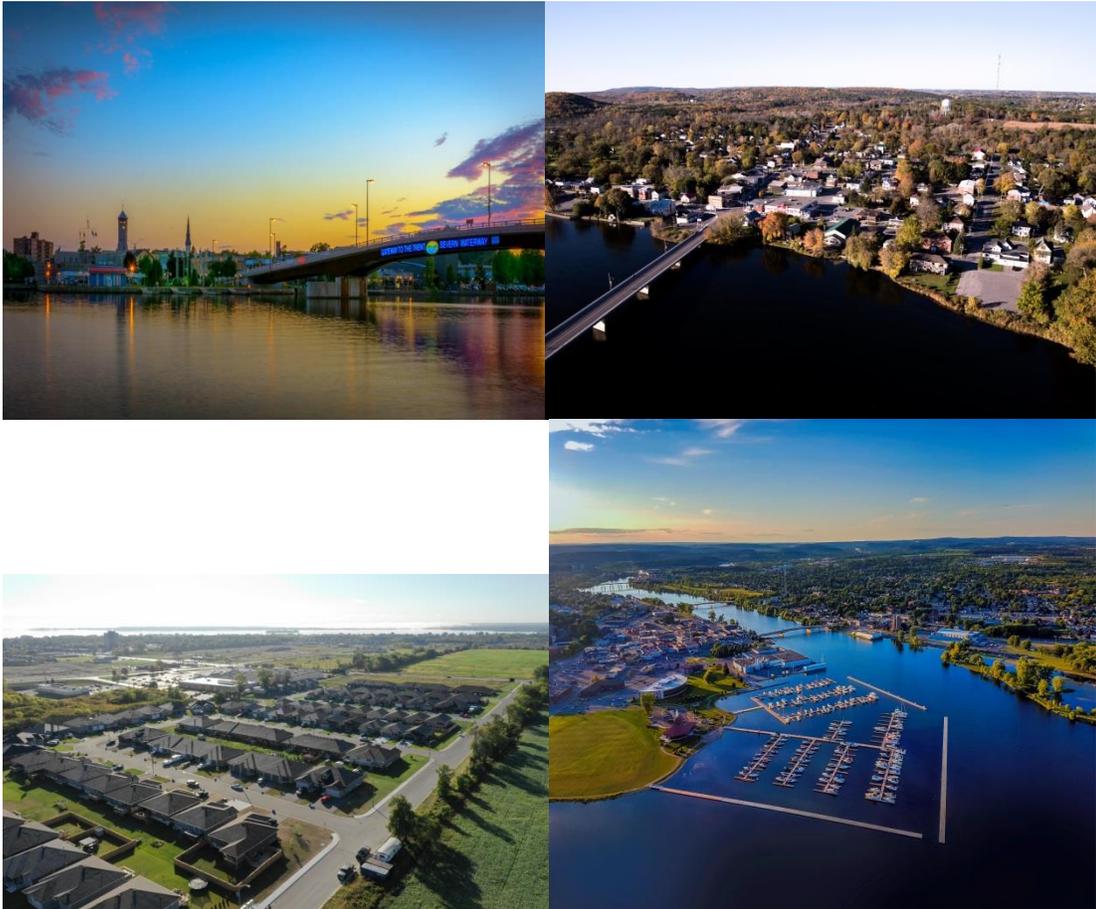


# City of Quinte West

## 2022 Residential Land Needs Assessment Report



March 2022

Quinte West Planning Department



# Quinte West Residential Land Needs Assessment Report

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## **Executive Summary**

The City of Quinte West is undertaking an Official Plan (OP) review in accordance with Section 26(1.1)(a) of the Planning Act. The review will consider appropriate policies to guide development in the City over the next 25 years to 2046.

The main objective of the residential land needs assessment is to provide a long-term analysis of future residential growth and associated urban land needs in support the City's new Official Plan. This study represents a critical background document regarding the Quinte West OP update. This report has been prepared to support the proposed policies and urban boundaries in the updated Official Plan for the City of Quinte West. It forms part of the background information for the Official Plan review.

As a general methodology, the residential land needs assessment has been divided into 4 sections of analysis. Firstly, the assessment considers the potential residential land supply within the current urban boundaries factoring for some anticipated policy changes to promote intensification and make more efficient use of municipal infrastructure. The second section of the assessment reviews the population forecast and anticipated housing growth projected for the next 25 years. Based on the residential land supply and population forecast, the third section of the assessment includes a calculation of the residential land needs of the City. Finally a conclusion outlines the proposed policy changes, the amount of urban boundary expansion to provide an adequate supply of residential lands and the location of the proposed expansion.

### **Residential Land Supply**

Within the current urban boundaries that include the main growth areas of Trenton and Frankford, the City of Quinte West has the potential to accommodate 3,703 new residential units as of October 31, 2021. The residential units are at various approval stages or include lands designated for residential development under the Official Plan policies. The potential residential units include a range of housing types including apartments; multiple units dwellings; and single detached or semi-detached dwellings. The potential residential units are also spread geographically, mostly across the main growth areas on the west side of Trenton, Frankford, Batawa, and certain other specifically designated areas.

### **Population Forecast and Housing Growth**

Based on an updated Residential Growth Forecast Summary prepared by Watson and Associates in 2020, Quinte West's population is forecast to grow from an estimated 46,292 in 2021 to approximately 55,933 in 2046. The growth in population over the 25 year planning horizon is anticipated to require an additional 4,140 households to be built in the City. It is anticipated that 87% of the new households will be developed in urban areas and 13% of the

households will be built in the rural areas, including several hamlets. Other census statistics and build projections will be discussed within this report.

### Residential Land Needs

The population forecast and housing growth in Quinte West is expected to generate the need for an additional 4,140 households to be built over the next 25 years. However, the existing residential land supply for the city can accommodate only 3,703 new residential units even after various policy changes are made to intensify development within the urban boundaries. This leaves a deficit of 437 residential units. The City has a surplus of lands for new apartments and multi-unit dwellings but has a deficit of lands for single detached and semi-detached dwelling units.

### Conclusions

While there is a deficit of 437 residential units that can be accommodated in the City, it is noted that the City has experienced an extended period of unexpected growth recently. Building permits issued for new dwellings by the City over the last 6 years (2016-2021) have been 426 units more than expected based on population projections and expected housing growth. This number of new dwelling units is 35.5% more than expected based on the population projection. Furthermore, recent Statistics Canada data from the 2021 census showed the Belleville Census Metropolitan Area (CMA) grew by 7.5% between 2016 and 2021. The 2020 Watson and Associates population projections had only anticipated a 6.2% over that period. By extrapolating the higher growth rate over a 25 year time horizon, an additional 1,104 units should be anticipated. In conclusion, the City should be planning to expand urban boundaries to meet the raw deficit of 437 units plus 1,104 units based on the growth rate being higher than forecast. The City should expand urban boundaries to provide lands for an additional 1,541 new residential units in total.

