

THE CORPORATION OF THE TOWN OF CARLETON PLACE

STAFF REPORT

DATE: March 23, 2021

TO: Council

FROM: Marc Rivet, MCIP, RPP

SUBJECT: INFORMATION: Carleton Place Comprehensive Review

INFORMATION ITEM:

This background report has been prepared as an “Information Item” to provide a progress update on the Carleton Place Comprehensive Review.

RECOMMENDATION:

THAT Council directs Staff to initiate a public consultation to confirm the Growth Scenarios and complete the Comprehensive Review.

EXECUTIVE SUMMARY:

This Background Report is an “Information Item” which provides several updates on the Carleton Place Comprehensive Review, including the following:

- The Town has been issuing approximately 250 building permits per year for the last four (4) years, since 2016, and currently has a Population (2020) of 13,153 people.
- The Town already has approximately 2,150 dwelling units accounted for in current development applications and at this rate would likely exceed the County growth projection to the year 2038, which is an anticipated increase from 10,644 to 20,964 (97%).
- The Town has sufficient land to accommodate both the amount of people and jobs that are required to meet the County’s projection to the year 2038. The Town does not need to expand outwards (annexation of more rural land).
- The Online Public Survey has been completed and the results have been analyzed. Survey data shows that participants would prefer to see the development and redevelopment of land within the existing built-up area,

including moderate intensification (infill and redevelopment), rather than aggressive intensification, greenfield development or further annexation of rural land.

- Survey Participants would prefer to see a balanced approach to growth, where infill development would occur in line with existing densities in most residential districts and intensification would occur in some residential districts where higher densities could be better supported.

This Background Report presents three (3) growth scenarios for Council's review and consideration. While each of these growth scenarios reflect different approaches to distributing growth within the Town's boundary, all three (3) will ensure that the Town continues to address the local demand for housing and meets the County's growth projection to the year 2038. Following Council's consideration, the next step in the Comprehensive Review would be public consultation.

BACKGROUND:

J.L. Richards & Associates Limited (Ltd.) (JLR) has been retained by the Town of Carleton Place to conduct a Comprehensive Review (Background Study). This study evaluates alternative directions for growth (growth scenarios) within the Town including the existing land supply, densities, intensification targets, additional residential units, infill, redevelopment, and rural greenfield areas.

The research methods that are being used for the Review includes: a policy review; population and employment review; land supply analysis (residential, employment); land needs assessment; and reviewing active development files and the growth projections.

The last progress update was provided to Council on January 23rd, 2021. The previous background report provided an overview of the study's preliminary findings, including policy direction, existing residential densities, 2020 population projections and the vacant land supply. Several items were discussed at this Council meeting, including the details of the land needs assessment and potential growth scenarios based on development pressures that the Town are currently facing.

Since then, the Online Public Survey has been completed and the results have been compiled and analyzed. The Survey was widely distributed to the public via online media platforms and took place from February 1, 2021 to February 28, 2021. There were 356 survey participants. In addition, the Planning Department has received over 30 email responses.

This Background Report provides another round of updates, including more findings from the lands supply analysis and the land needs assessment, as well as the online public survey. The full summary of the Survey can be found in **Appendix E**.

JLR has conducted the land supply / needs assessment and can confirm that there is enough land within the existing Town boundary to accommodate the County of Lanark's growth projection of 20,964 to the year 2038.

This Report presents three (3) growth scenarios for Council's review and consideration:

1. **GROWTH SCENARIO 1:** Intensification of limited vacant lands in the existing built-up area at higher densities, excluding all greenfields.

Total units achieved: **1,645 units**, including 5% additional residential units.

2. **GROWTH SCENARIO 2:** Development of all vacant residential lands and strategic properties in the existing urban boundary at mid-range densities, including sensitive infill development and the development of urban greenfields (e.g. future residential district).

Total units achieved: **2,183 units**, including 5% additional residential units.

3. **GROWTH SCENARIO 3:** Development of all vacant residential lands and strategic properties in the existing urban boundary at minimum densities, including sensitive infill development and the development of both urban greenfields (e.g. future residential district) and rural greenfields (annexed lands).

Total units achieved: **2,867 units**, including 5% additional residential units.

The final Comprehensive Review report will be finalized following public consultation.

POLICY CONTEXT:

LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN (SCOP)

The Town of Carleton Place is an urban centre within Lanark County and includes recently annexed rural lands.

The Lanark County Sustainable Communities Official Plan (SCOP) was adopted on June 27, 2012 and approved by the Ministry of Municipal Affairs and Housing on May 28, 2013 following a Comprehensive Review process. The SCOP provides specific policy direction for planning and managing growth within settlement areas, including the Town of Carleton Place.

On June 13, 2018, Lanark County Council unanimously accepted a population projection of 96,443 by the year 2038 for the County as a whole (Amendment No. 8). Amendment No. 8 updated the population projections for the County of Lanark and allocations to local municipalities to the year 2038, including an anticipated increase from 10,644 to 20,964 (97%) for the Town of Carleton Place.

In accordance with the Provincial Policy Statement (PPS) 2020, the Town of Carleton is directed to meet the projections for planning and managing growth in accordance with the County's population projections. The PPS 2020 establishes the criteria for a Comprehensive Review exercise.

TOWN OF CARLETON PLACE OFFICIAL PLAN

Many of the assumptions used by JLR to undertake the land supply / needs assessment are based upon the Town of Carleton Place's current Official Plan.

The Town's Official Plan prescribes density provisions for residential districts and strategic properties. The growth scenarios presented in our report align with the policies prescribed in the Official Plan.

Section 3.2.4.1 (Special Policies) provides a minimum residential dwelling density of 35 units per net hectare for the Town's Strategic Properties. This minimum density requirement is aimed at encouraging residential intensification in these areas through row housing and/ or low-rise apartment buildings, while also providing for some mixed-use opportunities.

Section 3.5.4 (Density Provisions) provides density policies for residential districts and areas to ensure that new development will include a mix of residential densities in order to address a full range of housing requirements. The applicable policies include:

- 1. The average density target for new development in the Residential District will be calculated on a site by site basis and shall be **30 units per net hectare** with a range of **26 to 34 units per net hectare**. Net hectare is defined as*

those lands which are utilized for residential development exclusive of roads, easements, infrastructure services and required parkland.

2. *Notwithstanding Section 3.5.4.1, where development is proposed on infill sites or sites which are the result of lot consolidations, and which infill sites or consolidated sites have areas of 3 hectares or less, residential density may be increased. In such cases density will be controlled through the regulatory framework of the Development Permit By-law.*
3. *In areas subject to policy 2 Section 3.5.4.2 above, the requirement for a mix of dwelling types as required in policy 6 Section 3.5.4.6 shall not apply.*
4. *The following residential density classifications shall apply:*

Low density: includes single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings and converted single detached dwellings up to a maximum density of 22 units per net hectare (9 units per net acre).

Medium density: includes town or row houses and apartments in a range of greater than 22 units per net hectare (9 units per net acre) up to a maximum of 35 units per net hectare (14 units per net acre).

High density: includes apartments in excess of 35 units per net hectare (14 units per net acre).

6. ***New residential development shall include a mix of residential densities.***
Residential development which does not provide a diversity of dwelling types shall be discouraged.

According to the Carleton Place OP, Employment Lands includes the Health Campus, Industrial Campus, and Business Park Campus. According to Section 3.4.2 (Employment District Designations), Employment Districts (lands) include:

1. ***The Health Campus:*** *This district is planned around the new hospital and is intended to provide opportunities for health care related or health care compatible employment.*
2. ***The Industrial Campus:*** *This district includes light industrial, warehousing and manufacturing land uses.*
3. ***The Business Park Campus:*** *This district will accommodate various types of business employment uses.*

To conform with the Town's definition for Employment Lands, JLR included all vacant land found within each of these three (3) districts as the total for vacant employment land. Assumptions for the Land Needs Assessment are based on the policy requirements mentioned above.

LAND SUPPLY / NEEDS ASSESSMENT FINDINGS

The following information represents the findings of the Comprehensive Review to date.

METHODOLOGY

1. Population Projections

The 2020 Population Projection is based on building permit activity for the last four (4) years, since 2016; the Town is issuing approximately 250 building permits each year. One (1) building permit accounts for one (1) dwelling unit. The average household size of 2.5 people was then applied to estimate the 2020 population, which is 13,153 people.

2. Employment Supply versus Demand

The Town's employment supply was determined by calculating the total amount of individuals that are employed and working in the Town of Carleton Place in the year 2020 based on 2016 Census Data.

A 2020 Activity Rate (17%) was applied to the 2020 Population Projection to calculate additional employment lands needed to accommodate the County's growth projection to the year 2038, which is 20,964 people. The 2020 Activity Rate (17%) represents the number of individuals that are currently employed and working in the Town of Carleton Place, as a percentage of the 2020 employable population, which includes both employed and non-employed individuals between the ages of 15 and 64.

In line with the Ministry of Municipal Affairs and Housing Projection and Methodology Guidelines, JLR suggests that the Town strive to establish a density of 50 jobs per hectare to sustain and grow employment opportunities within the Town. The total amount of vacant employment land districts (Industrial Campus, Health Campus, Business Park Campus) is then multiplied by the density to get the Future (potential) Employment Supply.

3. Residential Supply versus Demand

Existing residential supply was calculated by adding the total number of current dwelling units for the year 2020 with the number of units already accounted for in active development applications, such as Draft Plan of Subdivisions and Registered Lots (excluding those with building permits). The residential demand was calculated by subtracting the total number of units already accounted for in current applications from the number of units that are required to meet the County's projection, which is based on an average household size of 2.5 people per household.

4. Growth Scenarios

Each growth scenario considers the potential of vacant land within the Town's boundary for the amount of residential development that is required to meet the County's growth projection to the year 2038, as previously described.

Each growth scenario includes Strategic Properties as identified in the current Official Plan. These properties are planned for redevelopment / intensification based on the current minimum density target of **35 units per net hectare** which can be found in the Town's Official Plan. The Official Plan also provides an average density target for new development in the residential districts and areas at **30 units per net hectare** with a range of **26 to 34 units per net hectare**, as mentioned earlier.

While each growth scenario assumes different density targets, the following methods are to remain the same among the three (3) growth scenarios:

- Unit counts for strategic properties, intensification sites and infill areas are based on 70% of the gross area being residential and the remaining being allocated for roads, services, stormwater management ponds and tributaries, environmental constraints, commercial, parks and community facilities etc. 70% of the gross area is the net area.
- Unit counts for urban and rural greenfield sites are based on 55% of the gross area being residential and remaining being allocated for roads, services, stormwater management ponds and tributaries, environmental constraints, commercial, parks and community facilities etc. 55% of the gross area is the net area.
- Total unit counts for each growth scenario includes 5% of all projected units for Additional Residential Units.

EXISTING RESIDENTIAL DENSITIES

Figure 1 and **2** in **Appendix A** are maps that show the inventory of existing residential densities in the Town of Carleton Place. Low, Medium and High-Density areas are colour coded.

From the maps found **Appendix A** we were able to extrapolate the data and summarize in a table format. **Table 1** below shows:

- Total land area by Density Type
- Residential Split (Share) by Density Type
- Number of Dwellings by Density Type
- Average Density per net hectare

Table 1 – Density Analysis				
Density Type	Total Land Area (ha)	% of Total Land Area	Dwellings	Average Density (per net hectare)
Low Density	236.10	77.7	2524	10.69
Medium Density	38.73	12.7	1057	27.29
High Density	29.10	9.6	1683	57.84
Totals	303.93	100	5,264	17.32

The information presented in **Table 1** demonstrates that **the majority of dwelling units in the Town are Low Density dwelling types**. The residential split of Low-Medium-High residential density is 47.95 per cent (%); 20.08%; and 31.97%.

VACANT LAND SUPPLY (UPDATE)

The Corporation of the Town of Carleton Place has an area of 9.05 square kilometres. There are approximately **318.7 hectares (ha) of Vacant Lands** (all uses) within the Town of Carleton Place's existing boundary. **Figures 3** and **4** in **Appendix B** are maps that show the inventory of vacant land in the Town of Carleton Place. The various categories of land shown in **Table 2** below are colour coded on these maps.

Table 2	
Vacant Lands	Area (ha)
Residential	51.9
Residential - Lands Accounted For (e.g. Draft Plan approved)	74.1
Urban Greenfield	60.4
Rural Greenfield	58.9
Commercial	35.5
Business Park	7.2
Health Campus	2.2
Industrial	17.9
Strategic Property	10.6
Total	318.7

178.4 ha of urban and rural (annexed) land could be used for residential development/ redevelopment (e.g. strategic properties). This total does not include residential lands that are already accounted for in current development applications (e.g. Draft Plan of Subdivision approved). Approximately **27.3 ha** of vacant land is considered “Employment Land” in accordance with the Town’s Official Plan.

Both the employment projections and growth scenarios were estimated using this vacant land supply.

POPULATION AND PROPERTY COUNT PROJECTION 2020

According to 2016 Census data the population of the Town of Carleton Place was 10,644.

Projections for population and property count for 2020 were calculated using records of the Town’s building permit activity since 2016.

The results are provided in the **Table 3** below:

Table 3– Population and Property Count Projection 2020			
Density Type	2020 Population	2020 Property Count	Average Household Size
Low Density	6597	2443	2.61
Medium Density	2808	981	2.66
High Density	3748	714	2.23
Totals	13,153	4,138	2.5

Table 3 shows that the Town's population has grown from 10,644 (2016 Census Data) to 13,153 people (2020 assumption), which represents a **population increase of approximately 2509 people, which is 23.6% over four years.**

Based on the average household size of 2.5 people per household, the Town has added approximately 1,003 dwelling units within the last four (4) year. As such, Town is issuing approximately 250 building permits per year.

Based above the information presented in **Table 4** below, the Town must grow by 7,811 people to meet the County's growth projection to the year 2038.

Table 4 – Population 2020 versus 2038 County Projection		
2020 Population Total	County Pop Projection 2038	Population Increase between 2020 and 2038
13,153	20,964	7,811

If the Town maintains the current rate of 250 building permits (625 people) per year, it will likely **meet the County's growth projection of 20,964 people by the year 2033.**

EMPLOYMENT SUPPLY VERSUS DEMAND

Table 5 below shows the existing employment supply and the additional jobs that are required to meet the County's growth projection to the year 2038, or a population increase of 7,811 people.

