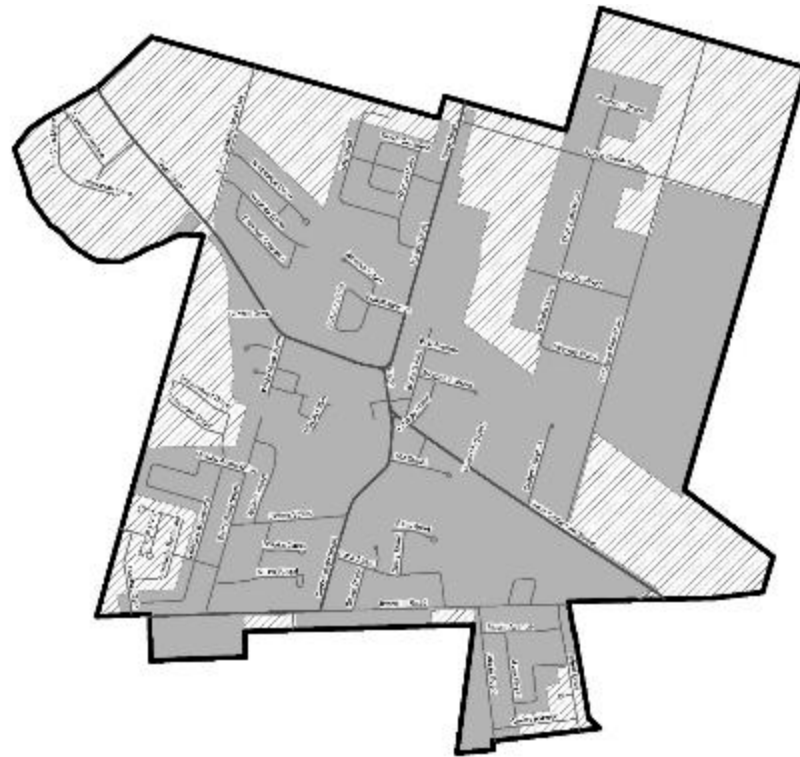




**SMITHVILLE MASTER COMMUNITY PLAN
INTENSIFICATION & GREENFIELD DENSITY ANALYSIS**

November 9, 2020

GROWTH TARGETS



Built-up Area

Intensification target:
15% of new residential units



Greenfield Area

Density target:
50 persons and jobs per hectare



Urban Area Boundary

Year	Township of West Lincoln		Smithville	
	Population	Employment	Population	Employment
2016	14,670	5,150	6,245	1,975
2041	28,690	9,550	20,000+	6,000+
2016 to 2041 Change:			+14,000	+4,000

*NOTE: Forecasts to be updated for 2021 to 2051 period

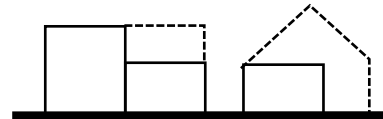
INTENSIFICATION

Development at a higher density than currently exists.

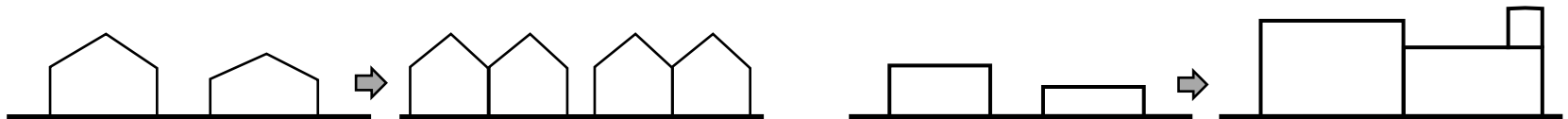
1. Infilling and development of existing vacant lands in built-up area:



2. Building expansion or conversion:

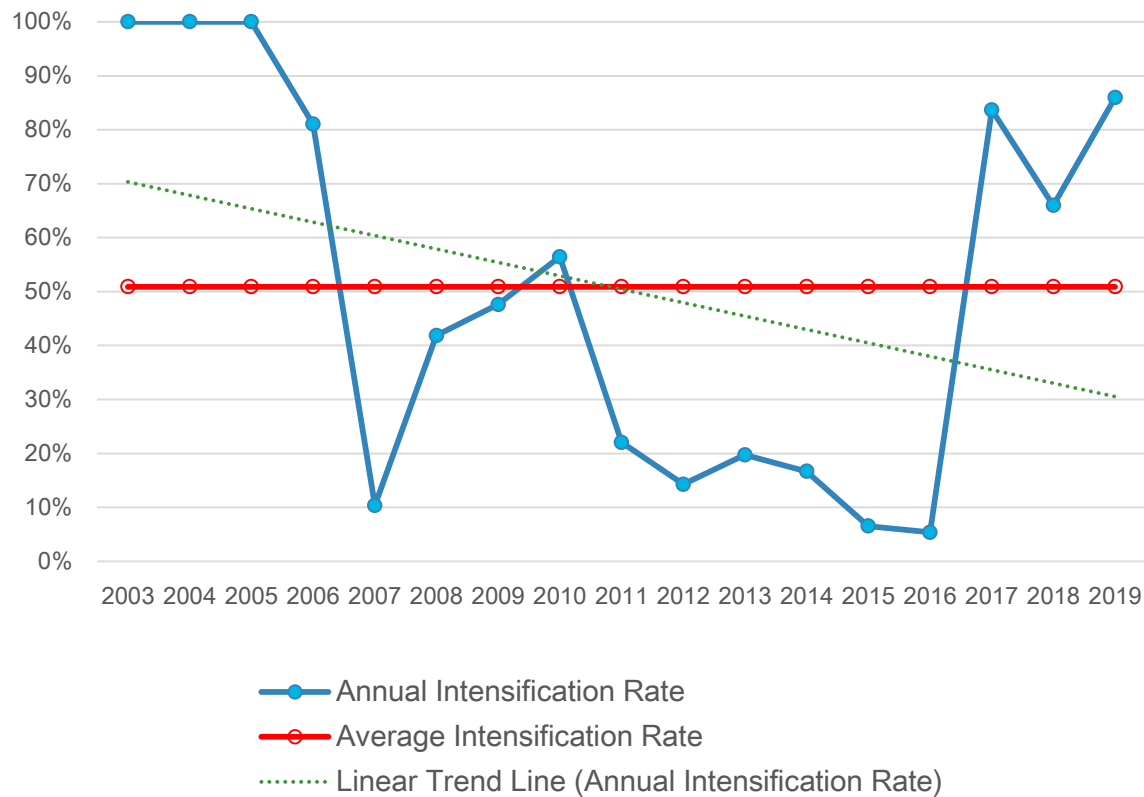


3. Redevelopment:



INTENSIFICATION

Past Intensification Rates:











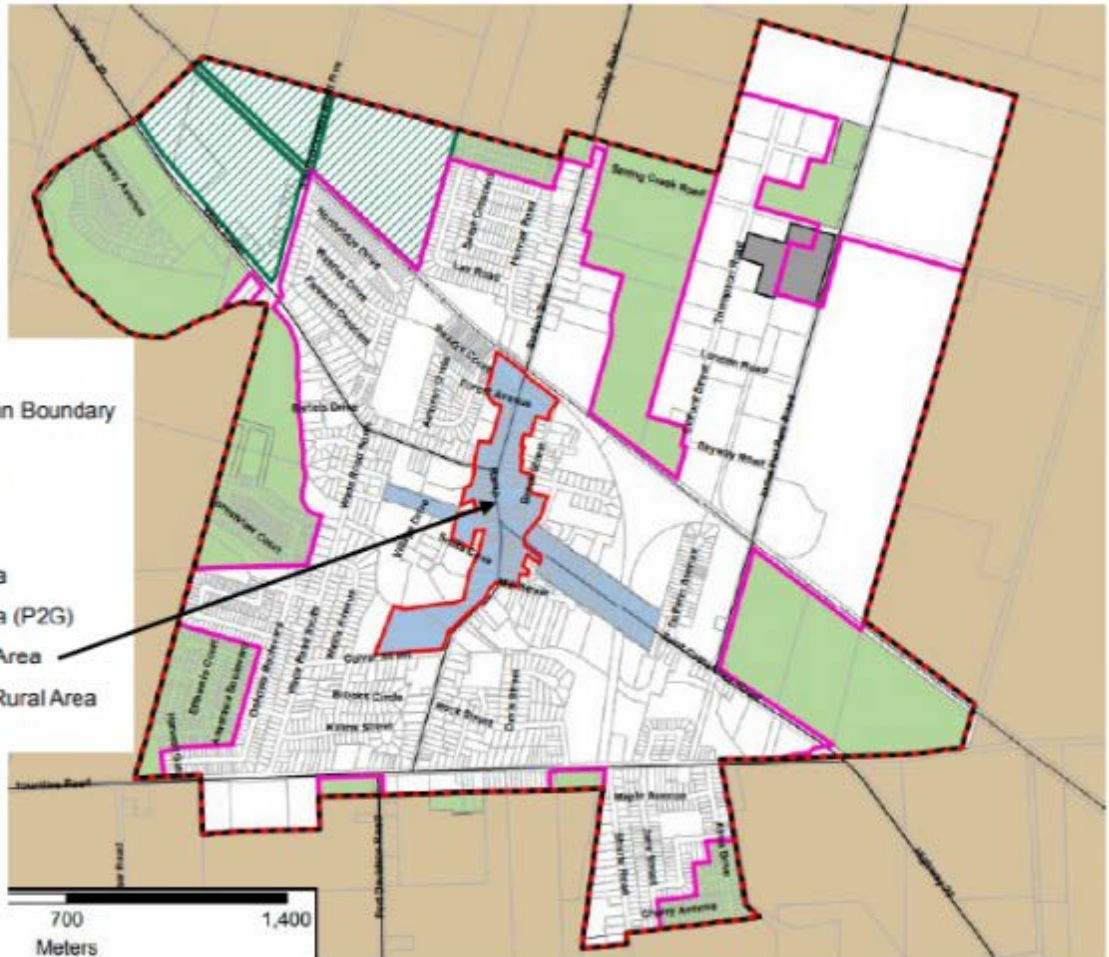
Year	# of Building Permits for New Residential Units			Intensification Rate	
	Built-up Area	Smithville Total	West Lincoln Total	Smithville	West Lincoln
2003	102	102	130	100%	78%
2004	66	66	88	100%	75%
2005	90	90	116	100%	78%
2006	47	58	79	81%	59%
2007	6	58	95	10%	6%
2008	18	43	59	42%	31%
2009	20	42	52	48%	38%
2010	35	62	75	56%	47%
2011	13	59	77	22%	17%
2012	4	28	45	14%	9%
2013	14	71	81	20%	17%
2014	11	66	81	17%	14%
2015	7	107	122	7%	6%
2016	5	93	116	5%	4%
2017	41	49	65	84%	63%
2018	31	47	70	66%	44%
2019	49	57	65	86%	75%
Total	559	1098	1416	51%	39%

INTENSIFICATION

Intensification Area:

Legend

-  Smithville Urban Boundary
-  CIP Boundary
-  Built Boundary
-  PCB Lands
-  Greenfield Area
-  Greenfield Area (P2G)
-  Intensification Area
-  Agricultural & Rural Area

