

# Overview of the Smithville Urban Area for the Township of West Lincoln

February 3, 2010



# Legislation Context – Places to Grow Plan

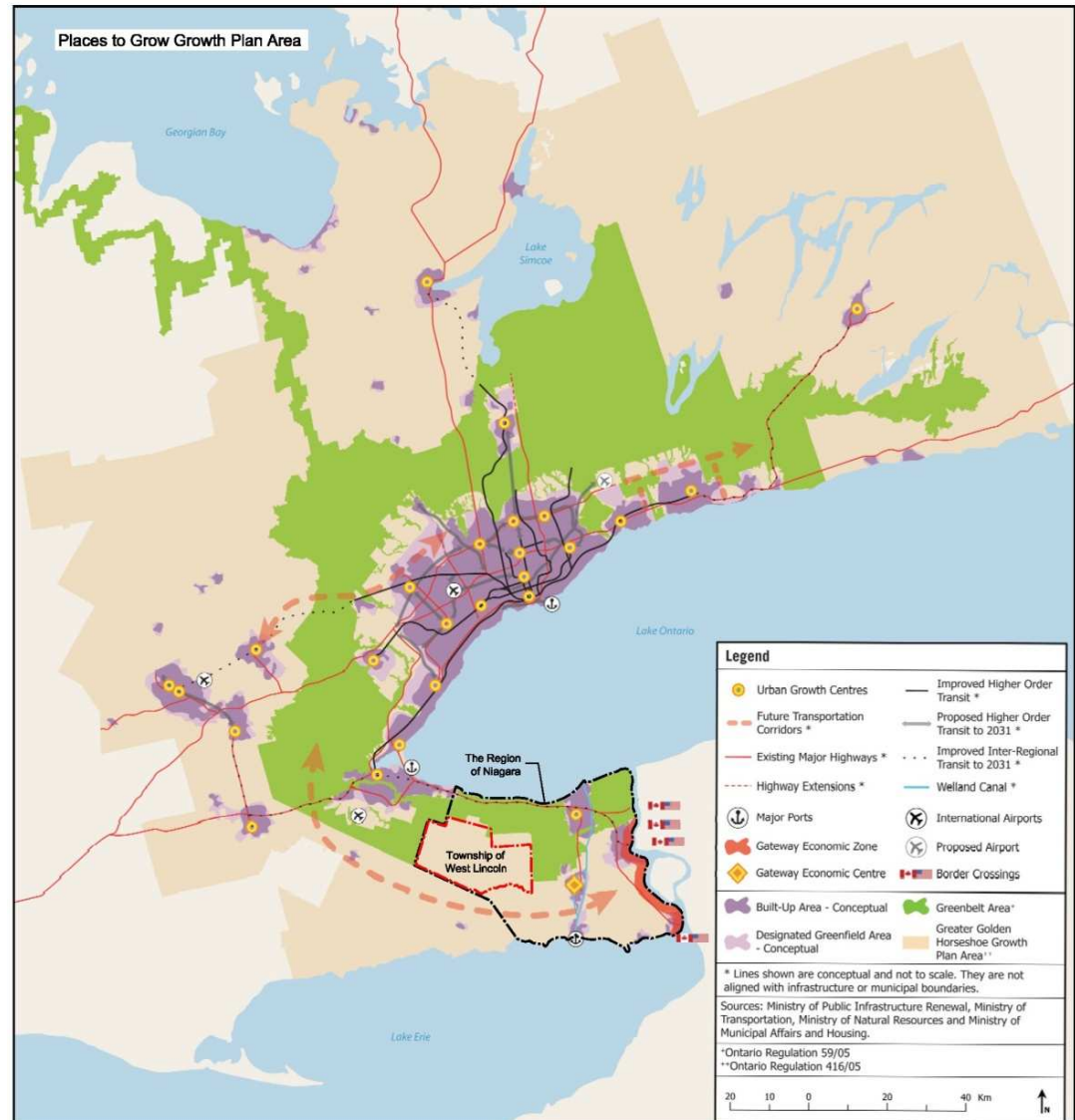
The Province's forecasted growth to 2031 for The Region of Niagara:

**511,000 people**  
(additional 84,000 from 2001)

**218,000 jobs**  
(32,000 more jobs from 2001)

## Key policy directions:

- Majority of growth to settlement areas
- Direct growth to built-up areas through intensification and redevelopment
- Municipal water and waste water systems are the preferred form of servicing
- Local Official Plan to be updated to conform to the Places to Grow Plan by June 2010.



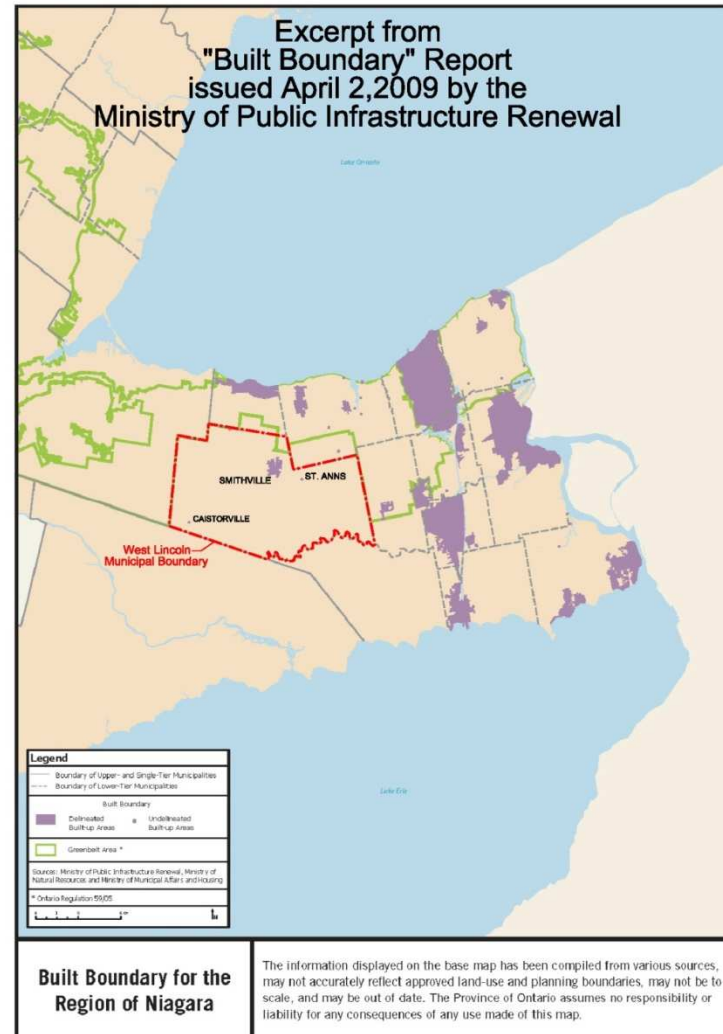
# Legislation Context – Places To Grow Policy Directions

- A minimum of 40% of all residential development will be within built-up areas by 2015. (15% proposed by Region for West Lincoln)
- More compact land use patterns in greenfield areas proposed through use of a density target of 50 persons or jobs per hectare.
- Smithville not affected by Greenbelt designation.
- Protect and manage natural areas and agricultural lands
- New multiple lots and units for residential development may only be allowed in rural areas in site specific locations where approved zoning or designation permitted the development as of June 2006.
- Settlement area boundary expansions only considered as part of a municipal comprehensive review.



