



City of Kawartha Lakes G.M.S.

Committee of the Whole Meeting
January 10, 2023

Agenda



- ✓ Introduction and Study Team
- ✓ Project Background & Update
- ✓ Approach, Methodology
- ✓ Summary of Findings - Draft Growth Forecast
- ✓ Approach to Community / Employment Area Land Needs
- ✓ Next Steps

Purpose of the Study



- To provide a long-term assessment of future growth and associated urban land needs as well as the development of a G.M.S. to inform the completion of the City's M.C.R. and support the City's O.P. update
- Under section 26 of the *Planning Act* – to be completed in accordance with Growth Plan, 2019 and Land Needs Assessment Methodology and provincial guidance documents for the G.G.H.

What is a Municipal Comprehensive Review and Growth Management Strategy?



M.C.R.

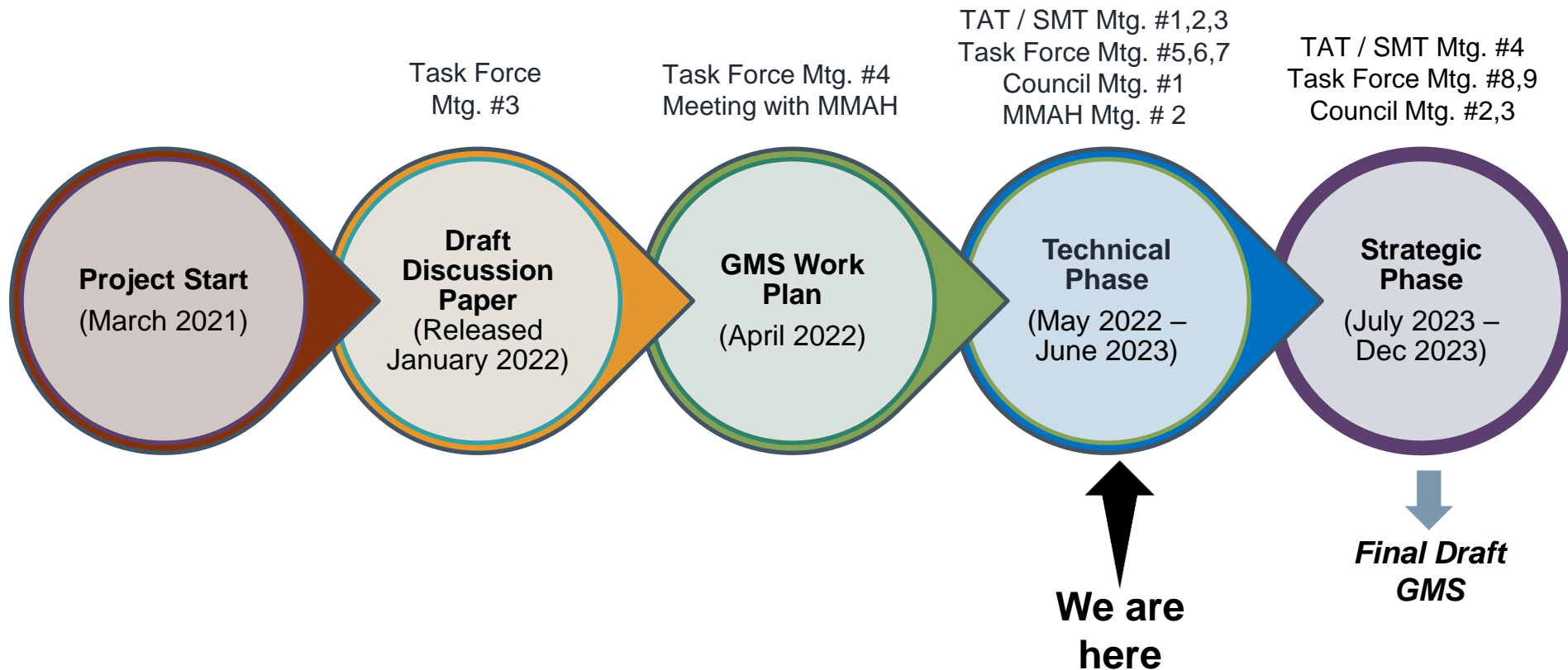
- Key part of the O.P.R. process, used to establish a long-term vision and planning framework for a Municipality
- Fosters a sustainable approach to future residential growth and economic development



G.M.S.