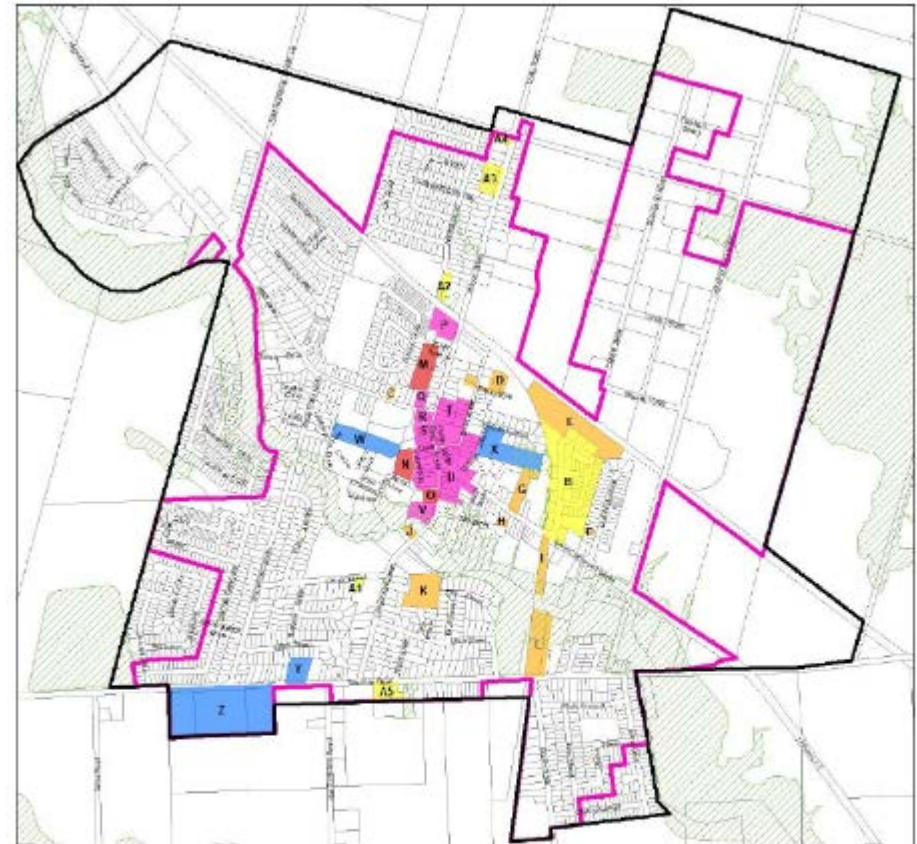


SOURCE: Township of West Lincoln Official Plan, Schedule B-5.

INTENSIFICATION

Planned & Potential Intensification:

Built-up Area OP Designation	Planned or Potential Units
Low Density Residential	132
Medium Density Residential	167
High Density Residential	164
Commercial Core	122
Institutional	222
Total Estimated Intensification Potential	807
Intensification Rate (% of total new residential units to 2041 within built-up area)	16%



Intensification Sites

Official Plan Land Use Designation

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Core
- Institutional
- Natural Heritage
- Built Boundary

INTENSIFICATION

Key take-aways:

- 15% target remains appropriate for Smithville
- Develop phasing policies focussed on servicing
- Community core as primary node, review and refine boundaries
- Opportunity to align with Growth Plan policies for “Strategic Growth Areas”
- More detailed planning for:
 - Building heights, built form, density
 - Land use mix
 - Place-making, public realm
 - Transition to surrounding areas
 - Connectivity, active transportation, transit, parking strategies
 - Incentives
- Location and amount of high density housing, mixed use development should be informed by market-based assessment