# Legislation Context – Provincial Built Boundary

- The Province's approved Built Boundary has identified:
  - Smithville as having a delineated built-up area.
  - The built-up area is the area within which the intensification target for the Township is intended to be achieved.
  - Two hamlets are identified as "undelineated" built up areas. These are smaller, unserviced hamlets with limited capacity to accommodate significant future growth.



# Legislation Context – Provincial Policy Statement (2005)

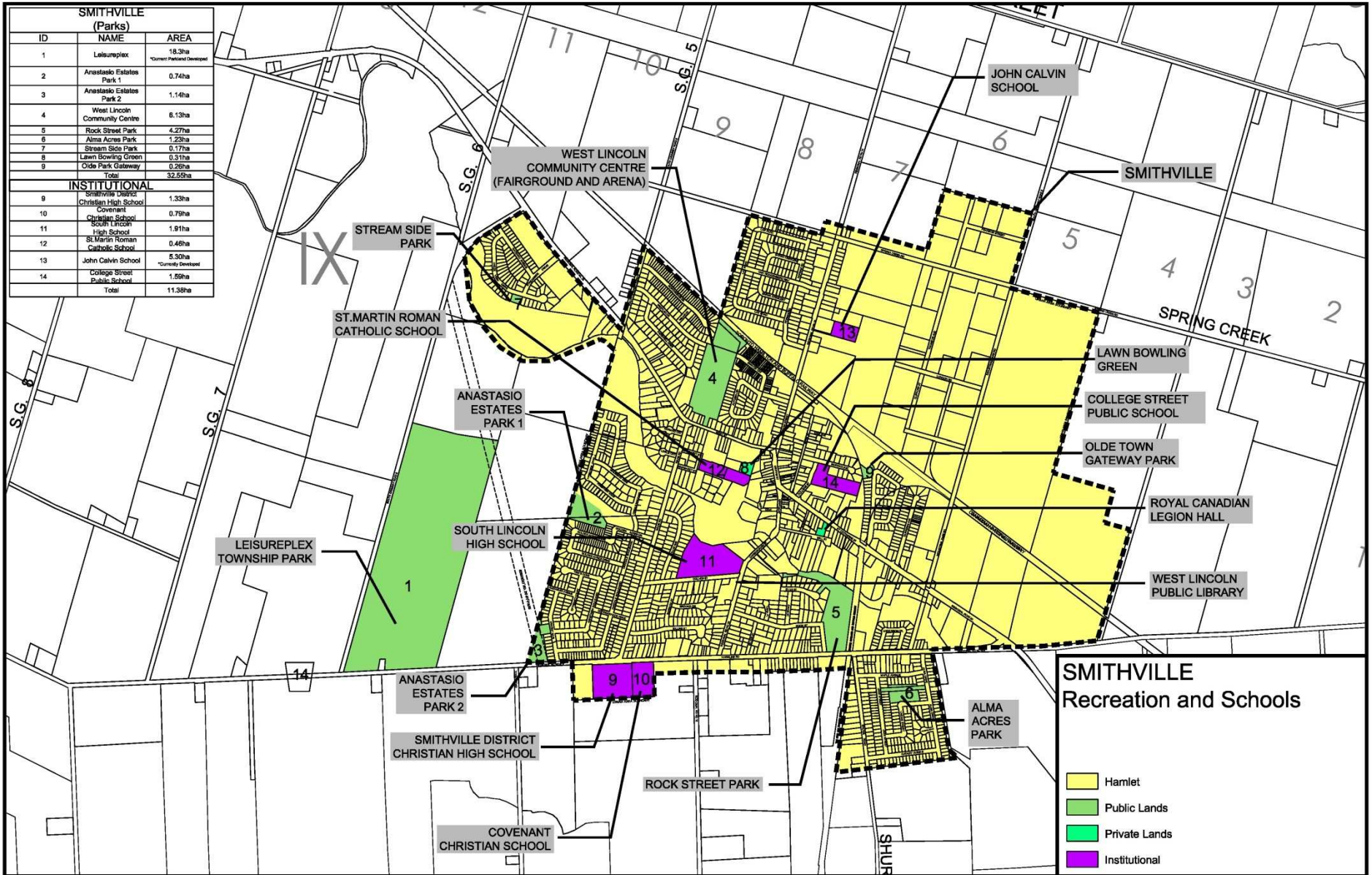
- **The Provincial Policy Statement (PPS) establishes the following policy directions:**
  - Land uses managed to meet the full range of current and future needs of residents
  - Growth focused to existing settlement areas
  - Sufficient land through intensification and redevelopment and, as required, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet the projected needs for a time horizon of up to 20 years
  - Cost effective development standards to minimize land consumption and servicing costs
  - Municipal sewage services and water services are the preferred form of servicing
  - Ensure necessary infrastructure and public service facilities are or will be available
  - Optimize existing infrastructure and public service facilities before consideration is given to developing new infrastructure and public service facilities.
  - Protection of specialty crop lands and prime agricultural areas
  - Protection of employment areas

# Smithville as a Complete Community

- The only fully serviced (sanitary sewers and public water supply) urban area within the Township.
- Population 4,600.
- The location of the municipal offices and council chambers.
- The firehall location.
- An existing industrial park including 25 businesses employing 590 people.
- A mix of housing opportunities.
- A range of sports facilities including “Leisureplex”, an arena, various sports fields, running tracks, community rooms.
- The main branch of the Public Library.
- Educational facilities: one public, one separate and two private elementary schools as well as one public high school and one private high school.

