

Intensification Strategy

TOWNSHIP OF WOOLWICH

December 2023



EXECUTIVE SUMMARY

As part of the New Official Plan process, background reports have been prepared to support the Township's vision, to plan for growth to 2051, and to inform policy directions for the New Official Plan.

This Report provides an intensification strategy to ensure the Township can meet or exceed the minimum intensification target provided in the Region of Waterloo Official Plan ("ROP"), as amended by Regional Official Plan Amendment 6 ("ROPA 6"). The intensification strategy is consistent with the overall policy direction in the Provincial Policy Statement ("PPS") and has been developed to implement the overall framework for managing and shaping growth provided in A Place to Grow—Growth Plan for the Greater Golden Horseshoe ("Growth Plan") and the ROP.

At a high-level, the ROP has allocated population and employment growth to the Township and provided a minimum intensification target of 20%. The Growth Plan stipulates that the Township will develop and adopt a strategy to meet or exceed this minimum target, which will mean planning to be able to accommodate the required residential intensification within Urban Areas (Breslau) and Township Urban Areas (Elmira and St. Jacobs). As will be discussed, intensification will be directed to Strategic Growth Areas but may also occur throughout these settlements via gentle forms of intensification such as infilling and additional dwelling units (ADUs).

Provincial direction in the Growth Plan calls for building complete communities, while the ROP, as amended by ROPA 6, directs area municipalities to achieve 15-minute neighbourhoods. Both planning concepts recognize the need for efficient use of land, compact form, diversity of uses, and housing options to ensure residents can meet their needs for daily living. The 15-minute neighbourhood concept further envisions residents being empowered to meet their daily needs by active modes of transportation (walking and cycling) complemented by transit for longer trips beyond a 15-minute walk.

Intensification is recognized as integral to building complete communities and achieving 15-minute neighbourhoods as it results in more compact form, increases housing choice, supports transit and active transportation, and strengthens demand for existing services—i.e. retail, hospitality, cultural/civic, and institutional uses. The recommendations, particularly on where to direct intensification within the Township, consider where residential intensification units will contribute to existing strengths and best leverage existing and planned public investments in public realm improvements, open space/public facilities, and infrastructure.

Key recommendations of this Report include:

- Identify the following Strategic Growth Areas:
 - The Core Area in Elmira (Downtown Elmira)
 - Arthur Street in Elmira from First Street south to Listowel Road/Union Street
 - The Core Area in St. Jacobs, as well as a cluster of properties north of the Conestogo River in the vicinity of Northside Drive and Parkside Drive.
 - The cluster of lands near the rail line designated Village Main Street and Commercial Mixed Use in the current Breslau Settlement Plan.
- Redevelopment up to mid-rise in scale (4 to 8 storeys) should be considered in Strategic

Growth Areas with the policies on building heights and density to align with the outcome of the Township's Zoning By-Law Review currently in process.

- Support gentle intensification—i.e. infilling and ADUs) throughout Settlements with policy direction to address compatibility and other planning considerations to ensure fit.
- Provide a policy framework to address development applications for isolated sites with intensification potential not located in identified Strategic Growth Areas. The policy framework should require development applications to proceed via Official Plan Amendment and/or Zoning By-law Amendment depending on their scale and provide evaluation criteria to ensure proposals will be compatibility with surrounding uses given the planned context.

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PART 1: **BACKGROUND**

1. INTRODUCTION

The Township of Woolwich (“the Township”) is undertaking the creation of a New Official Plan (“OP”). To support the development of the New OP, three background reports have been prepared: an intensification strategy for Elmira, St. Jacobs, and Breslau; a commercial strategy to support 15-minute communities throughout the Township; and a Township-wide institutional strategy.

This background report presents the Intensification Strategy to ensure the Township’s new OP supports achieving a minimum intensification target of 20% as specified in the Region of Waterloo Official Plan (“ROP”), as amended by Regional Official Plan Amendment 6 (“ROPA 6”).

This report is divided into three parts:

- **Part 1** provides background context for the Intensification Strategy by reviewing relevant policies, plans, reports, and studies. A summary of the public engagement for this background report is also provided.
- **Part 2** examines current land-use designations and existing conditions in the Township, focusing on Breslau, Elmira, St. Jacobs, and the Stockyards, to determine where intensification can be accommodated and the shape or form it should take. The analysis provided emphasizes nodes and corridors where intensification should be focused. Modest or gentle forms of intensification are also discussed as they are supported generally within settlement areas.
- **Part 3** provides an approach of where and how intensification should be encouraged within the Township. Recommendations are also provided to inform policy development for the new OP – i.e., to provide policy direction to manage and shape intensification in ways that ensure it contributes to achieving the vision and objectives for the future development of the Township.

2. STUDY AREA

The Township of Woolwich was established by the Regional Municipality of Waterloo Act 1972, as amended, which created a regional government structure and established the limits of local municipalities in the Waterloo area. The municipality has approximately 28,700 residents and is made up of 31,912 hectares in the former township of Woolwich, former Town of Elmira and part of the former Township of Waterloo.

Within the Region, Woolwich is bordered by the cities of Kitchener, Waterloo, and Cambridge. It also within close proximity of the City of Guelph and about 1-1.5 hour drive from several other large urban centres in Southern Ontario, including Hamilton, London, and Toronto.

Within Woolwich, the Intensification Strategy presented in this Report focuses on three (3) settlement areas within Woolwich:

- Breslau
- Elmira
- St. Jacobs

As will be discussed, these settlement areas are identified within the ROP as Urban Areas and Township Urban Areas and are generally where growth and development is to be focused within the Township.

The Stockyards, an Urban Area adjacent to the City of Waterloo's northern boundary, is comprised entirely of non-residential uses (primarily industrial and commercial) and is governed by a Secondary Plan that prohibits residential development. As such, residential intensification in this area is not considered in this Report. Similarly, the Township's many rural settlement areas and rural employment areas, as well as the Countryside overall, are not intended to accommodate population growth and therefore not considered in this Report.

3. POLICY CONTEXT

WHAT IS INTENSIFICATION?

The 2020 Provincial Policy Statement ("PPS") and A Place to Grow – Growth Plan for the Greater Golden Horseshoe ("Growth Plan") define intensification as:

the development of a property, site or area at a higher density than currently exists through:

- a) Redevelopment, including the reuse of brownfield sites;*
- b) The development of vacant and/or underutilized lots within previously developed areas;*
- c) Infill development; and*
- d) The expansion or conversion of existing buildings.*

Both the PPS and Growth Plan direct growth and development to Settlement Areas and require municipalities to accommodate a significant supply and range of housing through intensification where it can be accommodated.

On-the-ground, residents encounter residential intensification where development adds new housing supply in commercial nodes, along major streets, and within established residential neighbourhoods. Often residential intensification comes in the form of townhouses or apartment buildings at medium or higher densities. However, it can also take the form of "gentle" intensification whereby additional dwelling units are created in existing low-rise forms of housing, in existing or newly constructed detached accessory buildings, or via infilling of existing vacant lots or new lots created by severing lands from an existing lot of sufficient size. In either case, the result is increased housing supply and usually a wider range of housing options in established urban areas where infrastructure and public services are already available.

Less widely recognized (or discussed) is intensification involving employment uses because redevelopment of lands in commercial or industrial areas does not necessarily result in an increase in the number of jobs per hectare. Employment intensification tends to be associated with commercial nodes and the PPS links compact, mixed use development with economic competitiveness and supporting liveable and resilient communities. Though, the focus on this intensification strategy is on residential intensification, it is noted that the Growth Plan on a high-level promotes more efficient use of land and encourages increasing employment densities.

WHY DOES WOOLWICH NEED AN INTENSIFICATION STRATEGY?

An Intensification Strategy is a background study prepared to support the development of OP policies required to manage and shape intensification, particularly to ensure that growth via redevelopment and infilling is directed to areas where it can best be accommodated and will leverage investments in infrastructure and public service facilities.

More specifically, Policy 2.2.2.3 in A Place to Grow – Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) requires all municipalities to develop a strategy to:

- *Identify strategic growth areas to support achievement of the intensification target and recognize them as a key focus for development;*
- *Identify the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
- *Encourage intensification generally throughout the delineated built-up area;*
- *Ensure lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- *Prioritize planning and investment in infrastructure and public service facilities that will support intensification; and*
- *Be implemented through official plan policies and designations, updated zoning and other supporting documents.*

To implement the above direction in Waterloo Region, Policy 2.F.2 in the ROP (as amended by ROPA 6) requires area municipalities, in collaboration with the Region, to develop and adopt a strategy to meet or exceed minimum intensification targets that:

- *Further refine and implement the role and function of each of the area municipality’s strategic growth areas consistent with the urban system policies described in Section 2.B, to support achievement of the intensification target and recognize them as a key focus for new growth development;*
- *Identify the appropriate type and scale of development in each of the area municipality’s strategic growth areas and transition of built form to adjacent areas;*
- *Enable intensification more broadly throughout the area municipality’s delineated built-up area through gentle density and other missing middle housing options;*
- *Ensure lands are zoned and development is designed in a manner that supports the achievement of 15-minute neighbourhoods;*
- *Support the gradual transition of existing neighbourhoods into 15-minute neighbourhoods that are denser, more energy efficient, and liveable;*
- *Guide and prioritize planning and investment in efficient and modern infrastructure and public service facilities that will support intensification; and*
- *Be implemented through the area municipality’s official plan policies designations, updated zoning by-laws, secondary plans, and other supporting documents.*

This Report is intended to provide a strategy for the Township in accordance with the above policies from the Growth Plan and ROP.

