

Watson & Associates ECONOMISTS LTD.

Township of Centre Wellington Urban Land Needs Scenarios – Technical Results Review

Council Meeting
September 30, 2024

Introduction

Overview

Introduction

Purpose

- Prepare a local assessment of land needs that will prioritize the quantum of land that is required for servicing to 2051.
- Four scenarios to be developed based on density and intensification levels.
- The County's Municipal Comprehensive Review (MCR) land needs assessment is considered the "base" scenario.
- The "preferred scenario" selected by Council and will be utilized for local planning, phasing and servicing plans.

County of Wellington MCR/Official Plan Review

Summary of Urban Land Needs – Centre Wellington

- County of Wellington MCR Phase 2 Report identified the following land need for the Township of Centre Wellington:
  - **238 ha** for Community Area uses
  - **160 ha** for Employment Area uses
  - Total land need of **398 ha**

Urban Community Area Targets

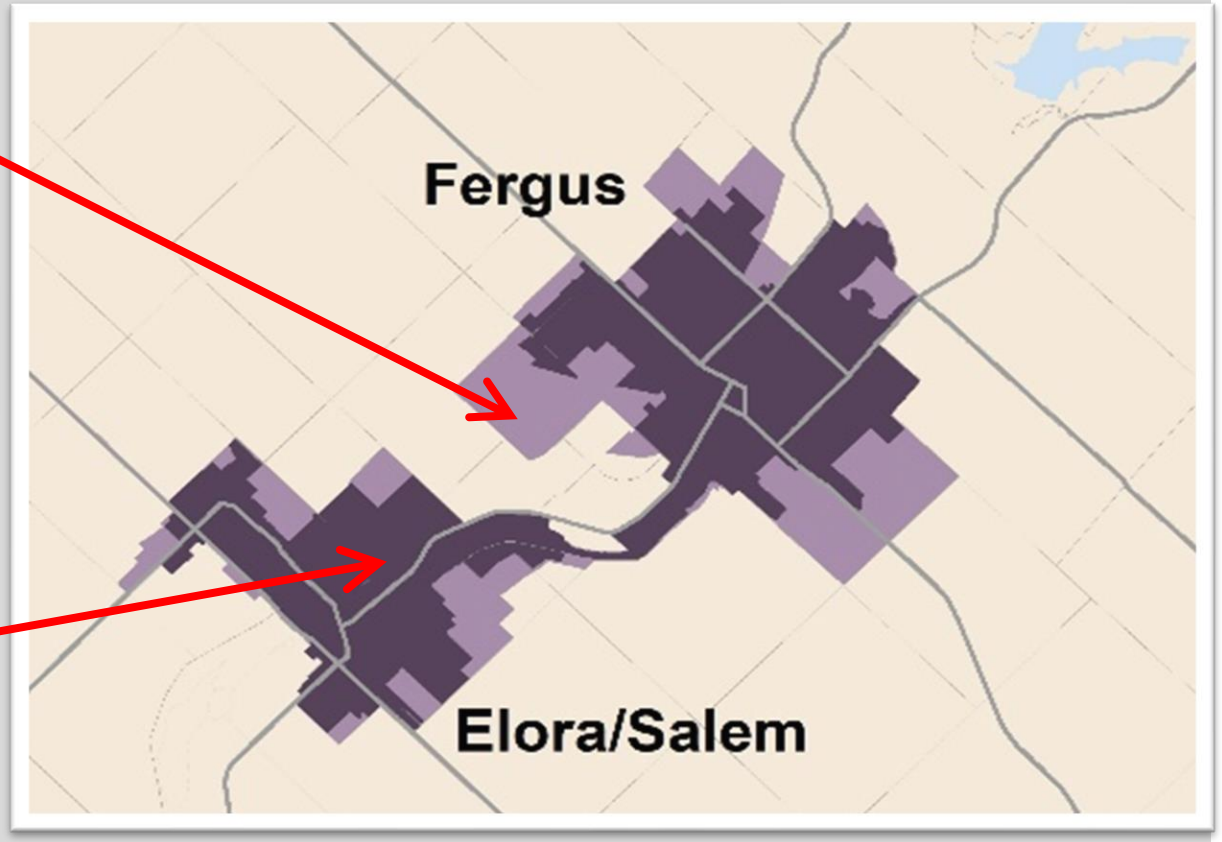
Intensification and Density Targets – County of Wellington MCR

Designated Greenfield Area (DGA) Density Target

- Minimum of 40 people and jobs per gross hectare at County-level average.
- **County of Wellington MCR: Centre Wellington's average density assumed is 47 people and jobs/ha.**

Built-up Area (BUA) Intensification Target

- An average minimum of 15% of Wellington's housing growth is planned through intensification (alternative target).
- **County of Wellington MCR: Intensification for Centre Wellington assumed is 20%.**



Source: Diagram prepared by the County of Wellington, Planning Department.
Growth Plan (2020 consolidation; and County Official Plan (January 28, 2021 consolidation).

South Fergus Secondary Plan

Wellington County MCR Land Needs Impact

- The Secondary Plan is envisioned to not include Employment Area lands. The Wellington MCR assumed **34 ha** for Employment Area lands.

South Fergus Secondary Plan Area



LNA Impact

Decrease in Community Area Land Need

34 ha

Adjusted Land Need: 204 ha (MCR: 238 ha)