The focus of urban expansion should be to provide for new units in the main urban growth areas on the west side of Trenton along the Highway 2 corridor and in the Frankford urban area. It is recommended that the Trenton urban boundary along Highway 2 should be extended west beyond County Road 40 to provide lands for an estimated 1,312 residential units. An expansion of the Frankford urban boundary is also recommended in 4 areas adjacent to recently developed or developing subdivisions to provide lands for an additional 200 residential units. One additional minor urban boundary expansion is recommended for lands adjacent to a developing residential subdivision in South Sidney to accommodate another 80 residential units.

The recommended urban boundary expansion is proposed in conjunction with policy changes intended to intensify existing urban development. Policy changes recommended as part of the Official Plan review include:

- Increasing the maximum density allowed in the low density residential development policies from 10 units per acre to 15 units per acre (37 units per hectare);
- Establishing a minimum density of 25 units per hectare for new greenfield development on the west side of Trenton along the Highway 2 corridor in Planning District 10B;
- Amending policies for Second Dwelling units so that Additional Dwelling units are generally permitted in accordance with Provincial Policy. The change will allow for a potential third unit where a single detached, semi-detached, duplex, or townhouse dwelling is permitted;
- Amending policies for a portion of Trenton District 12B where full municipal water and sanitary services were recently extended so that an additional 300 residential dwelling units may be accommodated.

The recommended policy changes combined with the proposed urban boundary expansion will provide an adequate land supply in order to meet housing demands in the City of Quinte West over a 25 year planning horizon.

## Introduction

The Residential Land Needs Assessment has been organized into 4 sections in order to analyze the City's ability to accommodate future housing development.

Firstly, the assessment considers the development potential within the current urban boundaries where future development is expected to be focused. The residential land supply includes a breakdown of future development based on:

- registered subdivision development;
- draft plan approved developments, and
- other designated lands including proposed concept plans.

The residential land supply considers dwelling types and the dispersion of development by geographic area. This first section also includes a review of potential new greenfield development as well as intensification opportunities based on targets to be established in the Official Plan. Rural development projects are also considered as part of the analysis.

The second part of the analysis considers population growth and housing growth projections expected over a planning horizon of 25 years based on the 2020 Provincial Policy Statement. The City obtained the services of Watson and Associates Economists Ltd. to provide the updated statistics in 2020. The forecasts consider future development based on dwelling types and geographic areas within the City.

The third section of the assessment includes an evaluation of residential lands needs with a breakdown of needs based on dwelling types and geographic area. The assessment considers the development potential determined through the first section of the assessment and the anticipated population growth and housing forecast established in the second section of the assessment.

The fourth and final section of the land needs assessment notes policy changes proposed in the Official Plan that will help achieve intensification targets and make more efficient use of the residential land and resources available to the City. This section also identifies the areas where urban boundary expansion is proposed to accommodate the new development expected over the next 25 years.

## 1. Residential Land Supply

### 1.1 Future Housing Supply

The future housing supply includes all lands that are designated in the current Official Plan for residential development and that are vacant based on building statistics collected by the City. The total includes proposed development at various stages of approval such as registered plans of subdivision and draft approved plans of subdivision. The total also includes vacant lands where developers have submitted concept plans and vacant lands where no development has yet been proposed.

#### 1.1.1 Vacant Registered Housing/Lots

An inventory of vacant registered housing/lots as of October 31, 2021, includes a total of 808 residential units. More detailed information by housing type is as follows.

Single and Semi-Detached Dwellings	Multiple Unit Dwellings	Apartments	Total Vacant Registered Residential Units
384	87	337	<b>808</b>
47.5%	10.8%	41.7%	<b>100%</b>

All but 16 lots registered for single detached dwellings are located in one of the City's urban areas.

#### 1.1.2 Draft Approved Housing/Lots

The inventory of draft approved housing/lots as of October 31, 2021, includes a total of 816 residential units. A more detailed breakdown by housing type is as follows.

Single and Semi-Detached Dwellings	Multiple Unit Dwellings	Apartments	Total Draft Approved Residential Units
514	141	161	<b>816</b>
63.0%	17.3%	19.7%	<b>100%</b>

Only 5 of the draft approved residential units are located in the rural area.

#### 1.1.3 Designated Lands and Concept Plans

Quinte West has 1,401 potential residential units in designated urban residential areas that are not part of registered subdivisions or draft plan approved developments. This potential

greenfield development includes 573 units identified on concept plans and 828 units on other designated lands. The total units on all designated residential lands include the following:

	Low Density	Medium Density	High Density	Total
<b>Concept Plans</b>	252	321	0	573
<b>Other Designated Lands</b>	747	14	67	828
<b>Total</b>	999	335	67	1401
<b>Housing Mix</b>	71.3%	23.9%	4.8%	

The lot/unit inventory for designated lands is based on a new minimum density policy proposed for the west end of Trenton. The policy will require a minimum residential density of 25 units per net hectare for greenfield development in Trenton District 10B.

The inventory also includes a new special policy area in Trenton District 12 along Loyalist Parkway for 300 residential units.

#### 1.1.4 Intensification

The City of Quinte West has identified a number of intensification opportunities within the urban areas that can be developed over the planning horizon of 25 years. The opportunities include 678 residential units spread across Trenton and Frankford and through the development of additional dwelling units, previously called second dwelling units. The opportunities include 294 apartment units and 75 multiple unit dwellings. A summary of the potential residential intensification supply is shown below.

	Low Density	Medium Density	High Density	Total	Share of Total
<b>Trenton Downtown</b>	0	0	93	93	13.7%
<b>Trenton Eastside</b>	7	55	183	245	36.1%
<b>Trenton Westside</b>	2	0	18	20	3.0%
<b>Frankford</b>	0	20	0	20	3.0%
<b>Additional Dwelling Units (Avg 12/yr)</b>	300	0	0	300	44.2%
<b>Total</b>	309	75	294	678	
<b>Housing Mix</b>	45.6%	11.0%	43.4%		

The City is also proposing a new intensification target of 20% in the Trenton urban area and 10% in the other urban areas of Frankford and Batawa.

### 1.1.5 Total Housing Supply

Quinte West's potential to accommodate new housing development in the urban and rural areas can be considered using the data provided below. There are 3,703 units that can be accommodated over the 25 year planning horizon. It is expected that 859 units (24.6%) will be in the form of apartments or other high density residential development.

