



County of Brant Municipal Comprehensive Review (M.C.R.) Presentation #2: Community Land Needs

Planning and Development Committee Meeting

March 2, 2021



MCR Process

Overview

Municipal Comprehensive Review (MCR)



Overview

- The County of Brant is currently reviewing its Official Plan (O.P.). This process represents a Municipal Comprehensive Review (MCR), in accordance with section 26 of the *Planning Act*.
- A M.C.R. is part of the O.P. review process and used to establish a long-term vision and planning framework for a municipality that fosters a sustainable approach to future residential growth and economic development.

Purpose of Presentation



- The purpose of this presentation is as follows:
 - Discuss modifications to rural and urban area allocations;
 - Determine an appropriate intensification housing target (annual housing within the built-up areas of Paris/St.George);
 - Determine an appropriate Designated Greenfield Area people and jobs density target; and
 - Review Community Area land needs to 2051 and determine whether there are sufficient designated lands within Paris and St. George to accommodate population, housing and population-related employment to 2051.

Component of the Land Needs Methodology

Overview



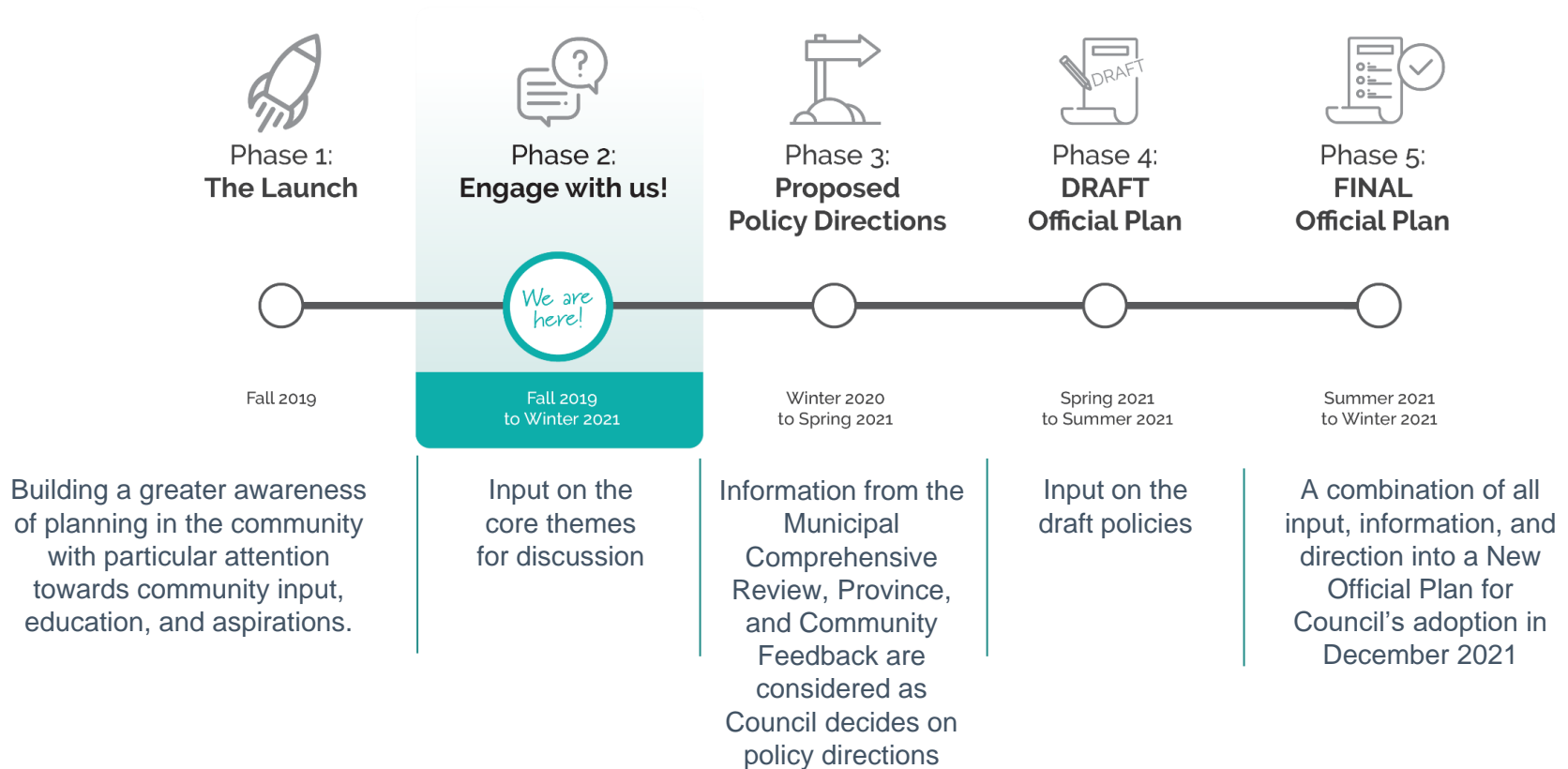
Last Presentation (Dec 8, 2020)

- Forecast population and employment over the planning horizon (2051);
- Housing by type to accommodate population forecast; and
- Growth allocation of population, housing and employment by area.

This Presentation

- Revision of growth allocation of population and housing by area;
- Review of intensification potential and setting target;
- Designated Greenfield Area (D.G.A.) people and jobs density target; and
- Identify D.G.A. capacity (land supply) and land requirements.

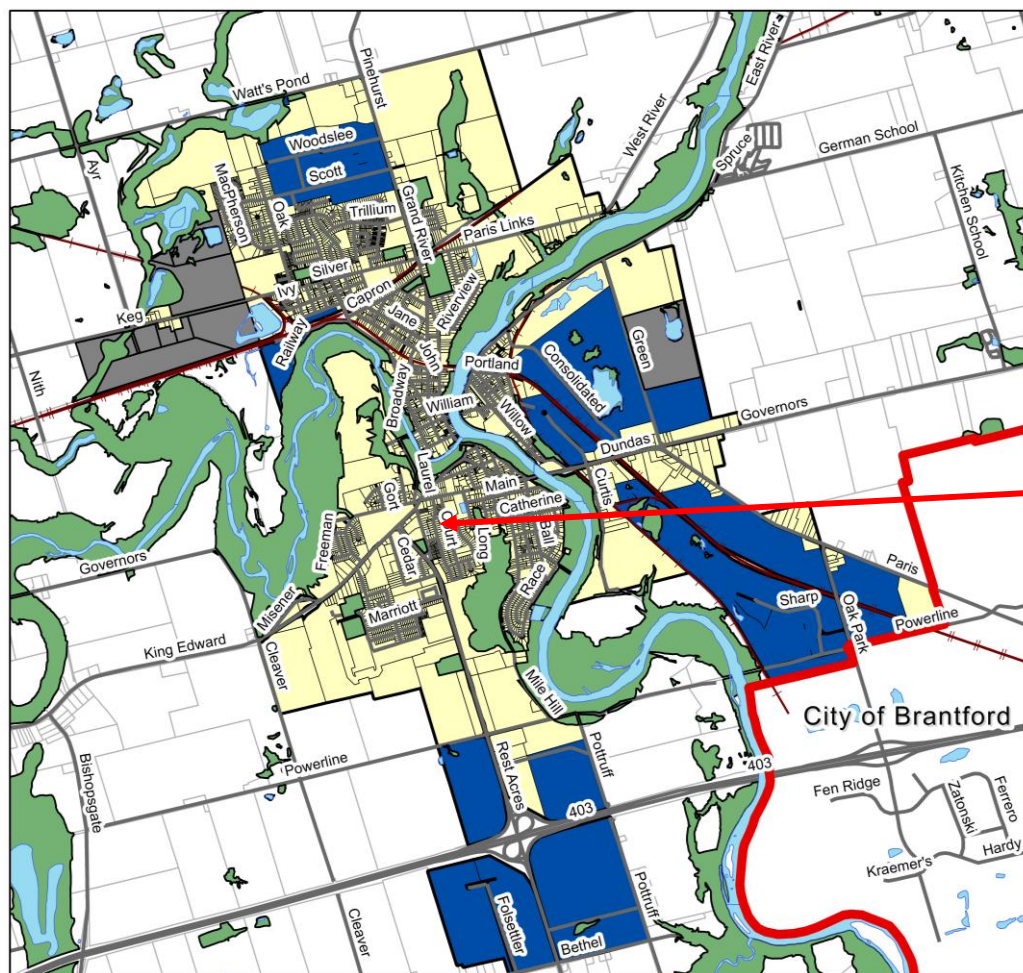
Project Timeline



Urban Settlement Area – Employment Area and Community Area



Paris Urban Settlement Area



1.5 0.75 0 1.5 Kilometers

Paris Urban Settlement Area



Urban Community Area

- Residential
- Parks and community amenities
- Population-Related Employment
 - Institutional
 - Commercial (retail, services and offices)