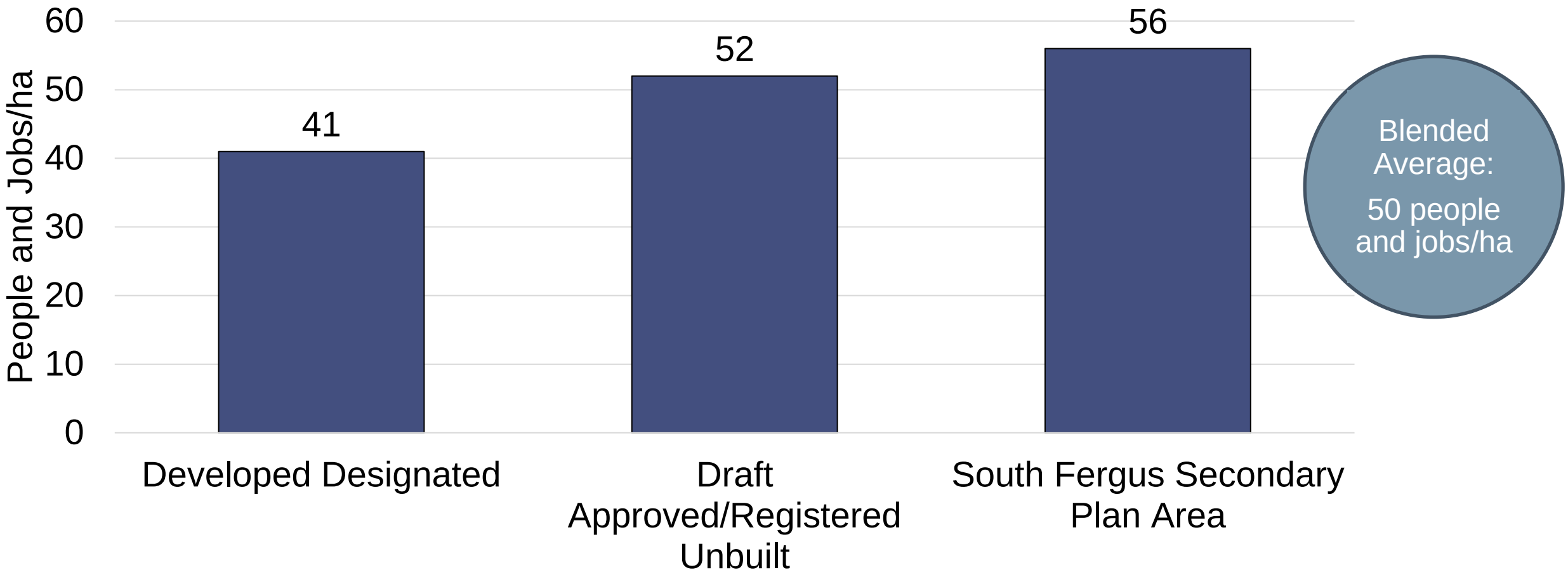
Increase in Employment Area Land Need

34 ha

Adjusted Land Need: 194 ha (MCR: 160 ha)

People and Jobs Density

By Status of Development



Source: Based on the County of Wellington MCR background work by Watson & Associates Economists Ltd. and the South Fergus Secondary Plan.

Scenarios

Overview

Review of Scenarios

Overview

Scenario 1: County of Wellington M.C.R. – Base:

- 20% intensification rate
- 47 people and jobs/ha in DGA Community Area

Scenario 2: Moderate Increase to Intensification and Density Targets:

- 25% intensification rate
- 50 people and jobs/ha in DGA Community Area

Scenario 3: Increase to DGA Density, No Change to Residential Intensification Rate

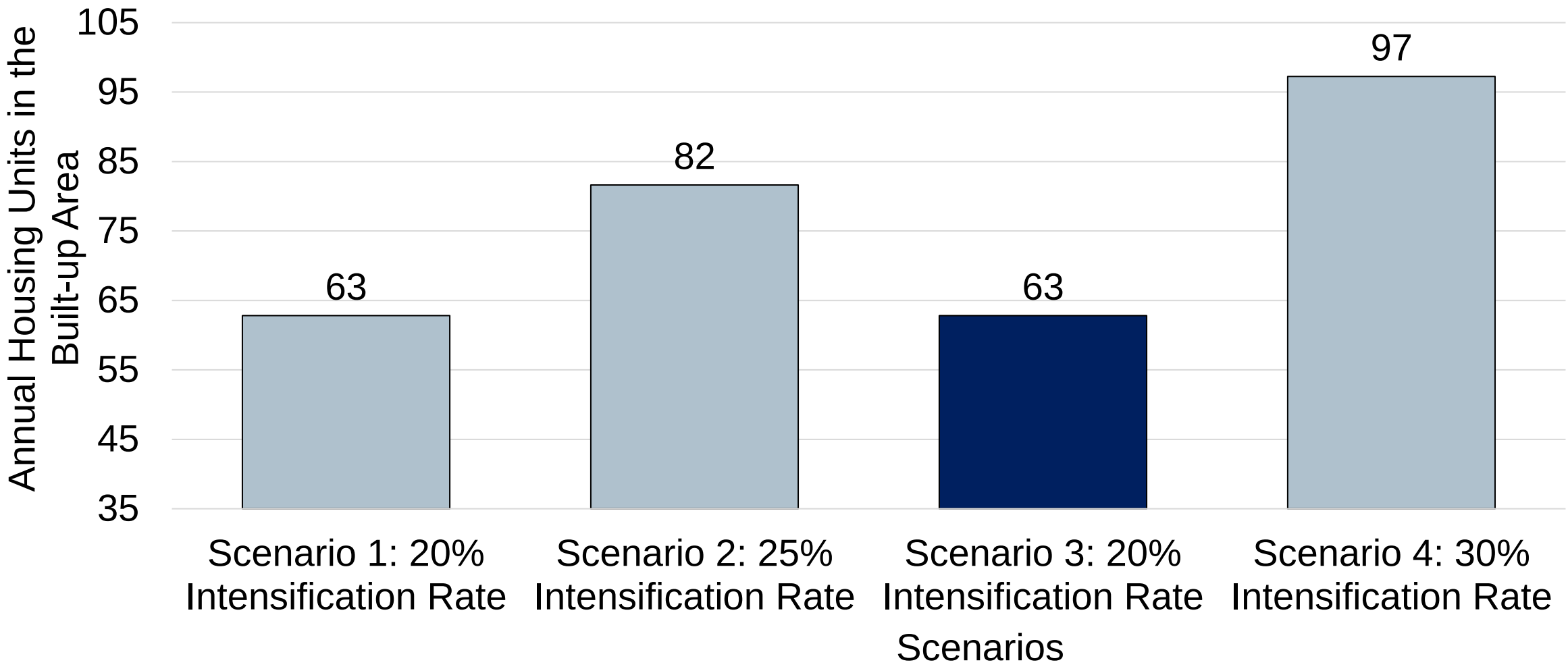
- 20% intensification rate
- 52 people and jobs/ha in DGA Community Area

Scenario 4: Significant Increase to Intensification and Density Targets:

- 30% intensification rate
- 55 people and jobs/ha in DGA Community Area

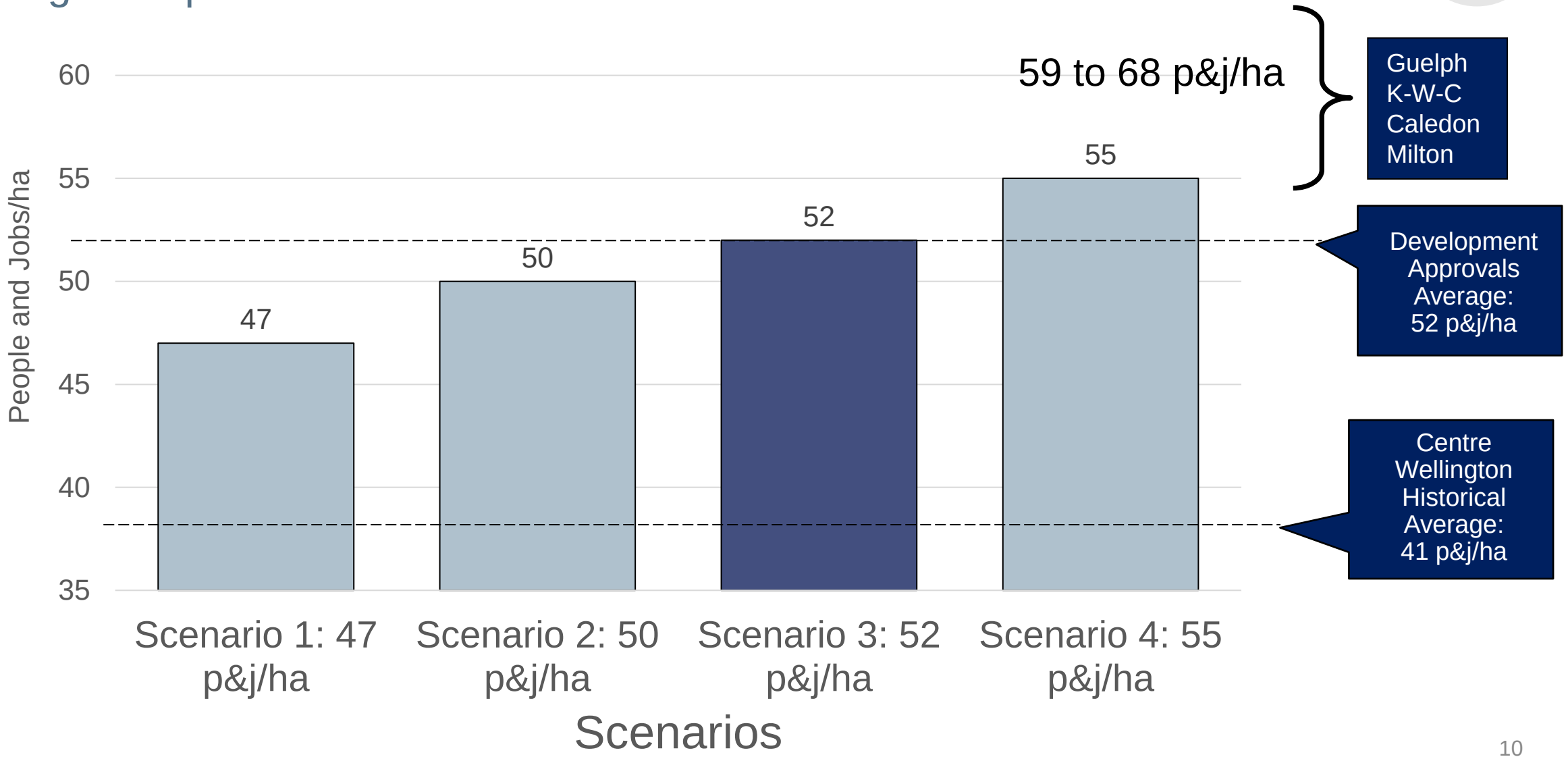
Comparing Intensification Levels by Scenario

Annual Housing Units in the Built-up Area



Comparing Density Levels by Scenario

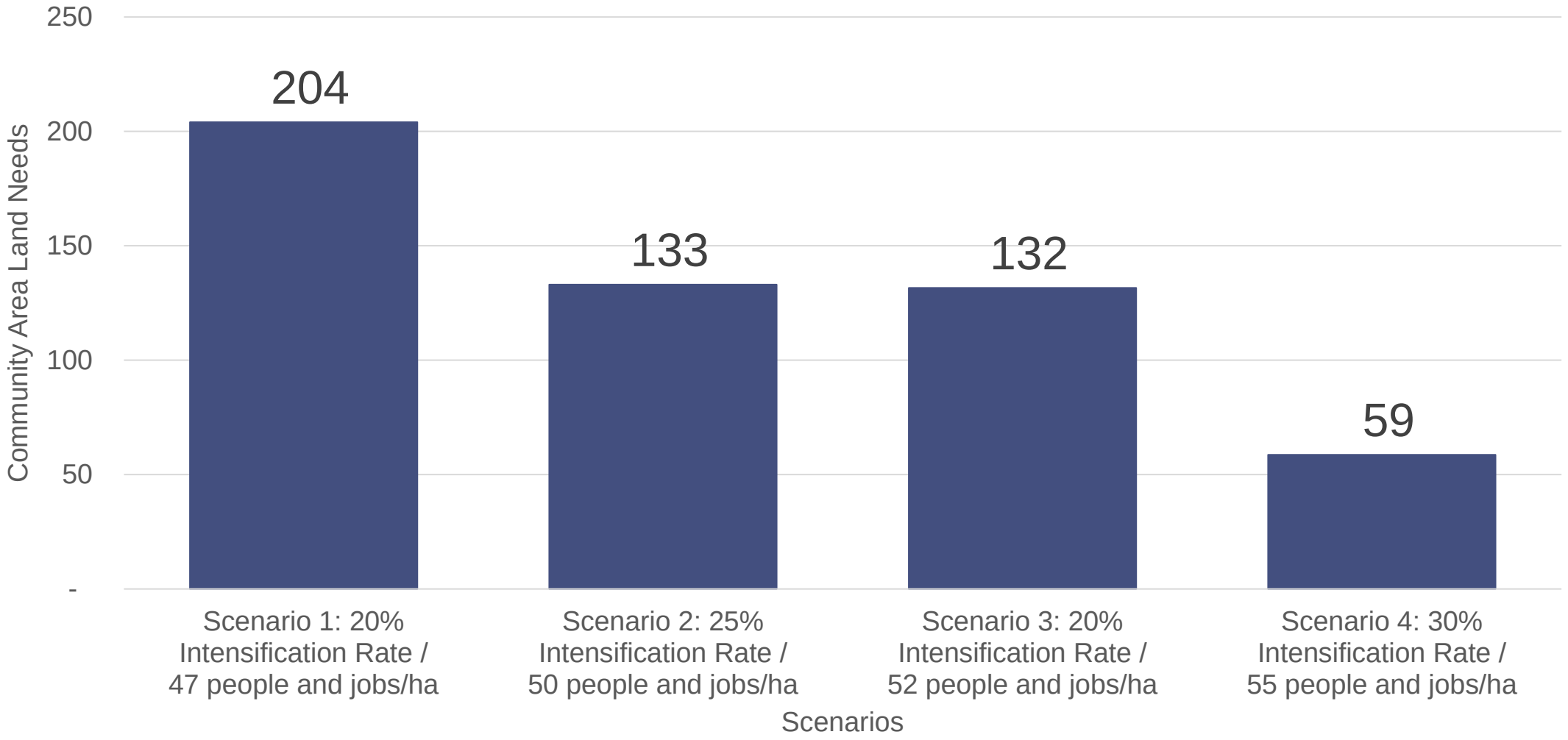
Average People and Jobs/ha



Land Needs Results

Overview

Land Needs Scenarios



Assessment of Scenarios

- Based on review of the scenarios, the recommended preferred scenario is Scenario 3.
- **Scenario 3: Increase to DGA Density, No Change to Residential Intensification Rate**
  - 20% intensification rate
  - 52 people and jobs/ha in DGA Community Area
  - Land Need of 132 ha for growth to 2051
- There is the potential to incorporate a modest upward adjustment to the DGA density based on a review of comparable municipalities, as well as a review of the South Fergus SP.

Assessment of Scenarios

- This scenario retains the existing intensification rate and allows the Township to gradually increase the amount of high-density units in the built-up area.
- Raising the intensification rate would exert considerable pressure to alter the nature of the Township's built-up, and it is unlikely that such changes would receive market support.
- A key opportunity for the Township is to upwardly adjust the density assumed on lands with no approved application and those through urban expansion.

