



 **Watson
& Associates**
ECONOMISTS LTD.



City of Kawartha Lakes G.M.S.

Council Meeting
November 5, 2024



Agenda

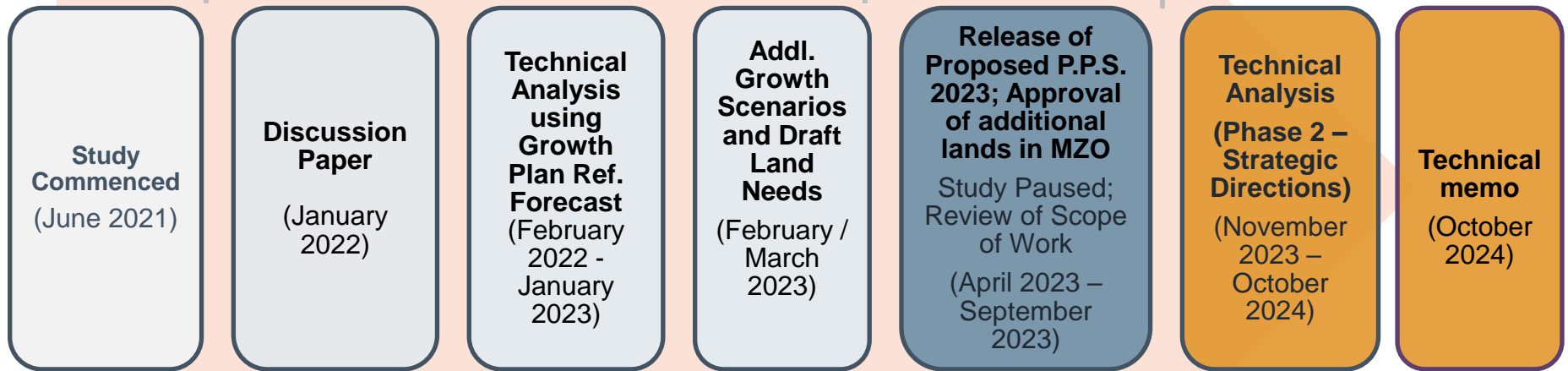
- Project Update
- Recap - Summary of Growth Forecast and Land Needs
- Lindsay – Phasing of D.G.A. + M.Z.O. Lands
- Location Options for Community Area Expansion
- Employment Area Land Needs and Locations Options for Urban Expansion
- Conclusions and Next steps

City of Kawartha Lakes GMS Project Schedule



Phase 1 - Technical Analysis : Growth Analysis and Land Needs
(April 2022 – March 2023)

Phase 2 – Strategic Recommendations
(November 2023 – October 2024)



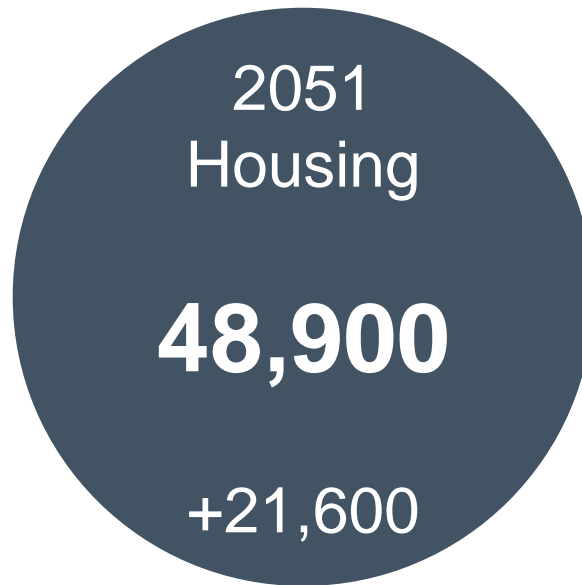
1st Update to CoW
(January 2023)

2nd Update to CoW
(May 2024)

Next Steps –
Draft & Final Report – Q1 2025

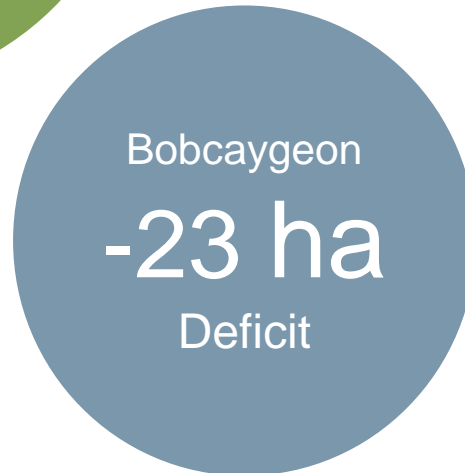
City of Kawartha Lakes GMS

Population, Housing and Employment Growth Summary



Note – Increments presented are from last census period (2021)