- Consideration of O.P. policies, including a range of policy themes
- Preparation of long-term population, housing, and employment forecasts
- Review of intensification and density targets
- Review of land use designations and urban land needs assessment
- Policy Recommendations

City of Kawartha Lakes GMS Project Schedule (2022/2023)



Focus on Consultation

- ** Launch of Jump In Web page for Public Use – Sept 2, 2022. Preference Surveys - Sept 30, 2022
- ** 17 Growth Proposals received (as of Oct 28, 2022)
- ** Task Force for GMS (~10 Planned Meetings)

Hierarchy of Settlement Areas



- The Growth Plan identifies two types of settlement areas:

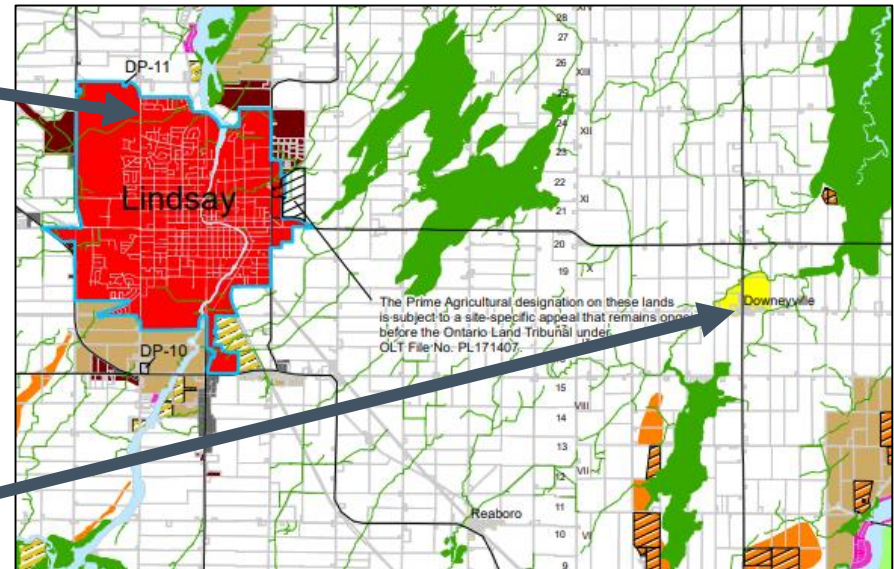
Urban Settlement Area

- Urban areas are identified by the Province and include a delineated built-up area.
- Where most of the growth is allocated.

Rural Settlement Area

- Hamlets or other small settlements identified in O.P.
- Generally serviced by individual private on-site water and/or private wastewater systems.

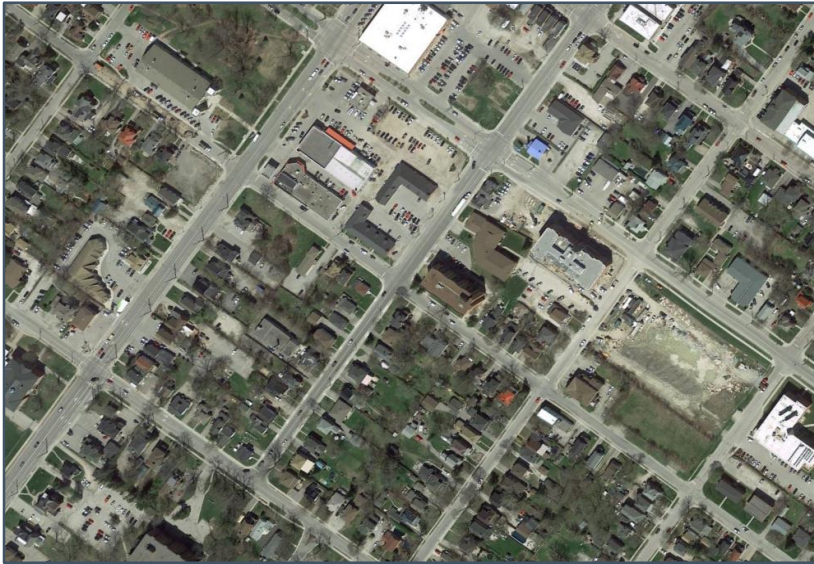
Example



Urban Settlement Area Components



Community Areas



All forms of housing and most population-related jobs and office jobs

Employment Areas



Employment in industrial-type buildings, some office jobs and population-related jobs.

