

Land Supply Strategy Changes in Response to Stakeholder Comments

At the 2013 July 29 meeting of Council, Administration was directed to:

2. continue to work with stakeholders to refine and finalize the planned to be serviced target and the Developing Areas targets;
3. Recognize in the preliminary application of the strategy in Recommendation 1 that the targets to be used will be the midpoint of the range based on the anticipated growth forecasts, with the minimum of two years of serviced supply representing higher than anticipated growth;

As a result, Administration has met with stakeholders to attempt to add clarity and, in some cases, change elements of the Strategy. These meetings have largely been with representatives from the development and home-building industry, who raised the concerns cited in the above two recommendations.

This is a draft log of clarifications and changes made to the Land Supply Strategy since 2013 Jube. The Strategy is still subject to change, and this log will change along with it, prior to the December PUD. This log is intended to help the reader identify substantive changes between the June 2013 version and the current version.

Strategy Reference	Issue	Original	Change
Objectives Section (p1)	Question over precedence of the aims in the bullets. (Clarification)	n/a	Added "And one of the aims identified above should not be considered to be more important than any other."
Citywide Section (#1) (p3)	Concern over level of certainty of 10-Year Capital Plan (Clarification)	n/a	Added Bullet #2 to Rationale to affirm commitment to making capital planning as firm as possible, acknowledging timeframes.
Citywide Section (#3) (p4)	Competitive Land Supply	n/a	Added Strategy #3 in its entirety, with Notes & Rationale. This reflects collaboration with industry to build a new measure that reflects industry competition and consumer choice.
Developing Areas (#4) (p5)	Developing Areas Serviced Land Supply (Clarification)	n/a	Changed wording for clarity and to reflect an understanding reached with UDI in July 2013. Added to Target "where the minimum represents higher than anticipated growth and the maximum representing lower

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			<p>than anticipated growth.”</p> <p>Added to Rationale “Administration will plan servicing decisions on the mid-point of the range (i.e. a 3-5 year supply of serviced land). This is based on forecasted population growth over the immediate five year period.”</p>
Developing Areas (#4) <p>(p6)</p>	Developing Areas Serviced Land Supply (Clarification)	Deleted “Using the definition of 60 hectares cited in recent Area Structure Plans, a 2-5 year supply represents 14-35 neighbourhoods.”	<p>Amended to reflect land area, an easier-to-understand representation of servicing.</p> <p>Added “Under the 2013 forecast, 1 year of supply for Developing Areas is 435 hectares of land (for 7,764 units). This indicates the Administration will plan for a serviced land inventory of 1,523 hectares (for 27,174 units).”</p>
Developing Areas (#5) <p>(p6)</p>	Sectoral Land Supply	n/a	<p>Amended to address industry concerns that The City will concentrate serviced supply in two sectors.</p> <p>Added to Rationale “The 2 to 5-year target (#4) is the primary target for serviced land. This target provides clarity for industry on servicing distribution and sectoral choice by endeavouring to maintain serviced land in 2 Developing Area sectors in each half (4 in total).”</p>
Developing Areas (#5) <p>(p7)</p>	Sectoral Land Supply (Clarification)	n/a	<p>Amended to address industry concern that supply would be allocated in a fixed 60/40 split between the South and North halves.</p> <p>Added to Notes “The proportion of development to the halves will float with market forces; the target will be set based on the five year forecast established in</p>

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			Suburban Residential Growth.”
Developing Areas (#5) (p6-7)	Sectoral Land Supply (Clarification)	Deleted “Using the definition of 60 hectares cited in recent Area Structure Plans, a 2-year supply represents a minimum of over 5 neighbourhood sin the North and over 9 neighbourhoods in the South.”	<p>Amended to reflect land area, an easier-to-understand representation of servicing.</p> <p>Added to Rationale “Servicing of land tends to be initiated in large area amounts, because of catchment and service area delineations. As a result, supply levels in smaller geographies such as halves and sectors are subject to wider variations than the citywide level. This target maintains spatial choice while giving The City flexibility in scheduling.”</p> <p>Added to Notes “This indicates the Administration will, presently, plan for a minimum serviced land inventory of 314 hectares for the North sectors, and 556 hectares for the South Sectors.”</p> <p>Added to Notes “The sum of these two is 870 hectares, which is acknowledged to be below the respective citywide target of 1,523 hectares in Target #1. The City will recommend additional servicing decisions based on the order of projects in the Sequenced List, taking into consideration the balance of supply in the two halves.”</p>
Developing Areas (#6) (p7)	Link between City land supply strategy and budget realities	<p>Deleted “The new levy system has increased the amount of money available for Developing Areas infrastructure.”</p> <p>Deleted “which magnifies costs and puts pressure on debt.”</p>	Addresses comment that land supply policy and budget constraints may not always be as conjoined as they are today.