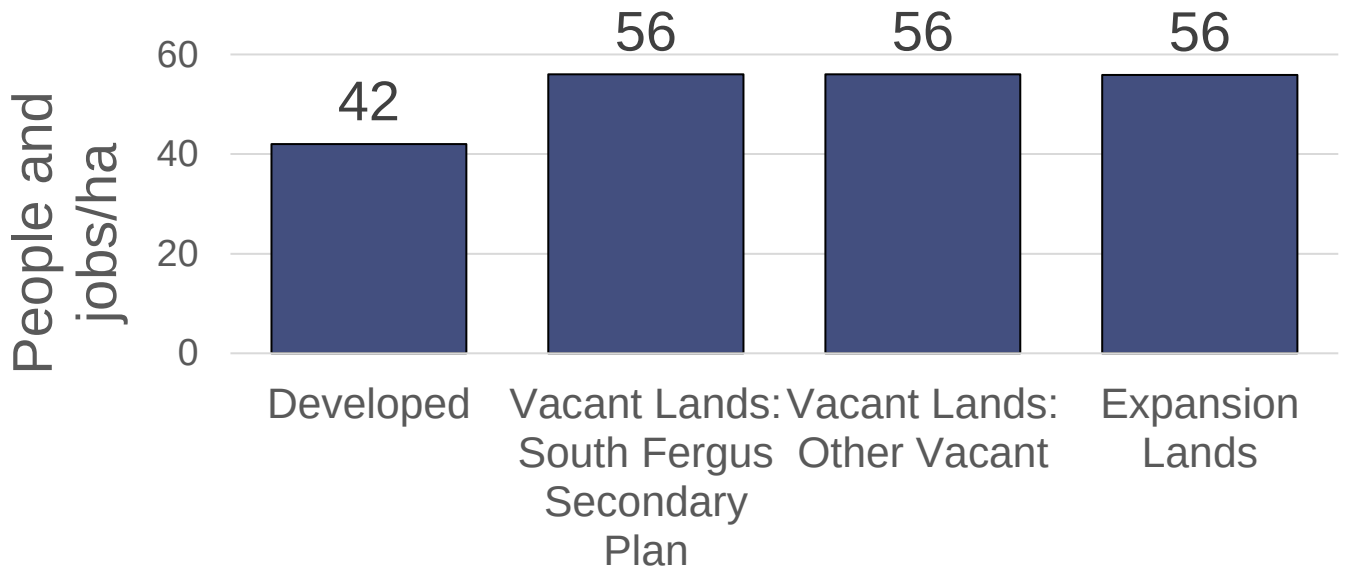
Land Needs Results by Urban Area

Overview

Density by Urban Area

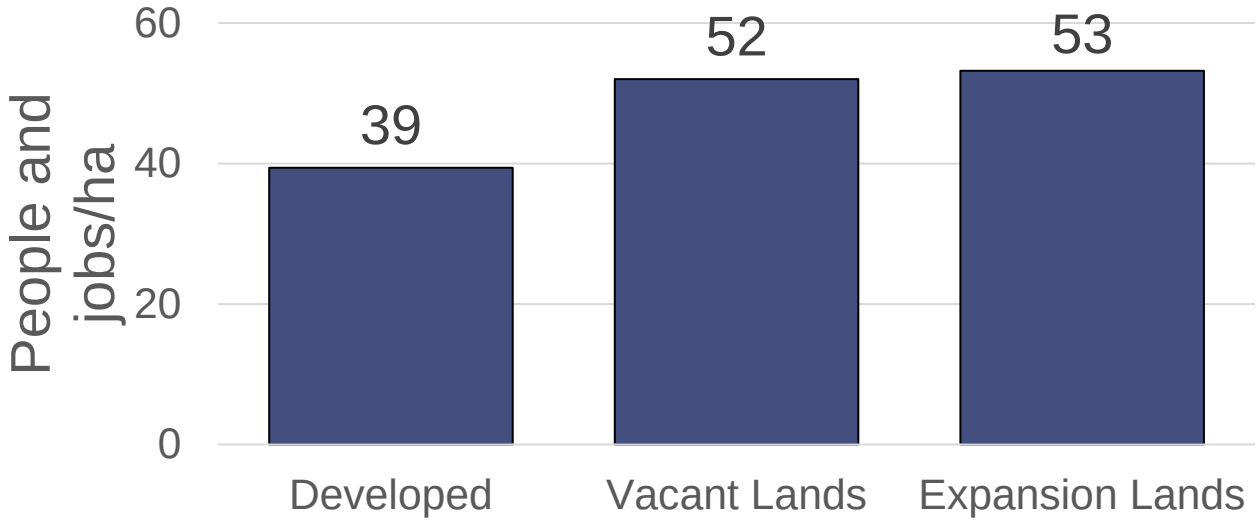
Scenario 3

Fergus



Total:
53 People & jobs

Elora-Salem



Total:
50 People & jobs

Urban Expansion Lands by Urban Area

Scenario 3



Total Urban Expansion Lands

Scenario 3

Community Area (Scenario 3):

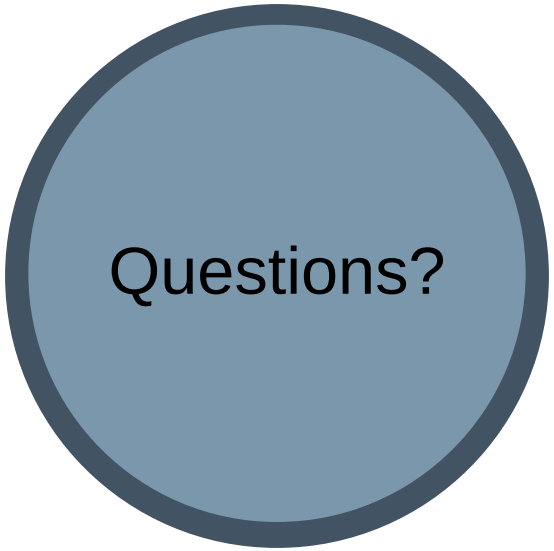
132 ha

Employment Area:

194 ha

Total:

326 ha


Questions?

