

Township of West Lincoln

Intensification Study and Employment Lands Development Strategy

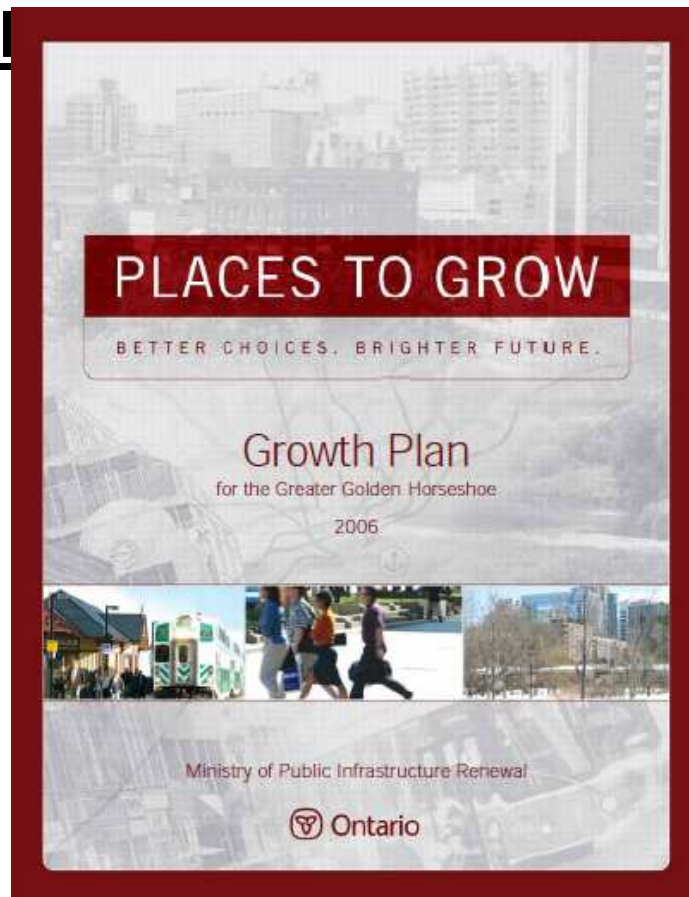
February 28, 2011

Introduction

- Employment Land Strategy and the Smithville Intensification Study intended as inputs to the West Lincoln Growth Strategy.
- MHBC Planning in conjunction with Altus Group completed the studies.
- This presentation will outline the findings and conclusions.

Background

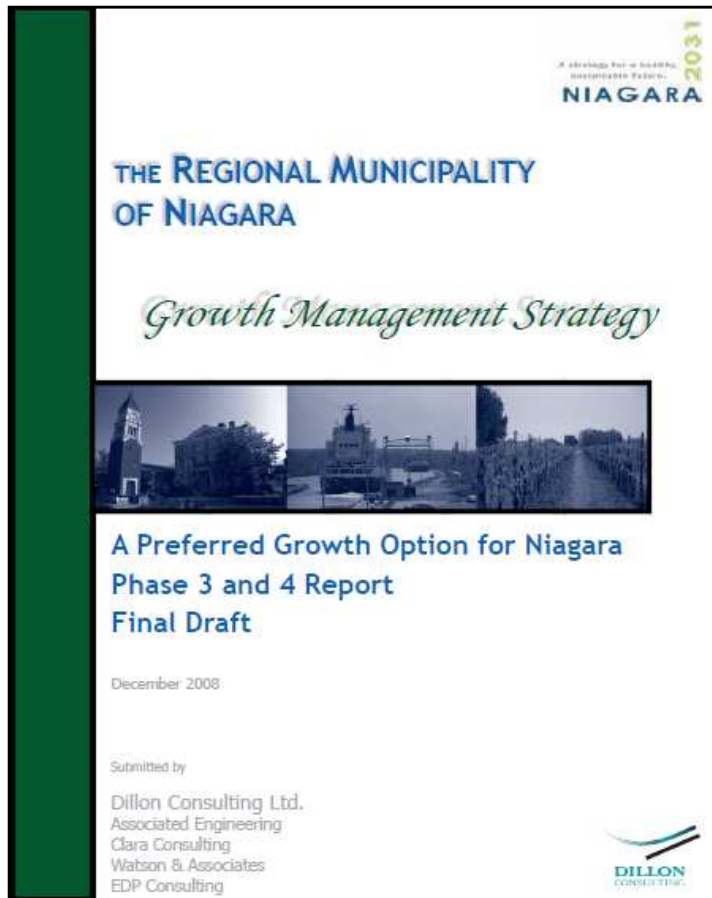
Places to Grow Growth



- In 2006, the Province of Ontario approved the Greater Golden Horseshoe Growth Plan.
- Encourages the development of more compact urban areas.
- Directs municipalities to identify intensification areas and achieve intensification targets.
- Directs municipalities to plan for, protect and preserve employment areas for current and future uses.

