

Equity and Climate Implications/Synergies RE: Growth management and Land Use

We know there is a connection between land use and energy use.

We know there is a connection between energy use and greenhouse gas emissions.

We thought there would be more housing affordability benefits associated with intensification.

Why hasn't intensification resulting in improvements re housing affordability?

What comes to your mind when you think of climate and equity implications/synergies of land use and growth management decisions as they now occur?

0 responses with votes

Other responses

test

environmental racism.

transit capacity / car reliance

Affordable housing is needed...

Vulnerable populations and access

too much developer driven

Low-income neighborhoods have fewer trees.

walkability.

That infrastructure costs vary significantly across development (ex. how much it costs to service new greenfield versus intensification using existing infrastructure is very different

What comes to your mind when you think of climate and equity implications/synergies of land use and growth management decisions as they now occur?

0 responses with votes

Other responses

But a 2 bedroom in greenfield is charged the same as 2 bedroom using existing infrastructure. this is unfair and has housing affordability implications

the development act needs to be updated to reflect the variability across land use archetypes

In addition to being based on occupancy estimates, it also needs to be allocated closer to actual costs of providing infrastructure. ex. using existing infrastructure, or needed new infrastructure

development charges need to take density and land area into consideration and be allocated to different land use archetypes and not averaged across the municipality

allocation of development fees averaged across the community mean greenfield is being subsidized by intensification and that means intensification hasnt resulted in increased affordability.

Growth Costs and Who Pays for What?



Land use and density will impact infrastructure costs:

- **Cost # 1:** To build infrastructure (new infrastructure for new growth – upfront capital costs) – Paid for by developments costs (various views on cost recovery: around 70 – 90%).
- **Cost # 2:** To service development (road maintenance, water services, utility services, transit, etc.) – paid for by the property tax base.
- **Cost # 3:** To rehabilitate the infrastructure when the time inevitably comes – largely paid for by the property tax base (may also have some contributions from other level of government, but largely the property tax base).
- What about comparing those costs to property tax revenue? Which land use archetypes cover their costs? Which don't? Not simply averaging costs across the municipality (present approach). Break it down into different land use archetypes across the municipality.
- Thus far..... Growth Costs Studies have focused on upfront costs of building infrastructure. More focus needs to take place on servicing and rehabilitation costs and include property taxes and costs across land use archetypes.
- Development Cost Studies' scope can be expanded to include analysis related not only to Cost # 1 but also bring in Cost # 2 and especially Cost # 3. Not just averaged across the municipality but exploring differences across land use archetypes.

Strong Towns: Value Per Acre Analysis



- What is the value per acre of land?
- What is that value across the municipality?
- How does that compare to servicing and rehabilitation costs?
- Can start across neighborhoods and grow from there.
- Explore what the numbers mean and the implications it has for the municipality.
- <https://www.strongtowns.org/journal/2018/10/19/value-per-acre-analysis-a-how-to-for-beginners>



Plan It Calgary



- Land required is 25% smaller in Recommended direction than Dispersed Scenario.
- Recommended direction is 33% less expensive than dispersed scenario.
- Recommended direction would be less expensive to operate and maintain over the next 60 years.
- Costs to build, maintain and replace aging streets has the largest impacts on costs. Recommended direction provides a 36% cost savings.
- Reduced greenfield growth results in a 55% cost savings for water and wastewater.
- <http://www.reconnectingamerica.org/assets/Uploads/planitcalgarycoststudyanalysisaprilthird.pdf>

