

Watson & Associates ECONOMISTS LTD.

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

Council Meeting
November 14, 2023

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

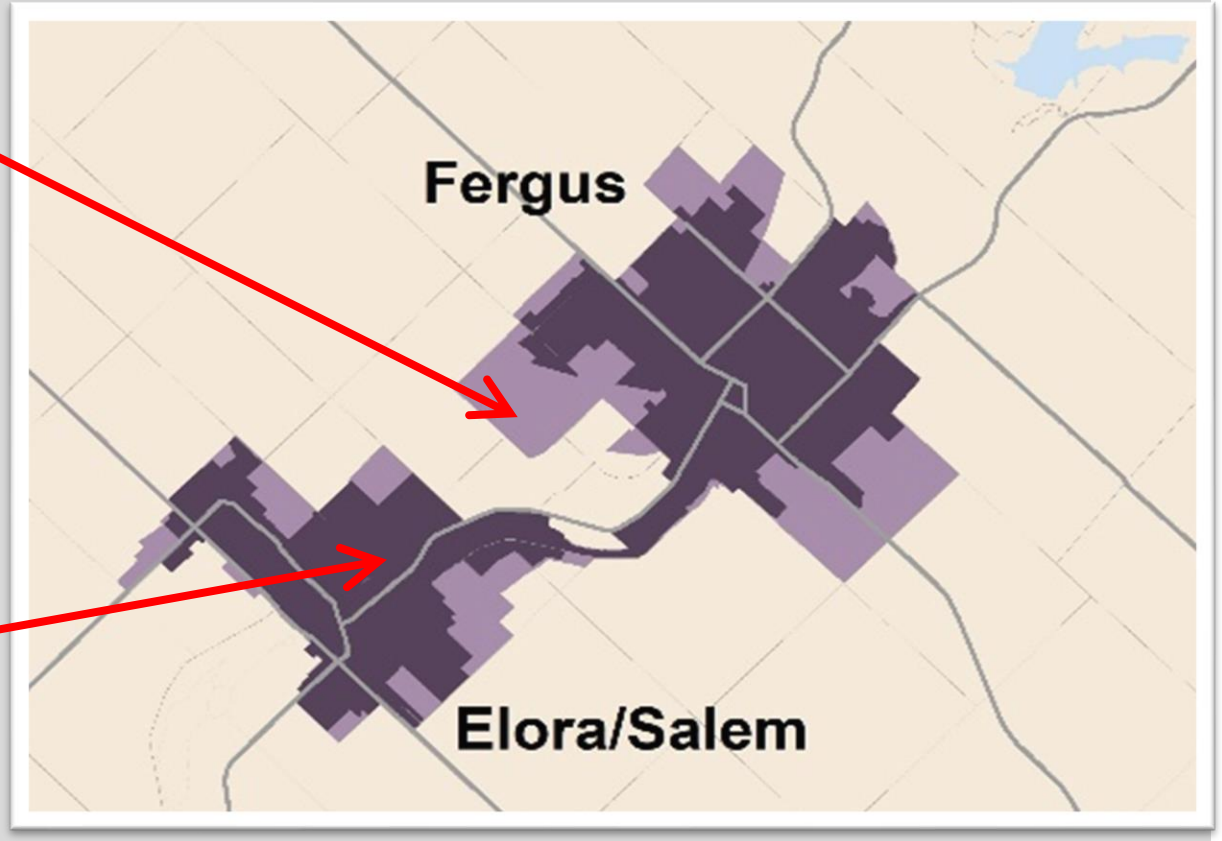
Intensification and Density Targets – County of Wellington MCR

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)

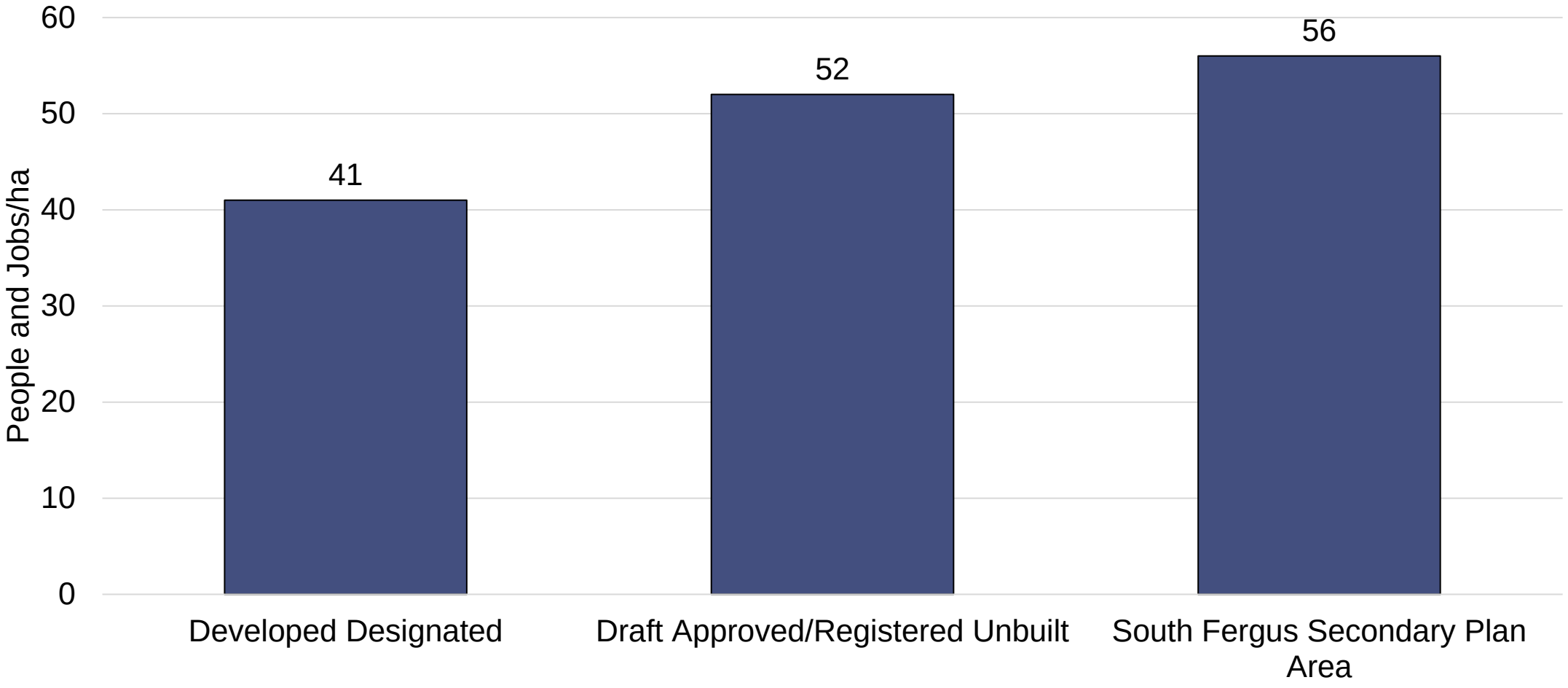
Increase in Employment Area Land Need

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.

