

The Corporation of the City of Kawartha Lakes
Minutes
Growth Management Strategy Task Force Meeting

GMSTF2023-03
Friday, March 24, 2023
1:00 P.M.
Electronic Participation Meeting

Members:
Deputy Mayor Tracy Richardson
Chris Appleton
Gene Balfour
Paul Heeney
Anna Johnston
David Webb

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1. Call to Order

In attendance: Deputy Mayor Tracy Richardson, Chris Appleton, Gene Balfour, Paul Heeney, Anna Johnston, David Webb.

Absent: None

Staff in Attendance: Leah Barrie, Manager of Planning, Paul Pentikainen, Policy Supervisor, Nancy Ord, Administrative Assistant.

Absent: Richard Holy, Director of Development Services

Consultants in Attendance: Jamie Cook, Watson & Associates, Shaila Taku, Watson & Associates

Observers: Jim Armstrong

The meeting was called to order at 1:04 p.m. by Chair Appleton.

2. Adoption of Agenda

GMS2023.009

Moved By Deputy Mayor Richardson

Seconded By D. Webb

.**That** the agenda for the March 24, 2023 GMS Task Force meeting be adopted.

Carried

3. Declaration of Pecuniary Interest

There were no declarations of pecuniary interest disclosed.

4. Adoption of Minutes from February 17, 2023 GMS Task Force meeting.

GMS2023.010

Moved By Deputy Mayor Richardson

Seconded By D. Webb

That the minutes of the February 17, 2023 meeting of the GMS Task Force be adopted.

Carried

5. Deputations

There were no deputations.

6. Correspondence

There was no correspondence presented.

7. New Business

7.1 Discussion of Draft Growth Forecast and Draft Growth Options presented at February 17, 2023 GMS meeting.

J. Cook invited and received the following TF questions/discussion:

- The differences between 1.2% increase for the population forecast scenario and 1.3% increase for employment forecast scenarios reflect differing topics and population growth at a slower rate.
- Removal of the word “reference” for City of Kawartha Lakes – Population Growth Scenarios Annual Growth Rate Table (Slide 17) for clarity and consistency.
- The MZOs have been approved for higher density development and deterrents are apparent for creating 1.0 or 2.0 acre unserviced lots in lower density wooded and rural areas. Staff and the consultant referred to Provincial Policy Statement and Official Plan policy focus on development in settlement areas to meet the Province’s growth targets and to reflect rural character, protect agricultural uses, natural features and to enable development in hamlet and waterfront areas for efficient use and sustainability of services.
- The focus of the GMS to meet Provincial targets is not on rural growth but the success and vitality of hamlet and village areas is not to be impeded.
- How would the growth options change if the approved MZOs had not taken place and have the MZOs affected efforts at intensification? Cook referred to the GMS and the Province’s growth allocations as a “top down exercise” reflecting macro-economic factors with the MZOs a by-product of that pressure and a tool for the Province to expedite the approval of land and creation of housing.

7.1.1 Impacts and Opportunities from Growth Options on Bobcaygeon, Fenelon Falls and Omemee

Questions/comments of the TF included:

- Concern that the MZOs are disadvantaging Fenelon Falls and other smaller settlement areas and will focus growth on the built up settlement areas. The consultant provided a counter view and referred to the need to balance the macro-economic picture with policy and the importance of market forces indicating that even without the MZOs, the focus to meet the Province's growth allocations would be in Lindsay and would not fundamentally change the growth for Fenelon Falls.
- Question regarding how much land is available for infilling and under utilized lands for intensification, J. Cook and S. Taku referred to a series of maps on land supply, noting that the previously presented supply and land needs calculations have been refined:
 - Potential supply of 7,140 housing units in active development applications (approved, draft approved or in review) with 6,030 in the Urban Settlements areas) and the three year housing demand is 2,160 units.
 - By settlement areas, 74% of active applications (excluding MZOs) are in Lindsay, 12% in Bobcaygeon, Fenelon Falls and Omemee and 14% in the remaining rural areas. The share of units in active applications by Policy Area (Designated Growth Area (DGA) 75%, Built Up Area (BUA) 11% and Rural 14%).
 - The analysis has been reviewed to remove undevelopable lands and largely reflects servicing limitations/potential. Cook indicated a general statement can be added to indicate the supply is overstated if necessary.
 - 5,400 housing units are estimated on vacant lands (excluding MZOs, land designated residential with no active applications) with 58% in Lindsay, 16% in Bobcaygeon, 17% in Fenelon Falls and 9% in Omemee.
 - Kawartha Lakes BUA (Built Urban Area) has a total intensification potential of 4,800 housing units or 22% of the 2021 – 2051 forecast.
- The intensification supply has been analyzed with the input of the staff Technical Advisory Team; it is very speculative to quantify but includes

lands in urban nodes, redevelopment areas in the downtown, redevelopment of mixed retail/commercial areas, older retail areas.