ADDITIONAL DWELLING UNITS

Recent changes to the *Planning Act* require municipalities to permit two (2) additional dwelling units in various configurations on a parcel of urban residential land with a detached house, semi-detached house, or rowhouse. These Additional Dwelling Units (ADUs) can be located within the detached house, semi-detached house, or row house or one may be located in a detached accessory building or structure on the lot. Typical configurations and further comments specific to Woolwich is provided in **Appendix A**.

Regardless of configuration the intent is that municipal OPs and zoning by-law permit a total of three (3) residential units on a parcel of urban residential land with low-density housing. Basement or secondary suites, garden apartments, or laneway houses are examples of ADUs. The *Planning Act* also is clear that municipalities may not require more than one (1) parking space for each ADU and do not have the authority to require a minimum floor area for ADUs.

The Province also released implementing regulations (Ontario Regulation 299/19) to clarify where flexibility exists for OP policies or zoning regulations to be applied to mitigate planning compatibility concerns. In addition to what is prescribed in the *Planning Act*, Ontario Regulation 299/19 provides:

- Any additional required parking may be in tandem;
- ADUs may be occupied by any person and the primary residential unit does not need to be owner-occupied;
- ADU tenants do not need to be related to the person who occupies the primary residential unit; and
- ADUs may be located either in new or existing buildings.

The Intensification Strategy presented in this Report does not specifically identify where ADUs should be located given the *Planning Act* requires they be permitted essentially anywhere within Urban Areas and Township Urban Areas, such as Breslau, Elmira, St. Jacobs. The Strategy does consider the potential for ADUs to add housing supply in Delineated Built-Up Areas not identified as Strategic Growth Areas given intensification spread throughout residential areas contributes to meeting the minimum intensification target set out in the ROP, as amended by ROPA 6.

ROPA 6

ROPA 6 was approved by the Province with modifications on April 11th, 2023 to update the ROP to plan for population and employment growth to 2051 and align with changes to Provincial planning policy.

More recently, in early November, the Minister of Municipal Affairs and Housing circulated a letter to the mayors of single-tier and lower-tier municipalities indicating they planned to introduce legislation to reverse decisions on Official Plans for a number of cities and regional municipalities issued between November 2022 and April 2023, including the Region of Waterloo. The Minister of Municipal Affairs and Housing has since moved forward and tabled the necessary legislation.

The Province's decision on ROPA 6 included several modification to ROPA 6 with implications for Woolwich, including expanding settlement area boundaries in Breslau, Elmira, and St. Jacobs well beyond what Regional Council had approved. While the Province's decision significantly increased the amount of land within Designated Greenfield Areas, particularly in Breslau, it did not alter the forecast population and employment growth from the Region of Waterloo or the allocation of that forecast growth to Woolwich. More specifically, no changes were made to the minimum intensification target or Delineated Built-Up Areas for Woolwich. Any impact on the intensification strategy presented in this Report would be indirect as minimum intensification targets related directly to residential units constructed within Delineated Built-Up Areas.

At the time of writing, no final decision has been made by the Province on the above. It is assumed that any further changes to Official Plans resulting from revisiting or reversing provincial decisions on Official Plans issued between November 2022 and April 2023 will occur in 2024.

The ROP establishes the long-term planning framework for where and how the Region of Waterloo is to grow and develop to leverage public investments and achieve an equitable, thriving and sustainable region for all residents.

ROPA 6 amended the ROP to conform to and implement growth-related requirements of the Growth Plan, including promoting an intensification first approach to development and community-building that makes better use of existing land and infrastructure within the Region and identifying minimum intensification targets for area municipalities. Closely related to policy direction on intensification is support for the achievement of 15-minute neighbourhoods through development of a more compact urban form. In built-up areas intensification will be an important contributor to achieving 15-minute neighbourhoods as increased population and employment densities support providing convenient, frequent transit service, active transportation facilities, and vibrant mixed use nodes and corridors.

Three aspects of ROPA 6 are particularly relevant to this Report:

- Allocation of forecast population and employment growth (to 2051) to area municipalities and identification of an adequate supply of land to accommodate forecast growth.
- Identification/delineation of a hierarchy of urban areas, including supporting nodes and corridors within them, to identify where and how the Region should grow to 2051.
- Establishment of minimum intensification targets for area municipalities, including a 20% target rate for Woolwich.

ROPA 6 allocates significant population and employment growth to Woolwich on a percentage basis: 78% (+22,500) and 91% (+15,700) respectively from 2021 to 2051.

The Land Needs Assessment ("LNA") prepared as part of the ROPA 6 process established how many new residential units would be needed in area municipalities to accommodate the forecast population growth. For Woolwich, it was forecast that 7,100 residential units would be built in Designated Greenfield Areas 2021-2051. The ROP, as amended by ROPA 6, requires a minimum intensification target rate of 20% and stipulates a minimum of 1620 new residential units be constructed over that time within the Delineated Built-Up Area identified on Map 2 of the ROP.

The LNA also provided a breakdown of residential unit growth by housing density. The table below shows the current mix of low, medium and high-density residential units and the forecast mix in 2051. The LNA estimates for 2051 point to a shift toward medium and high-density residential units over the next three decades, though low-density residential units will continue to comprise the majority of housing by type/form in the Township.

ROP POLICIES

The ROP, as amended by ROPA 6, provides the foundational framework directing growth and development within the key structural components of the Region's urban system and indicates growth will be limited in rural settlement areas in the Countryside.

The key structural components of the Region's urban system that need to be considered in the Intensification Strategy for Woolwich are as follows:

- Urban Areas and Township Urban Areas
- Strategic Growth Areas
- Delineated Built-Up Areas outside of Strategic Growth Areas
- Employment Areas

The purposes of achieving the minimum target rate of 20%, intensification means new residential units constructed within the Delineated Built-Up Area in relation to those built within Designated Greenfield Areas. It should be noted that Urban Areas, Township Urban Areas, Strategic Growth Areas, and Employment Areas may be comprised of Delineated Built-Up Areas and Designated Greenfield Areas. Strategic Growth Areas in Woolwich include the following:

- Major Transit Station Areas (MTSA)
- Regional Intensification Corridors
- Local Centres and Intensification Corridors
- Township Urban Growth Centres

Although not identified in the ROP as an MTSA, the proposed Breslau GO Station qualifies based on the definition provided in the Growth Plan:

The area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.

The ROP identifies a Regional Intensification Corridor running east-west through Breslau as an extension of Ottawa Street in Kitchener, though it largely falls within Designated Greenfield Area on the east side of the Grand River.

Policy 2.D.4.1 directs area municipalities to identify and delineate Local Centres, Intensification Corridors, and Township Urban Growth Centres in their OPs and to implement OP policies with zoning by-law regulations for these areas to address the following:

- a. Accommodate a level of intensification reflective of local context and consistent with existing or planned transit services;

- b. Support the achievement of 15-minute neighbourhoods with an appropriate scale and form that serve the surrounding community;*
- c. Consistent with the relevant transit-supportive development policies of Section 2.D.6;*
- d. Provide a consistent setback and frontage to encourage a continuous building form adjacent to the street right-of-way; and*
- e. Connect efficiently with, and contribute to, the vitality of the surrounding area by providing safe and convenient access for walking, cycling and rolling.*

It should be noted that Map 5.4 of the Township's current OP identifies downtown Elmira as a Township Urban Growth Centre. The above policy permits the new OP to identify and delineate other spaces within Breslau, Elmira, and St. Jacobs as Local Centres, Intensification Corridors, or Township Urban Growth Centres. Where this is considered, the Intensification Strategy will determine the appropriate level of intensification based on the local context, connectedness via existing or planned transit services and active transportation facilities, as well as provide urban design related guidelines.

Policy 2.D.5.1 provides that area municipalities will establish policies in their OPs and implementing zoning by-laws to permit "missing middle housing" on residential lots within Urban Areas or Township Urban Areas. One of the objectives listed in Section 2.E states within Township Urban Areas that "gentle density" and context sensitive intensification be promoted to facilitate the transition of existing communities into 15-minute neighbourhoods.

The above ROP direction on where intensification should occur is to be combined with the direction provided in Section 2.F on intensification targets in Delineated Built-Up Areas. Table 3 in Section 2.F provides a minimum intensification target of 20% for Woolwich and specifies that achieving this target will require 1,620 new residential units to be constructed within the Delineated Built-Up Area in the Township. As noted previously, Policy 2.F.2 requires area municipalities, in collaboration with the Region, to develop and adopt a strategy to meet or exceed this minimum intensification target.

Together, ROP policy direction on where intensification should be accommodated and how much intensification must be planned for provides the foundation for considering the appropriate type and scale intensification units should take in different spaces within Woolwich.

The ROP provides further policy direction in Section 3.A to support a diverse range and mix of housing options and densities, including additional residential units, affordable, and missing middle housing to serve all sizes, incomes and ages of households. This direction needs to be considered as part of the Intensification Strategy along with other objectives that seek to achieve 15-minute neighbourhoods and compact and transit-supportive urban form.

WOOLWICH OP POLICIES

The Township's current OP was adopted in 2021 before the approval of ROPA 6. As such, while the OP is consistent with the 2020 PPS and in conformity with the Growth Plan, it requires updates to conform to the ROP, as amended by ROPA 6.