Table 5 – 2020 Employment Supply vs. Demand			
2020 Total for Employable Population (ages 15 to 64)	2020 Employment Supply - Total for Employed Individuals who are also working in Town (ages 15 to 64)	2020 Activity Rate (%)	Employment Needed based on Population Increase (7811 people)
8,418	1,431	17	1,328

The 2020 employment (jobs) supply is approximately 1,431 people (between the ages of 15 and 64) who are both employed and work in the Town of Carleton Place. Based on the anticipated population increase of 7,811 people and the 2020 Activity Rate of 17 per cent (%), JLR estimates that the Town would need an additional 1,328 jobs (employment) to meet the County's growth projection to the year 2038.

The Town currently has **27.3 ha** of vacant employment land. The Town could strive to establish a density of **50 jobs per hectare** to sustain and grow employment opportunities within the Town. This proposed job density is only slightly higher than the

Ministry recommended 45 jobs per hectare (Ministry of Municipal Affairs and Housing Projection and Methodology (Guidelines)).

Table 6 shows how many jobs can be accommodated within the Town based on the supply of vacant employment land.

Table 6 – Employment Projection based on vacant land supply			
Proposed Job Density (jobs per hectare)	Vacant Land Supply (ha) for Employment Use	Future Employment Supply based on existing land supply	Jobs provided over the employment needed to meet growth
50	1,431	1,365	37

This demonstrates that the Town has just enough employment land to accommodate 1,365 jobs and therefore exceed the County's projection to the year 2038 with an oversupply of 37 jobs. While an oversupply of 37 jobs does not seem like much, it is important to note that the Town has over **35 ha of commercial land**, which could also be used to support employment growth. While these lands are not considered "Employment Lands" as per the Town's OP, many jobs (e.g. retail) could be achieved through the development and redevelopment of land within these commercial districts.

RESIDENTIAL SUPPLY VERSUS DEMAND

Table 7 below shows the existing residential supply, including the current number of dwelling units and the number of units already accounted for in active development applications, such as Draft Plan of Subdivisions and Registered Lots (excluding those with building permits).

Table 7 – Existing Residential Supply		
Current Dwelling (Units) 2020	Units in the cue / accounted for in Active Development Applications (Units)	Total
5,264	2,149	7,413

Appendix C further breaks down the number of residential units that are already accounted for in active development applications, including the name associated with each development. **Appendix C** is to be reviewed alongside **Figures 3** and **4**, which can be found in **Appendix B**.

Based on the information presented in **Appendix C**, the existing residential supply is 7,413, including 2,149 residential units that already accounted for in current applications (see **Appendix B** and **C** for more). Based upon on the average household size (2.5),

the Town is already anticipating an influx of approximately **5,373 people in the coming years**.

When divided by the average household size (2.5), the 2020 to 2038 population increase of 7,811 people equals approximately **3,124 units**. The residential demand is calculated by subtracting the total number of units in the cue (2,149) from the number of units (3,124) that are required to meet the County's projection.

Table 8 below shows the residential supply versus demand.

Table 8 – Residential Supply Versus Demand		
*2020 to 2038 Residential Demand (Units) based on Population Difference between 2020 and 2038 and Average Household	Units in the cue / accounted for in Active Development Applications (Units)	Total Residential Units needed to meet the County's growth projection to the year 2038 (Demand minus the Units in the cue)
3124	2149	975

To meet the County's projection to the year 2038, the Town must find enough land to accommodate **975 dwelling units (2,438 people)** based on an average household size of 2.5 people per household.

GROWTH SCENARIOS WITH UNIT PROJECTIONS

JLR has developed growth scenarios with unit count projections for all available vacant land that could be used for residential development (i.e. infill, intensification sites, greenfields) and redevelopment (e.g. Strategic Properties). This does not include residential land that is already accounted for in active developments applications, as these units contribute to the 2020 residential supply.

1. **GROWTH SCENARIO 1:** Intensification of limited vacant lands in the existing built-up area at higher densities, excluding all greenfields.

Growth Scenario 1 would see the infill and intensification of vacant lands in the existing built-up area, all available strategic properties and all the selected intensification areas, (See **Appendix D**). This option would exclude the development of urban greenfields (e.g future residential district) and the rural greenfields (e.g. annexed lands).

The total area of land that would be considered developable under Growth Scenario 1 is approximately **50.3 gross hectares (ha)**.

This growth scenario, which is further explained in **Table 9** below and found in **Appendix D**, would see residential densities as follows:

- 45 units per net hectare in Strategic Properties (based on the high-density approach seen in current applications, which are beyond the minimum requirement);
- 34 units per net hectare for infill development in each residential sub-district;
- 34 units per net hectare in the selected four (4) intensification sites; and
- Additional Residential Units representing 5% of total projected units.

Table 9 – Growth Scenario 1		
Sub-district	Net Area (ha)	Unit Count
Strategic Properties	7.49	337
Residential Districts	30.68	1042
Intensification Sites	5.53	188
Additional Residential Units (5%)		78
Total	43.7	1,645

With Growth Scenario 1, growth would be distributed to selected intensification sites and strategic properties. Growth in the selected intensification sites would occur at 34 units per net hectare, which is at the highest end of the density range prescribed for residential districts and areas, as per the Town's OP policy.

The development of selected intensification sites and redevelopment of urban land (e.g. Strategic Properties) would see medium-to-high densities, including more compact dwelling types such as stacked townhouses and apartments dwellings.

Growth Scenario 1 would result in the addition of approximately 1,645 units within the Town's existing built-up area, excluding all greenfields, and an oversupply of 670 units, or 1,675 people (See **Table 10**).

Table 10 – Growth Scenario 1		
Total Residential Units needed to meet the County's growth projection to the year 2038 (Demand minus the Units in the cue)	Unit Count Projection (includes 5% Additional Residential Units Included) based on Vacant Land Supply	Over supply of:
975	1645	670

To meet the County's growth projections to the year 2038, the Town would have to issue approximately 92 building permits per year. This would actually provide an

oversupply of 670 units. The Town already issues building permits at 250 building permits each year.

While Growth Scenario 1 is desirable in that makes use of land in the existing built-up area, which is also easily serviceable (i.e. water, sewer), it does not necessarily resemble the most appropriate density approach to all residential districts within the existing built-up area.

Sensitive infill would not be achieved through this option. Growth Scenario 1 may also not reflect current housing needs or the rapid rate of growth occurring within the Town of Carleton Place, as demonstrated by recent building permit activity. The fact that there are approximately 2,150 units in the cue as of the year 2020 demonstrates that the Town will likely continue to grow at a rate significantly higher than 92 units per year and exceed the over supply of 670 units.

2. **GROWTH SCENARIO 2:** Development of all vacant residential lands and strategic properties in the existing urban boundary at mid-range densities, including sensitive infill development and the development of urban greenfields (e.g. future residential district).

Growth Scenario 2 (See **Appendix D**) would lead to lower, mid-range densities on selected intensification sites and the development of urban greenfield sites in line with the average density prescribed for residential districts and areas, as per the Town's OP. This option would also lead to the development of remaining vacant land at the existing average densities found in those sub-districts. Rural greenfields (annexed areas) are excluded in this growth scenario.

The total area of land that would be considered developable under Growth Scenario 2 is approximately **118.7 gross hectares (ha)**.

This growth scenario, which is further explained in **Table 11** below and found in **Appendix D**, would see residential densities as follows:

- 40 units per net hectare in Strategic Properties (high density beyond the minimum requirement);
- Existing densities for each residential sub-district (the average for all of the Town's residential districts combined is approximately 22 units per net hectare);
- 30 units per net hectare for the selected four (4) intensification sites;
- 30 units per net hectare for the four (4) Urban Greenfields;
- Additional Residential Units representing 5% of total projected units.

Table 11 – Growth Scenario 2		
Sub-district	Net Area (ha)	Unit Count
Strategic Properties	7.49	300
Residential Districts	30.68	616
Intensification Sites	5.53	166
Urban Greenfields	33.24	997
Additional Residential Units (5%)		104
Total	62.43	2183

This option would lead to densities that are more in line with the average density prescribed by the Town's OP for residential districts and areas. Residential growth would be supported through low to high density development (Strategic Properties), and include a wider range of dwelling types, from singles to apartments. Sensitive infill could be achieved based on average densities in the existing residential districts, excluding the four (4) intensification sites.

Growth Scenario 2 would result in the addition of approximately 2,183 units within the Town's existing boundary, including urban greenfields, and an oversupply of 1,208 units, or 3,020 people (See **Table 12**).

Table 12 – Growth Scenario 2		
Total Residential Units needed to meet the County's growth projection to the year 2038 (Demand minus the Units in the cue)	Unit Count Projection (includes 5% Additional Residential Units Included) based on Vacant Land Supply	Over supply of:
975	2183	1208

To meet the County's growth projections to the year 2038, the Town would have to issue approximately 122 building permits per year. This would actually provide an oversupply of 1,208 units. The Town already issues 250 building permits each year.

Growth Scenario 2 is desirable in that makes use of land in the existing built-up area and a future development district already designated residential by the Town's OP. The fact that there are already approximately 2,150 dwelling units in the cue demonstrates that the Town will likely continue to grow at a rate significantly higher than 122 units per year and exceed the over supply of 1,208 units.

The densities achieved through Growth Scenario 2 are balanced and likely more desirable based on the Town's OP policy and existing development patterns.

3. **GROWTH SCENARIO 3:** Development of all vacant residential lands and strategic properties in the existing urban boundary at minimum densities, including sensitive infill development and the development of both urban greenfields (e.g. future residential district) and rural greenfields (annexed lands).

Growth Scenario 3 (See **Appendix D**) would lead to the development of all lands previously discussed in Growth Scenarios 1 & 2 at lower densities, with the addition of the Town's rural greenfields (annexed areas).

The total area of land that would be considered developable under Growth Scenario 3 is approximately **178 gross hectares (ha)**.

This growth scenario, which is further explained in **Table 13** below and found in **Appendix D**, would see residential densities as follows:

- 35 units per net hectare in Strategic Properties (minimum density as prescribed by the Town's OP);
- Existing densities for each residential sub-district (average is 22 units per net hectare);
- 26 units per net hectare for the four (4) selected intensification sites;
- 26 units per net hectare for the four (4) Urban Greenfields;
- 26 units per net hectare for the two (2) Rural Greenfields; and
- Additional Residential Units representing 5% of total projected units.

Table 13 – Growth Scenario 3		
Sub-district	Net Area (ha)	Unit Count
Strategic Properties	7.49	262
Residential Districts	30.68	616
Intensification Sites	5.53	144
Urban Greenfields	33.24	864
Rural Greenfields	32.45	844
Additional Residential Units (5%)		137
Total	110.39	2867

This option would lead to densities that are more in line with lowest end of the density range prescribed for residential districts and areas, as per the Town's OP. Residential growth would be supported through mostly low-density development and include a more restricted range of dwelling types. Sensitive infill could be achieved based on average densities in the existing residential districts, excluding the intensification sites.

Growth Scenario 3 would result in the addition of approximately 2,867 units within the Town's existing boundary, including urban and rural greenfields, and an oversupply of 1,892 units, or 4,730 people (See **Table 14**).

Table 14– Growth Scenario 3		
Total Residential Units needed to meet the County's growth projection to the year 2038 (Demand minus the Units in the cue)	Unit Count Projection (includes 5% Additional Residential Units Included) based on Vacant Land Supply	Over supply of:
975	2,867	1,892

To meet the County's growth projections to the year 2038, the Town would have to issue approximately 160 building permits per year. This would actually provide an oversupply of 1,892 units. The Town already issues 250 building permits each year.

Growth Scenario 3 is desirable in that makes use of land in the existing built-up area and a future development district already designated as a residential district by the Town's OP. The rural greenfield sites (annexed areas) will also be used but need to be designated for residential development via an Official Plan Amendment to the Town's OP (concurrent with an OPA to the Lanark County SCOP).

This option will lead to lower density development that will require more land and include servicing upgrades to the existing rural greenfield sites. The fact that there are already approximately 2150 units accounted for in active applications demonstrates that the Town will likely continue to grow at a higher rate and meet the over supply of 1892 units. The densities achieved through Growth Scenario 3 may also be more desirable based on the Town's OP policy, existing development patterns and housing needs.

ONLINE PUBLIC SURVEY FINDINGS:

JLR developed an online survey that was distributed by the Town of Carleton Place and posted on its website.

This online survey was developed using Survey 123 and was distributed to the public using a range of media platforms. An initial "test-run" of the survey took place over the holiday season (December 2020 to January 2021) and involved Town staff and council members.

The official Survey took place from February 1st to February 28, 2021. 356 individuals participated in the online survey. This sample size (n=356) is large enough for JLR and

the Town to draw statistically significant conclusions about how people within the Town would like to see growth planning and management occur.

The main question that this survey aimed to answer is... where and how should anticipated growth occur?

The following information summarizes the results of the Online Public Survey:

- The public would like to see the Town prioritize residential development over other growth planning and management priorities (i.e. parks, employment).
- The public would like to see more growth occur in the existing built-up area through the infill and the redevelopment of existing lots in primarily residential districts/ areas, apart from some notable residential districts, which are to remain mostly untouched and low density.
- The public would like to see more development and redevelopment through a balanced approach that includes a range of densities and dwelling types.
- The top five (5) dwelling types for all developable and re-developable areas within the Town of Carleton Place based on the average total counts received are as follows:
 - 1) Single detached dwellings (220 counts);
 - 2) Semi-detached dwellings (153 counts);
 - 3) Apartment dwellings (131 counts);
 - 4) Seniors Residential dwelling (119 counts); and
 - 5) Townhouse dwelling (115 counts).

The full (draft) report can be found in **Appendix E**.

NEXT STEPS / CONCLUSION

Overall, balanced growth could be achieved within the existing Town boundary, at a range of densities and at a range of dwelling types. Infill development within these areas could be achieved in accordance with existing densities and housing types. Based on public input, some intensification would be supported in some residential neighbourhoods and on some selected sites (e.g. strategic properties).

Each of the Growth Scenarios has its merits. Each scenario would make use of all vacant land within the existing built-up area. Growth Scenario 2 and 3 would offer an opportunity to achieve sensitive infill development based on existing densities in all residential districts. Growth Scenario 3 would achieve the lowest densities but would require more land consumption (development over rural lands recently annexed) and

servicing upgrades. An Official Plan Amendment (concurrent County SCOP amendment) would also be required for Growth Scenario 3, as previously discussed.

Before a recommendation can be made, further public consultation process is recommended to confirm the growth scenarios as presented above.