# Smithville as a Complete Community

- A high number of children of elementary school age which is indicative of the family demographics of Smithville.
- **Medical:** One medical centre employing a number of doctors and nurses, optometrist and two dental offices. In addition there are chiropractors, massage therapists and natural health suppliers. An emergency detachment with an ambulance is located in Smithville.
- Smithville has a downtown which is subject to a community improvement plan. A number of personal service shops, restaurants, a grocery store, convenience stores, financial establishments and hardware stores exist within Smithville. Professional offices include legal, accounting and financial management services.
- Smithville contains the West Niagara Adult Learning and Resource Centre, the West Lincoln Employment Resource Centre and Community Cares.
- There are a number of service clubs as well as the West Lincoln Historical Society, the Smithville Garden Club and a number of sports associations and leagues.
- There are six churches within Smithville.



SMITHVILLE (Parks)		
ID	NAME	AREA
1	Leisureplex	18.3ha <small>*Current Parkland Development</small>
2	Anastasio Estates Park 1	0.74ha
3	Anastasio Estates Park 2	1.14ha
4	West Lincoln Community Centre	8.13ha
5	Rock Street Park	4.27ha
6	Alma Acres Park	1.23ha
7	Stream Side Park	0.17ha
8	Lawn Bowling Green	0.31ha
9	Olde Park Gateway	0.26ha
Total		32.55ha
INSTITUTIONAL		
9	Smithville District Christian High School	1.33ha
10	Covenant Christian School	0.79ha
11	South Lincoln High School	1.91ha
12	St. Martin Roman Catholic School	0.46ha
13	John Calvin School	5.30ha <small>*Current Development</small>
14	College Street Public School	1.59ha
Total		11.38ha

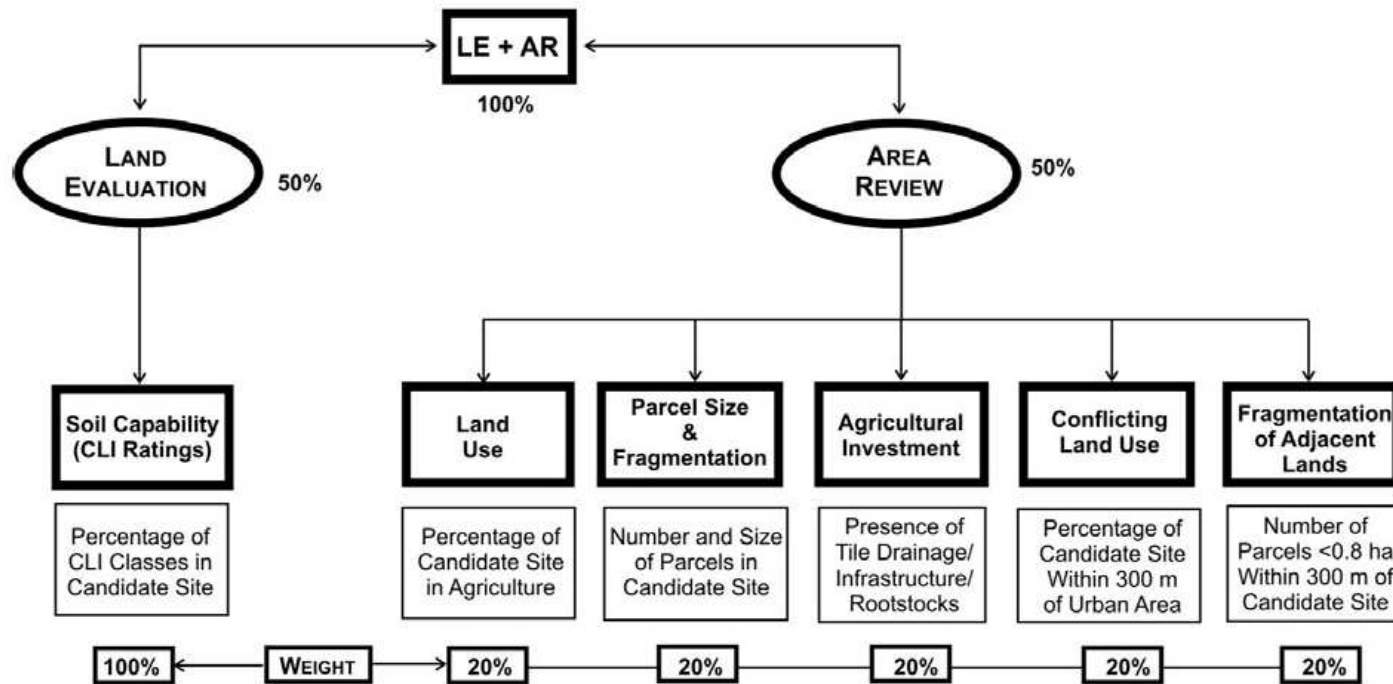
**SMITHVILLE**  
Recreation and Schools

- Hamlet
- Public Lands
- Private Lands
- Institutional

# Smithville Agricultural Screening Report

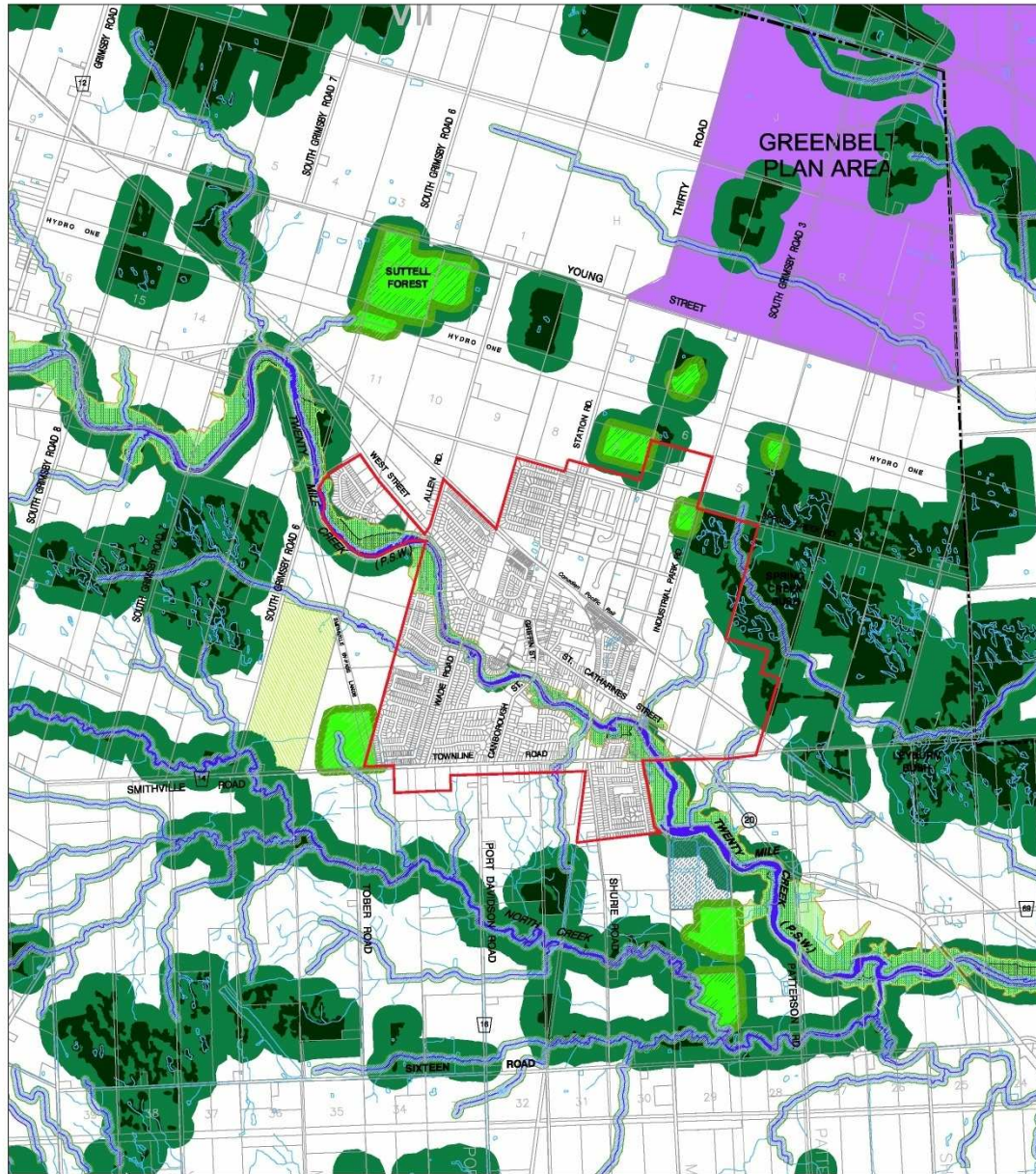
- Prepared by Colville Consulting Inc. November 2008
- Based on the “*LEAR System*” including land evaluation and area review.

