

Welcome to the Meeting



The virtual meeting will begin at 6:30pm. This meeting is being recorded. All participants are muted and have their cameras turned off.

**Having connection issues?
You can also call-in to the meeting by dialing
1-647-374-4685 followed by the
webinar ID 682 1210 3215 then the passcode
1320506437**

Contact afurneaux@lura.ca if you are experiencing technical difficulties.



Watson
& Associates
ECONOMISTS LTD.

County of Wellington Municipal Comprehensive Review (M.C.R.) Phase 1 Findings

Virtual Public Information Centre (PIC)
June 23, 2021

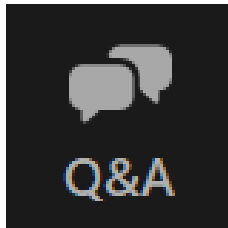


PLANWELL

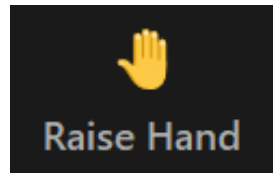
Zoom Webinar Controls



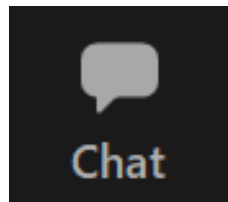
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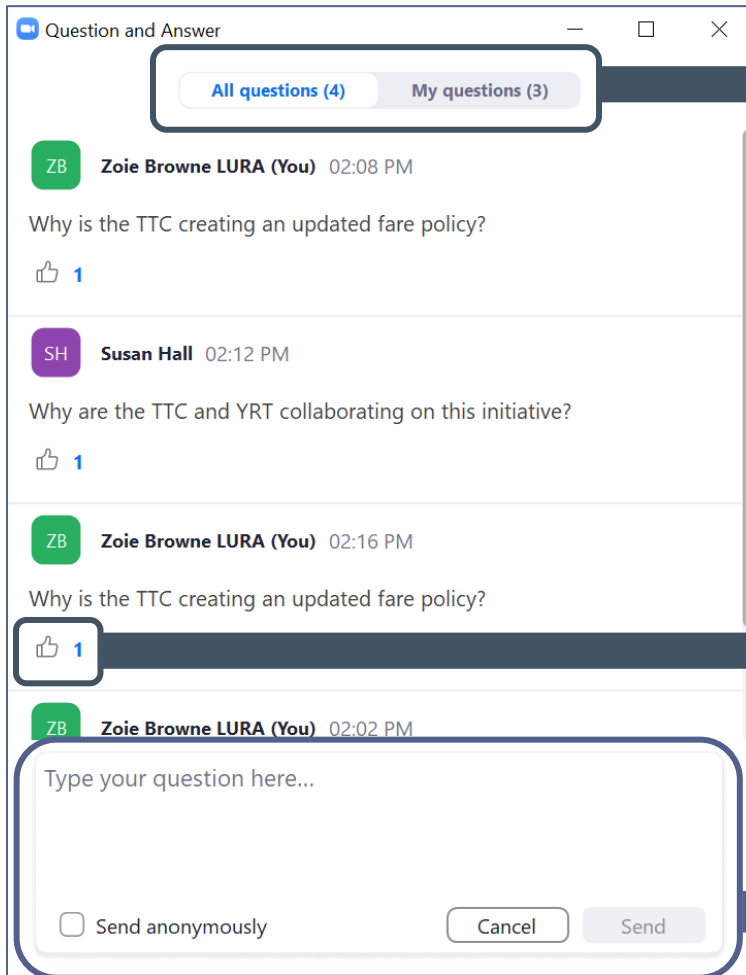


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Zoom Webinar – Telephone Call-In



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Raise/Lower Hand

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Welcome and Introductions

Meeting Agenda



6:30 Meeting Housekeeping

6:35 Welcome

6:40 Agenda Review and Introductions

6:45 Presentation

7:15 Facilitated Discussion

7:55 Next Steps

8:00 Adjourn



Introductions

County of Wellington

Sarah Wilhelm, Manager of Policy Planning

Jameson Pickard, Senior Policy Planner

Watson & Associates Economists LTD

Jamie Cook, Partner

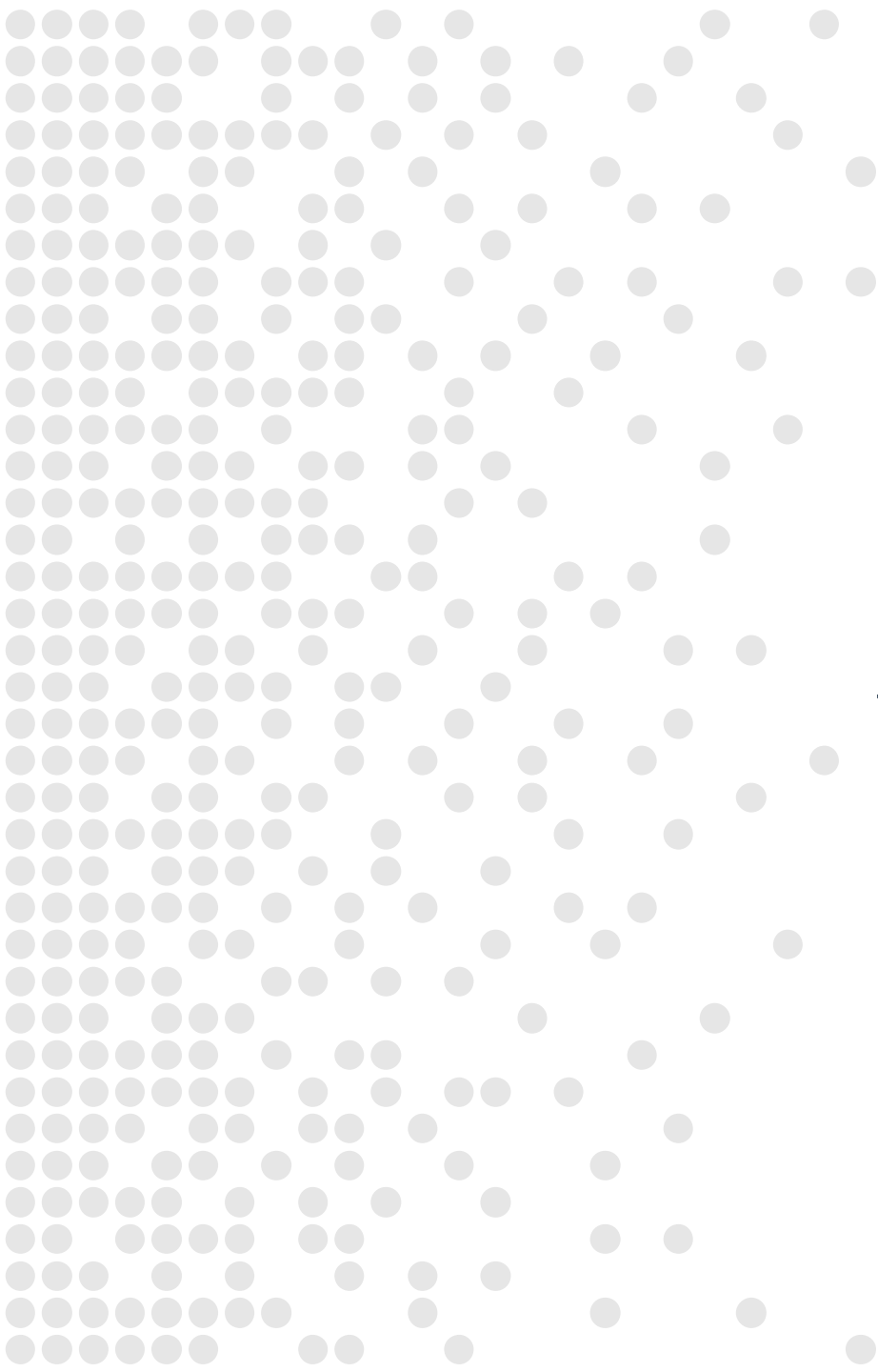
Brad Post, Senior Consultant

LURA Consulting (Independent Facilitator)

Jim Faught, Senior Facilitator

Alexander Furneaux, Project Manager

Stella Zhou, Community Engagement Specialist



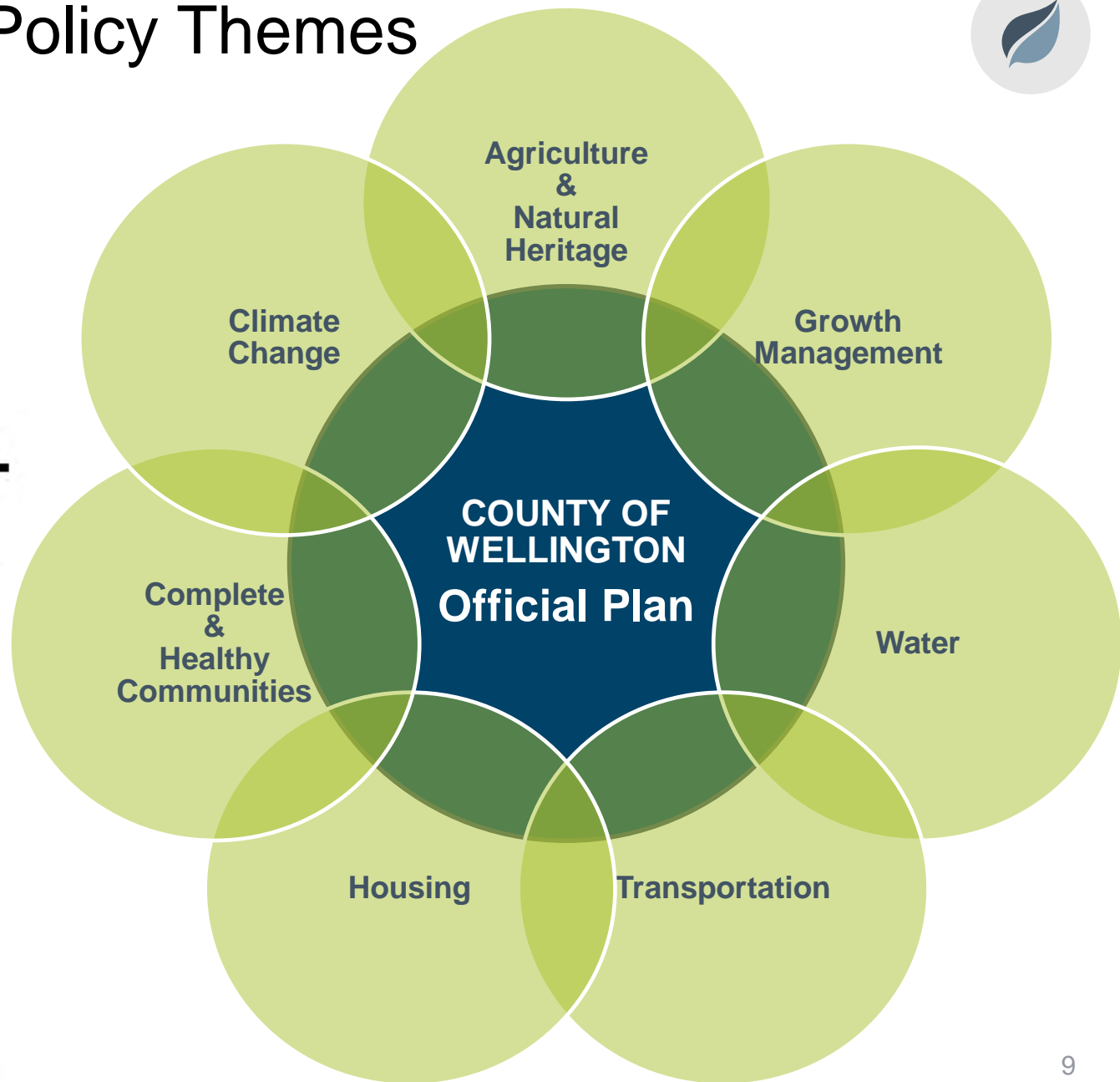
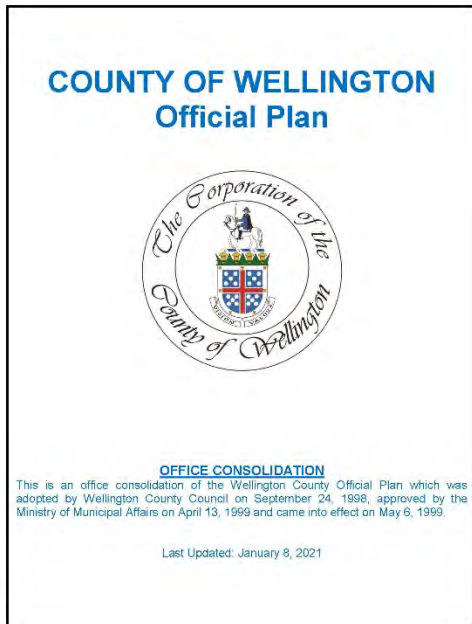
Introduction

Overview

Official Plan Policy Themes



PLAN WELL



What is a Municipal Comprehensive Review?



- The County of Wellington is currently reviewing its Official Plan (O.P.) to complete a Municipal Comprehensive Review (MCR) and 5-year Review in accordance with section 26 of the Planning Act
- A M.C.R. is part of the O.P. review process and used to establish a long-term vision and planning framework for a municipality that fosters a sustainable approach to future residential growth and economic development.

Phase 1 and Phase 2 Reporting Schedule

Overview



Phase 1 Report – Urban Structure and Growth Analysis

Draft Completion: June 2021

- Urban Structure alignment with Growth Plan;
- County-wide population and employment forecast review; and
- Growth allocations by Area Municipality with supporting analysis; and
- Policy Considerations.

Phase 2 Report – Urban Land Needs & Policy Recommendations

Draft Completion: October 2021

- Housing Analysis;
- Employment Strategy;
- Identification of urban land needs;
- Review of Employment Area land conversions; and
- Policy Considerations.