J.L. Richards & Associates Limited is committed to working with the Town of Carleton Place to complete the Comprehensive Review.

All of which is respectfully submitted,



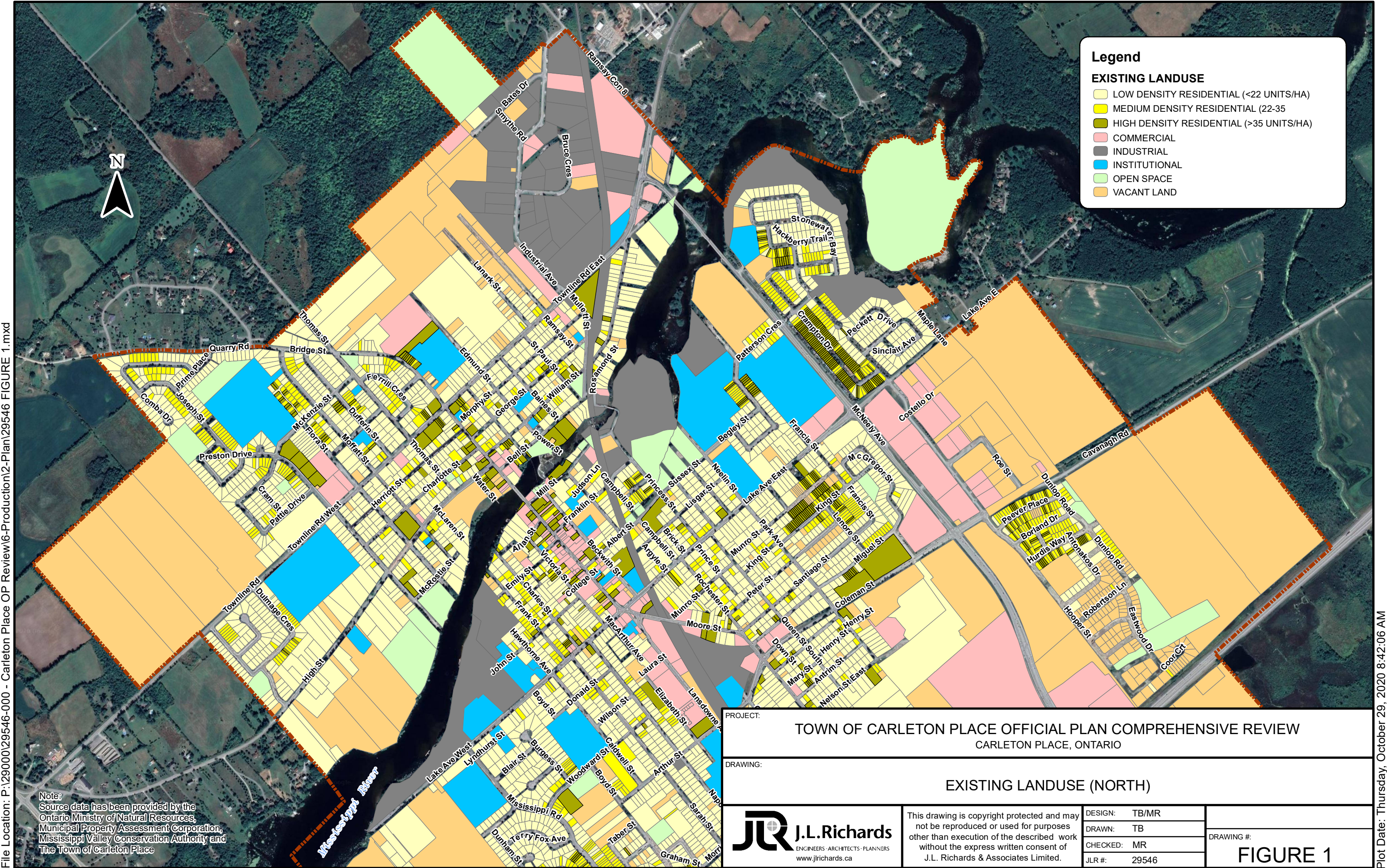
Marc Rivet, MCIP RPP
Planning Consultant

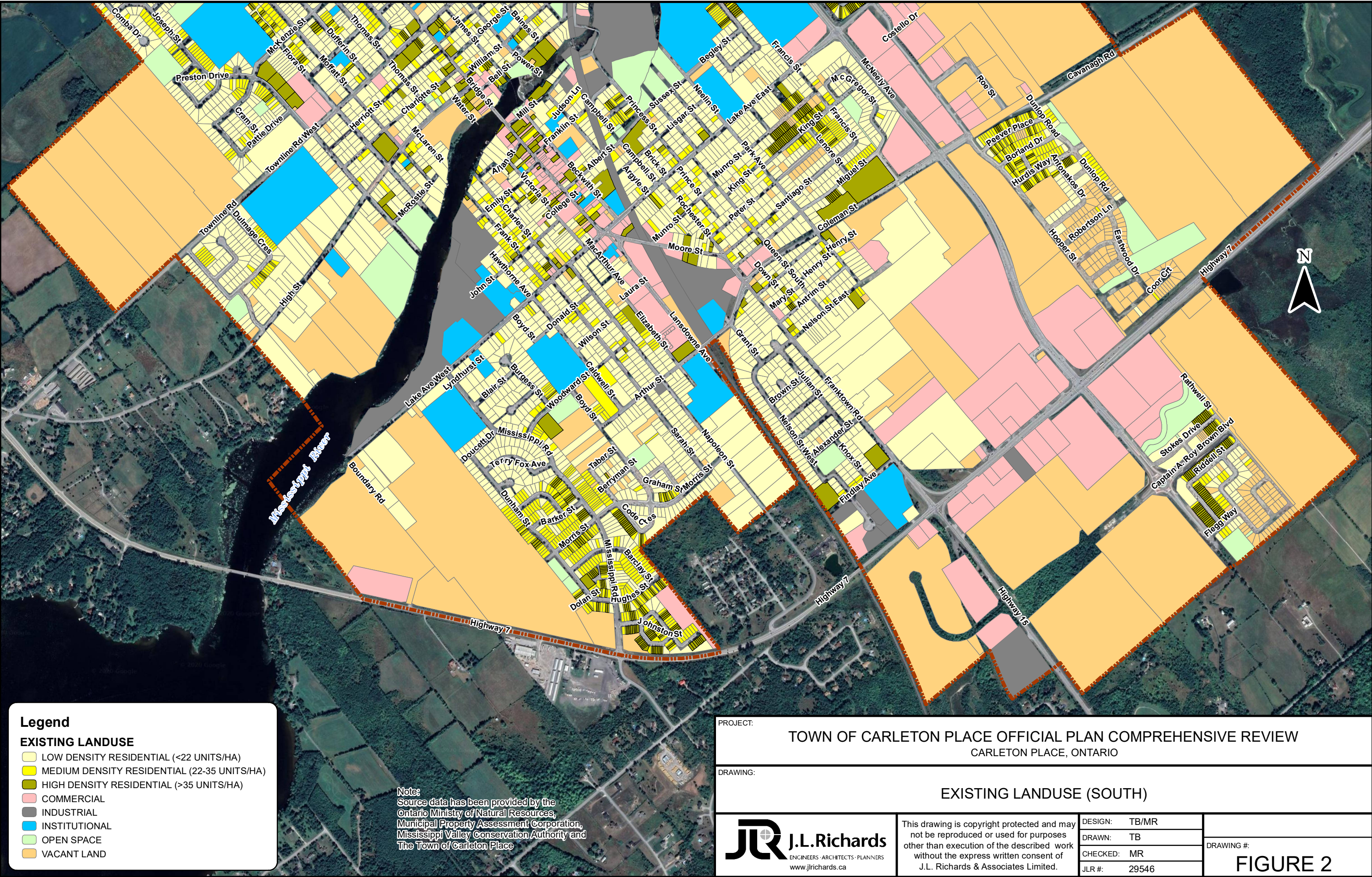
Niki Dwyer, MCIP, RPP, MA, BES
Director of Development Services

APPENDICES

Appendix A

Figures 1 and 2 – Existing
Residential Densities





Appendix B

Figures 3 and 4 – Vacant
Lands Map with labels for
lands accounted for in active
development applications

File Location: W:\GIS_Projects\Carleton Place GIS\29546 FIGURE 3.mxd

Legend

VACANT LAND

RESIDENTIAL

(51.9 ha)

RESIDENTIAL - LANDS ACCOUNTED FOR IN CURRENT APPLICATIONS

(74.1 ha)

URBAN GREENFIELD

(60.4 ha)

RURAL GREENFIELD

(58.9 ha)

COMMERCIAL

(35.5 ha)

BUSINESS PARK

(7.2 ha)

HEALTH CAMPUS

(2.2 ha)

INDUSTRIAL

(17.9 ha)

STRATEGIC PROPERTY

(10.6 ha)

Note:
Source data has been provided by the
Ontario Ministry of Natural Resources,
Municipal Property Assessment Corporation,
Mississippi Valley Conservation Authority and
The Town of Carleton Place

PROJECT:
TOWN OF CARLETON PLACE OFFICIAL PLAN COMPREHENSIVE REVIEW
CARLETON PLACE, ONTARIO

DRAWING:
VACANT DEVELOPMENT LAND (NORTH)

JR

J.L.Richards

ENGINEERS • ARCHITECTS • PLANNERS

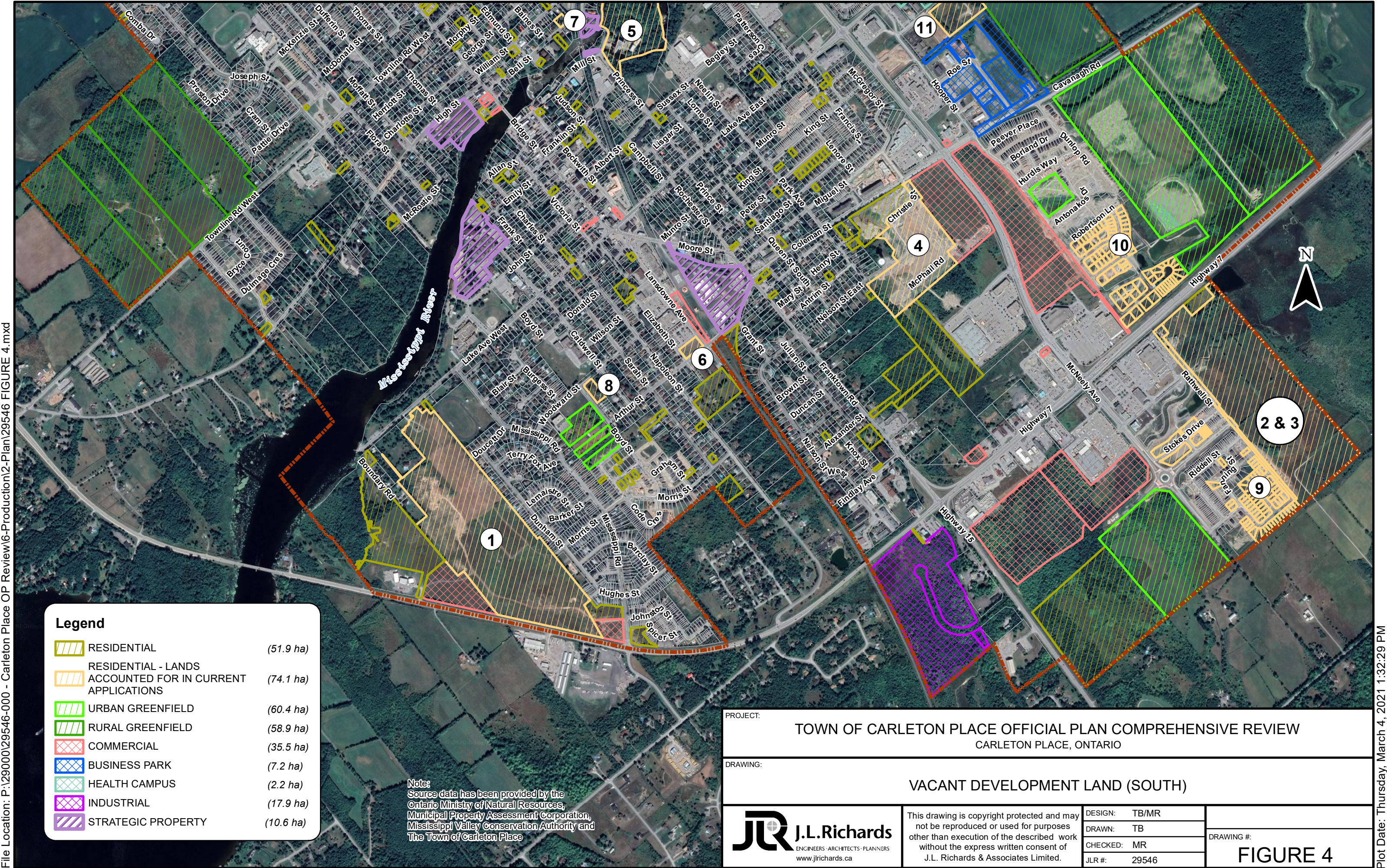
www.jlrichards.ca

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DESIGN:	TB/MR
DRAWN:	TB
CHECKED:	MR
JLR #:	29546

DRAWING #:
FIGURE 3

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Appendix C

Table 5 – Residential Units in
the Cue / lands accounted
for in active development
applications

		Draft Plan of Subdivision			Registered Lots (excluding those with Building Permits)		Proposed	Total	Notes/Comments
2020 Residential Supply Table (Existing Units & Units Accounted for in Current Applications)		Singles / Semis	Town houses	Terrace Homes	Singles/ Semis	Towns			
1	Bodnar Lands	193	317	72				582	
2	Carmichael Farm Phase 2	186	137					323	
3	Carmichael Farm Phase 1		24					24	
4	NuGlobe Developments (Nelson St E, Coleman/McNeely)				67	61		128	
5	Strategic Property (McArthur Island)						595	595	Includes 144 LTC rooming units
6	LCHC - 7 Arthur St						20	20	
7	119 Bell Street						51	51	
8	127 Boyd						32	32	
9	Millers Crossing (remaining lots)				62	52		114	
10	Highway 7 Behind Canadian Tire				47	105		152	*Towns are estimated from blocks
11	Stoneridge Manor long-term care home (29 Costello)						128	128	
	Residential Units accounted for in Current Applications (e.g. Draft Plan of Subdivision)							2149	