## SMITHVILLE GROWTH MANAGEMENT STRATEGY FACTORS AND WEIGHTS USED FOR AGRICULTURAL SCREENING



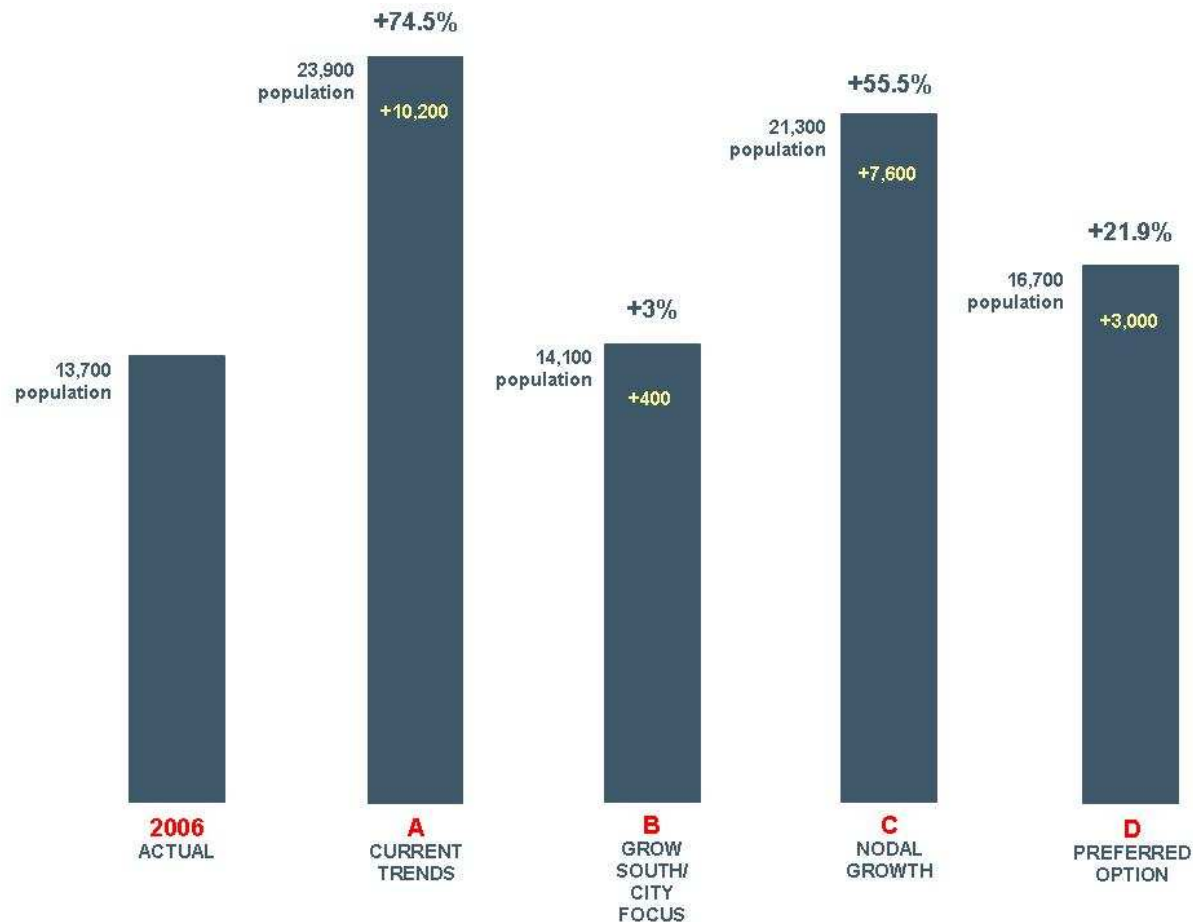
# **Environmental Screening Report for Smithville Growth Management Study**

- **Prepared by Colville Consulting Inc. (December 2008 Report)**
- **This study assesses the natural heritage features within and surrounding Smithville.**
- **The consolidated mapping indicate natural heritage features which would contain development in various directions, while leaving some areas adjacent to the Smithville urban boundary for expansion consideration:**
  - **North Creek provides a barrier to the south.**
  - **The 20 Mile Creek and a wetland complex west of South Grimsby Road to the west.**
  - **Suttell Forest wetland areas to the north of the Hydro One corridor.**
  - **The Spring Creek bush wetland and Leyburn bush wetland complex forms an easterly barrier to development.**



