



DS 2022-013

Region of Waterloo
Official Plan Review
Draft Land Needs Assessment (LNA)

Monday May 30, 2022

What is a Land Needs Assessment (LNA)?

- The Land Needs Assessment (LNA) is an important step in determining how the Region will allocate and accommodate population and employment growth to 2051
- The Growth itself is allocated to the Region by the Province through the Growth Plan for the Greater Golden Horseshoe
- In addition to allocation of growth the Province establishes a methodology for the Region to use to assess the quantity of additional land required, if any, to accommodate growth.

What Growth is allocated to the Region?

- The Province has forecasted the Region of Waterloo will grow by approximately 300,000 new residents and 178,000 jobs over the next 30 years (2051)
- The Province requires that a minimum of 50% of this growth occur in existing built-up areas (BUA's)
- In addition the Province requires that any development that occurs outside of BUA's have a minimum density of 50 people and jobs per hectare. The area outside of BUA's is referred to as designated greenfield areas. (DGA's)
- The Provincial requirements are minimums meaning higher rates of intensification and higher DGA densities are permitted if desired.

The Draft Regional LNA Option 1

Growth Plan Minimum's Regionally

- 50% Intensification and 50 pj/ha Regionally
- Wilmot Population Growth of 13,700
- Intensification Rate of 30% for Wilmot
- Density of Development of 42pj/ha
- Requires 197ha of additional land to be designated

The Draft Regional LNA Option 2

Compact Development, Modest Community Area Expansion

- 60% Intensification and 60 pj/ha Regionally
- Wilmot Population Growth Reduced to 7,600
- Intensification Rate of 45% for Wilmot
- Density of Development of 51pj/ha
- Requires 0 ha of additional land to be designated

The Draft Regional LNA Option 3

More Compact Development, No Community Area Expansion

- 60% Intensification and 66 pj/ha
- Wilmot Population Growth further reduced to 6,100
- Intensification Rate of 45% for Wilmot
- Density of Development of 46 pj/ha
- Requires 0 ha of additional land to be designated

Wilmot Population : Historic and Projected Allocations under 3 Options

Period	Wilmot	Region	%
2001	15,500	456,100	3.4%
2006	17,800	497,200	3.6%
2016	21,400	556,600	3.8%
2021	22,700	617,000	3.7%
2051 (Option 1)	36,400	923,000	3.9%
2051 (Option 2)	30,300	923,000	3.3%
2051 (Option 3)	28,800	923,000	3.1%
2051 (NHWWTP Capacity +10,400)	33,100	923,000	3.6%

Population Considerations

Option 1 – 13,700

- Exceeds historic percentage of Regional population allocated to Wilmot
- Exceeds the existing capacity of the New Hamburg WWTP

Option 2 – 7,600

- Significantly reduces projected population below historical allocation
- Significantly below capacity of the New Hamburg WWTP – represents and inefficient use of existing servicing capacity over 30 years

Option 3 – 6,100

- Significantly reduces projected population below historical allocation
- Significantly below capacity of the New Hamburg WWTP – represents and inefficient use of existing servicing capacity over 30 years

Staff Population Recommendation

Fully Utilize the Capacity of the New Hamburg Wastewater Treatment Plant

- In order to properly plan for the utilization of existing servicing capacity staff recommend that future scenarios provide for the population allocation of 10,400 people to the Township of Wilmot
- 10,400 people appropriately and efficiently utilizes existing infrastructure
- 10,400 people aligns with Wilmot's historical population share Regionally