Appendix D

Growth Scenarios Maps and
Tables

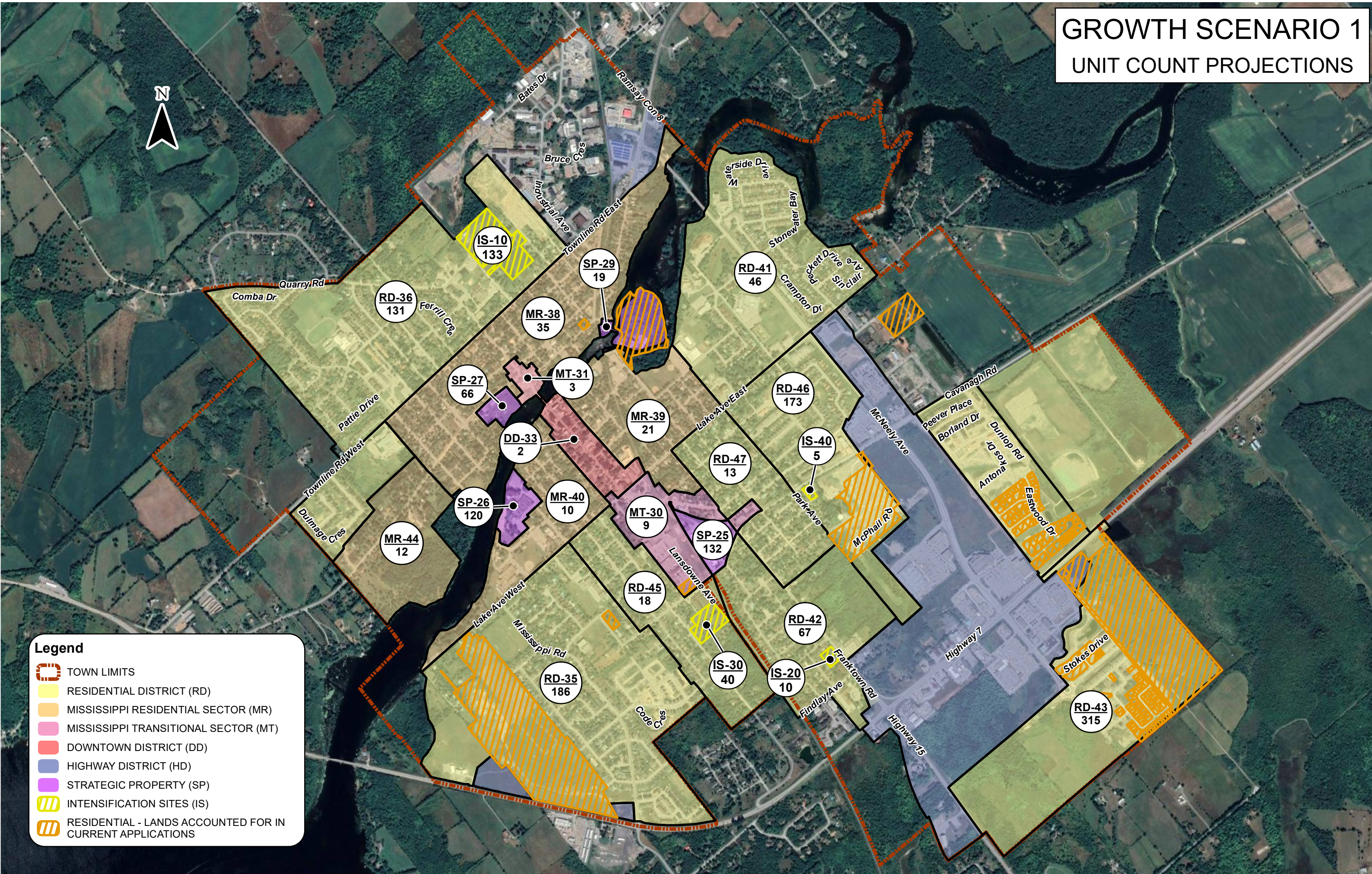
GROWTH SCENARIO 1

UNIT COUNT PROJECTIONS



Legend

- TOWN LIMITS
- RESIDENTIAL DISTRICT (RD)
- MISSISSIPPI RESIDENTIAL SECTOR (MR)
- MISSISSIPPI TRANSITIONAL SECTOR (MT)
- DOWNTOWN DISTRICT (DD)
- HIGHWAY DISTRICT (HD)
- STRATEGIC PROPERTY (SP)
- INTENSIFICATION SITES (IS)
- RESIDENTIAL - LANDS ACCOUNTED FOR IN CURRENT APPLICATIONS



GROWTH SCENARIO 1						
Description	Existing Conditions		Rules			Final Count
	Vacant Land (ha)	Existing Density	Density Rule	% applied to create Net Area	Net Area	Unit Count based on density rules
Sub-neighbourhood						
STRATEGIC PROPERTIES						
Strategic Property-25	4.20	-	45 units per net hectare	70 (%)	2.94	132
Strategic Property-26	3.80	-	45 units per net hectare	70 (%)	2.66	120
Strategic Property-27	2.10	-	45 units per net hectare	70 (%)	1.47	66
Strategic Property-29	0.60	-	45 units per net hectare	70 (%)	0.42	19
Sub-Total						337
RESIDENTIAL DISTRICTS - Sensitive Infill						
Mississippi Residential Sector-38	1.46	19.45	34.00	70 (%)	1.02	35
Mississippi Residential Sector-39	0.89	22.84	34.00	70 (%)	0.62	21
Mississippi Residential Sector-40	0.41	19.47	34.00	70 (%)	0.29	10
Mississippi Residential Sector-44	0.51	2.73	34.00	70 (%)	0.36	12
Mississippi Transitional Sector-30	0.38	26.26	34.00	70 (%)	0.27	9
Mississippi Transitional Sector-31	0.13	51.28	34.00	70 (%)	0.09	3
Residential District-35	7.80	18.77	34.00	70 (%)	5.46	186
Residential District-36	5.52	14.94	34.00	70 (%)	3.86	131
Residential District-41	1.94	21.65	34.00	70 (%)	1.36	46
Residential District-42	2.83	10.56	34.00	70 (%)	1.98	67
Residential District-43	13.23	24.60	34.00	70 (%)	9.26	315
Residential District-45	0.78	12.22	34.00	70 (%)	0.54	18
Residential District-46	7.27	21.42	34.00	70 (%)	5.09	173
Residential District-47	0.56	16.83	34.00	70 (%)	0.39	13
Downtown District-33	0.08	59.16	34.00	70 (%)	0.06	2
Sub-Total						1042
RESIDENTIAL DISTRICTS - Intensification Sites						
Intensification-10	5.60	-	34 units per net hectare	70 (%)	3.92	133
Intensification-20	0.40	-	34 units per net hectare	70 (%)	0.28	10
Intensification-30	1.70	-	34 units per net hectare	70 (%)	1.19	40
Intensification-40	0.20	-	34 units per net hectare	70 (%)	0.14	5
Sub-Total						188
TOTAL MAIN UNITS						1567
Additional Residential Units (5% of all units)						78
Total	50.29	UNIT COUNT BASED ON CURRENT SUPPLY				1645

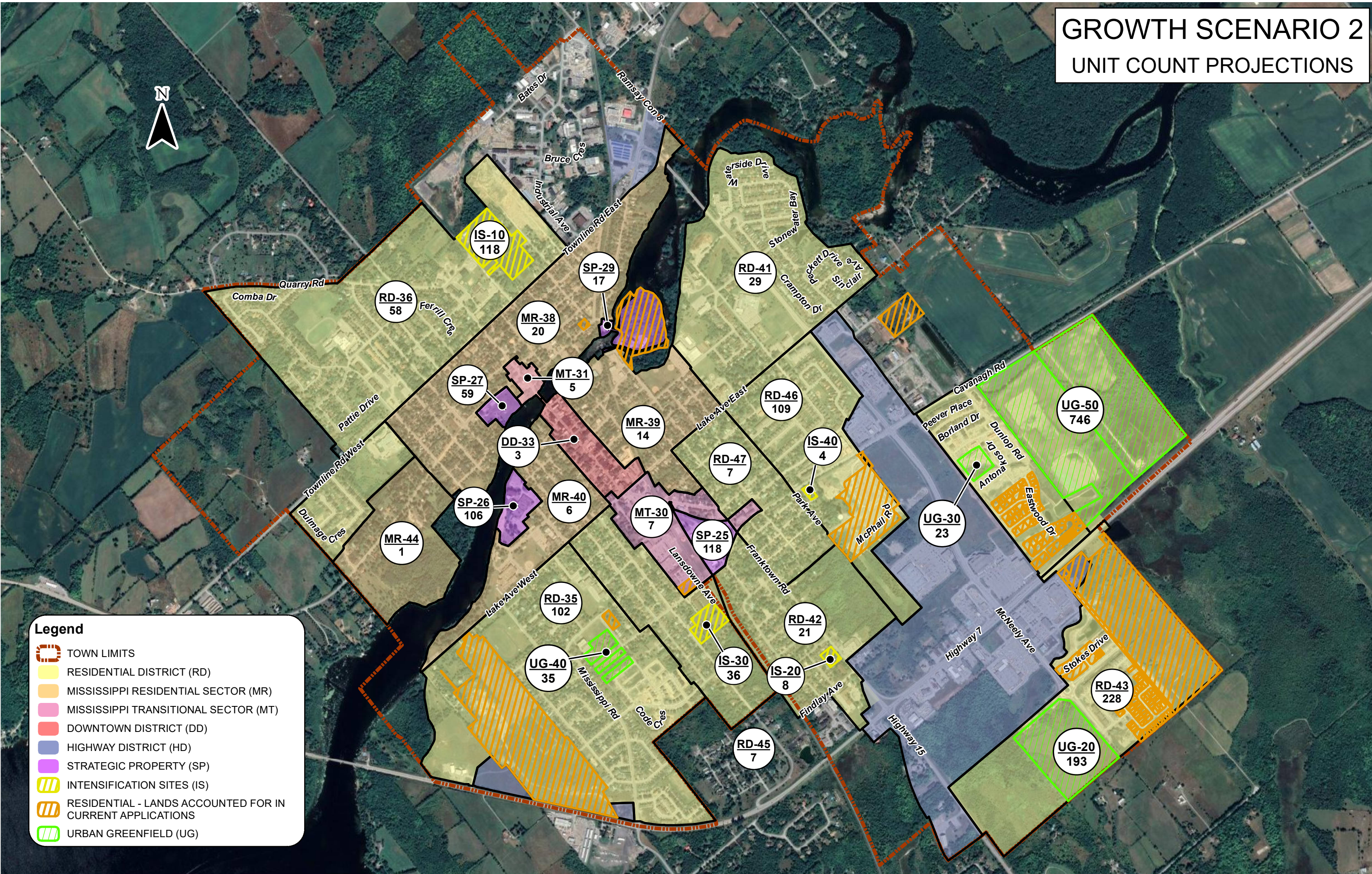
GROWTH SCENARIO 2

UNIT COUNT PROJECTIONS



Legend

- TOWN LIMITS
- RESIDENTIAL DISTRICT (RD)
- MISSISSIPPI RESIDENTIAL SECTOR (MR)
- MISSISSIPPI TRANSITIONAL SECTOR (MT)
- DOWNTOWN DISTRICT (DD)
- HIGHWAY DISTRICT (HD)
- STRATEGIC PROPERTY (SP)
- INTENSIFICATION SITES (IS)
- RESIDENTIAL - LANDS ACCOUNTED FOR IN CURRENT APPLICATIONS
- URBAN GREENFIELD (UG)



GROWTH SCENARIO 2						
	Existing Conditions		Rules			Final Count
	Vacant Land (ha)	Existing Density		% applied to create Net Area		Unit Count based on density rules
Sub-neighbourhood			Density Rule		Net Area	
STRATEGIC PROPERTIES						
Strategic Property-25	4.20	-	40 units per net hectare	70 (%)	2.94	118
Strategic Property-26	3.80	-	40 units per net hectare	70 (%)	2.66	106
Strategic Property-27	2.10	-	40 units per net hectare	70 (%)	1.47	59
Strategic Property-29	0.60	-	40 units per net hectare	70 (%)	0.42	17
					Sub-Total	300
RESIDENTIAL DISTRICTS - Infill						
Mississippi Residential Sector-38	1.46	19.45	19.45	70 (%)	1.02	20
Mississippi Residential Sector-39	0.89	22.84	22.84	70 (%)	0.62	14
Mississippi Residential Sector-40	0.41	19.47	19.47	70 (%)	0.29	6
Mississippi Residential Sector-44	0.51	2.73	2.73	70 (%)	0.36	1
Mississippi Transitional Sector-30	0.38	26.26	26.26	70 (%)	0.27	7
Mississippi Transitional Sector-31	0.13	51.28	51.28	70 (%)	0.09	5
Residential District-35	7.80	18.77	18.77	70 (%)	5.46	102
Residential District-36	5.52	14.94	14.94	70 (%)	3.86	58
Residential District-41	1.94	21.65	21.65	70 (%)	1.36	29
Residential District-42	2.83	10.56	10.56	70 (%)	1.98	21
Residential District-43	13.23	24.6	24.60	70 (%)	9.26	228
Residential District-45	0.78	12.22	12.22	70 (%)	0.54	7
Residential District-46	7.27	21.42	21.42	70 (%)	5.09	109
Residential District-47	0.56	16.83	16.83	70 (%)	0.39	7
Downtown District-33	0.08	59.16	59.16	70 (%)	0.06	3
					Sub-Total	616
RESIDENTIAL DISTRICTS - Urban Greenfield						
Urban Greenfield-20	11.70	-	30 units per net hectare	55 (%)	6.44	193
Urban Greenfield-30	1.40	-	30 units per net hectare	55 (%)	0.77	23
Urban Greenfield-40	2.10	-	30 units per net hectare	55 (%)	1.16	35
Urban Greenfield-50	45.24	-	30 units per net hectare	55 (%)	24.88	746
					Sub-Total	997
RESIDENTIAL DISTRICTS - Intensification Sites						
Intensification-10	5.60	-	30 units per net hectare	70 (%)	3.92	118
Intensification-20	0.40	-	30 units per net hectare	70 (%)	0.28	8
Intensification-30	1.70	-	30 units per net hectare	70 (%)	1.19	36
Intensification-40	0.20	-	30 units per net hectare	70 (%)	0.14	4
					Sub-Total	166
TOTAL MAIN UNITS						2079
Additional Residential Units (5% of all units)						104
Total	118.64	UNIT COUNT BASED ON CURRENT VACANT LAND SUPPLY				2183

