

Southwest Area Plan

Presentation to the
Committee of the Whole

September 20, 2011



Presentation Outline

- City-Wide Growth Planning Link
- Official Plan Policies
- Current Situation and Projections
- Criteria for SWAP Phasing Options
- SWAP Phasing Options

Watch for Icons

Take-home messages



Cautionary flags



Confirmation from Council

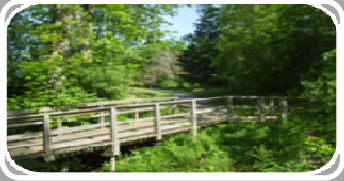


Aim of Presentation

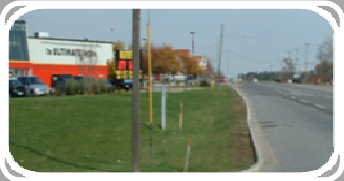
- Direction from Council to amend Official Plan Growth Policies to address Greenway PCP constraints
- Confirmation from Council regarding the Phasing and Servicing Strategy for SWAP
- Confirmation from Council for next steps and complete the SWAP process



Aim of Presentation



Natural Heritage/Woodland Patches



Wharnccliffe/Wonderland/Exeter
“Triangle”



Wonderland/Hwy 401 Gateway &
Industrial Land Uses

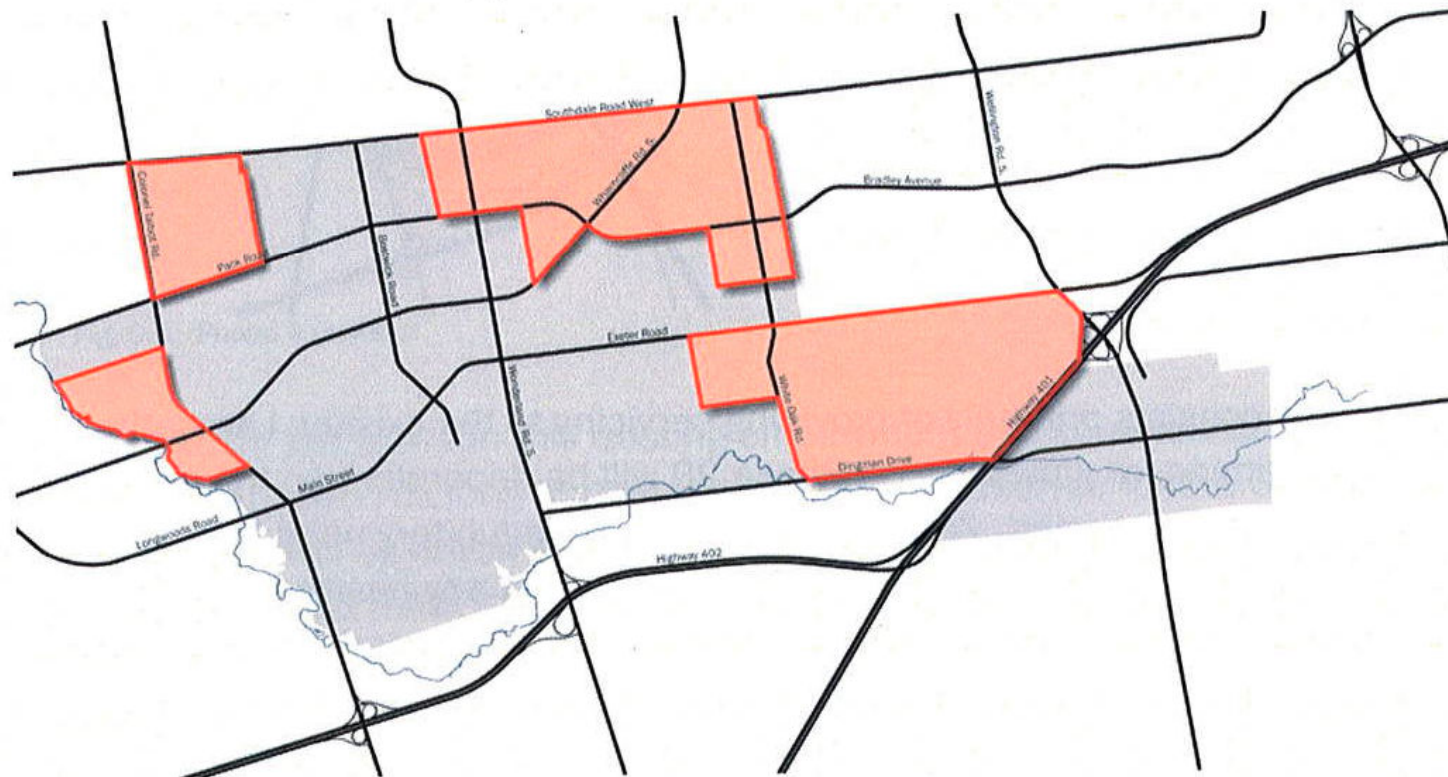


Phasing/Servicing Strategy

Aim of Presentation

SWAP Phasing Strategy (May 5, 2010)

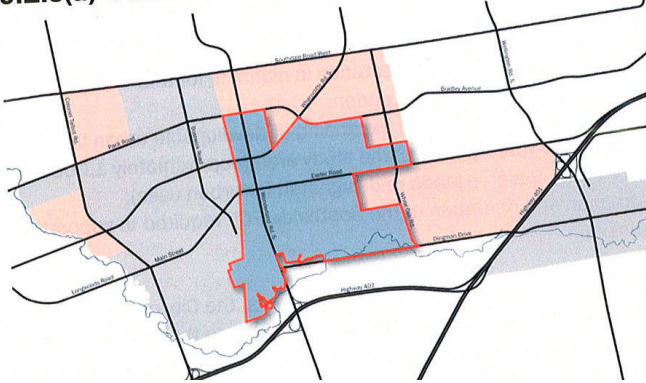
9.1.1 Phase 1: Approved Area Plan Build-Out



Aim of Presentation

SWAP Phasing Strategy (May 5, 2010)