	Low Density	Medium Density	High Density	Total	Share of Total
<b>Vacant Registered</b>	384	87	337	808	23.1%
<b>Draft Approved</b>	514	141	161	816	23.4%
<b>Designated Lands &amp; Concept Plan</b>	999	335	67	1401	34.0%
<b>Intensification</b>	309	75	294	678	19.5%
<b>Total</b>	2206	638	859	3703	
<b>Share of Total</b>	57.1%	18.3%	24.6%		

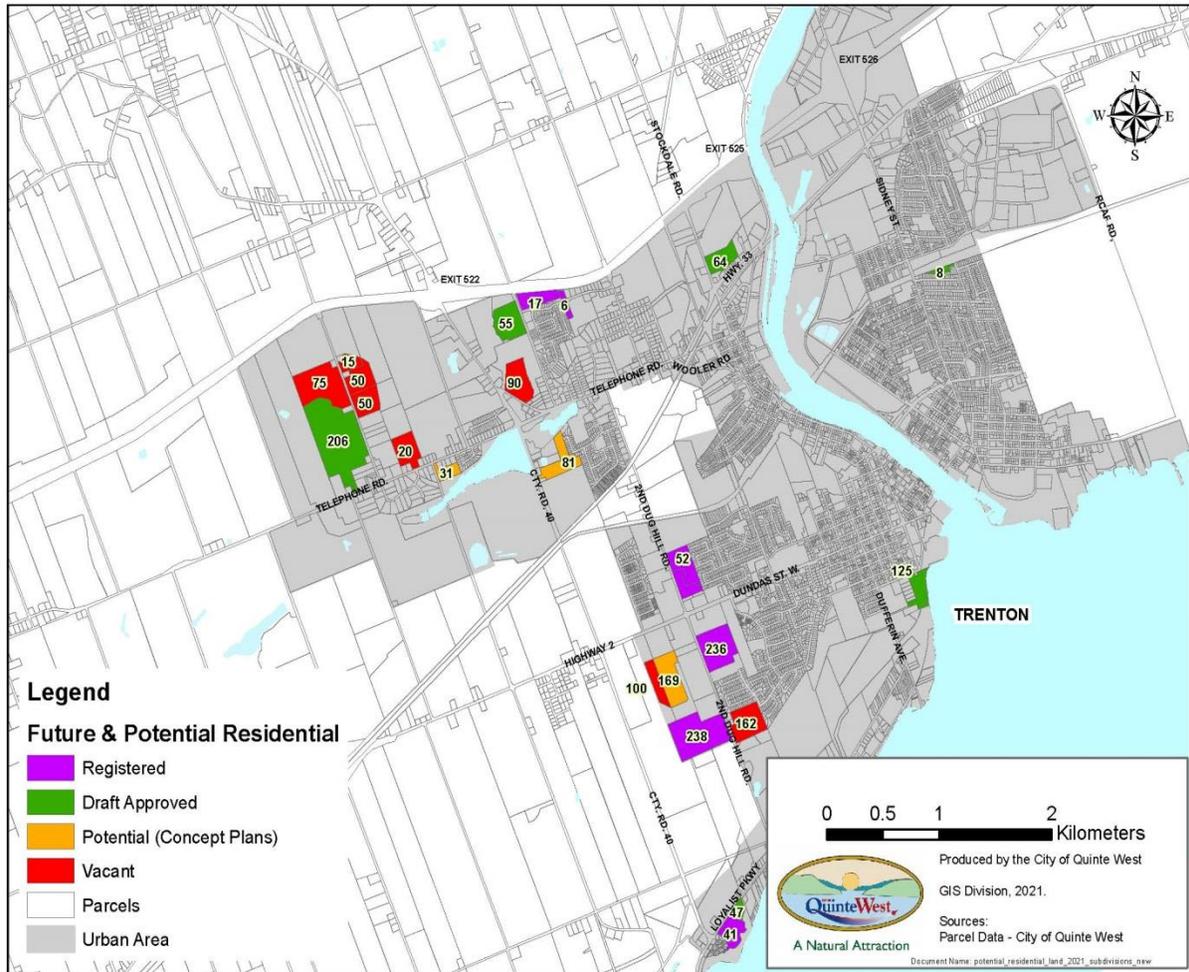
### 1.1.6 Housing Supply by Planning Area

The housing supply is expected to be concentrated in the 2 main urban areas of Quinte West. Without factoring in intensification opportunities, the Trenton area can accommodate 2,234 new residential units or 74% of the municipal total. Frankford and Batawa will expect to have an additional 484 new units or 16% of the new residential growth.

	Registered Units	Draft Approved Units	Designated Lands and Concept Plans	Total Units	Share of Total
<b>Trenton</b>	592	529	1113	2234	74%
<b>Frankford &amp; Batawa</b>	100	96	288	484	16%
<b>Weller's Bay</b>	92	111	0	203	7%
<b>Bayside &amp; South Sidney</b>	3	75	0	78	3%
<b>Rural</b>	21	5	0	26	1%
<b>Total Units</b>	808	816	1401	3025	

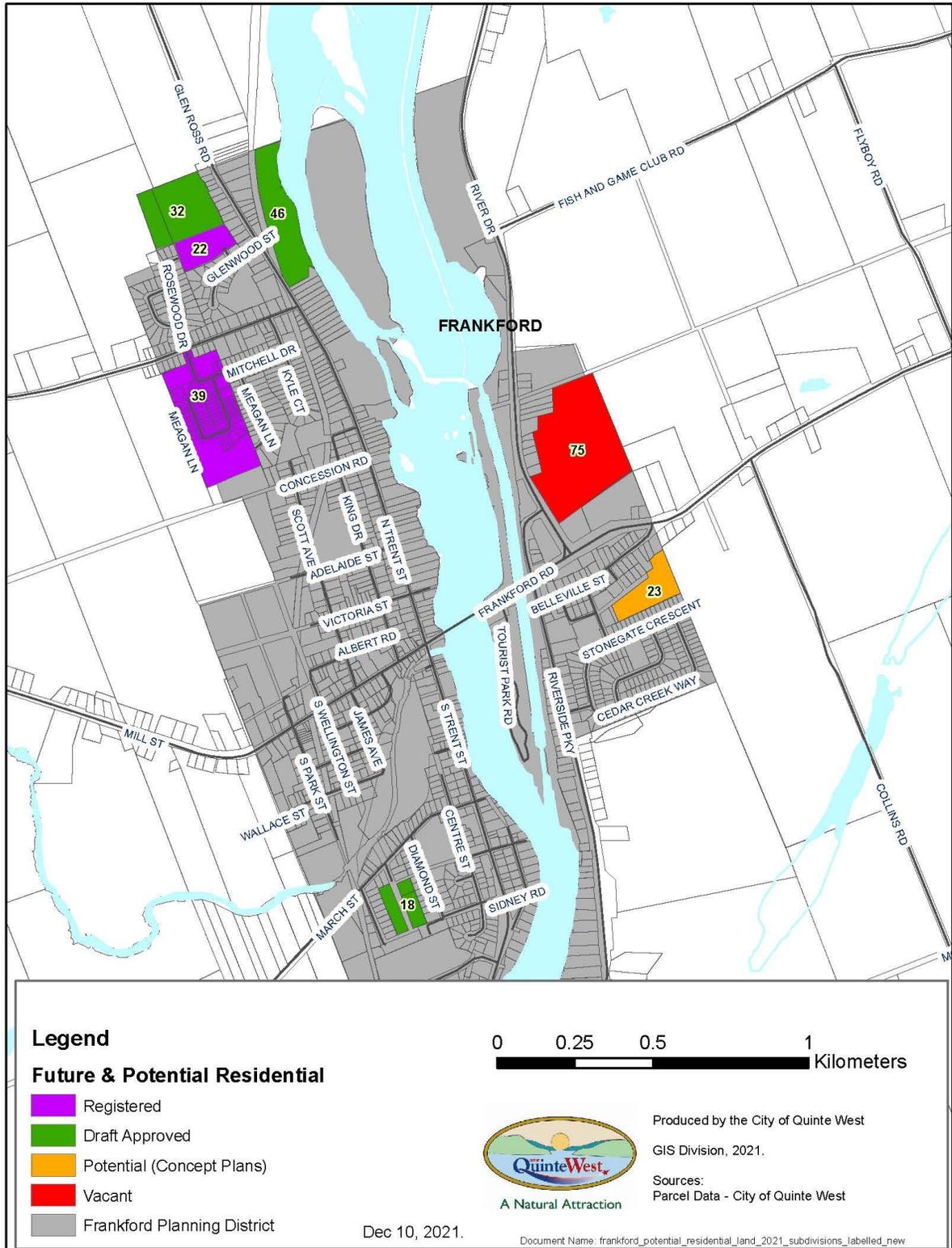
A view of expected residential growth in Trenton and Frankford is illustrated on the following maps of those areas.