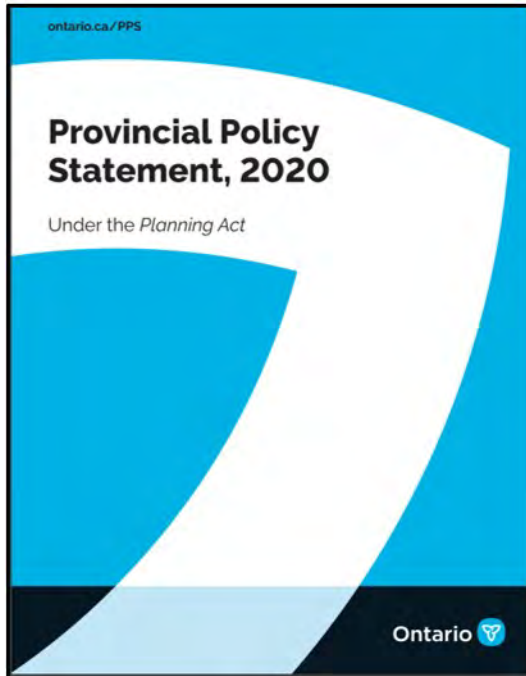


Policy Context and Growth Plan, 2019

Schedule 3 Growth Forecasts

Policy Context

Provincial Policy



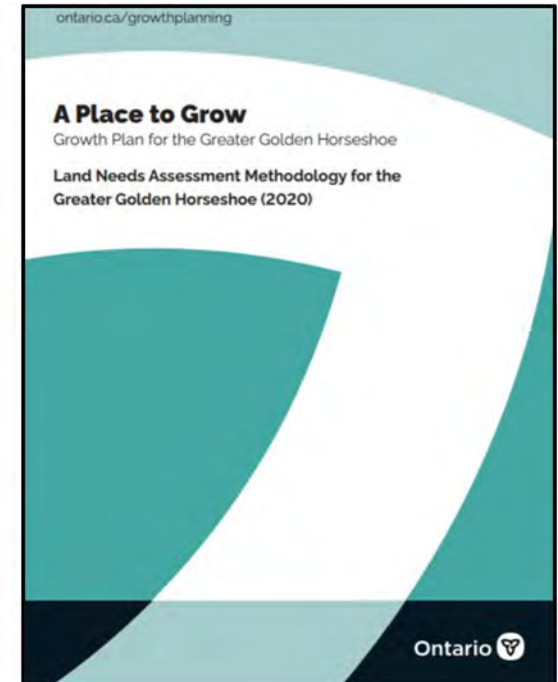
Provincial Policy Statement, 2020.

Updated and effective as of May 2020.



A Place to Grow, Growth Plan, Office Consolidation 2020 (Amendment 1 to Growth Plan, 2019).

Updated and effective as of August 2020.



Land Needs Methodology for the Greater Golden Horseshoe, 2020.

Updated and effective as of August 2020.

