

# RMOW Growth Options



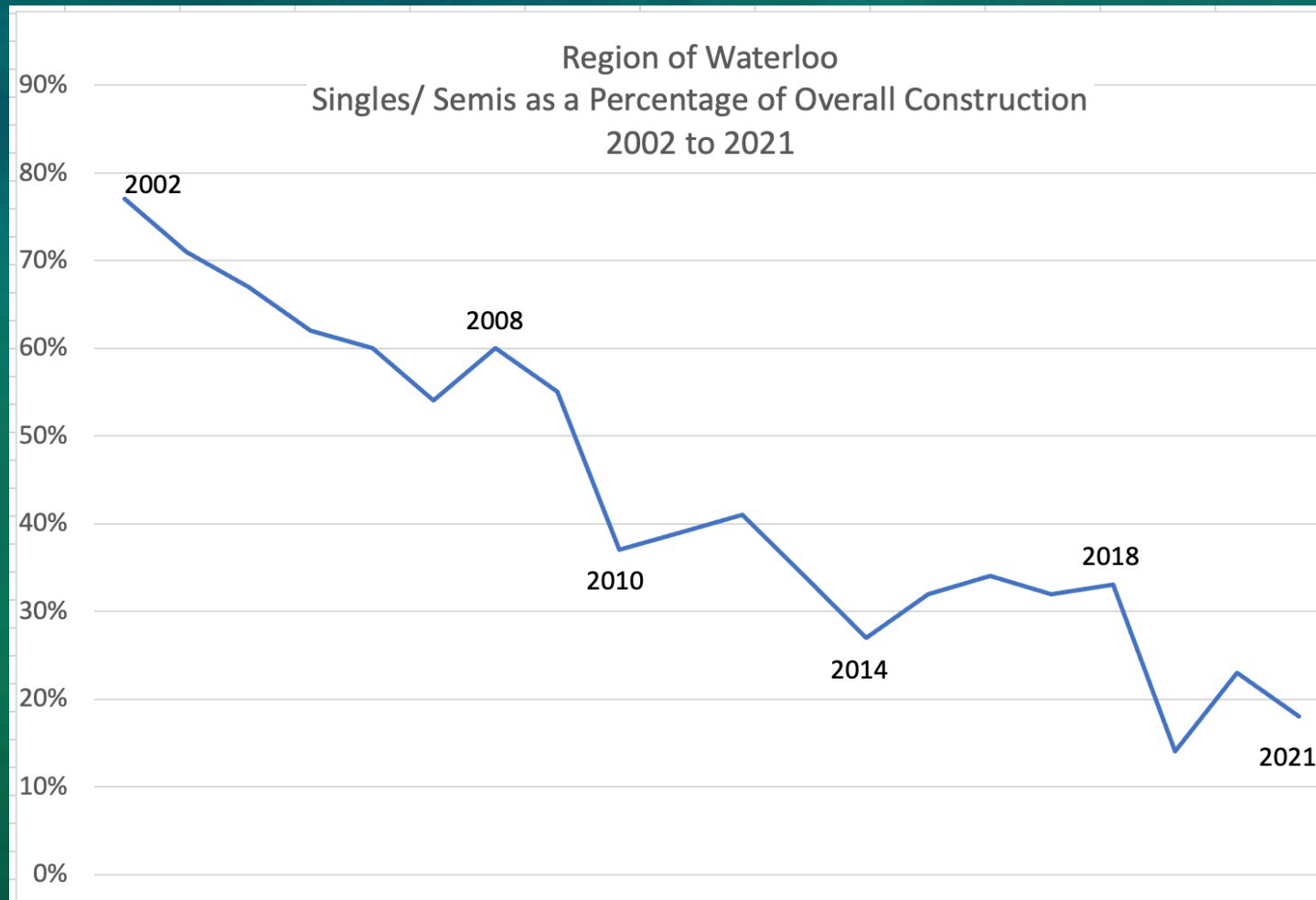
**The Need for Critical Thinking has  
Never Been Greater**

