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MEMORANDUM

To: Melissa Ricci, Town of Halton Hills
Blair Scorgie, SvN

From: Russell Mathew and Lara Nelson, Hemson Consulting Ltd.

Date: October 25, 2019

Re: Halton Hills Intensification Opportunities Study Update – Market Assessment

Hemson Consulting Ltd. is currently assisting the Town of Halton Hills with a market assessment as input to the Halton Hills Intensification Opportunities Study Update, being led by SvN Architects + Planners. Background analyses were undertaken of the policy context and market for intensification in Halton Hills along with a review of identified intensification sites within the communities of Georgetown and Acton, giving consideration to estimated unit potential by density category, likelihood and timing of development. The intensification site inventory, initially reviewed in January 2018, was updated by Town staff over the course of 2018 and additional sites were included for evaluation. The purpose of this memorandum is to provide the results of the updated market assessment including:

- an overview of the policy framework for planning for growth and intensification in Halton Hills;
- discussion of residential patterns in Halton Hills;
- housing market supply and demand considerations with respect to intensification; and
- commentary on factors affecting redevelopment potential and the results of the updated Halton Hills intensification site inventory assessment.

1. Planning for Intensification in Halton Hills Undertaken within the Context of Provincial and Regional Policy

The subject of this memorandum is the market for intensification units from both a supply and demand perspective. The need for undertaking this work at all must be understood in the context of planning policy, as these policies seek much higher levels of intensification than have occurred in the past.

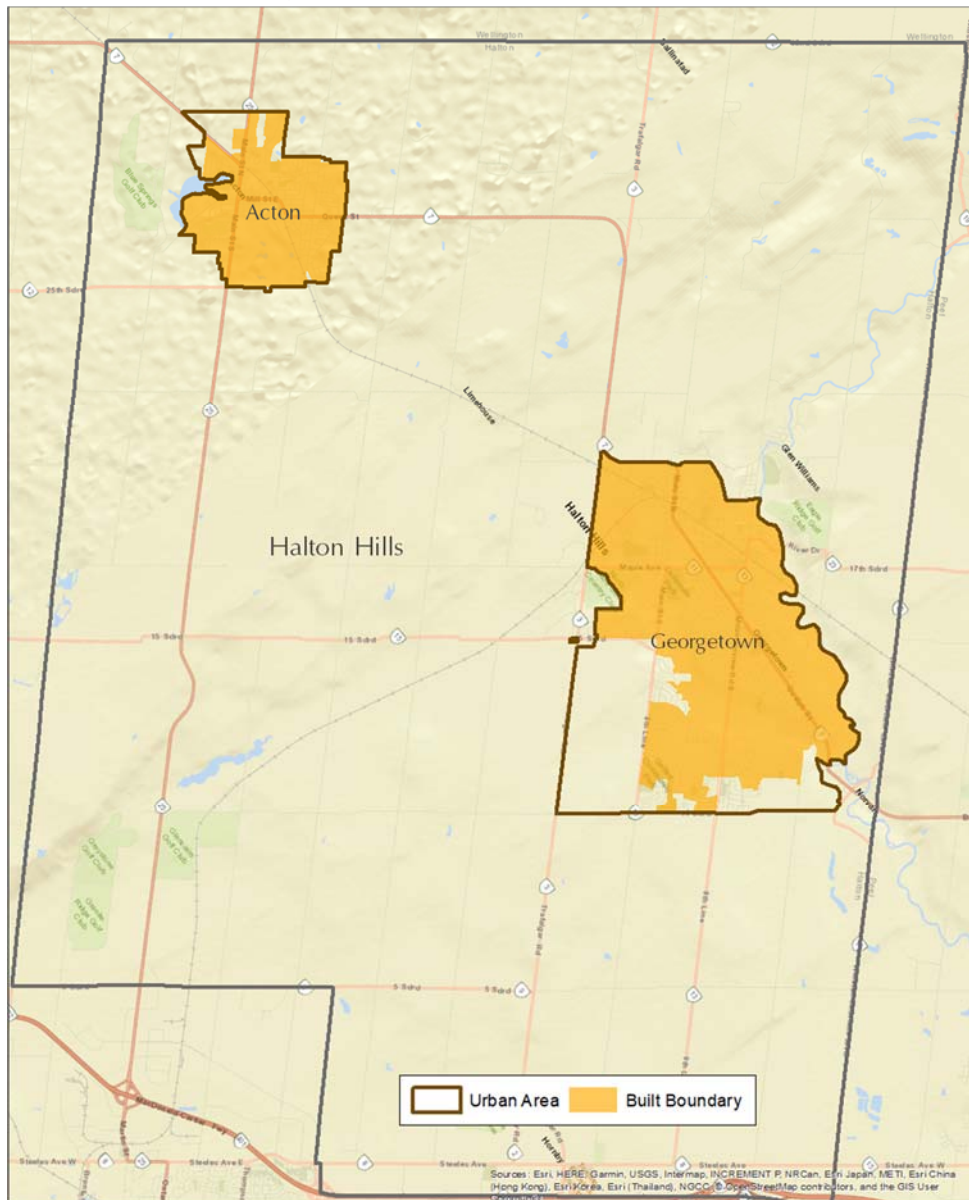
Growth through intensification has become a key part of planning policy in the Greater Golden Horseshoe (GGH), Halton Region and the Town of Halton Hills, characterized by policies and targets which aim for more development in built-up areas and less on new greenfield land, along with encouraging higher density forms of development. A central purpose of intensification policy is to reduce the amount of new urban land developed while at the same time protecting prime agricultural lands, mineral aggregate resources and natural heritage systems. Intensification policies are also promoted as a way to support a broad range of planning objectives, such as increased transit ridership and the development of complete communities characterized by a mix of residential and employment land uses, a range of housing affordability and choice, higher level urban amenities and active, animated, pedestrian-oriented streets. Intensification can also help to minimize infrastructure costs, since it can rely on existing services, however that is not always the case, particularly in very mature urban centres where infrastructure upgrades or replacement can be challenging and costly.

Planning for intensification in Halton Hills is undertaken within the context of Provincial and Halton Region growth management and land use planning policy and must be consistent with the direction and targets of the Province's, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the *Growth Plan*), 2019, and the *Halton Region Official Plan*. The *Growth Plan* provides forecasts of population and employment (Schedule 3) and minimum targets for intensification within Built-up Areas (s.2.2.2.1) and density on Designated Greenfield Areas (DGA) (s.2.2.7.2) that municipalities throughout the Greater Golden Horseshoe (GGH) must use as a basis for long range planning and managing growth.

Intensification is generally considered to be new housing occurring in built-up parts of a community, through infill and redevelopment often at higher densities of

development. In a *Growth Plan* context, it refers specifically to residential development occurring within delineated Built-up Areas, as defined by the Province's 2006 delineated built boundary. Halton Hills has two Built-Up Areas, within the communities of Acton and Georgetown, as shown on Map 1.

Map 1: Acton and Georgetown Built Up Areas, Halton Hills



Growth Plan targets for residential development within the Built-Up Area have been revised twice since its initial adoption.

- The *Growth Plan*, 2006 required 40% of residential units to be planned within the Built-Up Area from 2015 onward.
- In 2017, the Province adopted new *Growth Plan* targets that were more ambitious, requiring 50% of residential development within the Built-Up Area from the time of the next Municipal Comprehensive Review (MCR) process, and then 60% from 2031 onward;
- The *Growth Plan*, 2019 which came into effect recently on May 16, 2019 updated the intensification target applicable to Halton Region to 50% from the MCR onward, with no required increase in the 2030's.

By any measure this amounts to much higher levels of intensification than have been experienced in the past, especially in Halton Hills.

The Schedule 3 forecasts that the Region must use as a basis for planning have also been revised since the initial adoption of the *Growth Plan*. Amendment 2 to the *Growth Plan* updated the Schedule 3 forecasts and extended them from 2031 to a 2041 planning horizon, as shown in Table 1 below. Halton is now planning for a population of 1,000,000 residents and 470,000 jobs to 2041, including allocating that growth to each local municipality in the Region.

Table 1

Growth Plan Schedule 3 Forecasts, Halton Region				
	Population		Employment	
	2031	2041	2031	2041
Original Schedule 3 (2006)	780,000	n/a	390,000	n/a
Current Schedule 3 (2013)	820,000	1,000,000	390,000	470,000

The significant growth to be accommodated and the much higher level of intensification means that a very large number of units need to be allocated to Halton Hills through the Regional official plan.