Growth Forecast

Growth Plan, Office Consolidation 2020

County of Wellington, 2051



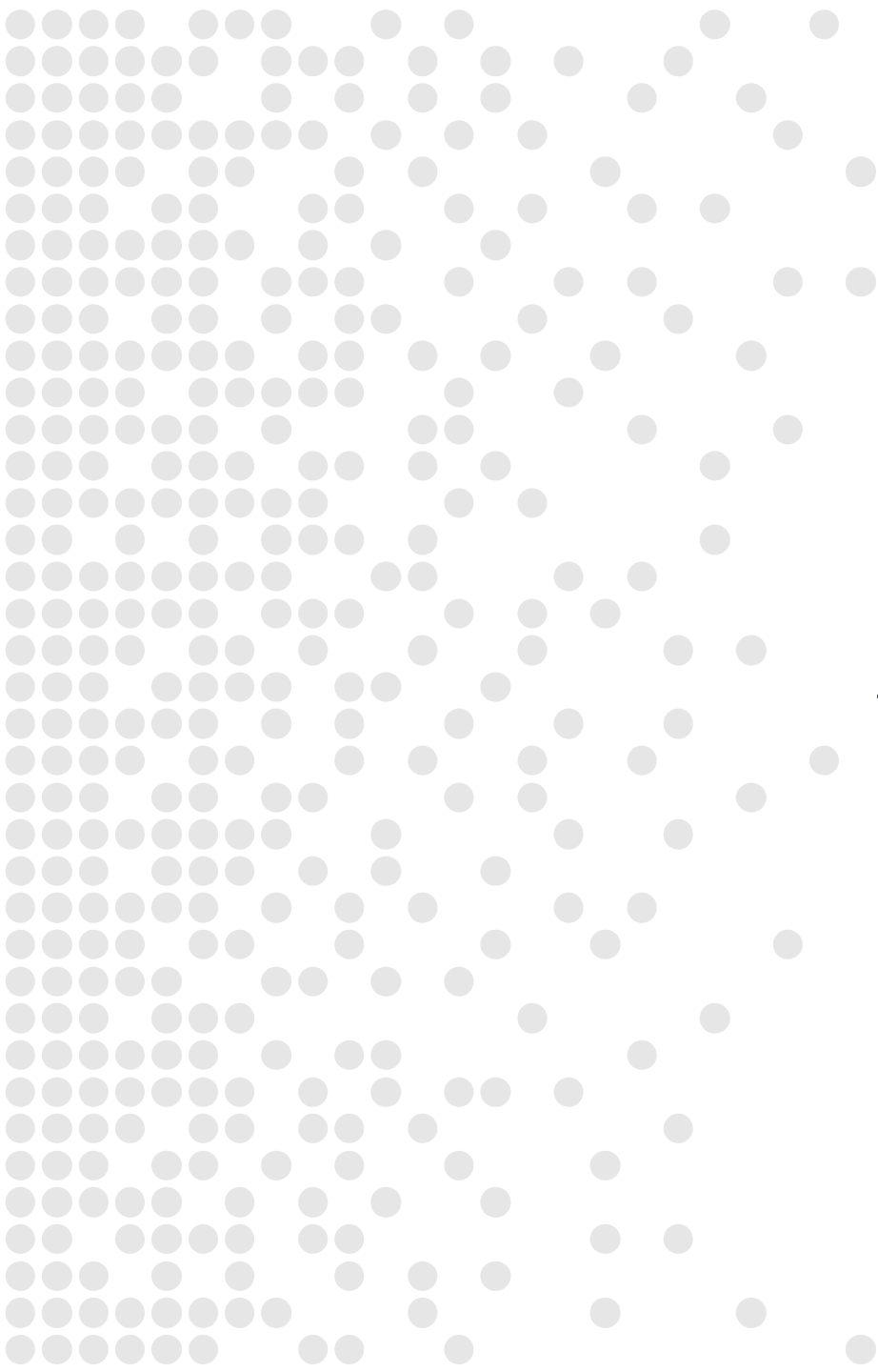
Population	Employment
160,000	70,000



County of Wellington Growth, 2016 to 2051

+66,400
population

+30,000
jobs

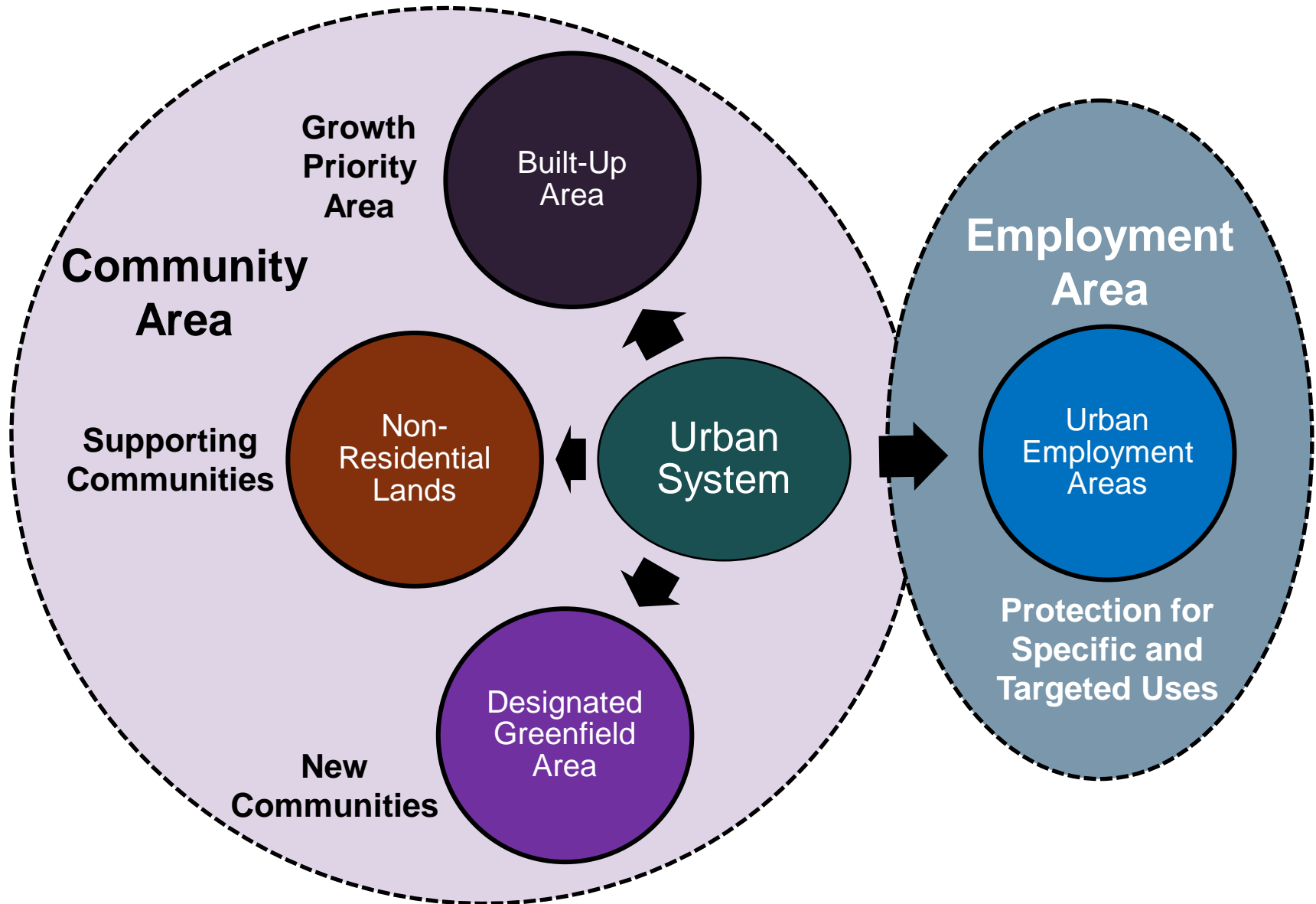


Urban and Rural Systems

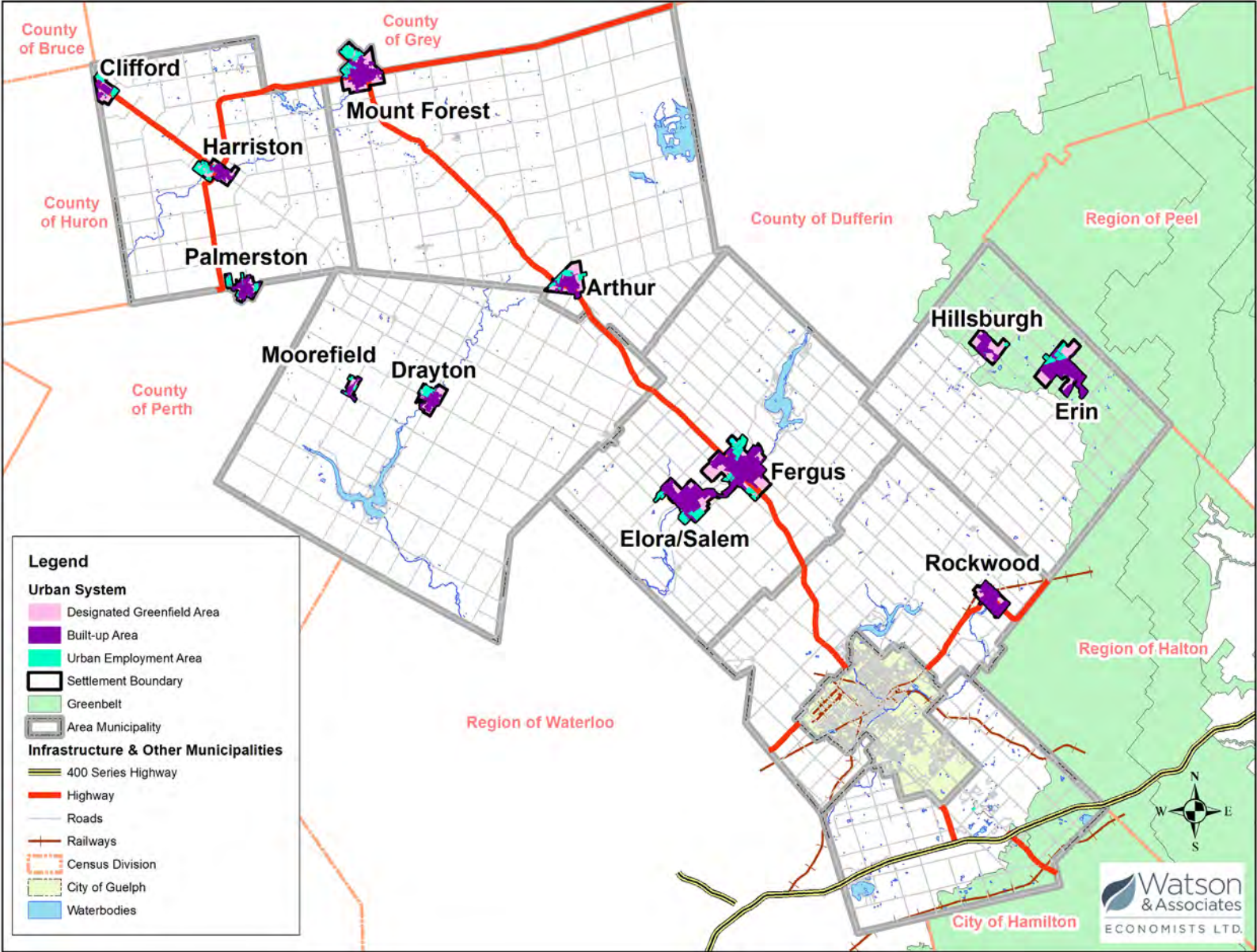
Overview

Urban System Structural Components

Structural Components



Urban System



Employment



- Location and type of employment

Community Area



Primarily Population-Related Employment

Urban Employment Area



Primarily Employment Lands Employment

Rural Area



Rural Employment Areas



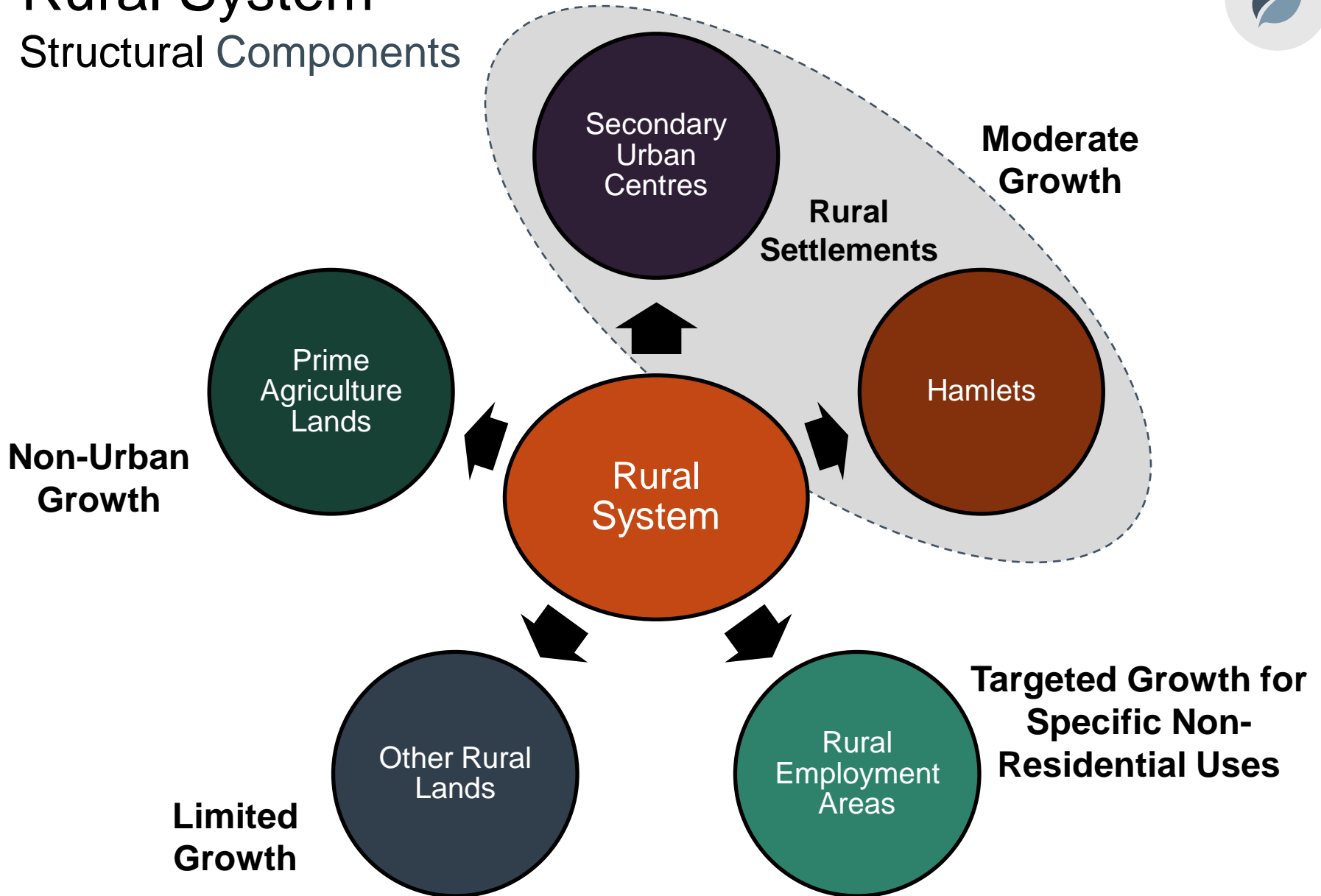
Other Rural



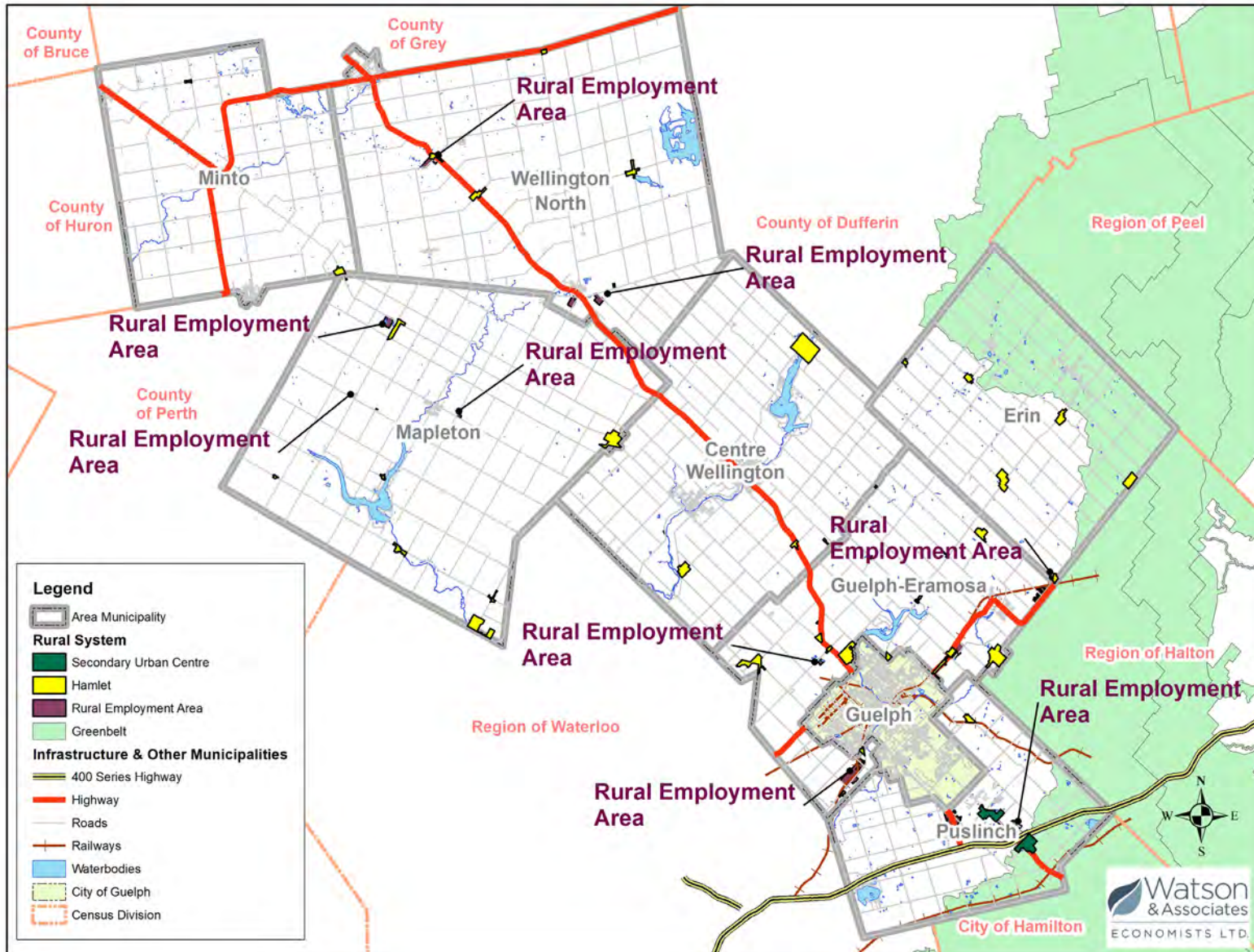


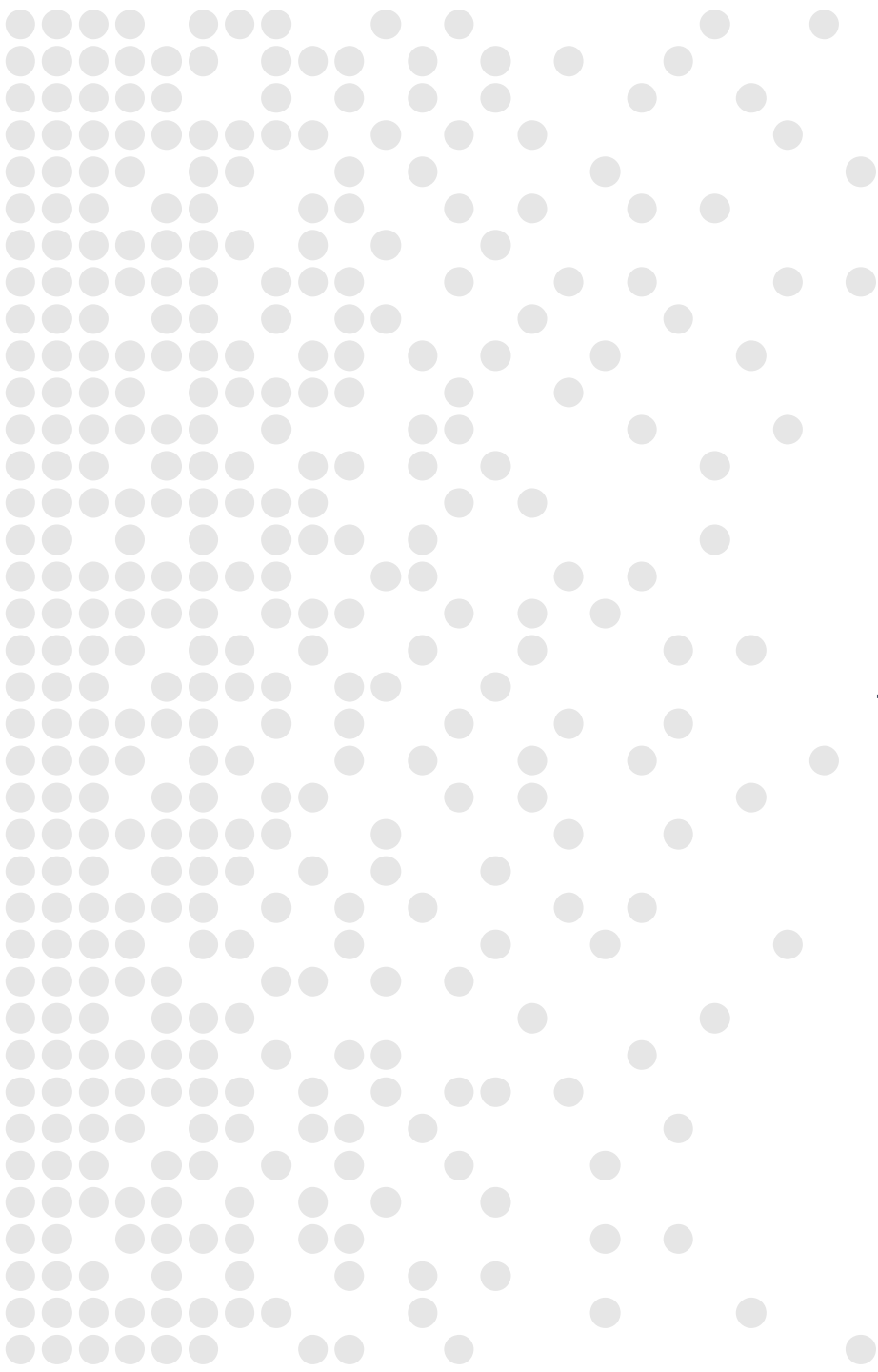
Rural System

Structural Components



Rural System Map





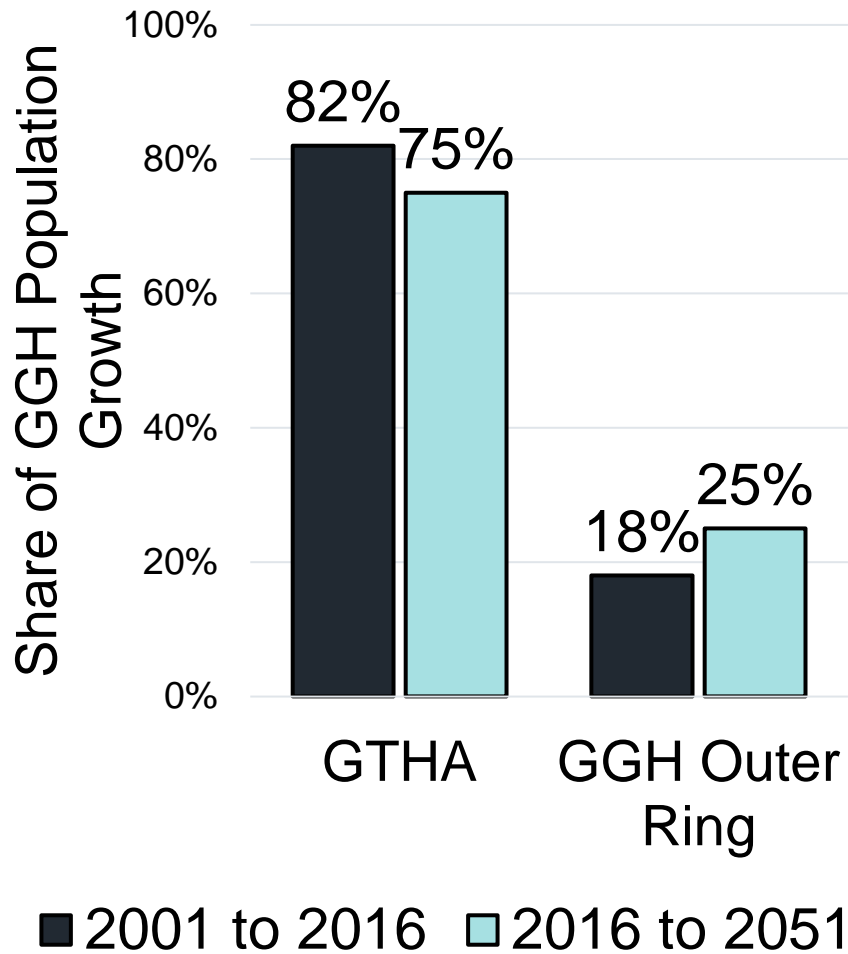
County of Wellington Population and Growth Forecasts