The new OP will conform to the ROP, as amended by ROPA 6. This will include implementing

a strategy to ensure the minimum intensification target stipulated in the ROP can be met or exceeded by the Township.

Given the ROP is clear how many intensification units, at a minimum, must be accommodated, the review below is focused on guidance or direction in the current OP that addresses how the Township would prefer to accommodate intensification units.

It has already been noted that the focus of the Intensification Strategy presented in this Report focuses on the three (3) settlement areas in Woolwich:

- Breslau
- Elmira
- St. Jacobs

Breslau is an Urban Area while Elmira and St. Jacobs are Township Urban Areas in both the Township OP's Planned Structure and the ROP's Urban System.

One of the primary goals of the Township OP is to concentrate future growth into Urban Areas and Township Urban Areas and limit growth in the Countryside (including within Rural Settlement Areas and Rural Employment Areas). Maps 5.3 and 5.4 in the Township OP identify Built-Up Areas and Designated Greenfield Areas within Urban Areas and Township Urban Areas. While ROPA 6 expanded the settlement area boundary around Breslau, Elmira, and St. Jacobs, the boundary of the Built-Up Area was not changed and is derived from the delineated built boundary generated by the Province in 2006. Lands added to settlement areas through ROPA 6 are Designated Greenfield Areas on Map 2 of the ROP, which will be reflected on updated maps for the new OP.

Section 5.6 in the Township OP provides policy direction on achieving the ROP minimum reurbanization target, with Policy 5.6.1 clarifying that all new residential development in Built-Up Areas within Urban Areas and Township Urban Areas will count as reurbanization.

The ROP now uses the term intensification instead of reurbanization and the two terms can be regarded in this Report as synonymous. The minimum reurbanization target noted in Policy 5.6.2 (20%) corresponds to the minimum intensification target specified in the ROP, as amended by ROPA 6.

Policy 5.6.3 provides clear policy direction on how intensification should be accommodated in Urban Areas and Township Urban Areas, indicating the Township will phase in and achieve the minimum reurbanization target by:

- *Identifying strategic growth areas, including the Elmira Township Urban Growth Centre, to support achievement of the reurbanization target and recognize these areas as focal points for development;*
- *Identifying the appropriate type and scale of development in strategic growth areas and transition of built form to adjacent areas;*
- *Encouraging reurbanization generally throughout the delineated built-up area, except where infrastructure is inadequate and/or there are significant physical constraints and/or there are significant compatibility issues;*

- *Ensuring lands are zoned and development is designed in a manner that supports the achievement of complete communities;*
- *Supporting the creation of secondary suites throughout the township in accordance with the housing policies of this Plan;*
- *Prioritizing planning and investment in infrastructure and public service facilities that will support reurbanization;*
- *Developing and implementing urban design and site design guidelines, and other supporting documents that direct the development of a high-quality public realm and compact built form; and*
- *Updating the policies and designations of this Plan, the Zoning By-law and other supporting documents as required.*

The above policy direction aligns with and reinforces the direction provided in the ROP, as amended by ROPA 6, particularly the need to identify strategic growth areas to ensure development is directed to areas where it can be accommodated and appropriately managed.

URBAN DESIGN GUIDELINES

The following urban design and site design guidelines and supporting documents were reviewed in relation to Policy 5.6.3 above:

- Landscape and Urban Design Guidelines
- Breslau Settlement Plan – Urban Design and Architectural Control Guidelines

The Landscape and Urban Design Guidelines were prepared by Township staff in 2022 to provide an objective, consistent evaluation framework to assess development applications and includes comprehensive design guidance for residential buildings and commercial/mixed use buildings.

Prior to the preparation of the Landscape and Urban Design Guidelines, the Breslau Settlement Plan – Urban Design and Architectural Control Guidelines were prepared for the Township by the Planning Partnership as part of the process of creating the Breslau Settlement Plan.

Both sets of guidelines are intended to be informative and outline the Township's expectations for development with respect to character, quality, and form. They seek to achieve a more compact and connected community by ensuring:

- *A standardized and highly interconnected pattern of lotting for development blocks;*
- *Consistent built form and pleasing streetscapes;*
- *Safety, accessibility and comfort in the pedestrian environment;*
- *Promotion of development that is compatible with the existing community and respectful of its heritage context;*
- *Achievement of an overall density that is appropriate for the surrounding context, considerate of Provincial and Regional requirements, and consistent with the overall growth management strategy of the Township of Woolwich; and,*

- Support for a variety of transportation modes including transit services, walking, and cycling in the Breslau community.

Where relevant to the Intensification Strategy presented in this Report the above guidelines have been considered, particularly in relation to the type and form of development recommended.

ELMIRA CORE URBAN DESIGN STUDY

The Elmira Core Urban Design Study (“the Core UDS”), dated July 2022, was prepared by the Planning Partnership to create a framework plan to guide the development and enhancement of the Elmira Core Area.

The Core UDS identifies potential development sites and outlines streetscape and active transportation enhancements to assist in creating a more connected and cohesive community fabric in Downtown Elmira. The Core UDS includes recommendations for building height, massing, and design that have been considered in the preparation of this Report.

The development scenarios found in Section 7 of the Core UDS informed the preparation of the Intensification Strategy. The development scenarios show low-rise and mid-rise residential and mixed-use buildings and provide a basis for estimating this area’s intensification potential in terms of new residential units. Planning to accommodate the ROP intensification target within the Delineated Built-Up Area in Woolwich is focused on Downtown Elmira as the Township Urban Growth Centre. However, additional Strategic Growth Areas – Local Centres and Intensification Corridors – have been identified through the Intensification Strategy to ensure Woolwich is planned to meet or exceed the minimum intensification target provided in the ROP.

The framework for urban design excellence advanced by the Core UDS is specific Downtown Elmira but has been drawn from generally to inform the Intensification Strategy presented in this Report.

4. LAND-USE DESIGNATIONS AND ZONES

To understand the high-level planned context and structure of Breslau, Elmira, and St. Jacobs land-use designations in Township OP and zones in the Township Zoning By-law and Zoning By-Law Review were reviewed, including policies, permitted uses, and regulations/standards associated with them.

5. STAKEHOLDER ENGAGEMENT

A focus group meeting was held on October 3rd, 2023. The purpose of this Report is to direct intensification in the built-up area of Woolwich. As such parties with a residential construction association were invited to participate in the focus group session. The Intensification engagement session was attended by Woolwich planning staff, the Waterloo Region Homebuilders Association, and development companies. The meeting was organized into two sections, the first was a presentation to educate members on the different forms of intensification and why Woolwich is developing an intensification strategy. The second section of the meeting involved an interactive discussion to identify criteria for compatible intensification and the appropriate height for main streets and residential areas.

The discussion emphasized the importance of intensification being context driven. Participants highlighted the importance of preserving the cultural heritage value of the Township, while also making the best use of existing infrastructure. By extension, participants noted key nodes and corridors, as well as generally where transit is provided, as the most appropriate locations for intensification. In addition, participants suggested up-zoning and pre-zoning, as well as providing increased flexibility for parking requirements and design standards, could facilitate intensification within the Township. For established residential areas, participants acknowledged the importance of infill development respecting the existing character and fitting within the built fabric. As such, participants recommended lower densities and building heights for these areas, recognizing they currently are comprised of 1 to 2 storey houses and new development should generally not exceed 3 storeys. Discussion and feedback from the focus group meeting informed the preparation of this Report and the recommendations outlined in Part 3.

PART 2: INTENSIFICATION ANALYSIS

METHODOLOGY

This Section reviews existing conditions and the planned context in the Township, focusing on Breslau, Elmira, and St. Jacobs. The focus, however, is to determine where residential intensification can be accommodated and the scale and form it should take. The analysis therefore is directed at better understanding each community and identifying nodes and corridors where intensification should be focused, as well as consider how intensification can be supported generally throughout Breslau, Elmira, and St. Jacobs in the form of gentle intensification and missing middle housing.

The discussion and analysis in this Section is presented in two parts:

1. Establishing the existing condition and planned context by outlining land-use permissions and cataloguing existing uses in each community, as well as describing the built environment as it relates to intensification potential; and
2. Identifying Strategic Growth Areas where intensification should be directed within each community and describing where intensification may occur outside of these areas.

The first part is informed by a review of Township OP Urban Structure and Land Use Schedules and an exploration of the built form and streetscape of Breslau, Elmira and St. Jacobs using Google Maps and Google Streetview, complemented by site visits. The second part of the analysis utilizes GIS software to estimate how many new residential units might be accommodated in the nodes and corridors identified based on the first part of the analysis.

Contextualizing the existing uses and the urban environment is intended to assist in better understanding the layout and character of each community – with a focus on assessing the walkability and potential to accommodate different forms of low and medium density residential and mixed-use development in select nodes and corridors.

Downtown Elmira as a Township Urban Growth Centre is anticipated to accommodate a significant share of the new residential units required to achieve the minimum intensification target. As discussed previously, the Elmira Core Urban Design Study provides an Urban Design Concept Plan for Downtown Elmira that includes development scenarios for underutilized and/or vacant sites as well as sites identified (at the time of the study) as under consideration for redevelopment by their owners. The analysis considered intensification potential of the Elmira Core Area in terms of new residential units that might be constructed based on the Urban Design Concept Plan and the development scenarios it identifies.

Elsewhere the analysis identifies Local Centres and Intensification Corridors where planning for intensification should be considered. For these spaces a more general, long-term estimate of intensification potential was considered as the near-term redevelopment intentions of landowners are unknown.