Density Visuals

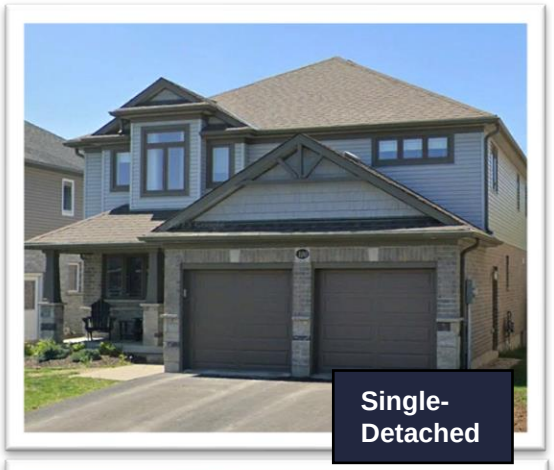
Overview


< 45 people
& jobs/ha

Density Example #1: 37 People and Jobs/ha

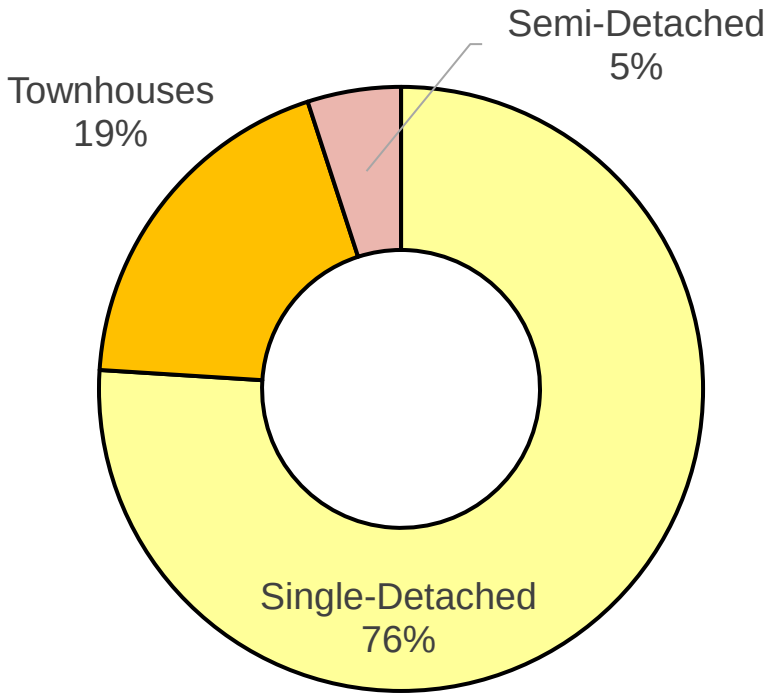
Elora – Spencer Dr. S./1 Line (Designated Greenfield Area)











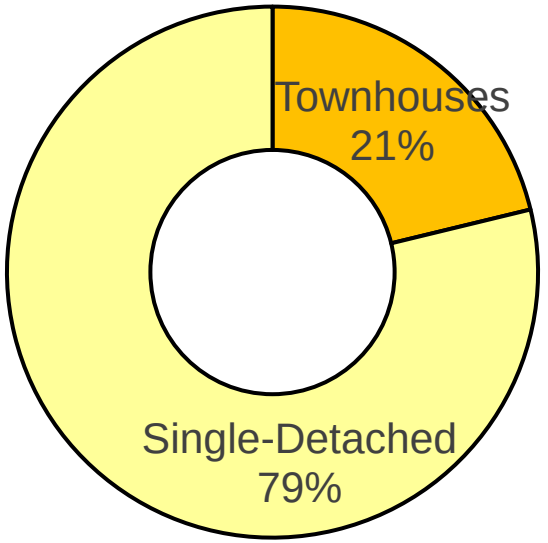
Units per ha: 13

People and Jobs: 670
Land Area: 18 ha

Density Example #2: 42 People and Jobs/ha

Fergus – Courtney St. & Steele St. (Designated Greenfield Area)





42 people & jobs/ha

Units per ha: 15

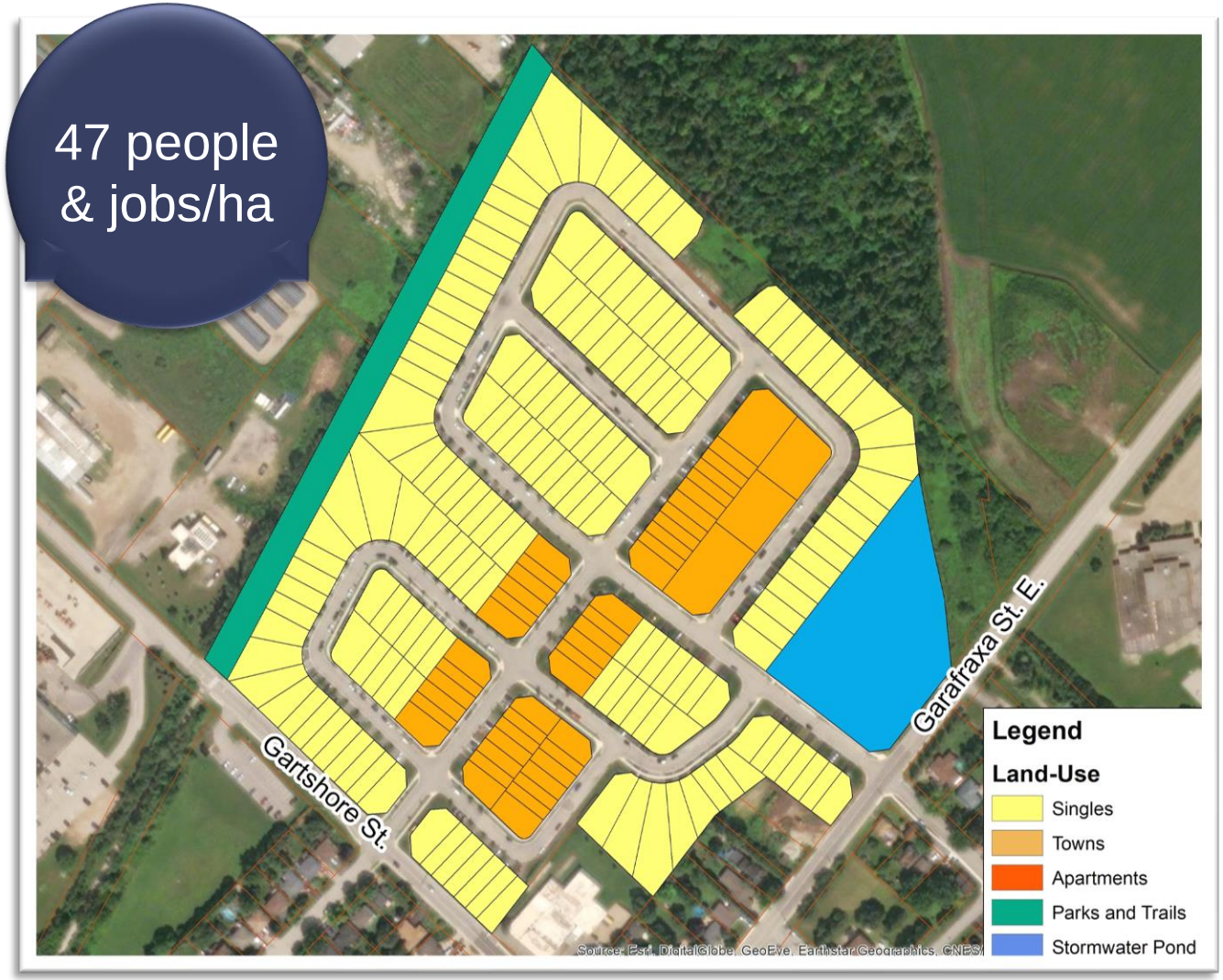
People and Jobs: 630
Land Area: 15.2 ha

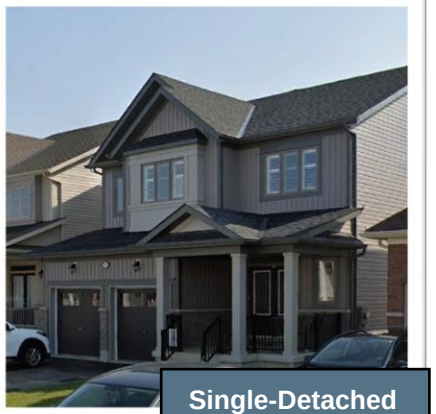

47 p&j/ha

Density Example #3: 47 People and Jobs/ha

Fergus – Garafraxa St. E./Gartshore St. (Designated Greenfield Area)