GREENFIELD DENSITY

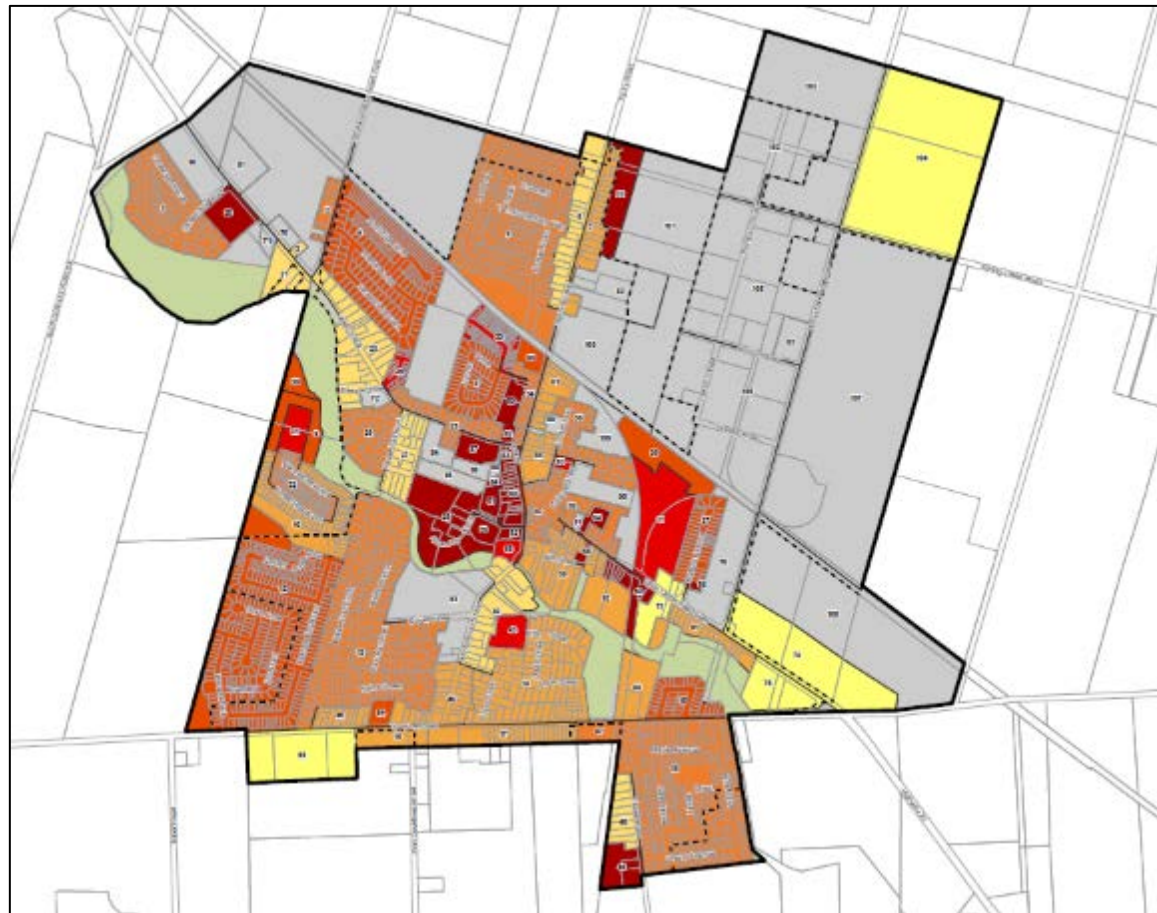
Designated Greenfield Area (DGA):

- Land within settlement areas, outside of built-up area
- Designated for development
- Required to accommodate forecasted growth

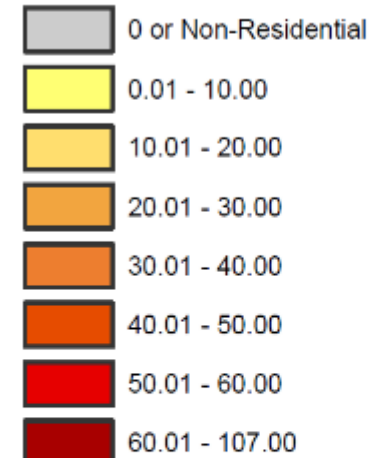
Greenfield Density Take-outs:

- Natural heritage, floodplains where development is prohibited
- Energy and hydro corridors, pipelines, freeways, railways
- Employment areas
- Cemeteries

SMITHVILLE DENSITY CONTEXT



Population Density (Persons per Hectare)



Note: Future Population Density calculated based on existing households (if any) and planned or potential future housing units identified within each numbered area and the following household size by unit type: single and semi-detached, 3.6 persons per unit (ppu); townhouses, 2.2 ppu; apartments and other dwelling types, 1.6 ppu.