Regional Context

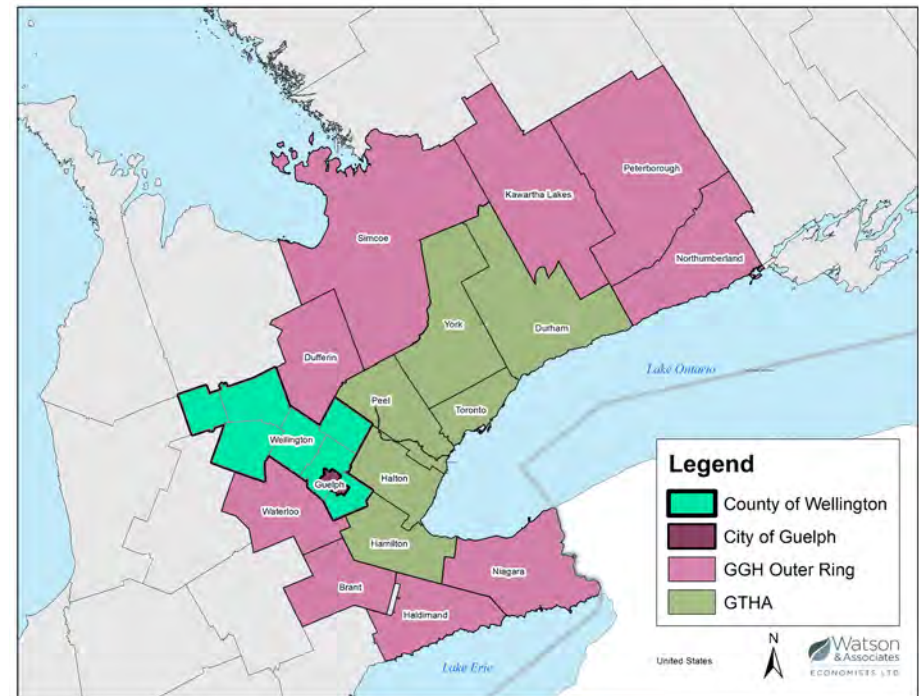
Greater Golden Horseshoe Population Growth Shares



Greater Golden Horseshoe Share of Population Growth



Greater Golden Horseshoe

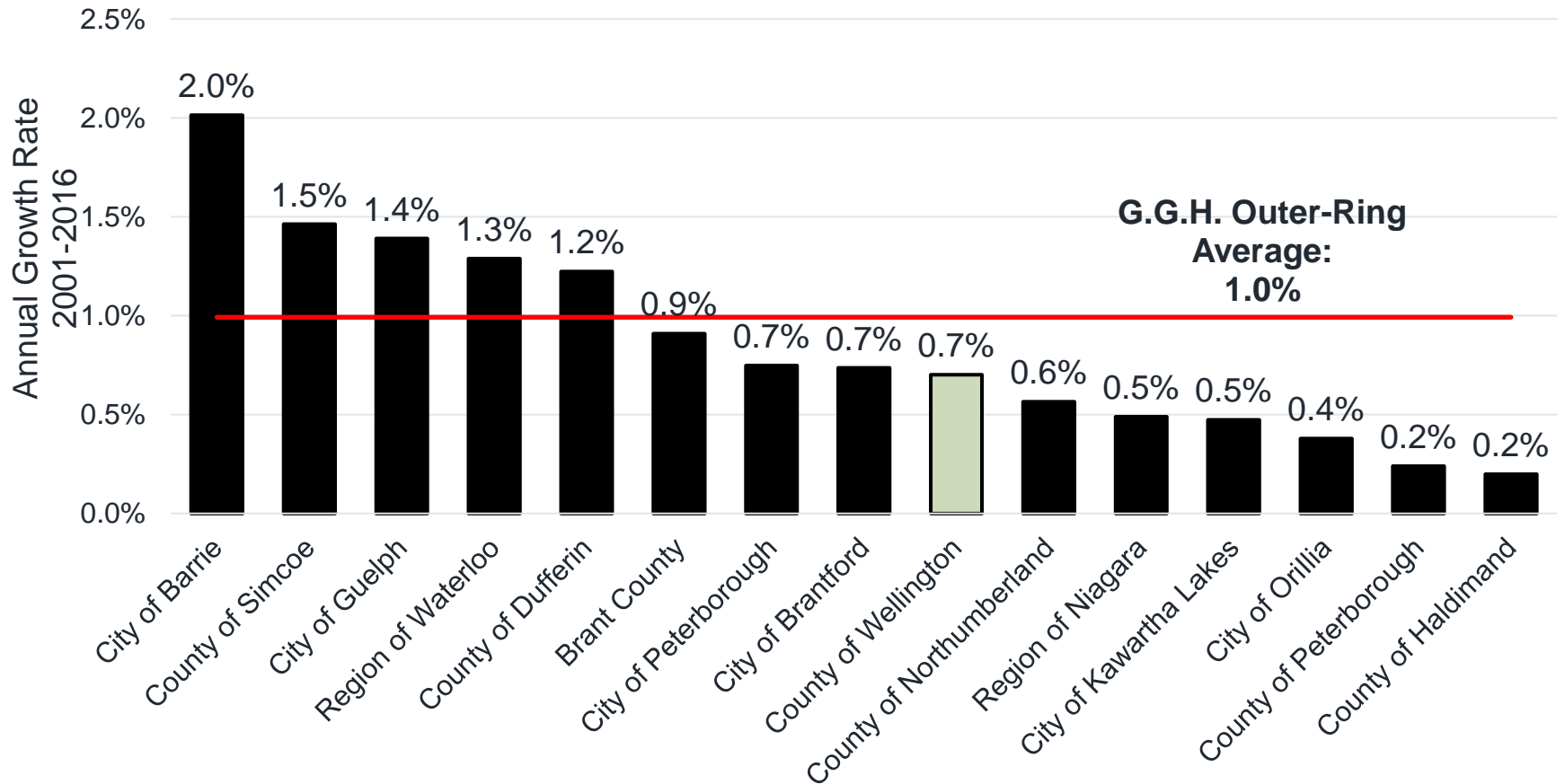


- G.G.H. Outer Ring is forecast to increase its share of the G.G.H. population growth.



Regional Context, Historical

G.G.H. Outer Ring Annual Population Growth Rate by Municipality, 2001-2016

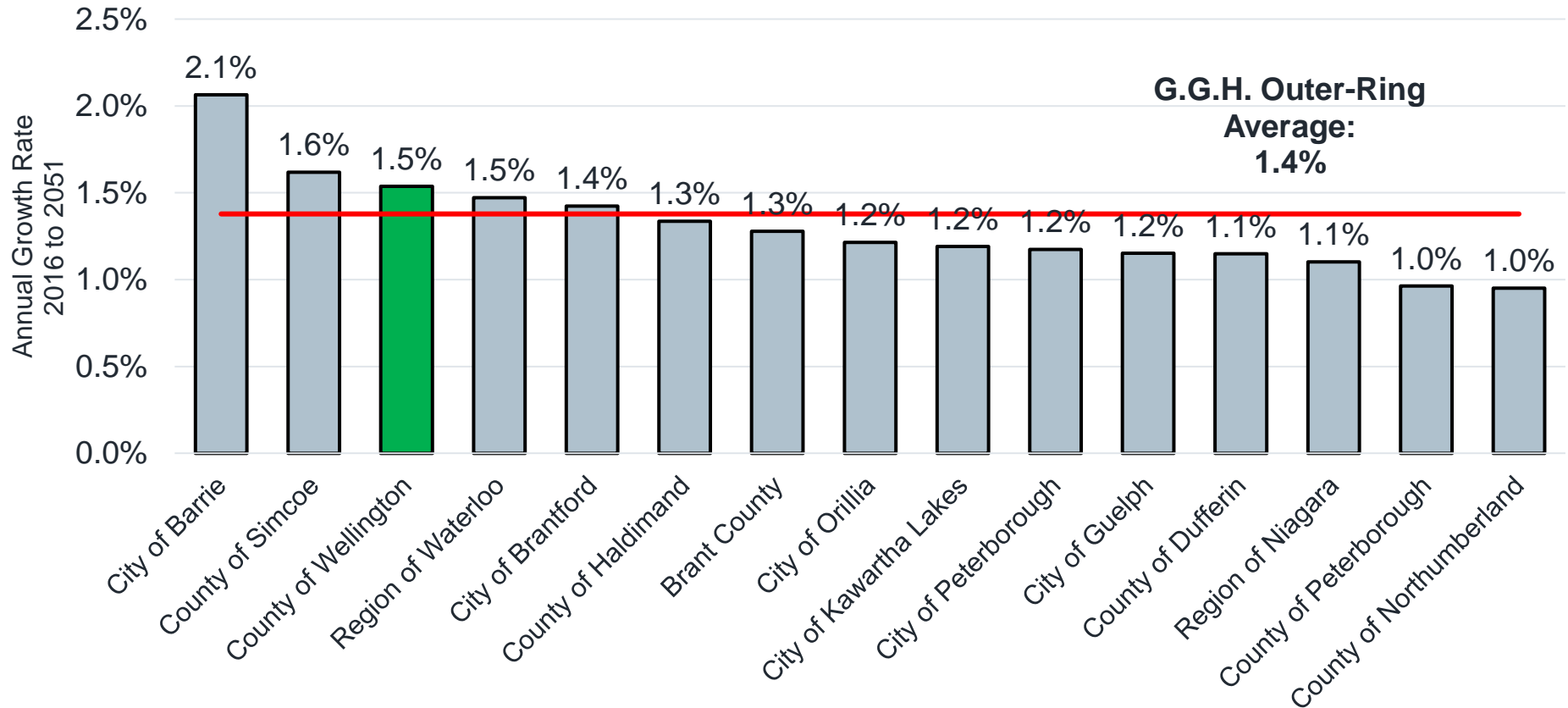


Upper/Single-Tier G.G.H. Outer-Ring Municipality



Regional Context, Forecast

G.G.H. Outer Ring Annual Population Growth Rate by Municipality, 2016 to 2051



Upper/Single-Tier G.G.H. Outer-Ring Municipality

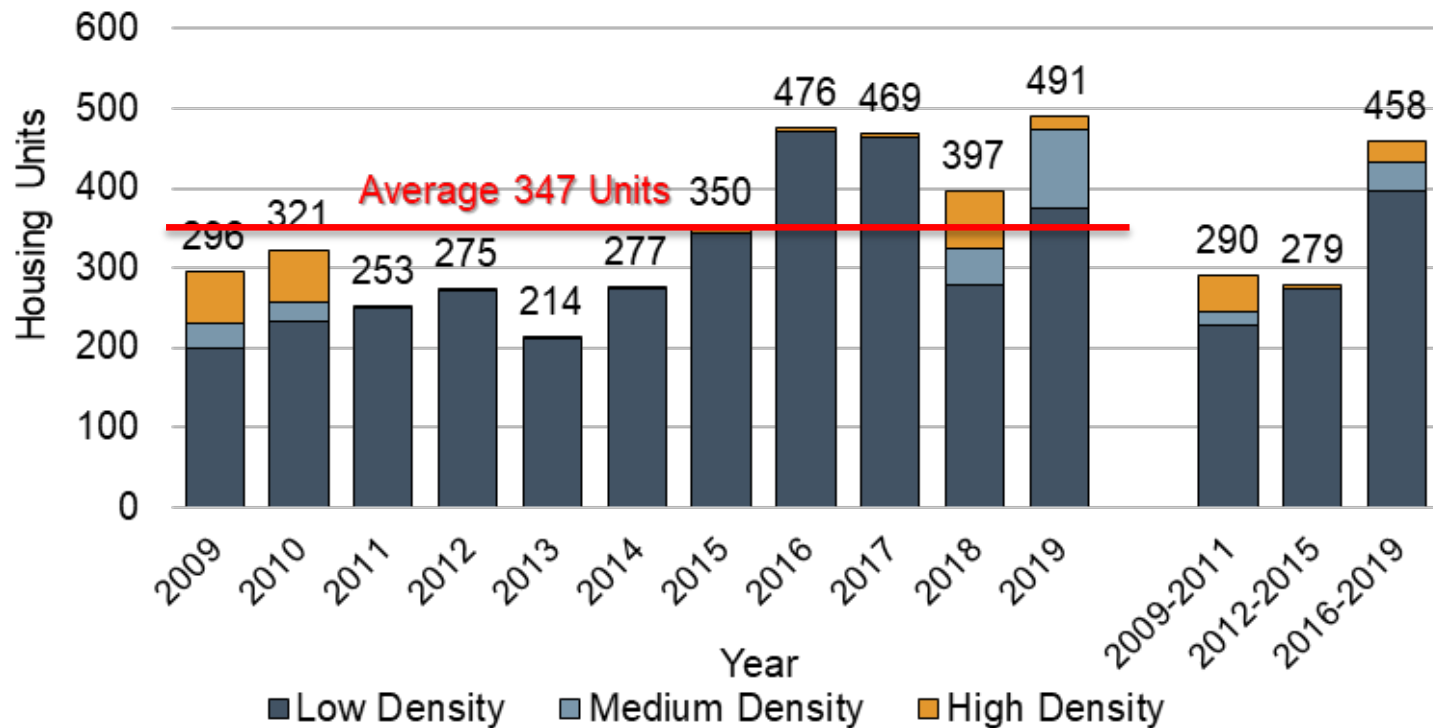
Note: Population growth is based on the reference forecast scenario.