47 people & jobs/ha

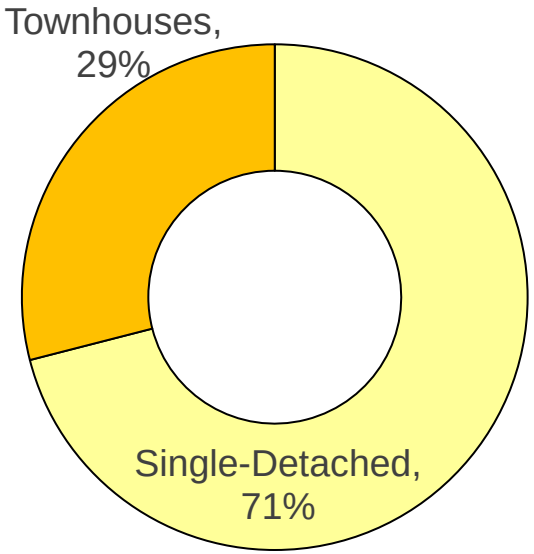




Single-Detached



Towns



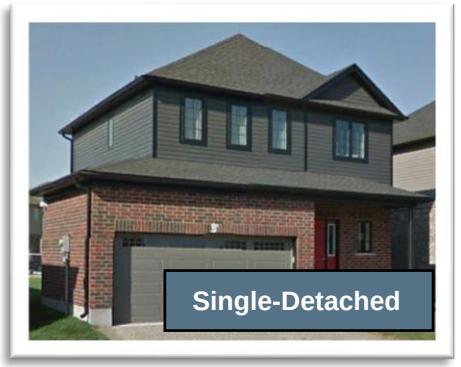
Units per ha: 16

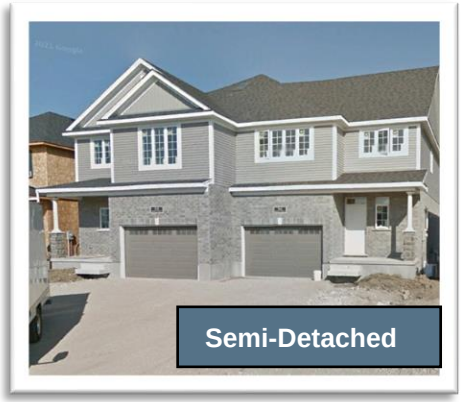
People and Jobs: 660
Land Area: 14.2 ha

Density Example #4: 47 People and Jobs/ha

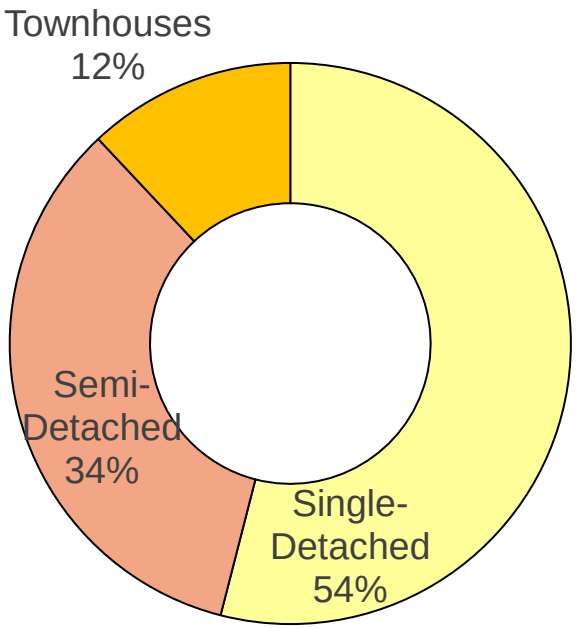
Stratford – Newly Developing Greenfield Area (Avon West Development)