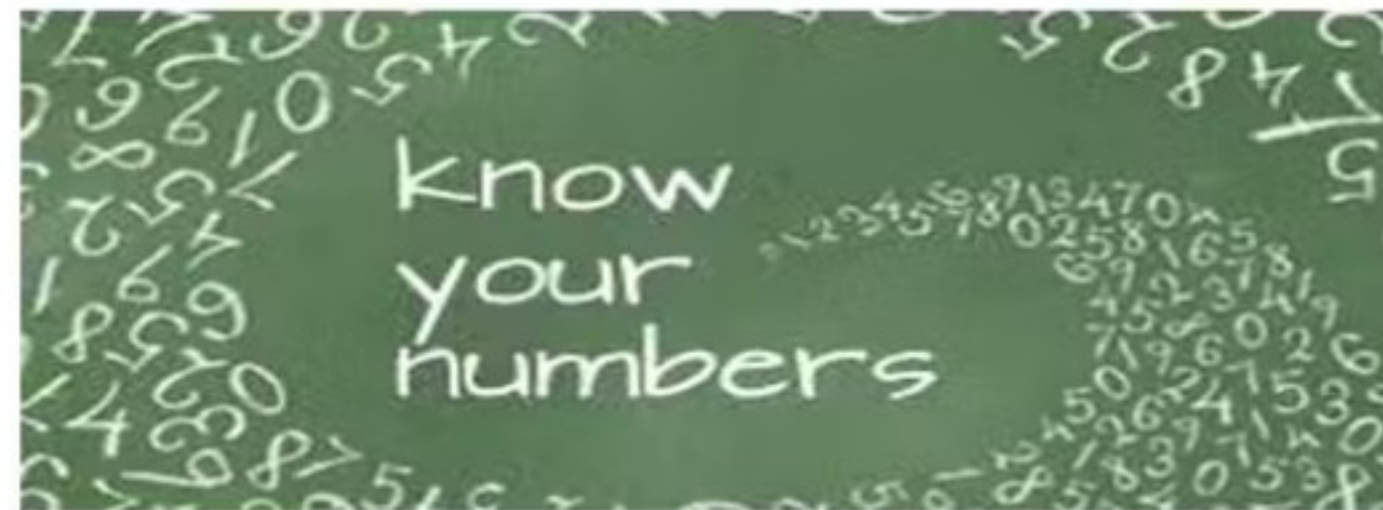
plan | it | calgary
integrate · grow · sustain



Costs and Benefits of Alternative Growth Scenarios – Halifax



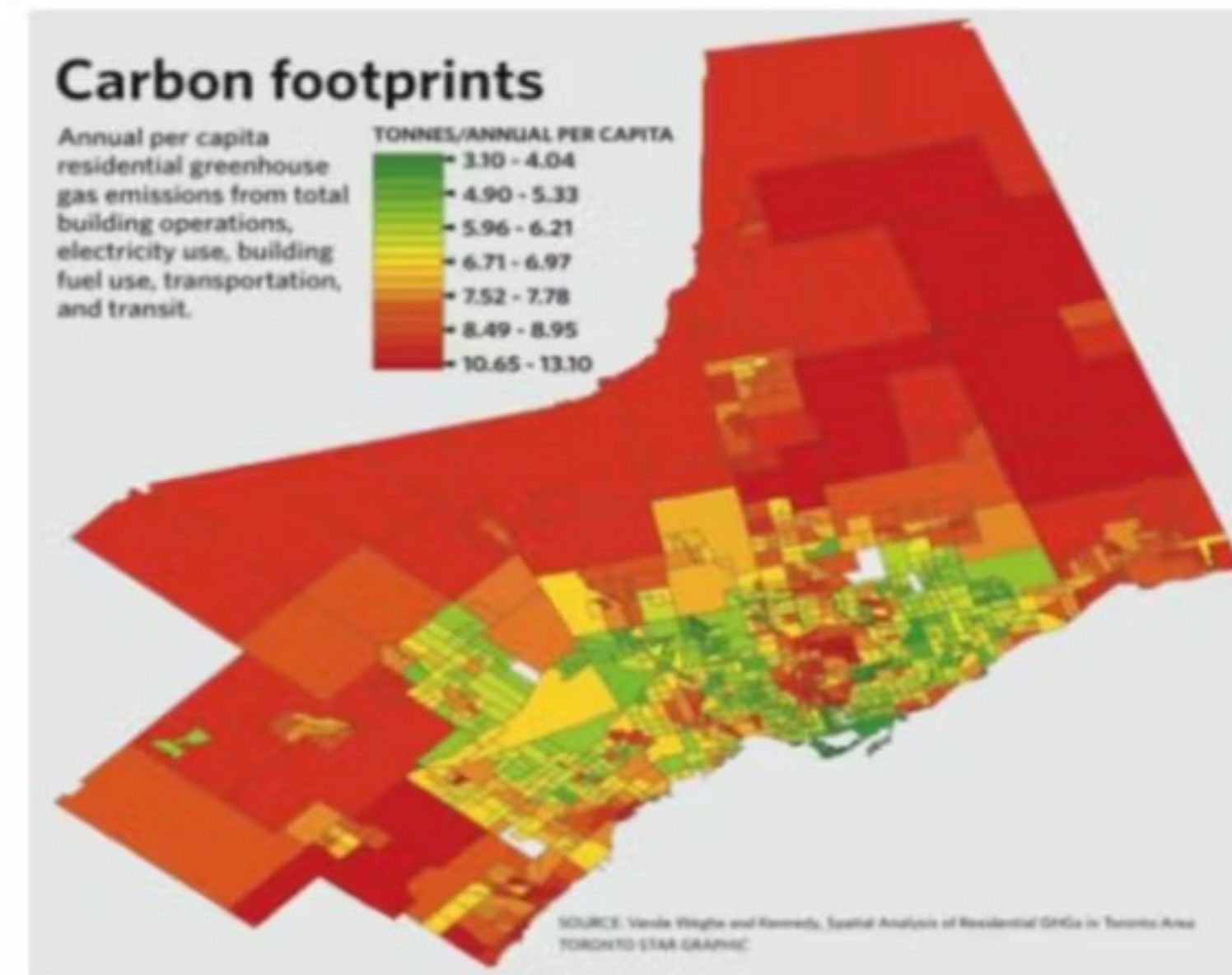
- Hypothetical Scenario A: 40% Regional Centre, 40% Suburban, 20% Rural
- Hypothetical Scenario B: 50% Regional Centre, 30% Suburban, 20% Rural
- [Link to Report](#): Both Scenario A and B reduced costs in comparison to business-as-usual development.
- Scenarios A represent potential savings of \$1.7 billion
- Scenario B represents a savings of \$3.1 billion



