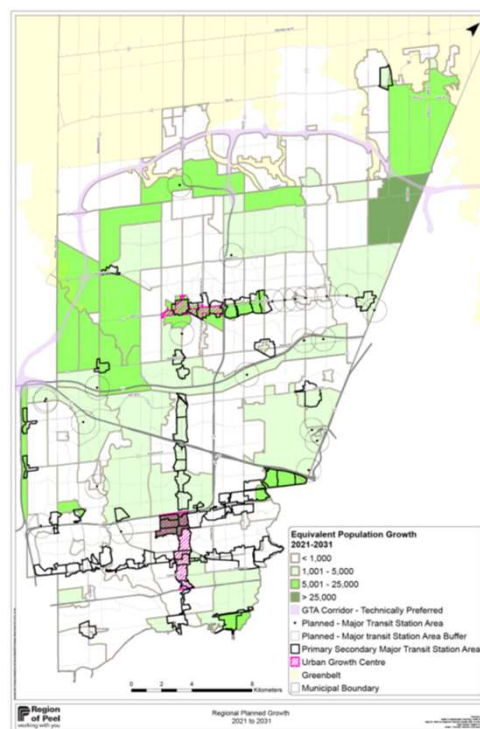
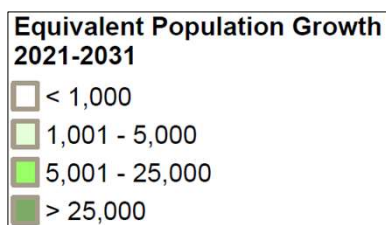
Tactic #2: Update Population Growth Allocations

- **The Region and Local Municipalities will collaborate to update the population and employment growth allocations and phasing for master planning.**

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Available Infrastructure and Strategic Growth Areas

- Current allocation does not always align with MTSA's and UGC's
- The Master Servicing Plans will be amended to reflect municipal growth priorities



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Strategic Growth Areas & Master Plan Updates

Equivalent Population Growth
2021-2031

< 1,000

1,001 - 5,000

5,001 - 25,000

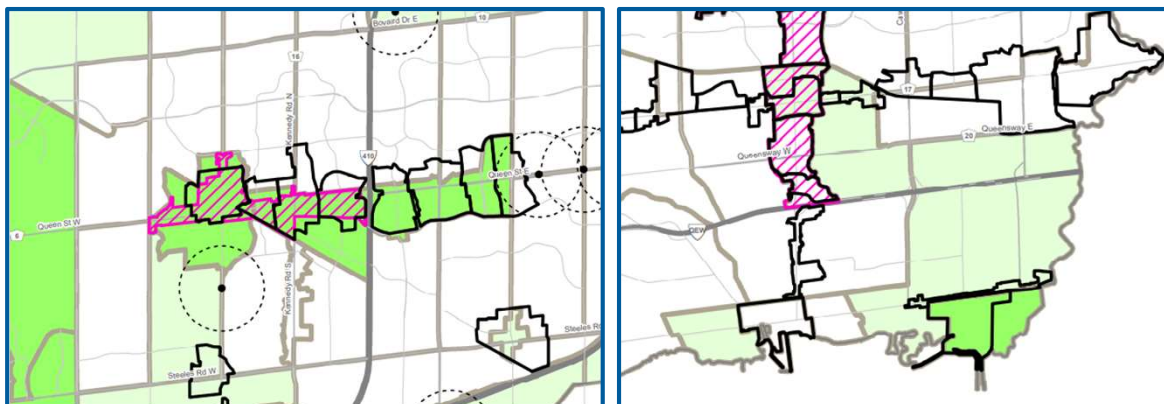
> 25,000

Primary Secondary Major Transit Station Area

Urban Growth Centre

Brampton

Mississauga



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Tactic #3: Complete Master Servicing Plans and Review Advancement Options

- **The Region will complete Master Servicing Plans by 2025 that will enable the long-term servicing needs and determine required capital costs**
- **The Region will develop strategies for advancing infrastructure to service growth to 2031 for Council consideration**

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Challenges advancing capital delivery

Internal Factors	External Factors
Debt servicing costs	Major impacts to traffic, goods movement and service disruption to the community
Internal resources to deliver projects - Engineering, Procurement, Legal, Property	Provincial Regulations - Environmental Assessments, consultation requirements
Potential loss of DC revenue further complicated by need to advance capital	Loss of coordination with Local municipalities capital works - roads, etc.
Property procurement challenges, scarcity, expropriation needs	Loss of coordination with external agency work - Metrolinx, MTO, Utilities
Need for consideration of climate change implications	Materials and supply chain challenges due to increased demand
Minister's Zoning Orders (MZOs)	Construction contractor scarcity and increased cost of construction where demands increase

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Advancing infrastructure to support growth



Potential Residential Unit Growth by 2031



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