**Wilmot Council - May 30, 2022**

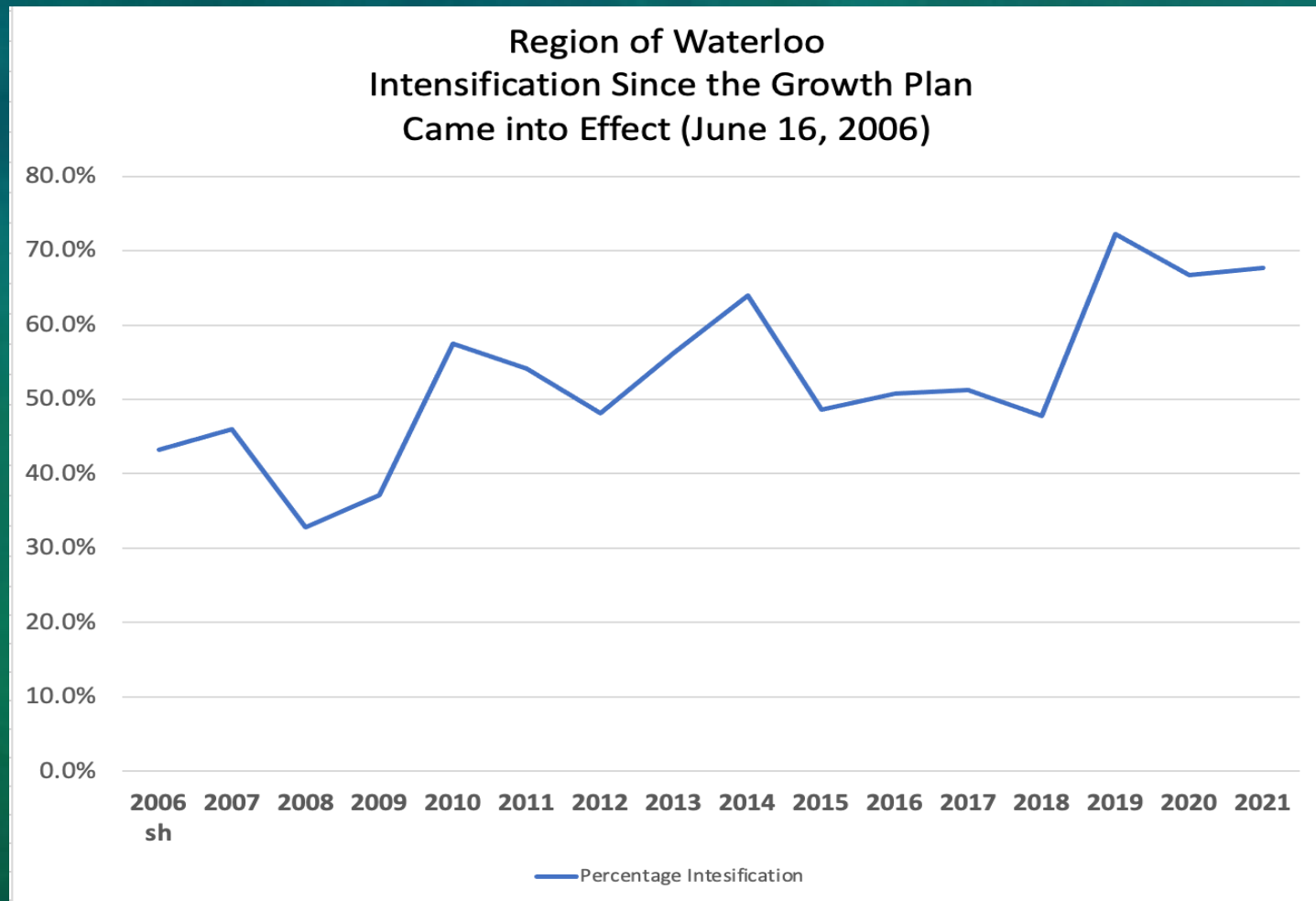
# Context

Things are changing so quickly that we don't know with any certainty what is going to happen between now and 2051