GHGs and Transportation



- [University of Toronto study](#): GHGs from private automobile use are on par with building heating.
- Once beyond the transit intensive central core, however, transportation emissions surpass building operations.
- The highest GHGs emissions from transportation were in lower-density suburbs, primarily due to more private automobile use
- How to apply a climate lens to your Transportation Master Plans? Incorporate GHG quantification into your RFPs for Transportation Plans.
- Use calculator tools to quantify GHG implications of different transportation scenario (ex. City in Sight).



Development Charges Pay for Infrastructure Costs

- How much is in debate (60 - 90%)
- Development Charges are average across the municipality
- Greenfield and intensification pay the exact same
- What about when one needs no new infrastructure versus all new infrastructure?
- Allocating development costs to be more accurate requires the consideration of land area, density, etc
- Do you think intensification development is subsidizing greenfield?



What is the purpose of growth management and land use decision? What is the status quo lens municipalities apply to LU and GM decisions?

0 responses with votes

Other responses

Test

Focus on fiscal responsibility

Long Term Planning of Services

TEST

Use standard intensity targets and comparatives to similar municipalities.

Build only on already built surface

balancing municipal costs with housing affordability and availability

Save agriculture land, Plan a head.

the municipality doesnt determine how to allocate development fees that is directed by the development charges act, which is managed by the province.

What is the purpose of growth management and land use decision? What is the status quo lens municipalities apply to LU and GM decisions?

0 responses with votes

Other responses

However municipalities have absolute control over how they undertake their development cost study and analyzing different infrastructure costs across different land use archetypes is under their contr

Municipalities only consider up front capital costs of growth, average them across their growth and this results in an unequal payment where growth that costs less subsidizes growth that costs more.

Municipalities care more about collecting development costs across growth than accurately allocating growth costs to different types of growth based on their actual costs

to ensure that growth pays for growth and that growth costs dont get paid for by the property tax bill

to collect growth costs and reduce the financial burden on the property tax base from new growth



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What are the climate and equity implications of status quo decisions related to LU & GM?