Density Impact of South Fergus Secondary Plan Area

Comparison

County of Wellington MCR



- Developed: 41 p&j/ha
- Vacant: 50 p&j/ha

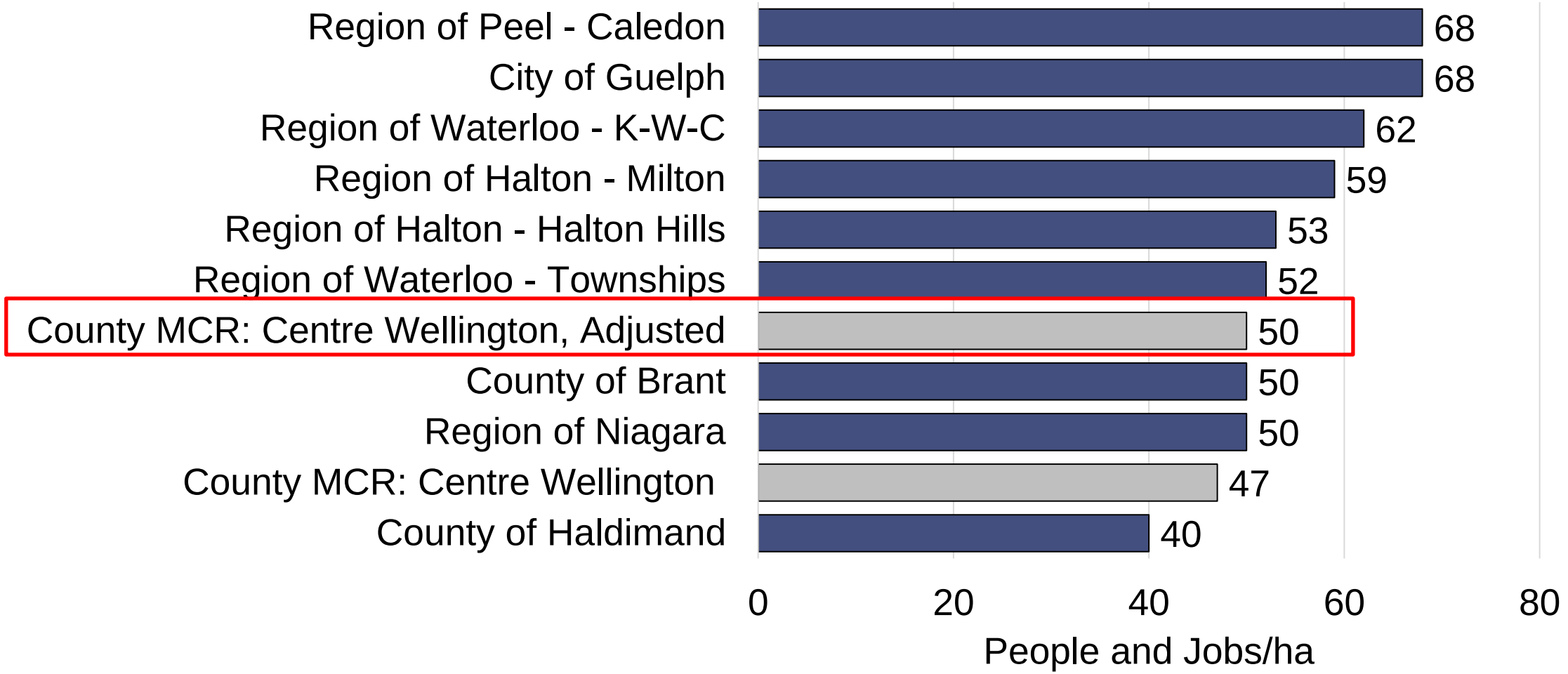
Impact of South Fergus SP



- Developed: 41 p&j/ha
- South Fergus SP: 56 p&j/ha
- Remaining Vacant: 50 p&j/ha

Forecast Density in the Greater Golden Horseshoe Region

Comparison of Planning for Density



Source: Based on Municipal Comprehensive Reviews across the GGH.
Notes: Centre Wellington adjusted based on density anticipated in the South Fergus Secondary Plan Area.
K-W-C = Cities of Kitchener, Waterloo and Cambridge.

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

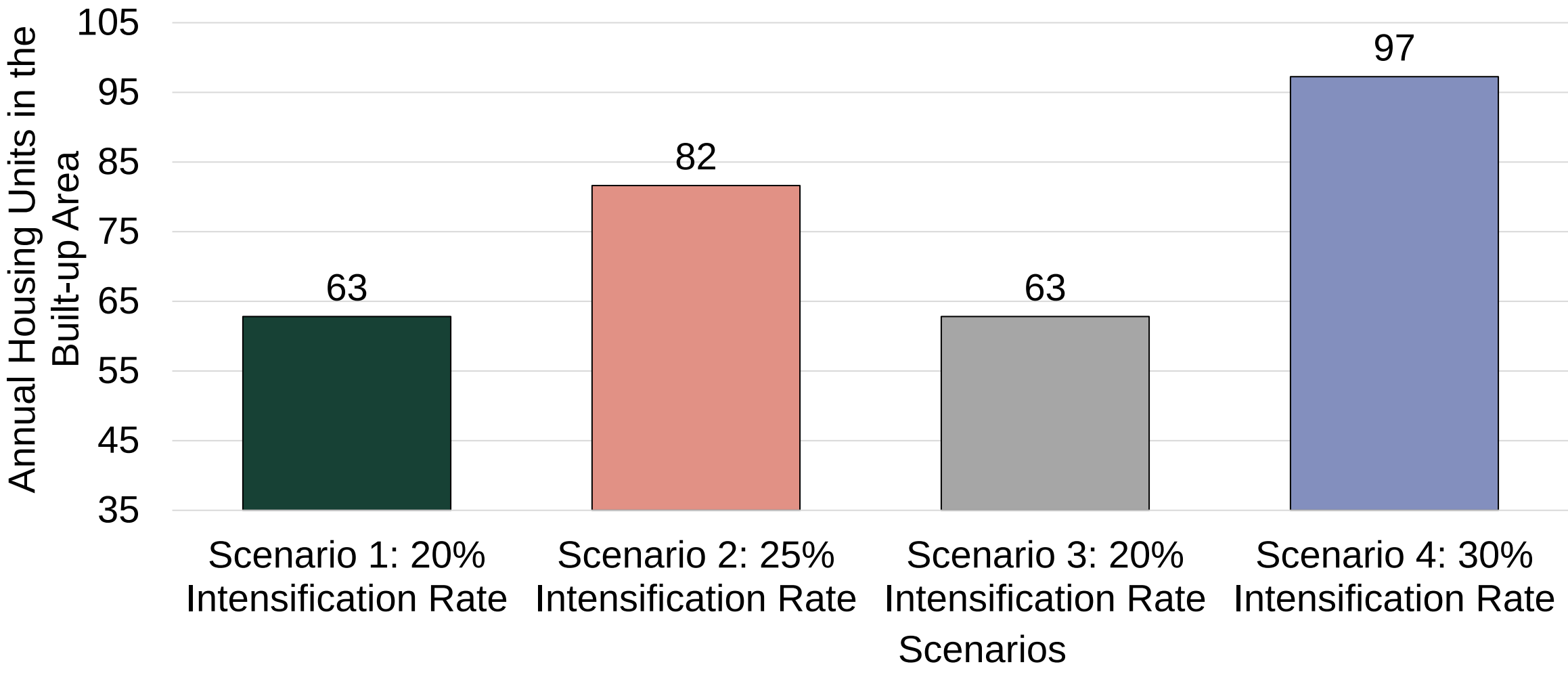
- 20% intensification rate
- 53 people and jobs/ha in DGA Community Area

Scenario 4: Significant Increase to Intensification and Density Targets:

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

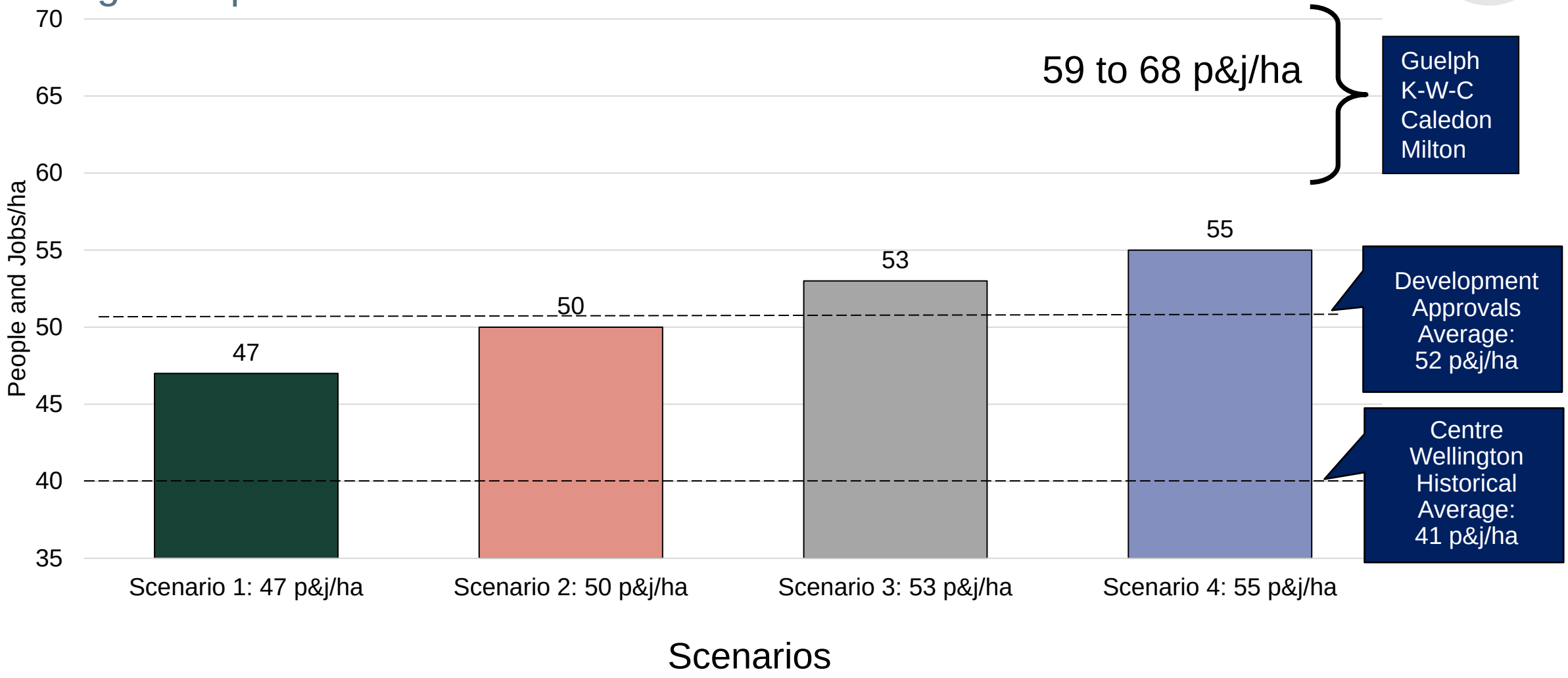
Comparing Intensification Levels by Scenario

Annual Housing Units in the Built-up Area



Comparing Density Levels by Scenario

Average People and Jobs/ha



Density Visuals

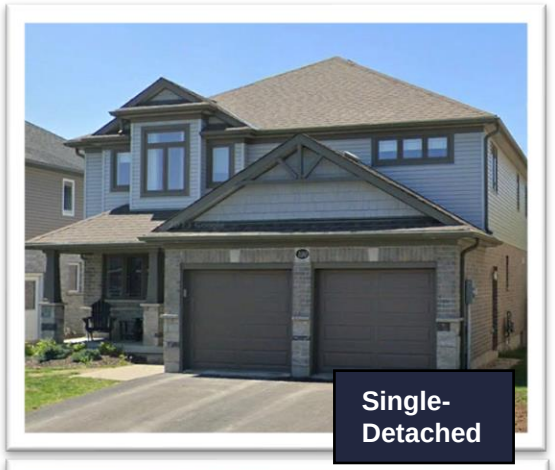
Overview


< 45 people
& jobs/ha

Density Example #1: 37 People and Jobs/ha

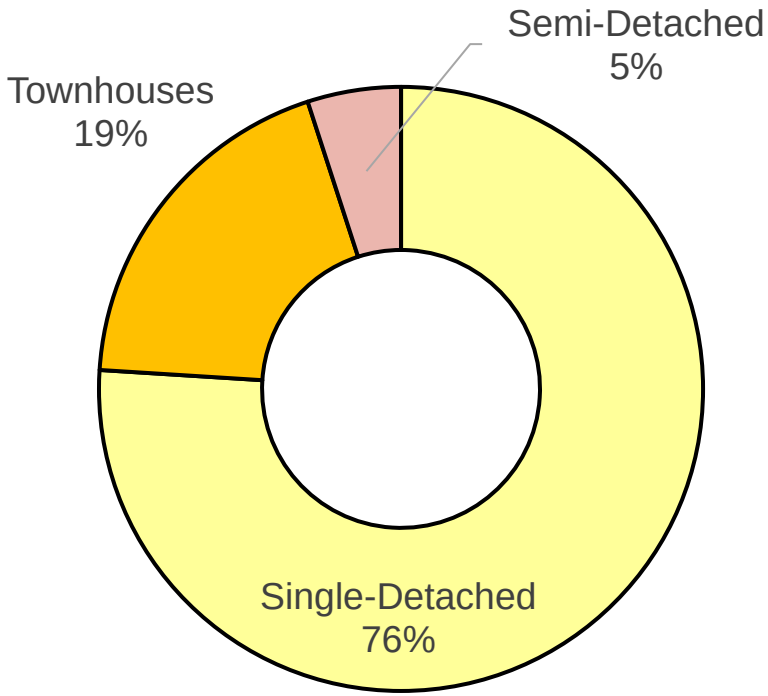
Elora – Spencer Dr. S./1 Line (Designated Greenfield Area)