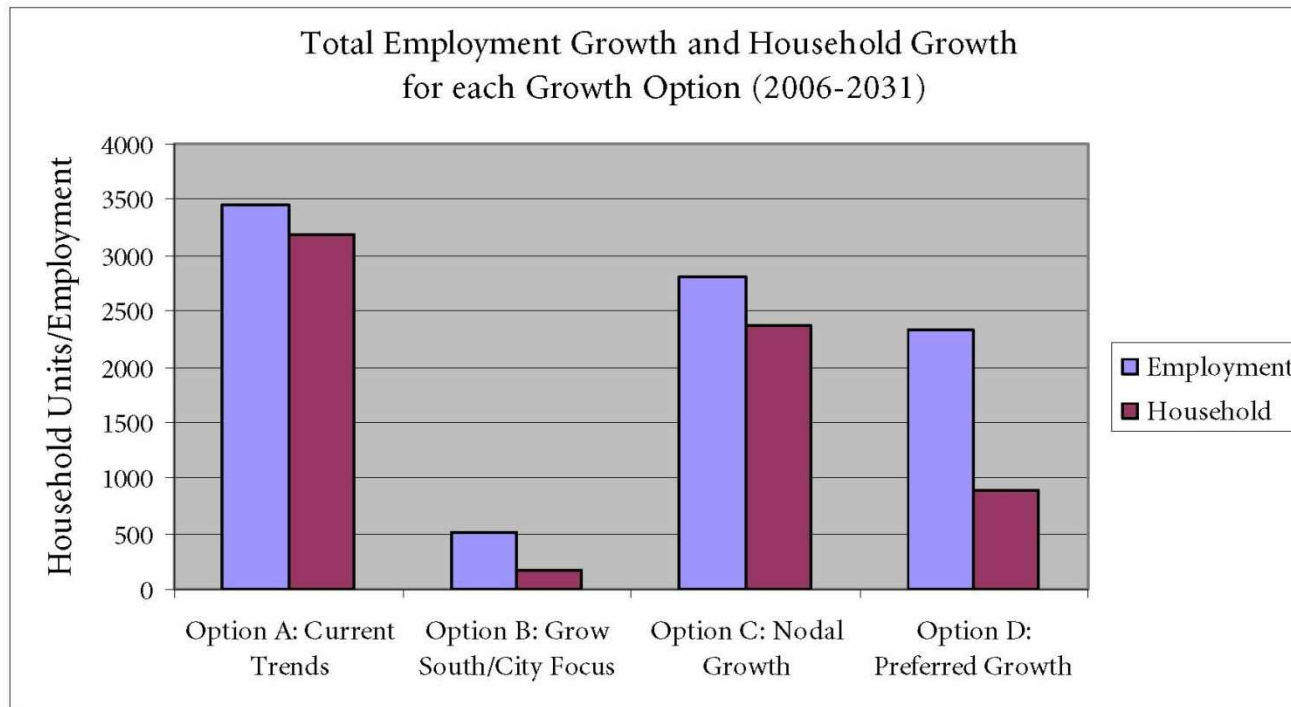
# The Region's Growth Strategy Explored a Wide Range of Population Allocations to West Lincoln

- The range of options is significant ranging from minor population increase to the year 2031 of 14,100 (Option B) to a larger increase of 23,900 under Option A (current trend).
- The Region recommended preferred Option D at 16,700 people (a 21.9% increase).



# The Region's Wide Range of Options also Result in a Significant Range of Employment Projections

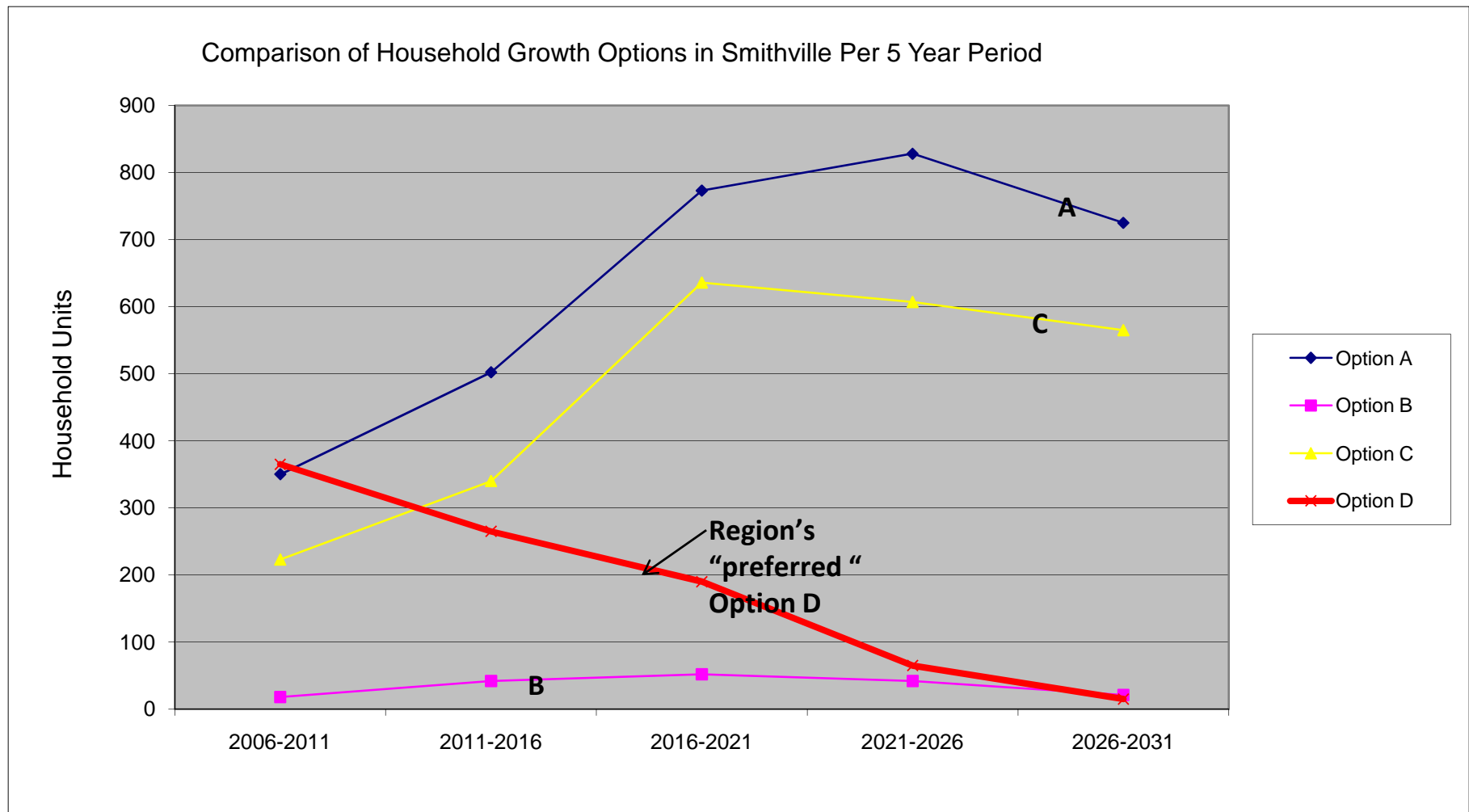
- Option D would provide an additional need for 2,300 jobs; Option C 2,800 jobs; Option A 3,500 jobs.
- Jobs are estimated by category including primary, work at home, industrial, commercial, institutional and no fixed place of work.