0 responses with votes

Other responses

Municipalities still allow development in flood sensitive areas

car centric growth and therefore inequities

loss of natural carbon sinks

Still no integration of energy consequences of different growth patterns

focus on greenfield development leads to fewer resources to adapt infrastructure in developed areas to climate impacts

current decisions lock in GHG emissions for long time, difficult and costly to retrofit communities later

the averaging of growth costs across all growth means lower cost growth subsidized higher cost growth. this has implications for affordability

that intensification and green field pay the same development costs but dont cost the same in terms of actual growth costs

intensification isnt more affordable when we thought intensification would support increased affordability



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What are the climate and equity implications of status quo decisions related to LU & GM?

0 responses with votes

Other responses

not sure how we ensure that forgoing development costs for affordable housing is passed onto purchasers

what is the criteria development needs to meet re affordability to secure development cost rebate?

how do we ensure affordable housing the benefited from development charge relief stays affordable if it gets sold?

what does affordable housing mean re development charge exemption? low income subsidized rentals, private ownership, below market and if so how much below market?

Municipalities dont say no to growth in non transit oriented development zones . if we only developed in transit oriented growth areas this would reduce transportation and road costs



6



Who benefits from the status quo of municipal LA & GM decisions?

0 responses with votes

Other responses

Developers

development industry

sprawl developers benefit

new growth, and lower density growth

municipalities benefit in that growth costs are recouped to the maximum possible, but its skews the economics in that they arent allocated fairly across land use types

greenfield developers as greenfield properties reduce their development costs in comparison to how much they actually cost

greenfield development

What purpose do we think municipalities should be applying to LU & GM decisions?

0 responses with votes

Other responses

Lifecycle costing

Long term stratégie

long-term fiscal sustainability

equitable reflection of infrastructure costs on housing affordability

equity

long term sustainability (economic, social, environmental)

Integrate equity and energy into long range growth planning

cost of climate change - costs of inaction, costs of adaptation

looking at actual development costs across different land use archetypes (greenfield, intensification using existing infrastructure, intensification requiring improvements to existing infrastructure)



6



What purpose do we think municipalities should be applying to LU & GM decisions?

0 responses with votes

Other responses

development cost allocations should consider land area and density of development. how can we allocate actual development costs more fairly?

Municipalities should consider operational costs and even more important rehabilitation costs in addition to upfront development costs

to accurately identify the infrastructure growth costs across different land use types (what factors most affect costs across different growth types)?

they should be considering rehabilitation costs and seeing which land use archetypes are covering their costs from property tax revenue and which the municipality has to subsidize to rehabilitate

how do servicing costs vary across different land use archetypes



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Who is most in need of changes to LU & GM decisions? and why?

0 responses with votes

Other responses

Vulnerable neighbourhoods.

those struggling to get into housing market

municipalities if they considered their longer terms costs '

farmers

to better understand how more accurately allocating development costs across different land use archetypes may be able to support reduced purchasing costs within intensification areas?

What changes to LU & GM decisions do you think need to occur? and why?

0 responses with votes

Other responses

Start with discussion with these questions

Balance economy with environment.

How to make the assessment objective and reduce the political pressure

Strengthen the Growth Plan and reverse recent changes that lead to urban area expansions



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What are the barriers/challenges related to making those changes?

0 responses with votes

Other responses

Lack of staffing

change

Staffing, for sure!

Willing

Change, as well, for sure!

Resources

Hesitation by councils to charge an appropriate property tax rate to cover the actual costs to maintain infrastructure

What stakeholders may be interested in seeing those changes occur?

4 responses

property purchasers, struggling in the market

Equity advocacy groups

Landowners/developers that hold properties for long terms

developers and municipalities

What stakeholders make be opposed to hoped for changes and why?

0 responses with votes

Other responses

developers and those they influence
:)

municipalities developers

Real estate sector (benefit from
bubble)

If these changes occur how will it help address hoped for equity and climate outcomes?

2 responses

increased density which paves the way for improved transportation, diversity of housing stock and costs

Transparency is great



2



Can you identify any unintended negative implications associated with having the hoped for changes achieved.

0 responses with votes

Other responses

Pay higher taxes

negative implications of those having to pay more taxes



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Any parting thoughts? suggested next steps? Gaps in questions thus far?