The *Halton Region Official Plan* is the implementing vehicle of *Growth Plan* policy within Halton and provides growth allocations, policy direction and targets for each of the four municipalities, including Halton Hills. Regional Official Plan Amendment (ROPA) 38 brought the Region into conformity with the original Schedule 3 and targets of the *Growth Plan*, 2006 and culminated with the planned population, employment and intensification, density and phasing targets to 2031, contained in

Tables 1 to 2A of the *Halton Region Official Plan*. The targets allocate a minimum number of residential units for each local municipality to be planned within the Built-Up Area from 2015 to 2031, working to meet the Regional minimum 40% required by the policy in effect at the time. For the Town of Halton Hills, the *Halton Region Official Plan* currently allocates a population of 94,000 residents at 2031; and a target of 5,100 units to be built within the Built-Up Area. The 5,100 units represents 15% of Region-wide planned intensification units required to meet the *Growth Plan*, 2006 target. The bulk of Halton Region intensification units are accommodated and planned for within the more mature urban municipalities of Burlington and Oakville.

The Regional growth allocations and targets are planned for by the Town through the *Town of Halton Hills Official Plan*. Table D5.1, provides an intended distribution of the 5,100 intensification units for the 2015 to 2031 period, including 3,200 units in Georgetown, 1,790 in Acton and 110 units in designated hamlets. Given that the intensification in the current period (2016-21) is likely to be in the range of 100 units per year, it is unlikely that the 5,100 units by 2031 will be achieved. Completing over 400 units per year from 2021-31 seems unlikely in this context. The background work of the current review of the official plan is considering extending the timeline for these units well into the 2030s.

The Region is presently in the process of a Regional Official Plan Review, a key component of which is the Halton Region Integrated Growth Management Strategy (IGMS). The IGMS will, among other matters, update the forecasts and targets within the Regional official plan and extend the planning horizon to 2041, consistent with the updated Schedule 3 forecasts and current in-effect policies and targets of the *Growth Plan*, 2019.

The IGMS will culminate with a preferred growth concept for the Region including growth allocations and minimum expectations for density and intensification for each local municipality to 2041, to be adopted through subsequent amendment of the *Halton Region Official Plan*. Following this, the Town of Halton Hills will need to update their planning and growth management targets to 2041, contributing to achievement of Regional targets that can be reasonably planned for and accommodated within the Town. This work has already begun in part through the Intensification Opportunities Study Update which will also provide a key input to informing the IGMS, particularly in demonstrating where and how intensification can

be accommodated within the municipality and appropriate sub-municipal allocations of growth to intensification areas within Acton and Georgetown. It is noted that Provincial policy updates under the *Growth Plan*, 2017 also changed the treatment of hamlets with respect to intensification targets, removing the undelineated provisions from the policy. As a result the 110 units currently planned for Halton Hills hamlets will no longer count towards meeting the targets in the current policy framework. This will need to be considered as part of the growth allocations prepared under the IGMS and in updating the *Town of Halton Hills Official Plan* unit by area targets.

The IGMS allocations of growth must now be based on planning to meet 50% of residential development within the Region's delineated built boundary. While the *Growth Plan*, 2019 target remediated the expectations of the 60% target at 2031, achieving 50% intensification will still necessitate change from current residential development patterns in the Region. Analysis undertaken as part of the IGMS indicates that the Region as a whole is currently just achieving the 40% of units within the built boundary, as was required from 2015 onward under the 2006 *Growth Plan*. Meeting the 50% intensification target of the current in-force policies will require more intense, denser development, representing a shift in the pattern of housing and housing demand in the Region.

2. Intensification Policy Requires Shift in Housing Market Demand

Growth Plan intensification (and density) policy seeks to affect change, not only with respect to the amount of residential growth occurring in the Built-Up Area relative to greenfield settings, but also in the types of units that households occupy. Notwithstanding that any new units within the Built-Up Area count as intensification from a *Growth Plan* policy perspective, most intensification is in the form of rowhouse and apartment units; and policy objectives directed at more intensification primarily seek to introduce more new units in apartments in place of fewer ground-related units on greenfields.

Residential growth has always included intensification to some degree, regardless of whether there were planning policies to produce infill growth. Some examples of intensification in a Halton Region context include:

- Rowhouse infill in Downtown Georgetown, James St. 2004 (left) and 2018:



- Former rural-sized lots in Milton assembled for rowhouses:



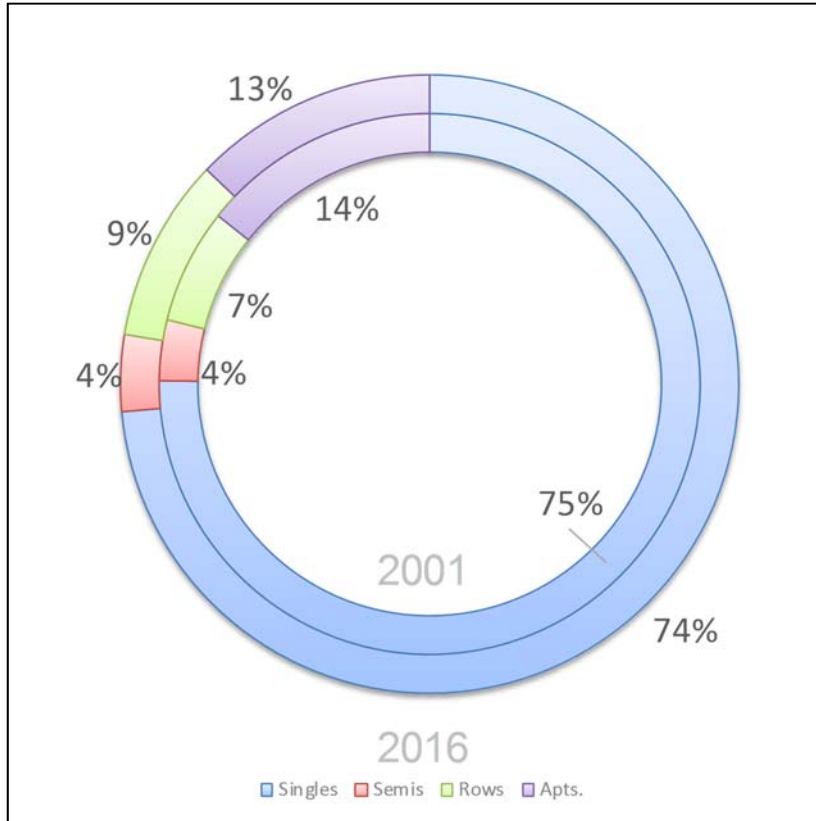
- Lakeshore estates in Burlington and Oakville, subdivided into still-large single detached units:



Some intensified land uses will occur with or without town-wide targets. It is the amount of intensification units mandated under the *Growth Plan* that may present challenges for Halton Hills. Accommodating the number of intensification units in Halton Hills means that most will need to be apartment units and some buildings at a larger scale than is typical in the community today.

Since the 1970s, the vast majority of new apartment development in the Region and in Halton Hills has been through intensification. Apartment development in greenfield areas has been quite limited in most markets, though there has been a market established over the past decade for low-rise apartment developments in Milton and North Oakville, apartment units are overwhelmingly located within intensification areas. This pattern is a market outcome of housing demand, as most apartment occupants are seeking the higher amenities of urban areas and apartment units are an affordable housing form in urban centres relative to ground-oriented units. For this reason, at any given time, apartment demand and the amount of intensification occurring are much the same.

Background work undertaken as part of the Regional IGMS suggests greenfield development in Halton is already being planned at a higher overall residential density than the current *Growth Plan* policy expectation. It is in planning for higher intensification, particularly for more apartments, that there is a potential disconnect between policy and the market necessitating a shift in the nature of housing demand in order to achieve the policy. The *Growth Plan* seems to suggest that intensification will occur by simply adopting the right planning policies, however, more intensification means more individual people need to choose to buy or rent apartment units in intensification areas than they have in the past. This is especially so for the Town of Halton Hills, where housing, historically and today, is predominately comprised of ground-oriented units occupied by larger households (relative to the smaller households occupying apartments). Exhibit 1 below illustrates the proportion of housing by type in Halton Hills in 2001 and 2016.

Exhibit 1 Households by Housing Type, Halton Hills, 2001 & 2016

Recent residential development within the Town does not suggest a shift in the long-standing pattern. Table 2 below indicates housing completions by type within Halton Hills from 2011 to current, which continues to be overwhelmingly dominated by ground-oriented units. The bulk of housing growth, most rowhouse and virtually all of the apartment development which has occurred in the Town has been concentrated in the Georgetown community.