### Trenton Residential Unit Supply (existing as of October 31, 2021)



Nov. 12, 2021.

### Frankford Residential Unit Supply (existing as of October 31, 2021)



## 2. Population Forecast and Housing Growth

The City of Quinte West obtained the services of Watson & Associates Economists Ltd. to undertake an update to population growth and housing statistics associated with the Development Charges Study. Updates of the information were provided in 2020 and are considered vital to the detailed growth analysis by the City. The information provides historical and projected population data along with a forecast for housing growth.

### 2.1 Population Forecast

The City's population in 2006 was 42,697 and grew to an estimated 46,292 in 2021. By 2046, the City's population is expected to be 55,933. The increase represents an annual population increase of 0.77%.

City of Quinte West Population Forecast

	Year	Population (incl. Census Undercount)	Population
<b>Historical</b>	Mid 2006	43850	42697
	Mid 2011	44250	43086
	Mid 2016	44750	43577
<b>Forecast</b>	Early 2021	47540	46292
	Early 2031	51940	50582
	Early 2041	56380	54900
	Early 2046	57438	55933
<b>Incremental</b>	Mid 2006 – Mid 2011	400	389
	Mid 2011 – Mid 2016	500	491
	Mid 2016 – Early 2021	2790	2715
	Early 2021 – Early 2031	4400	4290
	Early 2021 – Mid 2041	8840	8608
	Early 2021 – Mid 2046	9898	9641

Source: Watson & Associates Economists Ltd.

## 2.2 Household Forecast

The residential growth forecast summary provided by Watson and Associates includes the following historical data for the number of households and an anticipated household growth forecast. Quinte West had 16,715 households in 2006 and the total is expected to grow to 23,241 households in 2046. A breakdown based on housing types is included in the data. Overall, an additional 4,140 households are required by 2046 to accommodate the expected rise in population.

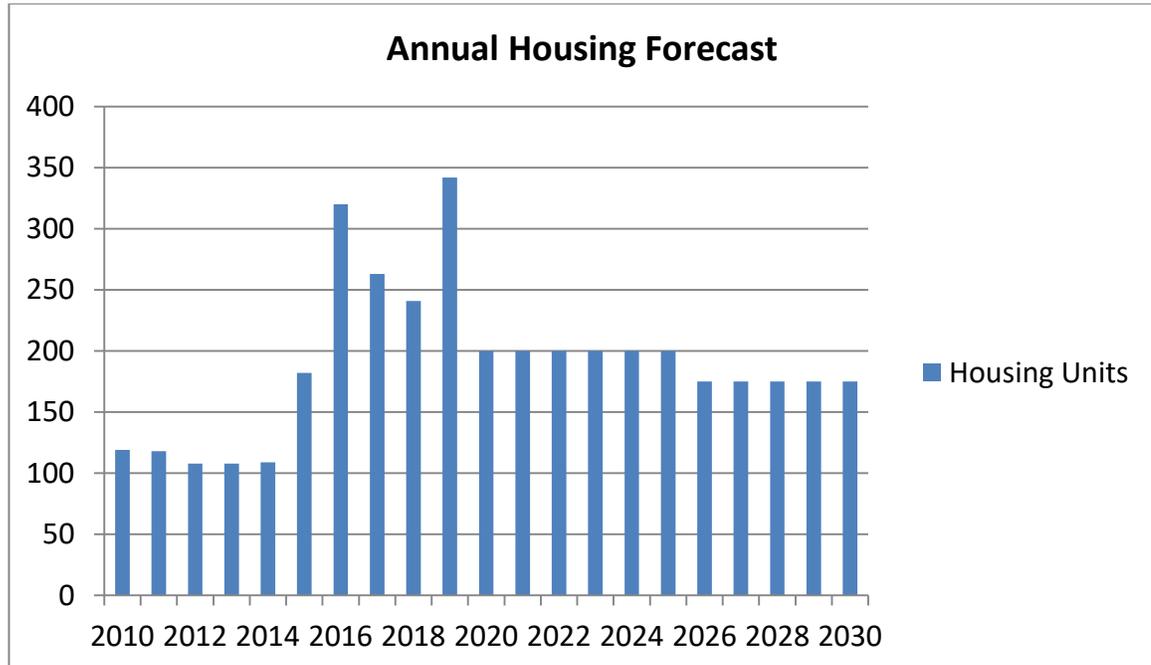
	Year	Single & Semi-Detached	Multiple Dwellings	Apartments	Other	Total Households
Historical	Mid 2006	13280	545	2460	430	16715
	Mid 2011	13854	586	2474	468	17382
	Mid 2016	14330	665	2425	415	17835
Forecast	Early 2021	15332	827	2528	415	19101
	Early 2031	16754	1005	2815	415	20989
	Early 2041	18025	1081	3280	415	22801
	Mid 2046	18421	1094	3311	415	23241
Incremental	Mid 2006–Mid 2011	574	41	14	38	667
	Mid 2011–Mid 2016	476	79	-49	-53	453
	Mid 2016–Early 2021	1002	162	103	0	1266
	Early 2021–Early 2031	1422	179	287	0	1888
	Early 2031–Early 2046	2693	255	753	0	3700

	2021- Early 2041					
	Early 2021- Mid 2046	3089	268	783	0	4140

Source: Watson & Associates Economists Ltd.

### 2.3 City Wide Housing Growth

Annual housing activity between 2010 and 2019 based on actual building permit data is illustrated below. Forecast estimates beyond 2020 indicate an average of 200 households will be built until 2025 followed by an average of 175 households between 2026 and 2030.



Source: Watson & Associates Economists Ltd.