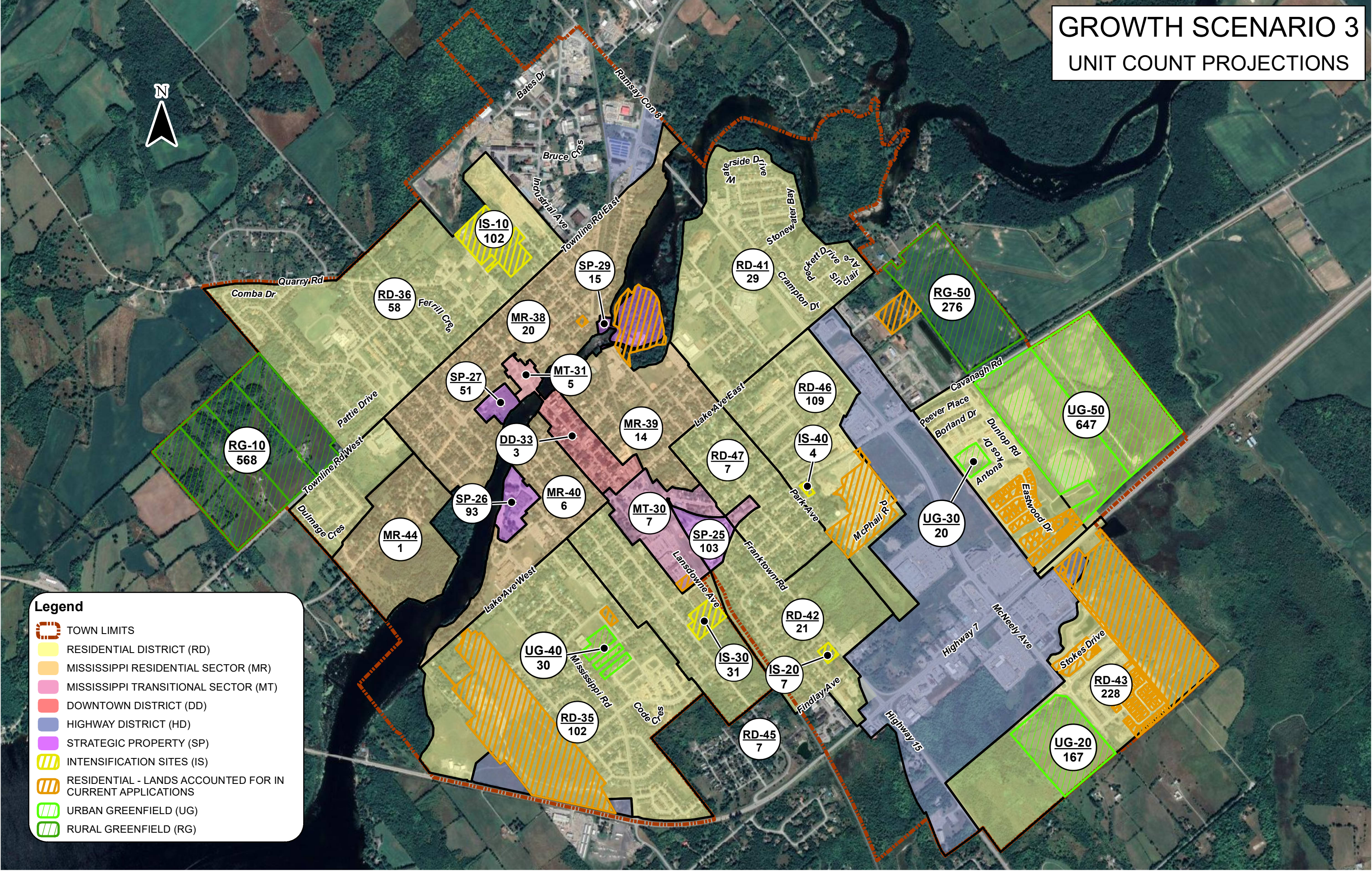
GROWTH SCENARIO 3

UNIT COUNT PROJECTIONS



Legend

- TOWN LIMITS
- RESIDENTIAL DISTRICT (RD)
- MISSISSIPPI RESIDENTIAL SECTOR (MR)
- MISSISSIPPI TRANSITIONAL SECTOR (MT)
- DOWNTOWN DISTRICT (DD)
- HIGHWAY DISTRICT (HD)
- STRATEGIC PROPERTY (SP)
- INTENSIFICATION SITES (IS)
- RESIDENTIAL - LANDS ACCOUNTED FOR IN CURRENT APPLICATIONS
- URBAN GREENFIELD (UG)
- RURAL GREENFIELD (RG)



GROWTH SCENARIO 3						
	Existing Conditions		Rules			Final Count
Sub-neighbourhood	Vacant Land (ha)	Existing Density	Density Rule	% applied to create net area	Net Area	Unit Count based on density rules
STRATEGIC PROPERTIES						
Strategic Property-25	4.20	-	35 units per net hectare	70 (%)	2.94	103
Strategic Property-26	3.80	-	35 units per net hectare	70 (%)	2.66	93
Strategic Property-27	2.10	-	35 units per net hectare	70 (%)	1.47	51
Strategic Property-29	0.60	-	35 units per net hectare	70 (%)	0.42	15
Sub-Total						262
RESIDENTIAL DISTRICTS - Infill						
Mississippi Residential Sector-38	1.46	19.45	19.45	70 (%)	1.02	20
Mississippi Residential Sector-39	0.89	22.84	22.84	70 (%)	0.62	14
Mississippi Residential Sector-40	0.41	19.47	19.47	70 (%)	0.29	6
Mississippi Residential Sector-44	0.51	2.73	2.73	70 (%)	0.36	1
Mississippi Transitional Sector-30	0.38	26.26	26.26	70 (%)	0.27	7
Mississippi Transitional Sector-31	0.13	51.28	51.28	70 (%)	0.09	5
Residential District-35	7.80	18.77	18.77	70 (%)	5.46	102
Residential District-36	5.52	14.94	14.94	70 (%)	3.86	58
Residential District-41	1.94	21.65	21.65	70 (%)	1.36	29
Residential District-42	2.83	10.56	10.56	70 (%)	1.98	21
Residential District-43	13.23	24.6	24.60	70 (%)	9.26	228
Residential District-45	0.78	12.22	12.22	70 (%)	0.54	7
Residential District-46	7.27	21.42	21.42	70 (%)	5.09	109
Residential District-47	0.56	16.83	16.83	70 (%)	0.39	7
Downtown District-33	0.08	59.16	59.16	70 (%)	0.06	3
Sub-Total						616
RESIDENTIAL DISTRICTS - Urban Greenfield						
Urban Greenfield-20	11.70	-	26 units per net hectare	55 (%)	6.44	167
Urban Greenfield-30	1.40	-	26 units per net hectare	55 (%)	0.77	20
Urban Greenfield-40	2.10	-	26 units per net hectare	55 (%)	1.16	30
Urban Greenfield-50	45.24	-	26 units per net hectare	55 (%)	24.88	647
Sub-Total						864
RESIDENTIAL DISTRICTS - Intensification Sites						
Intensification-10	5.60	-	26 units per net hectare	70 (%)	3.92	102
Intensification-20	0.40	-	26 units per net hectare	70 (%)	0.28	7
Intensification-30	1.70	-	26 units per net hectare	70 (%)	1.19	31
Intensification-40	0.20	-	26 units per net hectare	70 (%)	0.14	4
Sub-Total						144
SETTLEMENT BOUNDARY - Rural Greenfield						
Rural Greenfield-10	39.70	-	26 units per net hectare	55 (%)	21.84	568
Rural Greenfield-50	19.30	-	26 units per net hectare	55 (%)	10.62	276
Sub-Total						844
TOTAL MAIN UNITS						2730
Additional Residential Units (5% of all units)						137
Total	177.64	UNIT COUNT BASED ON CURRENT SUPPLY				2867

Appendix E

DRAFT Report on
Survey Results and
Survey Feedback

TOWN OF CARLETON PLACE COMPREHENSIVE REVIEW

Appendix E – Report on Survey Results and Survey Feedback



COMPREHENSIVE REVIEW

Appendix E – Report on Survey Results and Survey Feedback – Comprehensive Review

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Figure 3	How important is job creation locally?
Figure 4	How important is the concept of the 15-minute Neighbourhood to you?
Figure 5	What do you think should be a priority for growth planning and management?
Figure 6	What type of growth would you support?
Figure 7	How important is it to you that the Town of Carleton Place ensure that growth occurs through your answer to Question 6?
Figure 8	Existing Built-Up Area
Figure 9	Which sub-district neighbourhood should be considered for development and redevelopment?
Figure 10	Do you think development in these areas should be similar in use, character and density? (Built-up Area)
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Figure 14	Do you think development in these areas should be similar in use, character and density? (Greenfield)
Figure 15	Preferred dwelling types
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Figure 17	Which infill/ intensification site should be considered for development within the Town's existing settlement area?
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Figure 19	Preferred dwelling types for Infill/ Intensification Sites
Figure 20	Survey Feedback Themes

COMPREHENSIVE REVIEW

Appendix E – Report on Survey Results and Survey Feedback – Comprehensive Review

1.0 Introduction

J.L. Richards & Associates Limited (Ltd.) (JLR) has been retained by the Town of Carleton Place to undertake a Comprehensive Review. Public input remains a vital step in the Comprehensive Review process. As such, JLR developed an online survey that was distributed by the Town of Carleton Place and posted on its website.

The main question that this survey aimed to answer is... where and how should anticipated growth occur? The anticipated growth stems from a County approved projection that the Town will increase from 10,644 (2016 Census) to 20,964 (2038 County Council forecast); a 97% increase.

The following questions were posed to members of the public:

1. Who are you?
2. How important is it to you that the Town of Carleton Place manage how and where growth should occur?
3. How important is it to you that the Town of Carleton Place increase job opportunities locally?
4. How important is it to you that the Town of Carleton Place implement the concept of the 15-minute Neighbourhood?
5. What do you think should be a priority for growth management?
6. What type of growth would you support?
7. How important is it to you that the Town of Carleton Place ensures growth occurs through redevelopment / infill / intensification / greenfield development?
8. Where and how (i.e. dwelling type) should growth occur in the existing built-up area?
9. Where and how (i.e. dwelling type) should growth occur among the selected greenfield sites?
10. Where and how (i.e. dwelling type) should growth occur among the selected infill/intensification sites?

This online survey was developed using Survey 123 and was distributed to the public using a range of media platforms. An initial “test-run” of the survey took place over the holiday season (December 2020 to January 2021) and involved Town staff and council members.

The official Survey took place from February 1st to February 28 (2021). 356 individuals participated in the online survey. This sample size (n=356) is large enough for JLR and the Town to draw statistically significant conclusions about how people within the Town would like to see growth planning and management occur.

Participants were provided the opportunity to share any additional thoughts or comments they had with The Town of Carleton Place Planning Department and J.L. Richards & Associated Ltd. These public comments were collected and remain anonymous; they are displayed in **Figure 20** of Section 3.

COMPREHENSIVE REVIEW

Appendix E – Report on Survey Results and Survey Feedback – Comprehensive Review

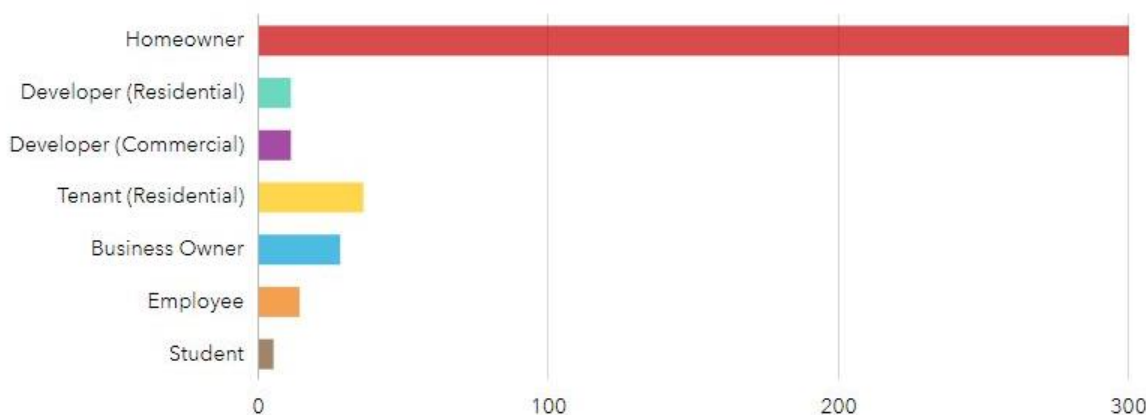
2.0 Survey Results

The following tables were developed using Survey 123 and summarize participant answers to each question posed via the Online Survey. For all of the charts shown below, counts are defined as the number of times an item or answer was selected by a survey participant.

2.1 HOW SHOULD THE TOWN GROW?

Figure 1 below is focused on survey participation and shows the number of times a survey participant has selected a category.

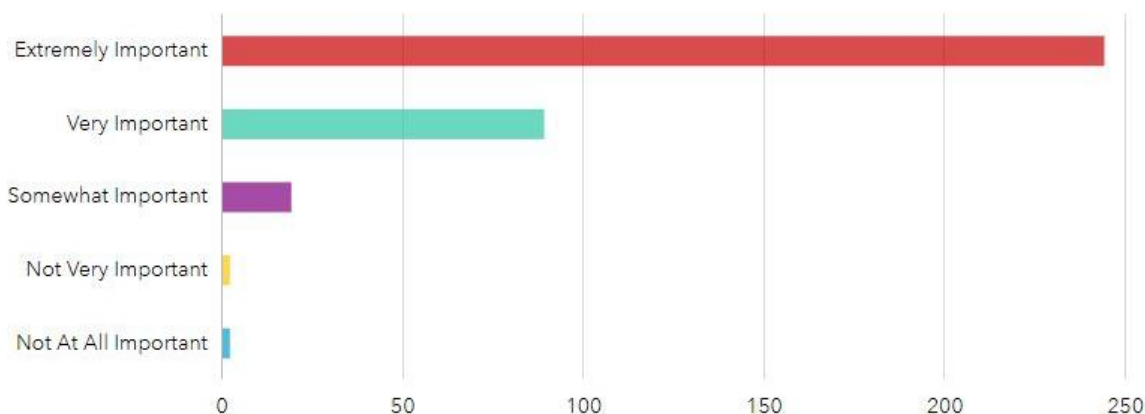
Figure 1: Survey Participant Category based on total counts.