# Example – Single-Detached Units



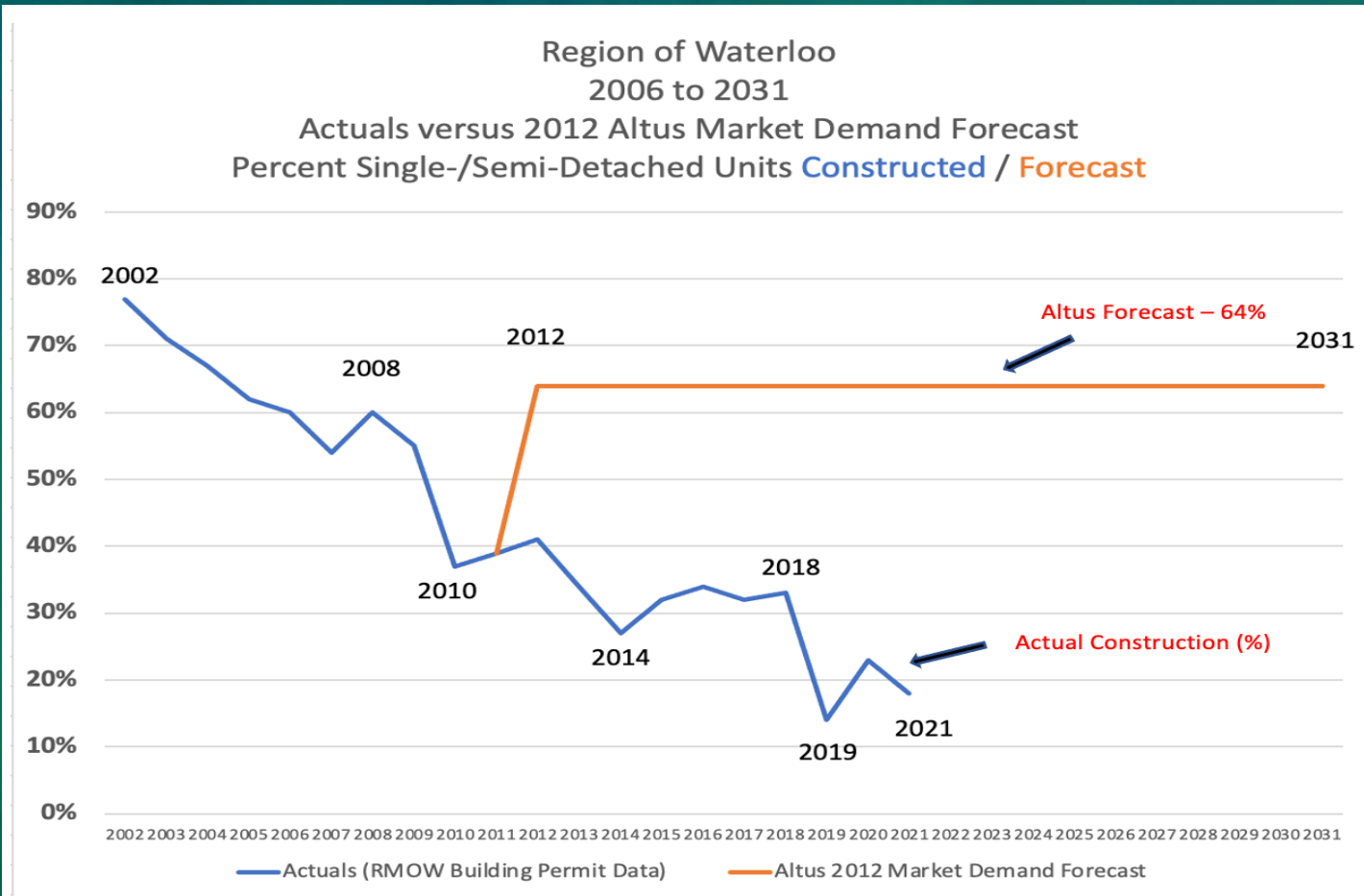
# Example – Intensification



# Example – Accessory Units

- In 2012 - Accessory Units represented 3% of 2,411 units built
- In 2021 - Accessory Units represented 9% of 6,009 units built
- In 2020 and 2021 alone - 29% of the Accessory Units forecast for Option 2 to the year 2051 were built

# Example – Forecasting



Source: Witness statement of Jeannette Gillezeau, Altus Group Economic Consulting (June 15, 2012) - Figure 5 - Market Demand Forecast including students and Region of Waterloo building permit data

# Example – Age in Place

- Pre-Boomer generation generally aged in place, many in small single-detached units
- Most forecasts assume age-in-place will continue
- However, in the Region the first 25% of the Baby Boom generation sold their singles at a rate approximately 65% higher in the years immediately before and after retirement than the generation before

# Context

- Only 17,055 units were built in the greenfield areas over the past decade
- As of mid-year 2021, there were 20,858 vacant registered and draft approved units in plans of subdivision
- These plans will not change substantially, meaning we are already locked into more of the same in the greenfield areas for at least 10 years



# Context

- What we do know, is that expansion decisions made today are decisions for 30 years
  - They are virtually impossible to roll back
- However, decisions not to expand are revisited in 5 years
- We need to slow this down and get it right

# Key Challenges

- Climate Change
- Housing for Seniors
- Housing Affordability
- Loss of Agricultural Lands

# Wilmot Township

2021 Census:

- 7,890 dwelling units in the Township
- 88% are singles/semis
- 57% of all dwelling units have only 1 or 2 occupants in them
- 17% have a single occupant

# Aging Population

Of the CURRENT residents of Wilmot Township:

- 11,525 (54%) will have aged to over 70 years old between 2021 and 2051 → 3,200 (15%) in 2021
- 8,730 (41%) will have aged to over 80 years old between 2021 and 2051 → 1,005 (5%) in 2021

NOTE: This **is not a forecast** of the number of people in each age category in 2051. It represents the percent of the current population potentially needing to access seniors' housing at various times between 2021 to 2051. As such, it includes people who will / may move away or die during the 2021 to 2051 time period.

# Benefits to Seniors' Housing

- Offers the opportunity for residents to age within their existing communities for as long as possible
- Perfect market for intensification opportunities
- Every household of seniors (1 or 2 people) currently living in a single who chose to move to senior's housing potentially recycles a single for use by young families (typically 3 to 6 people)
- We don't necessarily need to expand boundaries to create space for new young families

# Conclusions

The challenges we are facing are significant and change needs to start occurring now

We need to plan in ways that help mitigate climate change

We need to address the needs of our aging population

We need to stop expanding urban boundaries based on more of the same ... we know that doesn't work

But ... there may also be situations where limited strategic expansions make sense, and we must be open to at least considering those

There is no hurry ... lets slow down and get it right