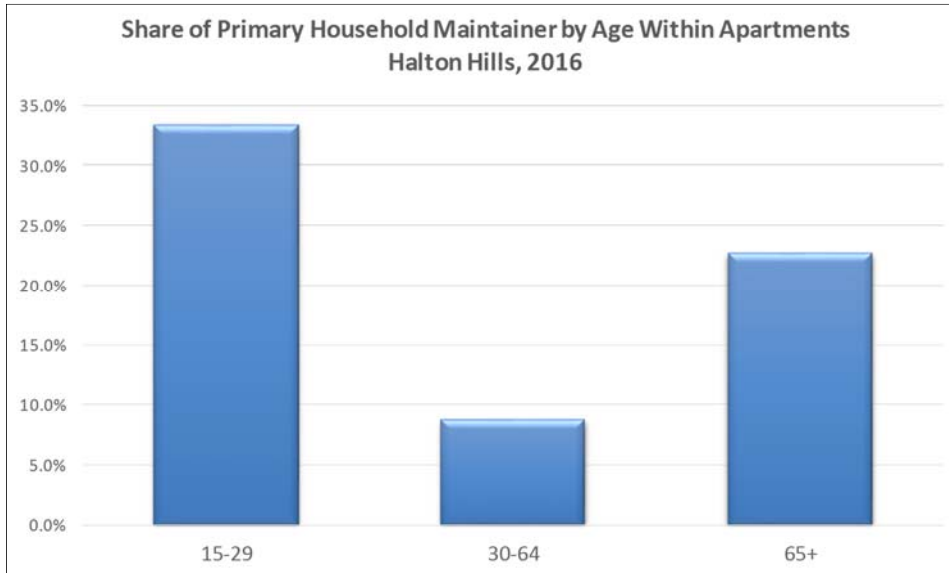
Table 2

Housing Completions by Unit Type and Area Town of Halton Hills, 2011-2019						
Area	2011-2016		2016-2019 (April)		Under Construction	
	Number of Units	Share by Unit Type	Number of Units	Share by Unit Type	Number of Units	Share by Unit Type
Acton						
Single/Semi	99	94%	20	77%	1	100%
Row	6	6%	6	23%	0	0%
Apartment	0	0%	0	0%	0	0%
Total Acton	105	100%	26	100%	1	100%
Georgetown						
Single/Semi	285	72%	467	20%	68	78%
Row	60	15%	134	20%	19	22%
Apartment	53	13%	56	9%	0	0%
Total Georgetown	398	100%	657	100%	87	100%
Rural						
Single/Semi	232	60%	70	100%	19	100%
Row	155	40%	0	0%	0	0%
Apartment	0	0%	0	0%	0	0%
Total Rural	387	100%	70	100%	19	100%
Halton Hills						
Single/Semi	616	69%	557	74%	88	82%
Row	221	25%	140	19%	19	18%
Apartment	53	6%	56	7%	0	0%
Halton Hills Total	890	100%	753	100%	107	100%

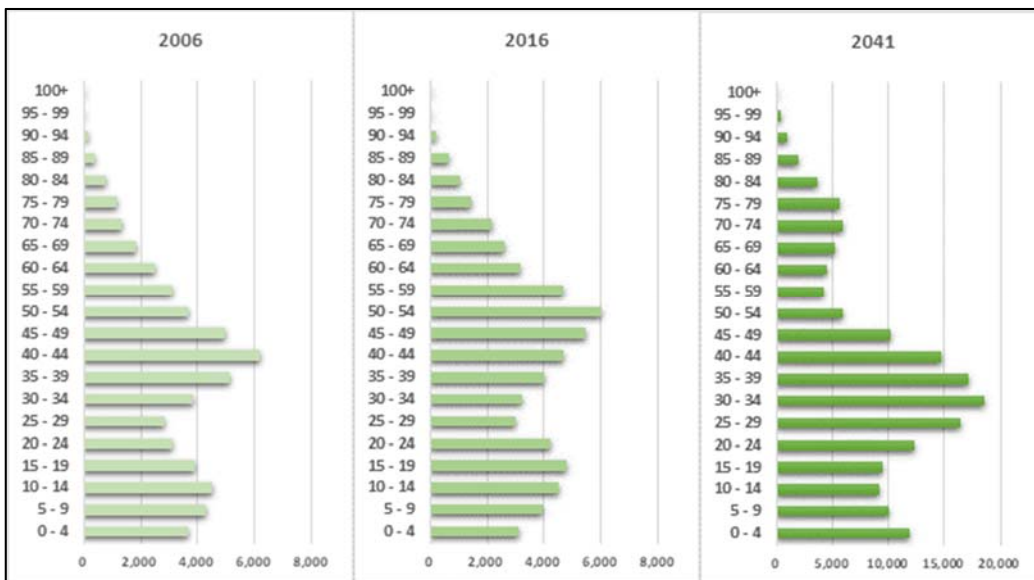
Source: CMHC.

The pattern of housing development by unit type in Halton Hills exists because of the types of households that live there – that is, mainly family households, historically attracted to the Town for affordable ground-oriented housing, particularly relative to the urban centres of Toronto and Peel, where many Halton residents moved from, many of which from apartments to starter homes. Shifting to more apartments in Halton, would require a shift either in the types of households that live in Halton Hills, or in the type of units that residents choose to reside in. Exhibit 2 below indicates the proportion of primary household maintainer by age currently occupying apartments in the Town.

The exhibit indicates that nearly one-third of young adults led households are in apartments, compared to less than 10% of middle aged households and about one-quarter of senior households.

Exhibit 2

Most apartment occupants are young adults, prior to or at the start of family formation, some empty nesters and the elderly, largely single seniors (through divorce or widowhood). Exhibit 3 below illustrates the age-structure of residents in Halton Hills residents, the bulk of which, historically, now and anticipated to 2041, are not in the age categories which predominately occupy apartments.

Exhibit 3 Age Structure, Halton Hills, 2006, 2016 & 2041

Source: Statistics Canada, historical; Hemson Consulting, forecast.

Exhibits 4 and 5 below illustrate the type and size of households occupying apartments within Halton; and the current and forecast composition of households in the Region.

Exhibit 4: Households Occupying Apartments, Halton Region, 2016

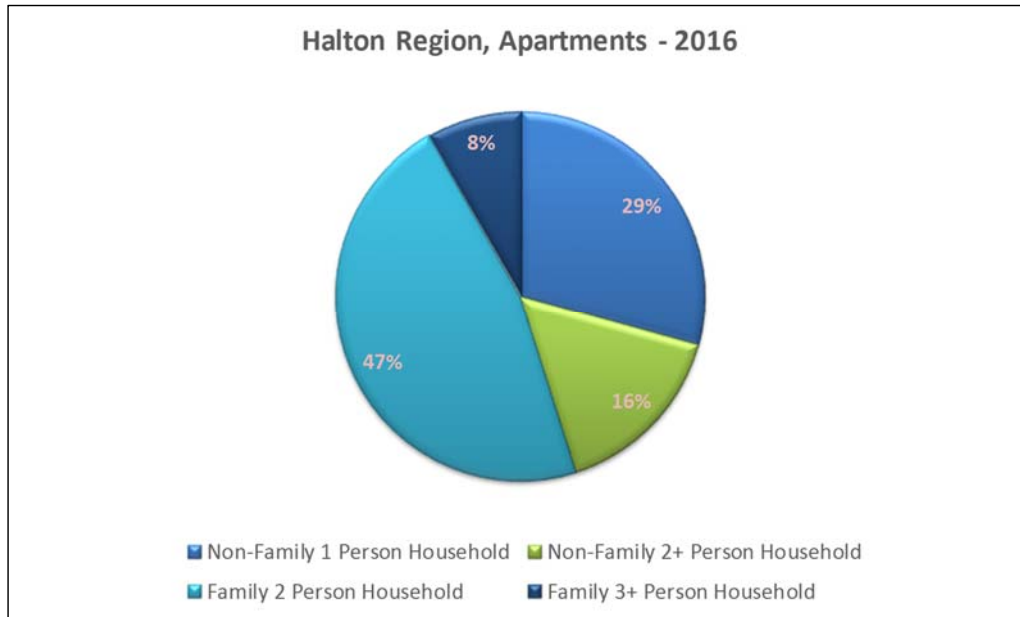
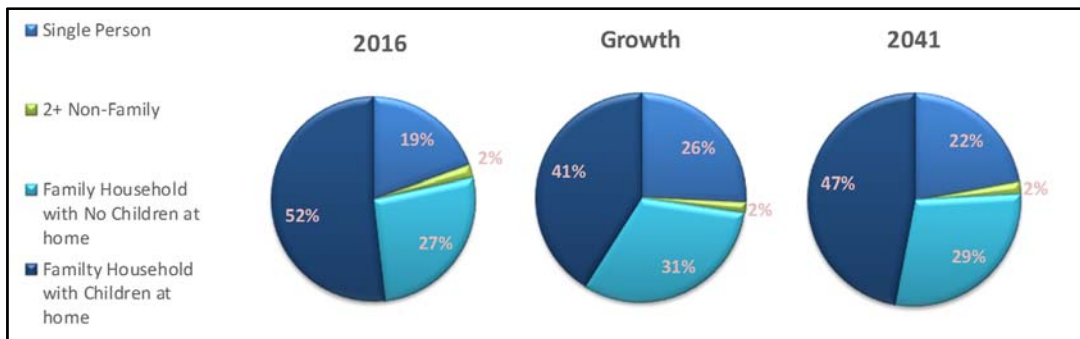