Outside of the Elmira Core Area (Township Urban Growth Centre) and other Local Centres or Intensification Corridors identified, intensification should be limited to gentle intensification (infilling and ADUs) and redevelopment of isolated sites with development potential. In the case of the latter, development applications should result in a statutory planning process and reviewed against criteria that ensures they contribute to the overall goals and objectives of the new OP, can be serviced, and can be made compatible with surrounding uses.

It should be noted the analysis in Part 2 of this Report is focused on intensification potential. As

such, discussion and analysis are narrowly focused on lands within the Delineated Built-Up Area as identified by the ROP – i.e., lands within the built boundary delineated by the Province for the Growth Plan in 2006.

Also note: the analysis recognizes the importance of intensification in relation to ROP direction on achieving 15-minute neighbourhoods. Where residential intensification occurs, it contributes to achieving a more compact form that makes efficient use of existing and planned infrastructure, as well as supporting commercial and institutional uses, active transportation facilities and convenient, frequent transit service.

1. BRESLAU

EXISTING CONDITIONS AND PLANNED CONTEXT

A site visit was conducted on April 20, 2023, to assess existing conditions and uses within Breslau.

The Urban Structure for the Breslau Urban Area (lands within the ROP Settlement Area Boundary) is provided on Schedule A to the Breslau Settlement Plan, while Land Use is identified on Schedule B.

Breslau Urban Structure divides the community into the following structural elements from a land use perspective:

- Retail/Commercial Areas
- Employment Areas
- Residential Neighbourhoods
- Natural Heritage Framework

The Intensification Strategy presented in this Report considers the intensification potential of lands within the built boundary shown on Schedules A and B to the Breslau Settlement Plan. This limits the geographic scope of the analysis as newer areas developed in Designated Greenfield Areas after 2006 comprise the majority of lands within the Breslau Settlement Area Boundary, particularly if the South Breslau Industrial Area is removed from consideration.

Within the built boundary shown on Schedules A and B, a considerable portion of lands are designated Village Residential indicating they are to be recognized, protected, and enhanced as an existing stable residential neighbourhood. These lands flank Woolwich Street south of the rail corridor from approximately Shields Street to Menno Street. In the current Township OP these lands are contemplated for low-density residential uses and local community uses and facilities (institutional uses and parks/recreation facilities). Residential intensification beyond ADUs or minor infilling (gentle intensification) is not envisioned under current OP policies. Lands along Woolwich Street to the north provide for intensification potential, however. These lands which are designated either Village Main Street or Commercial/Mixed Use and allow for buildings 4 storeys or 16 metres in height and as these lands are within the built boundary any new residential units constructed would qualify as intensification units.

The amount of land in Breslau with the potential to contribute to meeting the ROP minimum intensification target is limited.

INTENSIFICATION ANALYSIS

As noted above, the intensification potential in Breslau is modest given the limited amount of land within the Delineated Built-Up Area suitable for redevelopment into medium-density or high-density residential or mixed-use buildings. That said, lands designated Village Main Street or Commercial/Mixed Use flanking Woolwich Street around the rail corridor or at Fountain Street could accommodate residential intensification (see figure below). Construction of the Breslau GO station to the east could act as a catalyst for the eventual redevelopment of under-utilized properties, particularly those with older buildings and improvements and generous lot sizes. At present, Breslau is not served by frequent transit. Grand River Transit provides an on-demand service in Breslau that requires passengers to book trips using the GRT Flex app. This service provides connections to routes 34 and 204 as Victoria/Lackner in Kitchener.

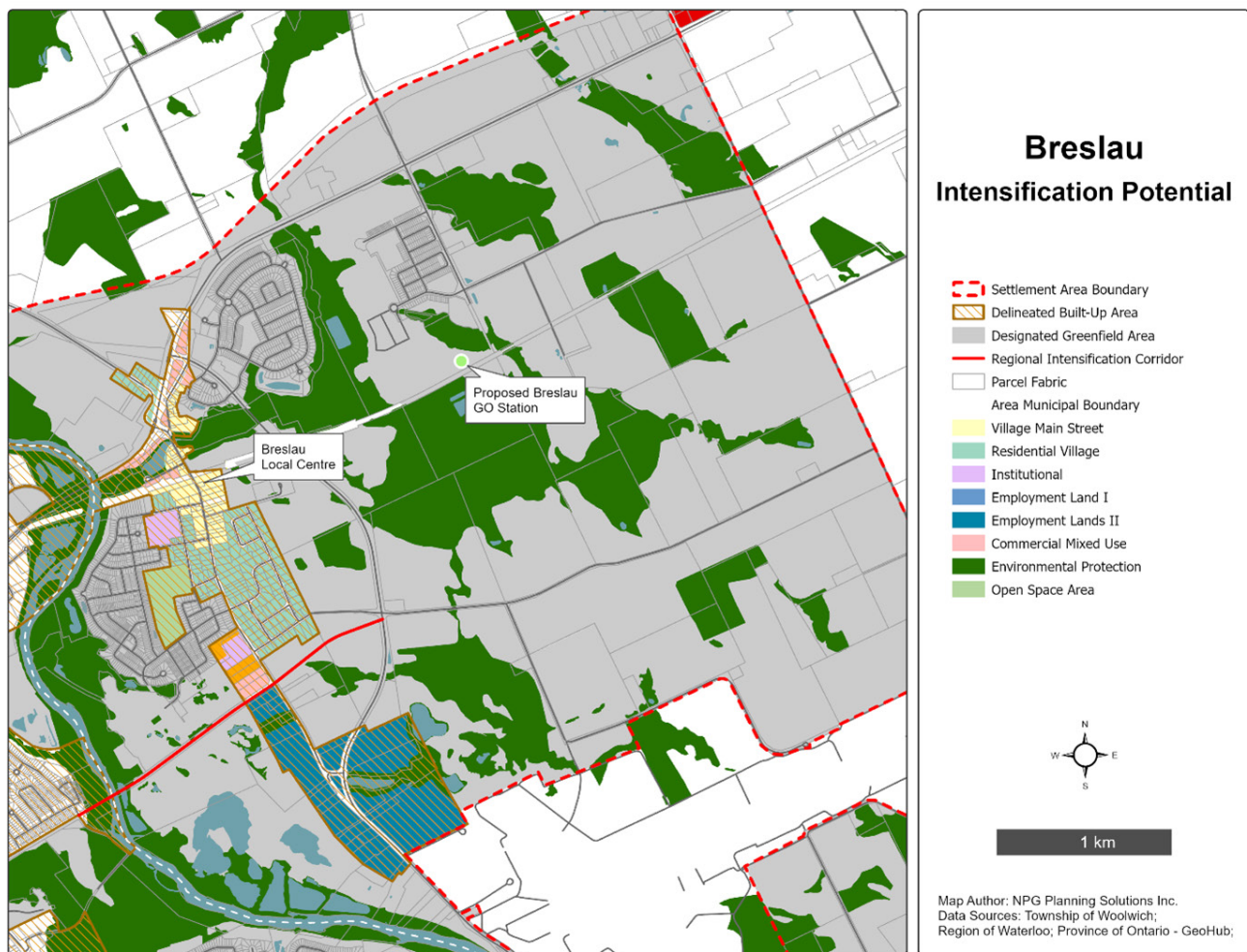


Figure 1 – Breslau Strategic Growth Areas and Planned Context

There is a Regional Intensification Corridor identified in the ROP (see figure above), as amended by ROPA 6, that runs east-west from the eastern terminus of Ottawa Street in Kitchener across the Grand River to Breslau, extending eastward to Fountain Street North. A future extension of Ottawa Street across the Grand River to Fountain Street would support development or redevelopment of lands along this corridor. However, the Delineated Built-Up Area along the corridor only includes properties fronting the west-side of Woolwich Street North - meaning that very little of the

development potential along the Regional Intensification Corridor in Breslau would technically count toward meeting the minimum intensification target in the ROP. In addition, lands south of the Regional Intensification Corridor (i.e. Shallow Creek Road) are designated Employment Area in Township OP and ROP. Development of sensitive land uses on lands to the north would require a land-use compatibility analysis given their proximity to industrial uses.

Breslau discharges wastewater into the Kitchener Wastewater System. According to 2022 Water and Wastewater Monitoring Report prepared by the Region of Waterloo, the Kitchener Wastewater System could support a total population of approximately 471,000 people or an additional 163,000 people within its service area as of December 31, 2021. It is understood that a Class Environmental Assessment is underway for Breslau Wet Well (owned by Kitchener) as utilization is approaching the existing wet well's approved capacity. The ability of existing underground infrastructure to accommodate growth in Breslau, particularly intensification in the limited areas identified along Woolwich Street, should be reviewed as part of the Breslau Secondary Plan update running concurrent with the preparation of the new Township OP.

There are no designated or listed heritage properties in the Delineated Built-Up Area in Breslau.

2. ELMIRA

EXISTING CONDITIONS AND PLANNED CONTEXT

A site visit was undertaken on Wednesday, August 2, 2023, to assess existing conditions and uses within Elmira.