Employment Area

- Industrial, export-based industries and supporting commercial uses



County of Brant Revised Growth Allocations

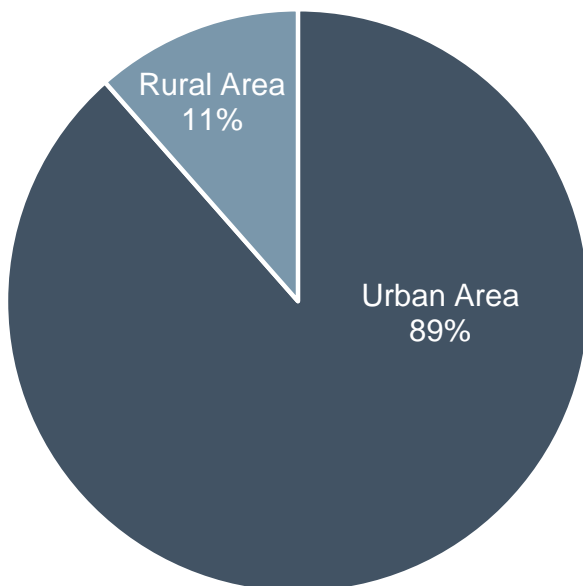
Residential

Housing Forecast Allocation to 2051

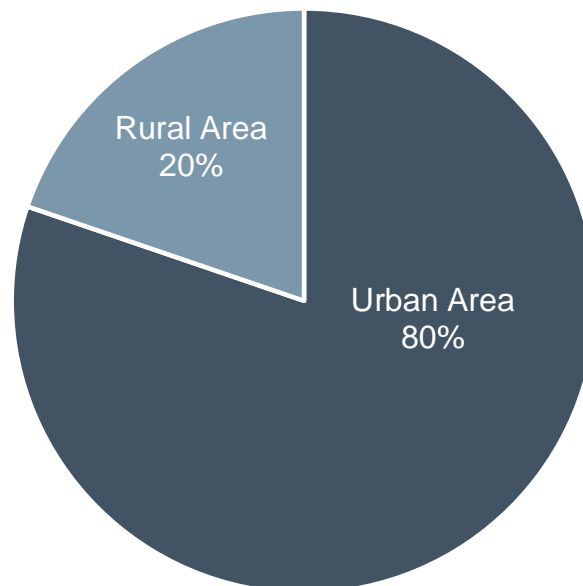


County of Brant Housing Growth Forecast Allocation By Planning Policy Area, 2016 and 2051

**Previous
Allocation by
Area**



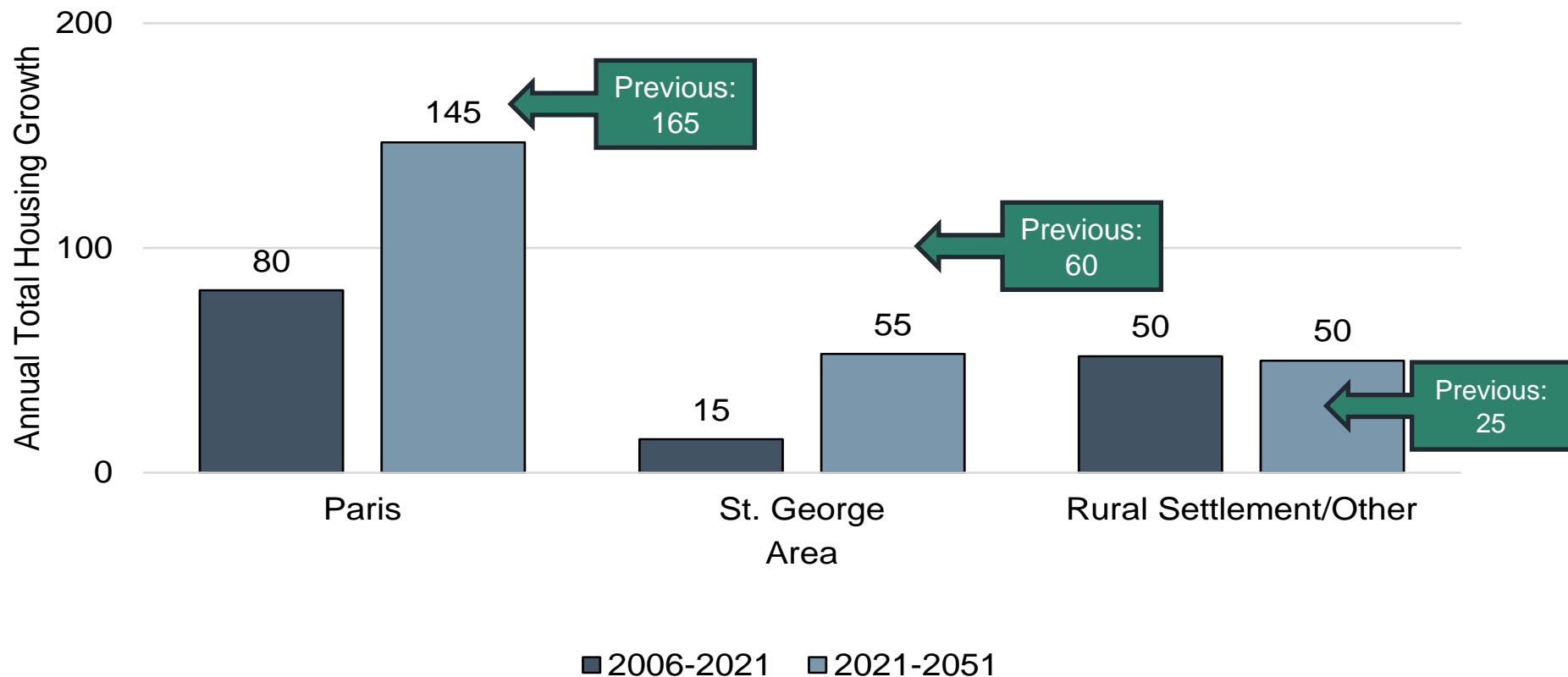
**Revised
Allocation by
Area**



Housing Growth Allocations to 2051



Revised County of Brant Annual Housing Growth Allocations, 2006 to 2051 by Urban Settlement Area and Remaining Rural Area



Note: Figures have been rounded.
Source: Watson & Associates Economists Ltd.

Population Growth Allocation to 2051



County of Brant Population Allocations (%) by Urban Area and Remaining Rural Area, 2016 to 2051

Area	Previous	Revised
Paris	68%	60%
St. George	24%	20%
Rural Settlement/Other	9%	20%
Total	100%	100%

Note: Figures may not add precisely due to rounding.

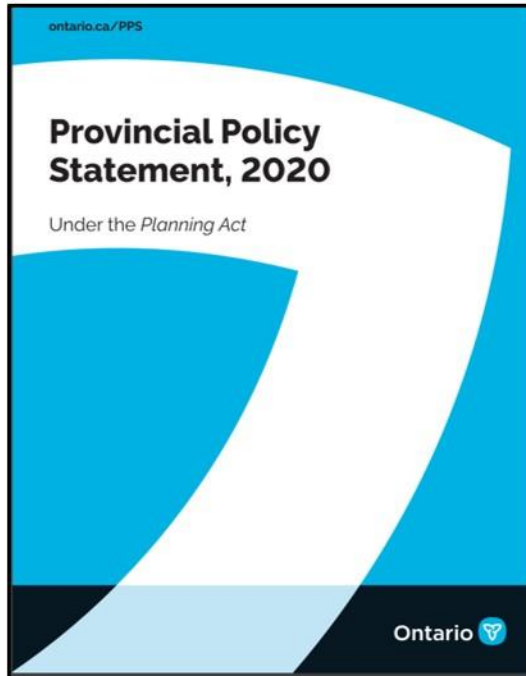


Policy Context and Growth Plan, 2020

Overview

Policy Context

Provincial Policy



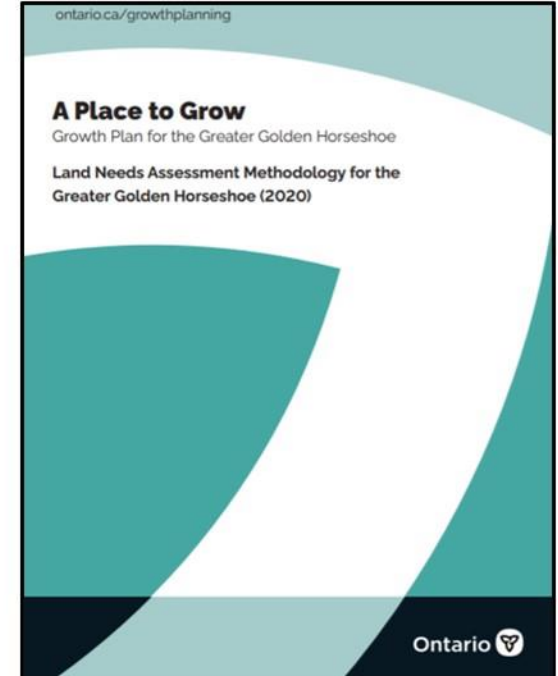
Provincial Policy Statement, 2020.

Updated and effective as of May 2020.



A Place to Grow, Growth Plan, Office Consolidation 2020 (Amendment to Growth Plan, 2019).

Updated and effective as of August 2020.



Land Needs Methodology for the Greater Golden Horseshoe, 2020.

Updated and effective as of August 2020.



Key Growth Plan Targets

Growth Plan, 2019

- Growth Plan includes policies and targets in managing and directing growth. The following are targets and are considered minimums.