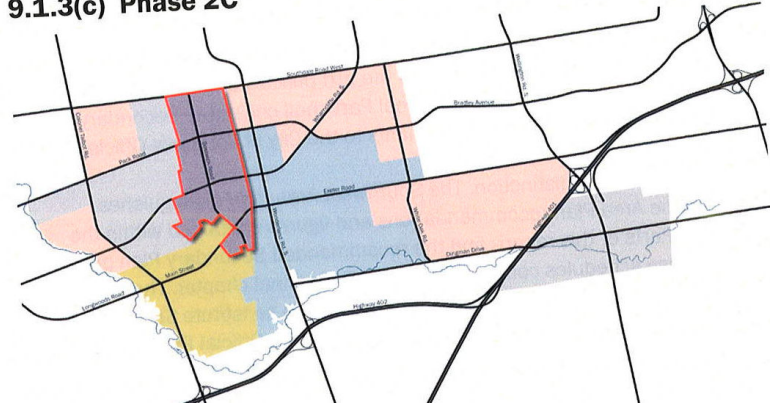
9.1.3(a) Phase 2A



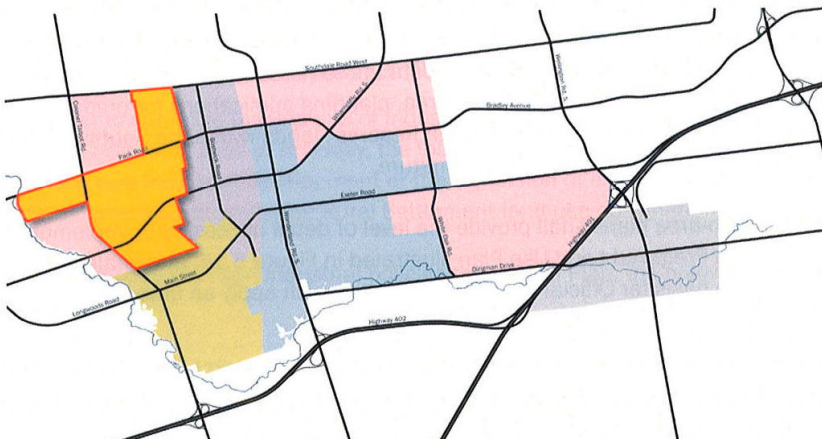
9.1.3(b) Phase 2B



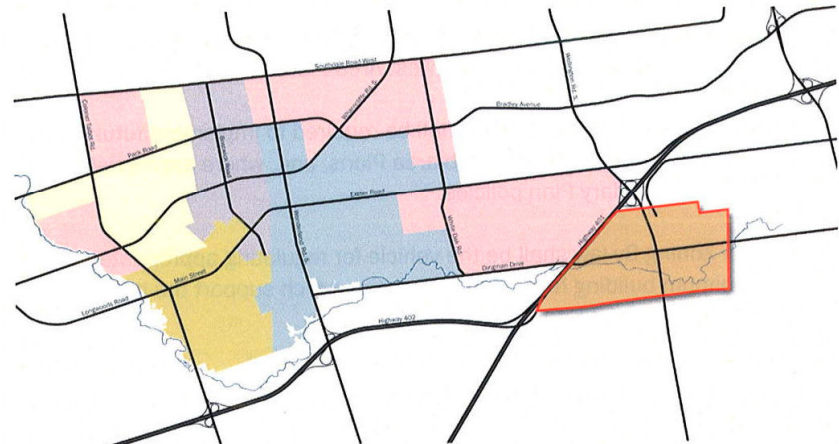
9.1.3(c) Phase 2C



9.1.5 Phase 3: Filling the Gaps



9.1.6 Phase 4: Long Term Growth



Key Messages



Provide a context for informed and defensible decision-making consistent with growth-related discussions



Tie back to Council's strategic priority "Balanced and Managed Growth"