Draft Urban Community Area Land Needs to 2051



Key Assumptions -

- *High Growth Scenario*
- *20% Intensification*
- *Designated Greenfield Area Density of 45 people & jobs / ha*

Draft Phasing – Lindsay DGA & MZO Lands



2024 - 2031

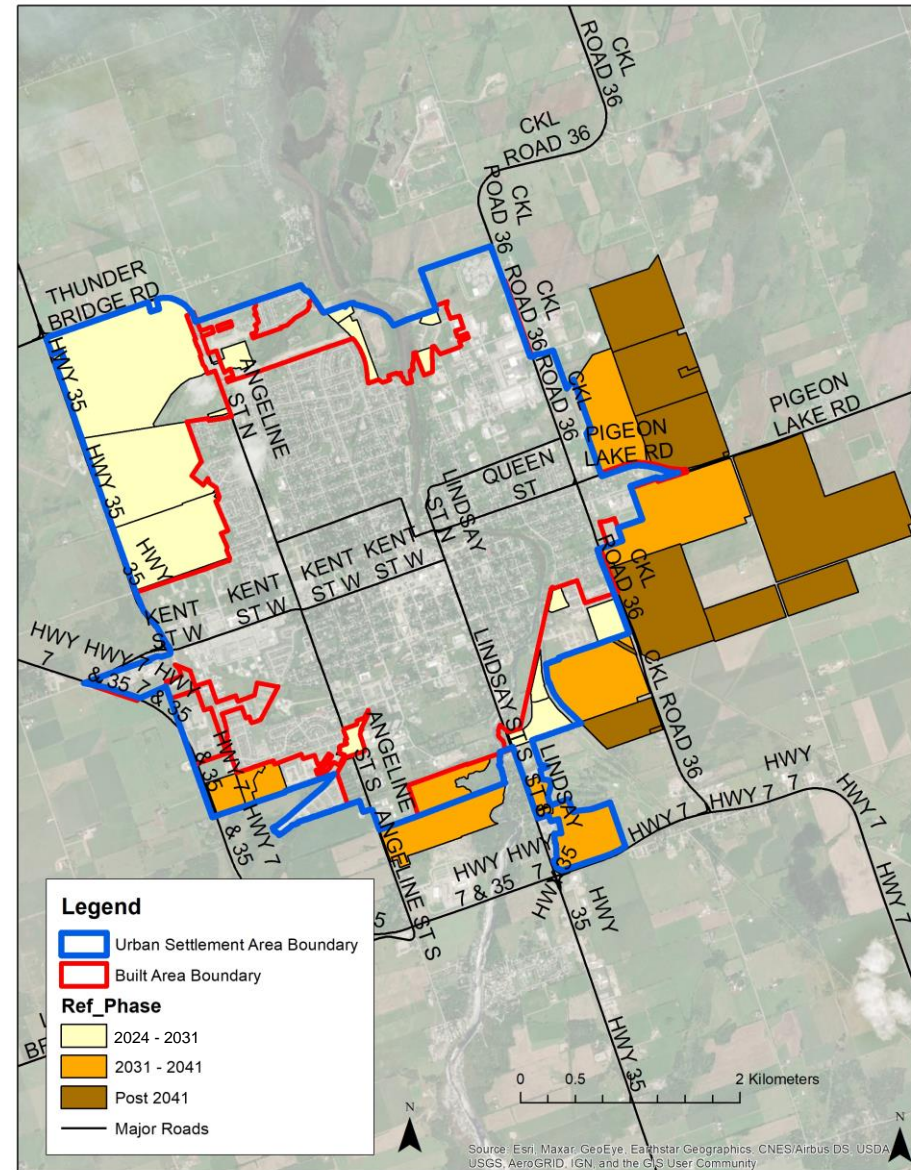
- Majority of lands within Active Development Applications
- Municipally Serviced Lands
- Lands directly adjacent to BUA