Exhibit 5 Current and Forecast Apartment Households, Halton Region



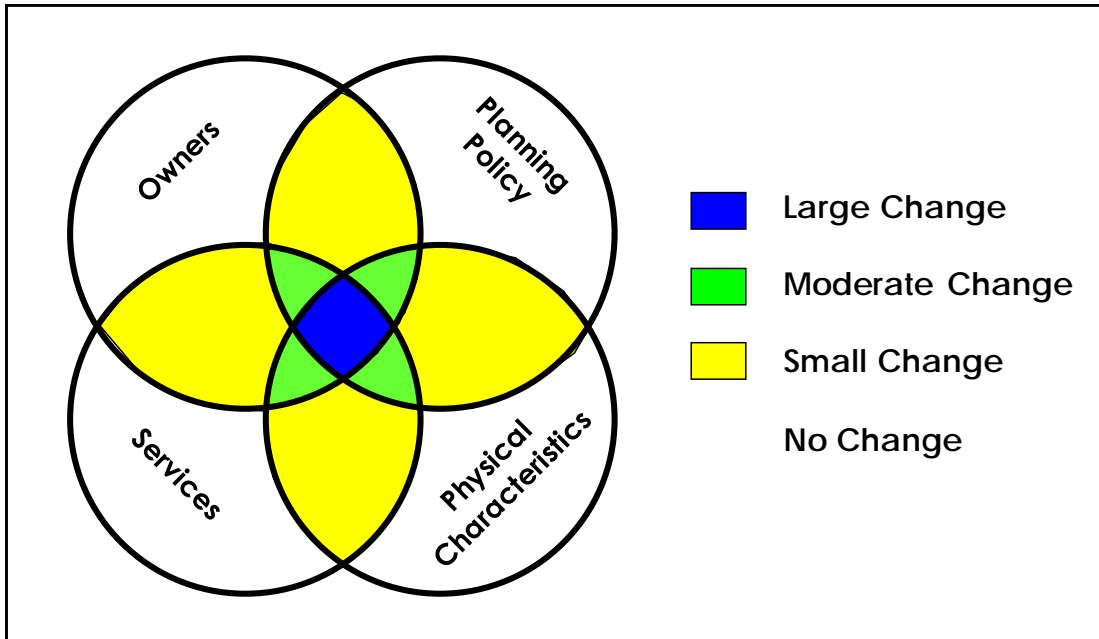
As shown, most apartments in the Region are occupied by one or two person households, while the overwhelming majority of households in Halton are families, most of which have children living at home. The type of households living in Halton are not anticipated to shift substantially between now and 2041. Thus, in order for there to be a greater proportion of people residing in apartments, more families and larger households would need to choose the housing form, instead of the ground-oriented units that most families in Halton occupy today. Given that most new

residents to the Region and Halton Hills are younger families, many of which are moving out of apartments in the GTAH core and seeking affordable starter homes, it is more likely that most will choose single- or semi-detached units or more so, rowhouses, which can provide a more affordable ground-oriented housing option. While most families are likely to prefer ground-oriented to apartment units, some may choose apartments. However, sizing apartment units to larger households also increases the cost which represents another deterrent to the policy-driven shift. That is, apartments are only more affordable (than rows for example) because they are smaller. Recent analyses undertaken by NBLC of Downtown Georgetown considered the relative size and typical cost of apartments compared with that of rowhouses. An 850 sq. ft. apartment with an estimated cost of \$580 per sq ft would cost \$493,000. This cost compares with a 2,000 sq ft rowhouse at an estimated cost of \$380 per sq. ft. that would sell for \$760,000. However, a “family-sized” apartment would need to be more comparable in size to a rowhouse. A family-sized apartment of 1,300 sq. ft., for example, at the \$580 per sq ft cost, would result in a unit cost of \$760,000. Taking this together with the maintenance fees associated with apartments, it might be a harder sell in a market where one can purchase a ground-oriented rowhouse for roughly the same cost.

3. Supply Aspects Pose Additional Challenges

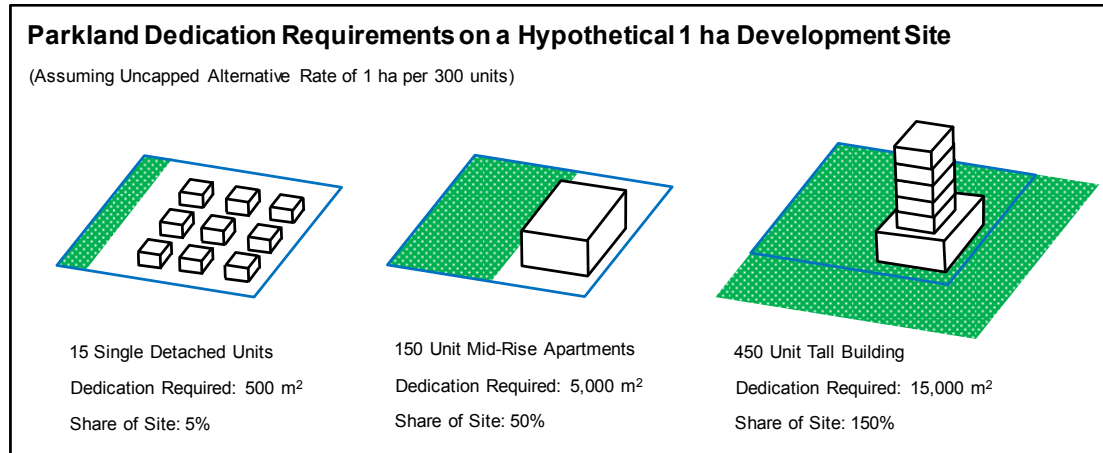
Notwithstanding that a huge shift to apartments as a proportion of housing in Halton may not seem likely, given the characteristics of the current and anticipated household population in Halton, the Region and Town does need to plan for significant intensification. For the Town of Halton Hills, most intensification will likely be in the form of rowhouses, and some low-rise and medium apartment development over the longer-term. Even for typical sized apartment projects, supply needs to meet demand through economically viable projects. Suitable sites, availability of sites, planning policy and infrastructure all come into play. A number of supply-sided challenges also affect likelihood and timing of development and redevelopment for intensification. Multiple factors need to align for a large change to occur with respect to intensification, as illustrated on Exhibit 6, and described below.

Exhibit 6: Factor Influencing Redevelopment Likelihood



- Firstly, planning policy at the local level is important to encouraging intensification, signalling to land owners and developers that the intent for intensification is there. Providing suitable land use designations is a start and approaches such as pre-zoning lands for higher densities is also helpful. It is also important to ensure that that planning fees and minimum development standards do not work against intensification goals. A prime example being parkland dedication, which can act as a deterrent to higher density development if not carefully considered, as shown in the example in Exhibit 7. The new Community Benefit Charge replacing the cash-in-lieu of parkland dedication system will not apply quite the same way but in principle, the larger share of park with higher density principle should still apply.

Exhibit 7: Example Parkland Dedication Requirements



- Next, owners need to want to redevelop. Not every land owner is a developer or wants to take the risk. It is noted that existing commercial sites are commonly identified for intensification. However, even a tired-looking strip mall can provide a good low-risk return on investment. Or, as long as a big box retailer is profitable there is little incentive to change use. As well, some owners may hold vacant properties for a long time for their own reasons. Just as municipalities have little influence over where and what type of unit residents choose to occupy, so too do they have little control over whether or not someone chooses to redevelop their property.
- Municipal and community services need to be in place to support the anticipated population growth associated with more intense residential development. Infill and redevelopment can rely on existing infrastructure to a point. Early in the process, where Halton Hills is today, there are not many challenges. However, once excess capacity is used up, retrofitting new infrastructure can be very expensive. The primary example of this challenge is in Downtown Toronto, where rapid apartment infill necessitated investments in large water and wastewater infrastructure to service residents, along with need for new recreational facilities, libraries schools and parkland. While an extreme example for Halton Hills, at the numbers being considered for intensification, some issues of significance to the community may still arise.
- Lastly, the physical characteristics of sites have to allow for viable development. Where land assembly is needed for large enough sites, it is usually a very slow and painful process. Older areas also often have challenges with site depth and lane access, which may be an issue in Downtown Georgetown, older parts of Guelph Street and Downtown Acton, the Town's key intensification areas.

As a result of these considerations, redevelopment can be a very slow and often unpredictable process. Notwithstanding, the Town needs to plan for intensification and meeting expectations for residential development within the Built-Up Areas of Halton Hills, as part of *Growth Plan* conformity, including identifying where there is potential for infill and redevelopment within the delineated built boundary.

