

Appendix D

Intensification Rate and Growth Plan Update – 2014 to 2021

Intensification Rate

Below, the cumulative intensification rate from 2014 to 2021 is summarized by units developed and estimated equivalent population growth with a breakdown between greenfield and established areas.

In Q1 of 2023, the City expects to receive custom datasets from Statistics Canada which will allow the City to compare established area versus greenfield population growth and City Centre population growth using data from the 2016 and 2021 censuses.

	UNITS			POPULATION		
	Established Area	Greenfield (GF)	Annual Rate	Established Area	Greenfield (GF)	Annual Rate
2014	573	1,405	29.0%	1,281	3,590	26.3%
2015	202	1,164	14.8%	386	2,886	11.8%
2016	225	1,389	13.9%	394	3,317	10.6%
2017	125	1,884	6.2%	217	4,162	5.0%
2018	22	428	4.9%	44	1,018	4.1%
2019	12	381	3.1%	53	922	5.4%
2020	51	774	6.2%	81	1,731	4.5%
2021	-29	514	-6.0%	-64	1,305	-5.2%
Total	1,181	7,939		2,392	18,931	
Cumulative Rate	13%	87%		11.2%	88.8%	

Growth Plan

Overall progress on the OCP Growth Plan is estimated in the below table using building permit data from 2014 to 2021. This data will be updated in 2023 when the City receives its custom datasets from Statistics Canada.

	Target:	Status* (as of 12/31/21)
Total Greenfield Growth	45,000 (70%)	18,931
235K Neighbourhoods**	n/a	13,051
New Neighbourhoods	45,000 (70%)	5,880
Total Intensification Growth	20,000 (30%)	2,392
City Centre	10,000 (15%)	81
Other Established Areas	10,000 (15%)	2,311

*Since the start of the implementation of the OCP in 2014

**The term "235K Neighbourhoods" refers to new and developing neighbourhoods that were approved as of 2013 when the OCP was finalized. These include: Maple Ridge, Hawkstone, Somerset, Kensington Green, Greens on Gardiner, The Creeks, Towns South, Riverside and Harbour Landing.