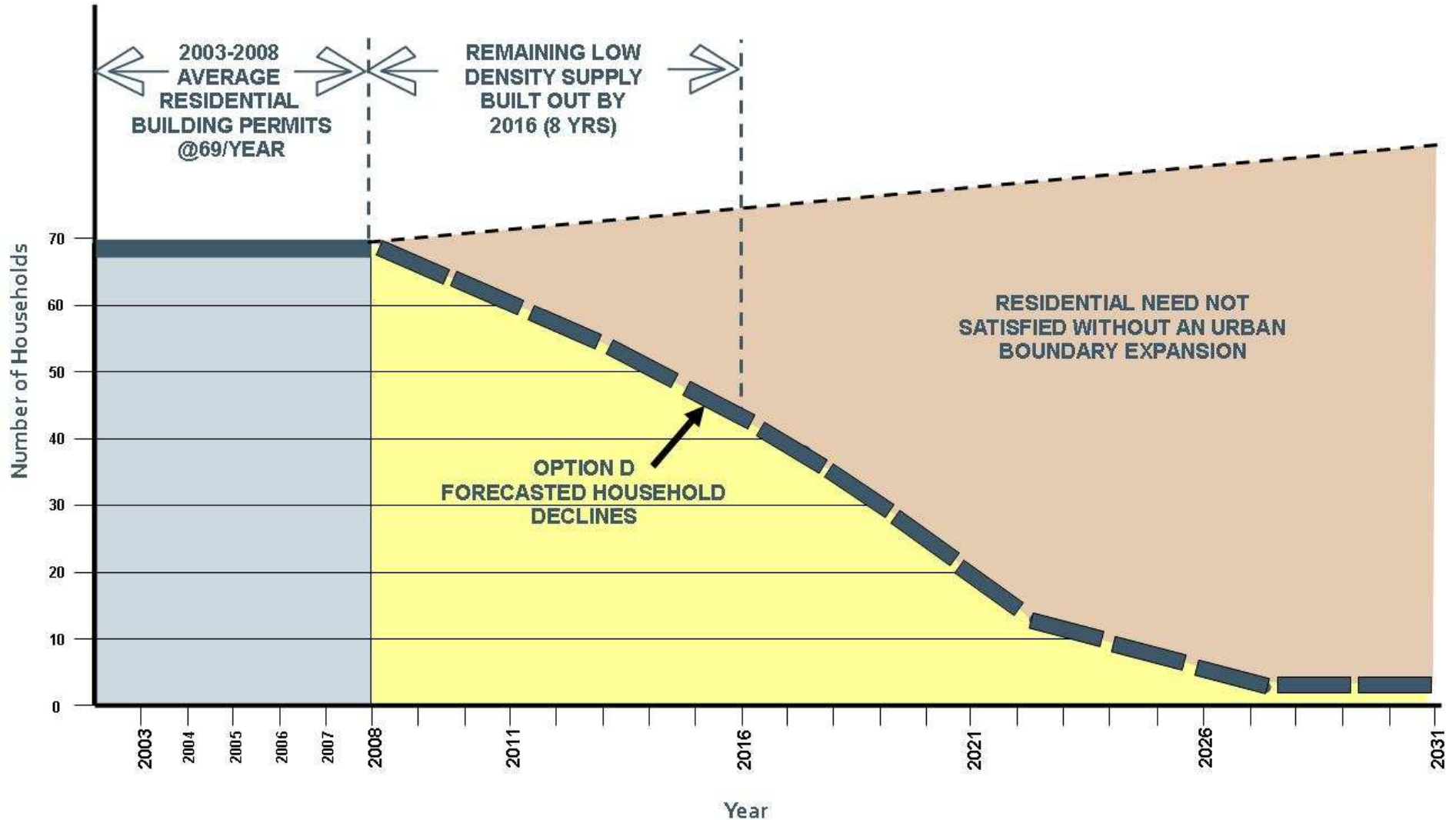
Source: Options from Region of Niagara Growth Strategy (2008/09)

# The Region's Options Also Produce a Great Range of Household Growth

- The Region's preferred Option D (highlighted) indicates a steadily declining number of households per 5 year period within the Township.



# Option D's Impact on Smithville's Residential Supply



- **Key findings: The Region's preferred Option D clearly results in a short to medium term depletion of land supply, and limited population growth within Smithville**
- **As such it does not provide for the medium to longer term growth of the Township of West Lincoln to the year 2031.**

# **“There are 4 Distinct Housing Markets Identified for the Niagara Regional Market Area”**

(Regional OPA 2-2009)

- **West Niagara includes West Lincoln, Grimsby and Lincoln.**
- **West Niagara has a high proportion of residents commuting to Greater Toronto Area and Hamilton.**
- **West Niagara municipalities have experienced housing growth rates above the Regional average over the past 25 years.**
- **The majority of settlements in this market area have direct or good access to the QEW.**
- **“The housing market predominantly caters to young professionals, families and a growing market for empty nesters and retirees (adult lifestyle).”**