Source: Derived from Greater Golden Horseshoe Growth Forecasts to 2051 Technical Report, June 16, 2020, Hemson Consulting Ltd., by Watson & Associates Economists Ltd., 2020.

County of Wellington Building Permit Activity



**County of Wellington
Historical Residential Building Permit Activity, 2009 to 2019
New Construction Only**



Notes:

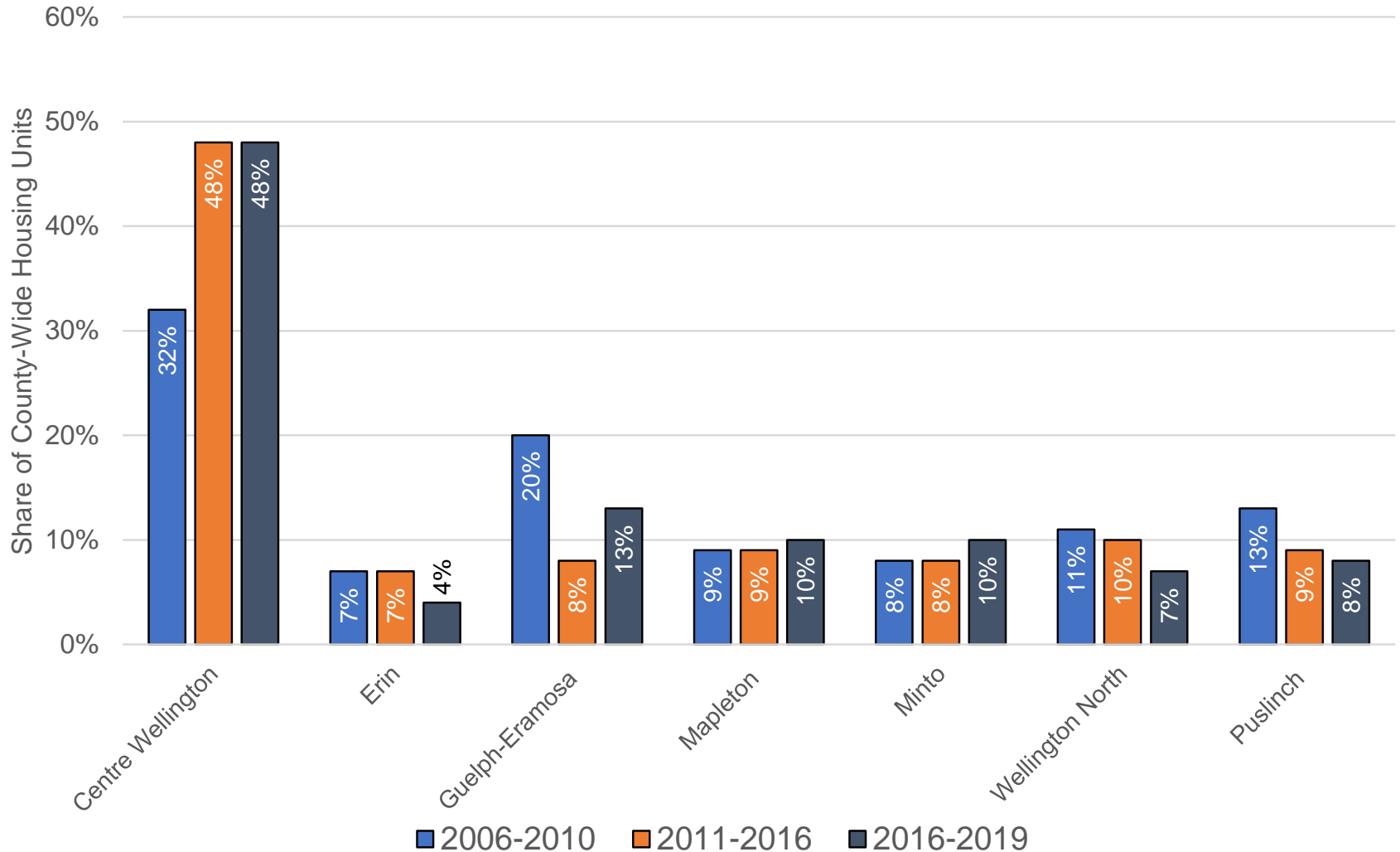
Low density includes single-detached and semi-detached.

Medium density includes townhouses and apartments in duplexes.

High density includes bachelor, 1-bedroom and 2-bedroom+ apartments and secondary suites.

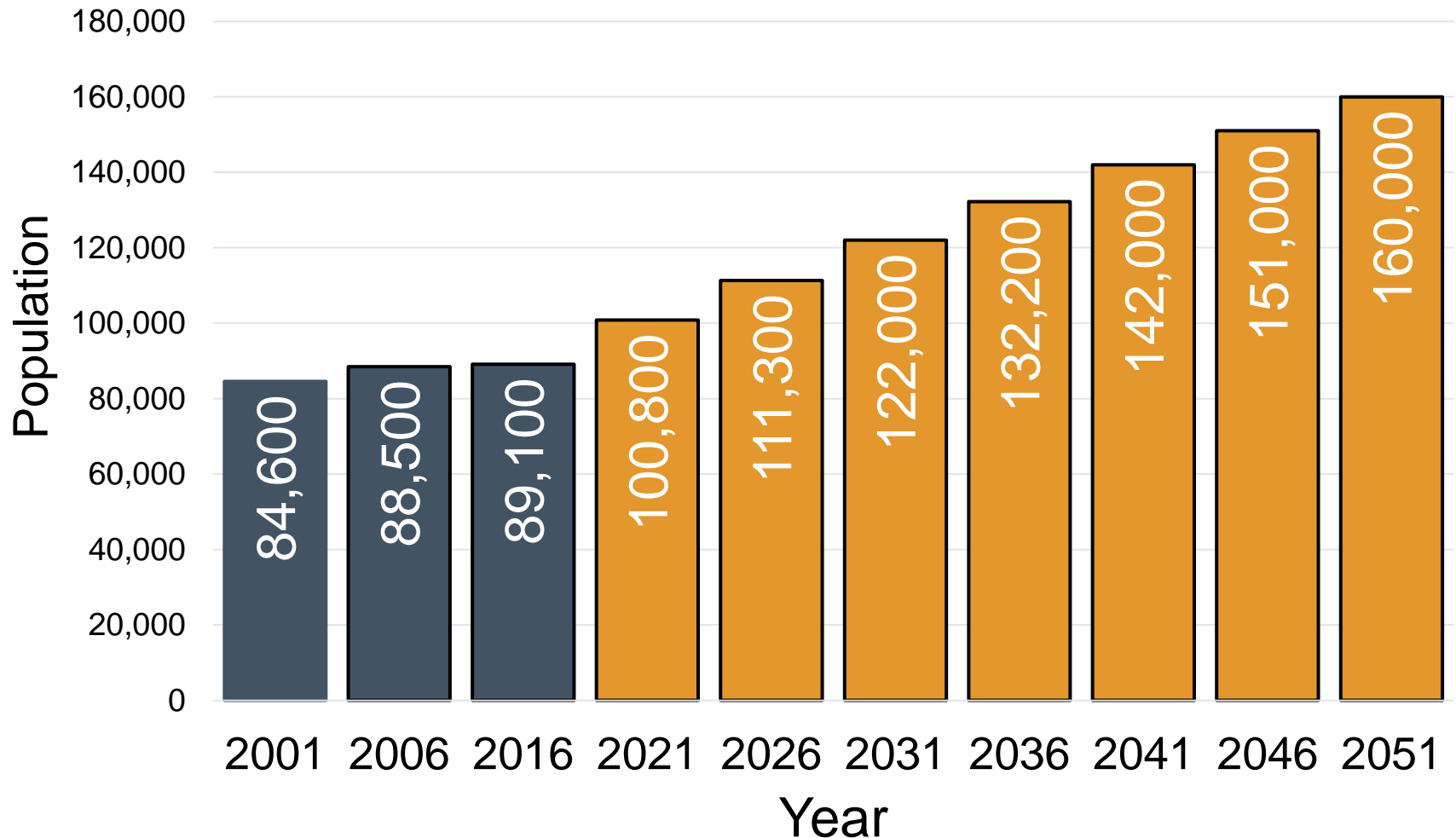
Source: 2009 to 2019 building permit data from Wellington County Planning Department, by Watson & Associates Economists Ltd., 2020.

County of Wellington Building Permit Activity, 2006 to 2019 (%)



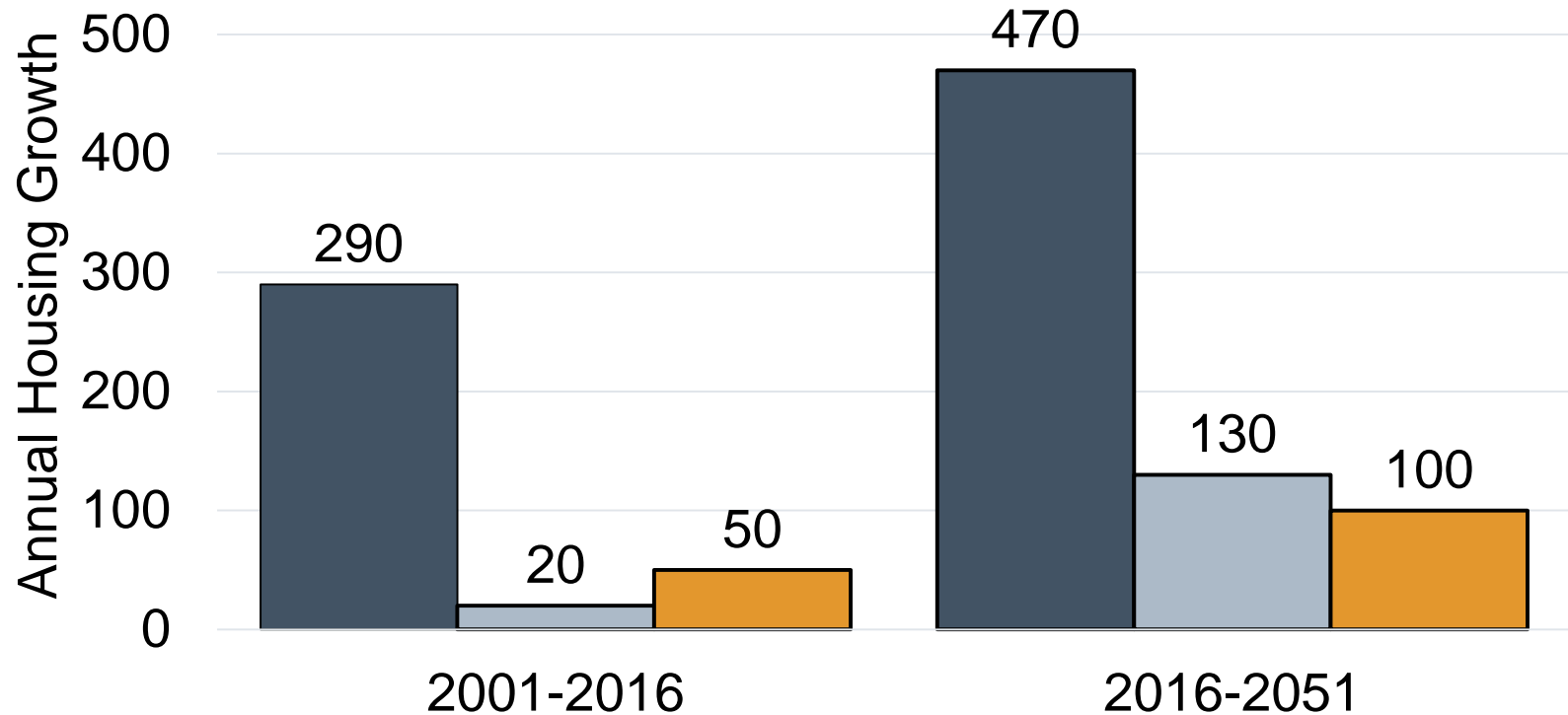
Source: Derived from County of Wellington GIS Residential Inventory by Watson & Associates Economists Ltd.

County-Wide Growth Population Forecast to 2051



Source: 2009 to 2019 from County of Wellington building permit data, 2020 estimated based on Statistics Canada July YTD building permit data, and 2021 to 2051 forecast by Watson & Associates Economists Ltd., 2020.

