



City of St. Thomas
Official Plan Amendment No. 66 to the
City of St. Thomas Official Plan

APPENDIX XVIII

City of St. Thomas Residential Land Supply Requirements
Dated December 2009 Prepared by City of St. Thomas Planning
Department and Dillon Consulting Limited

**CITY OF ST. THOMAS
RESIDENTIAL LAND SUPPLY REQUIREMENTS
DECEMBER 2009**

City of St. Thomas Planning Department
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1. INTRODUCTION

Section 1.1.2 of the Provincial Policy Statement 2005 (PPS) states the following: *"Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet the projected needs for a time horizon of up to 20 years."*

To address the above requirements, the City as part of its Comprehensive Official Plan Review, retained Lapointe Consulting Inc. to update the 20-year population projections and housing requirements and retained Dillon Consulting to undertake a review of infill, intensification and redevelopment opportunities in St. Thomas.

Lapointe Consulting carried out the population and demographic analysis and prepared population projections and housing requirements for the 20 year planning period 2006-2026. The results of that analysis are documented in a report entitled *"St. Thomas Population, Housing and Employment Projections, 2006-2026"* dated May 2007. City Council adopted the population projections and housing targets on 14 May 2007.

Dillon Consulting carried out an analysis of physical potential for infill, intensification and redevelopment in St. Thomas. The results of that analysis are contained in a report entitled *"INTENSIFICATION & REDEVELOPMENT CAPACITY ASSESSMENT REPORT FOR THE BUILT UP AREA"* St. Thomas dated January 2008. City Council on January 14th, 2008 adopted an intensification target of 597 units for the twenty year planning period representing approximately 10% of the City's long term housing growth.

As a cross-check of the analysis of physical potential for intensification, Will Dunning Inc. provided an opinion regarding the market demand for residential intensification in St. Thomas. That opinion is contained in a letter addressed to Dillon Consulting dated 6 January 2008 which is attached as an appendix to the Dillon Intensification Report.

Based on the information contained in the above-noted foundation documents, the City of St. Thomas Planning Department and Dillon Consulting have prepared the 20 Year Residential Land Supply Requirements for the City.

2. LAND SUPPLY REQUIREMENTS FOR THE CITY OF ST. THOMAS

2.1 Density Standards Applied in the Land Supply Analysis

The 20 year (2006-2026) housing demand for St. Thomas as documented in the report entitled “*St. Thomas Population, Housing and Employment Projections, 2006-2026*” prepared by Lapointe Consulting has been translated into low, medium and high density housing types. The density standards applied in the land supply analysis are described as follows:

Low Density: Includes single detached, semi-detached and attached homes at a gross residential density in the range of 6 dwelling units per acre. Gross residential area includes lands for housing, local collector roads, neighbourhood parks and elementary schools but does not include lands for commercial purposes, secondary schools, community parks, arterial roads or storm water management ponds.

Medium Density: Includes street and block townhouses and low-rise apartment buildings (less than 4 stories in height) at a gross residential density in the range of 16 dwelling units per acre.

High Density: Includes medium to high rise apartments (more than 4 stories in height) at a gross residential density in the range of 48 dwelling units per acre.

2.2 Housing Demand Projections for the City

Projected housing demand is the basis for calculating the 20 year residential land supply requirements. The projected 20 year (2006 - 2026) housing demand for the City of St. Thomas in the various density categories as documented in the Lapointe Report is as follows:

Low Density Residential: 4826 dwelling units

Medium Density Residential: 494 dwelling units

High Density Residential: 633 dwelling units

5953 dwelling units

2.3 Potential for Residential Infill, Intensification and Re-Development in St. Thomas

The PPS states that the potential for accommodating the projected 20 year housing demand through intensification and redevelopment within the existing built-up area must be considered first in the assessment of residential land supply. The Dillon Report estimated the following physical

potential for intensification by density category:

Low Density Residential	307 dwelling units
Medium Density Residential:	43 dwelling units
High Density Residential:	<u>247 dwelling units</u>
	597 dwelling units

The Dunning Report concluded that there is a market potential for the low and medium density housing units created through infill, intensification and/or redevelopment as identified in the Dillon Report. However, notwithstanding the physical potential for high density residential identified in the Dillon Report, it concluded that in the St. Thomas housing market the development of high density apartments (ownership or rental) has limited economic viability even for sites with traditional prime locations. As such, it suggested more housing demand in the medium density category and significantly less demand high density residential as shown below:

Low Density Residential	307 dwelling units
Medium Density Residential:	114 dwelling units
High Density Residential:	<u>77 dwelling units</u>
	498 dwelling units