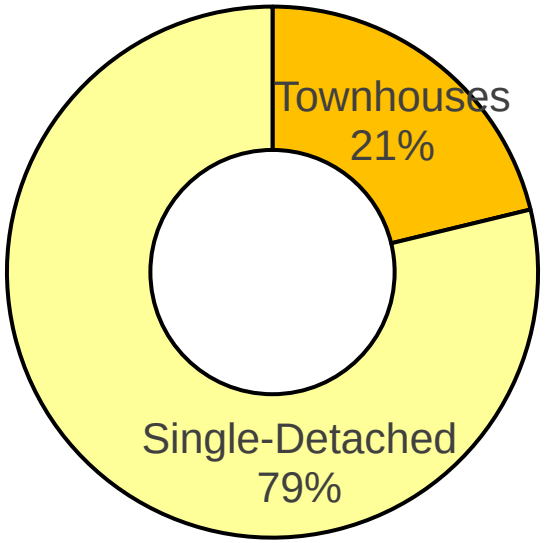
Units per ha: 13

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

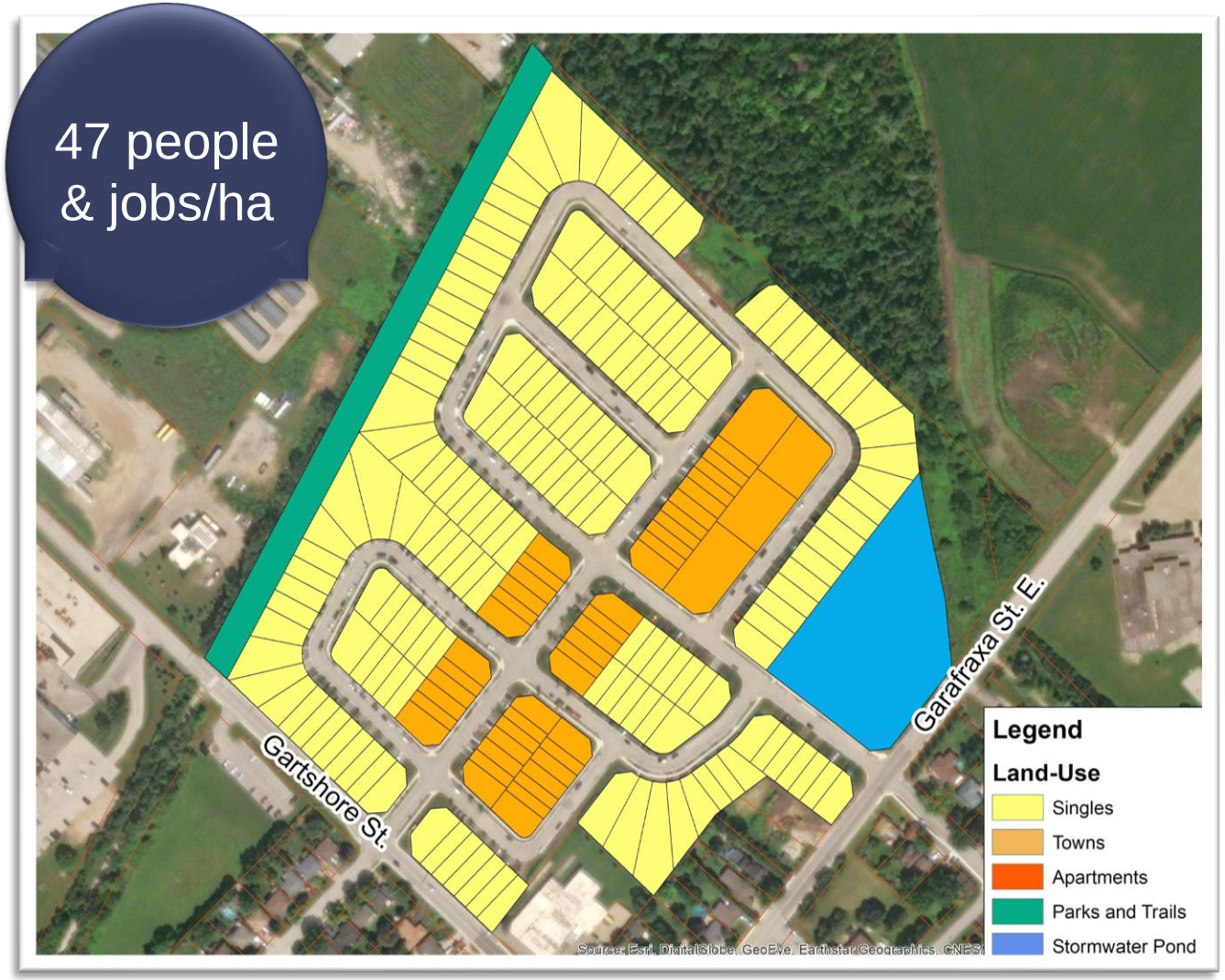
Units per ha: 15

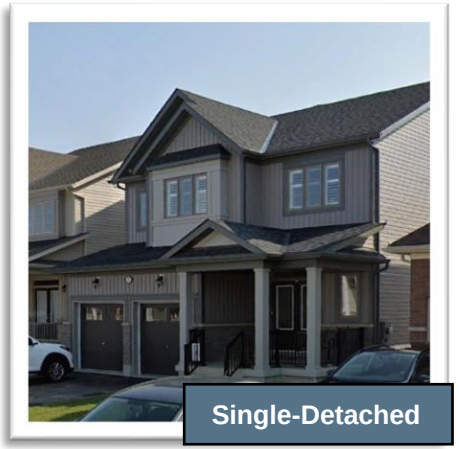
People and Jobs: 630
Land Area: 15.2 ha


47 p&j/ha

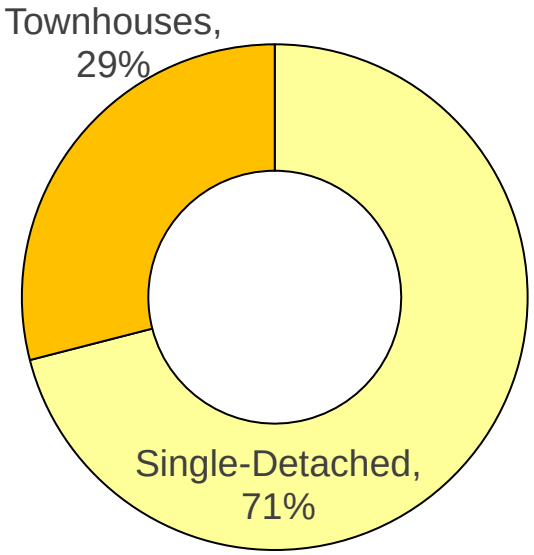
Density Example #3: 47 People and Jobs/ha

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









Units per ha: 16

People and Jobs: 660
Land Area: 14.2 ha

Density Example #4: 47 People and Jobs/ha

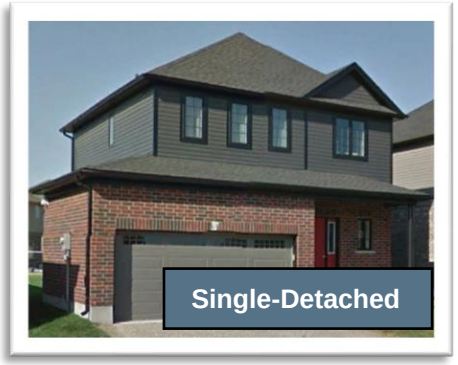
Stratford – Newly Developing Greenfield Area (Avon West Development)