# Population Growth By Market Sub Area 1981-2006

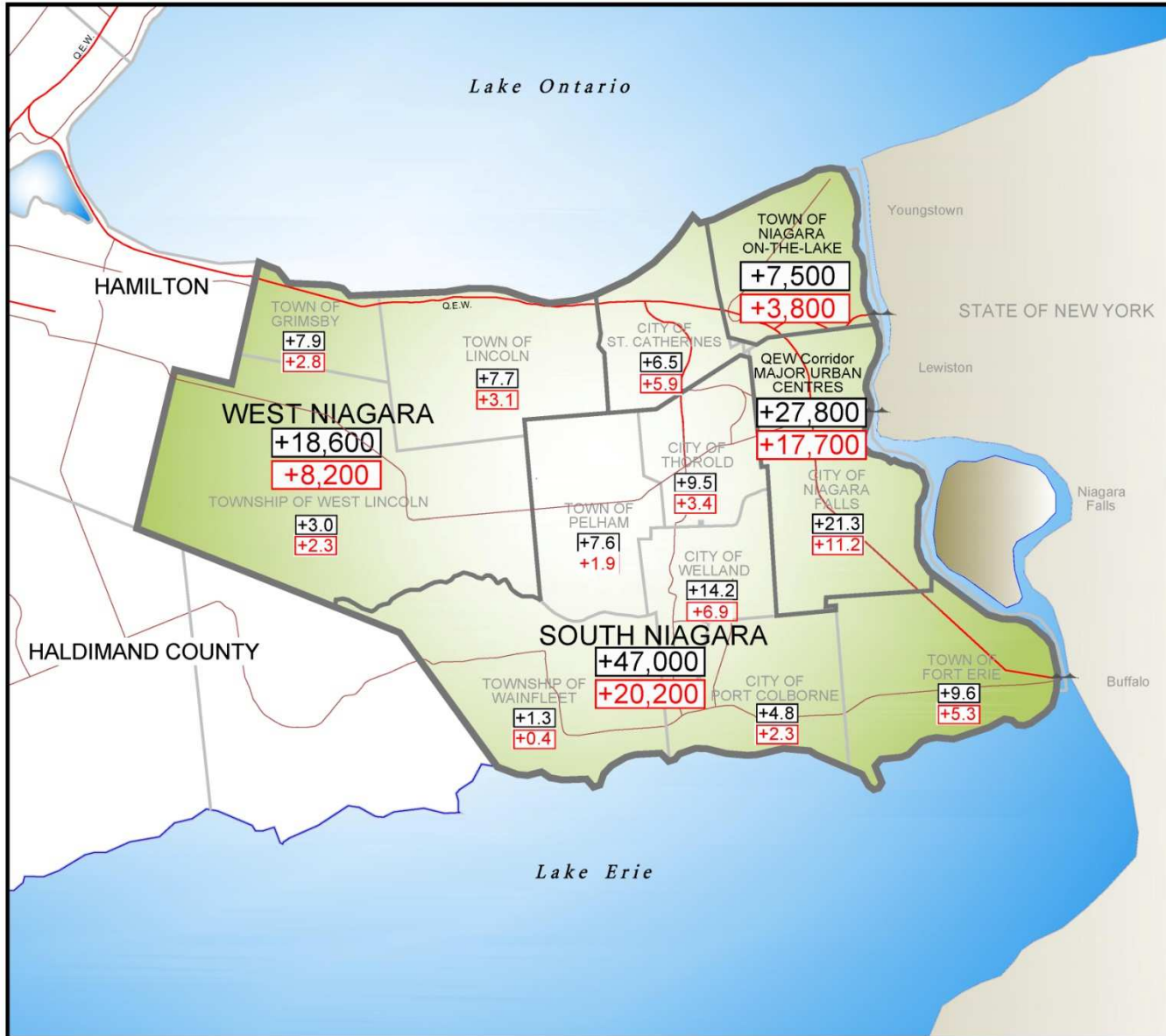
- Option D would direct the greatest share of population (47,000 people) increase towards the South Niagara communities.
- The Region's Growth Strategy re-orientes growth towards the South Niagara market area.

Market Sub Area	Net Growth	Percentage Increase 1996 to 2006	Region's Option I 2006 to 2031 % Increase
West Niagara	+ 19,724	+ 47.7%	+30.4%
QEW Corridor	+19,941	+9.8%	+12.5%
Niagara-on-the-Lake	+2,494	+19.7%	+49.3%
South Niagara	+19,271	+15.3%	+32.3%
Niagara Region	+61,431	+16.1%	
Township of West Lincoln	+3,380	+32.8%	+21.89%

# Employment Growth

- Historical employment growth in Niagara was strongly oriented to West Niagara and the QEW corridor.
- South Niagara had negative employment growth (1996 – 2006)
- Yet Option D would project a 40.7% increase in employment in South Niagara.

Market Sub Area	Net Growth 1996-2006	Percentage Increase 1996 to 2006	Region's Option D 2006 to 2031 % Increase
West Niagara	+5,045	+32.0%	+38.3%
QEW Corridor	+13,855	+16.5%	+16.8%
Niagara-on-the-Lake	+3,455	+50.4%	+35.4%
South Niagara	-630	-1.3%	+40.7%
Niagara Region	+21,725	+14.0%	+26.9%
Township of West Lincoln	+490	+16.0%	+64.2%



# PROPOSED POPULATION AND EMPLOYMENT ALLOCATIONS

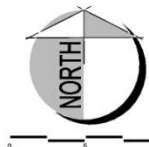
(Under the Region's OPTION D)

(2006 - 2031)

NUMBERS IN THOUSANDS

## LEGEND

- REGIONAL BOUNDARY
- MARKET AREA
- LOWER TIER MUNICIPALITY
- REGION'S POPULATION ALLOCATION BY LOWER TIER MUNICIPALITY
- REGION'S EMPLOYMENT ALLOCATION BY LOWER TIER MUNICIPALITY