2031 - 2041

- Inactive designated residential lands
- Certain approved MZO lands within existing urban boundary / adjacent to BUA

2041 - Buildout

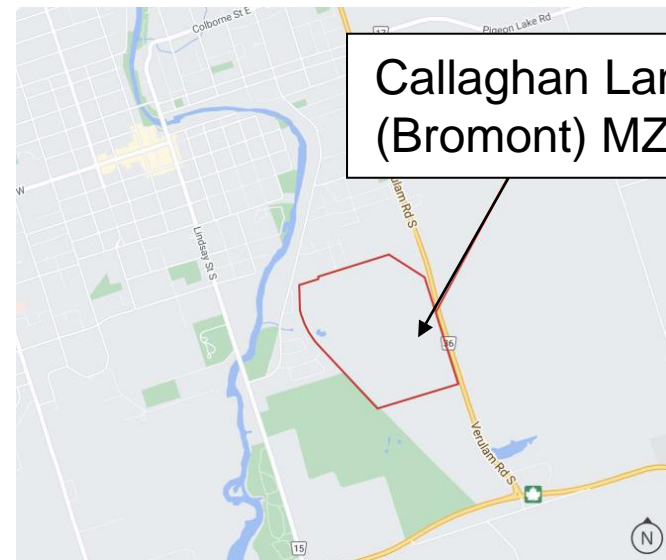
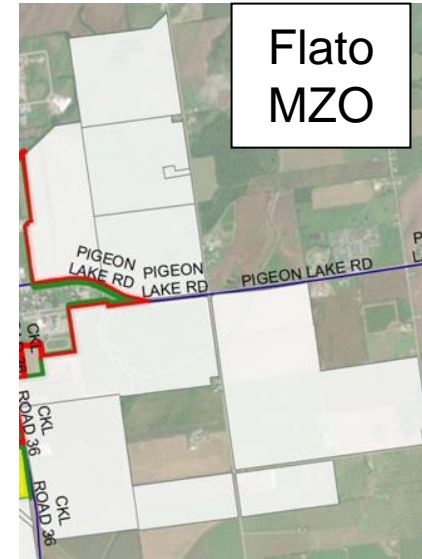
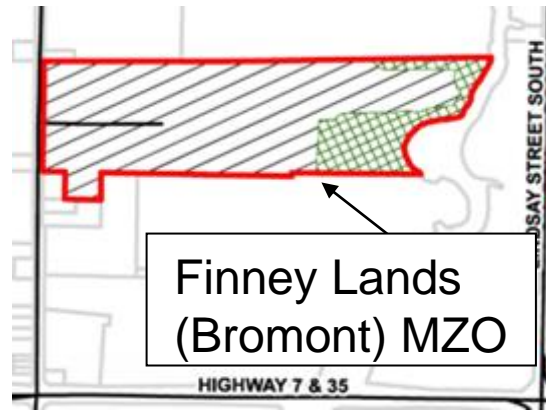
- Remaining approved MZO lands located outside urban settlement area boundary



Urban Land Needs - Lindsay



- A large Community Area surplus of 329 ha identified in Lindsay.
- Primarily due to the lands added under approved Ministerial Zoning Orders.
- Several growth requests received and evaluated.
- Additional expansion sites are not recommended for urban expansion given the surplus created through the M.Z.O lands.
- To be reviewed if significant delays seen in the timing of servicing and development associated with the approved M.Z.O. lands.



Community Area Expansion Options

Location Options for Urban Expansion



- Over 50 parcel / property requests considered for addition to the settlement area boundary expansions in Lindsay, Bobcaygeon, and Fenelon Falls.
- Technical analysis and policy evaluation conducted to identify preferred candidate expansion areas for inclusion within the Urban Settlement Area boundaries.
- Ultimate changes will materialize through the Official Plan update.