Growth Forecast

Growth Plan, Office Consolidation 2020

City of Kawartha Lakes, 2051



Population	Employment
117,000	39,000

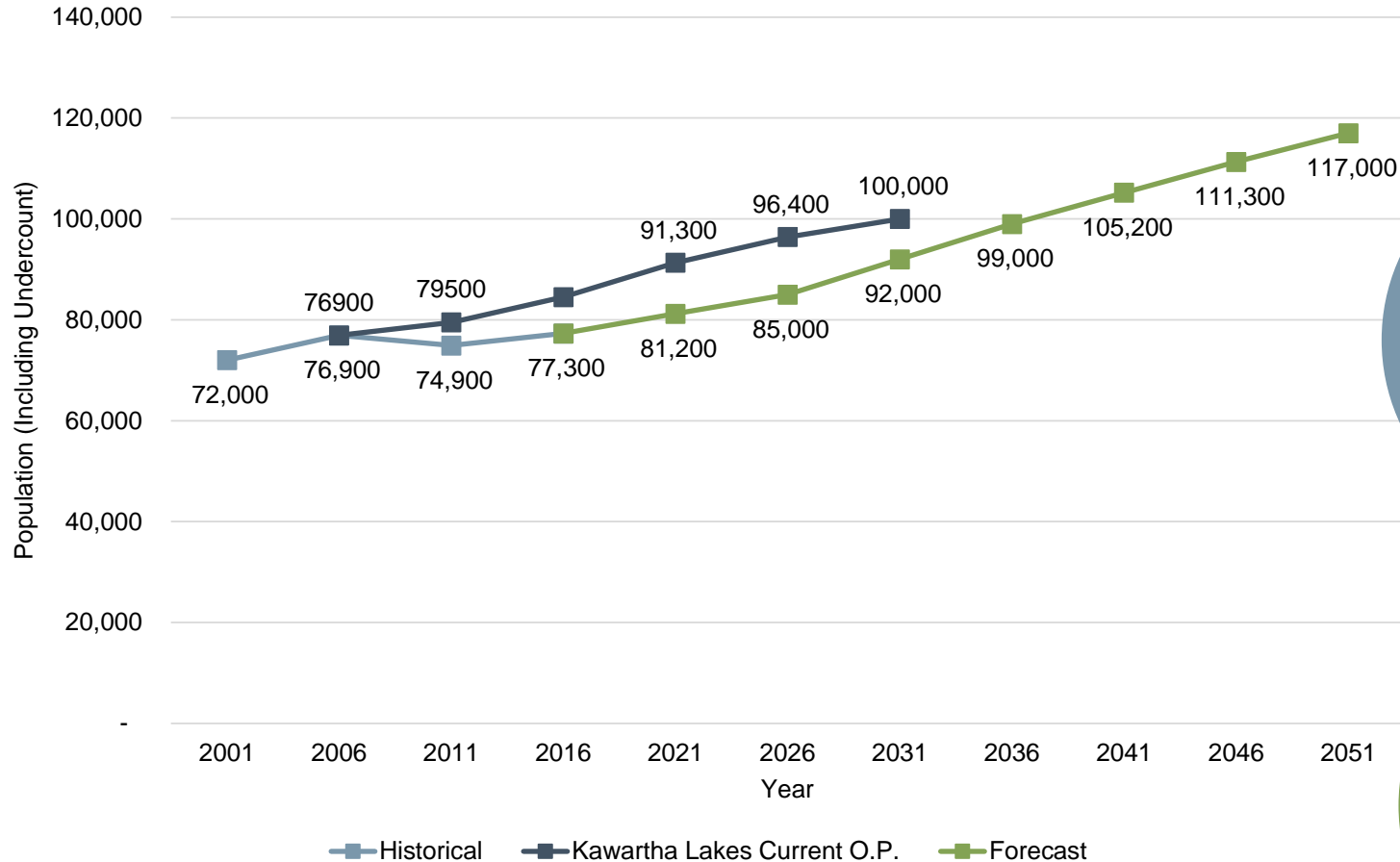


City of Kawartha Lakes Growth, 2021 to 2051

+35,800
population

+16,000
jobs