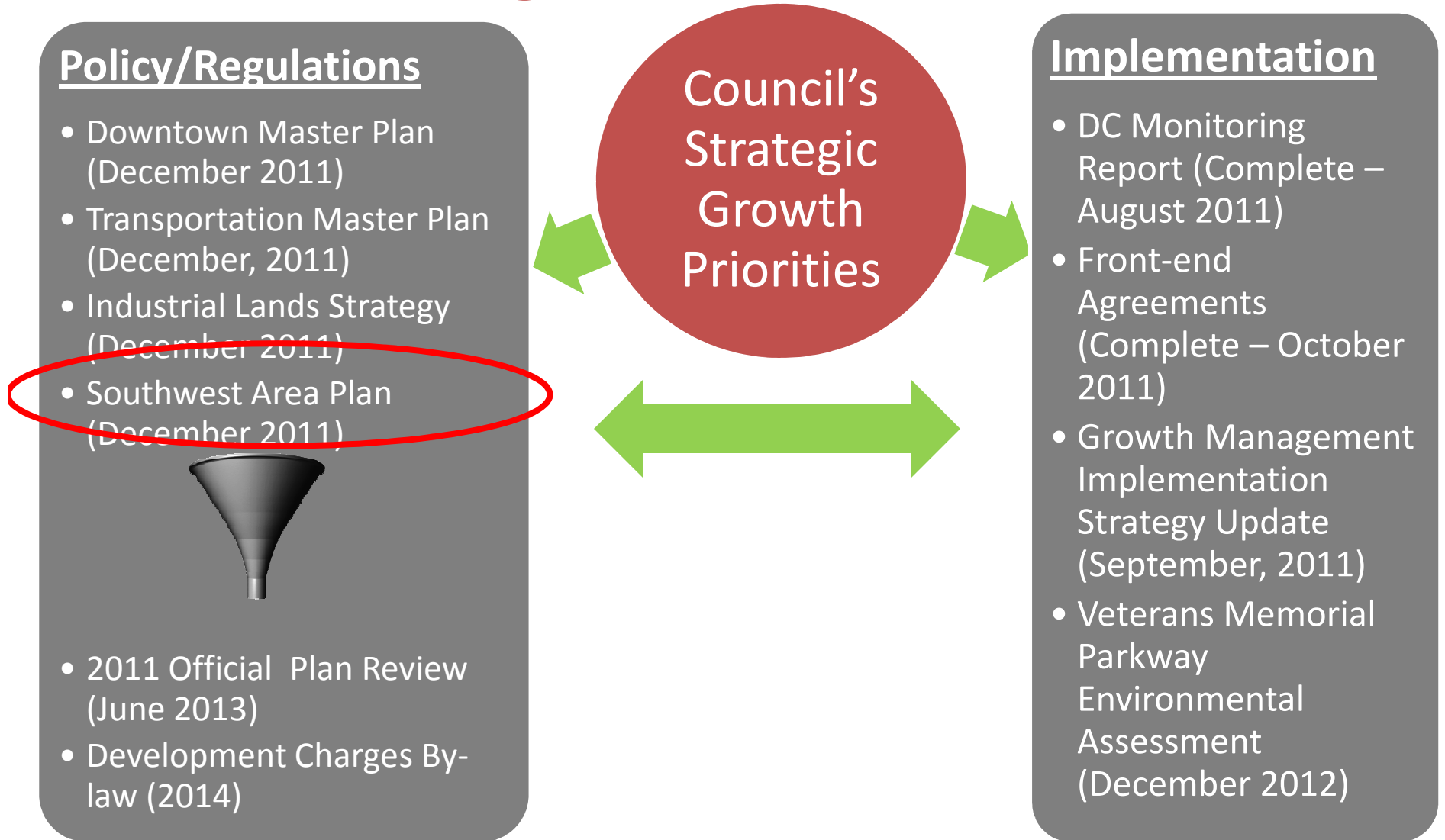


Identification of possible options for growth in Southwest