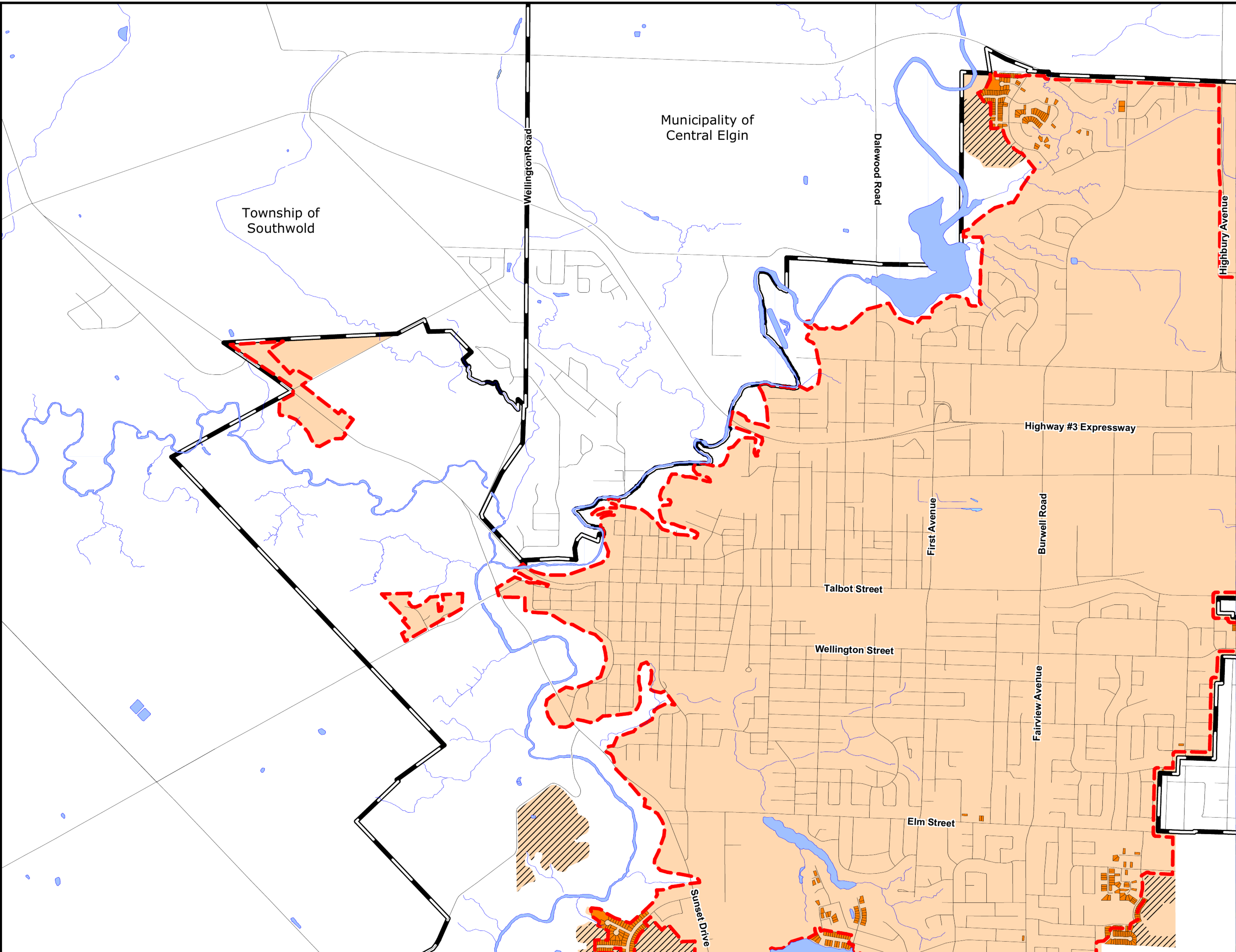
The Dunning Report also concluded that the market potential in St. Thomas for residential units created through intensification is less than the physical potential for intensification as identified in the Dillon Report.

2.4 Available Dwelling Units in the Residential Development Approvals Inventory

As of the end of December 2009 the City of St. Thomas Residential Development Approvals Inventory contained 434 low density dwelling units in various approved plans of subdivision. The inventory contains no medium or high density dwelling units. The location of the lands within the Residential Development Approvals Inventory is shown on Map 1.