City of Kawartha Lakes Forecast Population 2021 - 2051



2001-21
Growth
Rate
0.6%

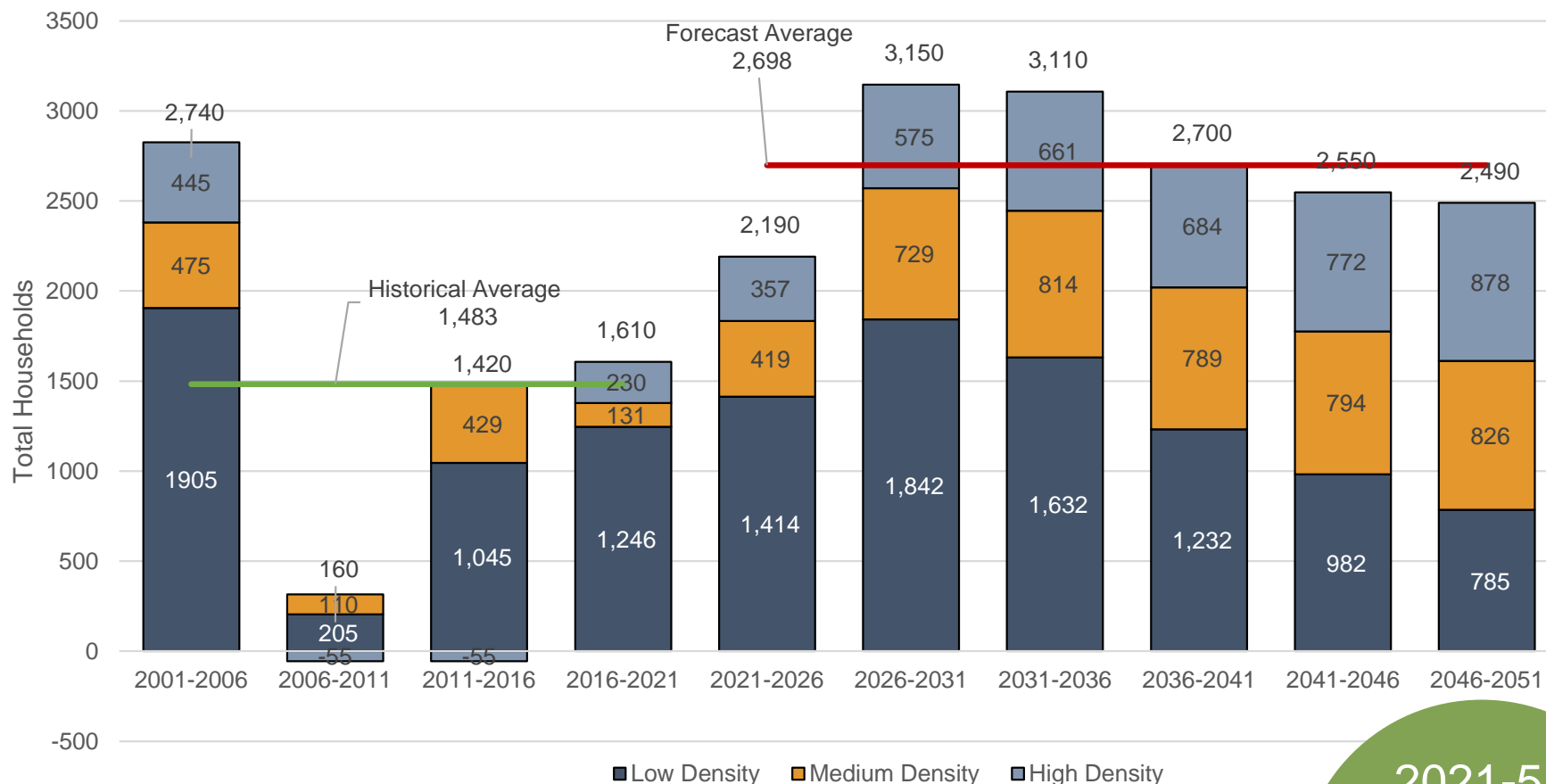
2021-51
Growth
Rate
1.2%

Historical based on Statistics Canada Census Data; Forecast by Watson & Associates Economists Ltd. Based on Growth Plan Targets.