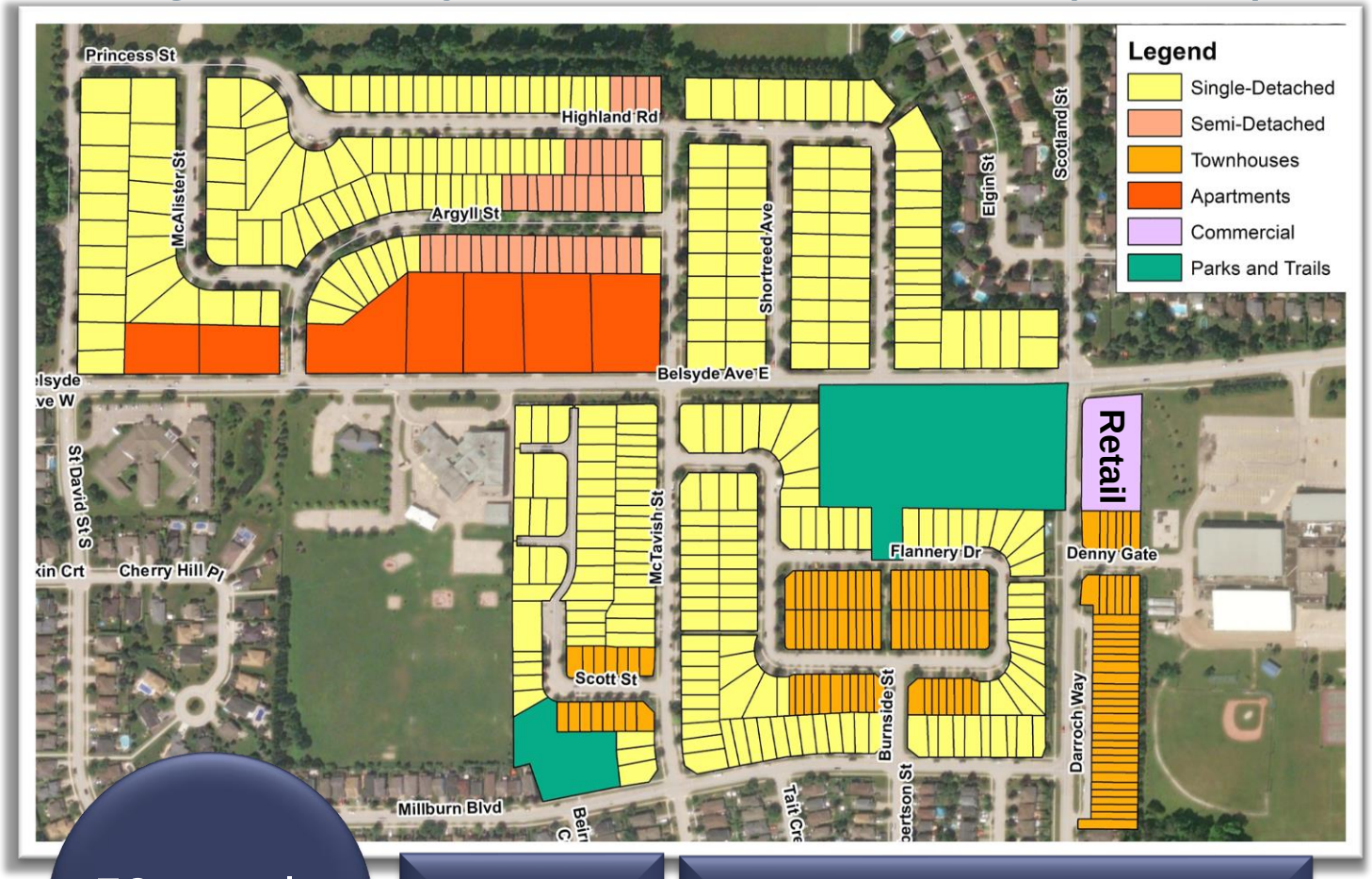




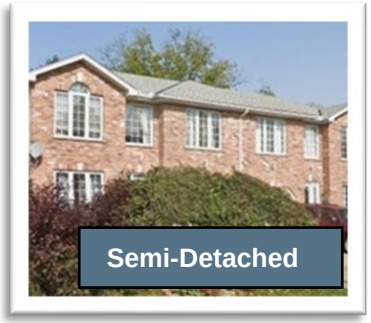

50 to 60
p&j/ha

Density Example #5: 50 People and Jobs/ha

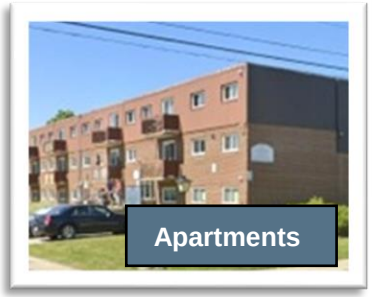
Fergus – Belsyde Ave./McTavish St. (Built-up Area)



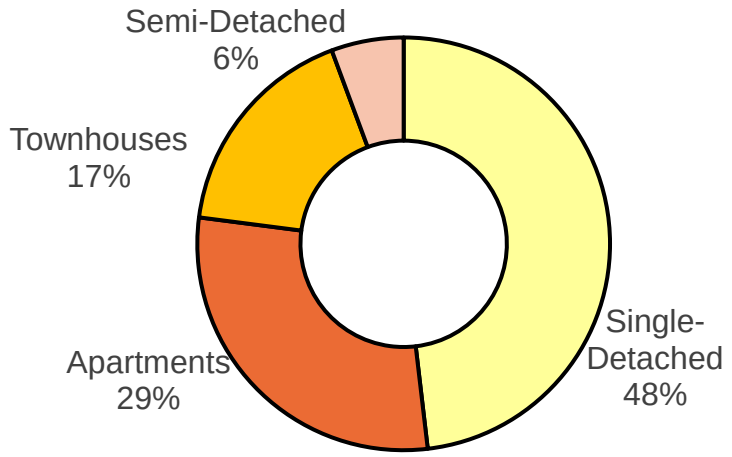












50 people & jobs/ha

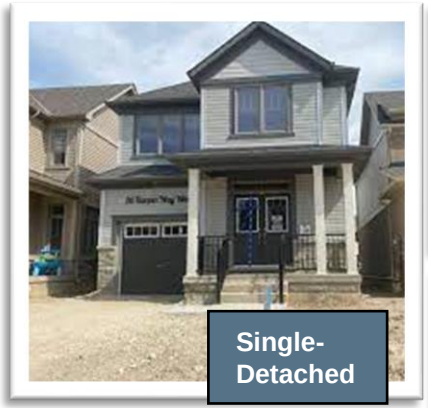
Units per ha: 18

People and Jobs: 1,800
Land Area: 36.6 ha

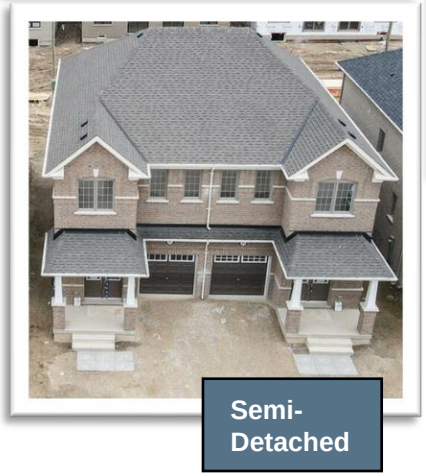
Density Example #6: 51 People and Jobs/ha

Fergus – Storybrook/Beatty Line Subdivision (Designated Greenfield Area)