47 people & jobs/ha



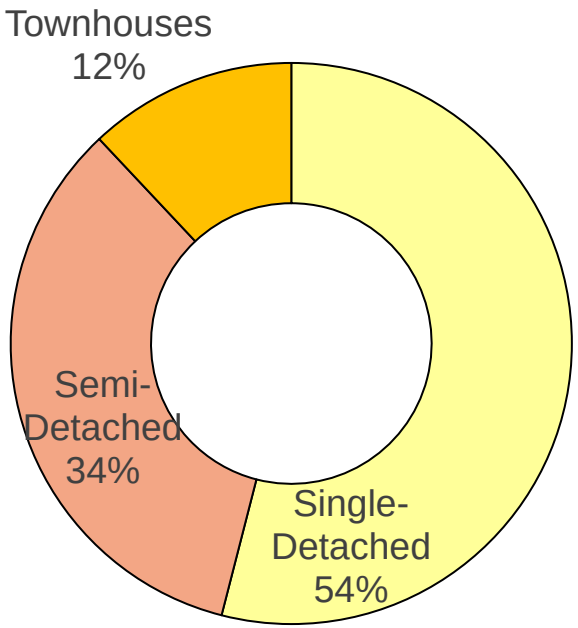
Units per ha: 16

People and Jobs: 880
Land Area: 18.9 ha





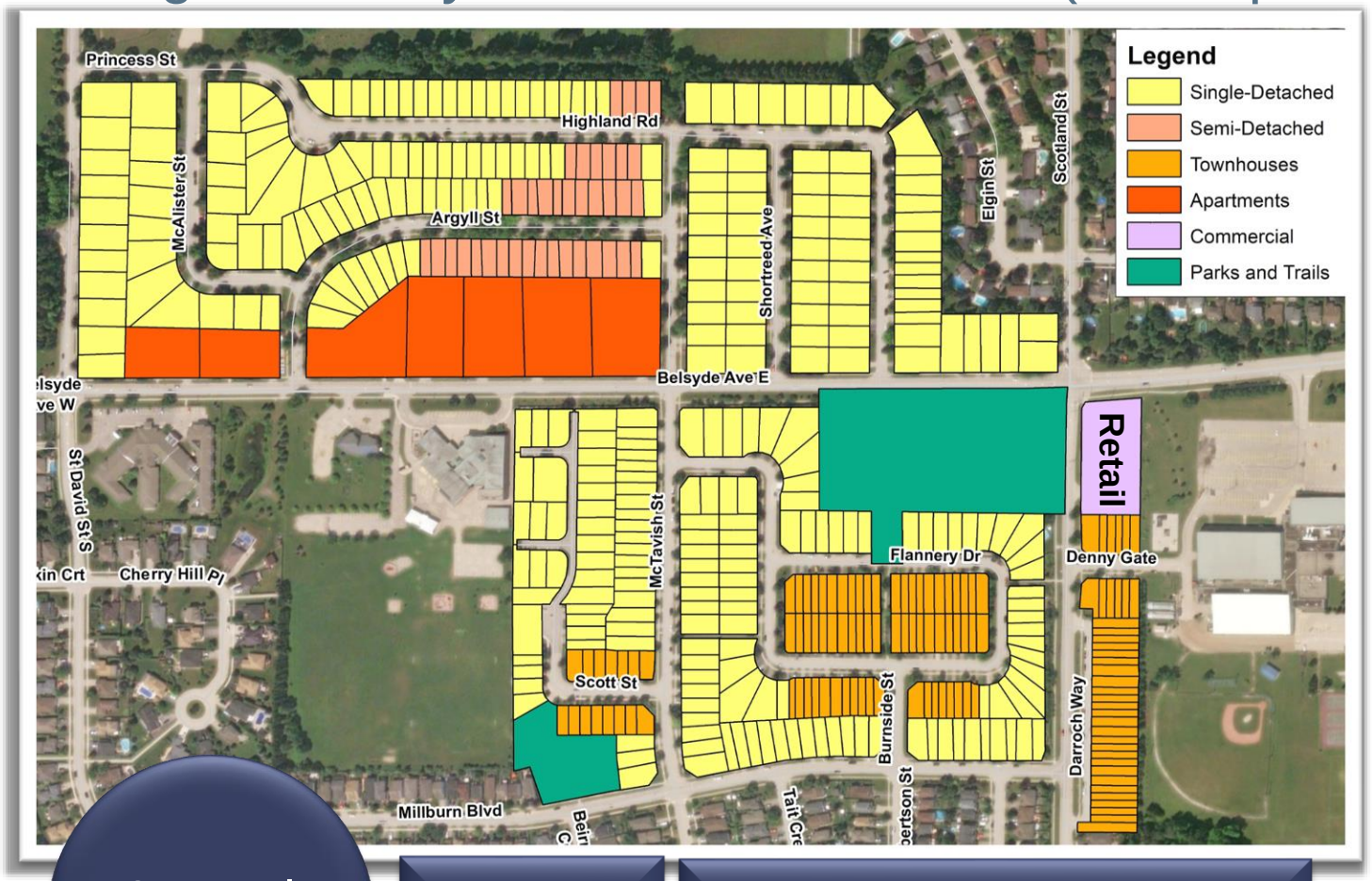




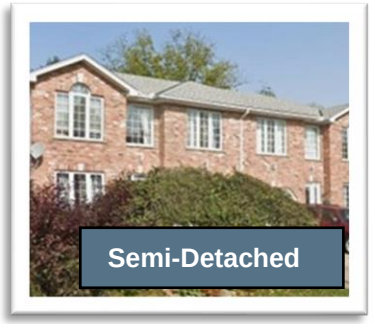

50 to 60
p&j/ha

Density Example #5: 50 People and Jobs/ha

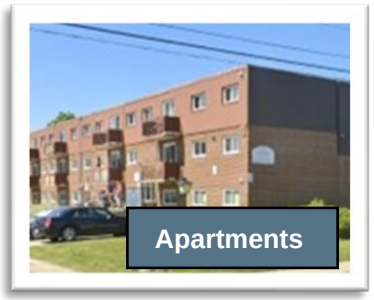
Fergus – Belsyde Ave./McTavish St. (Built-up Area)



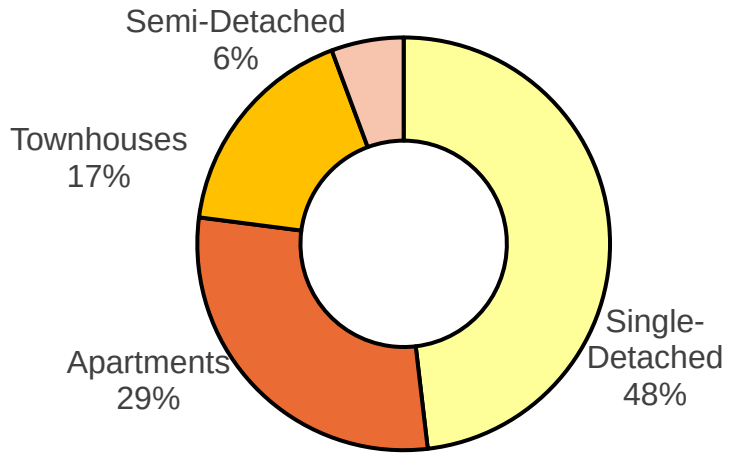












50 people & jobs/ha

Units per ha: 18

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

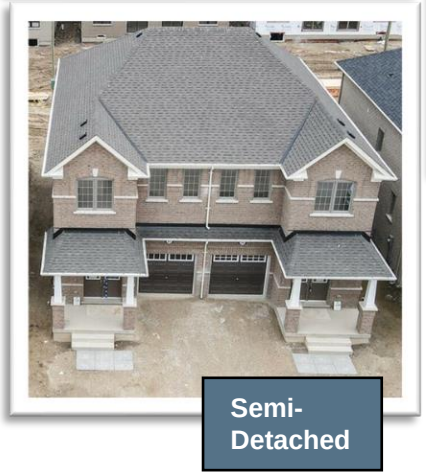
Density Example #6: 51 People and Jobs/ha