Most survey participants identified themselves as Homeowners (300), which represents approximately 84% of the survey participants. Renter (Residential) was selected 36 times (10%), while Land Developer (Residential/ Commercial) was selected 22 times (6%).

Figure 2 below is focused on the importance of growth planning management and reflects data collected from the total number of survey participants (n=356).

Figure 2: How important is growth planning and management? (n= 356)



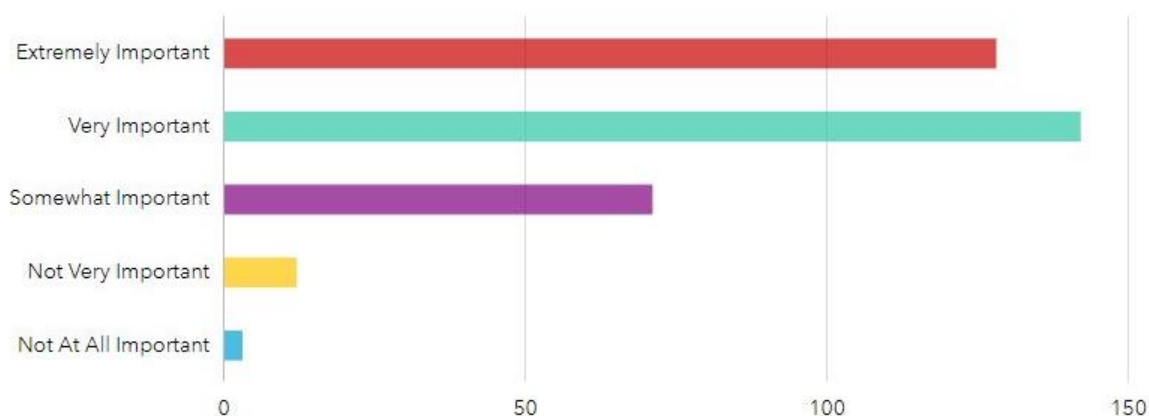
COMPREHENSIVE REVIEW

Appendix E – Report on Survey Results and Survey Feedback – Comprehensive Review

Most survey respondents recognize growth management as important. 244 survey participants (69%) see growth management as extremely important. Only 4 survey participants (1%) do not see growth management as important.

Figure 3 below is focused on the importance of local job creation and reflects data collected from the total number of survey participants (n=356).

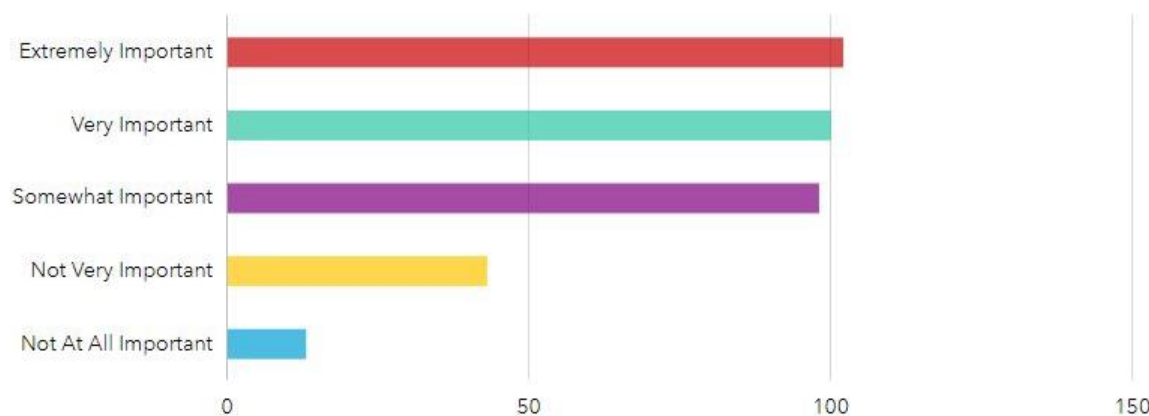
Figure 3: How important is job creation locally?



Most of the survey participants see the value in promoting local job opportunities. Most survey participants consider local job creation as very important (40%), but perhaps not the most important as it pertains to growth planning and management (e.g. residential).

Figure 4 below is focused on the concept of the 15-minute Neighbourhood and reflects data collected from the total number of survey participants (n=356).

Figure 4: How important is the concept of the 15-minute Neighbourhood to you?



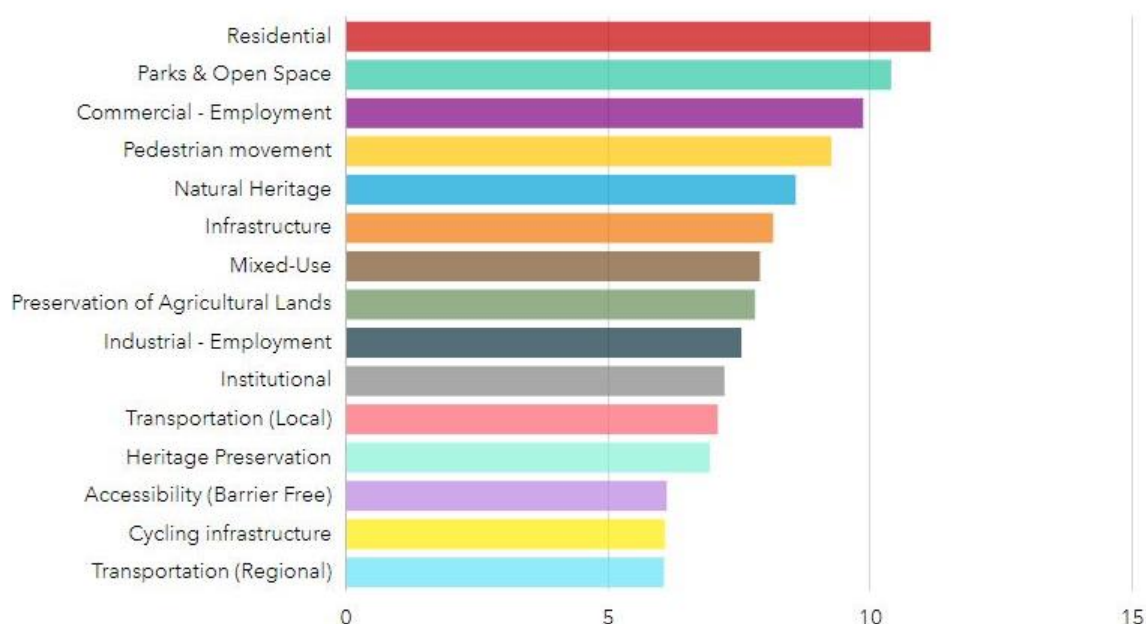
Participant answers to this question were mixed. A similar percentage of survey participants consider the concept of the 15-minute Neighbourhood as Extremely Important (29%), Very Important (28%) and Somewhat Important (27.5%).

COMPREHENSIVE REVIEW

Appendix E – Report on Survey Results and Survey Feedback – Comprehensive Review

Figure 5 below is focused on growth management and shows how survey participants rank the growth management “priorities”.

Figure 5: What do you think should be a priority for growth planning and management?



The top three (3) priorities for growth management based on average score are:

- 1) Residential
- 2) Parks & Open Space
- 3) Commercial-Employment

With the highest average score of 11.14, “Residential” was selected 85 times as the first priority; 59 times as the second priority; and 44 times as the third priority.

With the second highest average score of 10.39, “Parks & Open Space” was selected 53 times as the first priority; 40 times as the second priority; and 44 times as the third priority.

With the third highest average score of 9.85, “Commercial-Employment” was selected 33 times as the first priority; 46 times as the second priority; and 45 times as the third priority.

The bottom three growth priorities are Accessibility (13), Cycling Infrastructure (14) and Regional Transportation (15).

Overall, the Town’s public would like to see an emphasis placed on residential (housing) opportunities, parks and open spaces and commercial – employment opportunities (retail etc.).

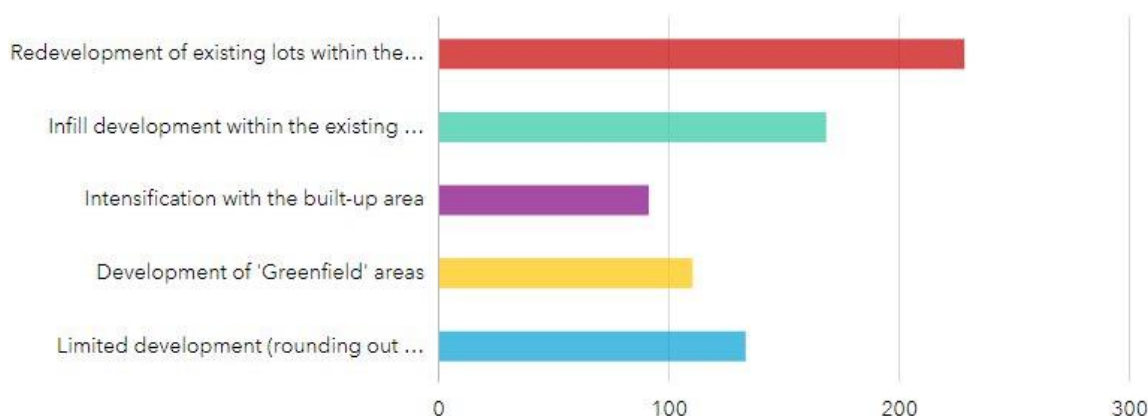
COMPREHENSIVE REVIEW

Appendix E – Report on Survey Results and Survey Feedback – Comprehensive Review

2.2 WHERE SHOULD THE TOWN GROW (OVERALL)?

This section focuses on the Town's overall approach to growth. **Figure 6** below shows the most appropriate growth option for the Town of Carleton Place based on the survey responses. Survey participants were provided with unlimited options, meaning that the survey participant could select more than one area for development and redevelopment.

Figure 6: What type of growth would you support?



Most survey participants want to see the development and redevelopment of the existing built-up area. 228 participants (64%) believe that growth in the Town should be achieved through the redevelopment of lots within the existing built-up area. Another 168 participants (47%) want to see infill development within the existing built-up area, while 91 participants (26%) want to see intensification within the built-up area.

While intensification was the least favourite option among survey participants, only 110 individuals want to see development on greenfield sites. This demonstrates that people within the Town would like to see more balanced approach to growth planning and management. In other words, growth should not result in expansion or the annexation of more rural land, rather the infill and redevelopment of existing lots that compliment existing densities.

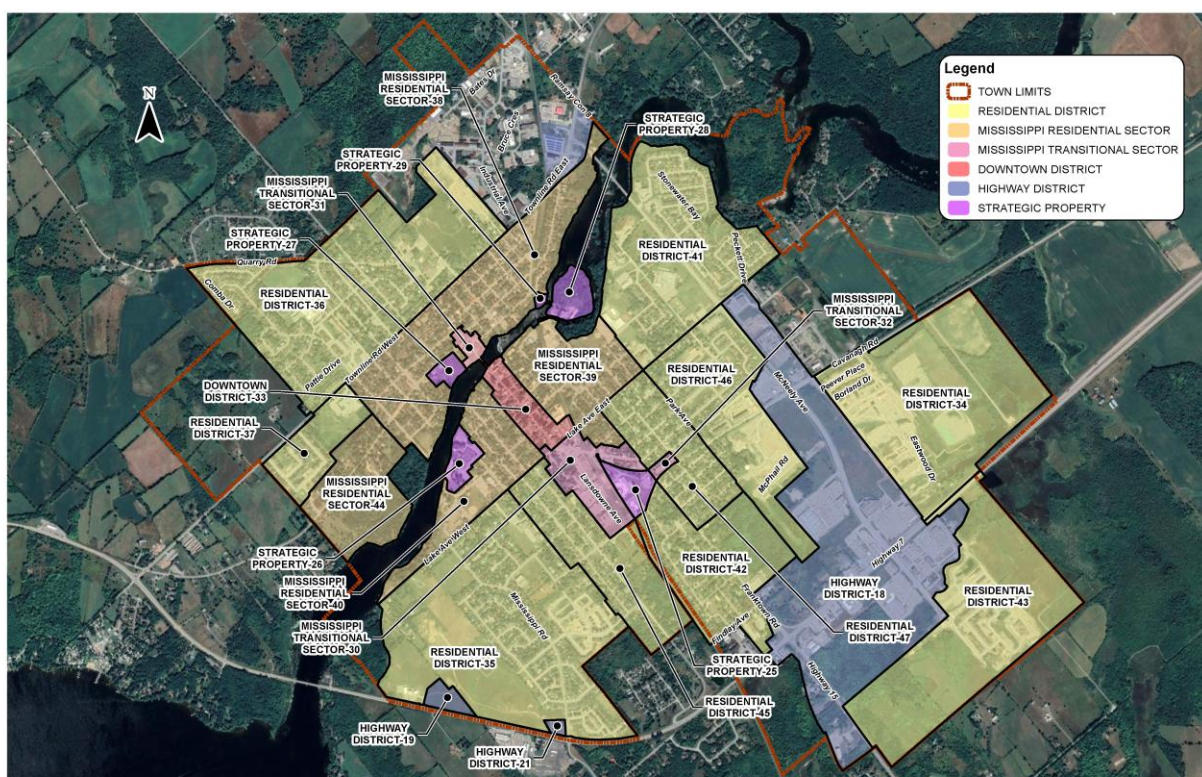
When asked how strongly each participant felt about their choice to Question 6, 176 people (50%) of people see their selected growth option as very important. This indicates that while survey participants strongly believe in their choices, they may have some flexibility about the various approaches to growth and thus the need for the Town to implement more balanced growth options.

Appendix E – Report on Survey Results and Survey Feedback – Comprehensive Review

A horizontal bar chart showing the importance of the COVID-19 vaccine to respondents. The y-axis lists five levels of importance: 'Extremely Important', 'Very Important', 'Somewhat Important', 'Not Very Important', and 'Not At All Important'. The x-axis represents the number of respondents, with a scale from 0 to 200 in increments of 50. The bars are colored as follows: red for 'Extremely Important', teal for 'Very Important', purple for 'Somewhat Important', yellow for 'Not Very Important', and blue for 'Not At All Important'.

Importance Level	Number of Respondents (Approximate)
Extremely Important	85
Very Important	175
Somewhat Important	75
Not Very Important	15
Not At All Important	5

This section focuses specifically on the development and redevelopment of existing built-up areas within the Town's settlement area (See **Figure 8**). **Figure 9** below shows the preferred areas for development and redevelopment. Survey participants were provided with unlimited choices.