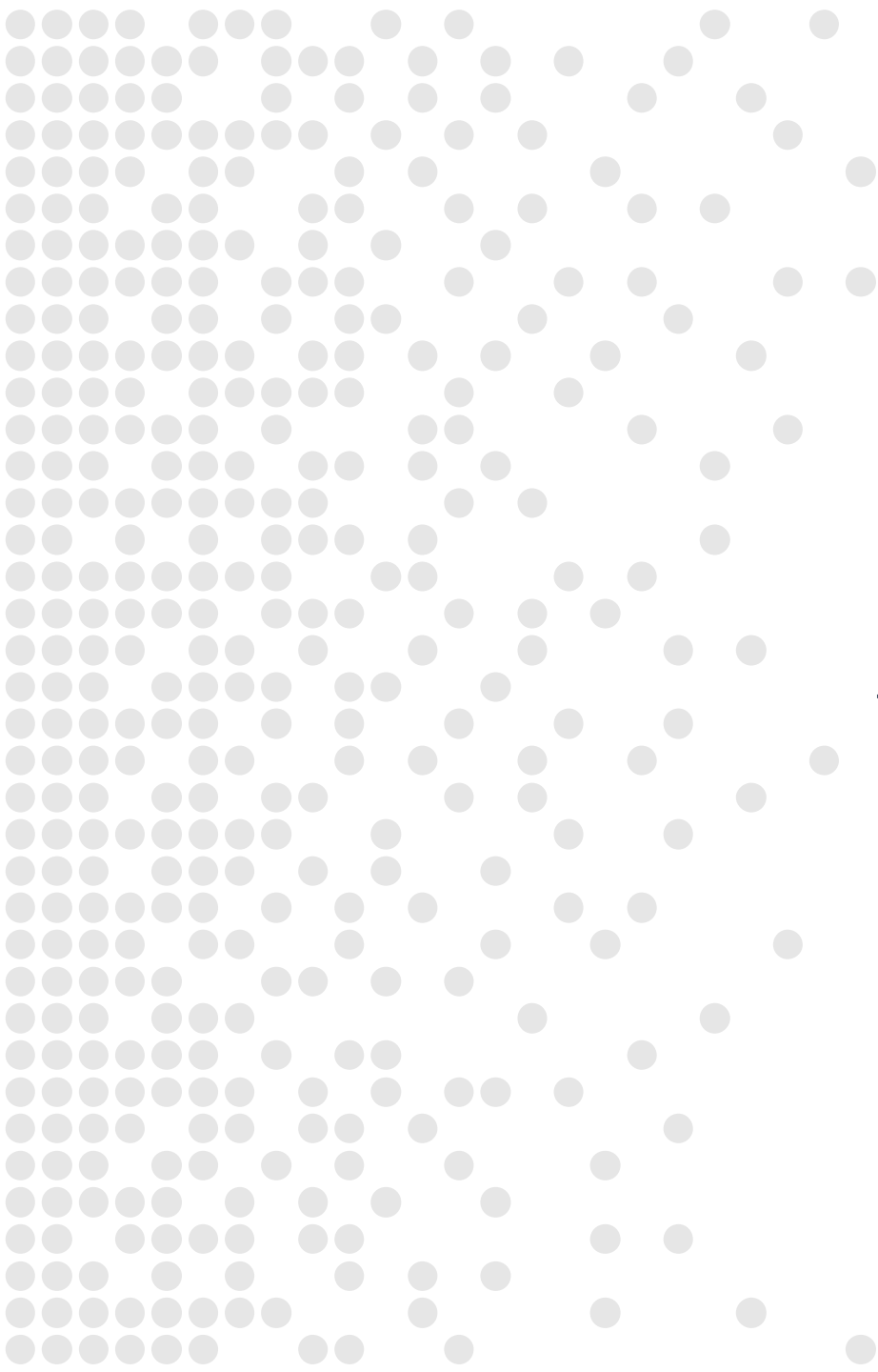
County-Wide Annual Housing Growth 2001 to 2016 and 2016 to 2051



■ Low Density ■ Medium Density ■ High Density

Low Density: Singles & Semi-Detached
Medium Density: Townhouses
High Density: Apartments

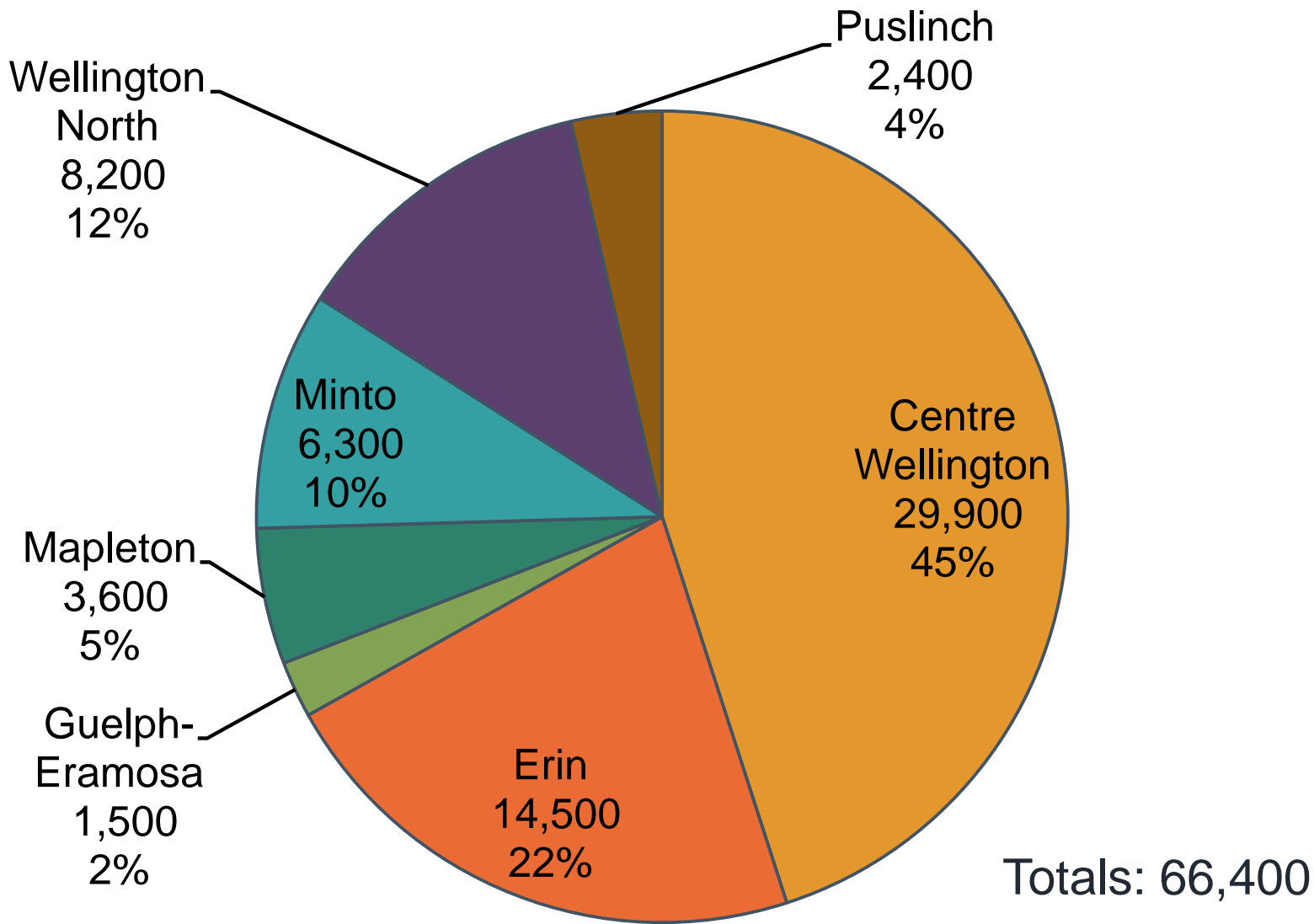
Note: May not add up precisely in other figures due to rounding at the Area Municipal level.



County of Wellington Population and Housing Growth Forecasts

Municipal Allocations

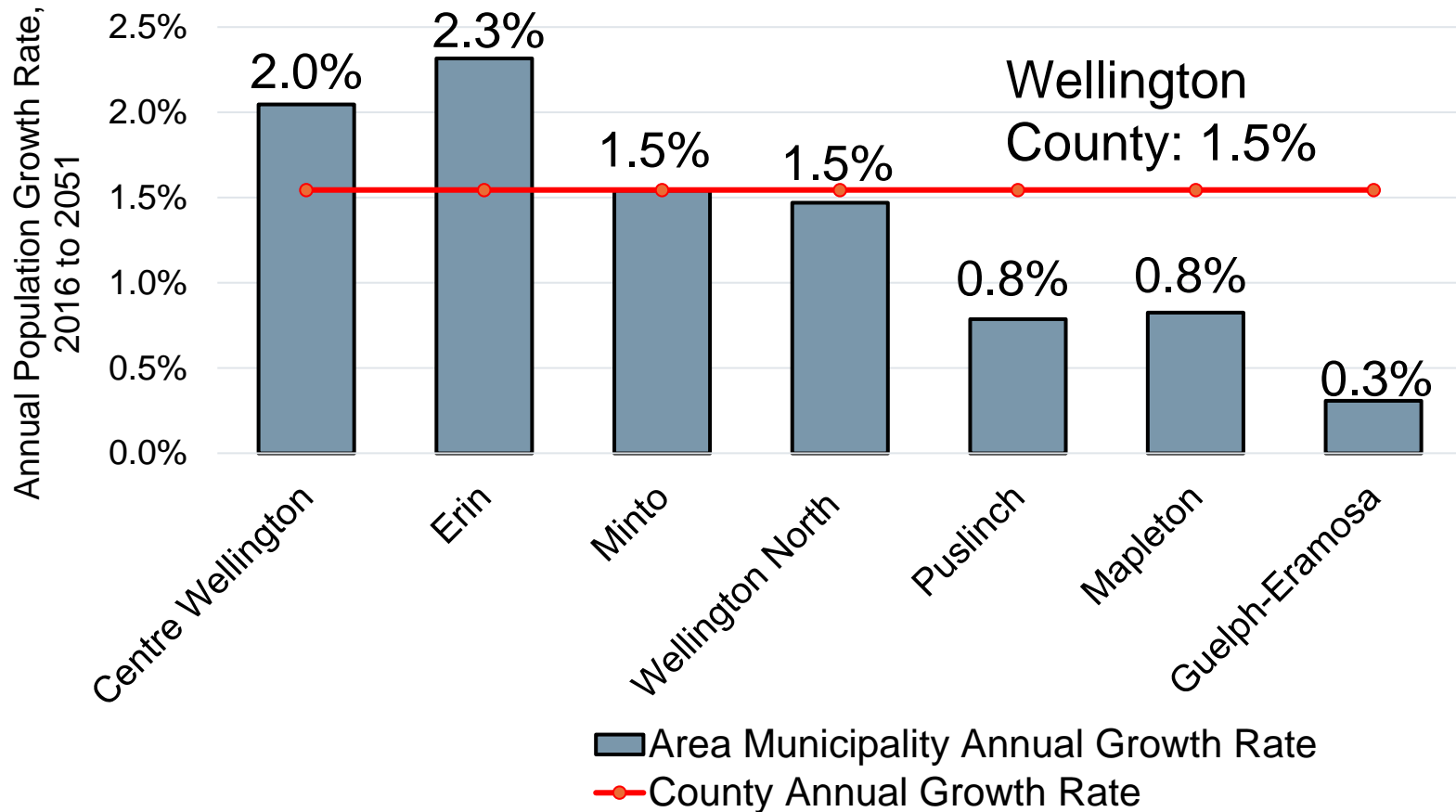
Population Growth Allocations, 2016 to 2051



Population Growth Allocation to 2051



County of Wellington Population Annual Growth Rates (%) by Area Municipality, 2016 to 2051