## 2.4 Housing Growth by Geographic Area

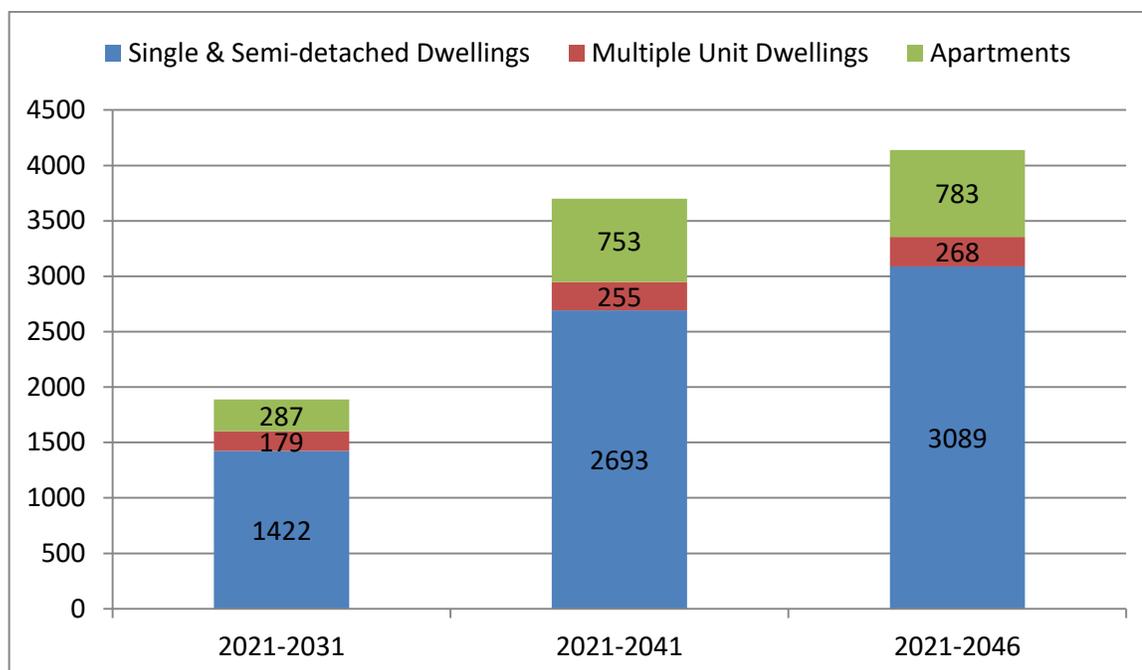
The location of housing growth is projected to be focused in the urban areas of Quinte West. It is expected that 3604 of the 4140 new residential units forecasted for construction between 2021 and 2046 will be built in the City's urban wards including Trenton, Frankford and Batawa. The urban units will represent 87% of the total new units constructed.

Area	Time	Single & Semi-Detached	Multiples	Apartments	Total Residential Units
Urban	2021-2031	1212	179	287	1678
	2021-2041	2262	255	753	3269
	2021-2046	2553	268	783	3604
Rural	2021-2031	210	0	0	210
	2021-2041	431	0	0	431
	2021-2046	536	0	0	536
Quinte West Totals	2021-2031	1422	179	287	1888
	2021-2041	2693	255	753	3700
	2021-2046	3089	268	783	4140

Source: Watson & Associates Economists Ltd.

## 2.5 Housing Growth by Dwelling Type

Single and semi-detached dwellings will represent 3,089 of the 4,140 new dwelling units expected by 2046, while multiple unit dwellings will make up 268 new units, and apartments will be a forecasted 783 new units. On a percentage basis single and semi-detached dwellings will make up 74.6% of all new units, while multiple unit dwellings will be 6.5% of the total and apartments will be 18.9% of the total.



Source: Watson & Associates Economists Ltd.

## 2.6 Housing Forecast vs. Actual Building Permits

It is worth noting that the actual number of households built exceeded the forecast every year since 2016 by a significant margin. The actual number of households built between 2016 and 2019 averaged 291 dwellings per year versus a forecast of 200 per year. The Annual Housing Forecast is illustrated in the data provided in Section 3.3 of this report from Watson and Associates.

Furthermore, the most recent Quinte West Building statistics from 2020 and 2021 shows a continuation of this trend. In 2020, the City issued 225 building permits for new dwellings and in 2021, the City issued 235 building permits for new dwellings.

Over a 6 year span between 2016 and 2021, the total number of new dwellings built in Quinte West was 1,626 units versus a forecast of 1,200 units. During that extended 6 year span, this

represents a 426 unit build of dwelling units beyond the forecast or a build exceeding the forecast by 35.5%.

## **2.7 Statistics Canada 2021 Census Data**

The 2021 Census data released by Statistics Canada confirms the trend from the building statistics data since 2016. The 2021 census data shows the Belleville Census Metropolitan Area (CMA), that includes Quinte West, grew by 7.5% between 2016 and 2021. The 2020 Watson and Associates population projections had only anticipated a 6.2% growth rate over that period. The population projection statistics have underestimated the growth rate by 1.3% over these 6 years.

Extrapolating the higher growth rate over a 25 year time horizon, an additional 1,104 units will be needed beyond the forecast of the Watson and Associates growth projection. This is a significant difference that should be considered in planning policies and in the identification of growth and settlement areas in Quinte West.

### 3. Residential Land Needs

#### 3.1 Total Land Needs

Overall, Quinte West will require 4,140 new residential units over the next 25 years, as identified by the Watson and Associates report. As there is an existing housing supply of 3,703 residential units, a 437 unit deficit currently exists. This data does not consider the higher growth rate that has existed since 2016 based on building department statistics or the 2021 Census data.

Total Residential Land Needs	
Housing Unit Demand	4140
Housing Unit Supply	3703
Housing Unit Surplus/(Deficit)	(437)

#### 3.2 Land Needs by Geographic Area

While there is an overall deficit of 437 residential dwelling units in Quinte West under the existing land supply and Official Plan policies, the greatest deficit is 603 urban units.

Residential Land Needs by Geographic Area	Demand	Supply	Surplus/(Deficit)
Urban Units	3602	2999	(603)
Intensification Units	-	678	678
Rural Units	538	26	(512)
Total	4140	3703	(437)

#### 3.3 Land Needs by Dwelling Type

Quinte West will have an overall deficit of 437 residential dwelling units based on the current land supply and Official Plan policy framework. Most significantly there is a deficit of 883 single detached and semi-detached dwelling units.

Residential Land Needs by Housing Type			
	Demand	Supply	Surplus/(Deficit)
Single & Semi-Detached Dwellings	3089	2206	(883)
Multiple Dwellings	268	638	370
Apartments	783	859	76
Total	4140	3703	(437)

## **4. Conclusions**

### **4.1 General Overview**

#### **4.1.1 Residential Deficit**

Based on the analysis completed in Section 5 of this report, there is currently a deficit of 437 residential units over the 25 year planning horizon of the Official Plan. The calculated deficit is based on the residential land supply determined in Section 3 and assumptions made regarding the population forecast and housing growth identified in Section 4.