Compared with greenfield areas, there is a much more limited number of relatively small sites for intensification. As part of the determining where and how intensification could be achieved in Halton Hills, Town staff have identified an inventory of potential intensification sites. The intensification site inventory allows identification of where, how and how many units can be accommodated within the Built-Up Areas of Georgetown and Acton, and helps inform an appropriate intensification target for the Town, planning to 2041 and looking ahead to the longer-term.

4. Updated Intensification Inventory Indicates Significant Unit Potential

In order to plan for achieving intensification within the framework of *Growth Plan* policy, it is necessary to identify that the potential exists on the supply side to meet the intensification targets. A primary purpose of the Intensification Opportunities Study Update is to demonstrate that the units can be provided through identified sites and appropriate planning permissions should the policy-based demand expectations for intensification materialize through the market. To this end, Town staff identified an inventory of vacant, underutilized and potential redevelopment sites within the communities of Acton and Georgetown.

The identified intensification parcels were initially reviewed by Hemson in January 2018, giving consideration to the estimated unit potential and timing of development of each site. The inventory was updated over the course of 2018, including a number of additional sites. The updated intensification inventory has been reviewed on a site-by-site basis and estimates made of unit potential by likelihood and density category by planning period from 2016 to 2041, working in consultation with Town staff.

Development and redevelopment require not only market demand but also sites that can be economically developed. The review and assessment of potential intensification sites considered a range of factors, such as planning policy and official plan designations, existing and surrounding uses and site characteristics, each of which

affects the likelihood and potential timing of development. The inventory includes sites considered to have potential for infill development on vacant lots as well as redevelopment opportunities on identified underutilized parcels. For the most part, those sites which were considered in the review to be most likely to develop and to develop in the nearer term are those which are:

- large;
- vacant;
- have good site configuration;
- do not require assembly with other parcels;
- are designated and zoned for residential uses;
- not deterred by significant planning fees and charges; and
- not constrained by environmental features or contaminated from prior uses.

As the above conditions change so does the likelihood and potential timing of development:

- Parcels which contain active existing uses, particularly high value commercial uses, are less likely to be redeveloped especially in the nearer term. Those sites identified within commercial corridors with businesses still in operation, for example along Guelph Street in Georgetown, were attributed largely to the 2031-41 period. Many may ultimately be redeveloped beyond the 2041 planning period. The need for site clean-up from former use acts as another deterrent to redevelopment, which may also be the case for some of the identified commercial corridor sites.
- A range of intermediating factors that increase redevelopment costs also reduce likelihood and extend the timing of development, such as the presence of existing buildings requiring demolition costs, small or poorly configured sites requiring assembly. Land assembly is almost always a very time consuming process. This generally resulted in parcels being categorized within the medium to longer-term categories, for example a number of smaller sites within Downtown Acton.
- Parcels with active applications, or on larger vacant parcels with planning permissions in place and no known constraints to development represented those most likely to be developed in the nearer term.

The likelihood and timing are estimates based on the noted range of considerations. Ultimately however, development or redevelopment will depend on the decisions of individual land owners, which cannot be predicted. The identification of a parcel as underutilized or candidate for redevelopment does not necessarily mean that it will come to market, as land owners may choose to hold onto vacant lands, or not to redevelop parcels for their own reasons.

The density category and resulting unit estimates identified were based for the most part on official plan density ranges and existing permissions. For parcels with active applications in process, known unit counts were used.

Taking into account the range of policy and physical site characteristics of identified intensification parcels within the Town, an overall unit potential of just over 5,850 units is estimated: 1,600 in Acton and 4,250 in Georgetown. Results are provided in Tables 3 and 4 below and shown on Maps 1 to 8 which follow as attachment to this memorandum.

Table 3

Intensification Inventory Review Estimated Unit Potential by Density Category, Likelihood and Timing of Development Acton, Town of Halton Hills, 2019				
	Planning Period			Total
	2016-2021	2021-2031	2031-2041	
Low Density	0	240	209	449
Med Density	135	473	313	921
High Density	0	116	118	233
Total	135	828	640	1,603
Low Likelihood	0	632	68	700
Medium Likelihood	0	181	107	288
High Likelihood	135	15	465	614
Total	135	828	640	1,603

Table 4

Intensification Inventory Review Estimated Unit Potential by Density Category, Likelihood and Timing of Development Georgetown, Town of Halton Hills, 2019				
	Planning Period			Total
	2016-2021	2021-2031	2031-2041	
Low Density	154	58	56	268
Med Density	217	483	686	1,386
High Density	1,181	867	548	2,596
Total	1,552	1,408	1,290	4,250
Low Likelihood	0	209	758	967
Medium Likelihood	7	186	420	614
High Likelihood	1,544	1,013	112	2,669
Total	1,552	1,408	1,290	4,250

The identified unit potential and timing are key considerations for the Town and the Region in determining an appropriate amount of growth and intensification targets for Halton Hills in planning for the updated *Growth Plan* forecasts and targets to a 2041 planning horizon. Where possible, it is wise to have an available supply beyond the policy expectations for intensification units in order to account for those sites which may not come to market owing to individual land owner actions and the range of factors that can inhibit or lengthen the timing of development on the ground. The identified unit potential within the Town's Built-Up Areas would be more than adequate to accommodate a continuation of recent residential development within the Built-Up Area. However, the identified unit potential of roughly 5,800 units would not support allocating much more intensification than the 5,100 units currently suggested in ROPA 38.

5. Concluding Remarks and Next Steps

Housing occupancy patterns and household characteristics within Halton Hills suggests a substantive market shift to unit types that typically characterize intensification has not yet occurred. A range of policy and supply side factors may also cause some intensification sites to take longer to come to market; these factors have been considered in evaluating the estimated units, likelihood and timing of potential development or redevelopment of intensification sites. The assessment suggests

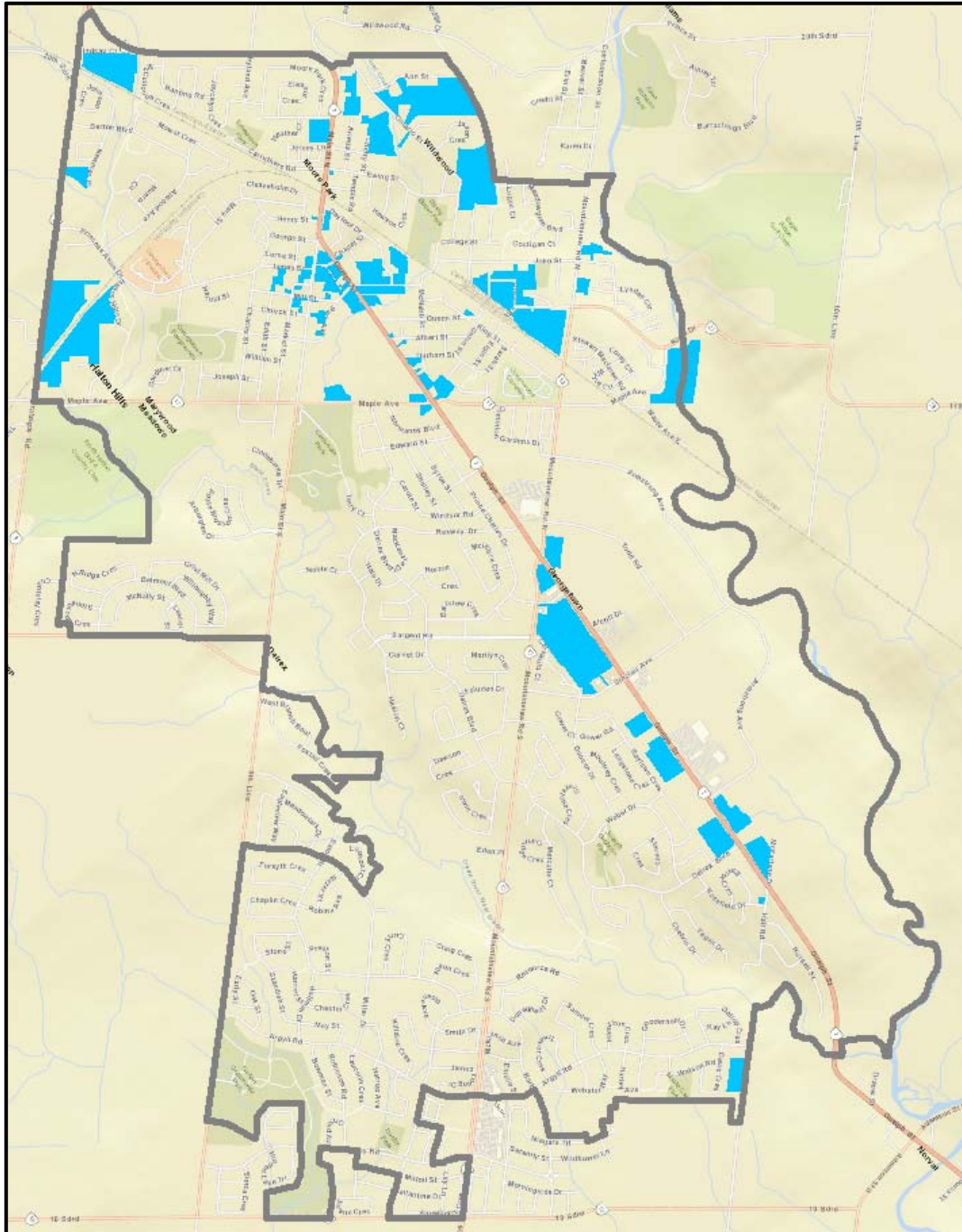
significant potential for the Town to accommodate growth within its Built-Up Areas, to contribute to meeting the Regional intensification target of the *Growth Plan*, 2019, however may not warrant much of an increase in the intensification target for the Town relative to its existing target or other local municipalities within Halton.