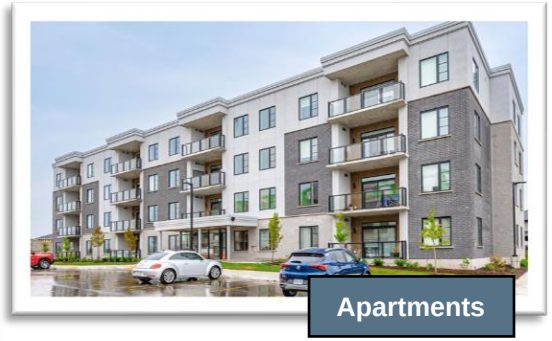
Fergus – Storybrook/Beatty Line Subdivision (Designated Greenfield Area)

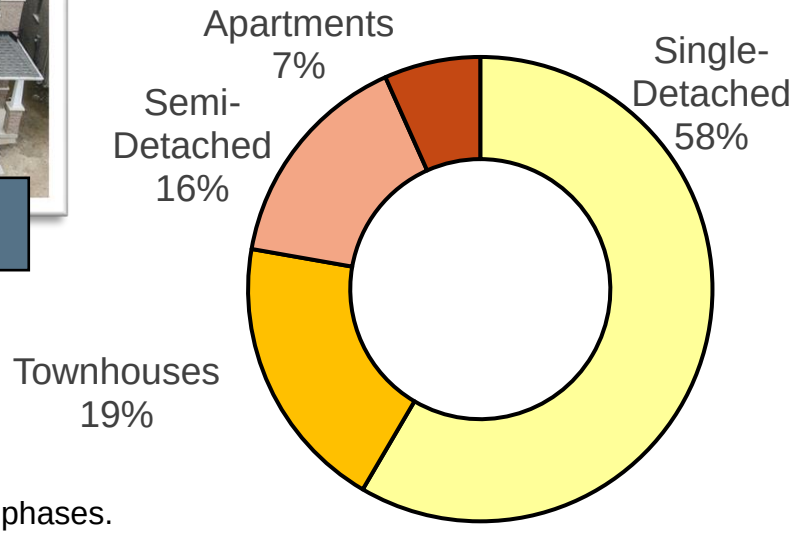












51 people & jobs/ha

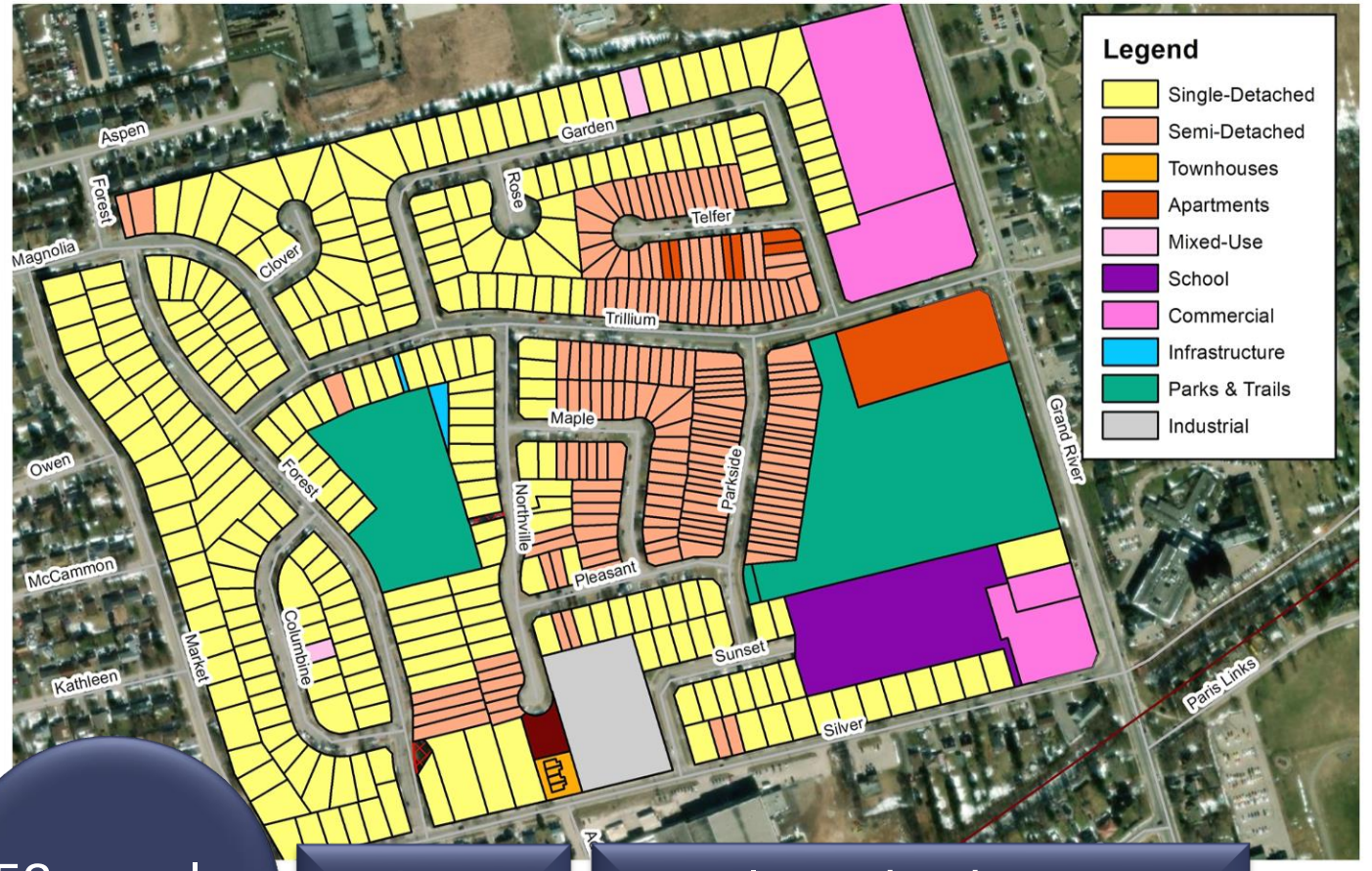
Units per ha: 17

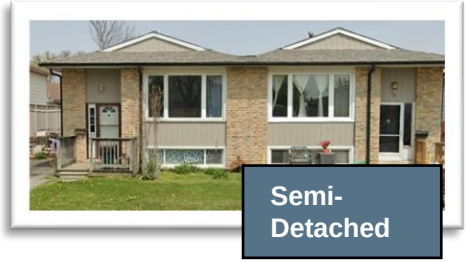
People and Jobs: 3,200
Land Area: 62.3 ha

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

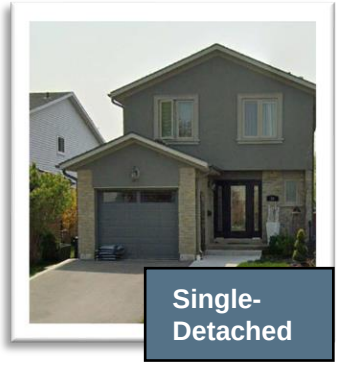
Density Example #7: 52 People and Jobs/ha