With respect to area coverage, there are three (3) major land-uses designations in Elmira:

- Core Area
- Industrial
- Residential and Ancillary

Residential and Ancillary is the predominant land-use designation in Elmira followed by Industrial, with the former separated from the latter by Arthur Street, except north of First Street East in proximity to lands identified as Core Area. The segregation of industrial uses from sensitive, non-industrial uses generally reduces the potential for land use conflicts and compatibility issues. Nonetheless the proximity of employment lands with major industrial facilities to lands within the Core Area and along the western side of Arthur Street south of First Street may require development applications to conduct land-use compatibility studies based on provincial guidelines.

Although geographically less extensive than either Residential and Ancillary or Industrial lands, the Core Area is important to the character of Elmira as it takes the form of a main street shopping district and small-town downtown commercial core. As a land-use designation, Core Area corresponds to the Elmira Township Urban Growth Centre and recognizes the importance of maintaining a compact, walkable area with a concentration of commercial uses to serve both urban and rural residents.

Existing uses observed in Elmira's Core Area during a site visit included:

- A major pharmacy chain store (Shopper's Drug Mart) and a gas station (Esso) at the intersection of Arthur Street and Church Street East.
- Various smaller, mostly independent retail-commercial and institutional uses along Church

Street such as a gym, garden center, bakery, law office, chiropractor, liquor store, vacuum shop, foot massage and pedicure service, and thrift store (Woolwich Community Services).

- A myriad of retail-commercial uses were noted, with niche retail options such as a scrapbooking store, discount stores, paint store, jewelry store, and boutique store just south of Arthur Street.
- Arthur Street through the Core Area also consists of:
 - Small-scale grocery options and restaurants;
 - Professional offices consisting of dental, accountant, lawyer, real estate, and medical offices;
 - Two banks (TD and BMO);
 - Gas station (Shell); and
 - Community uses such as a library, dance school, church, and Gore Park.

Outside the Core Area lands are designated Commercial and Service Commercial, with Service Commercial being noteworthy because it identifies land extensive retail-commercial uses that would be inappropriate in the Core Area. Such uses include large-format supermarkets and big-box stores that typically require significant off-street parking. Service Commercial uses in Elmira are found mainly along Arthur Street South between First Street East and Listowel Road.

In addition to land-use designations discussed thus far, the location of lands identified as Natural Hazards and Environmental Protection need to be considered as these land-use designations denote constraints on development. Of particular importance, there is a two-zone flood hazard traversing the Core Area that will act as a significant constraint to development of the identified lands. Policy 13.14.15 in the Township OP sets out requirements to be met if development or site alteration is to be permitted in the flood fringe. Lands identified as floodway, however, are unavailable for residential intensification.

The Core Area and residential neighbourhoods flanking it conform to a traditional urban grid and the scale of Arthur Street is more intimate between Church Street and First Street than southward to Listowel Road-Union Street. This can be attributed to the presence of a retail-commercial street wall in the Core Area along Arthur Street from Church Street to Wyatt Street and the predominance of character homes with shallow front yards from Gore Park to just short of First Street.

South of First Street, the built-form changes to an auto-oriented landscape with ample surface parking areas, generous setbacks, and in the case of residential properties relatively large lots. Supermarket chain stores in Elmira—Food Basics and Foodland—are located along this segment of Arthur Street, along other large format retailers (Canadian Tire) and fast-food restaurants.

The bulk of Elmira's employment lands are located south of First Street and east of Arthur Street. This includes properties designated Industrial fronting the east side of the Arthur Street or Industrial Drive immediately to its east, which functions as service road from First Street to just north of South Field Drive.

INTENSIFICATION ANALYSIS

As noted previously, the Elmira Core Urban Design Study ("Core UDS") provides a framework for intensification of the Core Area which is identified in the Township OP as a Township Urban

Growth Centre. The Core UDS includes an Urban Design Concept plan that depicts new buildings on potential development sites that are vacant, underutilized, or were identified as parcels/sites being considered for redevelopment. The potential new buildings – low-rise and mid-rise – appear to be outside of the floodway and mostly outside of the flood fringe noted in the section above.

Lands dedicated to surface parking in a commercial core would typically be considered prime candidates for intensification. In Downtown Elmira a major surface parking area is located behind commercial uses fronting the westside of Arthur Street between Wyatt Street and Church Street. A considerable portion of these lands are traversed by the floodway of a two-zone flood hazard that represents a significant development constraint. Consequently, in the Urban Design Concept Plan of the Core UDS these lands are reimagined as enhanced streetscape to improve aesthetics and connectivity.

The Arthur Street south of First Street in Elmira should be identified as an Intensification Corridor as the residential properties fronting its west side could be redeveloped at high densities over time. While timing would depend on decisions by landowners, single-detached houses on larger than average lots fronting onto a high-traffic arterial road generally suggests intensification potential.

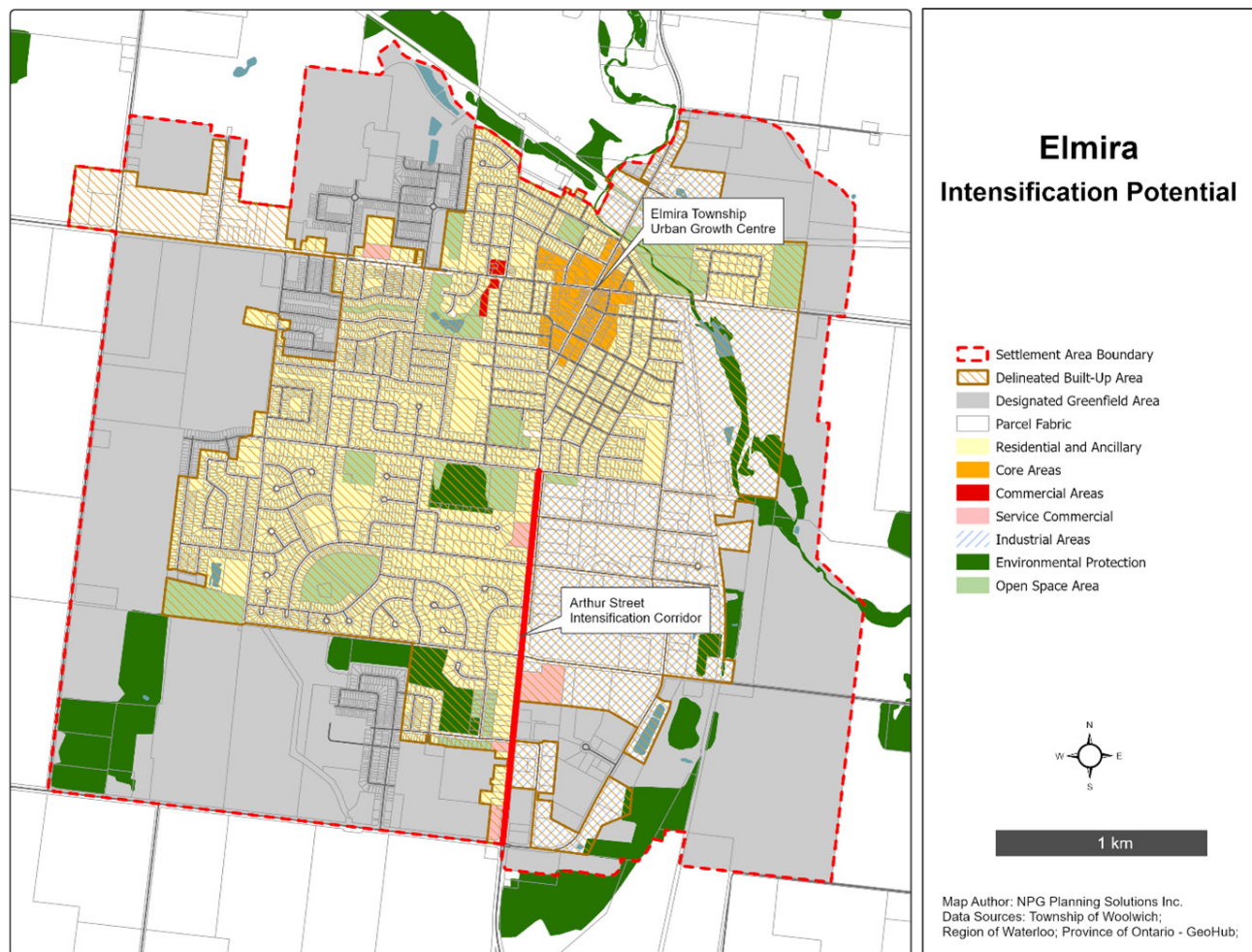


Figure 2 – Elmira Strategic Growth Areas and Planned Context

Beyond the Core Area and the Arthur Street corridor south of First Street, there are a limited number of individual properties or isolated clusters of contiguous properties with characteristics

- existing uses, location and/or lot dimensions/size - that make them potential candidates for intensification. This includes Birdland Plaza off Oriole Parkway in southwest Elmira, lands designated Commercial Areas or Service Commercial along Church Street to the west of the Core Area, and the former Riverside Public School lands immediately adjacent to the Core Area. In addition, it is recognized that gentle intensification in the form of small-scale infilling and ADUs will occur in established low-density residential areas.

Grand River Transit provides regular bus service via route 21 Monday to Saturday from morning to early evening between the Core Area and Conestoga Station in the City of Waterloo with stops along Arthur Street in Elmira and King Street in St. Jacobs. Intensification in the Core Area and along Arthur Street would be transit-supportive, though the level of service provided is modest at present. Additional residents in the Core Area and along King Street would generally support existing businesses and strengthen the intended role and function of these spaces within Elmira and the wider Township.