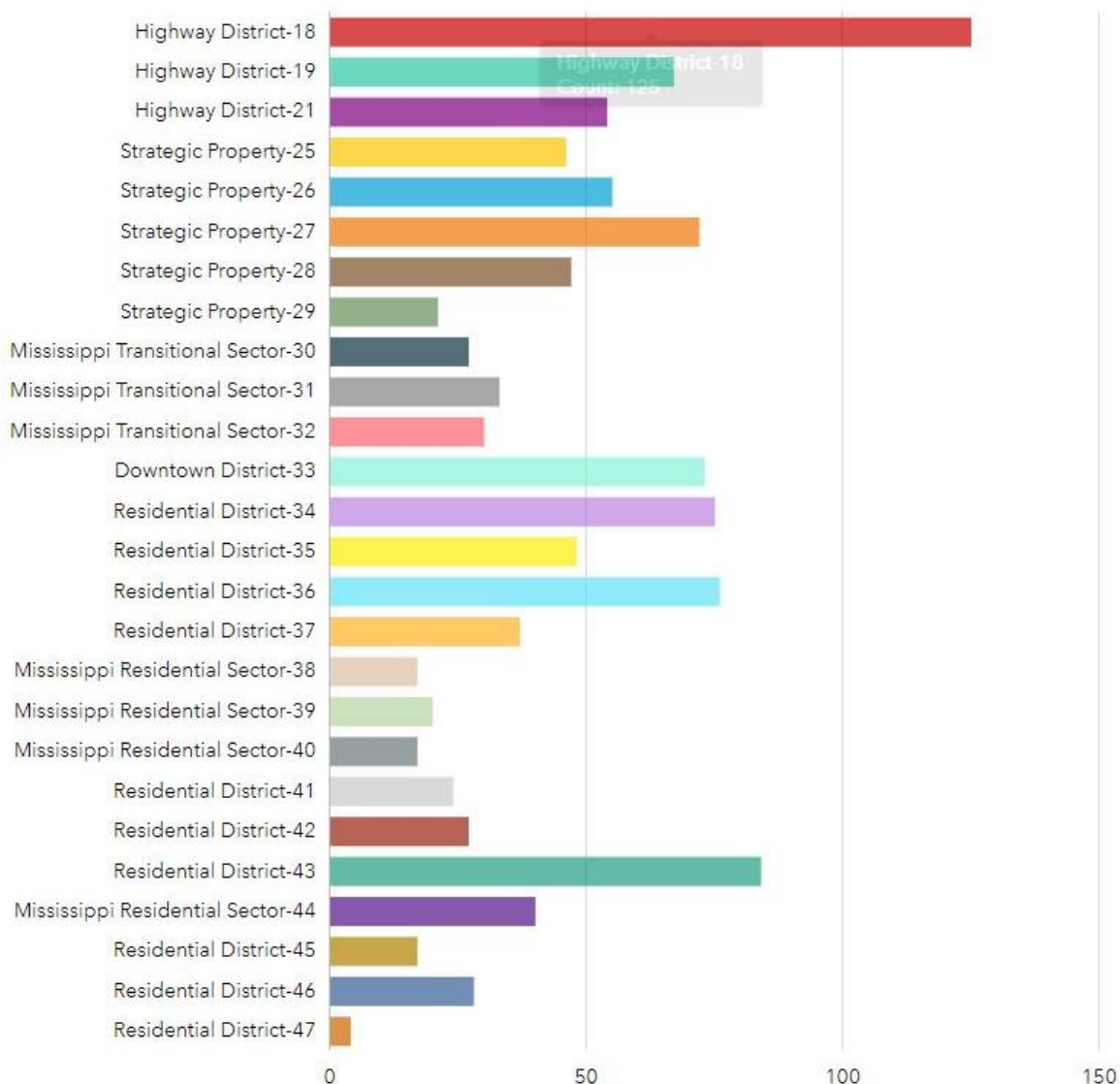


J.L. Richards & Associates Limited
JLR No.: 29546-000.1

COMPREHENSIVE REVIEW

Appendix E – Report on Survey Results and Survey Feedback – Comprehensive Review

Figure 9: Which sub-district neighbourhood should be considered for development and redevelopment?



The top five (5) areas selected for development and redevelopment include:

- 1) Highway District-18 (125 counts);
- 2) Residential District-43 (84 counts);
- 3) Residential District-36 (76 counts);
- 4) Residential District-34 (75 counts); and
- 5) Residential District-33 (73 counts).

The bottom five (5) areas selected for development and redevelopment include:

- 22) Residential District-43 (20 counts)

COMPREHENSIVE REVIEW

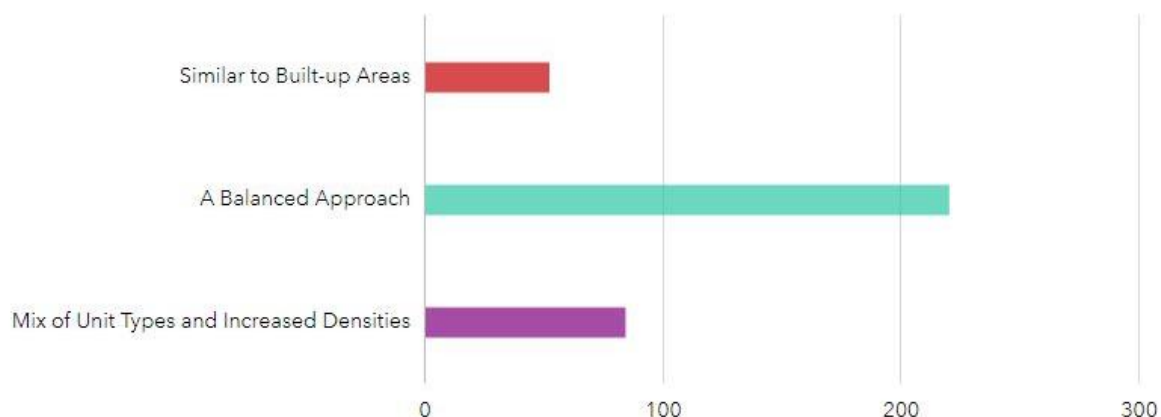
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- 23) Mississippi Residential Sector-38 (17 counts)
- 24) Residential District-40 (17 counts)
- 25) Residential District-45 (17 counts)
- 26) Residential District-47 (4 counts)

The results presented above shows that most survey participants would rather support development and redevelopment in residential areas. Survey participants also identified the potential of some commercial districts and strategic properties. However, the bottom five (5) choices includes only residential districts. This demonstrates that development and redevelopment may be appropriate in most residential districts and areas but not all residential districts, which may include mature and low-density character neighbourhoods.

Overall, most survey participants (220) believe that growth should be accommodated through a balanced approach, which includes a mix of unit types and densities that also respond well to the existing character and densities of a neighbourhood or sub-district (See **Figure 10** below).

Figure 10: Do you think development in these areas should be similar in use, character and density? (Built-up Area)

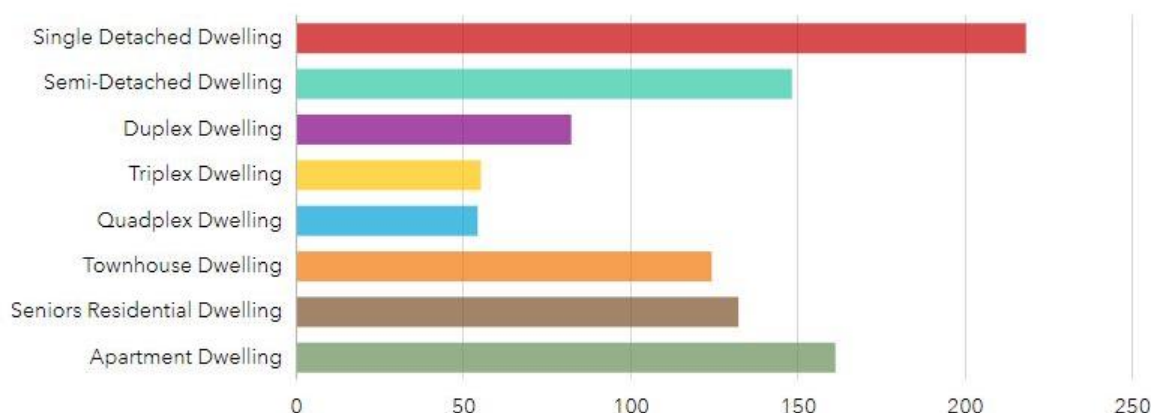


When further asked what form of development should be encouraged within the existing built-up area, single detached dwellings were selected 218 times by survey participants, as shown in **Figure 11** below.

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Figure 11: Preferred dwelling types for the existing built-up area?



Survey participants were provided with unlimited choices to the question displayed in **Figure 11** above. The top three choices for housing type were:

- 1) Single detached dwelling (218 counts);
- 2) Apartment Dwelling (161 counts); and
- 3) Semi-detached dwelling (148 counts).

The bottom three choices for housing type were:

- 6) Duplex Dwelling (82 counts);
- 7) Triplex Dwelling (55 counts); and
- 8) Quadplex Dwelling (54 counts).

The survey results for question 8, inclusive of parts a, c and d, are telling for a couple reasons. First, the data shows that most of the Town's residents believe in directing development away from mature and low-rise neighbourhoods. Second, the data shows that most of the Town's residents are comfortable with developing a range of unit types at a range of densities within the existing built-up area. This further shows that the Town supports a balanced approach to the development and redevelopment of sites within the Town's existing built-up area.

2.2 WHERE SHOULD THE TOWN GROW? – GREENFIELD AREAS

This section focuses specifically on the development of selected greenfield areas (See **Figure 12**).

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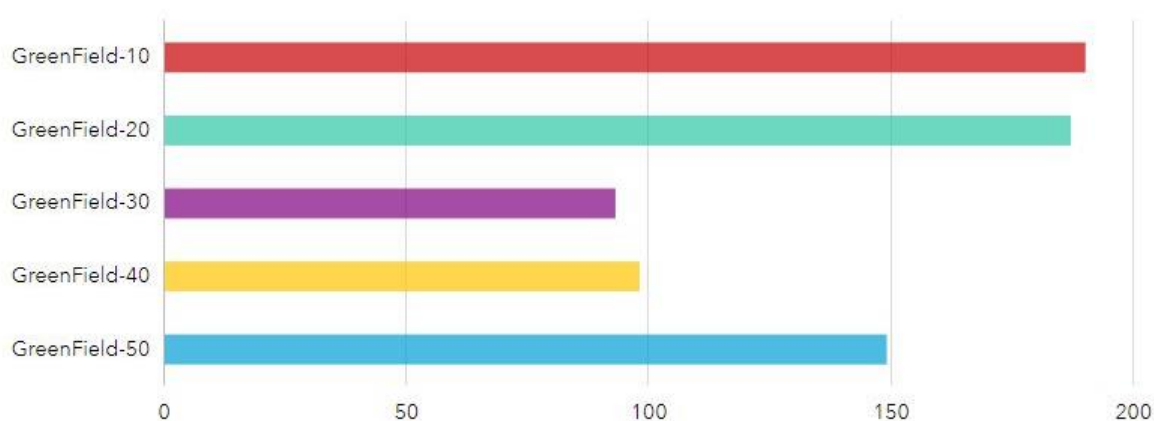
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Figure 12: Selected Greenfield Areas

Survey respondents were again provided with unlimited choices for the question displayed in **Figure 13** below.

Figure 13: Which greenfield area should be considered for development within the Town's existing settlement area?



The greenfield areas were ranked by survey participants as follows:

- 1) Greenfield-10 with 190 counts.
- 2) Greenfield-20 with 187 counts.
- 3) Greenfield-50 with 149 counts.

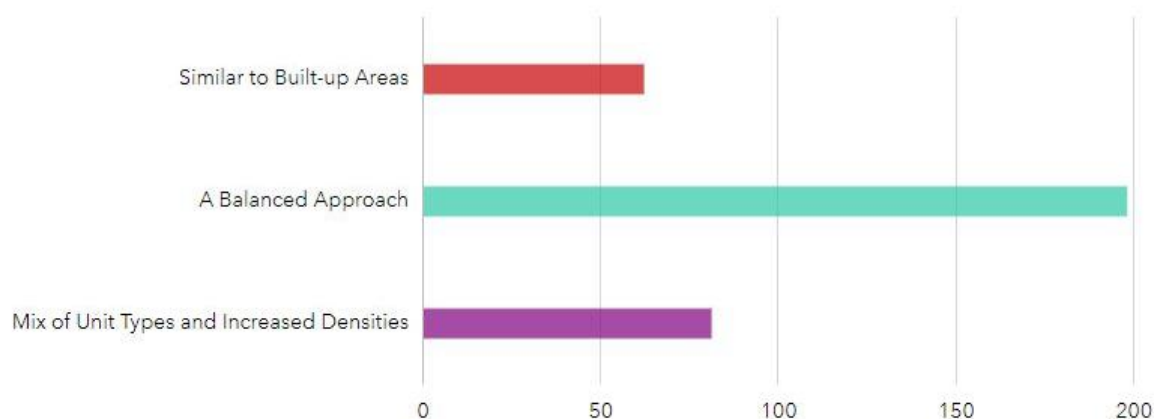
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- 4) Greenfield-40 with 98 counts.
- 5) Greenfield-30 with 93 counts.

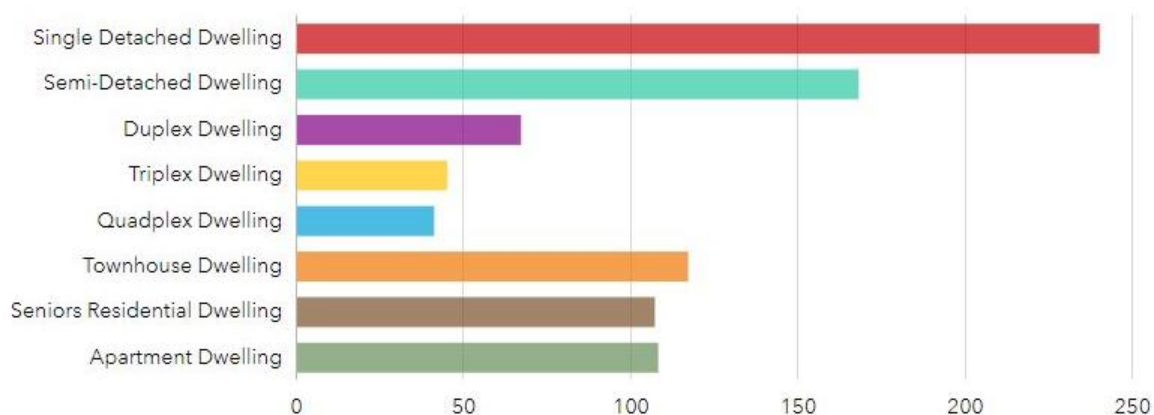
Similar to the previous section, the preferred development pattern for the selected greenfield sites would be based on a balanced approach, as demonstrated by **Figure 14** below:

Figure 14: Do you think development in these areas should be similar in use, character and density? (Greenfield)



According to survey participants, a balanced approach for the greenfield areas would be supported through primarily low-rise residential dwelling types, as shown in **Figure 15** below.