#### **4.1.2 Population Forecast vs Building Permits and Census Data**

There appears to be a disconnect between the population forecast/housing forecast figures provided in the Watson and Associates report, and the actual building permit statistics being issued by the City. Section 3.6 of this report notes data in this regard. Residential building permits have been significantly higher in the past 6 years than the long term population projections have anticipated. The trend is corroborated by 2021 Census data.

During the past 6 years, including 2016 through 2021, the total number of new dwellings built in Quinte West was 426 unit dwelling units beyond the forecast. This represents a residential build rate 35.5% beyond the expectations. The 2021 Census data indicates a 7.5% population increase for the Belleville CMA versus a 6.2% growth projection anticipated for Quinte West in the forecast provided by Watson and Associates.

Given this trend and its duration, it appears appropriate to consider areas for residential development greater than the raw land needs analysis would suggest. Providing lands to match the growth rate of the last 6 years would seem prudent at this time. If the growth rate identified in the census data is extrapolated out over the 25 year planning horizon, an additional 1,104 residential units will be needed. Accommodating an additional 1,104 residential units beyond the 437 unit deficit already identified appears appropriate. This would mean that the City needs lands for 1541 residential units.

#### **4.1.3 Location of Available Urban Residential Land**

There are two main urban areas that are the focus of development for the City. The main area is along the Highway 2 corridor and along the Telephone Road corridor. The second main area for development is Frankford. Generally, both of these areas are contiguous to existing development, easy to service, and are in close proximity to arterial roads.

In examining the available lands in these main urban areas, there appears to be limited lands for new residential development. The urban boundaries are fairly close to existing development or subdivisions in progress. The west end of Trenton along the Highway 2 corridor has lands

that can accommodate just 957 new residential units, as shown in Section 2.1.6 on the Trenton Residential Unit Supply map. The Telephone Road area had lands that can accommodate 696 new residential units. The Frankford urban area has lands that can accommodate just 255 new residential units, as shown on the Frankford Residential Unit Supply Map in Section 2.1.6.

Given that existing or proposed development is fairly tight to the urban boundary, any proposed urban boundary expansion should be focused on these two main development areas.

## **4.2 Policy Changes to Achieve Intensification Targets**

### **4.2.1 Low Density Residential Development**

In order to increase the density of low density residential development and accommodate more intensification, the City is proposing to increase the upper limit of density allowed in the low density residential policies under Section 5.7.1 of the Official Plan. The proposal is to increase the limit from 10 units per acre to 15 units per acre (37 units per hectare).

### **4.2.2 Greenfield Minimum Density**

A significant portion of new development in Quinte West over the next 25 years is expected to be built on the west side of Trenton. The City's growth potential is limited in other directions by CFB Trenton to the east, limited servicing available to the north of Highway 401, and the Bay of Quinte to the south.

In an effort to increase the density of greenfield development, a new Official Plan policy is proposed to establish a minimum density requirement for greenfield development on the west side of Trenton, where servicing capacity allows for it. Trenton Planning District 10B, located along Dundas Street and Highway 2 has the potential to accommodate a higher density of development. Meanwhile District 11, located along Telephone Road, is constrained and consequently policy limits development to sanitary sewage services that use reduced flow technology.

With this in mind, a minimum density of 25 units per hectare is proposed in District 10B to help achieve the intensification target of 20% in Trenton. The policy is also expected to lead to a broader range and mix of housing types that incorporate medium and high density housing in accordance with the Provincial Policy Statement.

An increase in the amount of medium and high density housing may also help address affordable housing concerns facing the community.

### **4.2.3 Additional Dwelling Units**

Part V, Section 1.4.3(b)2 of the Provincial Policy Statement (PPS) indicates that "Planning Authorities shall provide for an appropriate range and mix of housing options and densities to

meet projected market-based and affordable housing needs of current and future residents of the regional market by permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment.”

The City’s current Official Plan and Zoning By-law was amended to allow for second dwelling units. However, a new policy is proposed to accommodate the allowance for additional dwelling units as permitted in the 2020 Provincial Policy Statement. This would allow for up to 2 additional dwelling units on a lot occupied by a single detached, semi-detached, or townhouse dwelling.

Allowing for additional dwelling units is intended to help increase the supply of residential units generally and also help to provide affordable housing units.

#### **4.2.4 Trenton Planning District 12B**

Municipal sewage services were recently extended to an area of Trenton that was previously only serviced by municipal water. The extension will allow development of an industrial park owned by the City on full municipal services. The industrial lands are adjacent to part of Trenton Planning District 12B.

Current Trenton District 12B policies recognize the existing residential development but do not anticipate significant new development given that only partial services were previously available. The recent extension of sewer services will also allow a portion of District 12B to become fully serviced and developed for residential uses.

A concept plan proposing the development of 300 residential units on full municipal services has been submitted to the City along with a servicing options plan. The proposal is to build a mix of low and medium density residential units buffered from the adjacent industrial lands. The City proposes to change the policy framework to include the property in the City’s primary growth area through this update and accommodate the development.

### **4.3 Urban Boundary Expansion**

In order to accommodate growth in Quinte West over the planning horizon of 25 years, a small amount of additional residential lands need to be provided in the urban boundaries. Analysis completed in the earlier section of this report indicates a housing deficit of 437 units even after policy changes proposed in Section 4.1 of this report are implemented to intensify development in the urban areas.

The following considers urban boundary expansion to provide additional areas for residential development. Part of the analysis also considers the proximity of development to the existing urban boundaries and the need for development areas in the primary growth areas of the City.

It should be noted that the proposed urban boundary expansions do not include any lands that are currently designated as Agriculture in the Official plan. This is an important consideration to ensure the proposals are consistent with Part V, Section 1.1.3.8c) of the Provincial Policy Statement.