DENSITY EXAMPLES



Canborough Street

(single detached, 20m to 55m lots)

19.7 people per ha



Streamside

(single detached, 15m to 18m lots)

37.3 people per ha



DENSITY EXAMPLES



**Northridge /
Westlea Dr.**
(single
detached, 10m
to 20m lots)
**41.5 people
per ha**



**Oakdale /
Anastasia
Blvd.**
(single and
semi-
detached)
**43.6 people
per ha**



DENSITY EXAMPLES



**West Street /
DiCarlo**

(semi-
detached and
townhouses)

**52 people per
ha**



**Wes-Li
Gardens**

(townhouses)

**64.8 people
per ha**



DENSITY EXAMPLES



Mill Street
(apartments)
88 people per
ha



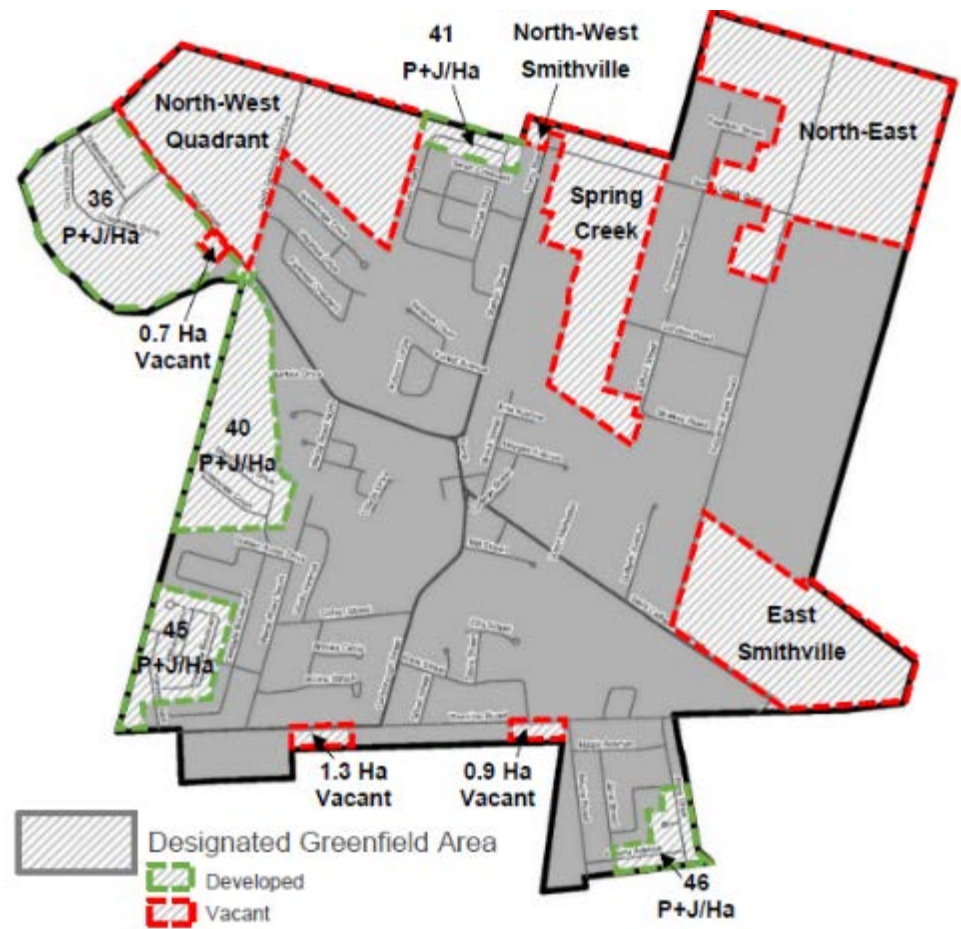
Smits Cove
(apartments)
106.7 people
per ha



GREENFIELD DENSITY

Smithville DGA:

DGA:	Units	Jobs
NW Quadrant (34 ha)	550-625	125
NW Smithville (0.8 ha)	11	-
Spring Creek (20 ha)	TBD	
East Smithville (24 ha)	TBD	
NE Smithville (34 ha)	-	340
West St. / Townline Rd. (2.9 ha)	51	-
Density: 50-55 people + jobs per ha		



GREENFIELD DENSITY

Key take-aways:

- 50 people and jobs per hectare appropriate target
- Plan primarily for ground-related single and multi-unit housing forms, generally up to 3-storeys
- Support complete community development – land use mix, walkability/connectivity, nodes of activity
- Phasing policies to require logical and orderly development aligned to servicing/infrastructure
- Amount of additional greenfield area required to be determined through land needs assessment as part of Region's MCR

NEXT STEPS / Schedule Update