Additional Low and High Scenarios to be prepared and tested

City of Kawartha Lakes

Housing Forecast to 2051 – 5 Years Increments

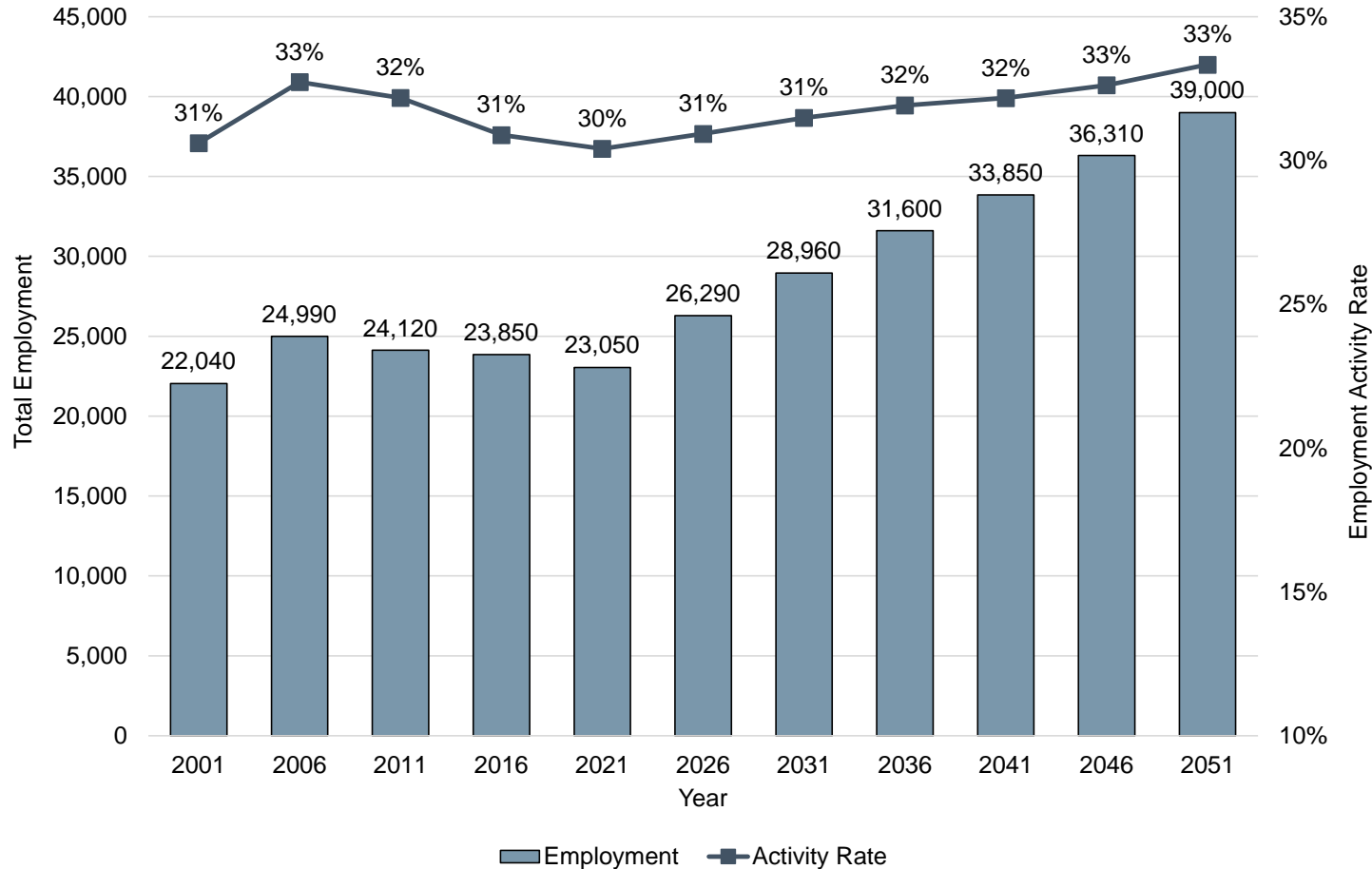


Low density includes singles and semis
 Medium density includes townhouses and apartments in duplexes
 High density includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Total Housing Growth 2021 – 2051 : 16,200 Units

