

UPCOMING DATES

JUNE 10

Halton Region Planning & Public Works Committee, 9:30 a.m.

Hamilton Council, 5:00 p.m.

Georgina Council, 7:00 p.m.

JUNE 11

York Region Committee of the Whole, 9:00 a.m.

JUNE 15

Burlington Development and Infrastructure Committee, 1:00 p.m.

Mississauga Planning and Development Committee, 7:00 p.m.

Oshawa Development Services Committee, 1:30 p.m.

Oshawa Planning Act public meeting, 6:30 p.m.

Whitby Planning & Development Committee, 7:00 p.m.

Markham General Committee, 9:00 a.m.

Markham Council, 7:00 p.m.

Newmarket Committee of the Whole, 1:30 p.m.

Brock Council, 10:00 a.m.

Clarington Council, 7:00 p.m.

Scugog Council, 10:00 a.m.

Pickering Council, 7:00 p.m.

Oakville Planning and Development Council, 7:00 p.m.

JUNE 16

Caledon Council, 9:30 a.m.

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GREATER TORONTO AREA EDITION

Municipalities failing to meet need

SERVICED LAND SUPPLY

By Leah Wong

The province and municipalities in the Greater Toronto Area have failed to meet provincial requirements for serviced land causing a shortage of new ground-related housing in the region.

A new policy commentary by Ryerson University's Centre for Urban Research and Land Development senior research fellow Frank Clayton says despite provincial policy requiring a backlog of serviced land municipalities are failing to maintain a supply.

"We have lots of designated land, but serviced land supply is in short supply," Clayton told participants of a CURLD seminar June 1. "You can't build new ground-related housing—that includes townhouses—without serviced land."

Clayton said the serviced land shortage has occurred despite provincial policy requiring municipalities to ensure an adequate supply. The 2014 *Provincial Policy Statement* requires municipalities to maintain at all times "land with servicing capacity sufficient to provide at least a three-year supply of residential units" in areas where new residential development is set to occur.

Despite this policy, housing starts for

ground-related units have not kept up with the province's projected population growth. The 2013 population forecasts completed for the province by Hemson Consulting show a need for 19,829 units per year between 2011 and 2021. Between 2011 and 2013 housing starts fell short by about 2,200 units per year.

Few municipalities in the GTA have reported on available residential land supply. Clayton said the few that have reported have lumped together all types of residential units and not differentiated between land for single-detached houses and condominiums. While the *PPS* does not require that serviced land be for a specific type of unit, Clayton said looking at all housing types doesn't take into account the types with higher demand.

"The Ministry [of Municipal Affairs and Housing] should determine what the supply of short-term land is in the GTA," said Clayton. And he would like the ministry to require that the supply of land be divided by unit type. Since municipalities track development applications, Clayton said tracking serviced land supply shouldn't be a difficult process. **nru**

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Annual subscription rate is \$369 +HST (ON).

Complimentary trial subscriptions are available.

Advertising rates available upon request.

NRU Greater Toronto Area Edition is not to be redistributed without the written consent of the publisher.

NRU Greater Toronto Area Edition is published 50 times a year by email by NRU Publishing Inc.

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ISSN 1918-7548

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