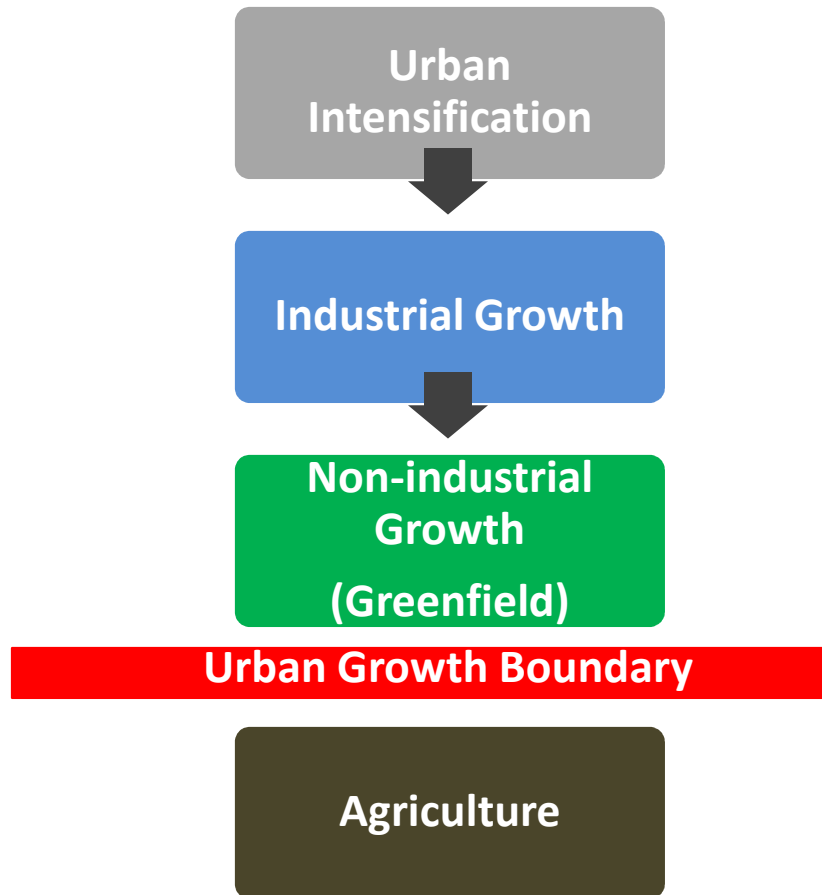
What can we afford to do in Southwest?