Background

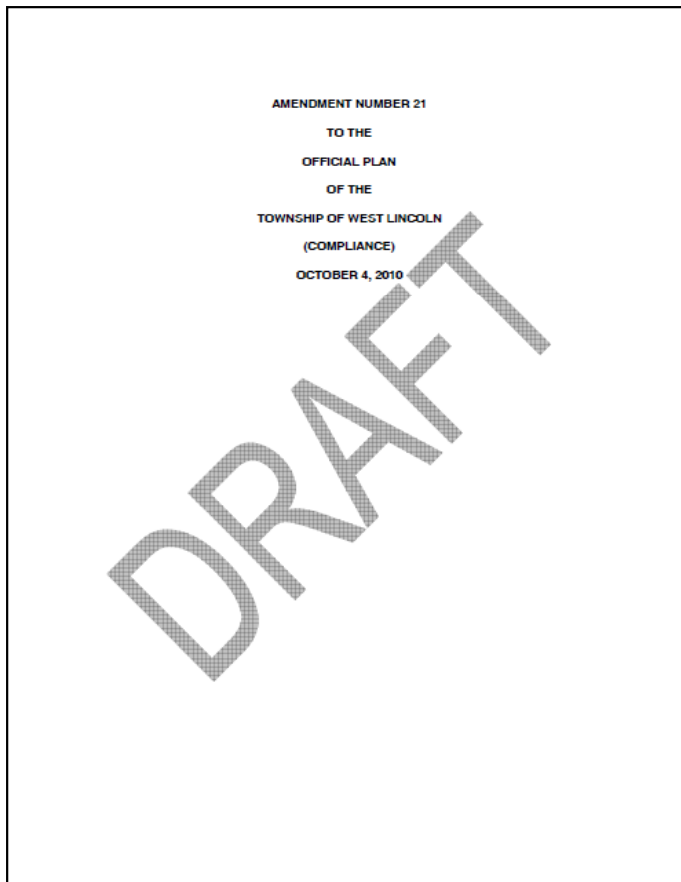
Region of Niagara Growth Strategy



- Approved by Regional Council in 2009.
- Referred to the OMB.
- Purpose is to amend the Regional Official Plan to conform to the Provincial Growth Plan.
- Allocates population, housing and employment growth to each local municipality based on Option D, (16,700 total population by 2031 for West Lincoln).
- Allocates an Intensification Target for each local municipality.
- The Intensification Target for West Lincoln is 15%.

Background

Township of West Lincoln Draft Official Plan



- Approved by Township Council in 2010
- Purpose is to implement the Provincial Growth Plan, the Provincial Policy Statement and the Regional Official Plan Amendment RPPA 2-2009.
- Includes population, household and employment targets based on Option C (21,300 total population by 2031 for West Lincoln).
- Identifies housing targets by housing type

Population Assumptions

Both studies compare against two growth allocations as a basis for the analysis:

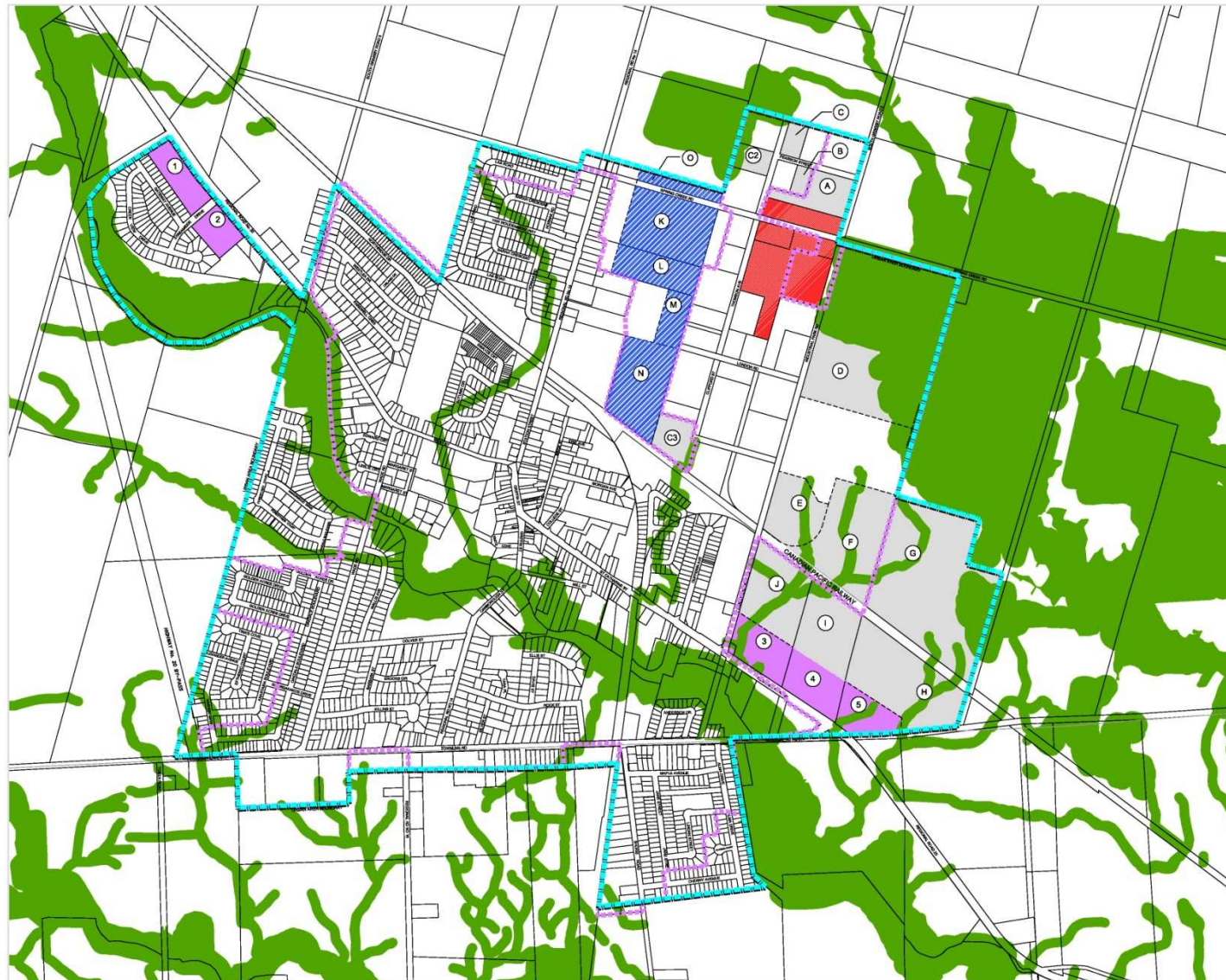
1. Regional Official Policies Plan Amendment 2-2009
(known as **Option D** allocations - **16,700** total population by 2031 for West Lincoln)
2. Township of West Lincoln draft Official Plan 2010
(known as **Option C** allocations - **21,300** total population by 2031 for West Lincoln)

Employment Land Strategy

Employment Land Analysis Method








1. Review the existing development in the Smithville Industrial Park and determine existing employment densities.
2. Determine the total amount of vacant employment lands.
3. Determine the demand for employment land based on the employment allocations from the Region's Growth Management Strategy.
4. Assess the market factors that influence employment land development.

Summary of Findings



Map 2
Smithville Employment
Land Inventory

LEGEND

-  Places to Grow Built Boundary
-  Smithville Boundary
-  Niagara Peninsula Conservation Authority Screening Layer
- 42.1 ha  Vacant Employment Designated Lands
- 8.8 ha  Vacant Employment Lands MOE Controlled
- 13.9 ha  Vacant Restricted Industrial Lands (OPA 26)
- 9.7 ha  Vacant Service Commercial Designated Lands

Sources: Township of West Lincoln Parcel Fabric
Township of West Lincoln Official Plan
Schedule B-4, Land Use Smithville

DATE: February 7, 2011

SCALE: 1:12,500



KORENO-REGENERATION AND EMPLOYMENT STUDY/EMPLOYMENT INVENTORY/2010

Summary of Findings

	Option C	Option D
Number of Projected Additional Employment Land Employees 2011 to 2031	900	1071
Remaining Net Vacant Designated Employment Land	56.0 ha	56.0 ha
Estimated Employment Land Demand to 2031	94 ha	112 ha
Shortage	38 ha	56 ha

- At current employment land densities of 10 jobs/hectare, 38 to 56 hectares of additional industrial land is required.
- Job density would need to go up to 17.5 to 20 jobs/hectare to accommodate projected jobs to 2031 on existing designated industrial lands
- This is double the current average density of 10 jobs/ha.