0 responses with votes

Other responses

Tough

Just happy to talk about it today :)

Is anyone having these discussions with the province or the development community?

Thanks for pointing this opportunity... we did not know about it

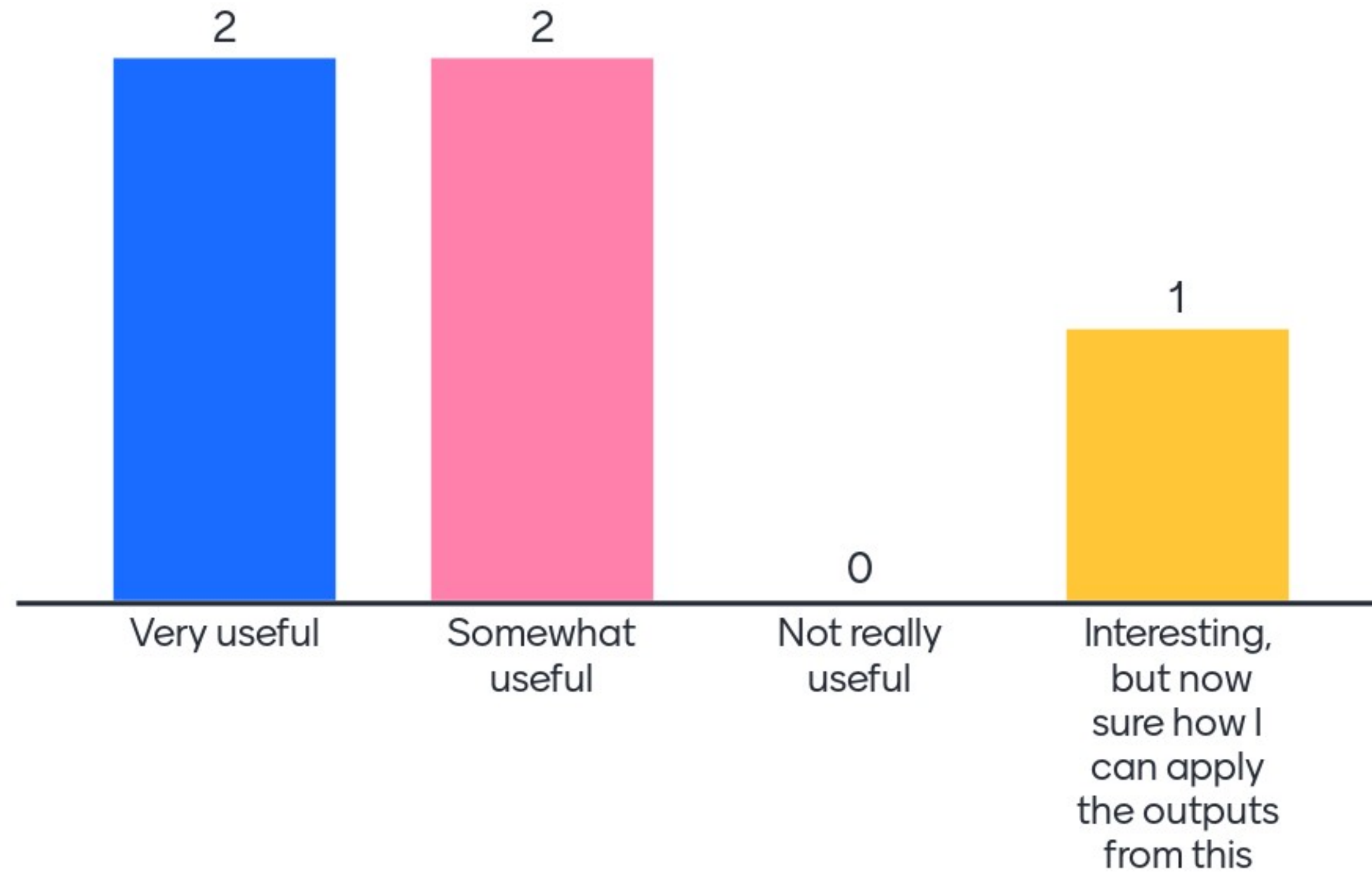
Possible integration into Secondary Plan studies may be one way to obtain data and analysis at a manageable scale