Plans/Projects Hinging on Growth Management Discussions



Growth Management Priorities

Geographic Framework



- Official Plan Growth Priority Areas
 - Redevelopment, expansion or intensification
 - Industrial growth
 - Non-industrial growth on previously undeveloped lands
- Growth infrastructure requirements and financial cost impact development proposals

Greenway PCP Available Capacity

- **Greenway policies in OP are interim solution**
- **Priorities outlined still stand (intensification, industrial, undeveloped lands)**
- **Greenway PCP will have more capacity**
- **Some Southside PCP lands could be added**

OP Amendment to Greenway PCP Priorities



- **Direction to amend OP Section 2.6.4.1**
 - **Identify servicing of other lands within list of priorities**

OP Amendment to Greenway PCP Priorities



Amend Policy 2.6.4.1. iv) to:

- Replace references to “Southside Pollution Control Plant” with “ultimate servicing solution”.
- Recognize that additional capacity will be made at the Greenway Pollution Control Plant to provide for additional lands for development in the Southwest Area in advance of the ultimate servicing solution.
- Add a policy to identify the trigger for when the additional capacity will be made available at the Greenway PCP for additional development, including a requirement that the GMIS be revised to reflect the additional works, and that the works also be identified in the Development Charges update.

OP Amendment to Greenway PCP Priorities



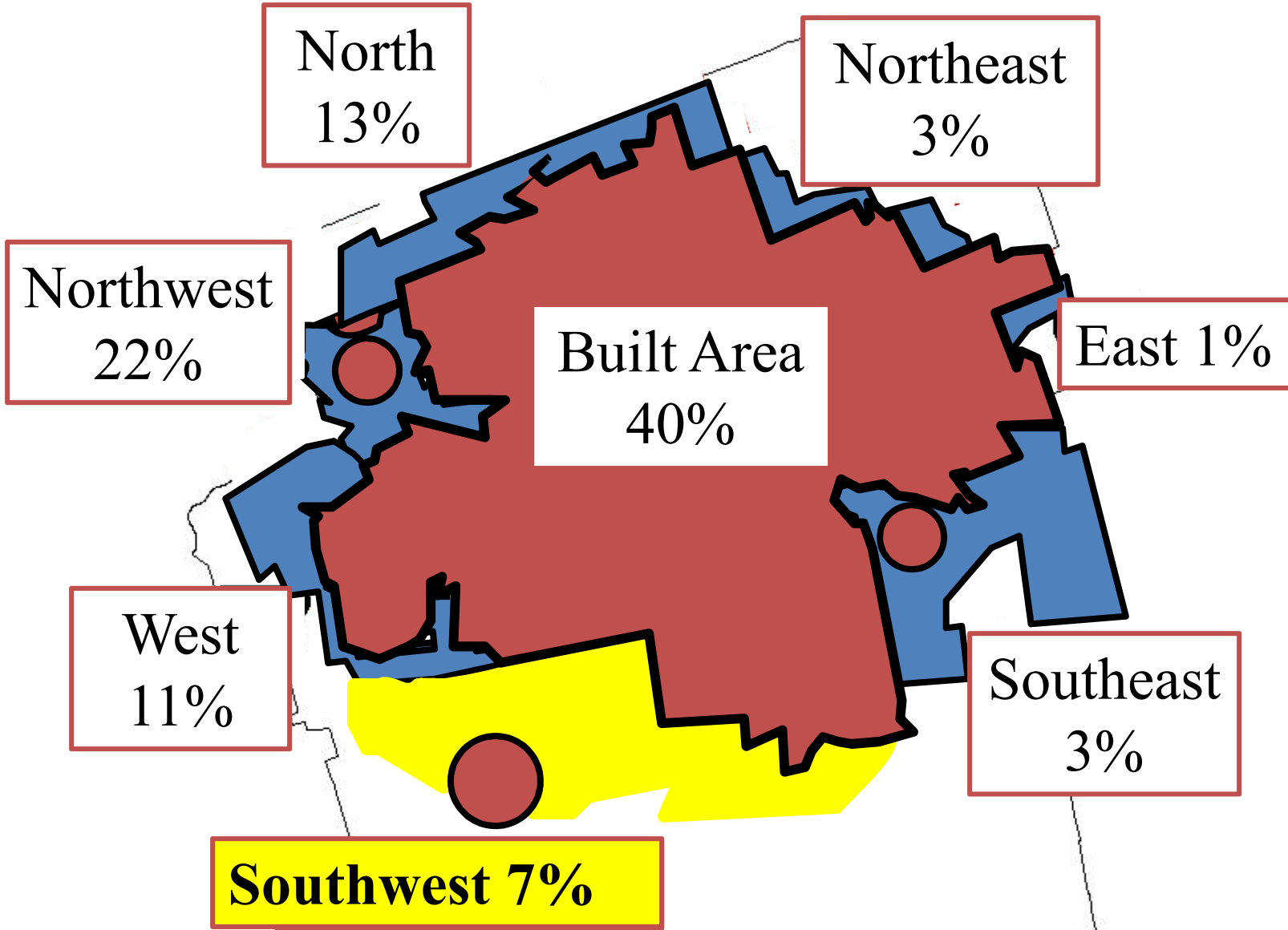
Section 2.6.4.2

- Remove explicit reference to “**Southside Pollution Control Plant**”, and change to “**ultimate servicing solution**”.

