

COMMUNICATION 132014

Received from Marc Rivet, MCIP, RPP
Addressed to Committee of the Whole
Date January 26, 2021
Topic Carleton Place Comprehensive Review

SUMMARY

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

BACKGROUND

J.L. Richards & Associates Limited (JLR) has been retained by the Town of Carleton Place to conduct a Comprehensive Review (Boundary Expansion). This study evaluates alternative directions for growth for the Town including the existing land supply, densities, intensification targets, infill and potential expansion areas.

The research methods that are being used for the Review include: a policy review; population and employment review; land supply analysis (residential, employment); land needs assessment; review of municipal servicing; and reviewing the prescribed growth projections.

The Town will rely on this study to determine whether there is justification to expand the settlement area boundary and whether there is an appropriate balance of land uses (i.e. residential vs employment lands). The Comprehensive Review will aid in a future Official Plan Policy Review. The Comprehensive Review (CR) is the first step in the process.

The need for the CR stems from the 2018 approved Lanark County Sustainable Communities Official Plan (SCOP) population projections for the Town of Carleton Place. In accordance with the Provincial Policy Statement (PPS) 2020, the Town of Carleton Place is directed to meet the projections for planning and managing growth in accordance with the County’s population projections.

The Town’s population is expected to increase to 20,964 by 2038 (97%). Growth scenarios for the Town of Carleton Place must be reviewed to accommodate and manage this growth in accordance with the SCOP and PPS policy requirements.

CONTEXT

The Corporation of the Town of Carleton Place has an area of 9.05 square kilometres and is an urban centre within Lanark County. According to 2016 Census data the population of the Town of Carleton Place was 10,644.

Municipal Services (piped water and sewer) are provided within most of the Town, although some areas remain on well and septic due to servicing constraints. The Town has recently completed water and wastewater treatment plant capacity expansion assessments (JLR, April 2018).

POLICY DIRECTION FOR COMPREHENSIVE REVIEW

PROVINCIAL POLICY STATEMENT (PPS) 2020

The Provincial Policy Statement (PPS) 2020 provides policy direction for growth planning and management, including criteria for managing growth and coordination, especially where multiple municipalities have jurisdiction.

According to Section 1.2.4 of the Provincial Policy Statement 2020 (PPS), where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

- a) identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist and informed by provincial guidelines;
- b) identify areas where growth or development will be directed, including the identification of nodes and the corridors linking these nodes;
- c) identify targets for intensification and redevelopment within all or any of the lower-tier municipalities, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;
- d) where major transit corridors exist or are to be developed, identify density targets for areas adjacent or in proximity to these corridors and stations, including minimum targets that should be met before expansion of the boundaries of settlement areas is permitted in accordance with policy 1.1.3.8;
and
- e) provide policy direction for the lower-tier municipalities on matters that cross municipal boundaries.

In accordance with the Provincial Policy Statement, the onus is on the municipality to demonstrate, through a *comprehensive review*, that *settlement areas* can meet growth or justify expansions in order to meet the forecasted population projections.

The Town is required to use the projections provided by Lanark County to plan and manage growth for the next 20 years.

LANARK COUNTY SUSTAINABLE COMMUNITIES OFFICIAL PLAN (SCOP)

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 Carleton Place.

Any expansion of a Settlement Area for a local municipality requires an amendment to the Lanark County SCOP.

PRELIMINARY FINDINGS

The following information represents the preliminary findings of the Comprehensive Review.

EXISTING RESIDENTIAL DENSITIES

Figures 1 and 2 in the Appendix attached to this report, 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 we were able to extrapolate the data and summarize it 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

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%; 20.08%; and 31.97% respectively.

POPULATION AND PROPERTY COUNT PROJECTION 2020

Projections for population and property count for 2020 were prepared based upon the Town's building permit activity since 2016. The results are provided in **Table 2** below:

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	13153	4138	2.5

Table 2 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 23.6% over four (4) years.**

VACANT LAND SUPPLY (RESIDENTIAL, COMMERCIAL etc.)

There are approximately **303 hectares (ha) of Vacant Land** within the Town of Carleton Place’s existing urban boundary.