Summary of Findings

Market Factors that limit substantial increases in employment density include:

1. Smithville's location isolated from major highway transportation routes;
2. Smithville's market size (labour pool) limits opportunity to attract higher density (office) firms;
3. Shifts away from manufacturing toward transportation/logistics and service uses are occurring;
4. A sizeable supply of affordable employment land exists in other municipalities in Niagara Region and surrounding areas.

Summary of Findings

Employment Land Strategy Findings:

1. There are insufficient employment lands to accommodate projected employment growth to 2031 with existing density trends.
2. Restricted Industrial Lands not yet approved by the Region.
3. Employment density would have to increase significantly in order to accommodate projected growth on existing designated employment lands.
4. Market factors are unlikely to cause any substantial increase in employment density in Smithville.

Recommendations

Employment Land Strategy:

1. Encourage development of existing designated employment lands.
2. Work to ensure Restricted Industrial Lands (OPA 26) are approved.
3. The Township, the Region, and the Province should work together to address the shortage of employment lands.
4. Existing Commercial designated properties should remain designated for Commercial uses to provide for future commercial employment need.

Smithville Intensification Study

Intensification Analysis Method:

1. Identify potential intensification sites.
2. Determine the amount and type of housing that could be supplied.
3. Determine if the intensification target can be achieved.
4. Determine if the supply of housing meets the housing demand by type.

What is Intensification?

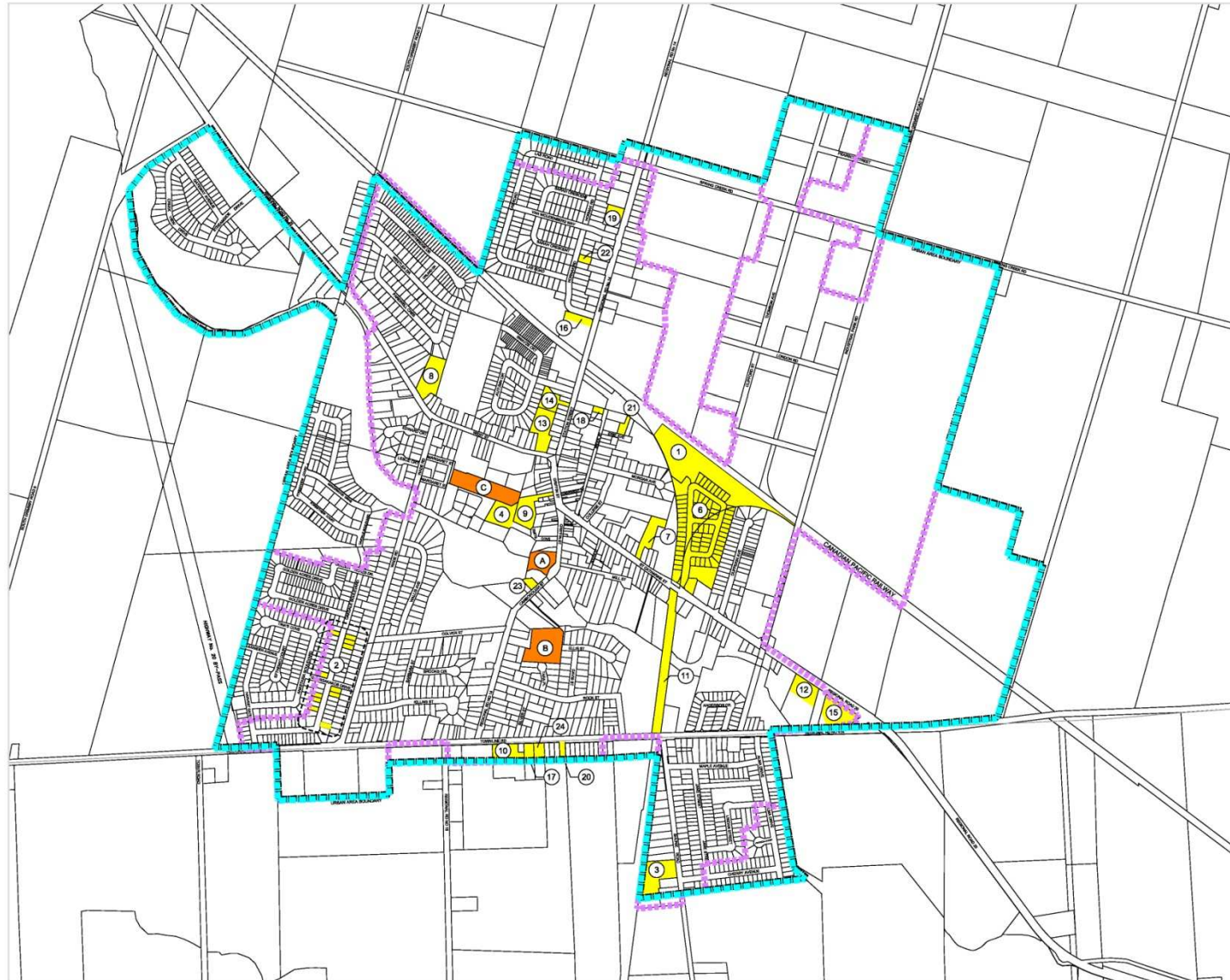
Intensification defined:

“The development of a property, site or area at a higher density than currently exists through:

- Redevelopment, including the reuse of brownfield sites;
- The development of vacant and/or underutilized lots within previously developed areas;
- Infill development; or
- The expansion or conversion of existing buildings”

Source: Provincial Policy Statement 2005

Summary of Findings



Map 3
Smithville Intensification Inventory

LEGEND

- Places to Grow Built Boundary
- Smithville Boundary
- Intensification Sites
- Potential Redevelopment Sites

Sources: Township of West Lincoln Parcel Fabric

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Summary of Findings

	Option C	Option D
Projected Total Residential Units to 2031	2,460 units	860 units
Intensification Inventory	437 units	437 units
Intensification Inventory plus Potential Redevelopment Sites	541 units	541 units
Intensification as proportion of total growth	17.8% - 22.0%	50.8% - 62.9%

The intensification target for West Lincoln is 15%.

It would appear this target is achievable under both housing allocations C or D

Summary of Findings

Total Estimated Housing Supply to 2031

	Low Density Units	Medium Density Units	High Density Units	Total Units
Smithville - Intensification Inventory	84	232	121	437
Smithville - Potential Redevelopment Sites	0	45	59	105
Smithville - Designated Greenfield Area	284	113	0	397
Hamlet Settlement Areas	110	0	0	110
Total	478	390	180	1049

Summary of Findings

Supply vs Demand (Option C Growth Allocations)

	Low Density Units	Medium Density Units	High Density Units	Total Units
Total Estimated Supply of Housing Units (2011-2031)	478	390	180	1049
Option C Housing Allocation by Unit Type (2011-2031)	1960	250	250	2460
Difference	(1482)	140	(70)	(1411)

Under Option C there is a shortage of Low Density, High Density and Total Units.

Summary of Findings

Supply vs Demand (Option D Growth Allocations)

	Low Density Units	Medium Density Units	High Density Units	Total Units
Total Estimated Supply of Housing Units (2011-2031)	478	390	180	1049
Option D Housing Allocation by Unit Type (2011-2031)	700	80	80	860
Difference	(222)	310	100	189

Under Option D there is a shortage of Low Density Units.

Summary of Findings

Smithville Intensification Study

1. There are sufficient intensification opportunities to meet the Intensification Target;
2. The St. Catherines Street Corridor from Downtown Smithville to Industrial Road should be considered for designation as a mixed use intensification corridor;
3. Residential redevelopment and intensification should continue to be encouraged in Downtown Smithville;
4. There is a mismatch between the types of housing units required and the types of housing units that can be supplied

Summary of Findings

The St. Catherines Street Corridor from Downtown Smithville to Industrial Road should be considered for designation as a mixed use intensification corridor for the following reasons:

- This corridor has a wide range of existing uses including commercial uses and high and medium density residential uses.
- There is redevelopment and intensification potential
- The properties along the corridor are not adjacent to low density residential neighbourhoods and therefore issues of compatibility are likely to be reduced.

Recommendations

Smithville Intensification Strategy:

1. The Township should plan to accommodate a minimum of 15% of all future housing units within the Built Boundary.
2. The Intensification Inventory sites, Downtown Smithville and the St. Catherines Street Mixed Use Corridor should be identified as Intensification Areas.
3. Infill and low level intensification should be accommodated within low density residential areas, but should account for a very small portion of the overall number of new units within the Built Boundary.
4. Urban design guidelines for the St Catherines Street Corridor should be prepared to provide guidance to land owners and property developers on the form of development that is anticipated for the Corridor.

Recommendations

5. The Township should consider the following changes to its Draft Official Plan:
 - The Residential / Mixed Use Area designation should be applied to the St. Catherines Street Corridor.
 - Medium Density Residential designation should be revised to permit single detached, semi-detached and duplex residential uses in the Medium Density designation.
6. The Intensification Strategy should be monitored and reviewed as part of the 5 year review of the Official Plan

Township of West Lincoln

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