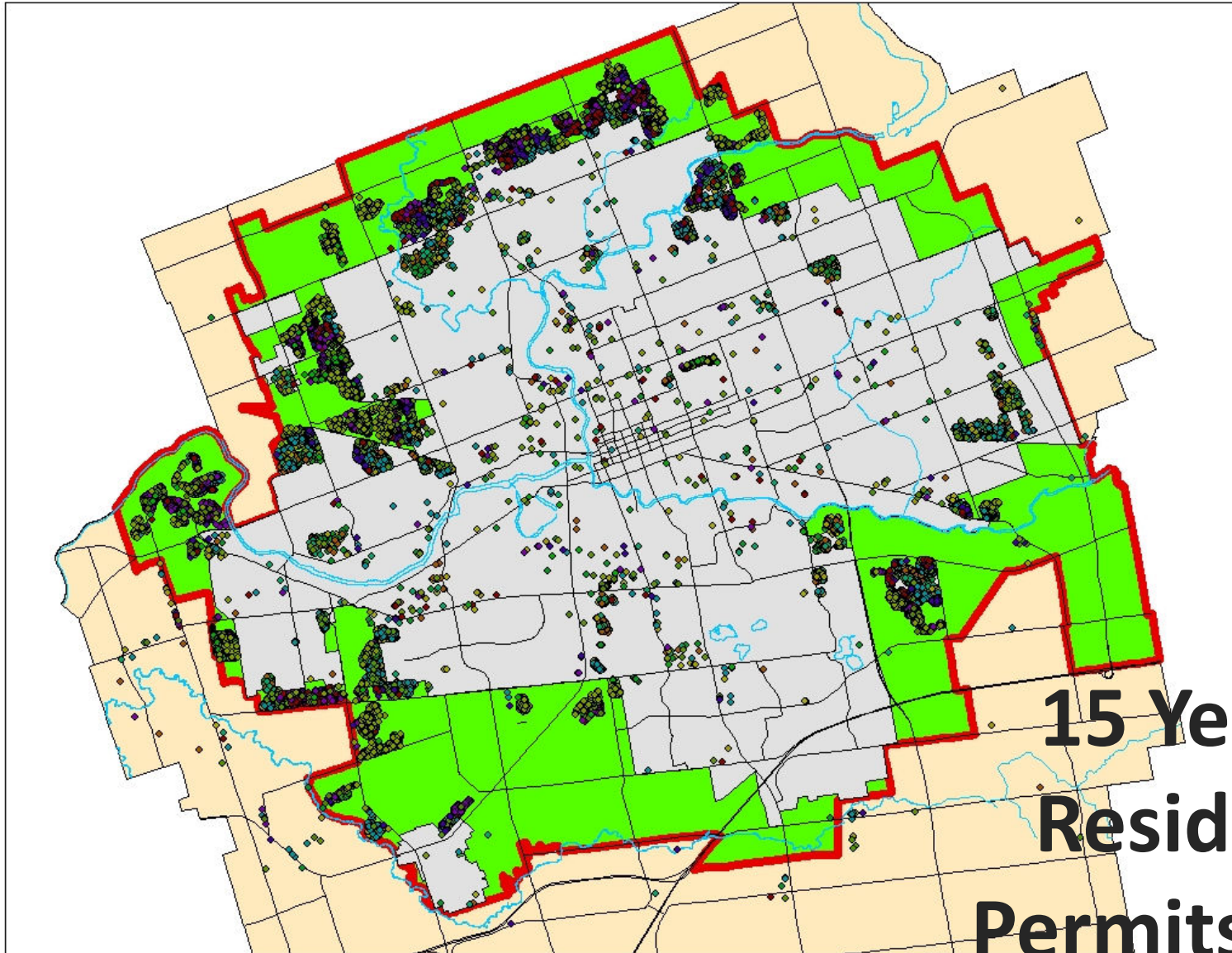
Gateway and Industrial

- What has been done/addressed to this point
- Council's desire for 401/402 corridor
- 401 project provides opportunities to be re-examined in SWAP
 - Proposal to re-designate SWAP lands as residential and mixed-use for future development