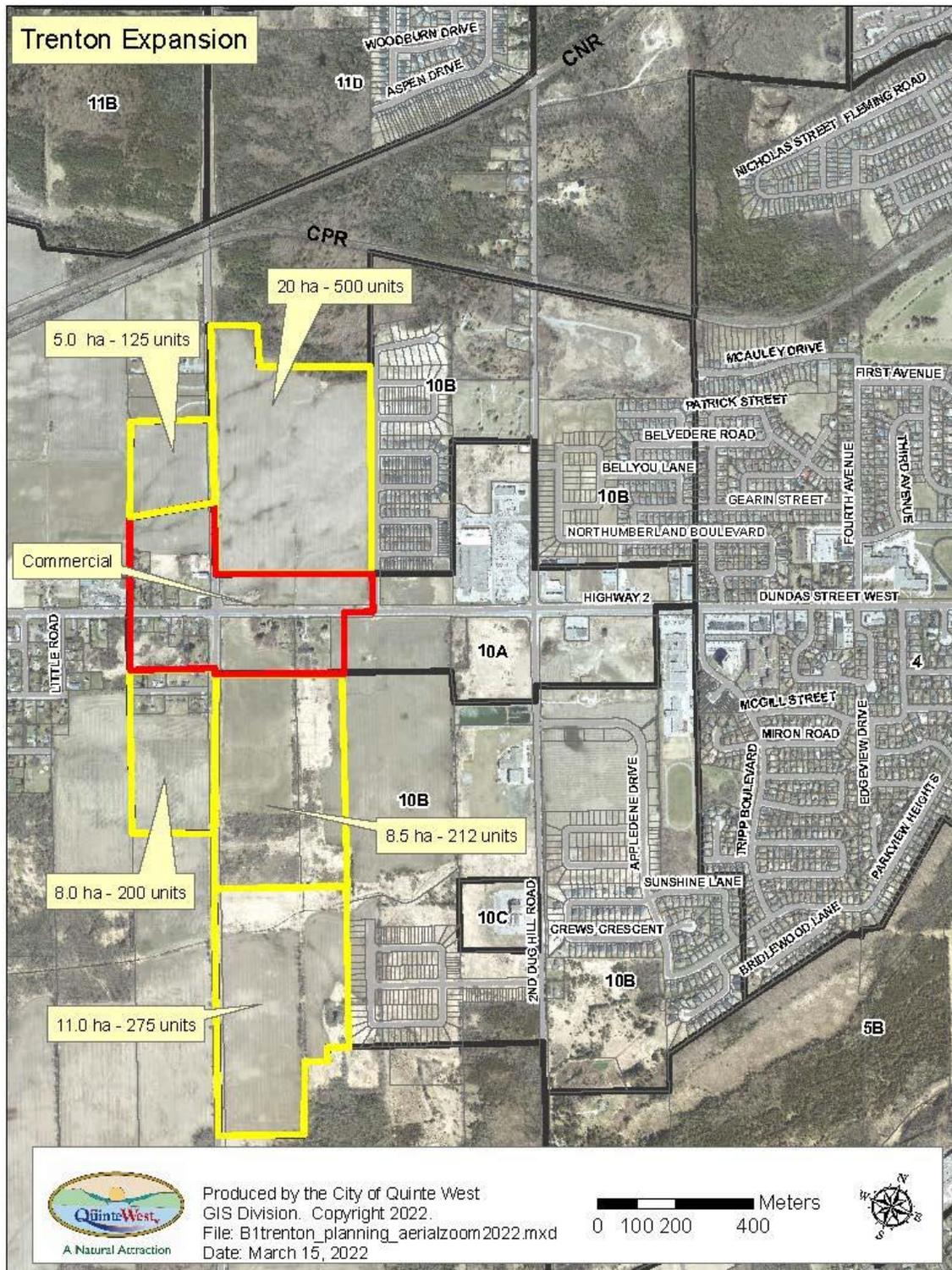
#### **4.3.1 Trenton**

Trenton is the primary growth area of the Quinte West. Development is constrained by CFB Trenton to the east, Highway 401 and servicing constraints to the north, and the Bay of Quinte to the south. The west side of the City has consequently become the focus for accommodating new development.

The west side of the City has development potential in two main areas. One area is along the Dundas Street West/Highway 2 corridor and the other is along the Telephone Road corridor. The potential for growth along the Telephone Road corridor is limited by servicing constraints, specifically, limited capacity for municipal sanitary services. When services were extended to this area, the City recognized the limited development potential and included Official Plan policy accordingly.

The constraints noted above have left the Dundas Street West/Highway 2 corridor as the area with the greatest potential for new development. It is worth noting that development has already reached the existing urban boundary on the north side of the corridor and a draft plan of subdivision application was just recently approved along the south side of the corridor. In other words, potential development lands will soon be exhausted in this area, the City's primary growth area.

To accommodate growth, the Trenton urban boundary is proposed to be extended slightly to the west. The proposal is to extend the urban boundary along the Dundas Street West / Highway 2 corridor to County Road 40 as illustrated on the following Trenton Expansion figure. The additional urban lands are 69.4 hectares in area and represent an extension of approximately 620 metres along this main arterial corridor. Most of the lands will be an extension of Trenton District 10B and allow for residential development. Some of the lands will be an extension of Trenton District 10A along Highway 2, and allow for commercial uses. The additional urban area will result in the potential for an additional 1,312 residential units on 52.5 hectares of developable lands or approximately 6.5 years' worth of new housing in Quinte West based on projections.