- Provided was an overview of intensification opportunities (aging population and housing affordability) and challenges (smaller settlement areas with lesser amenities, lower market demand for high density housing, limited supply of sites, competing Designated Greenfield Area (DGA)/MZOs).

7.1.2 Review of questions submitted prior to meeting

TF questions referred to the following:

- Is the City prepared to support servicing at these growth rates? Barrie provided an overview of the cost and budgeting options City Council must consider for new development proposals to ensure servicing.
- The lack of trades involved in the housing construction industry is an issue the GMS should acknowledge.
- Are areas that require a well and septic at a disadvantage in getting approvals and are they a preferred servicing method? Barrie provided an overview of the variety of issues for development in unserviced areas such as access to assumed municipal roads, zoning by-law requirements and standards for existing and new lots of record.
- Has the City taken any steps to incentivize intensification? Can the TF recommend options such as reduced service connection charges, reduced planning application fees? Staff were not aware of a specific City Council program but planning application procedures are designed with developers to prioritize projects, preconsult and encourage opportunities for higher intensification, apply to programs through Human Services/Housing, support for zoning and Official Plan amendments and waiving of fees for affordable housing projects that meet the provincial definition.
- A topic for TF discussion/review are options recommended for City Council to encourage intensification (e.g. reducing fees, reducing application processing times, reductions in zoning requirements to encourage infilling in existing neighbourhoods.)
- There is a need to change the mindset of developers coming to the City as they may not want to intensify and have a vision of Kawartha Lakes as low density rural environment.

S. Taku referred to a previously circulated series of maps illustrating the vacant Built Urban Areas and vacant Designated Greenfield Areas (DGA) for Lindsay, Bobcaygeon, Fenelon Falls and Omemee. The maps do not layer the MZO areas and refine the DGA land needs with the key changes including revisions in land areas and lower density assumptions for Bobcaygeon, Fenelon Falls and Omemee.

J. Cook referred to an overall surplus of DGA land needs for the City of 32 hectares and indicated follow up with the Province will attempt to tailor Kawartha Lakes' growth forecasts and ensure the surplus will not be a detriment to expanding DGA boundaries in Bobcaygeon or Fenelon Falls.

Task Force comments raised the following:

- Agreement that Kawartha Lakes is distinct and a “cookie cutter” approach from the Province does not reflect its size and the number of smaller settlement areas with servicing constraints.
- If discussions with the Province for a Kawartha Lakes specific approach are not possible, that City Council take a practical approach that acknowledges the MZOs take care of the lands needs for Lindsay and focus on Fenelon Falls and Bobcaygeon.
- Cook indicated the GMS reporting will be comprehensive and can be the basis for pointing to Kawartha Lakes' uniqueness.
- Compliments were extended to the consultant on the GMS work undertaken and the importance of the GMS in ensuring sustainable and responsible growth.

7.2 Task Force Work Product

L. Barrie provided an overview of the TF's role beyond the GMS Terms of Reference which will result in a memorandum prepared by the Chair with assistance from and submission to the Planning Division. The Chair's memorandum will identify TF recommendations on the final growth scenarios either supporting, endorsing or disagreeing if appropriate with the GMS deliverables. At this stage the GMS is an internal draft document.

7.3 Public Engagement

TF suggested that education be the primary focus for public engagement in the next stages of the GMS once conclusions and recommendations have been prepared.

Once the consultants have developed GMS recommendations and a more finalized product, outreach and public engagement be a topic for an upcoming TF meeting agenda.

The importance of TF recommendations to assist City Council were stressed.

8. Other Business

No other business was presented.

9. Next Meeting

Options for the next meeting to be provided based on staff and consultant availability.

10. Adjournment

GMS2023.011

Moved By D. Webb

Seconded By A. Johnston

That the Growth Management Strategy Task Force meeting be adjourned at 3:10 p.m.

Carried