The results of the market assessment and intensification inventory review have been refined based on input from Town Planning Staff and will be presented at upcoming Technical Advisory Committee and Steering Committee meetings and Public Information Centre (PIC) for the Intensification Opportunities Study Update in the Fall of 2019. The identified unit potential of the intensification inventory will inform the development of growth concepts, and the determination of appropriate planned unit growth and intensification target for Halton Hills as part of the next stages of the Halton Region IGMS and official plan updates for the Region and Town.

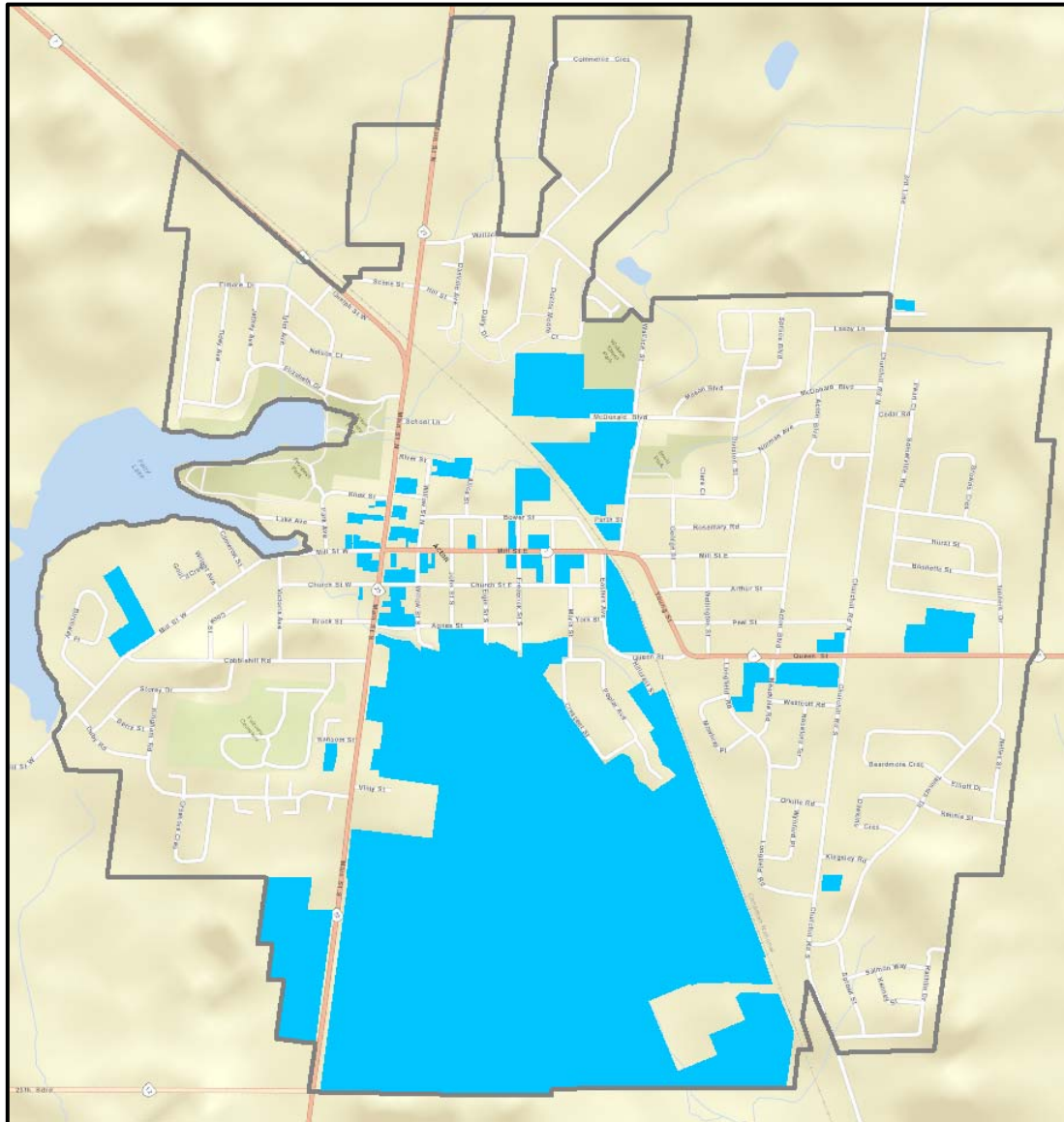
Attachments

1. Mapping: Intensification Site Assessment by Likelihood, Density and Timing of Development

Map 1: Intensification Site Inventory – Georgetown, 2019



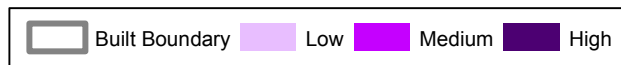
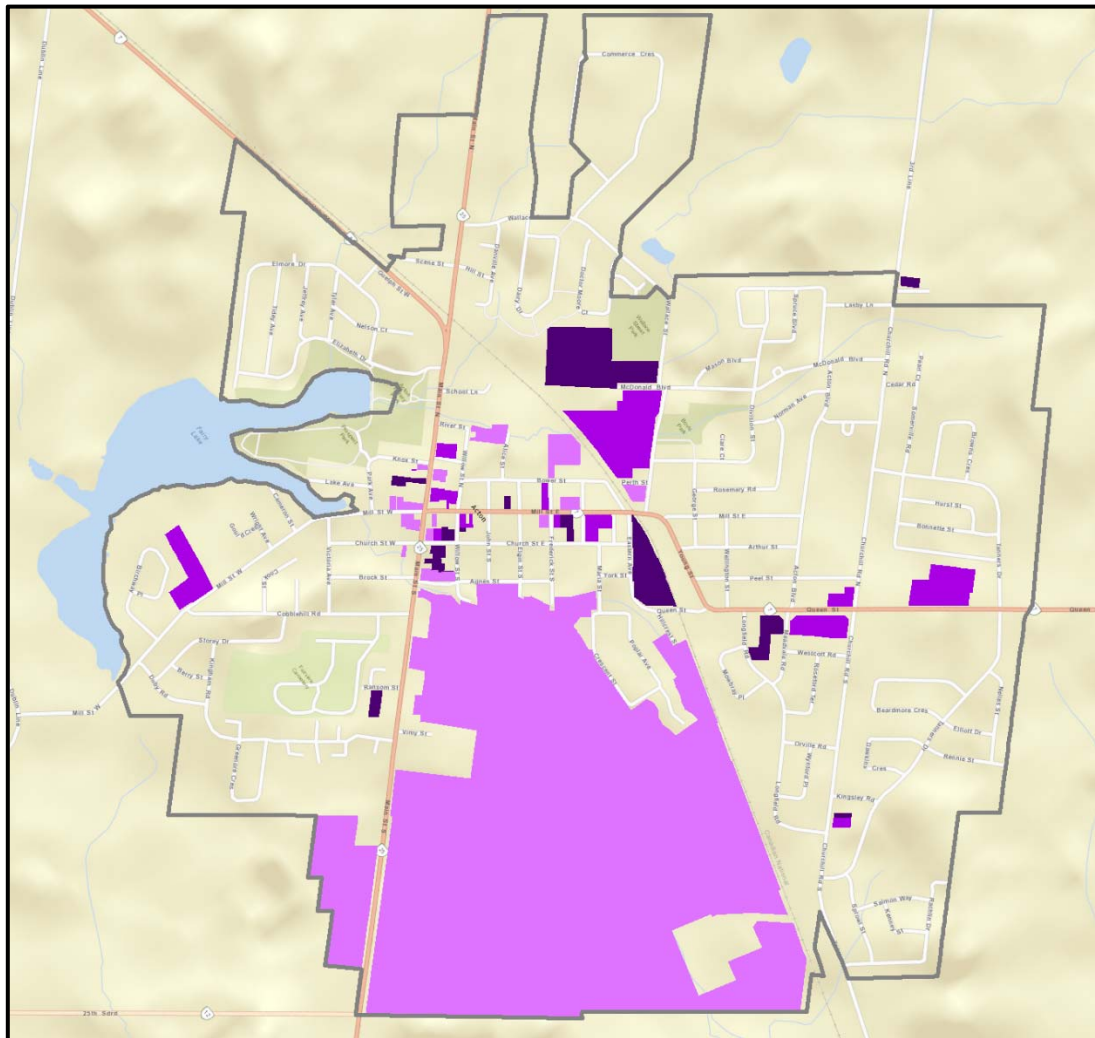
Map 2: Intensification Site Inventory – Acton, 2019