2.5 Existing Residential Land Supply

The City of St. Thomas has an existing residential land supply of approximately 104.4 ha. (258 ac.) as of December 2009 as shown on Map 1 - Residential Land Supply Requirements - December 2009. The lands included in the inventory are vacant table lands suitable for development, a minimum of 1 acre in area, presently designated "Residential" in the St. Thomas Official Plan, located within the municipal water and sanitary sewerage service area and are not the subject of a subdivision or condominium application.



Township of Southwold

Municipality of Central Elgin

Wellington Road

Dalewood Road

Highbury Avenue

Highway #3 Expressway

First Avenue

Burwell Road

Talbot Street

Wellington Street

Fairview Avenue

Elm Street

Sunset Drive

2.6 Need for Additional Residential Land Supply to Address the 20 Year Requirement

Using the projected 20 year housing demand and deducting from it the physical potential for infill, intensification and redevelopment and the available supply of residential dwelling units in the Residential Development Inventory, the City of St. Thomas has a residual housing demand requirement in all categories of 4922 dwelling units for the 2006 -2026 planning period as shown on Table 1.

Applying density factors of 6 dwelling units per acre for Low Density Residential, 16 dwelling units per acre for Medium Density Residential and 48 dwelling units per acre for High Density Residential (density standards contained in the St. Thomas Official Plan) to the residual housing demand, the City of St. Thomas has a gross residential land supply requirement of approximately 290 ha. (717 ac.) as shown on Table 1.

Comparing the gross residential land supply requirement of 290 ha. (717 ac.) to the existing residential land supply inventory of 104.4 ha. (258 ac.) as of December 31st, 2009, the City has a residual land supply requirement of approximately 185.75 ha. (459 ac.) to accommodate the projected 20 year (2006 - 2026) housing demand as shown on Table 1.

3. CONCLUSION

3.1 Based on a review of intensification potential within the existing built area of St. Thomas, the available dwelling units in the existing residential development approvals inventory (December 2009) and the existing uncommitted residential designated land supply within the St. Thomas Settlement Area (December 2009), the City has a residual residential land supply requirement of 185.75 ha. (459 ac.) as of December 2009 to accommodate the projected 20 year (2006 - 2026) housing demand.

Table 1 - 20 year Residential Land Supply Requirements (St. Thomas) - Strategic Growth Scenario - December 31, 2009

	Housing Demand	Intensification Potential ⁽⁶⁾	Housing Supply Residential Development Inventory		
Unit Type	Projected Housing Demand ⁽¹⁾ 2006-2026 (units)	Estimated Physical Potential for Intensification (units)	Registered Plans/ Draft Approved Plans of Subdivision/ Active (units) ⁽⁵⁾	Residual Housing Demand ⁽²⁾ (units)	Required Land Supply ⁽³⁾ (acres)
Low Density 6 du/acre	4826	307	434	4085	681
Medium Density 16 du/acre	494	43	0	451	28
High Density 48 du/acre	633	247	0	386	8
Total Dwelling Units	5953	597	434	4922	717
Gross Land Supply Requirement					717
Residential Development Inventory - Existing Land Supply					258
Additional Residential Land Supply Required to Satisfy 20 Year Demand				2006-2026⁽⁴⁾	459

- (1) Projected Housing Demand figures are taken from Table 21 - St. Thomas 5 Year and Annual Housing Demand, 2006-2031 - Strategic Growth Scenario "ST.THOMAS POPULATION, HOUSING AND EMPLOYMENT PROJECTIONS, 2006-2026 - Lapointe Consulting Inc. in association with Dillon Consulting, May 2007
- (2) Residual Housing Demand is calculated by subtracting the number of dwelling units in the Intensification Potential and the Residential Development Inventory from the 2006-2026 Projected Housing Demand.
- (3) The Required Land Supply is calculated by dividing the Residual Housing Demand (in units) by the average density factor for each unit type category to determine the acreage required to satisfy demand.
- (4) The Residential Land Supply Required to Satisfy 20 Year Demand is calculated by subtracting the Existing Land Supply (Residential Development Inventory) from the Gross Land Supply Requirement to meet residual housing demand (see Table 1).
- (5) Includes total lots/units available in subdivision/condominium plans in circulation, draft approved and registered -December 31, 2009.
- (6) The intensification potential (units) is taken from Table 3.4 Physical Potential for Intensification, Summary Table, "RESIDENTIAL INTENSIFICATION & REDEVELOPMENT CAPACITY ASSESSMENT REPORT FOR THE BUILT UP AREA FINAL REPORT - January 2008" Dillon Consulting, Joseph Bogdan Associates Inc. and Will Dunning Inc.,