Figures 3 and 4, also found in the attached Appendix, are maps that show the inventory of vacant land in the Town of Carleton Place. The various categories of land are colour-coded.

Vacant Lands	Area (ha)
Residential	163.8
Residential – Draft Plan Approved	58.1
Commercial	40.40
Business Park	7.20
Industrial	17.90
Strategic Properties	15.60
Total	303

The information provided above shows that Residential land, not currently subject to an approved Draft Plan of Subdivision or Registered Plan of Subdivision (without permit activity), equals 54% of all Vacant Land.

Based on growth projections, densities and the vacant lands analysis summarized above, JLR will develop unit count projections for all available residential land, not including residential land with an approved Draft Plan of Subdivision or Registered Plan of Subdivision (without permit activity).

This analysis includes Strategic Properties identified in the current Official Plan which are planned for redevelopment / intensification based on the current density target of 35 units per net hectare which can be found in the Town’s Official Plan.

Furthermore, greenfield areas (large vacant lands) will be reviewed based on the average density of 30 units per net hectare also found within the Town's Official Plan. Infill development will be based on average densities found in the immediate area to ensure compatibility of built form. Currently, **the average density for the Town is approximately 17.32 units per net hectare.**

ONLINE PUBLIC SURVEY

As part of this Review, the Town will release an online survey to members of the public.

The main question that this survey aims to answer is: **where and how should this anticipated growth occur?**

The results from this survey will help the Town understand:

1. justifications to expand the settlement boundary (to include more land for development);
2. existing density and built form; and
3. whether or not there is an appropriate balance of land uses provided within the existing urban area.

NEXT STEPS / CONCLUSION

The next step in the Comprehensive Review will be to identify how many units can be accommodated within the existing built-up area and if an urban settlement area expansion is required to accommodate the Town's growth.

The following outlines the next steps being completed as part of this Review:

- Circulating Online Public Survey
- Review Survey Findings
- Applying densities to Infill, Intensification, Greenfield and Strategic Properties (e.g. unit counts, expansion areas)
- Servicing Analysis
- Draft Comprehensive Review Report
- Public Open House and Consultation

An Amendment to the Town's Official Plan shall be undertaken should an expansion be required (concurrent County SCOP amendment).