According to 2022 Water and Wastewater Monitoring Report prepared by the Region of Waterloo, the Elmira Wastewater System could support a total population of approximately 22,000 people or an additional 6,000 people as of December 31, 2021. The St. Jacobs-Elmira Wastewater Treatment Master Plan provides a general overview of the wastewater collection system in Elmira but does not map capacity utilization block-by-block. As intensification occurs it will be necessary to the Township to require development applications to demonstrate sufficient capacity exists in the wastewater collection and treatment system to support proposed development densities.

In the Core Area, there are two designated heritage properties: the Dunke House at 2 William Street and the former Township Hall located at 69 Arthur Street. There are no listed heritage properties in the Core Area or along Arthur Street from First Street south to Listowel Road/Union Street.

3. ST. JACOBS

EXISTING CONDITIONS AND PLANNED CONTEXT

A site visit was undertaken on Wednesday, August 2, 2023, to assess existing conditions and uses within St. Jacobs.

Similar to Elmira, there are three (3) major land-use designations in St. Jacobs in terms of area coverage:

- Core Area
- Industrial
- Residential and Ancillary

The Core Area flanks both sides of King Street in St. Jacobs, running from the Conestogo River southward several blocks to Hackborn Street, and is comprised of a range of commercial uses with a small-scale, boutique feel, including retail shops and restaurants, bistros/pubs. Home Hardware also maintains a significant storefront presence in the Core Area of St. Jacobs.

Lands designated Residential and Ancillary run north-south from the east side of King Street in the south to the west side of King Street north of the Conestogo River. Older houses on relatively large lots are found along King Street south of Hackborn Street, particularly toward the southern end of St. Jacobs.

Lands designated Industrial are found in the southwest and northeast end of St. Jacobs, with the southwest industrial lands dominated by Home Hardware's headquarters and distribution centre.

In addition to the Core Area, lands designated Commercial are located north of the Conestogo River along the southside of Sawmill Road between King Street and the Arthur Street (Regional Road 85). These lands are occupied by a restaurant, medical offices, and community health centre.

INTENSIFICATION ANALYSIS

There is intensification potential in St. Jacobs along King Street, particularly within the Core Area. However, the scale and character of the existing fabric suggests a conservative approach oriented toward low-rise, medium density forms of intensification.

There is also a cluster of sites with intensification potential located north of the Conestogo River, particularly the commercial uses wedged between Sawmill Road and Parkside Drive west of King Street and several large parcels in the vicinity of Hawkesville Road and Northside Drive. For the latter, the full intensification potential will likely involve rationalization and consolidation of lands within the Delineated Built-Up Area and require consideration of existing non-residential uses in the area such as the Frey's Hatchery and commercial businesses along the east side of Northside Drive. These lands north of the Conestogo River should be identified as a Local Centre

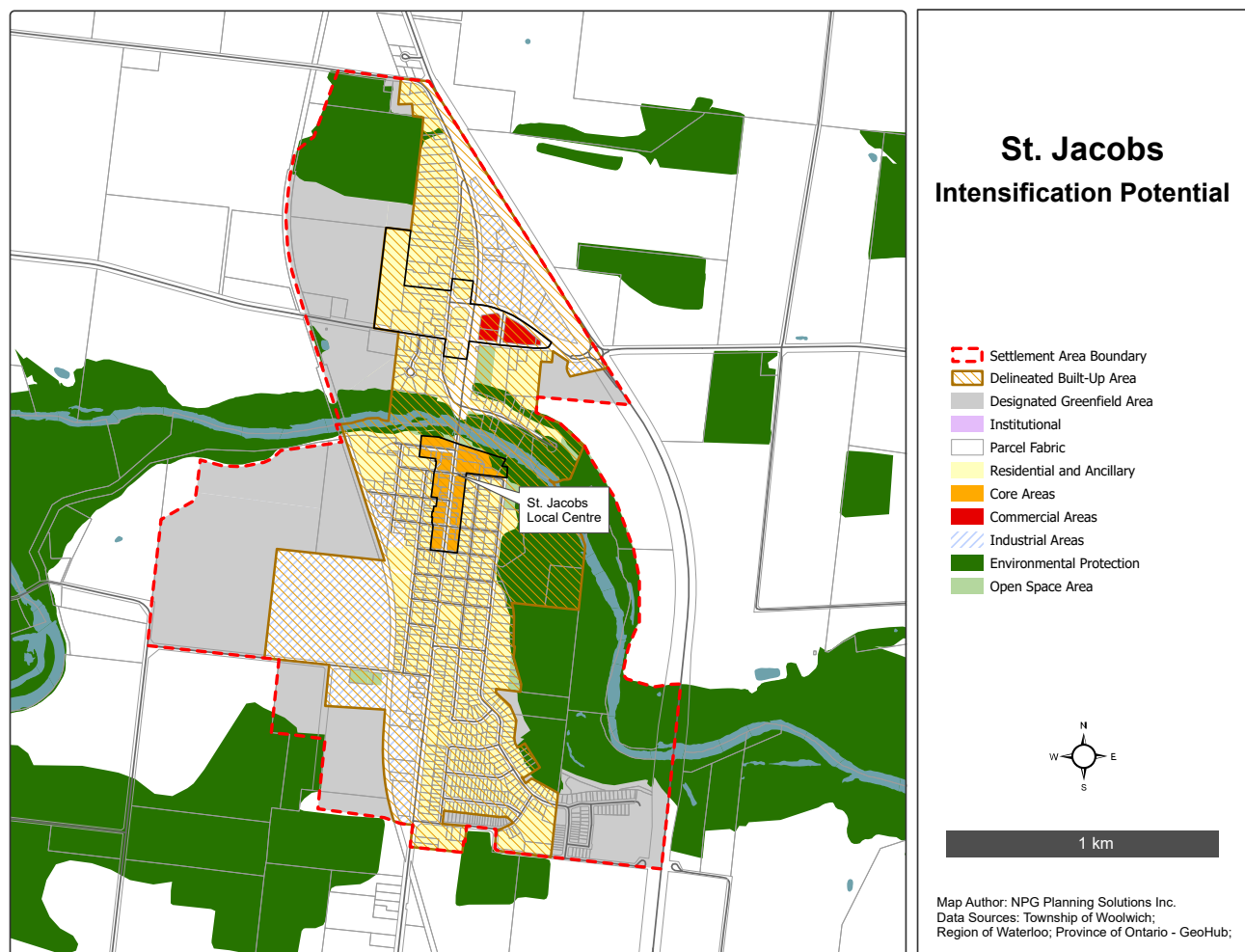


Figure 3 – St. Jacobs Strategic Growth Areas and Planned Context

to recognize their potential to accommodate residential intensification in a fashion that would be generally supportive and complementary to primary commercial function of the Core Area to the south.

While the Core Area should be identified as Local Centre in the new Township OP, strong policy direction should be provided to ensure development enhances the existing character of the community as a “village”, including the look and feel of King Street. South of the Core Area, intensification potential exists along King Street given there are low density residential uses on lots that are larger than those in adjacent, newer residential areas. Intensification via redevelopment, if and when it occurs, will likely be gradual as it would be limited to low-rise housing forms such as street townhouses unless several contiguous properties are assembled to facilitate a larger development. South of Henry Street residential intensification would need to address land use compatibility with employment uses to the west.

It can be anticipated that gentle intensification via infilling, small-scale redevelopment, and ADUs will also contribute new residential units in modest numbers over the planning horizon in residential areas, particularly older areas adjacent to the Core Area.

According to 2022 Water and Wastewater Monitoring Report prepared by the Region of Waterloo, the St. Jacobs Wastewater System could support a total population of approximately 3,200 people or an additional 620 people as of December 31, 2021. As was noted for Elmira, the St. Jacobs-Elmira Wastewater Treatment Master Plan provides a general overview of the wastewater collection system in St. Jacobs but does not map localized/block-by-block capacity utilization. As intensification occurs it will be necessary to the Township to require development applications to demonstrate that sufficient capacity exists in the wastewater collection and treatment system to support proposed development densities.

In the Core Area, there is one designated heritage property: the Steiner Residence at 1401 King Street. There are no designated heritage properties or listed heritage properties outside the Core Area along King Street.

PART 3:

RECOMMENDATIONS AND NEXT STEPS

CONCLUSION

Part 3 of the Report provides recommendations intended to inform policy development for the new OP. It is recognized that intensification in the Township will occur in Breslau, Elmira, and St. Jacobs, and that each poses different planning challenges.

The Growth Plan requires the new Township OP to provide a strategy to accommodate growth within Delineated Built-Up Areas to meet the minimum intensification target of 20% provided in the ROP, as amended by the ROPA 6.

Residential intensification is expected to occur within Woolwich via 1) gentle intensification and a limited number of isolated medium density development projects in established residential areas and 2) more significant, concentrated intensification in areas identified and planned as Strategic Growth Areas.

The recommendations outlined below form an intensification strategy for the Township that is attentive to these two forms of intensification.

1. RECOMMENDATIONS - GENTLE INTENSIFICATION AND ADUS

Within the Delineated Built-Up Areas in Breslau, Elmira, and St. Jacobs there are opportunities for general intensification through severing new lots out of larger parcels, infilling, small-scale redevelopment, and medium density residential or mixed-use development on isolated parcels with intensification potential. These will need to be reviewed on a case-by-case basis against evaluation criteria provided in the new Township OP to ensure what is proposed is appropriate to the given context.