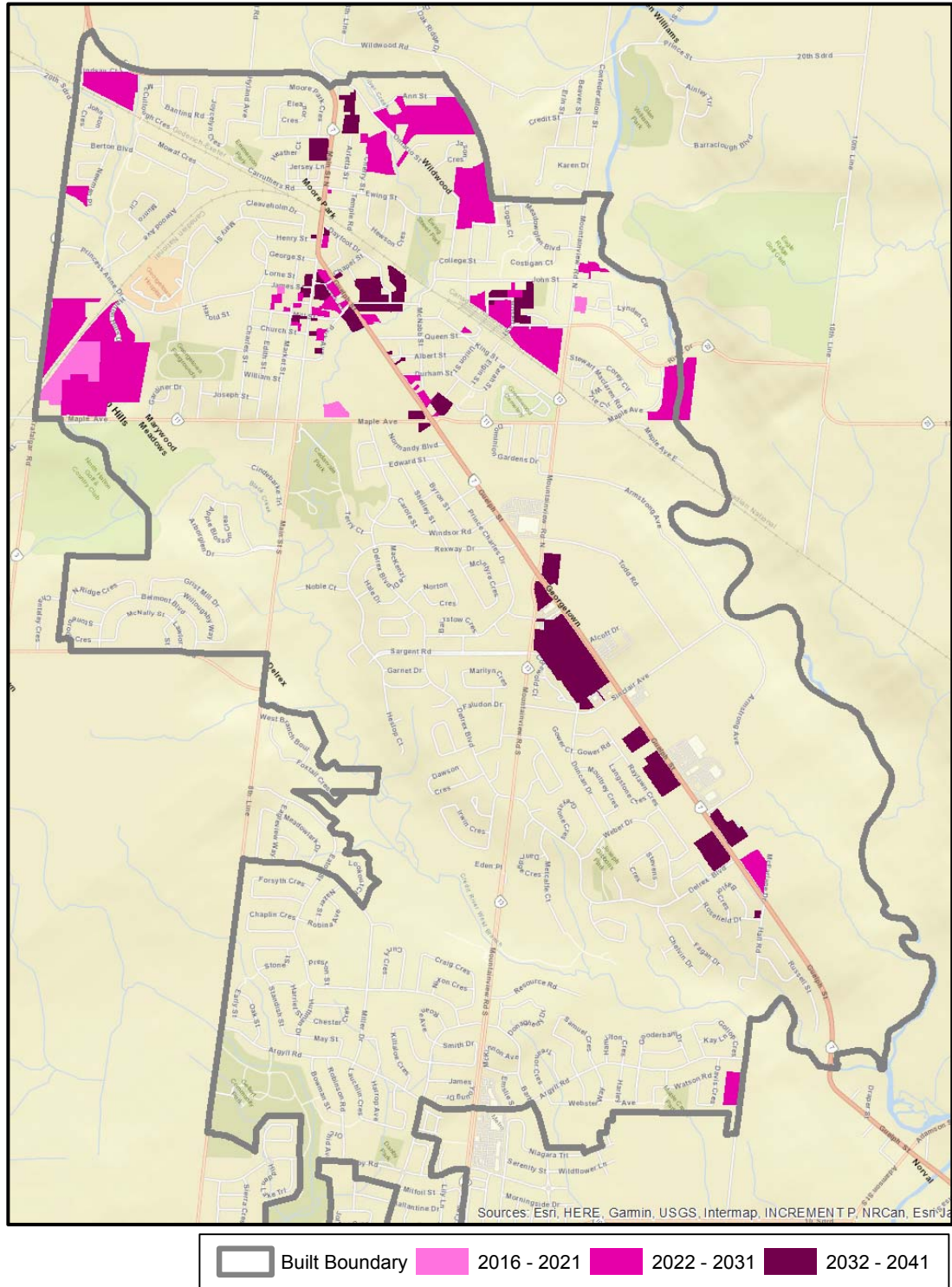
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri



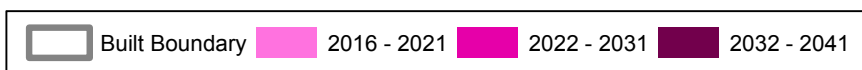
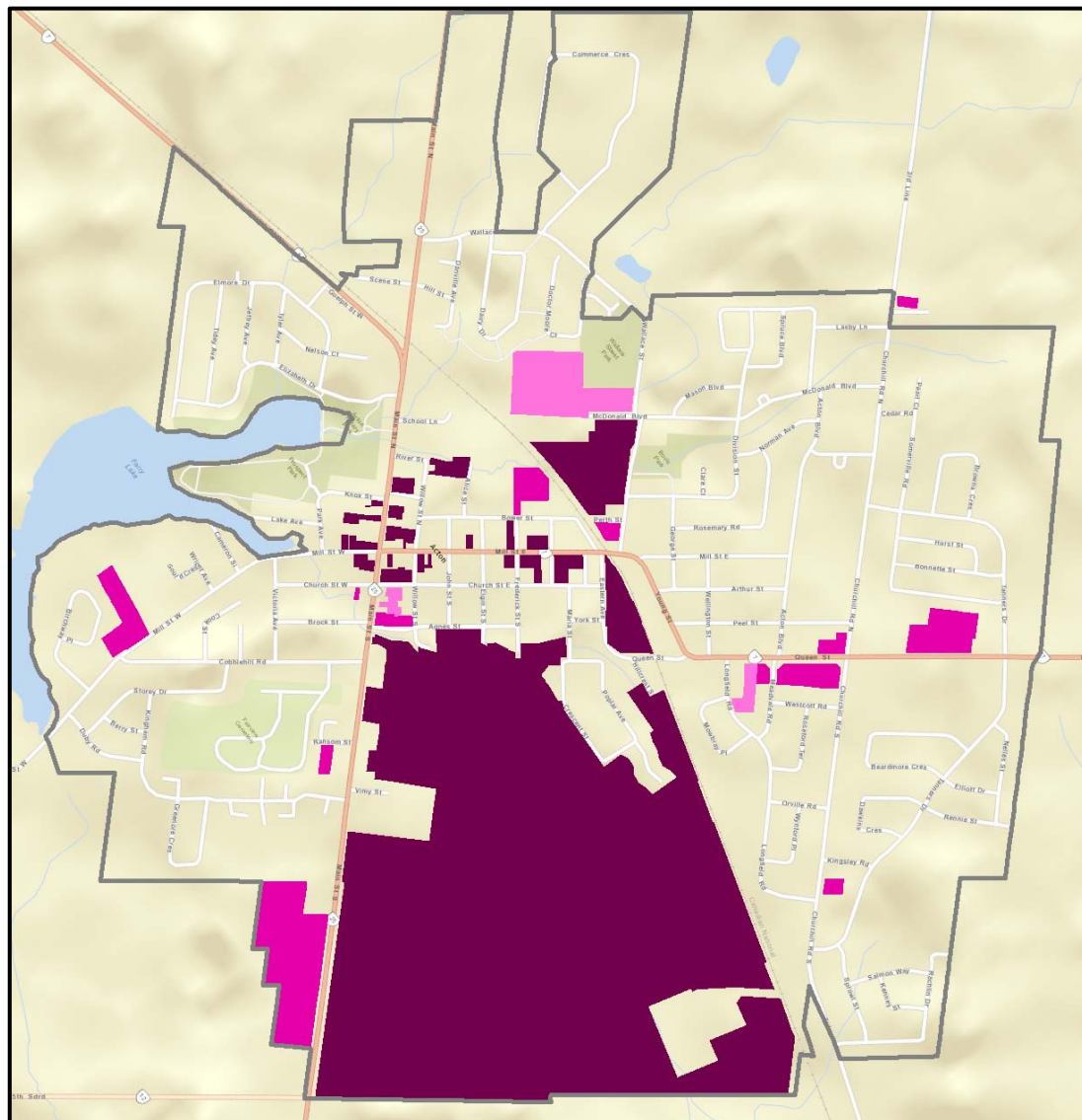
Map 4: Intensification Site Inventory by Estimated Likelihood of Development, Acton