Figure 15: Preferred dwelling types for Greenfield Areas



The top three choices for housing type are as follows:

- 1) Single detached dwellings (240 counts);
- 2) Semi-detached dwellings (168 counts); and
- 3) Townhouse Dwelling (117 counts).

The bottom three choices for housing type are as follows:

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- 6) Duplex Dwelling (67 counts);
- 7) Triplex Dwelling (45 counts); and
- 8) Quadplex Dwelling (41 counts).

A notable mention from **Figure 15** is Apartment Dwelling, which was selected 108 times by survey participants. This shows how varied participant responses were in relation to the most appropriate form or scale of development for Greenfield areas.

Again, the data presented above shows that survey participants support a balanced approach to the development of greenfield areas that also includes a range of dwelling types at a range of densities. According to survey participants, development patterns in greenfield areas should replicate those found in the existing built-up area. The most preferred greenfield area is Greenfield-10 with 190 counts.

2.2 WHERE SHOULD THE TOWN GROW? – INFILL AREAS

This section focuses specifically on the development of selected infill sites (See **Figure 16**).



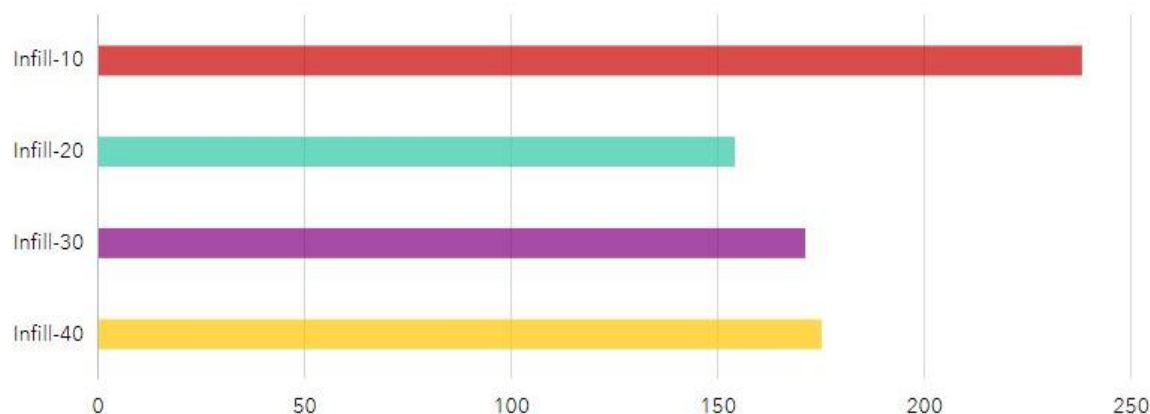
Figure 16: Selected Infill/ Intensification Sites

Survey respondents were again provided with unlimited choices for the question displayed in **Figure 17** below.

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Figure 17: Which infill/ intensification site should be considered for development within the Town's existing settlement area?

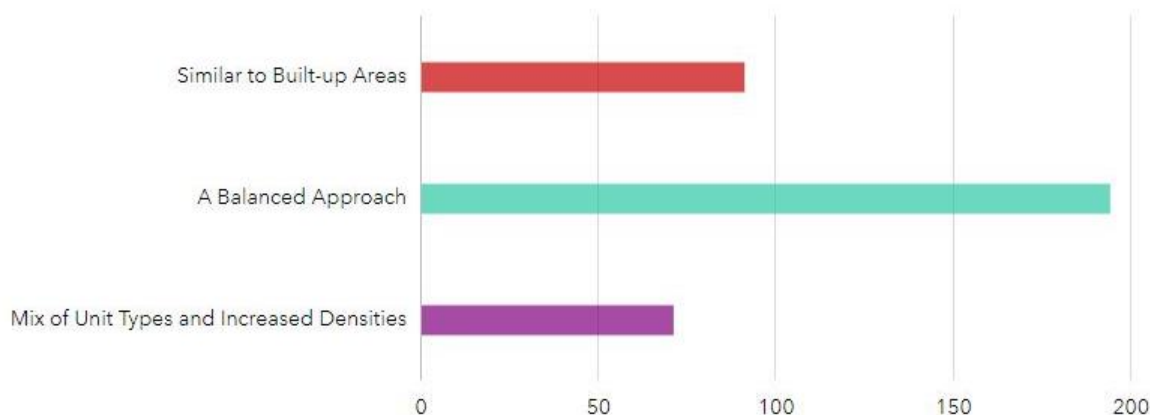


The infill sites were ranked by survey participants as follows:

- 1) Infill-10 with 238 counts
- 2) Infill-40 with 175 counts
- 3) Infill-30 with 171 counts
- 4) Infill-20 with 154 counts

Similar to the previous section, the preferred development pattern for the selected infill/ intensification site would be based on a balanced approach, as demonstrated by **Figure 18** below.

Figure 18: Do you think development in these areas should be similar in use, character and density? (Infill)

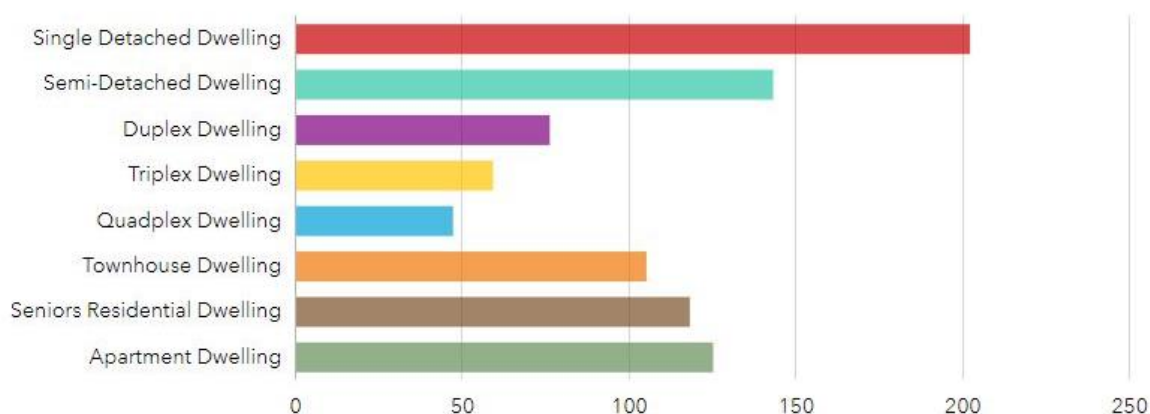


According to survey participants, a balanced approach for the infill/ intensification sites would be supported through a slightly wider range of residential dwelling types, as shown in **Figure 19** below.

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Figure 19: Preferred dwelling types for Infill/ Intensification Sites



The top three choices for housing type are as follows:

- 1) Single detached dwellings (202 counts);
- 2) Semi-detached dwellings (143 counts); and
- 3) Apartment Dwelling (125 counts).

The bottom three choices for housing type are as follows:

- 6) Duplex Dwelling (76 counts);
- 7) Triplex Dwelling (59 counts); and
- 8) Quadplex Dwelling (47 counts).

Again, the data presented above shows that survey participants support a balanced approach to the development of infill and intensification sites that also includes a wider range of dwelling types at a range of densities. According to survey respondents, development patterns in infill and intensification sites should replicate those found in the existing built-up area. The most preferred infill and intensification area is Infill-10 with 238 counts.

3.0 Survey Feedback

In addition to the survey responses, the Town and JLR received and recorded comments from survey participants. There were approximately 37 public comments submitted.

The original messages, including name and contact, will be kept in a secure location for the Town's records, but will be kept anonymous for the purposes of this Comprehensive Review.

JLR categorized each comment received under a theme, as follows:

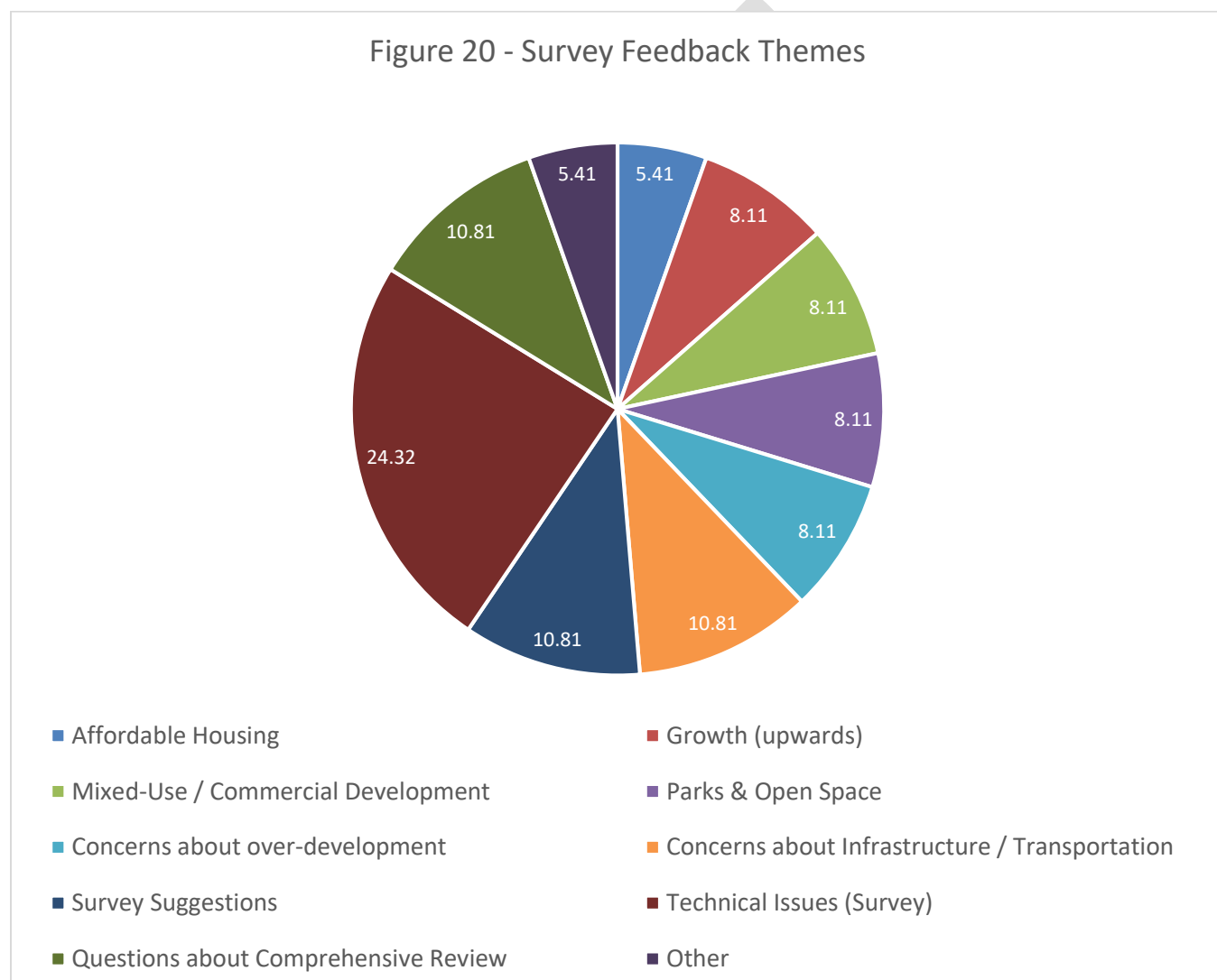
- Wants to see more affordable housing options in the Town;
- Wants to see growth upwards (i.e. intensification, infill);
- Wants to see more mixed-use / commercial;
- Wants to see more parks, recreation and open space;

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- Is concerned about over-development / wants to see limited development;
- Is concerned about existing infrastructure and transportation;
- Had suggestions for the survey;
- Had technical difficulties with the survey;
- Had questions about the comprehensive review process (i.e. county projections);
- Other

The comments are summarized in **Figure 20** below.



Based on the above, close to 75% of the survey participants wanted to continue the discussions that were initiated via the online survey. A handful of participants wanted to know more about the Comprehensive Review process, while several others wanted to further discuss their priorities for growth planning and management.

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The priorities addressed through the public comments included the provision of affordable housing, vertical growth, mixed-use development and parks and open spaces. Members of the public were most concerned about over-development and the strain placed upon existing infrastructure.

4.0 Summary

The survey results discussed herein help to inform the overall findings of the Comprehensive Review.

Based upon the survey results and all received public comments, JLR can conclude the following:

- The public would like to see the Town prioritize residential development.
- The public would like to see more growth achieved in the existing built-up area through the infill and the redevelopment of existing lots in primarily residential districts/ areas, apart from some notable residential districts, which are to remain low density.
- The public would like to see more development and redevelopment through a balanced approach that includes a range of densities and dwelling types.
- The top five (5) dwelling types for all developable and re-developable areas within the Town of Carleton Place based on the average total counts received are as follows:
 - 1) Single detached dwellings (220 counts);
 - 2) Semi-detached dwellings (153 counts);
 - 3) Apartment dwellings (131 counts);
 - 4) Seniors Residential dwelling (119 counts); and
 - 5) Townhouse dwelling (115 counts).

The Comprehensive Review report further analyzes how the survey results presented here relate to and effect the recommended growth scenarios. All growth scenarios emphasize the need to make use of existing lands in the built-up area.

Overall, balanced growth could be achieved within the existing settlement area, at a range of densities and at a range of dwelling types, especially in residential neighbourhoods where the public wanted to see less development. Infill development within these areas could be achieved in accordance with the existing densities and housing types established in those areas. Based on public input, some intensification would be supported in some residential neighbourhoods and on some selected sites (e.g. strategic properties) where this scale of development maybe more appropriate anyways.

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