Housing Shares by Area



2016

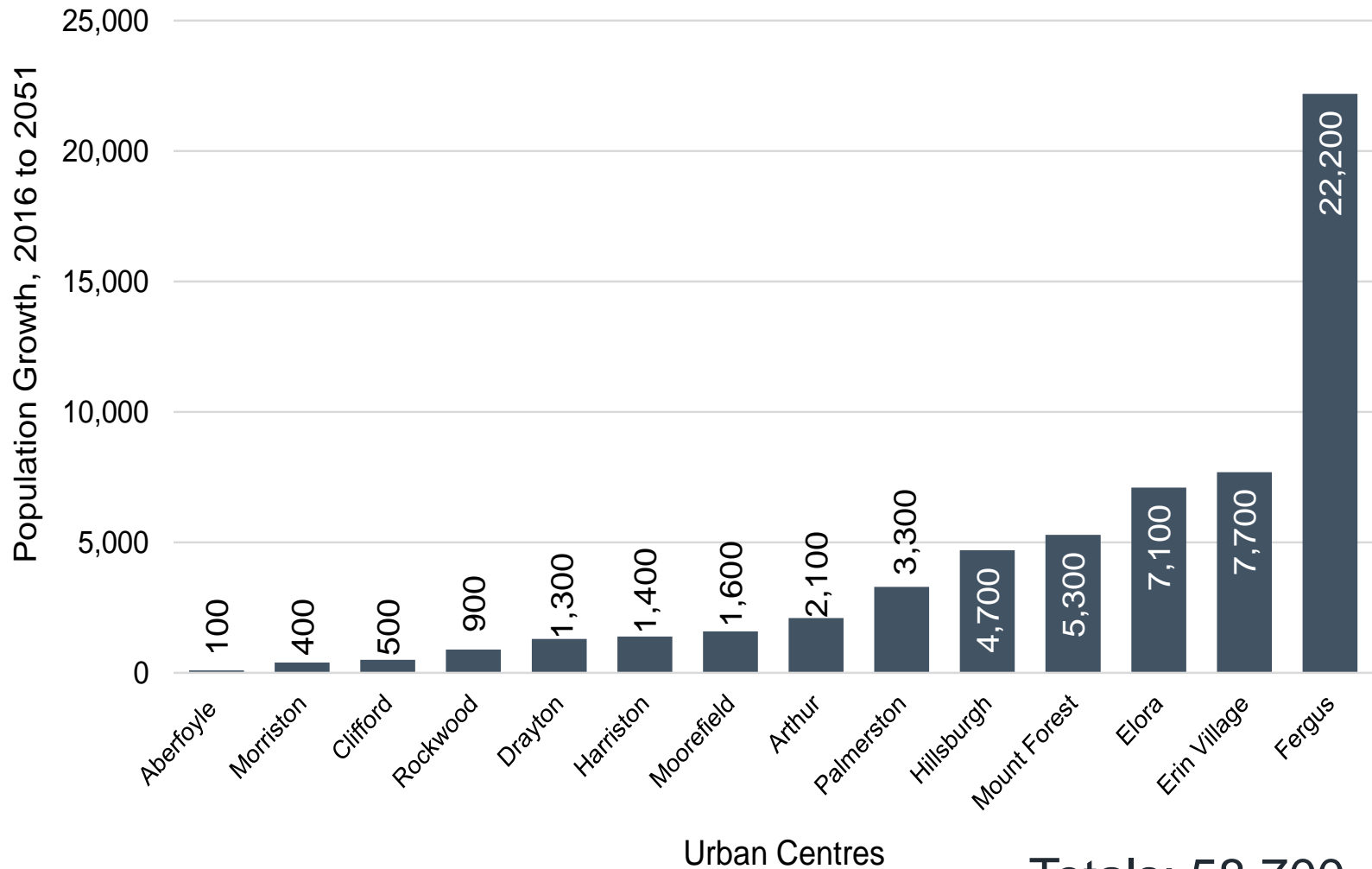


2051



Totals: 100%

Urban Centre Population Forecast Allocation, 2016 to 2051



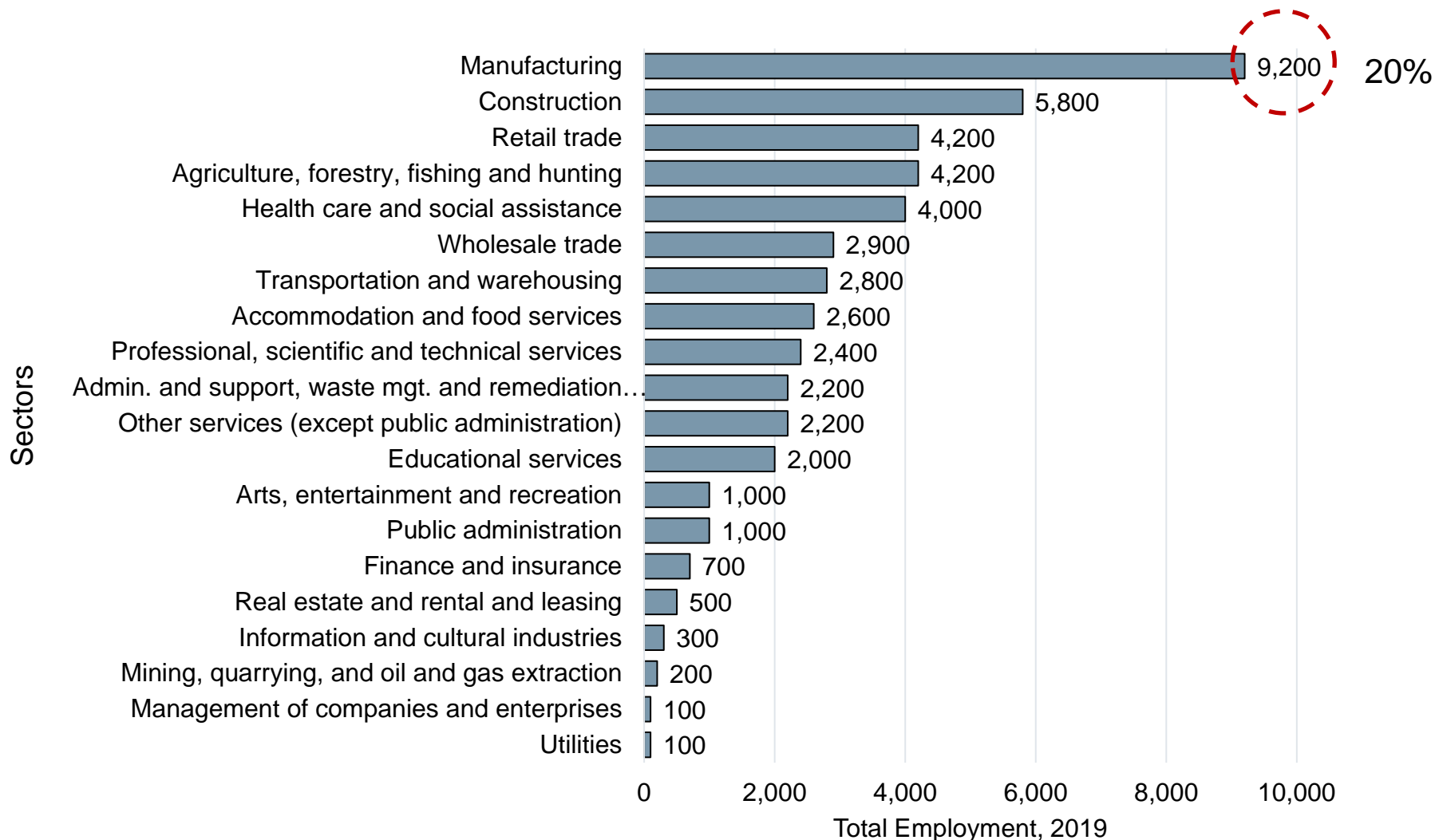
Source: Watson & Associates Economists Ltd.



County of Wellington Employment Forecasts

Employment Base Overview, Existing Base

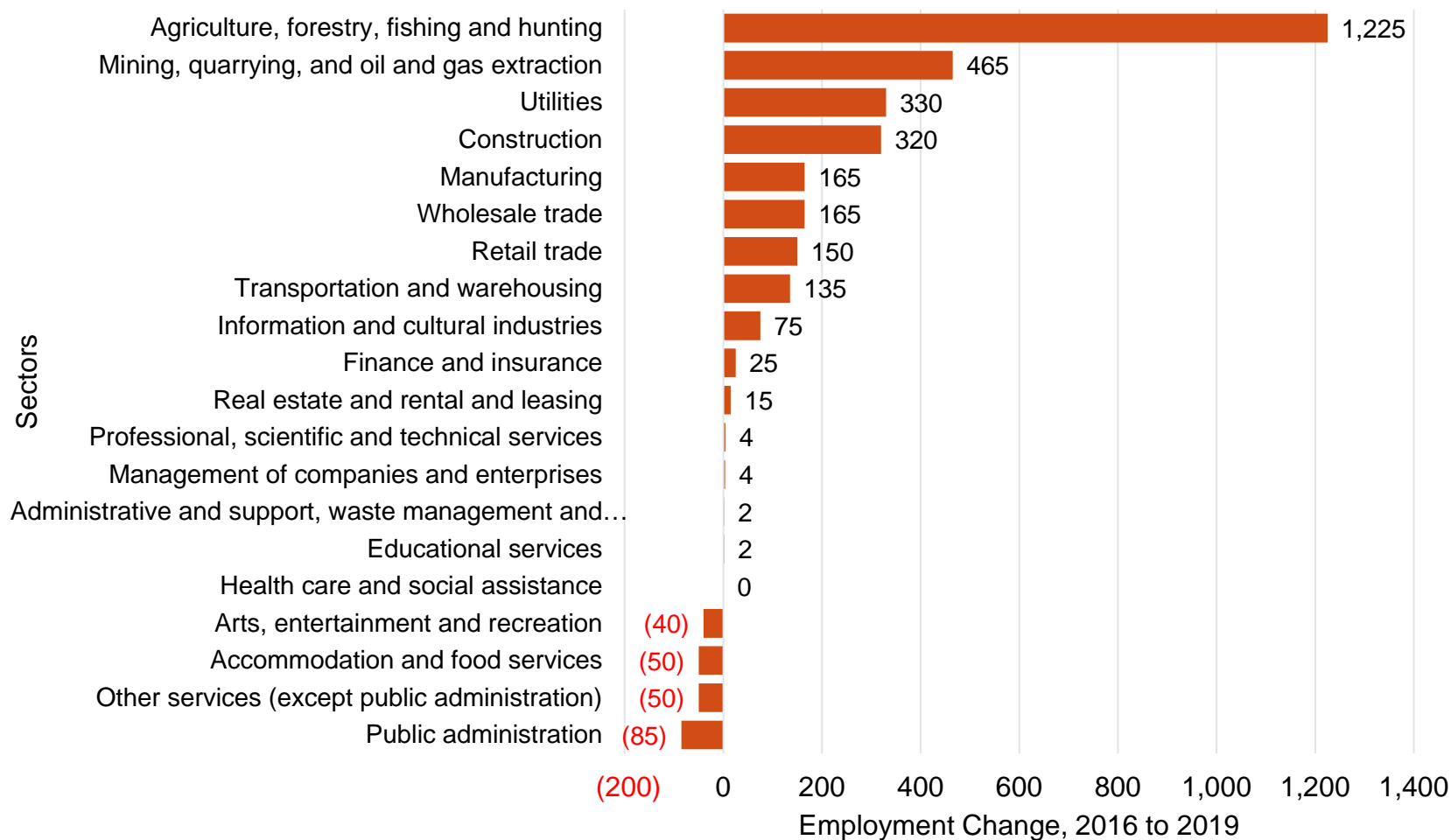
County of Wellington Employment Base, 2019



Source: Derived from OMFRA EMSI data by Watson & Associates Economists Ltd. Figure has been rounded. Data includes municipalities within the County of Wellington (i.e. excludes City of Guelph).

Employment Base Overview, Growth

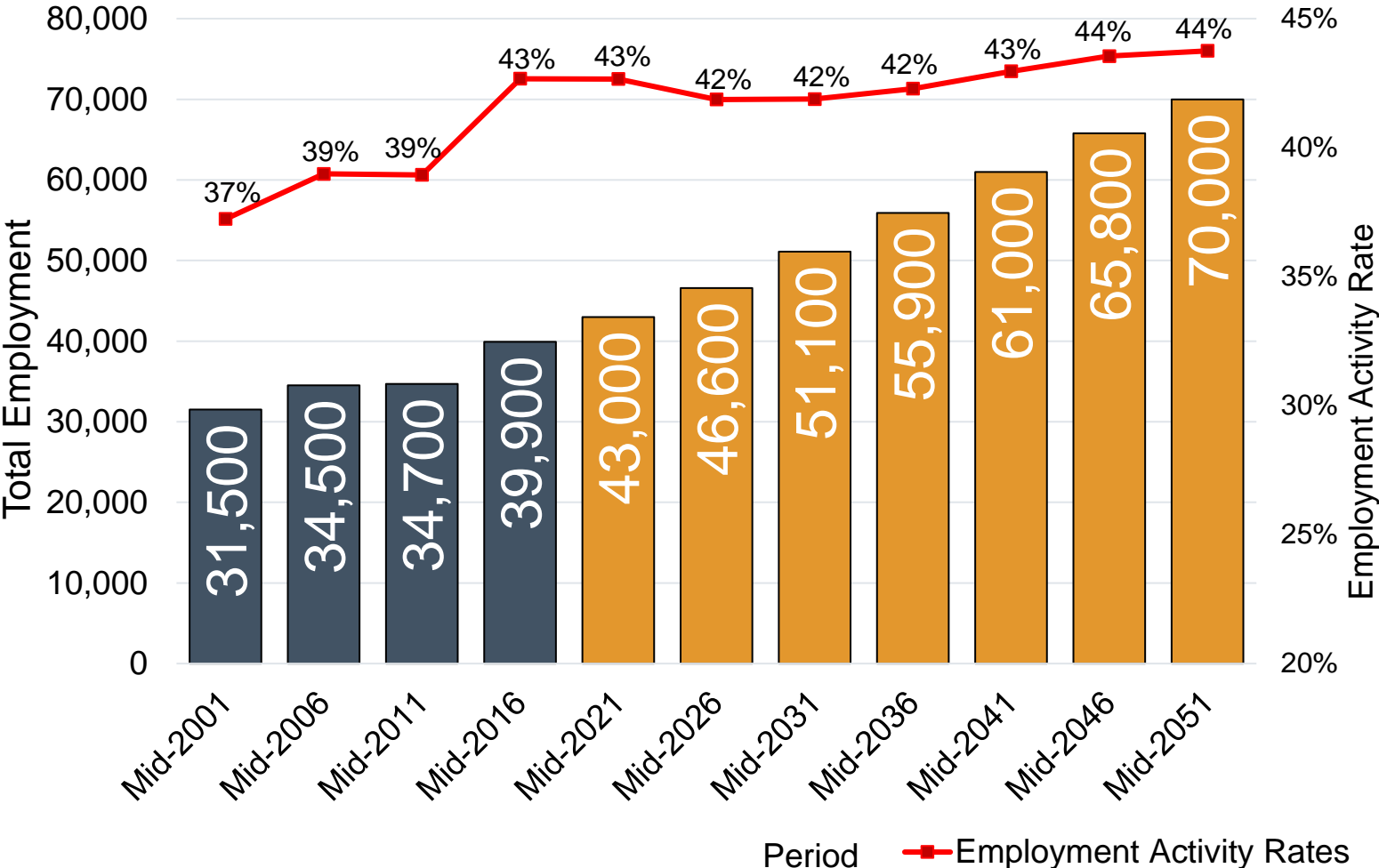
County of Wellington Change in Employment, 2016 to 2019



Source: Derived from OMFRA EMSI data by Watson & Associates Economists Ltd.