Provincial changes to the *Planning Act* require OPs and zoning by-law to permit ADUs on parcels of urban residential land with detached houses, semi-detached houses, and row housing. As such, ADUs can be expected to contribute to intensification throughout residential areas in Breslau, Elmira, and St. Jacobs as individual property owners decide to incorporate ADUs as secondary suites or residential units within detached accessory buildings. The new Township OP will provide a framework to ensure compatibility and impacts on adjacent residential uses are managed in accordance with the *Planning Act*.

2. RECOMMENDATIONS - STRATEGIC GROWTH AREAS

Growth and development will be directed to Strategic Growth Areas to ensure infilling, expansions/ additions, and redevelopments that add people and jobs are leveraged to contribute to a range of planning objectives, including achieving 15-minute neighbourhoods and increasing housing choice. Identifying Strategic Growth Areas, in accordance with the ROP, is therefore a major element to the intensification strategy.

The following Strategic Growth Areas in Breslau, Elmira, and St. Jacobs are recommended:

TOWNSHIP URBAN GROWTH CENTRE

- The Core Area in Elmira (Downtown Elmira)

LOCAL CENTRES

- The Core Area in St. Jacobs, as well as a cluster of properties north of the Conestogo River in the vicinity of Northside Drive and Parkside Drive.
- The cluster of lands near the rail line designated Village Main Street and Commercial Mixed Use in the current Breslau Settlement Plan.

INTENSIFICATION CORRIDORS

- Arthur Street in Elmira from First Street south to Listowel Road/Union Street

The policy review and intensification analysis conducted to prepare this Report suggest intensification up to mid-rise in scale should be considered in Strategic Growth Areas with the policies on building heights and density to align with the outcome of the Township's Zoning By-Law Review currently in process. Mid-rise buildings typically fall within the 5 to 11 storey range, though in Woolwich it would be more appropriate to consider a range of 4 to 8 storeys for mid-rise residential or mixed-use development in Strategic Growth Areas.

It is recommended that evaluation criteria for reviewing development applications in Strategic Growth Areas be developed for the new Township OP using the design guidelines prepared for the Elmira Core Area and provided within the Breslau Settlement Plan. Within the Elmira Core Area development should be required to be consistent with the intent of the design guidelines.

3. NEXT STEPS

The recommendations above will inform the development of intensification policies in the new Township OP.

APPENDICES

- Appendix A** Additional Dwelling Units
- Appendix B** Density Fact Sheets
- Appendix C** Intensification Potential

APPENDIX A:

ADDITIONAL DWELLING UNITS

Provincial changes to the *Planning Act* now require municipalities to permit three (3) residential units on urban parcels of land where the primary dwelling unit is located in a detached house, semi-detached house, or rowhouse. The additional dwelling units (ADUs) can be self-contained residential units inside the detached house, semi-detached house, or row house, or located in a detached accessory building such as a garage, laneway suite, or carriage house.

Woolwich changed its regulations to permit ADUs in mid-2020 and issued 25 and 29 building permits for ADUs in 2021 and 2022 respectively. The Land Needs Assessment (LNA) prepared for the Region of Waterloo Official Plan review and update forecast Woolwich would add 160 secondary units from 2022 to 2051 or an average of 5-6 ADUs per year. It is unknown what proportion of ADU building permits cited or the LNA forecast will be located in the Delineated Built-Up Area and count towards the minimum intensification target in the ROP of 1620 units. If the Township averaged just over 10 new ADUs per year between 2022 and 2051 in the Delineated Built-Up Area, that would contribute approximately 300 units toward achieving the minimum intensification target. In 2021, the total number of dwelling units estimated to be within Delineated Built-Up Areas in Breslau, Elmira, and St. Jacobs was 4,850.

Typologies



Above Garage



Accessory Building



Basement Conversion



Garage Conversion



Main Level Addition



Upper Level Conversion

SOURCE: City of Burlington

APPENDIX B:

DENSITY FACT SHEETS

St. Jacobs Home Lofts

3-Storey Mixed-Use Building

12 Albert Street East, St. Jacobs
ON, N0B 2N0

BUILDING STATISTICS



Number of Dwelling Units
28 units



Type of Dwelling Units
1-Bedroom
1-Bedroom + Den
2-Bedroom
2-Bedroom + Den

PROPERTY STATISTICS



Property Size
0.37 ha



Density
90 uph



Source: https://www.schiedelconst.com/uploads/hldXMII0/747x-0_625x625/King_Albert2.jpg

Source: <https://www.stjacobshomelofts.ca/>

544 Bridgeport Road

5-Storey Mixed-Use Building

544 Bridgeport Rd E, Kitchener
ON N2K 1N7

BUILDING STATISTICS



Number of Dwelling Units
96 units



Type of Dwelling Units
1-Bedroom
2-Bedroom

PROPERTY STATISTICS



Property Size
0.88 ha



Density
109 uph



Source: <https://beyondhousing.ca/places-to-live/our-properties/544-bridgeport-road/>



Source: <https://edgelttd.ca/projects/544-bridgeport>

265 Edinburgh Road North

Two 7-Storey Apartment Buildings

265 Edinburgh Rd N, Guelph
ON N1H 1E2

BUILDING STATISTICS



Number of Dwelling Units
139 units



Type of Dwelling Units
1-Bedroom
2-Bedroom
3-Bedroom

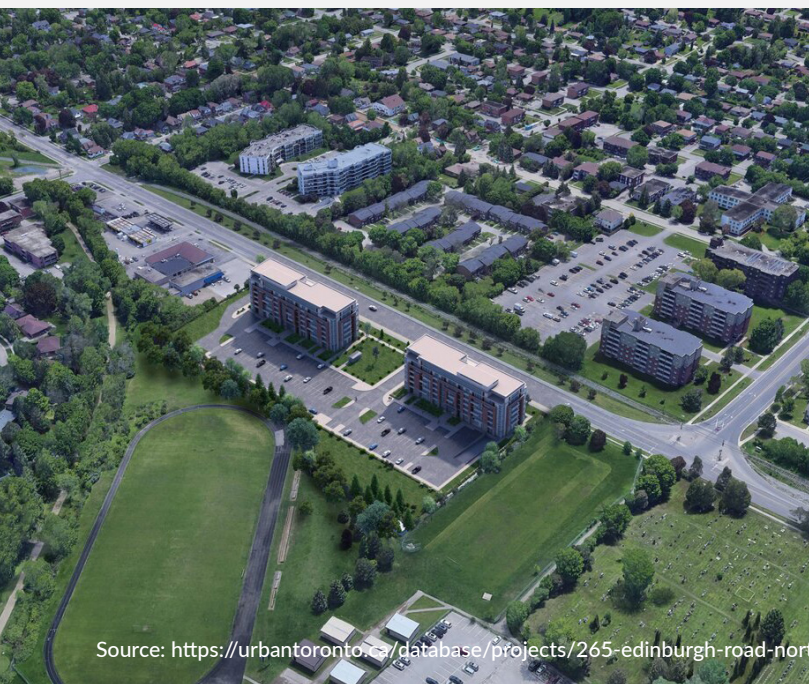
PROPERTY STATISTICS



Property Size
1.72 ha



Density
89 uph



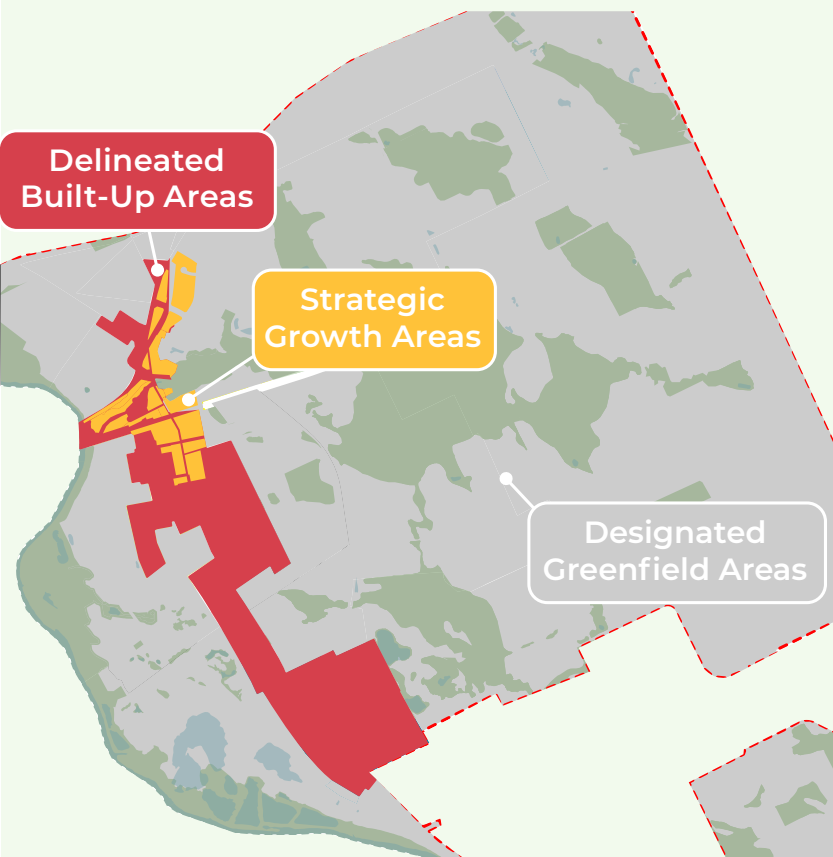
Source: <https://urbantoronto.ca/database/projects/265-edinburgh-road-north.53427>



APPENDIX C:

INTENSIFICATION POTENTIAL

BRESLAU



WHAT IS INTENSIFICATION?

development or redevelopment of a property at a higher density than currently exists

INTENSIFICATION TARGETS

Woolwich is expected to accommodate a minimum of 1620 new residential units within existing built-up areas between 2022 and 2051. A portion of these units will be constructed in Breslau, with most being directed to Strategic Growth Areas along Woolwich Street.

