

## **OGA Webinar - Questions for Planners and Municipal Leaders**

Developed by Susan Lloyd Swail and Kevin Eby.

Below are suggested questions that elected officials should be asking during the development of Official Plans to ensure your community is as prepared as possible for the decades ahead.

### **Determining Housing Types You Will Need**

1. What are the local trends in the mix of housing types being built?
  - Are the trends COVID-19 related, or are they showing stability or change that is anticipated to continue?
  - Do they meet the planning objectives?
2. Do you have the information you need to provide the housing types that existing and future residents can afford?
  - Has your municipality completed a household income analysis?
  - What does the analysis show about the ability of residents to afford (ownership or rental) various types of dwellings?
3. How many / what type of housing units will become available as seniors age over the planning period?
  - Do you know the potential for Boomers and other seniors seeking alternative housing as they age thereby freeing up singles for young families?
  - Are you providing opportunities to accommodate housing for an aging population in their neighbourhoods and in areas with easy access to stores and public transit?
4. As you develop your housing-by-type forecasts for the MCR, what planning propensities are you using:
  - forecast propensities (taking into consideration evolving conditions, conditions which have only recently arisen and predictable conditions that may not yet exist); or
  - historical propensities?
5. How does the current population compare to the planned population to 2021?
  - Did you meet / exceed past forecasts? Why?
  - Does the shortfall or excess experienced to this point in the planning horizon affect planning going forward?
6. How many approved housing units are there in your municipality that remain unbuilt?

- Is there a shortfall or are there sufficient approved units?
  - Is there something that needs to be done to encourage approved units to move forward to construction?
7. Is there a plan to monitor trends in housing construction / needs to inform subsequent MCR processes?

### **Infrastructure Usage / Planning**

8. Is there a plan to phase in growth over the planning horizon to manage the cost of growth?
9. Have infrastructure plans been completed to appropriately stage infrastructure development over the planning horizon?
10. Have you mapped areas of the community where there is infrastructure capacity that can support intensification more efficiently and economically?
- Are you creating a plan to prioritize intensification in these areas with existing or affordable capacity?

### **Growth Planning Options**

11. Are you going beyond **minimum** intensification/ density targets?
- Do the DGA density targets selected provide for a mix of housing types and create transit supportive neighbourhoods
  - Do the intensification targets deliver the housing types required in your community?
  - Do the intensification targets support planned transit initiatives within the Built-Up Area?
  - Do the intensification targets recognize / build on past achievements?
12. Are staff preparing a range of growth options for Council to consider?
- Does it include a no urban boundary expansion option?
  - Does it include options with higher than minimum targets / densities?