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,

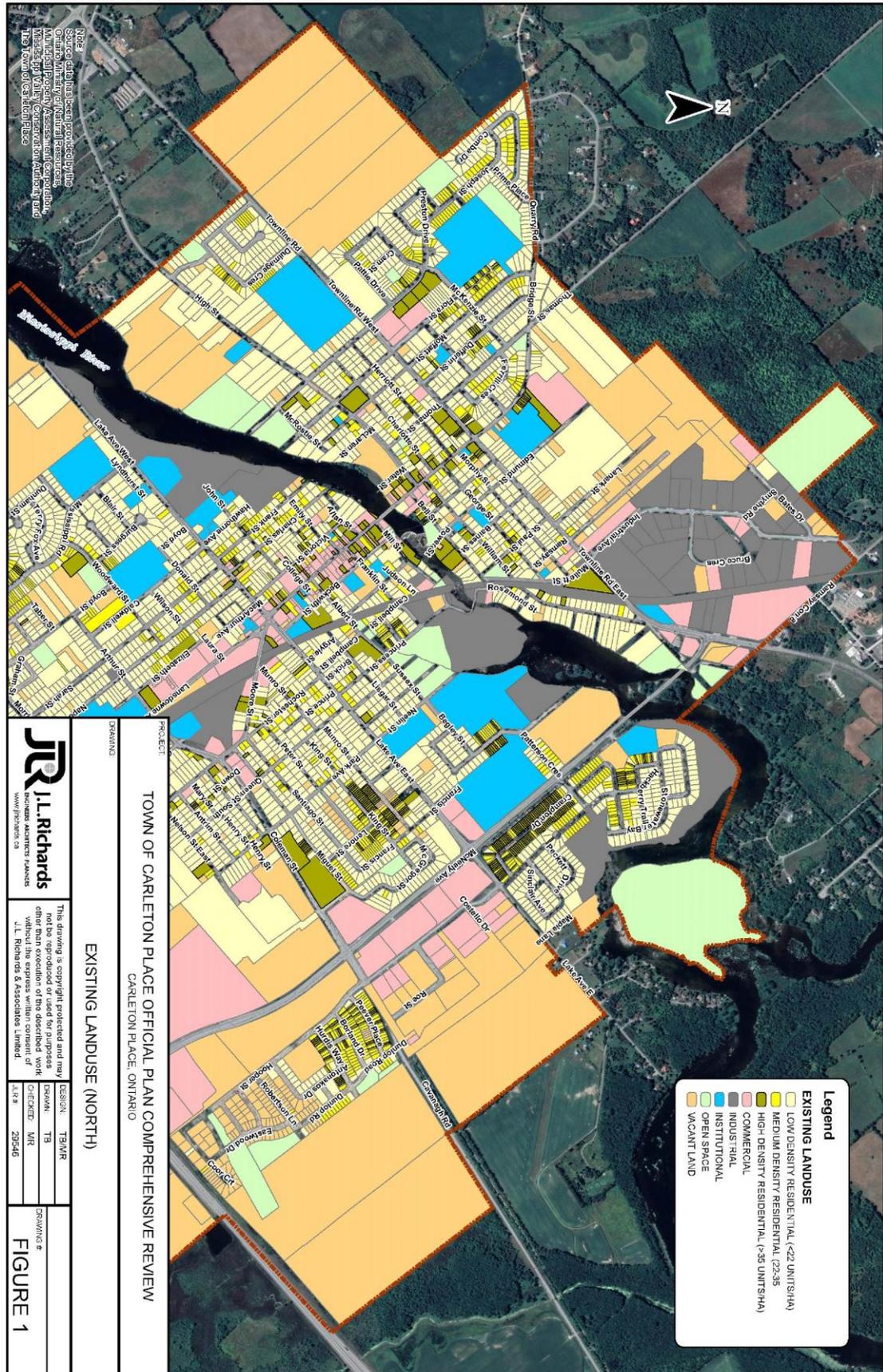