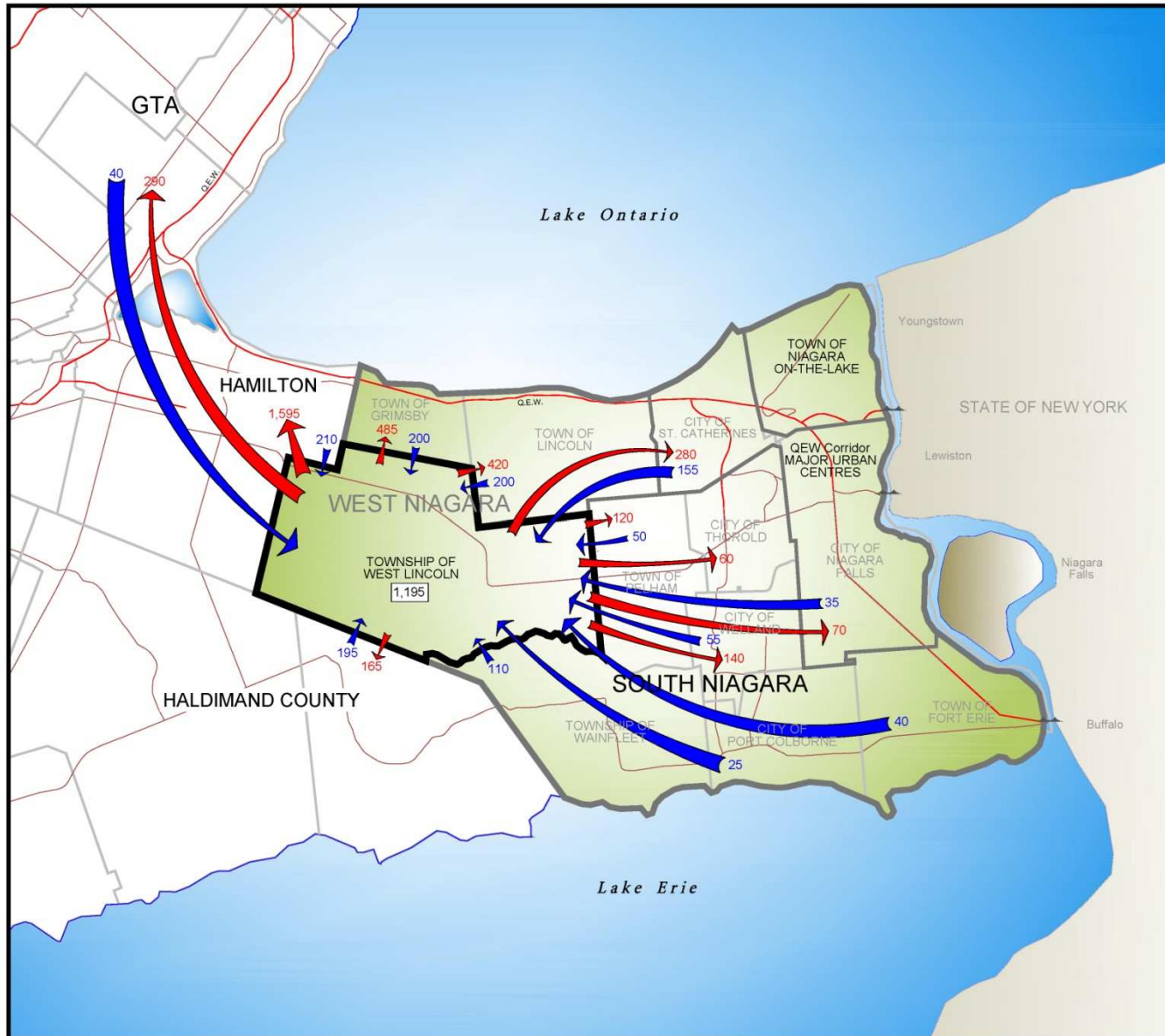
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## **There is a Strong Economic Interaction Between West Niagara and Hamilton and the GTA, Which Substantially Blurs the Boundaries Between Upper Tier Municipalities when Allocating Growth**

- **9,450 West Niagara residents work in West Niagara.**
- **6,830 West Niagara residents commute to Hamilton.**
- **3,310 commute to the GTA.**
- **There is relatively balanced commuting relationship between the rest of Niagara and West Niagara. (in commuting 4,760 into West Niagara and out commuting 3,805 into Easterly Niagara locations).**





# TOWNSHIP OF WEST LINCOLN IN AND OUT COMMUTING

## LEGEND

- REGIONAL BOUNDARY
- MARKET AREA
- LOWER TIER MUNICIPALITY
- OUTBOUND COMMUTE / PERSONS
- INBOUND COMMUTE / PERSONS



0 5 10 km



© REGIONAL WEST-NIAGARA OPPORTUNITIES STUDY 2008

WEST LINCOLN COMMUNITY

# Historic Population Trends in West Lincoln

- **1981 to 2006 a township-wide increase of 3,321 people (33.7%).**
- **2,612 of this population occurred within Smithville (79%).**
- **709 of this population (21%) occurred outside of Smithville within the Township.**

# Historical Building Permit Data

- 69 urban / per year
- 22 rural / per year
- This is substantially in excess of the average household projection of 36 per year (urban) to the year 2031 projected by the Region's Option D for Smithville.

Urban						Rural	Total
	Singles	Semis	Towns	Apts	Total		
2003	68	32		3	103	30	134
2004	53	10			63	21	84
2005	60	20			80	26	106
2006	61	6			67	18	85
2007	39		20		59	35	94
2008	27	2	10		39	11	50
	308	70	30	3	411	135	546
Ave/Yr	51.3	11.7	5	0.5	69	22.5	91
% by Housing Type	75%	17%	7%	1%			

# **Smithville has a Limited Supply of Remaining Residential Lands Within the Existing Urban Area Boundary**

- **Estimated infill units within the Province's built boundary: 354. (intensification)**
- **Estimated number of "greenfield" (i.e. suburban subdivision) lots: 434.**
- **Total remaining supply: 788 units as of January 2009.**

# The Region's Option A (current trends) and Option C (nodal growth) Provide the Most Reasonable Projections for the Township of West Lincoln.

- Option A (127 urban units per year) and Option C (95 urban units per year) represent more appropriate projections given the inherent attraction of Smithville.
- Neither of these options can be accommodated within the existing urban designation.
- Option C:
  - Number of residential units: projected to 2031: 2,326
  - January 2009 supply in Smithville: 788
  - Supply shortfall: -1,538
  - Estimated population at 3.01 people per unit: 4,629
  - Work at home: 300
  - Total population to be accommodated through urban expansion 4,929
  - Divided by 50 persons per hectare = 99 hectares of residential land required.
- A similar calculation for Option A would result in a requirement of 143 additional residential acres.

Therefore an expansion to the urban area boundary of Smithville to accommodate residential requirements to 2031, would be in the range of 99 hectares to 143 hectares of land.

## **There is a Need for Urban Boundary Expansion to Accommodate an Estimated 38 hectares of Additional Employment (industrial) Land, Beyond Existing Supply**

- **Regional Options A, C and D all estimate the need for approximately 1,000 employment land (i.e. industrial) employees by the year 2031. (Option A: 1,000; Option C: 900; Option D: 1,071).**
- **There is an estimated vacant designated industrial and prime industrial land supply within Smithville of 55 hectares.**
- **Research of existing employment densities within the Smithville industrial park would suggest an employment density of 10.7 employees per gross hectare (includes road and servicing infrastructure).**
- **1,000 employees by a density of 10.7 employees per gross hectare = 93.5 hectares required to 2031.**
- **Therefore the shortfall is 93.5 hectares minus 55 hectares = 38.5 hectares.**

# Growth Management Issues

- The potential for an urban boundary expansion is affected by an over supply of designated development land throughout the Region. Currently, the Region has a 39 year supply of land. The whole of Niagara is viewed as a 'Regional Market Area' by the Province. Provincial staff do not support an urban expansion given the Region's over supply elsewhere.
- However, Smithville has a need for additional urban land (140 ha to 180 ha). Where should this be directed?
- Employment land requirements – our demand exceeds our supply. What are our options for increasing our serviced employment lands?
- Greenfield density target of 50 people and jobs per hectare – how can this be achieved while maintaining the character of Smithville?
- The Region has identified a 15% intensification target for the Township. What will this look like? Where are the possible intensification and redevelopment areas in Smithville?
- Servicing limitations which restrict current growth and development of Smithville need to be addressed.
- Regional housing allocation to rural areas not on full municipal services needs further investigation.