Urban Land Needs - Bobcaygeon



Bobcaygeon
23 ha
urban
expansion is
justified

Bobcaygeon – GMS Preliminary Results

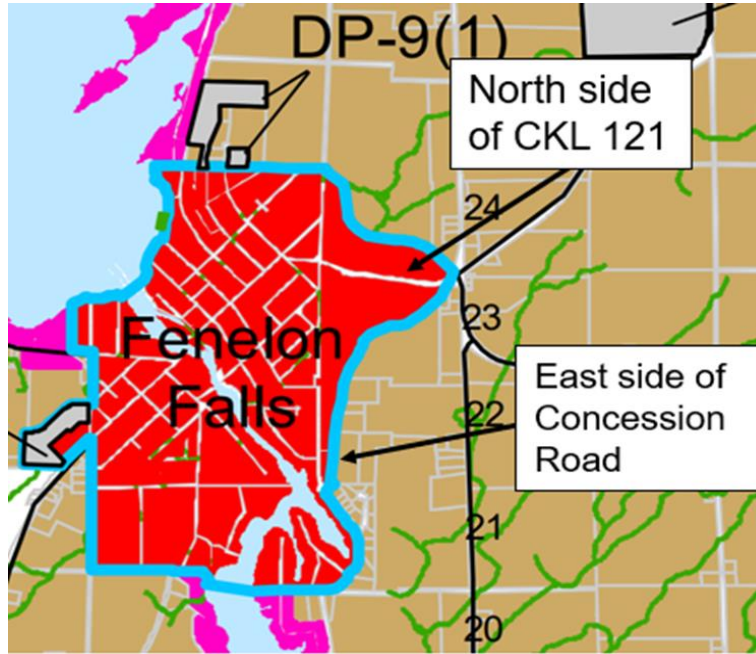
- ★ Portion of urban boundary expansion shared in two locations: abutting the existing urban area that are in proximity to servicing, with few constraints to development
- ★ Potential urban boundary rationalization (two properties)



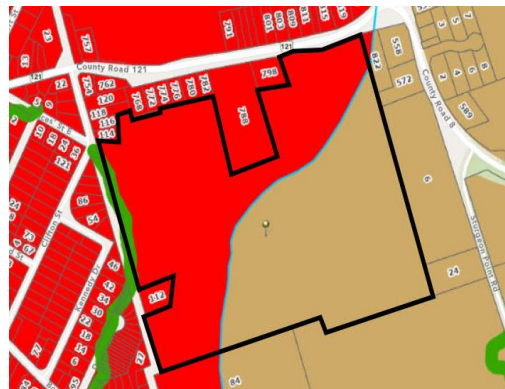
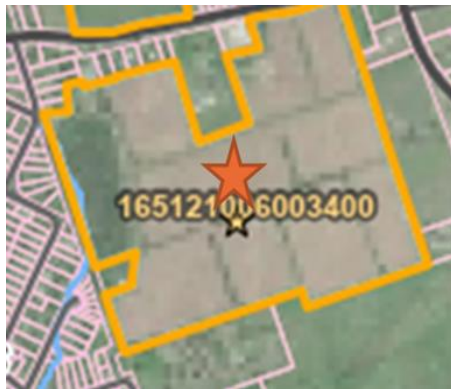
Urban Land Needs - Fenelon Falls



Fenelon Falls
38 ha
urban
expansion is
justified



- Existing urban boundary established via the Ontario Land Tribunal.
- Irregular shape that does not align with existing property boundaries.
- Through the O.P. Review, the City will reshape the boundary.
- Preliminary Preferred Site: Approx. 35 gross hectares (including land already in the boundary).