Intensification Target

(Annual housing within
Built-up Area)

**15% of
housing
growth**

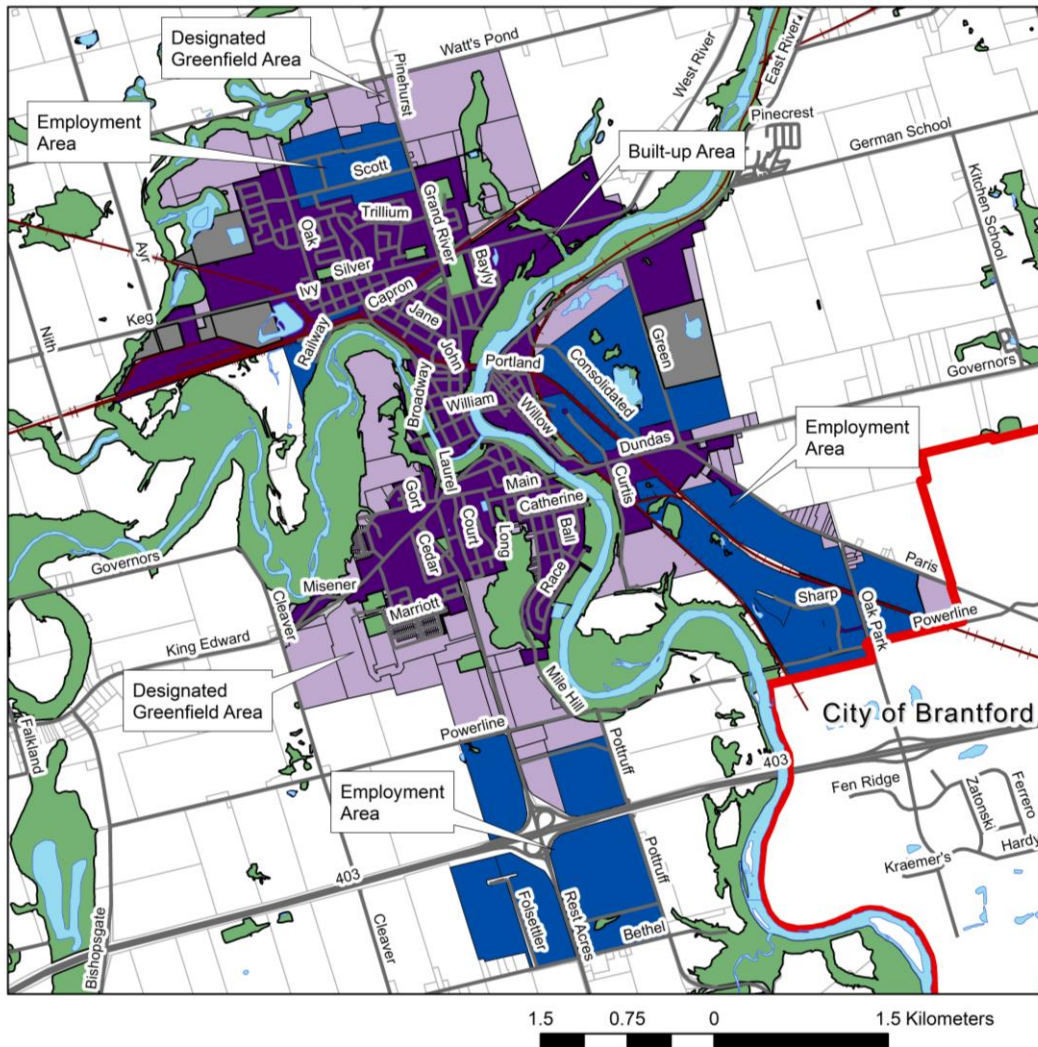
Community Lands Greenfield Density Target

**40
people &
jobs/ha**



Urban Settlement Area – Designated Greenfield Area and Built-Up Area

Paris Urban Settlement Area



Paris Urban Settlement Area



Built-up Area (BUA)

- Intensification opportunities
 - At least 15% of County's housing growth annually
 - All development within the BUA regardless of form counts as intensification

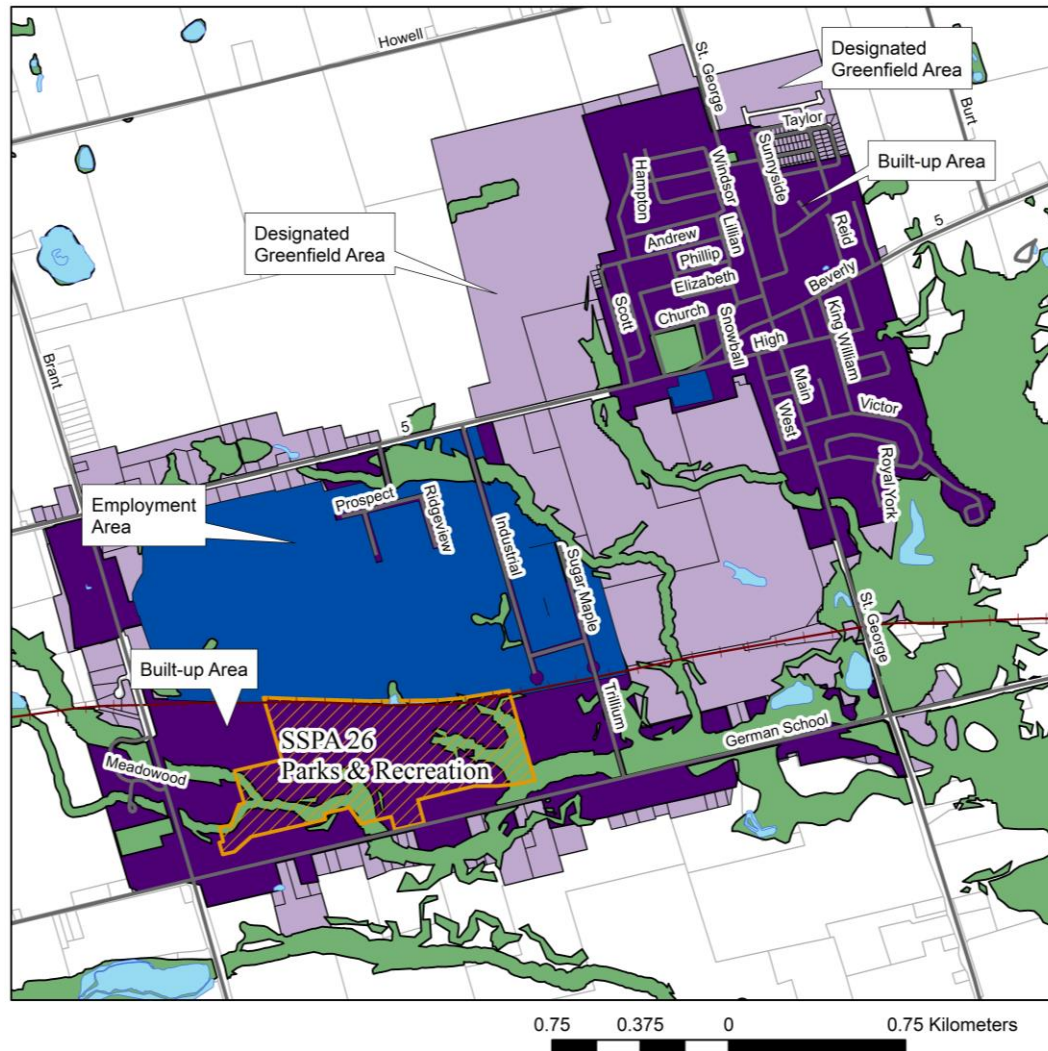
Designated Greenfield Area (DGA)

- To accommodate an average of at least 40 people & jobs/gross ha by 2051



Urban Settlement Area – Designated Greenfield Area and Built-Up Area

St. George Urban Settlement Area



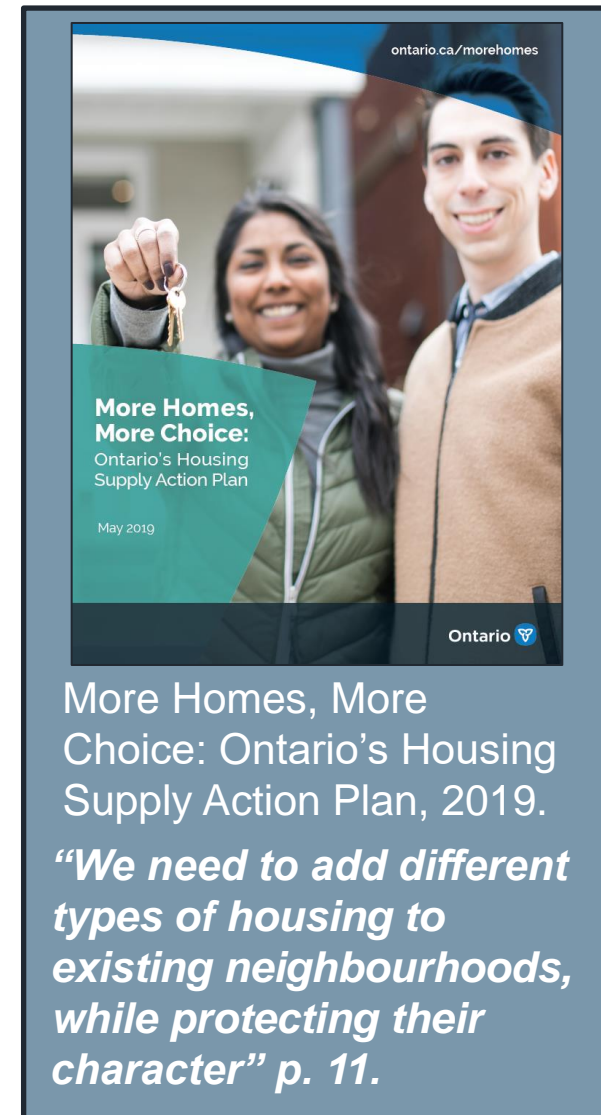
St. George Urban Settlement Area

- Municipal Boundary
- Site Specific Policy Area 26
- Built-up Area (BUA)
- Designated Greenfield Area (DGA)
- Employment Area
- Natural Heritage System
- Railway
- Water Features

Key Growth Plan Targets

Objectives

- Recent provincial policies reinforce the importance of Growth Plan targets and principles.
- Growth Plan targets of directing growth through intensification and establishing a density threshold on developing lands (Designated Greenfield Area) seek to:
 - Diversify the housing supply;
 - Create healthy and complete communities; and
 - Better utilize land, infrastructure and natural resources.