County-Wide Growth Forecasts to 2051

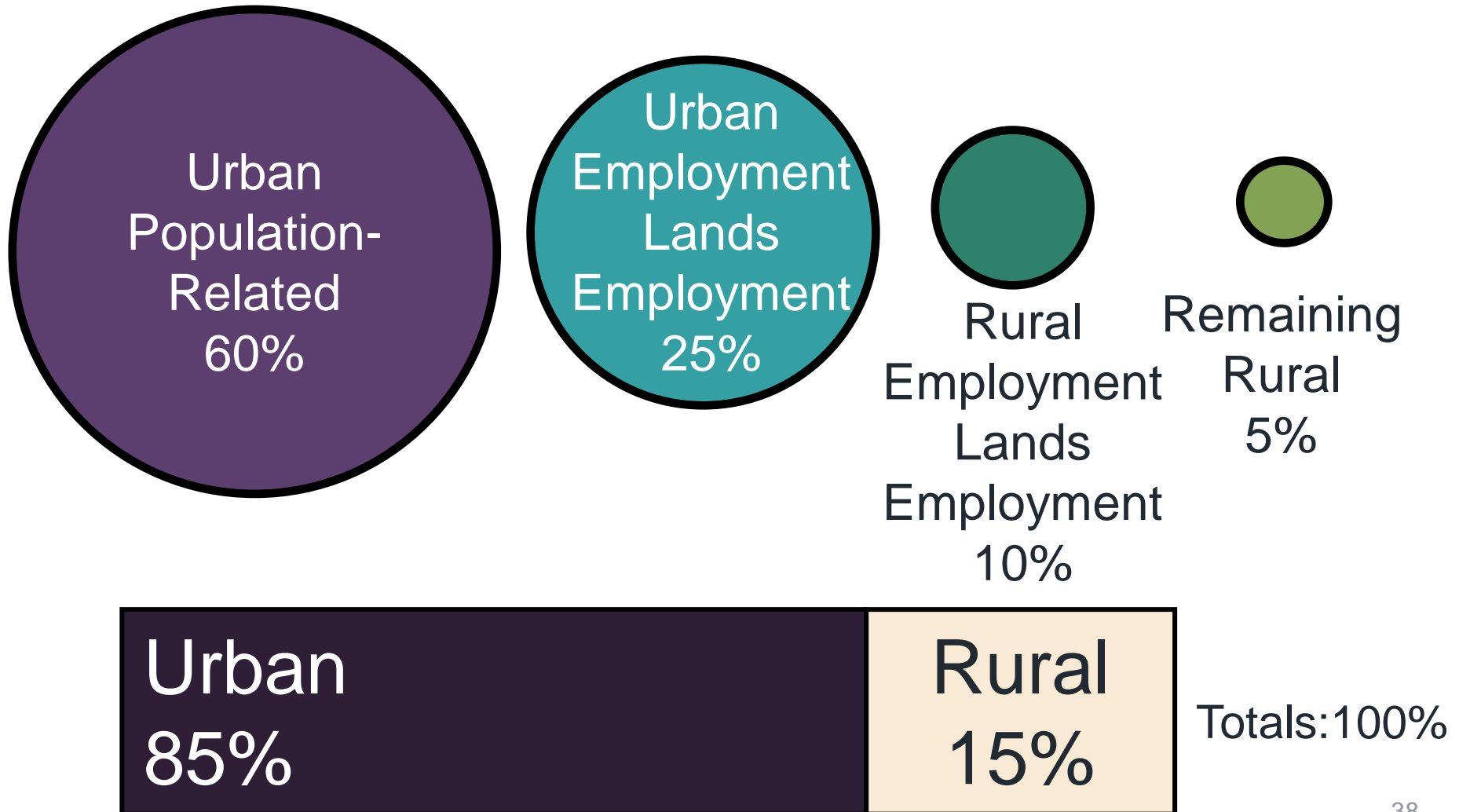
Employment and Employment Activity Rate



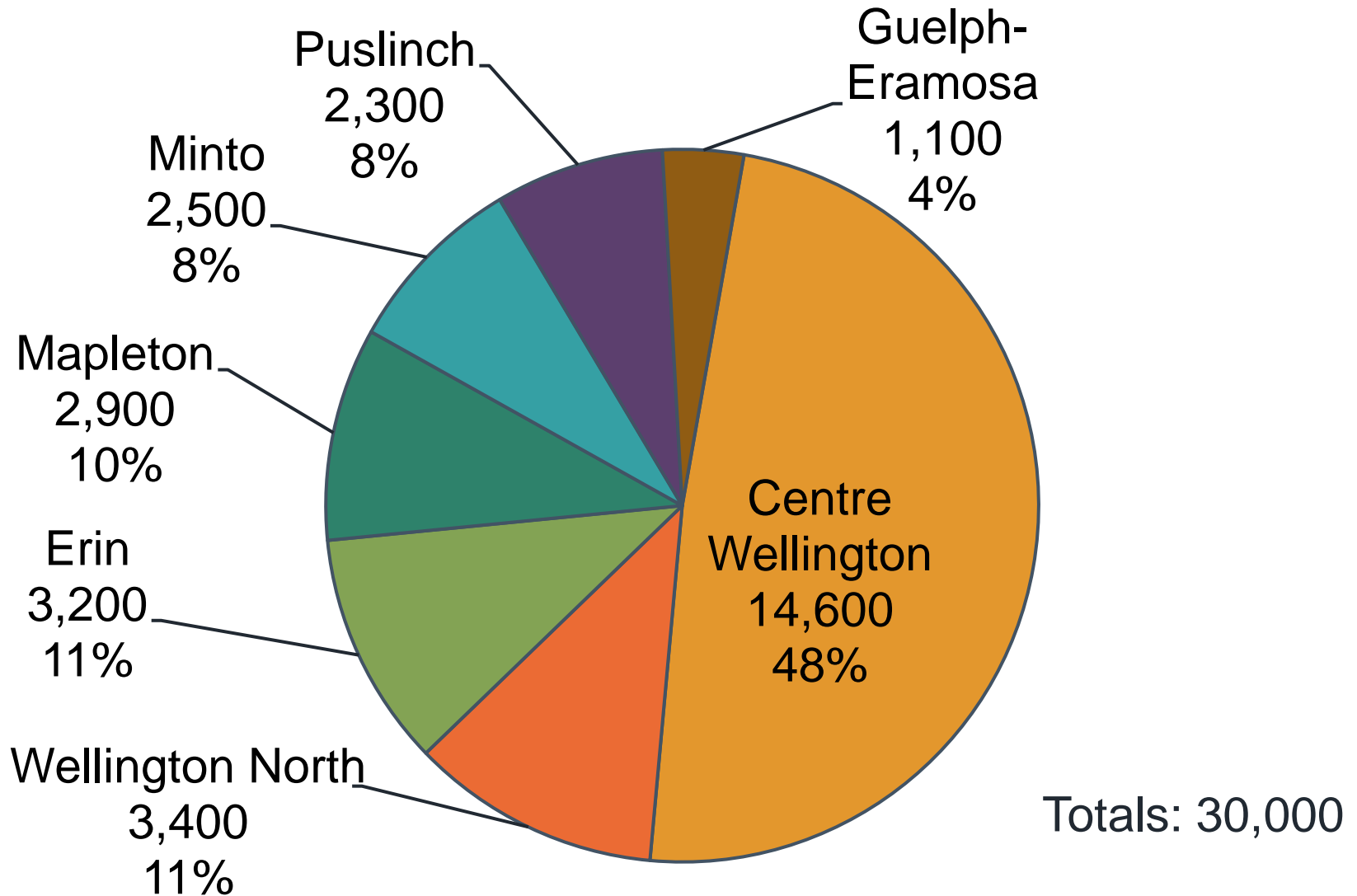
Source: Watson & Associates Economists Ltd.

Employment Growth Share by Type

2016 – 2051



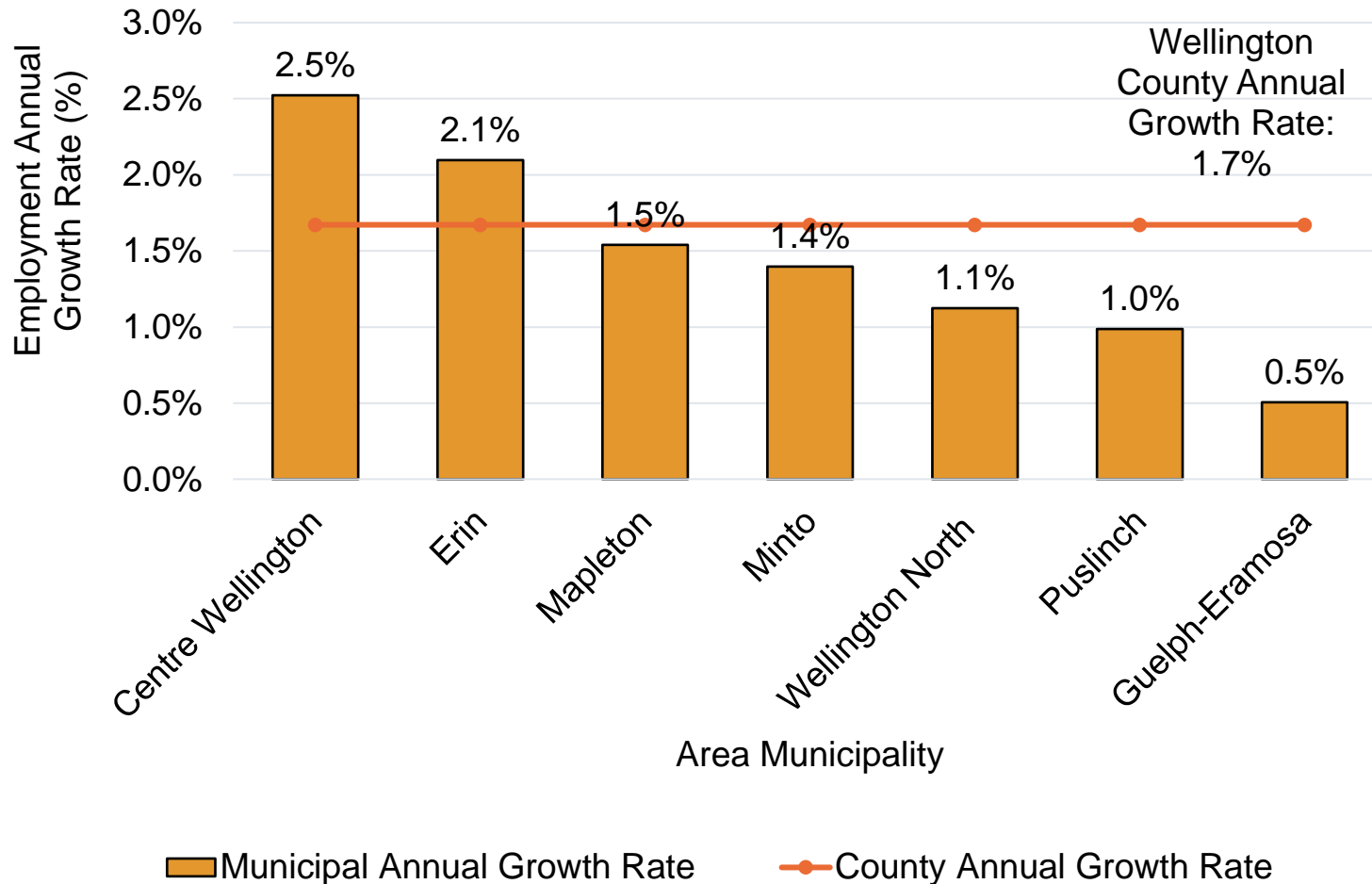
Employment Growth Allocations, 2016 to 2051



Forecast Employment Annual Growth Rates to 2051



**Employment Annual Growth Rates (%)
by Area Municipality, 2016 to 2051**





Next Steps



M.C.R. Next Steps

Summer 2021

- Draft Phase 1 Report
 - Posted on the County's website, **deadline for comments is July 16, 2021**
- Phase 1 Report – finalized

Fall 2021

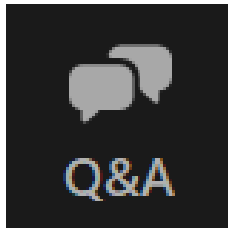
- Draft Official Plan Amendment #1 Public Consultation (amendment based on Phase 1 report)
- Phase 2 Report
- Public Information Centre #2

Discussion

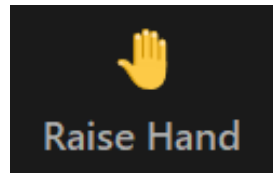
Zoom Webinar Controls - Reminder



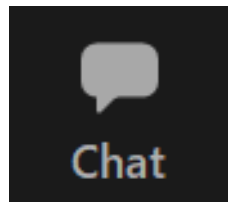
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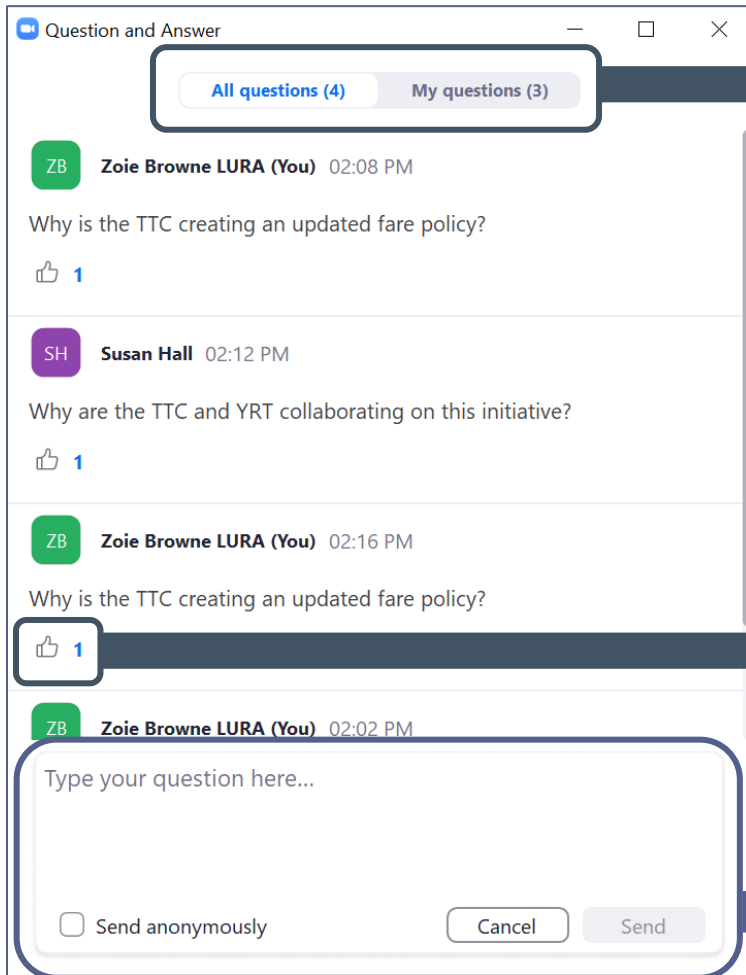


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Questions – Residential



- What are your thoughts on the population growth allocation shares by location?
- What types of housing should the County focus on promoting to achieve its population targets?
- Which settlement and built-up areas should the County focus on encouraging higher density housing (eg. apartments), and how can they be integrated into existing and new communities?

Questions – Non-Residential



- What are your thoughts on the employment growth allocation shares by location?
- What policy enhancements are required to strengthen the County's ability to accommodate employment uses/sectors associated with structural changes in an evolving economy?
- Are the County's employment and economic Official Plan policies favourable when compared to competing municipalities in the surrounding area? If not, what would make the County's policies more competitive?

Thank-you for joining us

REMINDER

If you have additional comments on tonight's presentation, they should be sent to planwell@wellington.ca or by regular mail to 74 Woolwich Street, Guelph, ON, N1H 3T9 **by July 16, 2021**