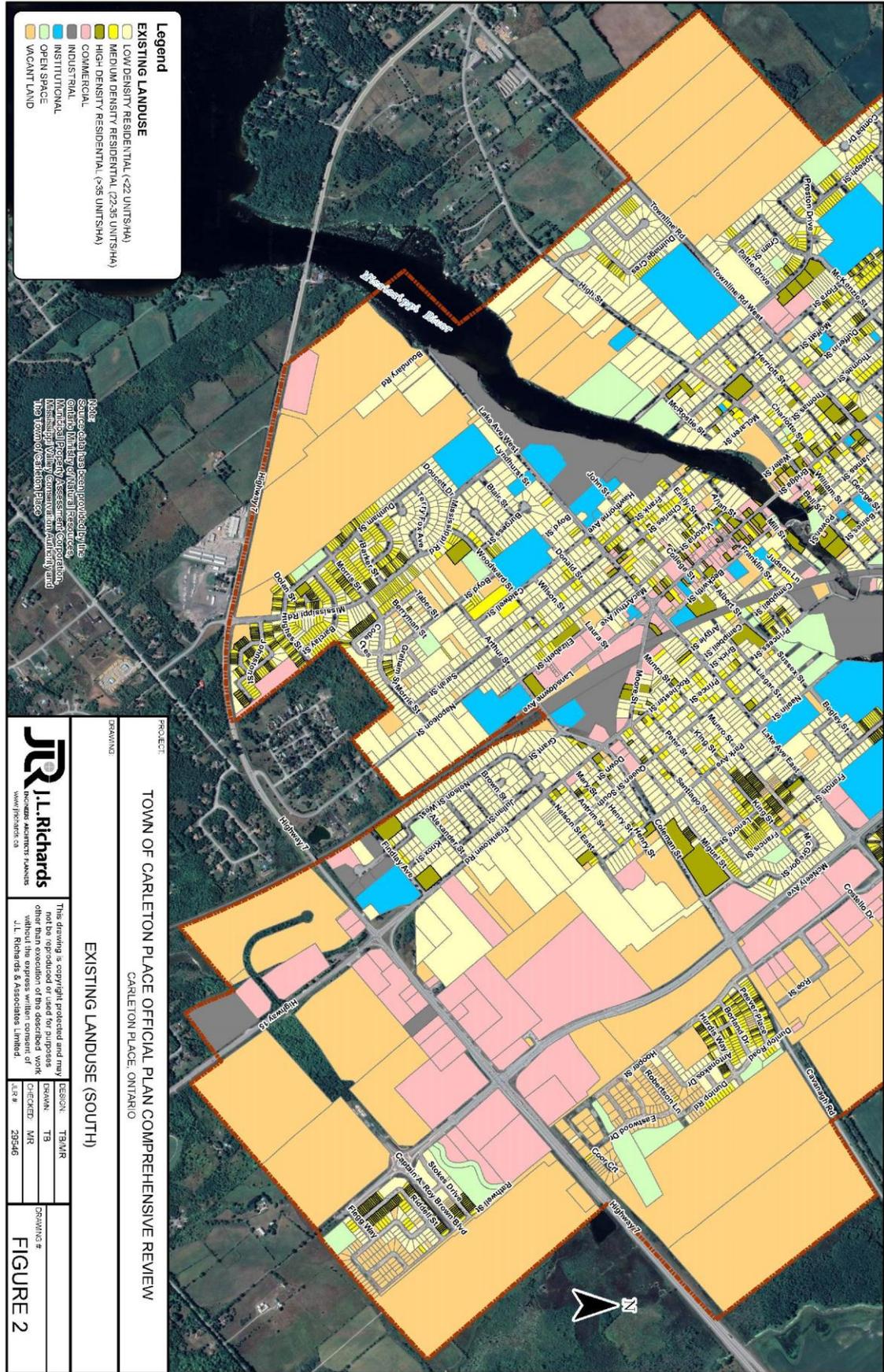
Marc Rivet, MCIP RPP
Planning Consultant