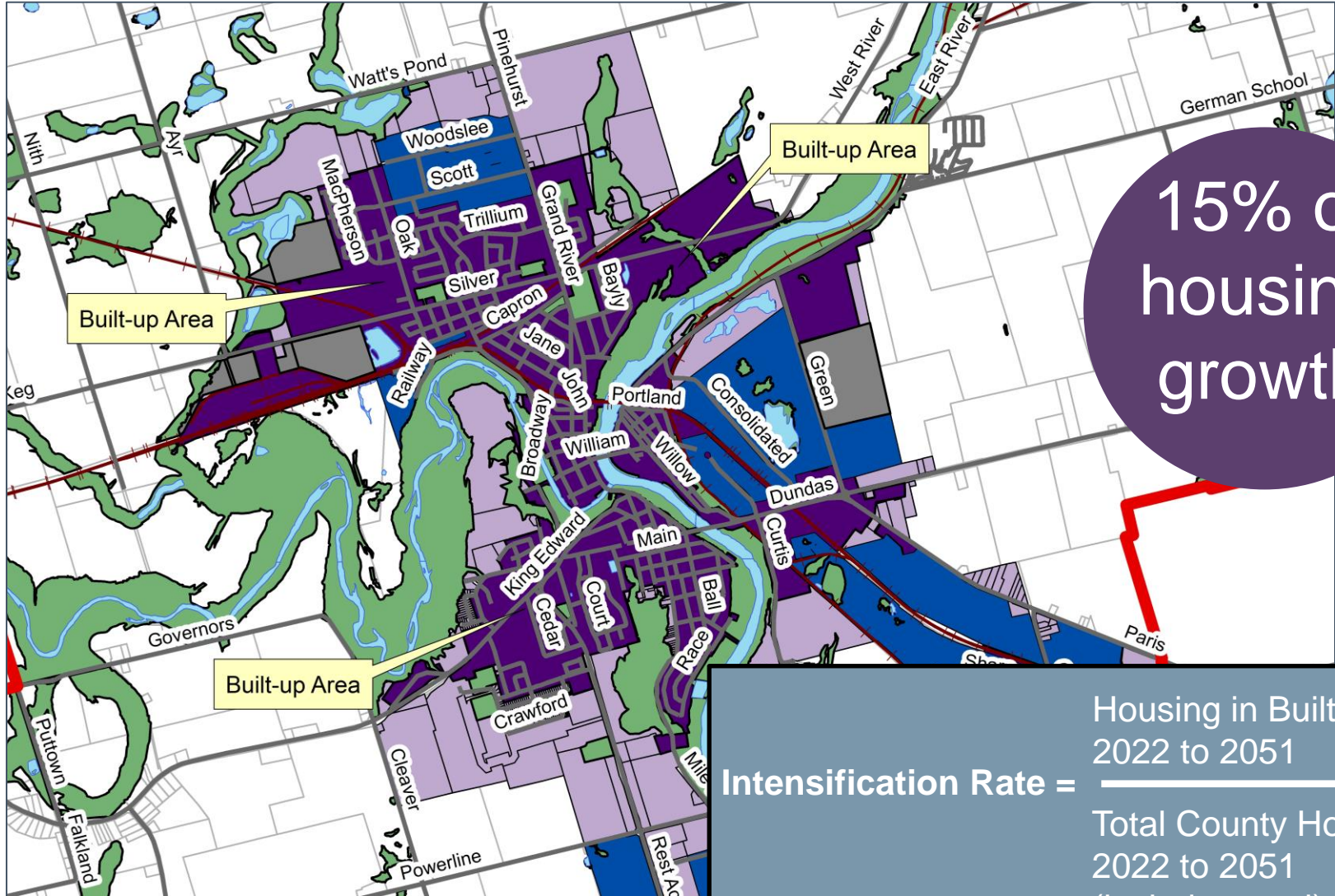




Intensification

Overview

Intensification



Intensification Rate = $\frac{\text{Housing in Built-up Area, 2022 to 2051}}{\text{Total County Housing, 2022 to 2051 (includes rural)}}$ %



Intensification Potential

Intensification Drivers

Main drivers:

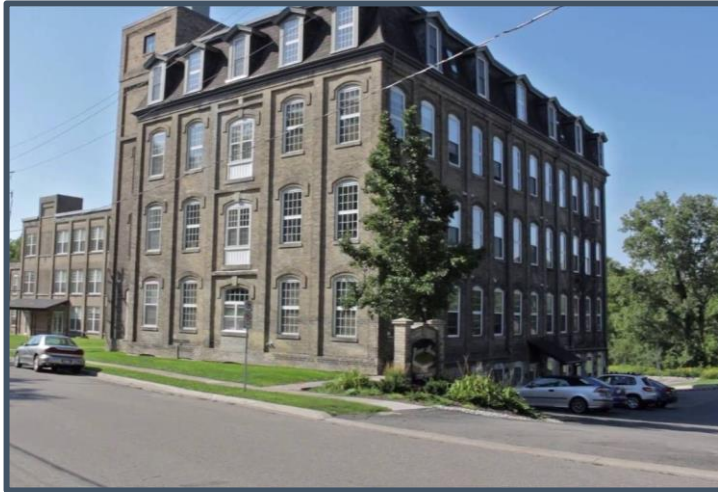
- Aging population:
 - downsizing
 - relocation from rural to urban;
- Housing affordability: shift to smaller units; and
- Lifestyle preferences.

Types of Intensification

Intensification includes all development within the BUA:

- Secondary units;
- Rounding out of subdivisions;
- Development on underutilized sites;
- Infill developments;
- Redevelopments; and
- Adding residential uses on commercial sites.

Recent Housing Intensification Examples



Re-purposed Apartments, Paris –
14 West River (56 units)



Townhouse Infill Development,
Paris – 23 & 59 Cedar St. (48



Single/Semi/Townhouse Infill Development,
Paris – Willow Street Hampton Trails (24 units)

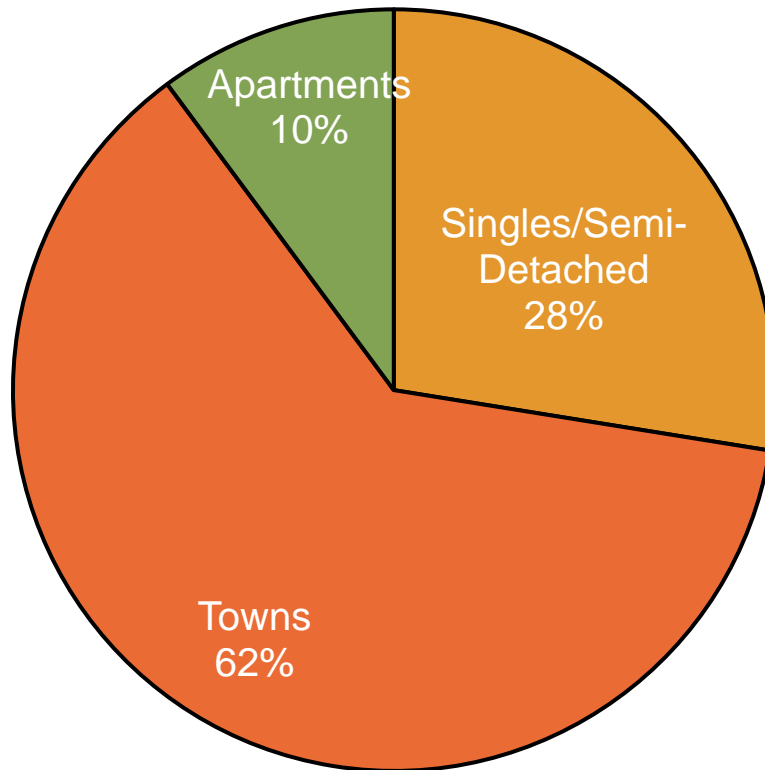


Townhouse Infill Development, Paris – 80
Willow Street (95 units)



Local Intensification Trends

County of Brant
New Housing Unit Activity within the BUA,
2016 to 2021*



2016 – 2021
69 units
annually

*Based on occupancy of building permit issued between 2015 to 2020.