**2021-51
Growth
Rate
1.3%**

City of Kawartha Lakes Employment Forecast

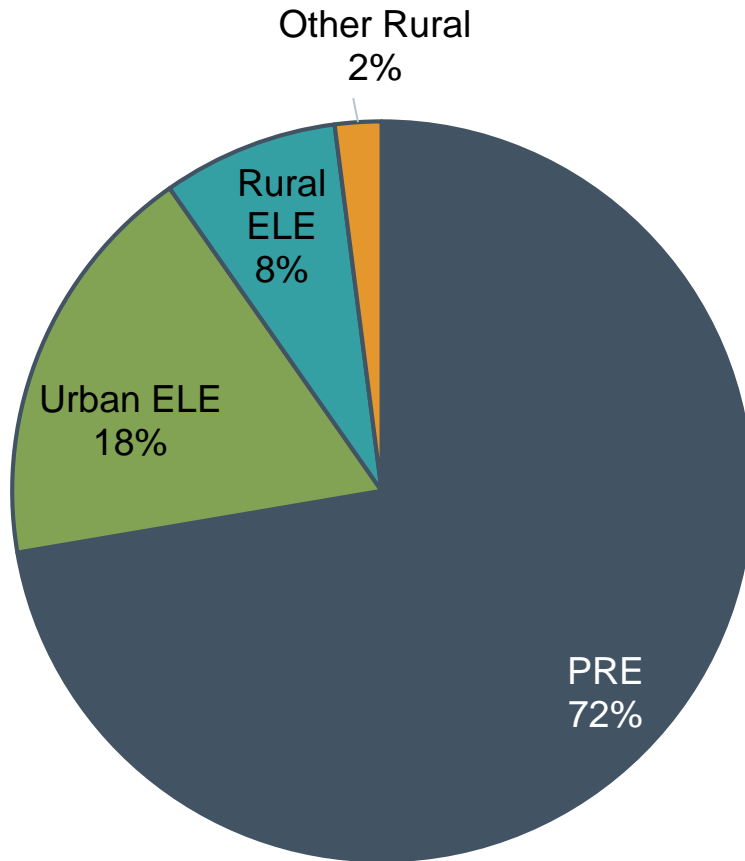


2001-21
Growth
Rate
0.2%

2021-51
Growth
Rate
1.8%

Historical based on Statistics Canada Census Data and EMSI Estimate; Forecast by Watson & Associates Economists Ltd.
Based on Growth Plan Targets.

Employment Growth Share by Sector



Urban Employment Lands Employment (E.L.E.)

jobs accommodated in industrial-type buildings within Urban Settlements.

Urban Population-Related Employment (P.R.E.)

includes employment in institutional and commercial sectors not accommodated within industrial-type buildings (E.L.E.).

Rural Employment Lands Employment (E.L.E.)

represents jobs accommodated in industrial-type buildings outside of Urban Centers.

Other Rural Employment includes employment within the Rural System that is not E.L.E., such as employment in agriculture, resource development, work at home, recreation/tourism and P.R.E.