WHERE CAN IT BE ACHIEVED?

Intensification rates don't uniformly apply to all properties. Intensification occurs throughout the Delineated Built-Up Areas, specifically through:



Strategic Growth Areas



Individual Properties



Additional Dwelling Units (ADUs)

NOTE: The density numbers provided exclude Employment Areas and Environmental Protection Areas.

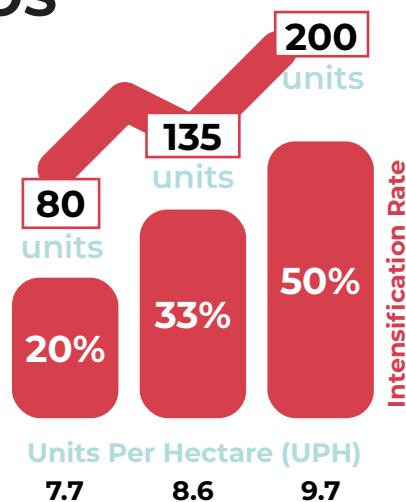
CURRENT DENSITY



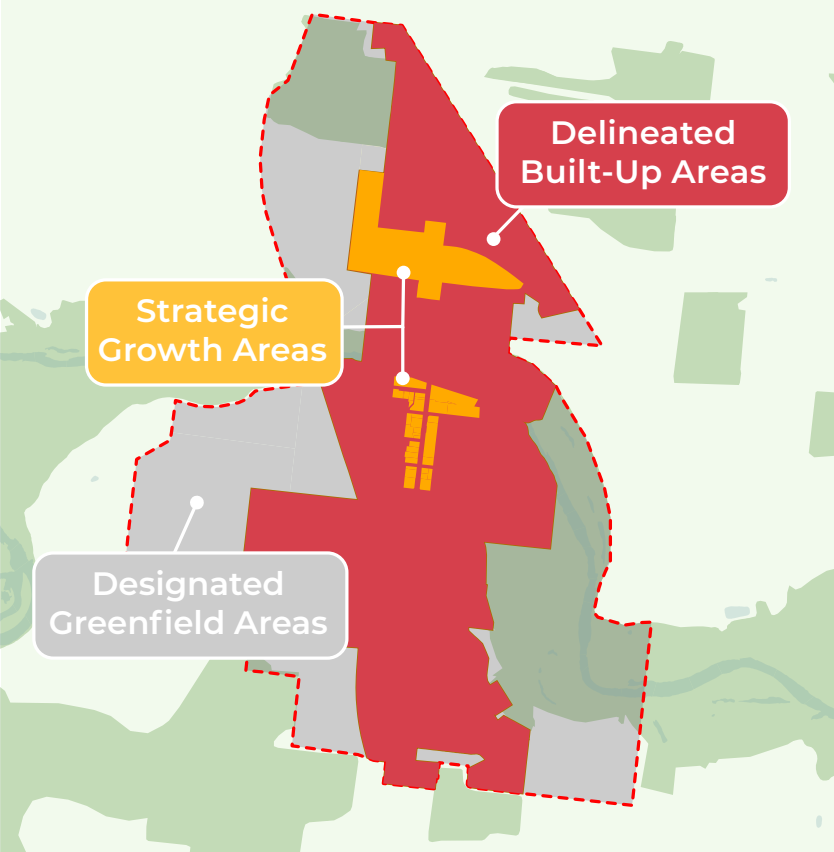
6.4 uph

INTENSIFICATION SCENARIOS

This shows the approximate number of new residential units that would result from achieving potential increased densities in the Delineated Built-Up Area.



ST. JACOBS



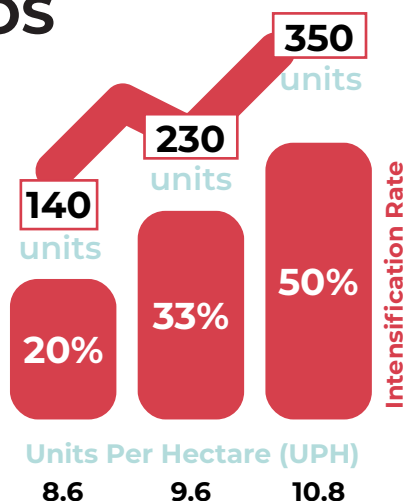
CURRENT DENSITY



7.2 uph

INTENSIFICATION SCENARIOS

This shows the approximate number of new residential units that would result from achieving potential increased densities in the Delineated Built-Up Area.



WHAT IS INTENSIFICATION?

development or redevelopment of a property at a higher density than currently exists

INTENSIFICATION TARGETS

Woolwich is expected to accommodate a minimum of 1620 new residential units within existing built-up areas between 2022 and 2051. A portion of these units will be constructed in St. Jacobs, with most being directed to Strategic Growth Areas.

WHERE CAN IT BE ACHIEVED?

Intensification rates don't uniformly apply to all properties. Intensification occurs throughout the Delineated Built-Up Areas, specifically through:



Strategic Growth Areas



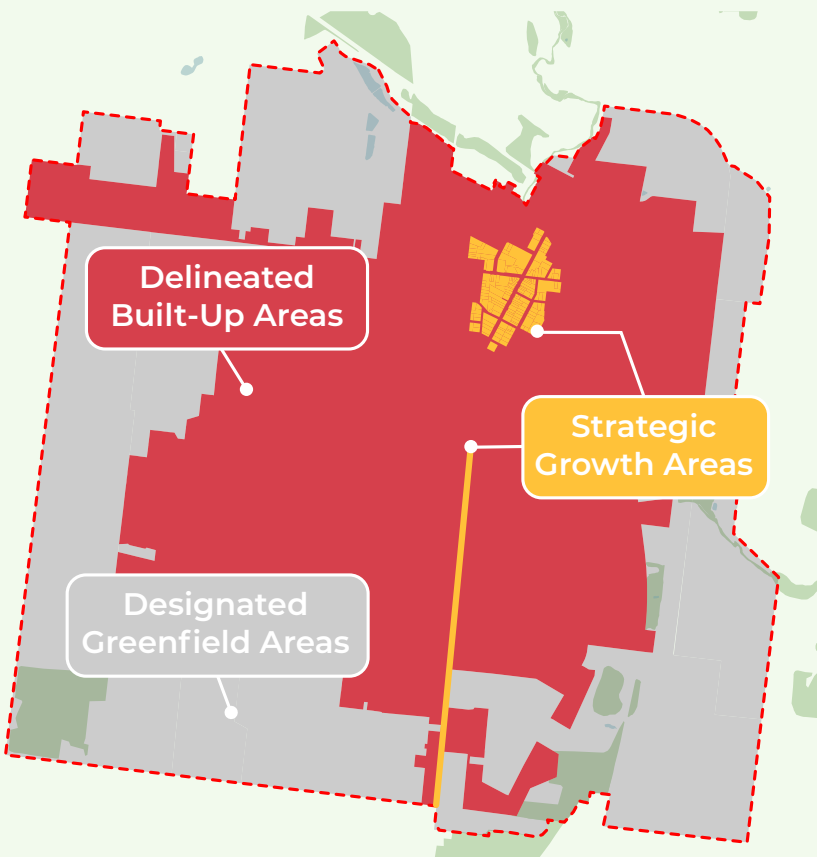
Individual Properties



Additional Dwelling Units (ADUs)

NOTE: The density numbers provided exclude Employment Areas and Environmental Protection Areas.

ELMIRA



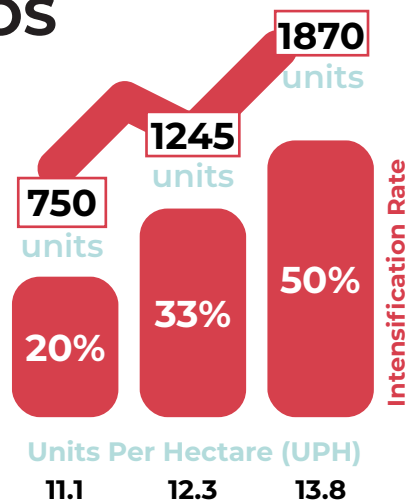
CURRENT DENSITY



9.2 uph

INTENSIFICATION SCENARIOS

This shows the approximate number of new residential units that would result from achieving potential increased densities in the Delineated Built-Up Area.



WHAT IS INTENSIFICATION?

development or redevelopment of a property at a higher density than currently exists

INTENSIFICATION TARGETS

Woolwich is expected to accommodate a minimum of 1620 new residential units within existing built-up areas between 2022 and 2051. A considerable portion of these units will be constructed in Elmira, with most being directed to Downtown Elmira and Arthur Street (south of First Street).

WHERE CAN IT BE ACHIEVED?

Intensification rates don't uniformly apply to all properties. Intensification occurs throughout the Delineated Built-Up Areas, specifically through:



Strategic Growth Areas



Individual Properties



Additional Dwelling Units (ADUs)

NOTE: The density numbers provided exclude Employment Areas and Environmental Protection Areas.