Intensification Potential – Supply



Active Development Sites

Sites with a development application in the planning process.

- Includes sites that can accommodate a mix of single/semi-detached, towns and apartments.

In Planning
Process:
1,165 Units

Additional Intensification Potential Sites

The County of Brant identified an additional 52 sites within Paris and St. George (totaling 64 ha).

- Includes sites that can accommodate a mix of single/semi-detached, towns and apartments.

Additional
Sites
2,800 to
4,900 Units

Additional Intensification Potential – Criteria

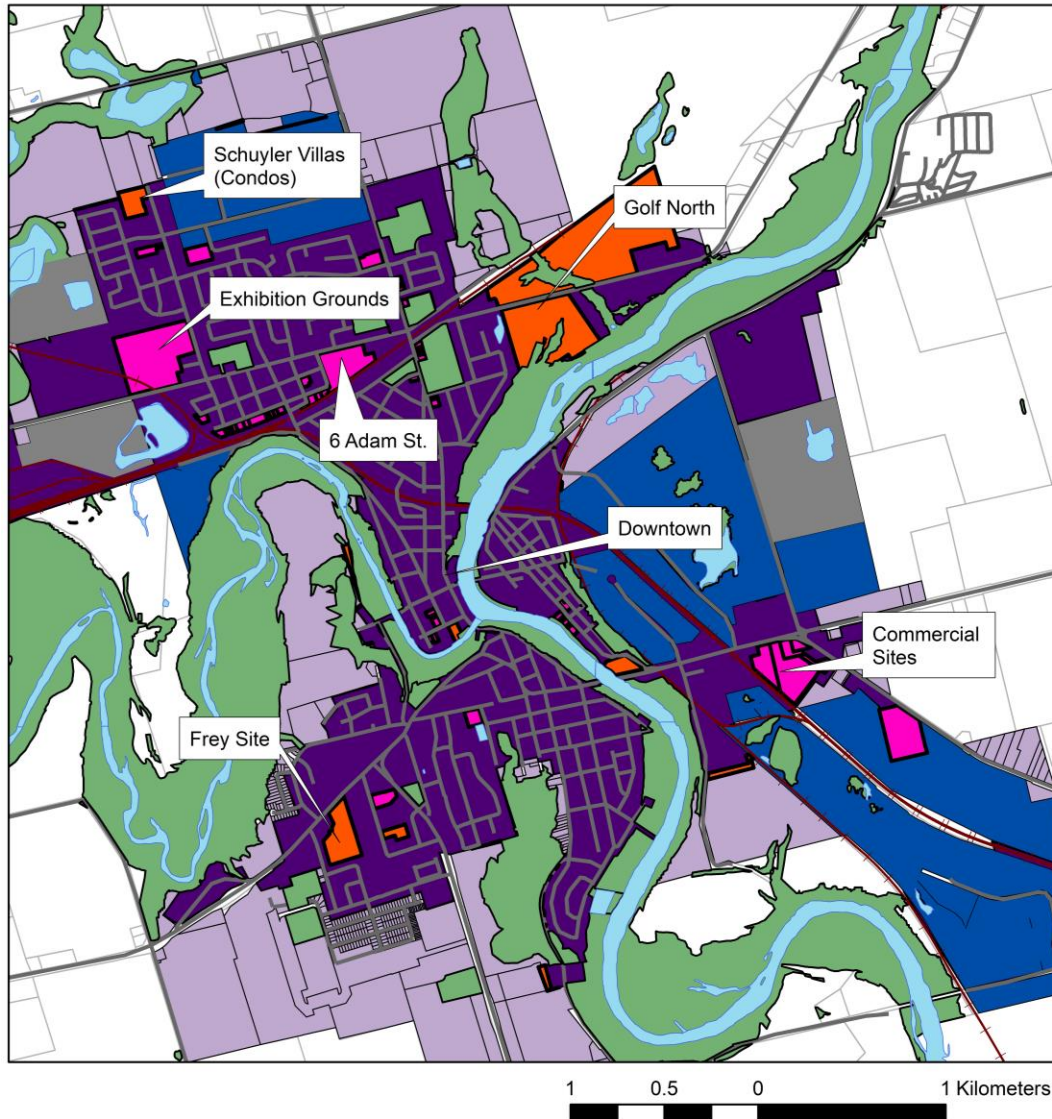


- Criteria included capturing large underutilized and redevelopment potential sites (5 ha+), as well as infill sites near arterial roads and proximity to the downtown core.
- Considered constraints for further development, including the downtown sub-area in Paris – “the Flats” which has a Regulatory Flood Level (Special Policy Area).
- Unit yields based on a range of 40 to 70 units per ha.

Intensification Potential – Paris Supply



Paris Urban Settlement Area



Paris Urban Settlement Area



Active Development Sites

- Sites with a development application in the planning process

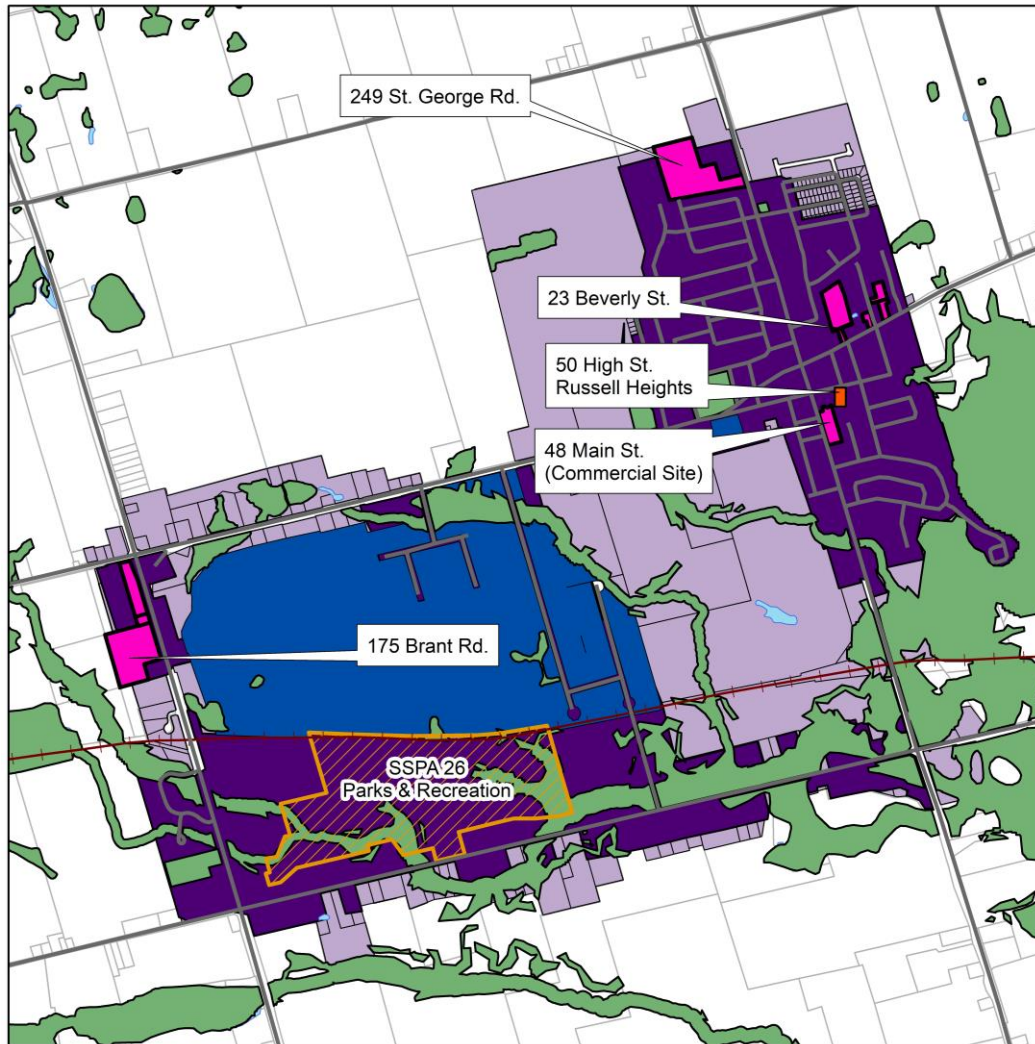
Intensification Potential Site

- Sites identified for potential development and with no development application in the planning process.

Intensification Potential – St. George Supply



St. George Urban Settlement Area



St. George Urban Settlement Area

-  Active Intensification Development Sites
-  Other Intensification Potential Sites
-  Site Specific Policy Area 26
-  Built-up Area (BUA)
-  Designated Greenfield Area (DGA)
-  Employment Area
-  Natural Heritage System
-  Railway
-  Water Features

Active Development Sites

- Sites with a development application in the planning process

Intensification Potential Site

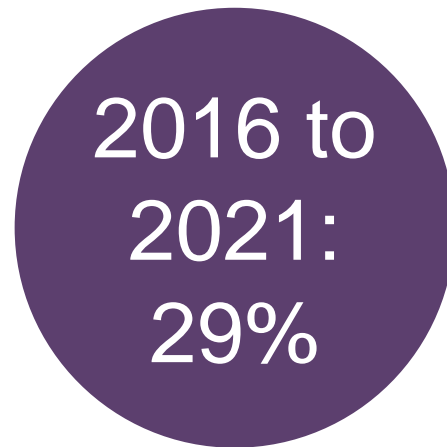
- Sites identified for potential development and with no development application in the planning process.