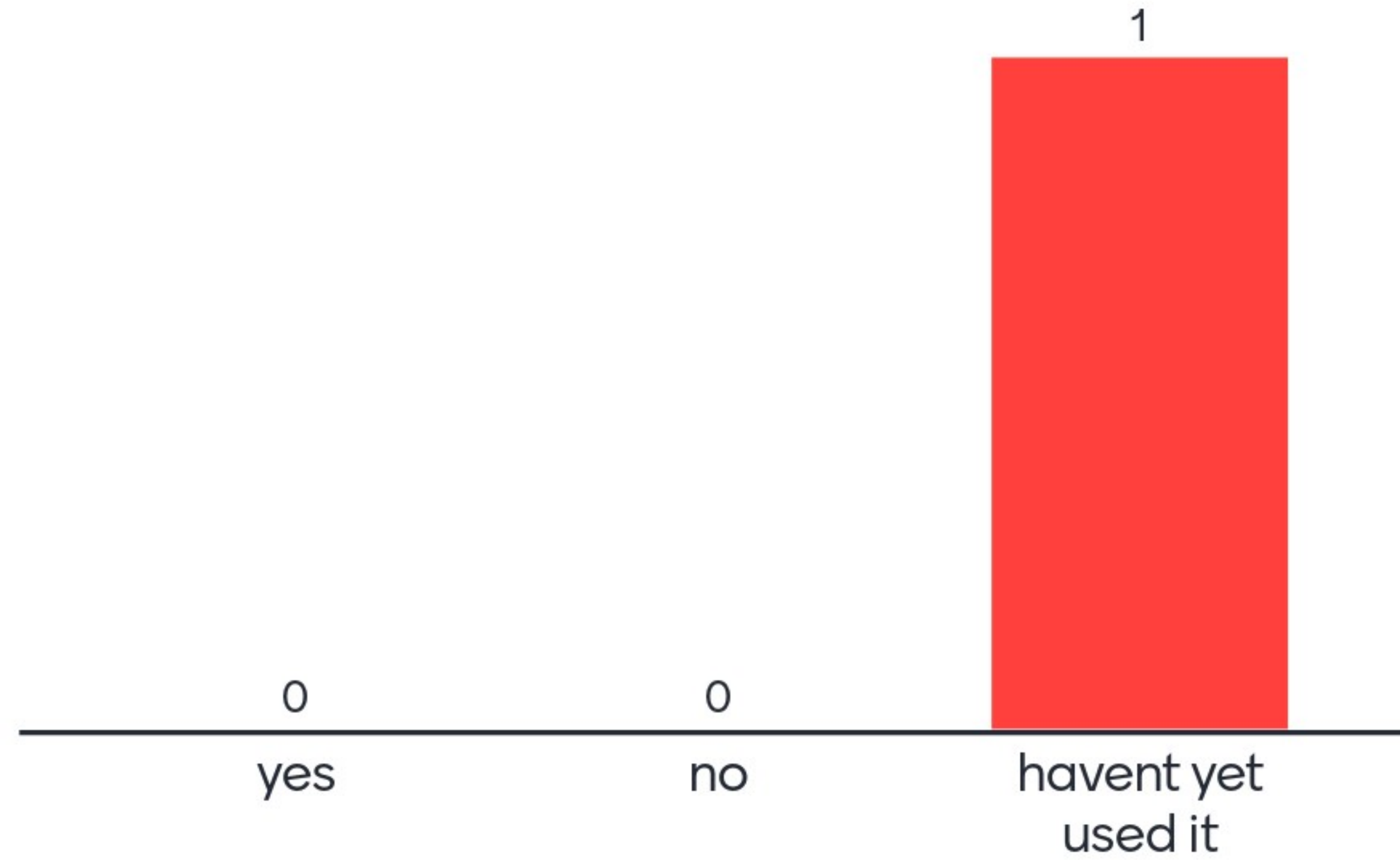
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How useful did you find this discussion/input/output?



Have you found value in the equity and climate synergies resource hub?



How have you found value in it? and what was missing if you didnt find value in it?

Waiting for responses ...