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

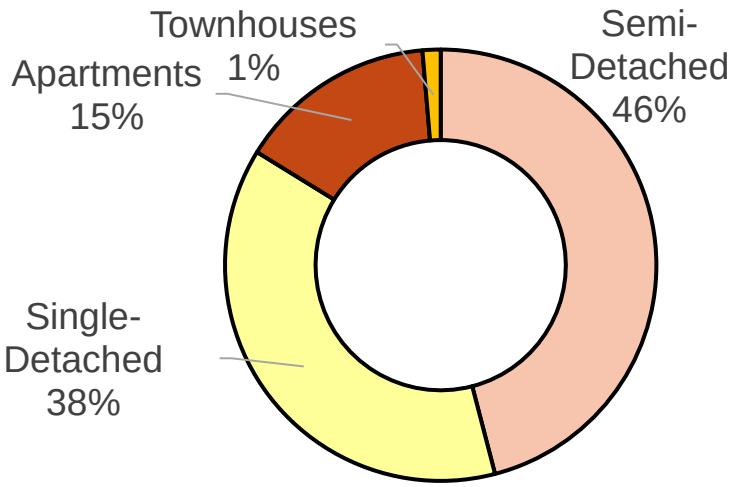












52 people & jobs/ha

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

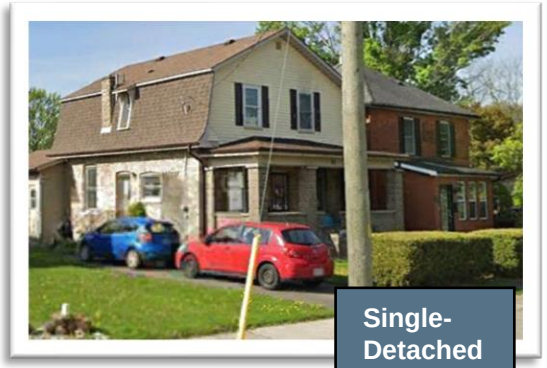
Paris (County of Brant) – Mixed-Use Area in Built-up Area