Intensification Housing Target Tracking

- How has the County been tracking to the Growth Plan, 2019 intensification target?

**County of Brant
Housing Intensification Rate
(Annual housing within Built-up Area)**



Growth Plan Target: 15%



Built-up Area – Forecast

County of Brant Forecast Housing Growth Allocations (%) by Area, 2022 to 2051

Area	Built-up Area	
	Housing Growth in Built-up Area, Units	% Housing in Built-up Area
Paris	1,210	30%
St. George	170	11%
Total Urban Area	1,380	24%
Rural Area	0	0%
County-Wide	1,380	20%
County-Wide Intensification Rate		20%

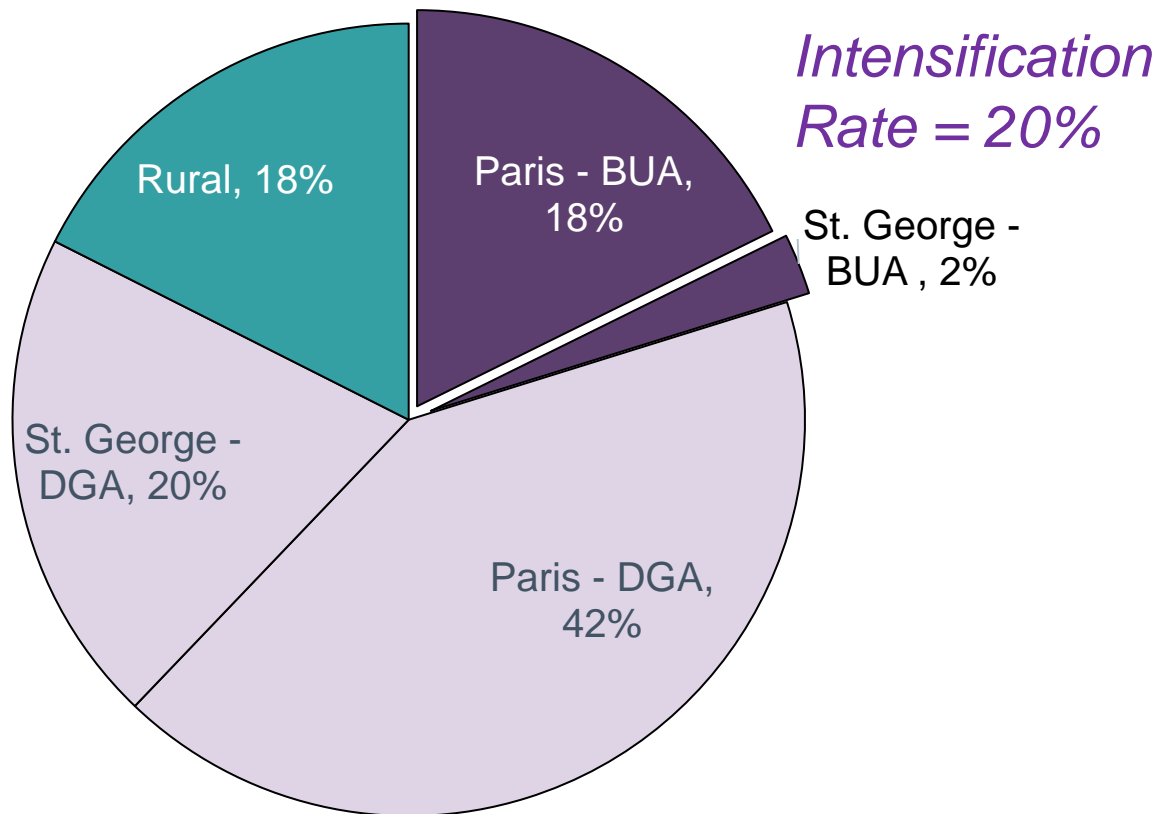
2022 to 2051:
48 units
annually in
BUA

Note: The “intensification rate” is measured based on the share of the County’s housing units accommodated within the Built-up Area (2022-2051). While not counted towards the Growth Plan intensification target, it is also anticipated that intensification will occur within the rural area and DGA.

Housing Forecast by Policy Area



County of Brant
Forecast Housing Allocations (%)
by Policy Area, 2022 to 2051



Intensification Conclusions



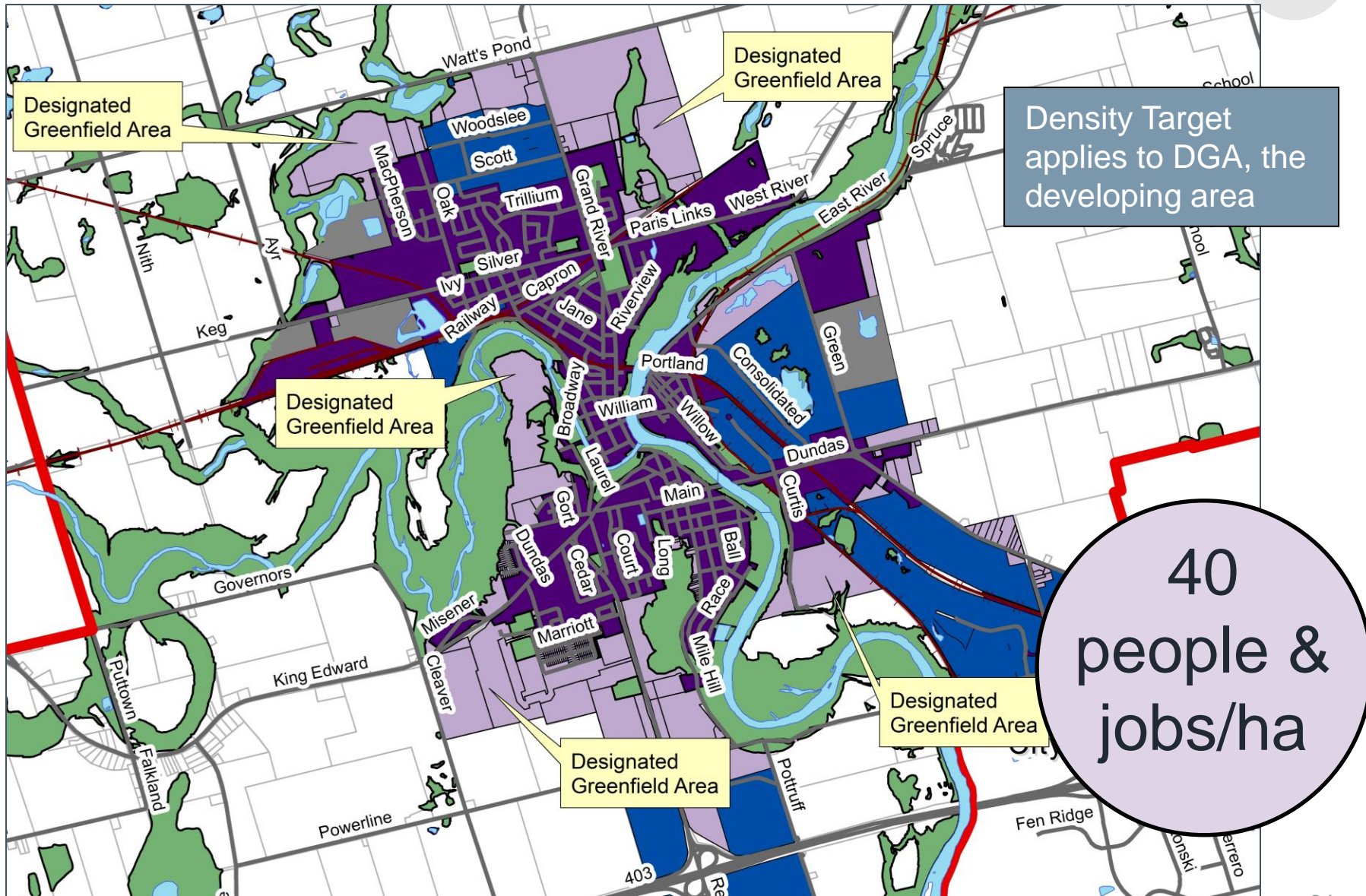
- A portion of recent intensification growth has consisted of rounding out of subdivisions (finishing of final phases and adding a higher density component (e.g. towns);
- Demand for 1,380 housing units within the BUA over the 2022 to 2051 horizon, includes ground-oriented units; and
- Based on a review of intensification opportunities, there are active development applications for 1,165 units and potential to accommodate an additional 2,800 to 4,900 units.