Intensification Rates

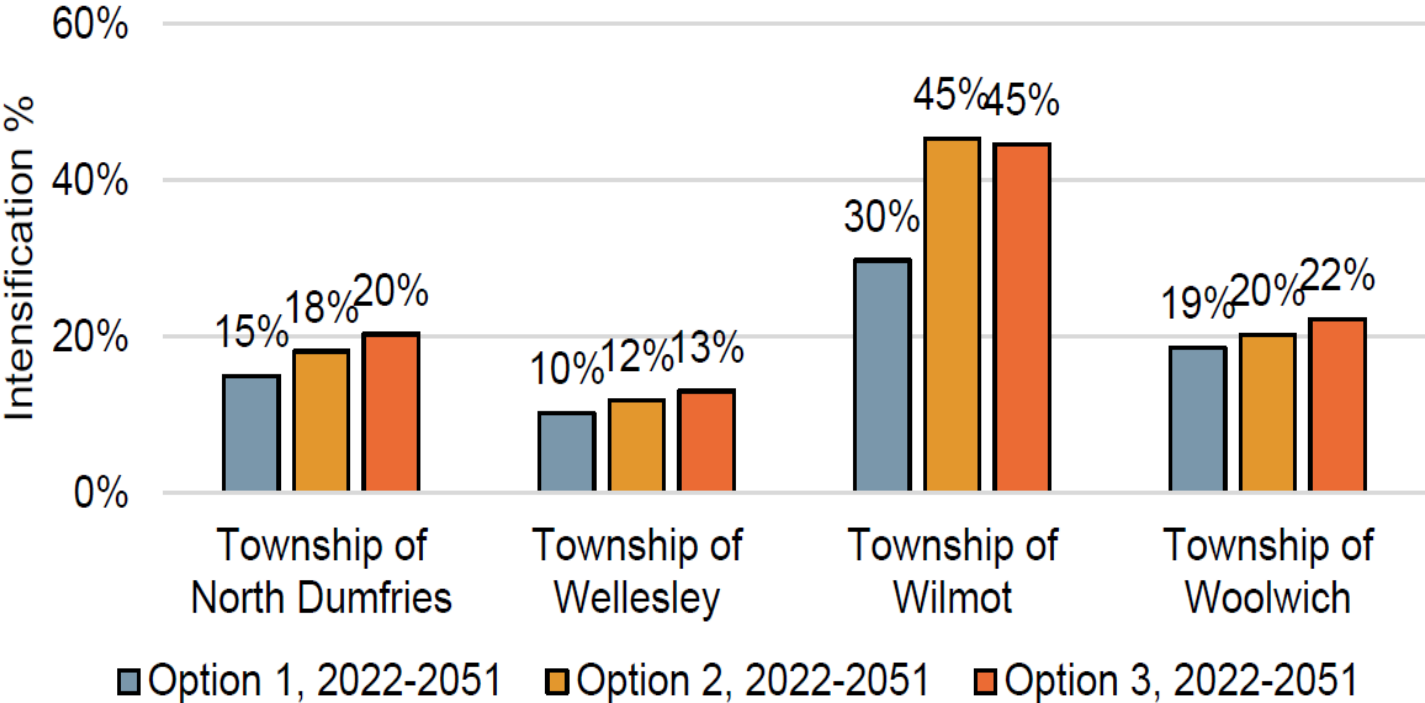
In 2017 during the update to the Township Official Plan the historic rate of intensification in Wilmot was approximately 17%

Council increased the target rate in the updated Official Plan to 30% in an effort to set the bar high and to demonstrate a commitment to growing more compactly and efficiently while recognizing the limitations of aging infrastructure within the BUA

30% exceeds the rate of intensification achieved historically by any rural municipality and is greater than the highest projected intensification target for any other rural Township to 2051

Rural Intensification Rates 2021-2051

Figure ES-10: Region of Waterloo, Options 1 to 3, Housing Intensification Growth by Area Municipality, 2022 to 2051



Source: Options 1 to 3 growth by Watson & Associates Economists Ltd.

Staff Intensification Recommendation

All future Regional scenarios should incorporate a 30% intensification target as the Wilmot target with the Regional context.

Density of Development

The Provincial Minimum density for new development is 50 pj/ha

Within the Regional context the Region assigns lower density to rural DGA than it does to the city DGA

All future Regional scenarios should incorporate an increased density target of new development for Wilmot, beyond that currently proposed, within the Regional context

Increasing the minimum required density of development assists in minimizing the size of any required expansion to Township Urban Areas

Impacts to Scenarios

- It is expected that the impacts of a population allocation of 10,400 to Wilmot Township to 2051, at an intensification rate of 30%, and at a DGA density which exceeds the minimum standards of the Growth Plan may identify the need for limited expansion of the Township Urban Areas
- It is acknowledged that existing and other scenarios may be generated which require no expansions to the Township Urban Areas that come at the expense of slowing population growth below historical averages, with higher expectations of intensification well beyond historical averages and without efficiently using existing infrastructure
- It is important that any preferred scenario be equitable to Wilmot Township in terms of population allocation, in terms of intensification expectations and in terms of fiscal impact to the Corporation

Other Considerations of Importance

Timing

- The Regional timelines are very aggressive and significantly limit the ability of Township staff to engage with the greater Wilmot population.
- Slowing down the process to allow greater local engagement and consideration of a variety of alternative scenarios would be beneficial

Fiscal Impacts

- It is imperative that Wilmot Council understand the fiscal impacts of growth scenarios on the Township before supporting any scenario
- By requesting that additional equitable scenarios be generated the Township would be better able to compare and recommend the appropriate scenario for Wilmot within the Regional context

Next Steps

- Regional Staff are currently considering the input from a variety of forums on the 3 scenarios
- The RMOW is planning on releasing a preferred scenario and draft Regional Official Plan amendment in mid-June 2022
- The RMOW is planning to hold a statutory Public Meeting on the preferred scenario in late July 2022
- The RMOW is planning to recommend Regional Council adopt the amendment in August 2022
- Additional updates to the Regional Official Plan will follow in the fall of 2022

Questions?