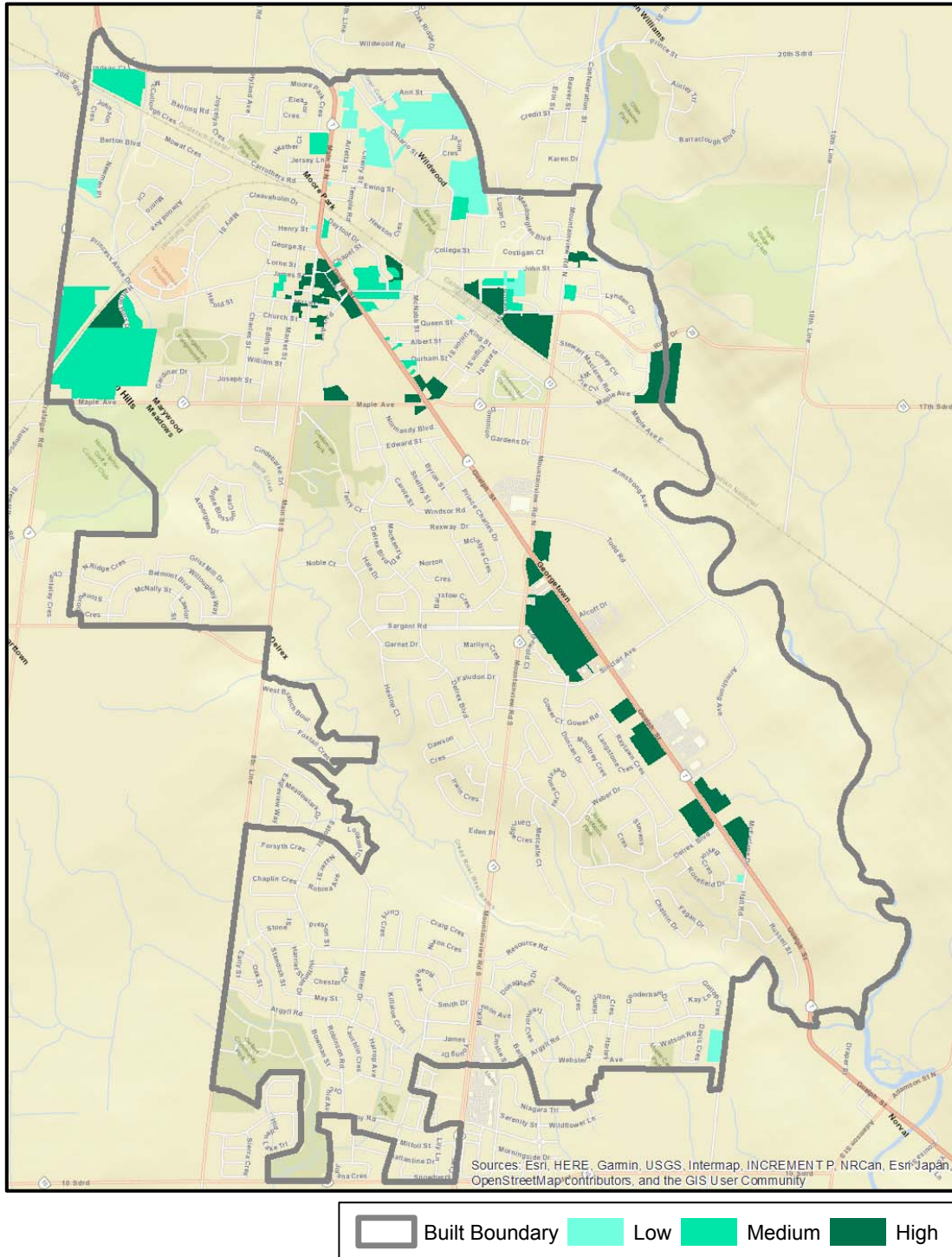
Map 5: Intensification Site Inventory by Estimated Timing of Development, Georgetown



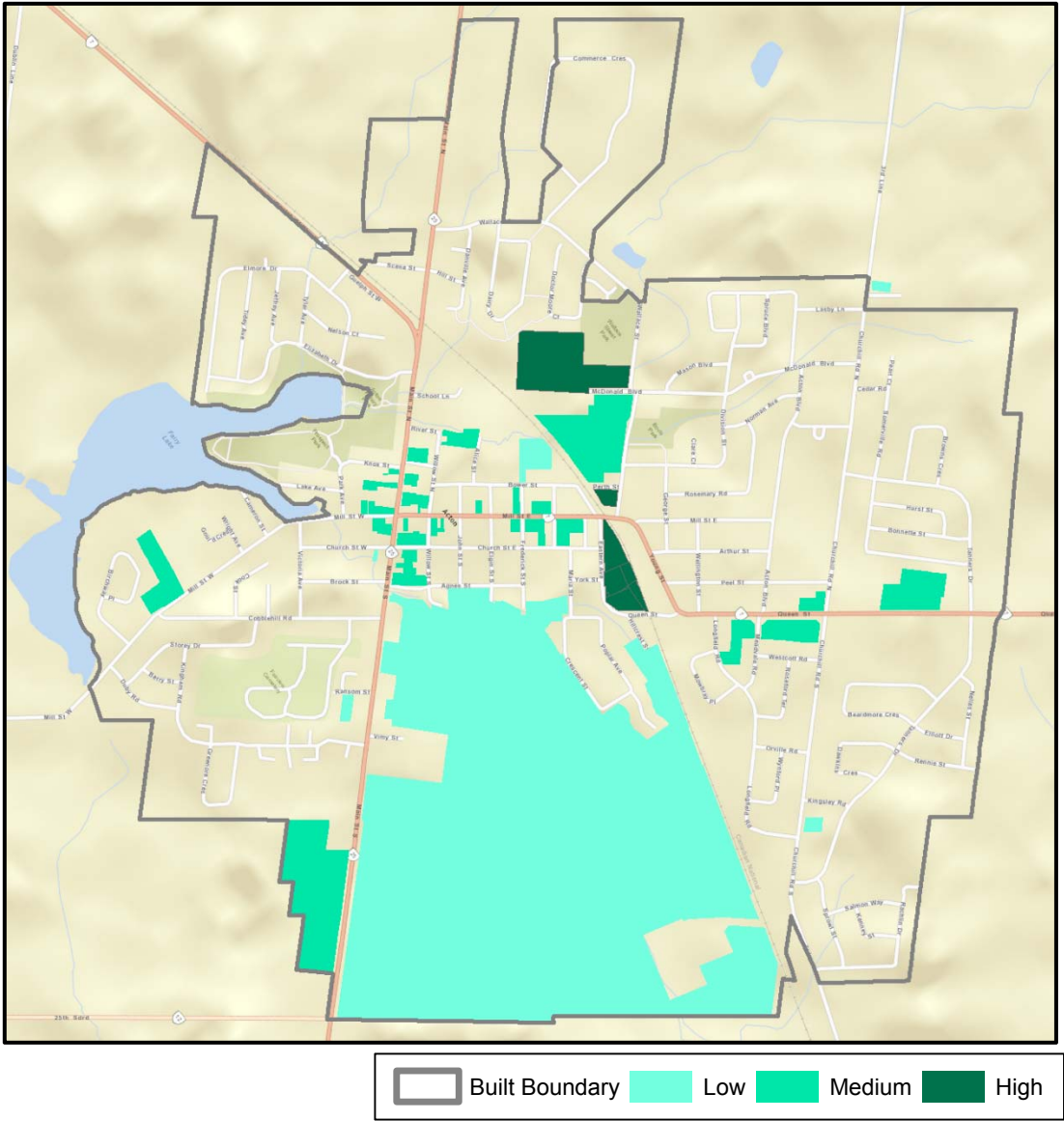
Map 6: Intensification Site Inventory by Estimated Timing of Development, Acton



Map 7: Intensification Site Inventory by Density Category, Georgetown



Map 8: Intensification Site Inventory by Density Category, Acton



2. Table: Intensification Site Assessment: Development Potential Categorization

Intensification Parcel Inventory: Development Potential Categorization			
	Low	Medium	High
Unit Type	Single-detached Semi-detached Duplex	Triplex Quattroplex Multiple dwellings Street townhouse Block townhouse Low-rise apartment Long-term care facilities Retirement homes	Apartments Long-term care facilities Retirement homes
Density: Units / Net ha	15-20	21-50	51-100
Maximum Height	3 storeys	4 storeys	8 storeys
	Low / Longer-term	Medium / Mid-term	High / Near-term
Likelihood and Timing	<ul style="list-style-type: none"> - Occupied with high value commercial use - Significant site remediation required - Small, poorly configured - Requires parcel assembly - Not located within residential/mixed use designation 	<ul style="list-style-type: none"> - Occupied, on-site buildings - Requires demolition - Requires some parcel assembly - Located within residential/mixed use designation 	<ul style="list-style-type: none"> - Vacant - Large site size, good site configuration - Appropriate planning permissions in place - No site contamination - Approved development application

Note: For parcels with active applications in process, known unit counts were used.