Community Area Designated Greenfield Area (DGA) People and Density

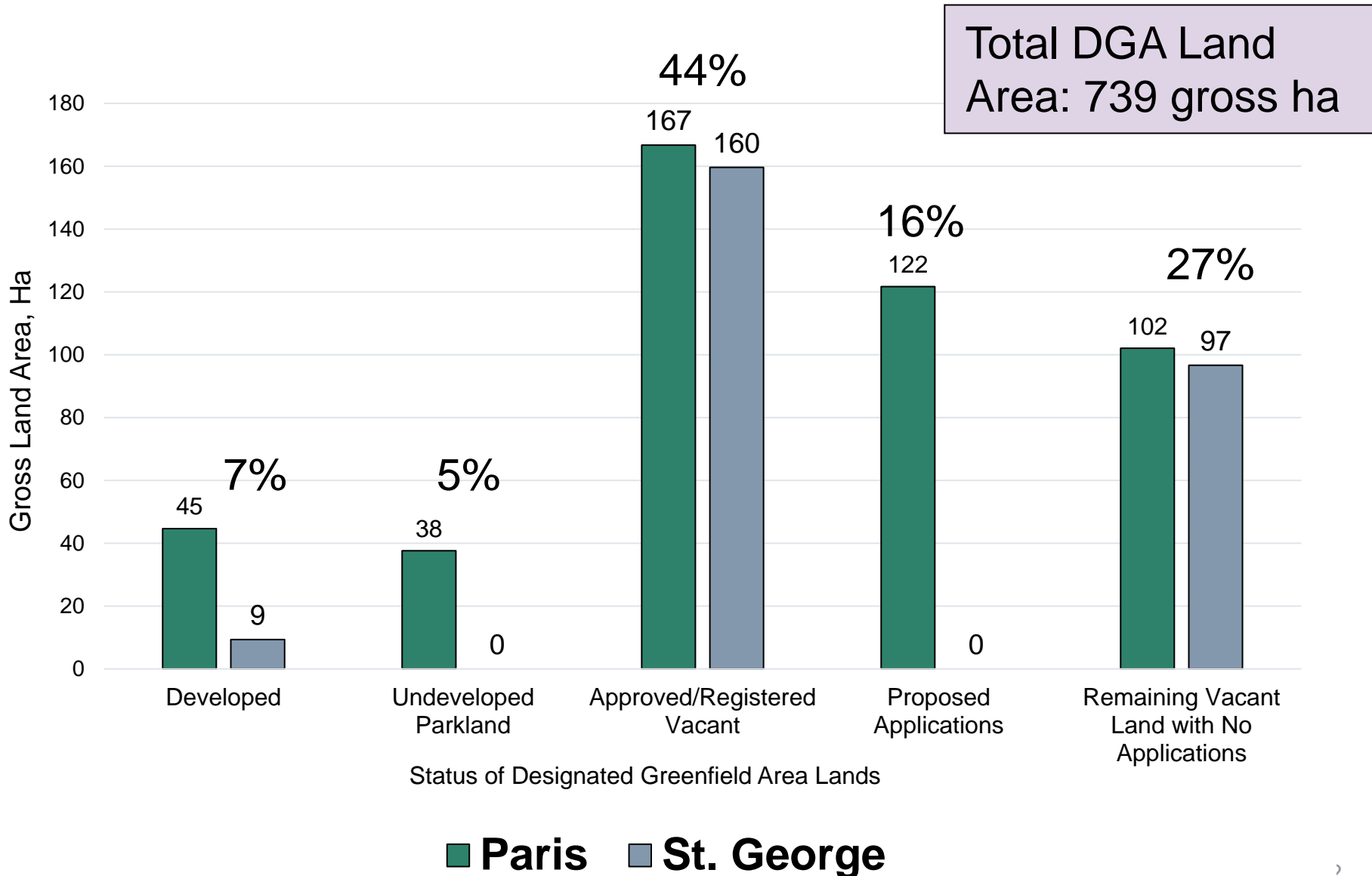
Overview

Community Area DGA



Designated Greenfield Area (DGA)

Land Supply by Status (Residential/Commercial)



DGA Community Area Land Supply

Measuring Gross Land Supply



Included

The following are included in the DGA gross land supply:

- All designated residential, commercial and institutional lands – vacant and developed;
- Local roads;
- Internal infrastructure (stormwater ponds, pumping stations); and
- Parks, trails and open space.

Excluded

The following are excluded in the DGA gross land supply:

- Employment Areas;
- Natural Heritage System (environmentally significant);
- Major arterials, railways and highways;
- Utilities corridors; and
- Cemeteries.

Community Area Density Examples

- Density examples are of a similar land area.

Paris – South, Cobblestone Dr./Rest Acres Rd.
People & jobs: 1,700 | Average Lot Size: 465 sq.m
Residential Lots = 47% of Land Area



44 people
& jobs/ha

St. George – Northeast
People & jobs: 1,400 | Average Lot Size: 700 sq.m
Residential Lots = 60% of Land Area



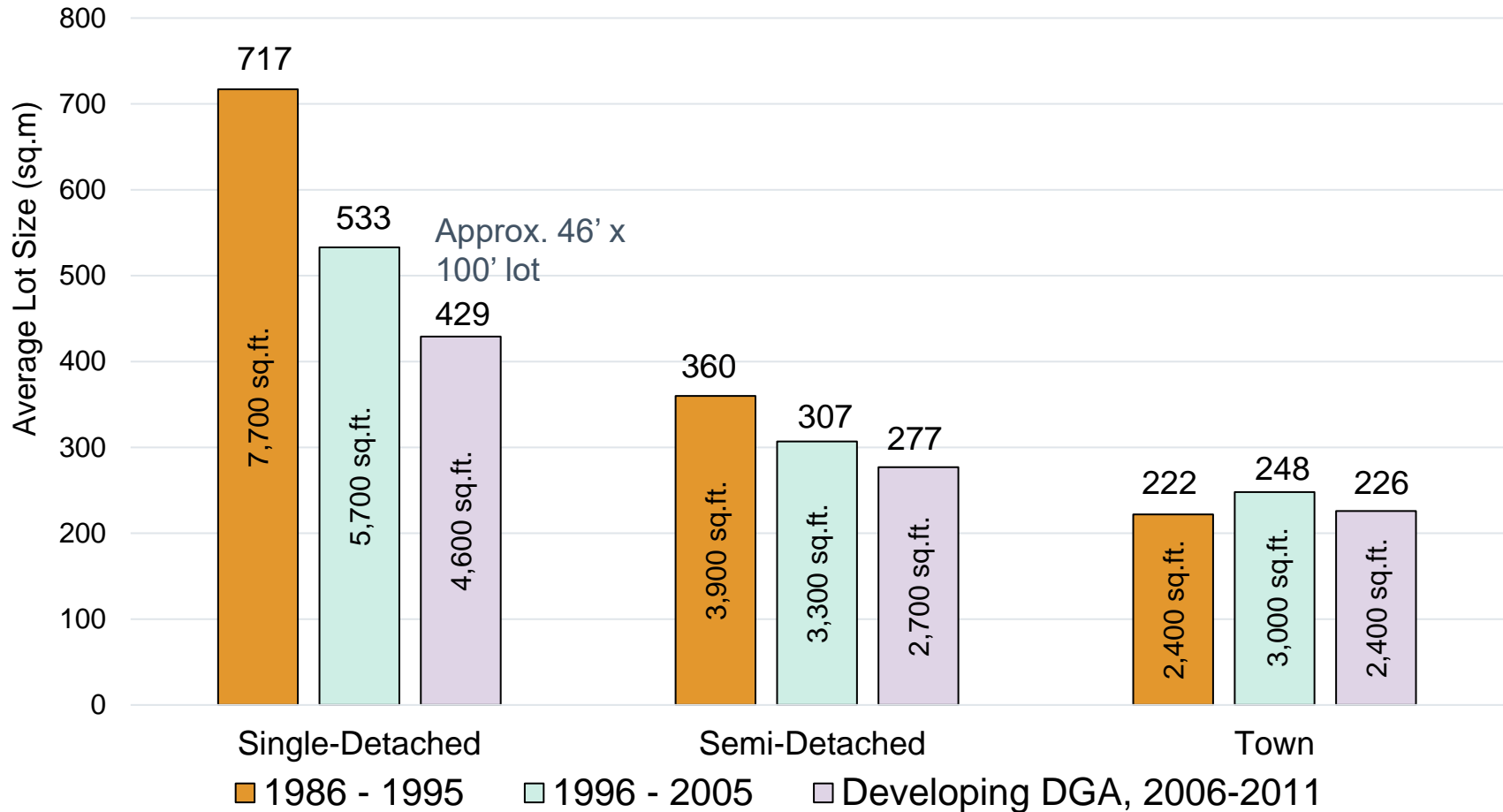
32 people
& jobs/ha

Includes a portion of built-up area, full neighbourhoods provided for illustration purposes.

Residential Lot Sizes



Greater Golden Horseshoe Outer-Ring
Median Developing DGA Lot Sizes Compared to Historical Lot Sizes (Sq.m),
1986 to 2011





Community Area DGA Target

Tracking

- How has the County been tracking to the Growth Plan, 2019 Community Area DGA density target?

County of Brant Community Area DGA Density

Developed as
of 2020



Approved
(unbuilt)



Average
Developed and
Approved



Growth Plan Target: 40 p&j/ha

Density – 50 people and jobs/ha

Hypothetical Streetscape at 50 people and jobs/ha



Source: Ontario Ministry of Municipal Affairs and Housing.