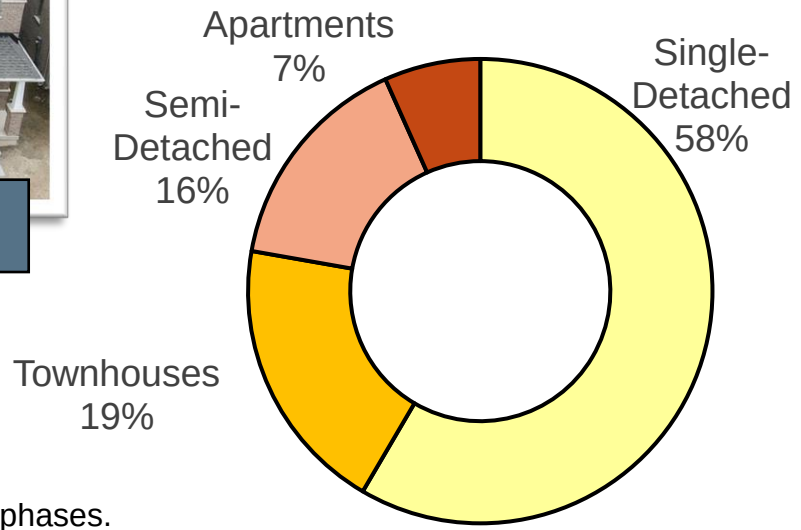












51 people & jobs/ha

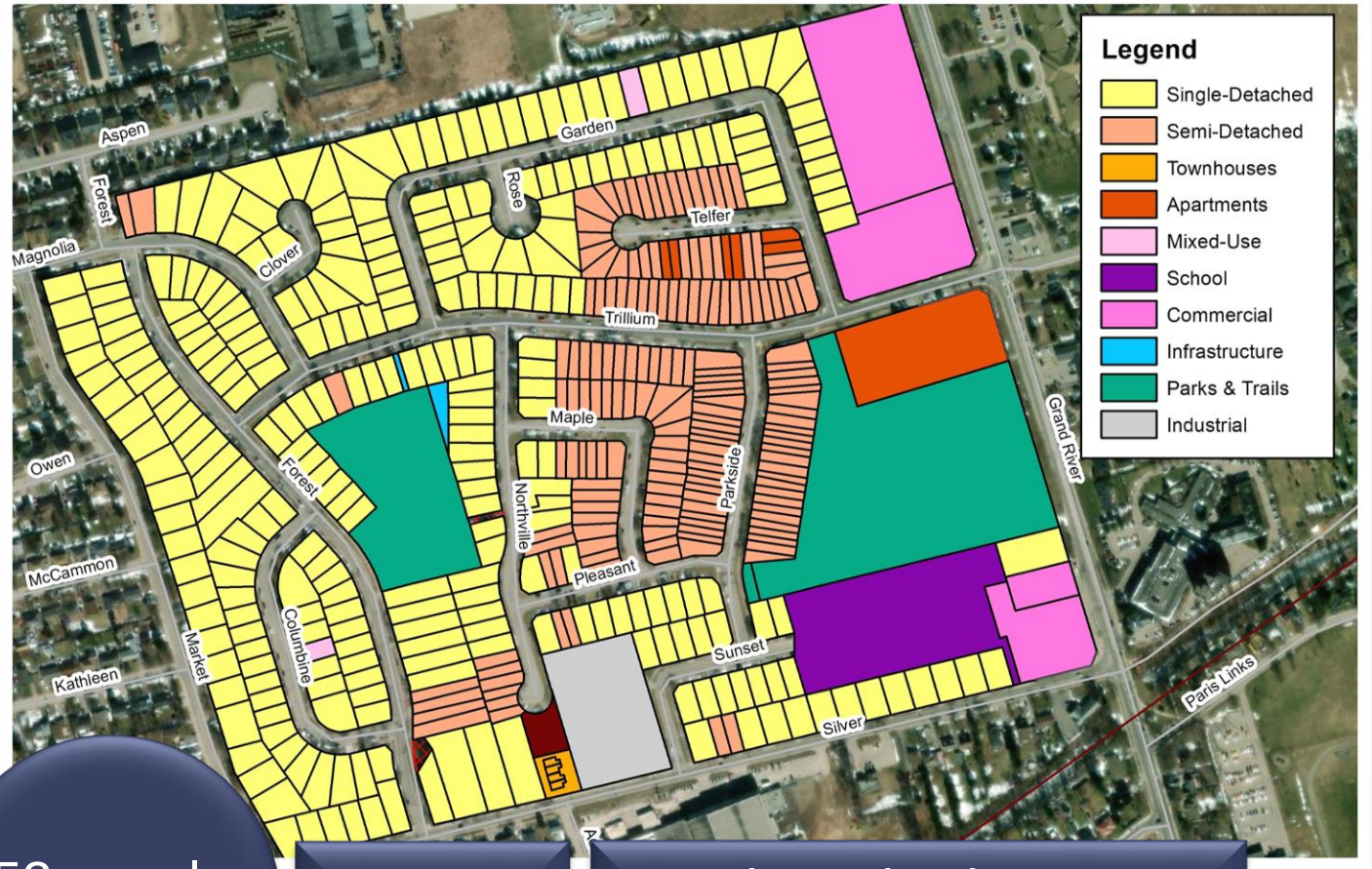
Units per ha: 17

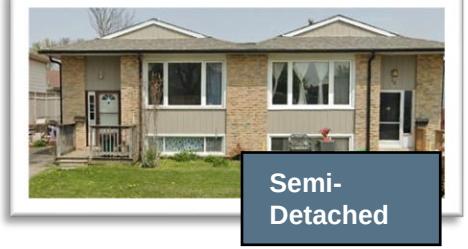
People and Jobs: 3,200
Land Area: 62.3 ha

Note: Based on draft approved plans. Photos are based on housing completed in the first phases.

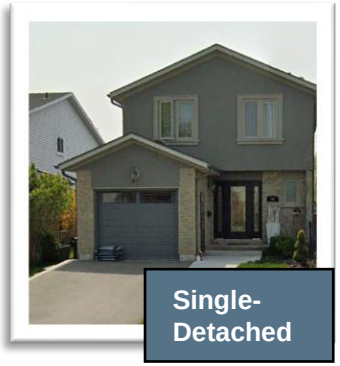
Density Example #7: 52 People and Jobs/ha

Paris (County of Brant) – Mixed-Use Area in Built-up Area

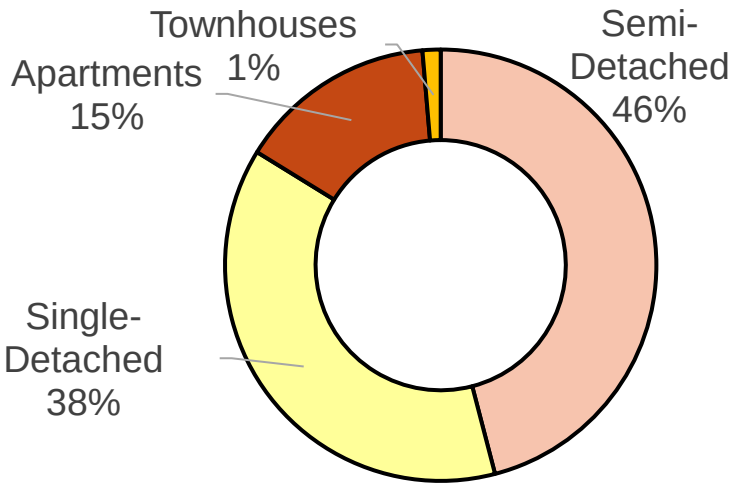












52 people & jobs/ha

Units per ha: 13

People and Jobs: 1,500
Land Area: 29 ha

Note: Industrial site excluded in calculations.

Density Example #8: 53 People and Jobs/ha

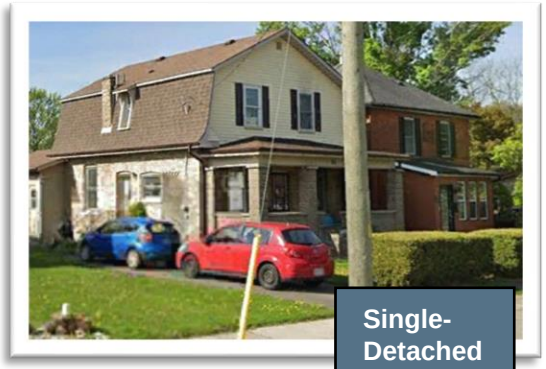
Paris (County of Brant) – Mixed-Use Area in Built-up Area



53 people & jobs/ha

Units per ha: 12

People and Jobs: 1,300
Land Area: 25 ha



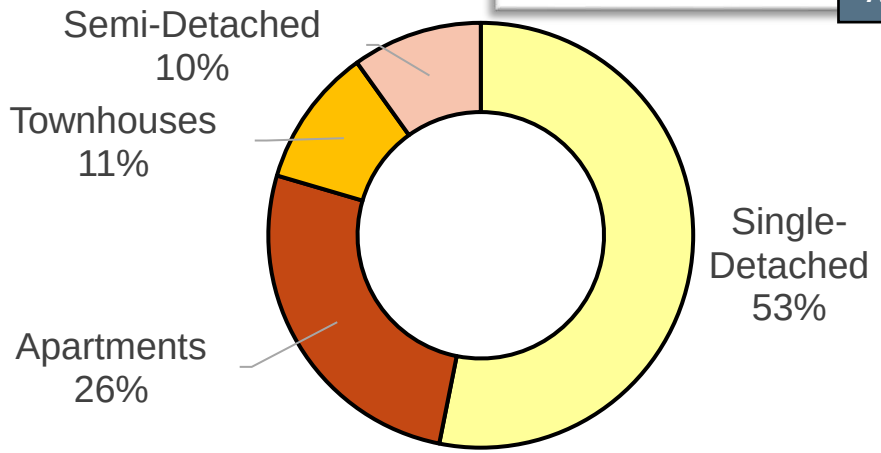
Single-Detached



Retail & Apartments



Apartments



Density Example #9: 59 People and Jobs/ha

Fergus – Tower St. S./McQueen Blvd. (Designated Greenfield Area)