53 people & jobs/ha

Units per ha: 12

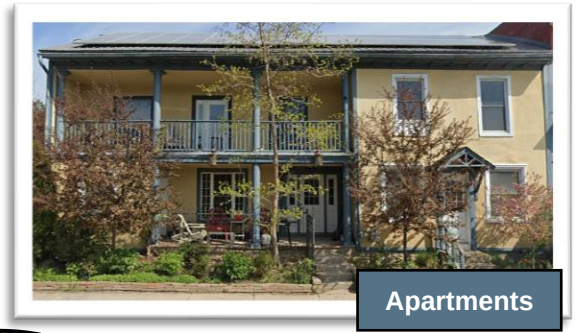
People and Jobs: 1,300
Land Area: 25 ha



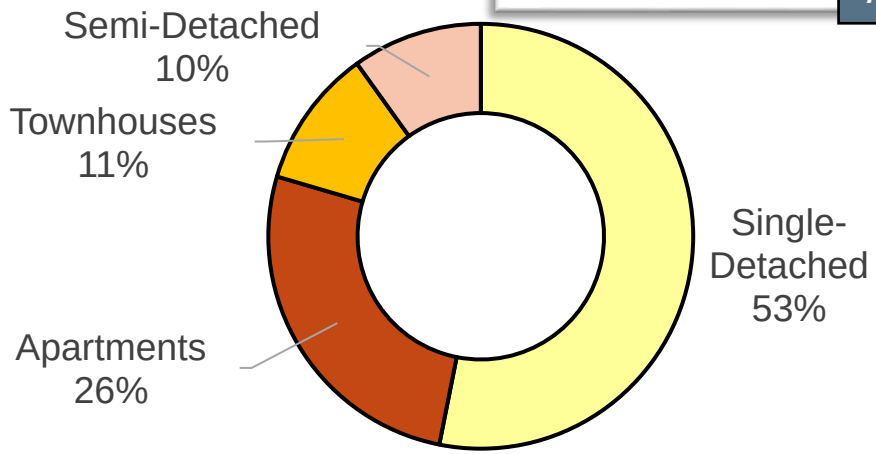
Single-Detached



Retail & Apartments

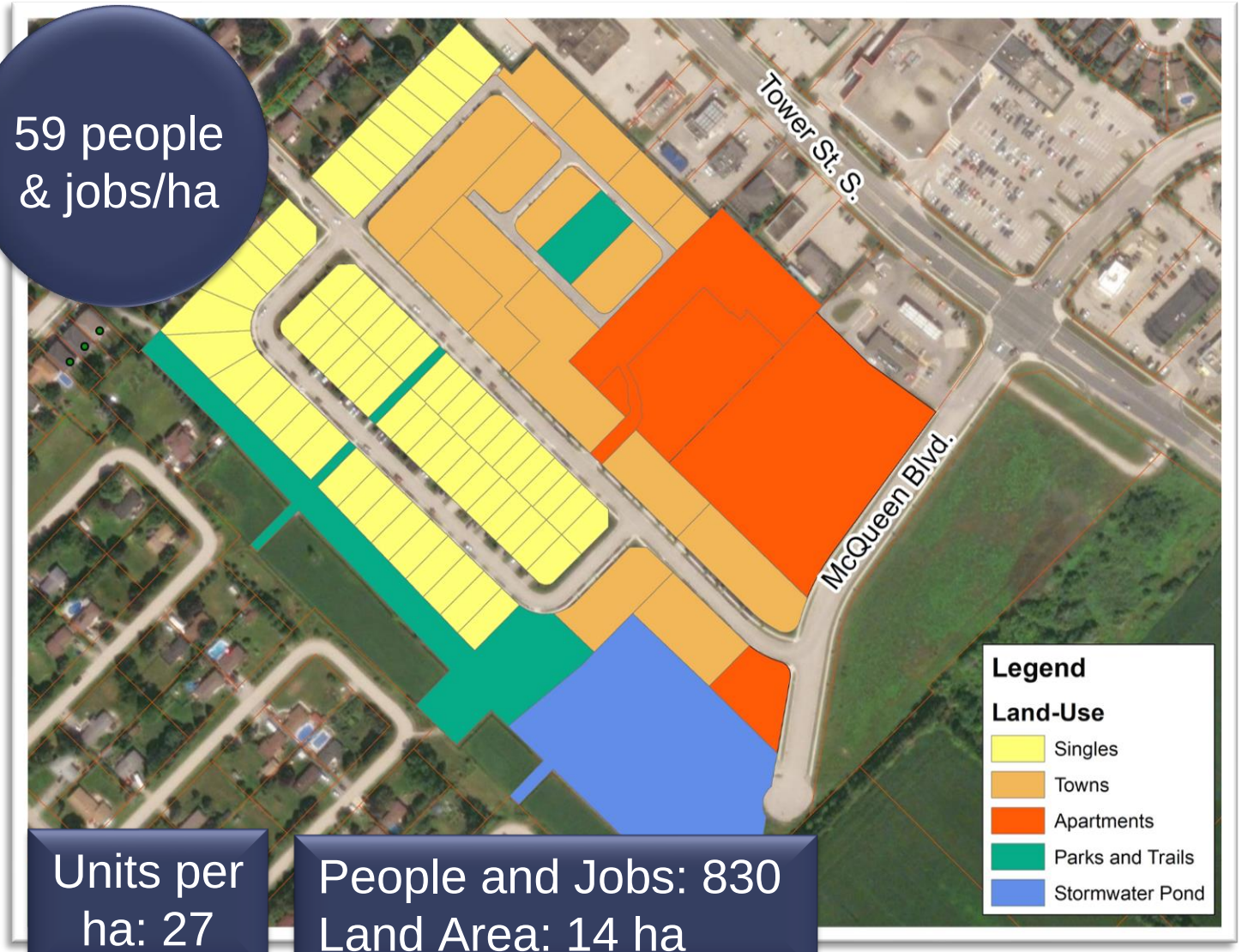


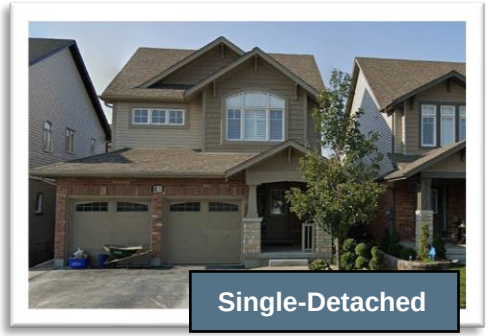
Apartments



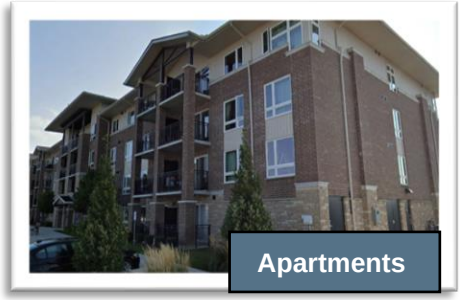
Density Example #9: 59 People and Jobs/ha

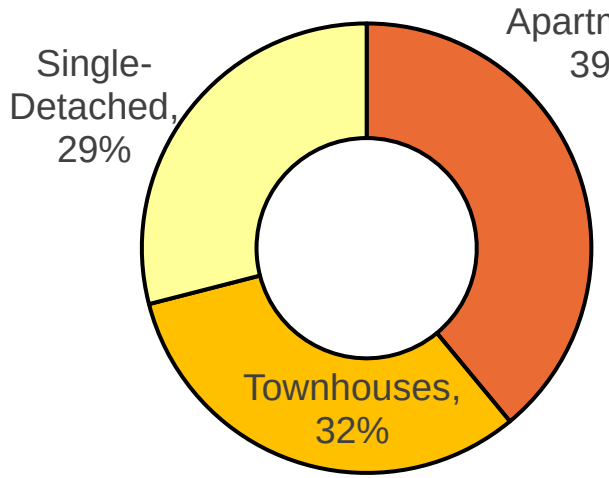
Fergus – Tower St. S./McQueen Blvd. (Designated Greenfield Area)







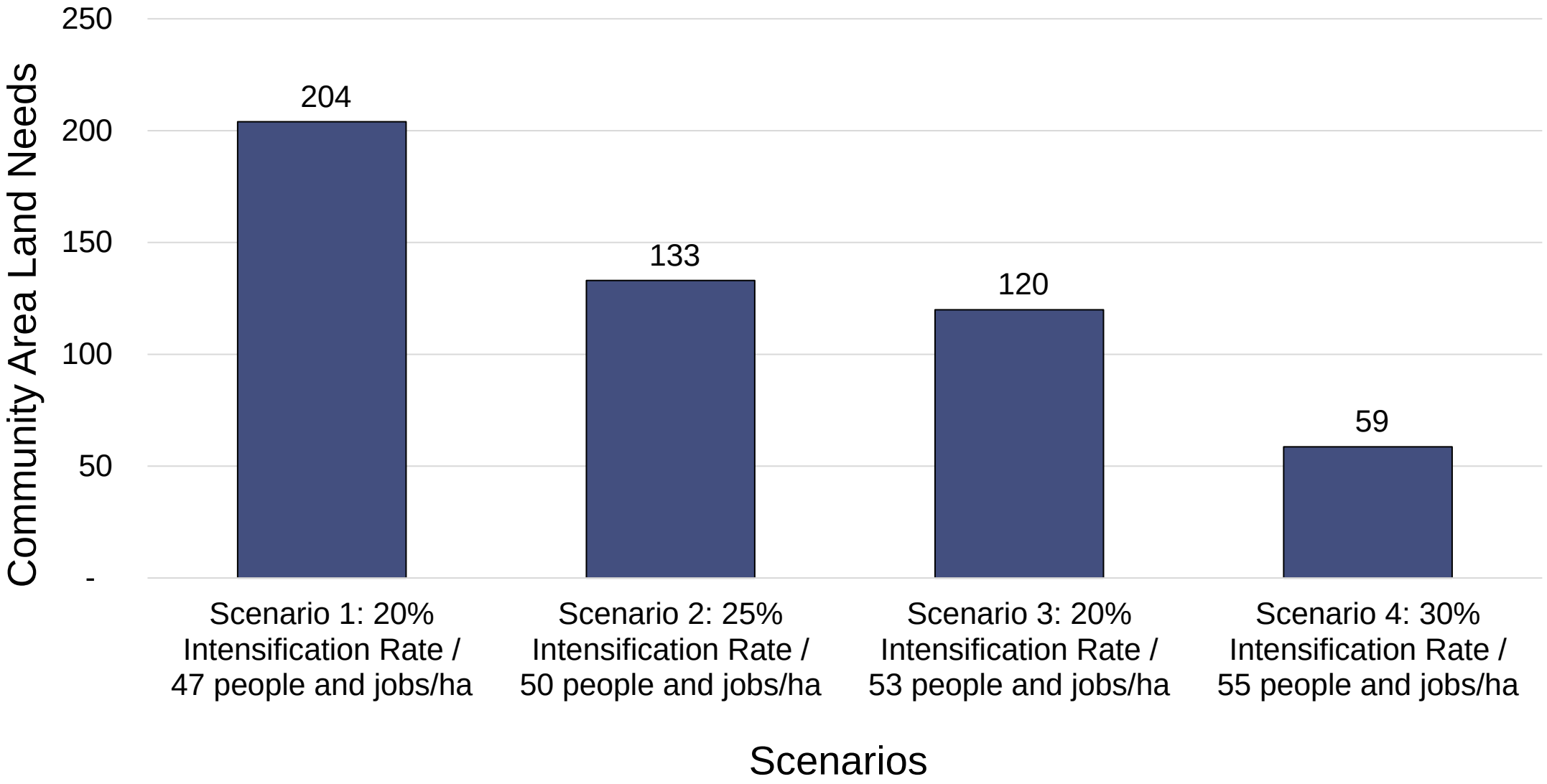




Land Needs Results

Overview

Land Needs Scenarios

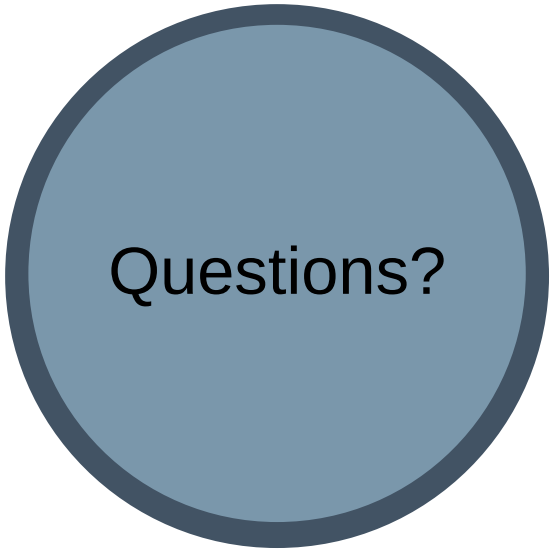


Assessment of Scenarios

- 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
  - 53 people and jobs/ha in DGA Community Area
  - Land Need of 120 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.
- Increasing the intensification rate would involve the greatest amount of transformation for the Township.


Questions?