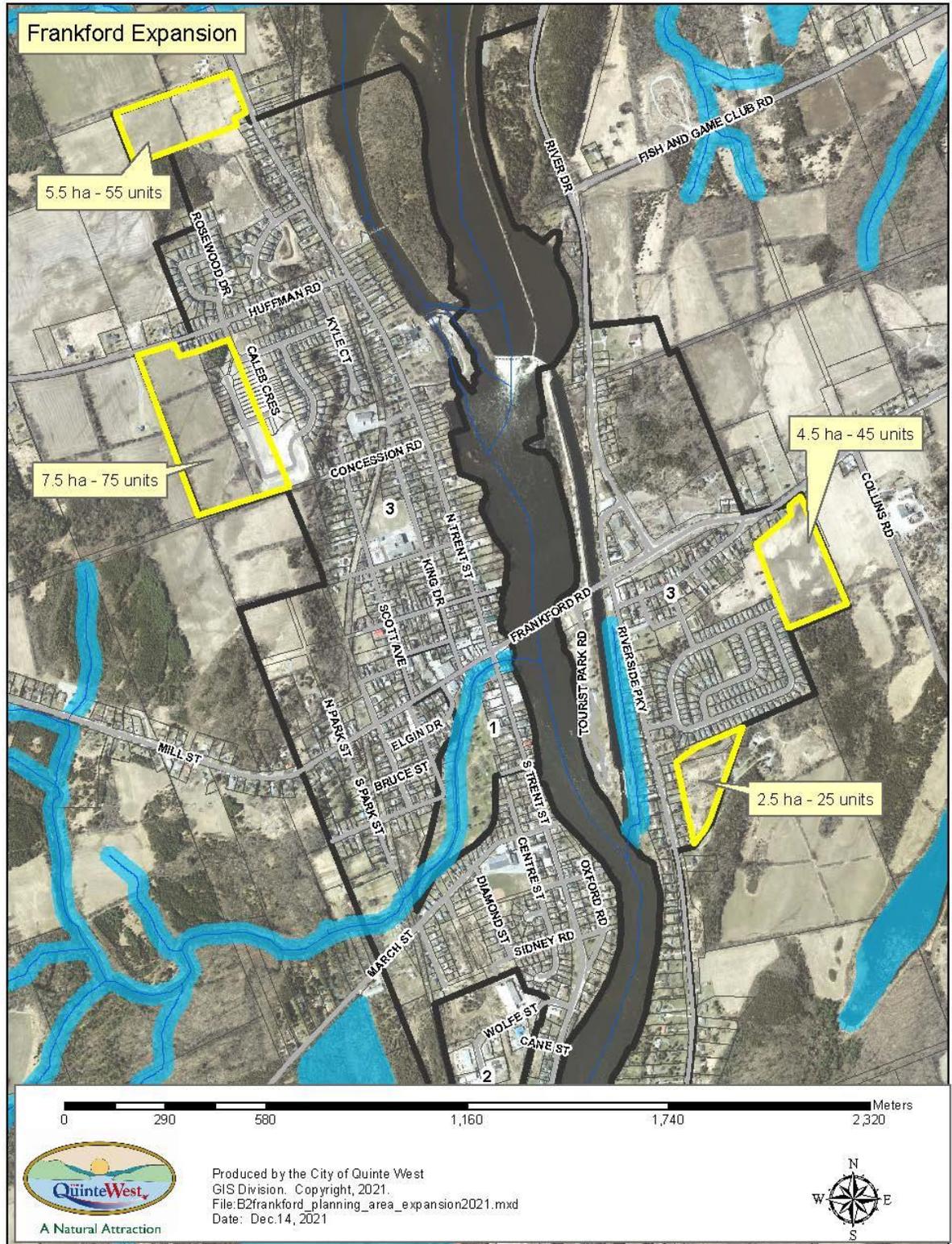


### **4.3.2 Frankford**

The Frankford urban area is generally considered the second growth area in Quinte West. It is worth noting that generally development is currently being built very close to the existing urban boundary of Frankford. Consequently, there is little opportunity for growth in this urban area.

To accommodate some growth in the Frankford urban boundary, it is proposed to extend the urban boundary very slightly in four (4) areas as illustrated on the following Frankford Expansion figure. The expansion areas total an additional 20 hectares and are expected to accommodate an additional 200 dwelling units or approximately 1 year worth of new housing in Quinte West based on projections.

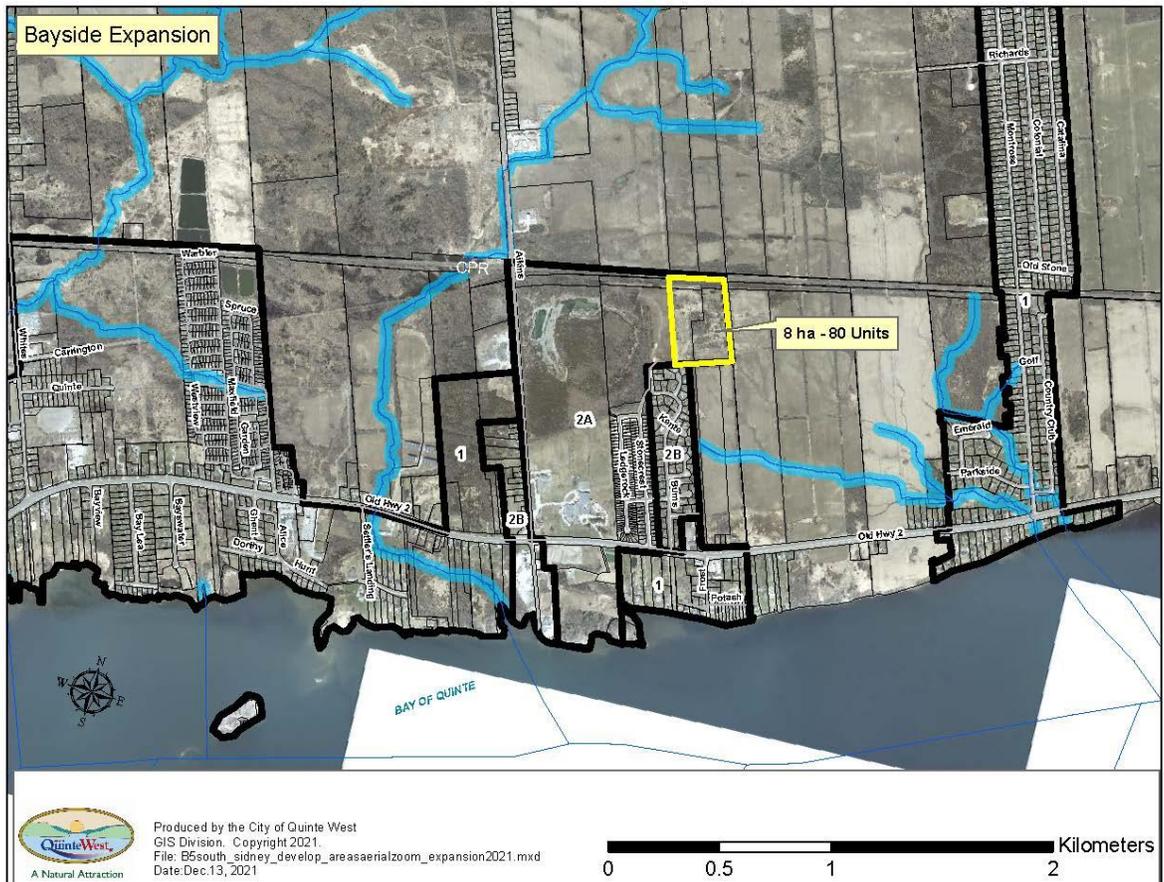
One area located in Frankford on the east side of the river and on the south side of County Road 5 is particularly needed for expansion. Adjacent lands currently located in the urban boundary are currently inaccessible for new residential development. Adding this 4.5 hectare area to the urban area will allow the development of 45 new dwelling units, but more importantly will provide for access to the lands in the existing urban boundary.



### 4.3.3 South Sidney / Bayside

South Sidney is serviced by a municipal water supply. However, most of South Sidney is not considered a growth area given the lack of municipal sewage services and the Provincial Policy Statement generally not supporting development on partial services. The one area that could accommodate new development is South Sidney District 2 where a City owned sewage system services Bayside Secondary School, Bayside Elementary School, the new Quinte Hospice, and the Stonecrest subdivision that has been under construction for several years now.

It is proposed to change the designation on 8 hectares of land adjacent to the subdivision to accommodate a small amount of new residential development. The lands are currently designated as part of the Future Development Area in the South Sidney Planning Area. The lands are illustrated on the following Bayside Expansion figure. The change will accommodate a potentially 80 residential unit expansion to the Stonecrest subdivision and will help to make more efficient use of the sewage system and water system servicing the area.



#### 4.3.4 Total Urban Boundary Expansion

Based on the analysis provided in Section 5.1.2, the City's current urban boundaries have a raw deficit of 437 residential units. Furthermore, additional lands are required to accommodate for the higher growth rate shown through 6 year of higher building permits and recently released 2021 Census data. The additional lands will allow for 1104 residential units. This totals a 1,541 unit deficit.

The proposed urban boundary expansion being considered by the City and described in Section 5.3 of this report is as follows:

Trenton	1,312 residential units
Frankford	200 residential units
Bayside/South Sidney	80 residential units
Total	1,592

The proposed urban boundary expansion appears justified based on the analysis and appropriate to meet the long term housing needs of the City for an additional 1,541 residential units.