Community Area DGA Target

Setting a County of Brant Planning Target

- The County of Brant is required to planned for a minimum of 40 people and jobs/ha.
- Approximately 57% of the DGA land area is developed and approved at an average density of 52 people and jobs/ha.
- Recognizing local trends and broader regional trends, it is recommended that the County plan for at least **50 people and jobs/ha**. A density of 50 people and jobs will allow for a range of housing types/forms, as well as more commercial and institutional uses.
- A higher density reduces the need for greenfield lands.



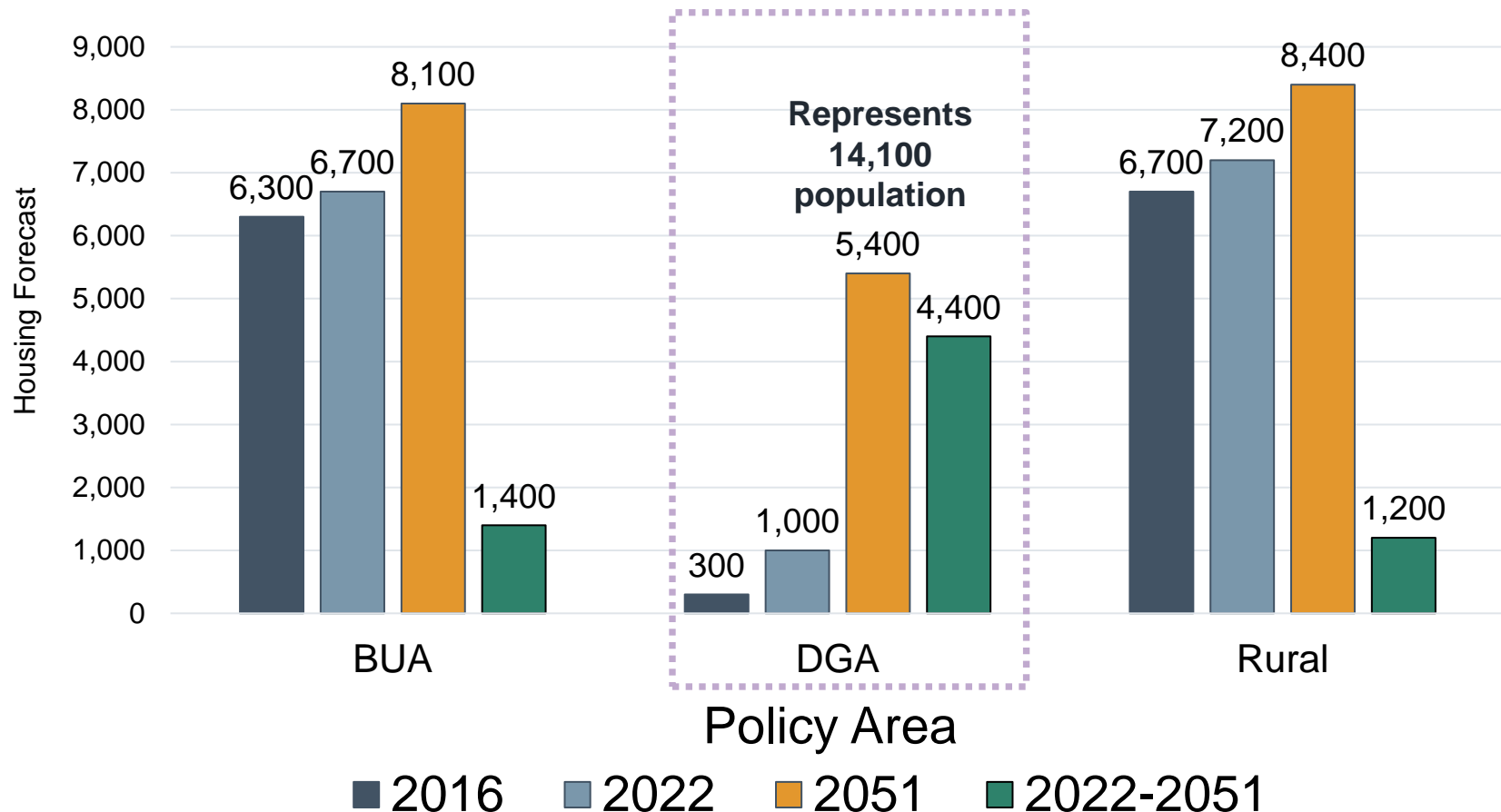
DGA Community Area Land Needs to 2051

Overview



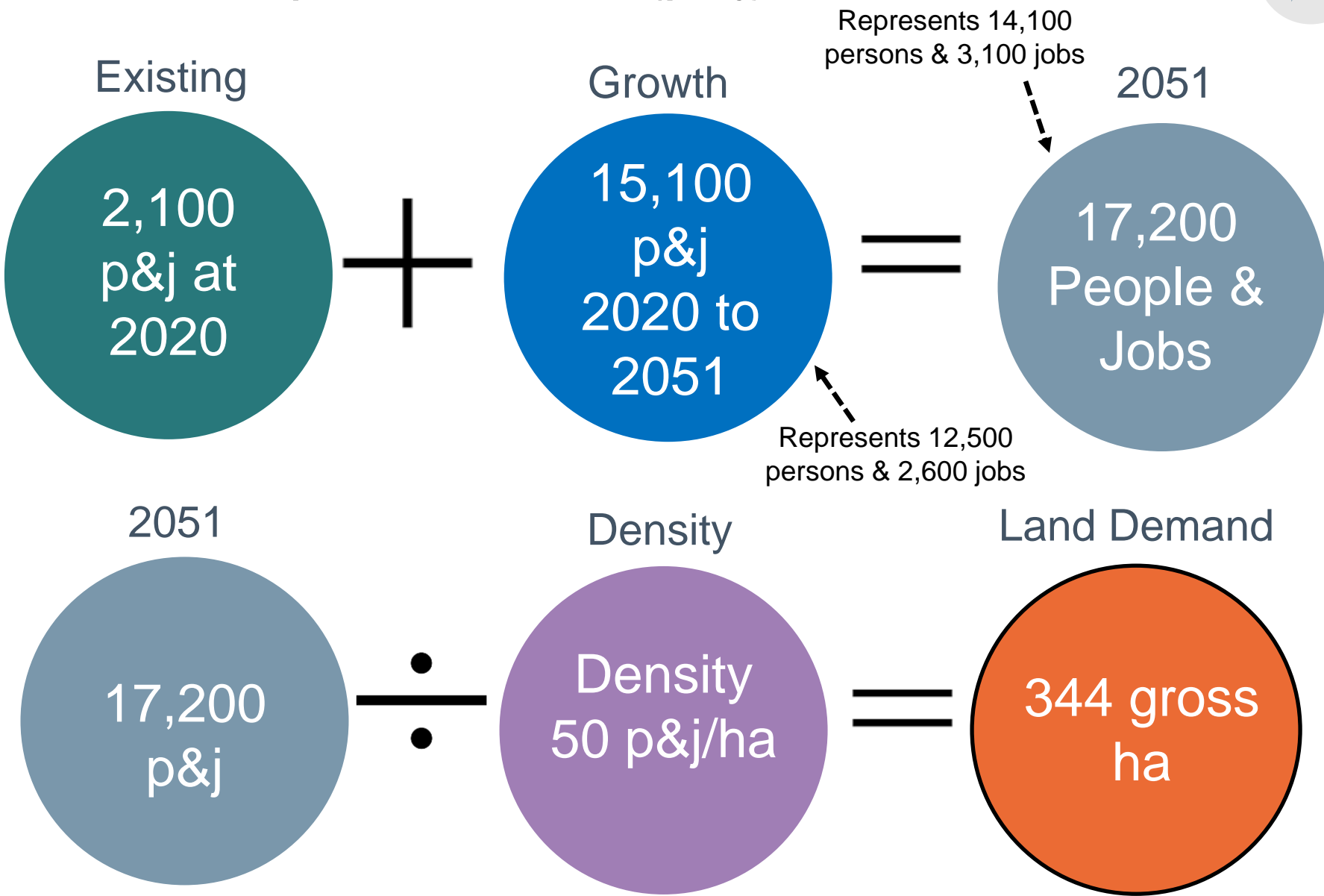
Housing Forecast by Policy Area to 2051

County of Brant
Forecast Housing Growth
by Area, 2016 and 2051





DGA People and Jobs (p&j) to 2051



DGA Land Needs to 2051



Land Needs		Paris DGA	St. George DGA	Total DGA
Total DGA Population and Employment Forecast at 2051	A	12,100	5,100	17,200
People and Jobs Density per gross ha	B	50	50	50
Land Requirement, gross ha	$C = A / B$	242	102	344
Total Designated Greenfield Area - Land Area, gross ha	D	473	266	739
Land Surplus at 2051	$E = D - C$	231	164	395

DGA Land Supply

DGA Land Demand



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Conclusions and Recommendations



- The County is exceeding the intensification target of 15%. Going forward, it is anticipated that the County continue to achieve a higher intensification rate. It is recommended that the County plan for an intensification rate of **20% over the 2022 to 2051 period.**
- Based on existing development and development applications in the planning process, it is recommended that the County plan for at least **50 p&j/ha** within the DGA.



Conclusions and Recommendations

- There is sufficient Community Area DGA lands (surplus of 395 gross ha) within the current urban settlement areas to accommodate population, housing and population-related employment.
- No settlement area boundary expansions or new Designated Greenfield Areas will be required for the Community Area to the year 2051.