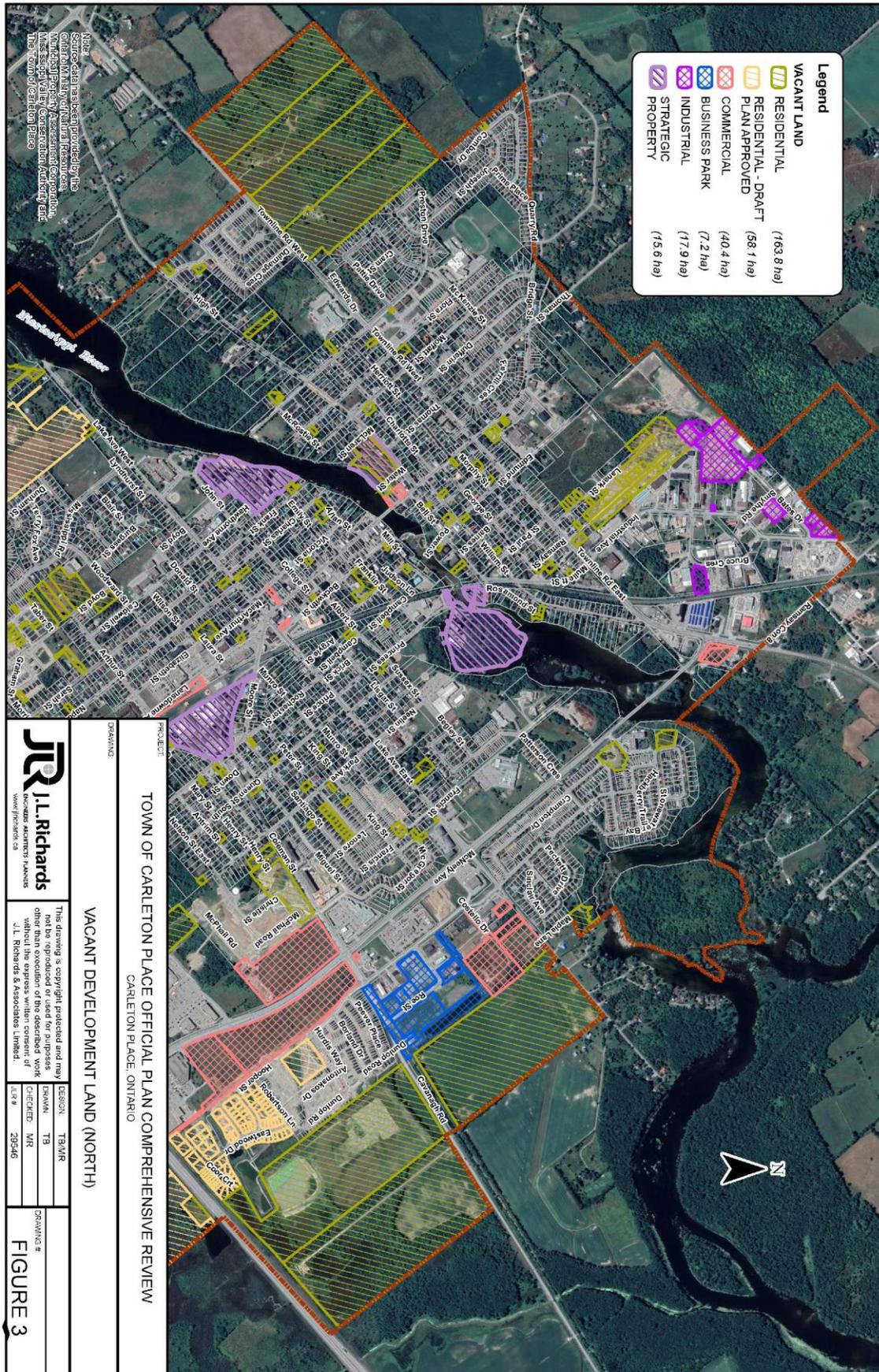


Niki Dwyer, MCIP, RPP, MA, BES
Director of Development Services

APPENDICES



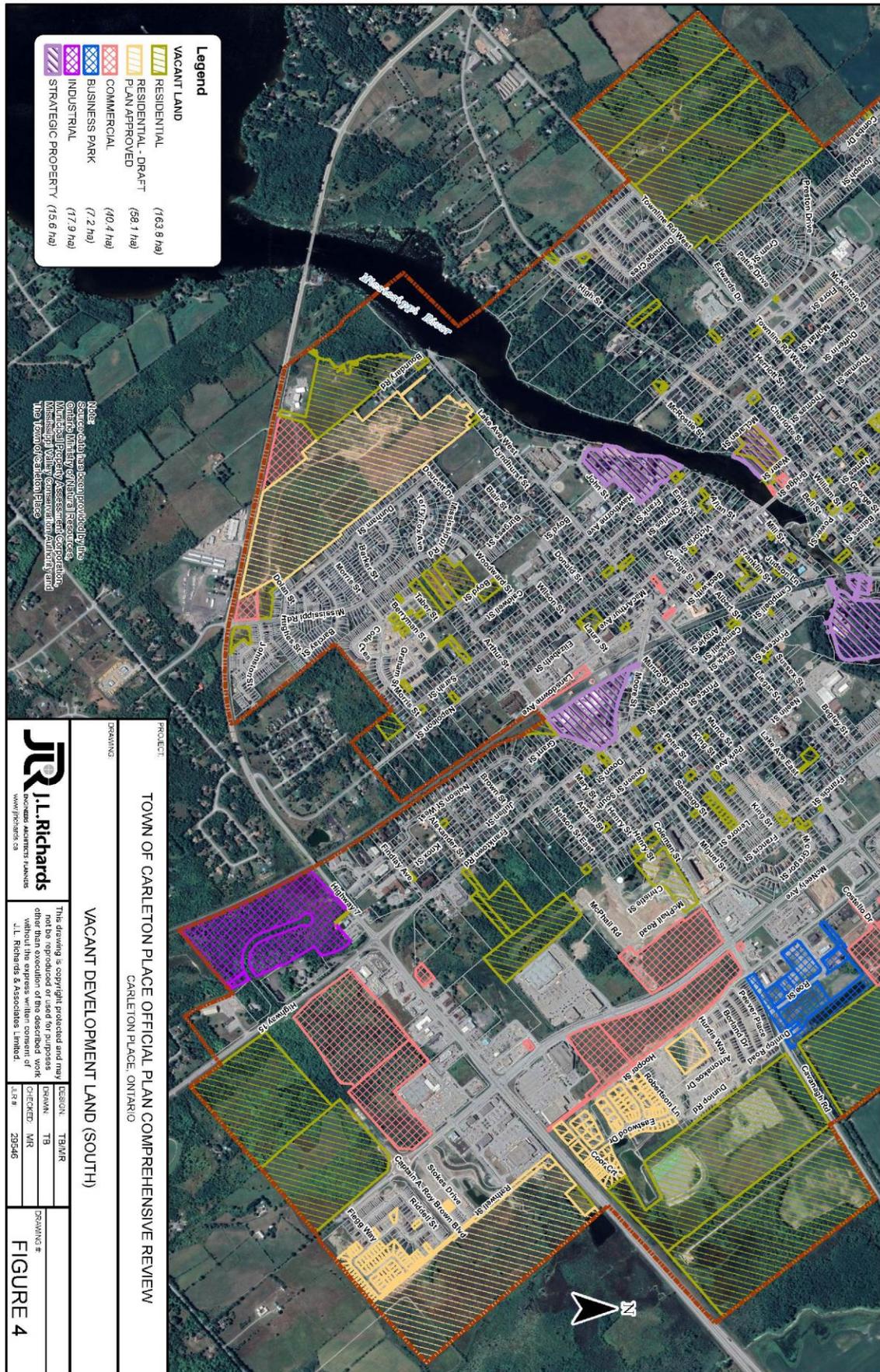




Note:
Source data has been provided by the
Ontario Ministry of Natural Resources
and Forestry, Assessment Corporation,
Mississippi Valley Conservation Authority and
the Town of Carleton Place.

Legend	
VACANT LAND	(163.8 ha)
RESIDENTIAL - DRAFT PLAN APPROVED	(58.1 ha)
COMMERCIAL	(40.4 ha)
BUSINESS PARK	(7.2 ha)
INDUSTRIAL	(17.9 ha)
STRATEGIC PROPERTY	(15.6 ha)

<p>J.L. Richards INCORPORATED REGISTERED ARCHITECTS & PLANNERS www.jrichards.ca</p>	PROJECT: TOWN OF CARLETON PLACE OFFICIAL PLAN COMPREHENSIVE REVIEW DRAWING: CARLETON PLACE, ONTARIO VACANT DEVELOPMENT LAND (NORTH)	
	This drawing is copyright protected and may not be reproduced or used for purposes other than the execution of the described work without the express written consent of J.L. Richards & Associates Limited.	
DESIGN: TAVAR	CHECKED: MR	DRAWING #
DATE: 2019	DATE: 2019	FIGURE 3



Legend

VACANT LAND	(163.8 ha)
RESIDENTIAL - DRAFT PLAN APPROVED	(58.1 ha)
COMMERCIAL	(10.4 ha)
BUSINESS PARK	(7.2 ha)
INDUSTRIAL	(17.9 ha)
STRATEGIC PROPERTY	(15.6 ha)

Note:
 The above have been provided by the
 Ontario Ministry of Agriculture, Food and
 Rural Affairs (OMAFRA) and are not
 intended to be used for any other
 purpose without the written consent of
 the Town of Carleton Place.

<p>PROJECT: TOWN OF CARLETON PLACE OFFICIAL PLAN COMPREHENSIVE REVIEW CARLETON PLACE, ONTARIO</p>	
<p>DESIGNER: J.R. J.L. Richards INCORPORATED ARCHITECTS PLANNERS www.jlrj.com</p>	
<p>DESIGN: TB/MR</p>	
<p>DRAWN: TB</p>	
<p>CHECKED: MR</p>	
<p>DATE: 2020/06</p>	
<p>DRAWING # FIGURE 4</p>	