City of Kawartha Lakes

Share of Estimated Units on Vacant Lands within Urban Settlement Area



6,000 Units
in Active
Applications

~ 6,400
Units on
Vacant
Lands

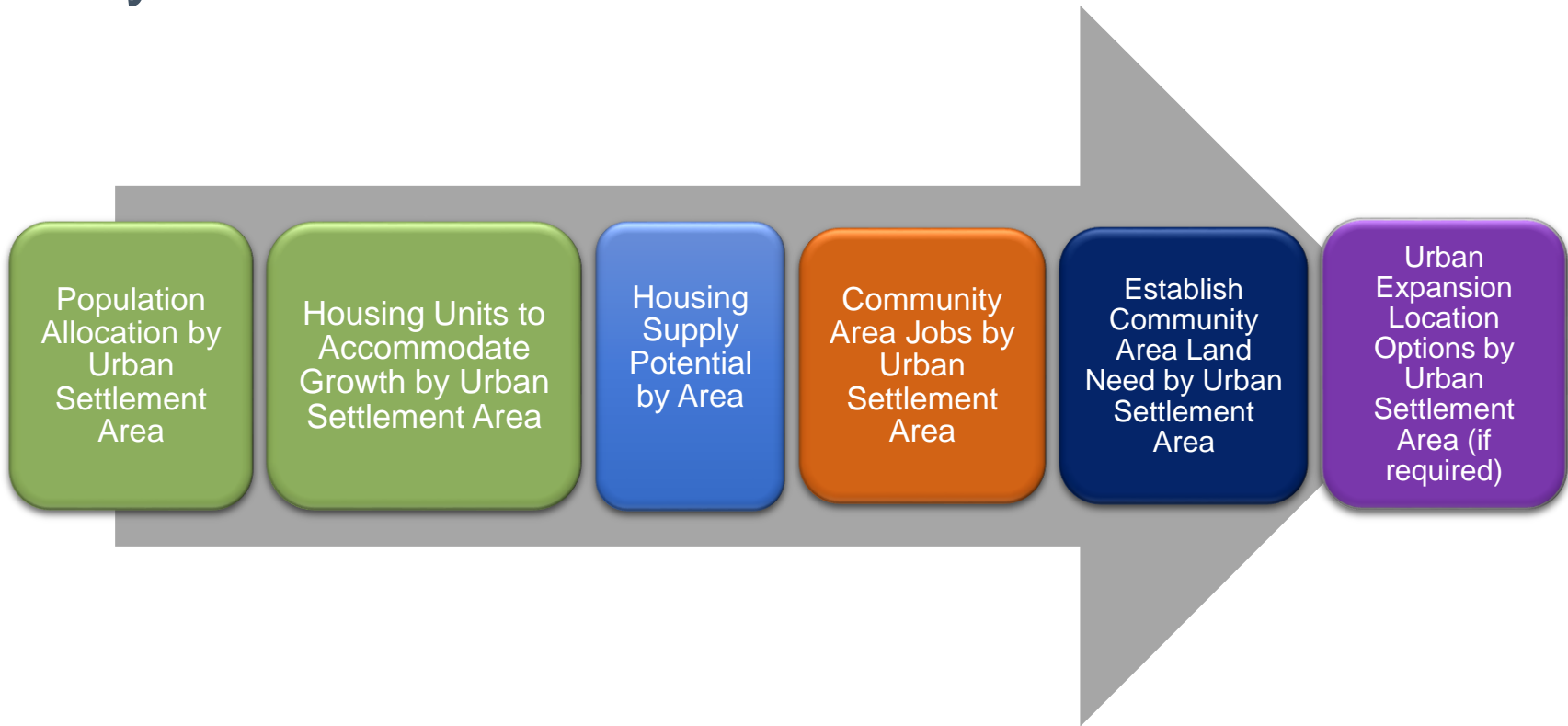
Additional
6,600 Units
in MZOs

TOTAL SUPPLY ~ 19,000



**15 Year Housing Demand in Urban Settlement Areas
~ 7,400 Units**

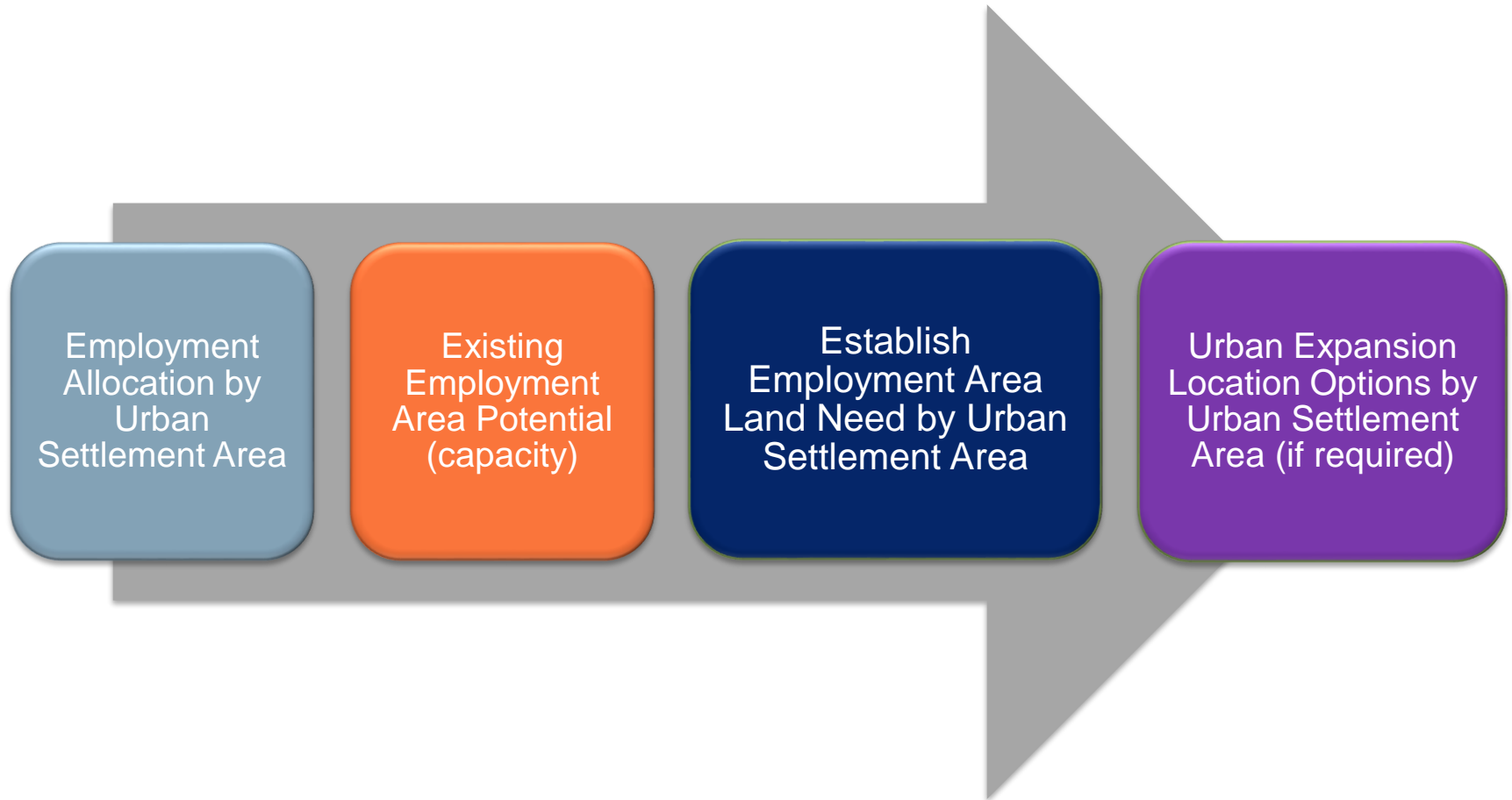
Land Needs Methodology Approach – Urban Settlement Area Land Needs Analysis



The above approach will be applied to multiple scenarios with varying density and intensification targets



Land Needs Methodology Approach – Urban Settlement Area Employment Area Land Needs



Conclusion



- The City is forecast to reach 117,000 people and 39,000 jobs by 2051 (under the medium / reference forecast)
- Based on the draft land supply assessment, the City has sufficient supply of residential land to accommodate the 15-year housing demand
- Over the next few months, a more detailed assessment of City's urban land needs under varying growth scenarios will be undertaken
- This will be followed by recommendations on strategic planning policy directions

Next Steps



- Task Force Meeting # 6 – January 2023
- Further Task Force / Technical Advisory Team Meetings throughout 2023
- Technical Phase Report – June 2023
- Next Meeting with Council (Presentation on Draft Technical Results) – July 2023
- Strategic Phase Report – November 2023
- Meeting with Council on the final G.M.S. – December 2023

Discussion / Questions