

# Land Use Planning to Mitigate Climate Change in the Greater Golden Horseshoe: An Analysis of Potential Scenarios

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Canada aspires to reduce its greenhouse gas (GHG) emissions by up to 45 percent of its 2005 levels by 2030. Municipalities can play their part by minimizing the use of carbon-generating transportation modes and creating patterns of sustainable development. This paper evaluates the impacts of different forms of new housing production on achieving greenhouse gas reduction targets and suggests best practices and policy approaches for housing and land use that encourage intensification.

Read the full report: <https://uoft.me/Land-Use>

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## Recommendations to municipalities to encourage intensification:

Encourage density in urban growth centres and transit station areas through density bonuses, the purchase or transfer of development rights, mixed use zoning, high minimum density zoning, and reduction or elimination of parking requirements.

Provide regulatory relief by streamlining permitting, approval, and environmental review processes.

Offer a flexible menu of financial incentives, including development charge waivers, land assembly assistance, low interest loans, infrastructure development, and tax abatements.

Recognize that larger development projects will require building multi-sectoral partnerships, engaging diverse stakeholders, and bringing together multiple sources of funding including from public investment and private incentives.