Employment Area Land Needs and Expansion Options

Employment Area Land Needs



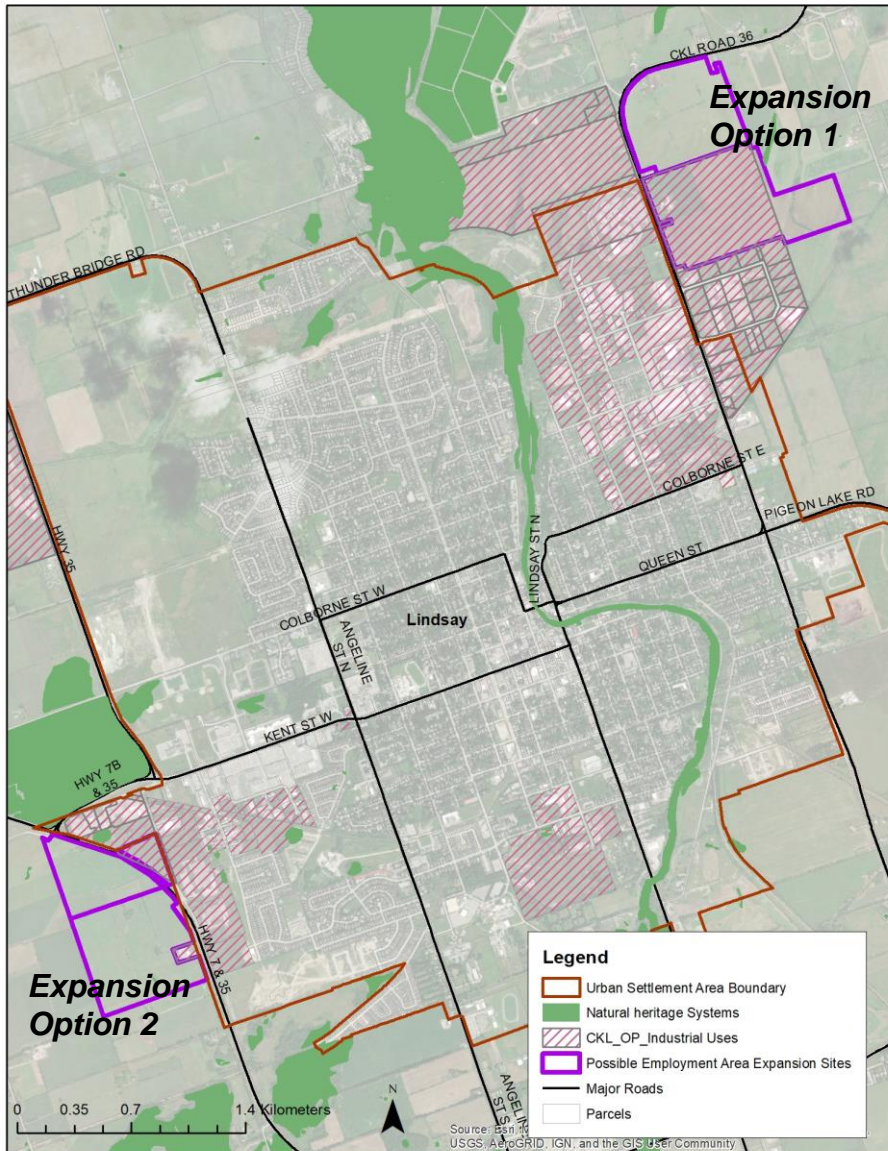
Lindsay
2021 - Buildout

Deficit of
41 ha^{**}

- Approx. 41 Gross ha employment land needed in Lindsay
- No expansion options are required for Fenelon Falls, Bobcaygeon and Omemee for Employment Areas.
- Land absorption to be monitored and reviewed periodically.

*** Accounts for vacant Employment Areas recommended for conversion to residential or other non employment uses. May be updated upon review by the City.*

Draft Employment Area Expansion Sites



- Both sites have proximity and access to major transportation corridors.
- Contiguous with existing designated Employment Areas - ensures critical mass.
- Proximity to existing urban boundary – efficiency in extending services to these areas.
- The areas (particularly sites along Highway 7) also have proximity to commercial uses.
- Availability of large parcels
- Partially designated rural employment.
- Option 1 identified as possible area that would transition into urban employment over time and
- Option 2 closer to commercial areas and may be more suitable for commercial / mix use uses (employment outside of employment areas)

Next Steps



Conclusions

- Settlement Area (including MZOs) of Lindsay has a surplus of Community Area land to 2051.
- A further urban expansion is not recommended for Lindsay. G.M.S. will recommend policy framework for additional candidate urban expansion sites in Lindsay to be reviewed if there are significant delays in the timing of servicing and development associated with the approved M.Z.O. lands.
- Approximately 38 ha and 23 ha area required for future urban expansion in Fenelon Falls and Bobcaygeon.
- There is a small deficit of about 41 hectares of urban Employment Lands in Lindsay.
- While the land needs analysis has been focused on urban areas, it is recognized that the City's Hamlets and rural areas have an important role to play in accommodating future development (subject to available land supply, supporting infrastructure and scale of development).



Next Steps

- Memo on Technical Findings released in October 2024. Feedback from Stakeholders by Mid November.
- Draft G.M.S. Report to Staff – November 2024
- Task Force Meeting (December 2024 / Early January 2025)
- Release of Draft Report (Late January 2025)
- Presentation of Final Draft Report to Council (February 2025)
- Final Report (Q1 2025)

Questions