

Frequently Asked Questions: Orillia Municipal Comprehensive Review Process



As of April 27, 2022

What is the Municipal Comprehensive Review (MCR) process and why is it necessary?

A Municipal Comprehensive Review (MCR) is a long-range land use planning process. As part of the Province of Ontario's *Growth Plan*, all upper- and single-tier municipalities that are governed by the *Growth Plan* are required to bring their Official Plans into conformity with the policies and schedules of the *Growth Plan*. As a single-tier municipality in the Greater Golden Horseshoe (GGH), the City of Orillia is provincially mandated to complete this process.

The Province's *Growth Plan* identifies minimum intensification and density targets for urban areas and assigns population and employment forecasts to each municipality in the GGH. The *Provincial Growth Plan* identifies Orillia as a location to focus new growth within the Province as Orillia is a fully serviced municipality that can accommodate new growth in a compact built form and more efficiently utilize the City's municipal services, which in turn minimizes the impacts of urban sprawl. As a result of Orillia being designated as a Primary Settlement Area, the City will, at a minimum, need to plan to accommodate 49,000 people and 26,000 jobs by the year 2051.

The MCR process will help Orillia decide how we will manage our expected growth and meet those targets.

What actions is Orillia undertaking as part of the MCR process?

In 2020, the City of Orillia completed a Land Needs Assessment to determine how, or if, Orillia could accommodate its forecasted employment and population growth to the year 2051. The 2020 Land Needs Assessment determined that the City does not have sufficient land for growth within its existing boundaries, based on an intensification target of approximately 50 per cent.

Following the 2020 Land Needs Assessment, Orillia began to explore options for meeting the provincially mandated growth targets through a

potential Settlement Area Boundary Expansion to accommodate community and employment land needs to the year 2051.

In 2021, the City of Orillia began a three-phase Technical Land Evaluation, which is required to comprehensively consider suitable growth scenarios and will provide recommendations for potential boundary expansion options.

On April 25, 2022, Orillia Council directed staff to update the 2020 Land Needs Assessment to contemplate higher minimum intensification and designated greenfield density targets for residential development to be considered with the boundary expansion recommendations.

What is included in the Technical Land Evaluation process?

The Technical Land Evaluation is a three-phase process. The City of Orillia engaged a consultant, WSP, to complete the three phases.

Phase One established the background information needed to inform the technical analysis and identified a study area including lands abutting the City's boundaries as candidate areas for possible boundary expansion.

Phase Two (the current phase as of April 27, 2022) involves preparing the Technical Land Evaluation reports to further assess the identified growth scenarios. The report will address the technical feasibility requirements outlined in the *Growth Plan*.

Phase Three will use the findings from the technical analysis to identify a final growth option based on a Planning Justification Report and draft Settlement Area Boundary Expansion lands for Council's consideration.



What is included in the updated Land Needs Assessment/Intensification and Greenfield Density Review process?

As part of the Land Needs Assessment update, the City project team will work with its consultant, Hemson Consulting Ltd., to consider higher minimum intensification and greenfield density targets for residential development and their implications, including what minimum building heights would be required, what minimum built form would be required, what neighbourhoods would be affected, and how the additional land would be impacted.

I am an Orillia resident – how does this affect me?

The City is exploring options to accommodate Orillia's future growth targets. As of April 27, 2022, no decisions have been made about the future of Orillia's boundary. Parallel planning processes are underway to study the impacts of higher intensification and greenfield density targets for residential development within the existing boundary, while we also continue a Technical Land Evaluation to review the lands surrounding the City for a potential future boundary expansion.

As these planning processes continue, opportunities for public consultation will be available for Orillia residents to provide input and feedback on increased intensification and greenfield density residential development options and the preliminary results of the Technical Land Evaluation.

To learn more about the process and to sign up for updates, please visit orillia.ca/MCR.

I am a resident of a surrounding township – how does this affect me?

At this time no decisions have been made by Orillia Council with respect to a boundary expansion. As the City continues with the Technical Land Evaluation, the City is sharing information with the surrounding townships within the focused study

area (the Townships of Severn and Oro-Medonte). WSP, the City's consultant, intends to significantly refine the lands being studied further during this phase of their work to identify the best lands from a planning perspective for a potential future boundary expansion. The original requirement for lands to accommodate the City's growth was 380 ha., however, the exact amount of land required for a potential boundary expansion is subject to change based on the results of the revised Land Needs Assessment.

Additionally, before any decisions are made by Council in 2023, further public and stakeholder consultation will take place, including opportunities to provide input and feedback on the preliminary results of the Technical Land Evaluation.

What are the next steps of the MCR process?

The process of updating and revising the Land Needs Assessment to consider higher intensification and greenfield density targets for residential development will run parallel with the Technical Land Evaluation process. Due to the complexity of the process, it is anticipated that the updated Land Needs Assessment and its associated intensification recommendations and the recommendations for appropriate lands for a potential boundary expansion will be brought to Council for consideration in 2023 (see the anticipated timeline).

What opportunities are there for public consultation?

Before any decisions will be made by Council in 2023, further public and stakeholder consultation will take place, including opportunities to provide input and feedback on increased intensification and greenfield density residential development options and the preliminary results of the Technical Land Evaluation.

How can I stay in the loop as the MCR process moves forward?

Stay up to date on the MCR process, including public input opportunities, by signing up for the email mailing list at orillia.ca/MCR.



Orillia Municipal Comprehensive Review Process

Due to the complexity of this project and concurrent activities, this timeline is tentative and will be adapted as required.

Technical Land Evaluation

We are here



April 25, 2022
Council authorizes intensification review.

April-Nov. 2022
Ongoing Technical Land Evaluation analysis by WSP (consultant).

May-June 2022
Data collection (i.e. building permits).

June-Nov. 2022
Hemson (consultant) updates Land Needs Assessment to provide options for various levels of residential intensification.

Winter 2022/2023

Public Open House re: options for residential intensification and preliminary results of Technical Land Evaluation.

Spring/Summer 2023

Public Open House re: draft Planning Justification Report and recommended lands for potential future boundary expansion.

Spring 2023

Council presentation re: recommendations for residential intensification targets and endorsement of Technical Land Evaluation findings.

Summer 2023

Council presentation re: Planning Justification Report and recommended lands for potential future boundary expansion.

Intensification Review