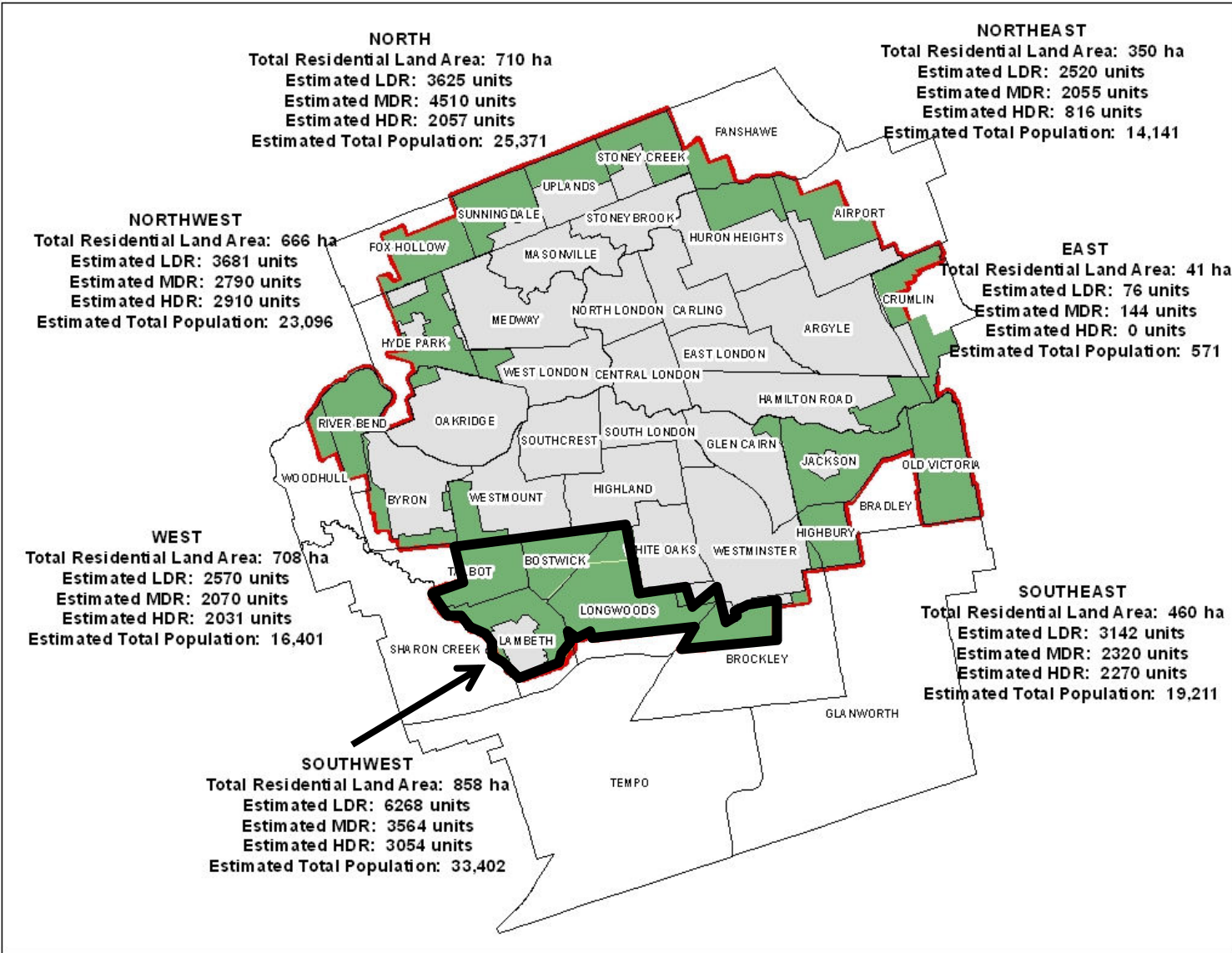


Total Residential Housing Development 2006-2010



**15 Years of
Residential
Permits Issued
1995-2010**

Current Residential Greenfield Capacity (Jan. 1, 2011)



Current Residential Greenfield Capacity

SOUTHWEST (VLI - Jan. 1, 2011)

- **Total Residential Land Area: 858 ha**
- **Estimated LDR: 6268 units**
- **Estimated MDR: 3564 units**
- **Estimated HDR: 3054 units**
- **Estimated Total Population: 33,402**

Residential Greenfield Capacity

SOUTHWEST (SWAP Recommended)

- **Total Residential Land Area: 858 ha**
- **Estimated LDR: 4399 units**
- **Estimated MDR: 10,854 units**
- **Estimated HDR: 6523 units**
- **Estimated Total Population: 48,772**

Criteria for SWAP Phasing Options

- **Environment**

- Have regard for protecting significant natural, cultural and physical elements of the environment, and need for Municipal Class Environmental Assessment

- **Financial**

- Address the potential effect on the system costs, capital, taxes, development charges, cost sharing and revenue versus expenses

- **Social**

- Fill in the gaps - Identify potential effects on neighbourhoods, businesses, community character, social cohesion, as well as municipal/provincial development objectives

- **Technical**

- Consider technical suitability, efficiency, replacement, operation and other engineering aspects of the servicing system

SWAP Phasing Options

Option 1 Status Quo

Option 2 Fill in the Gaps

Option 3 Lambeth “Out”

Option 4 Wonderland Rd S “Corridor Hug”

Option 5 Full Build-Out



SWAP Phasing Options

Option 1 Status Quo 

Environment

- Studies complete
- Site Specific work also complete

Financial

- Identified in GMIS (**\$108 Million**)
- Services already included

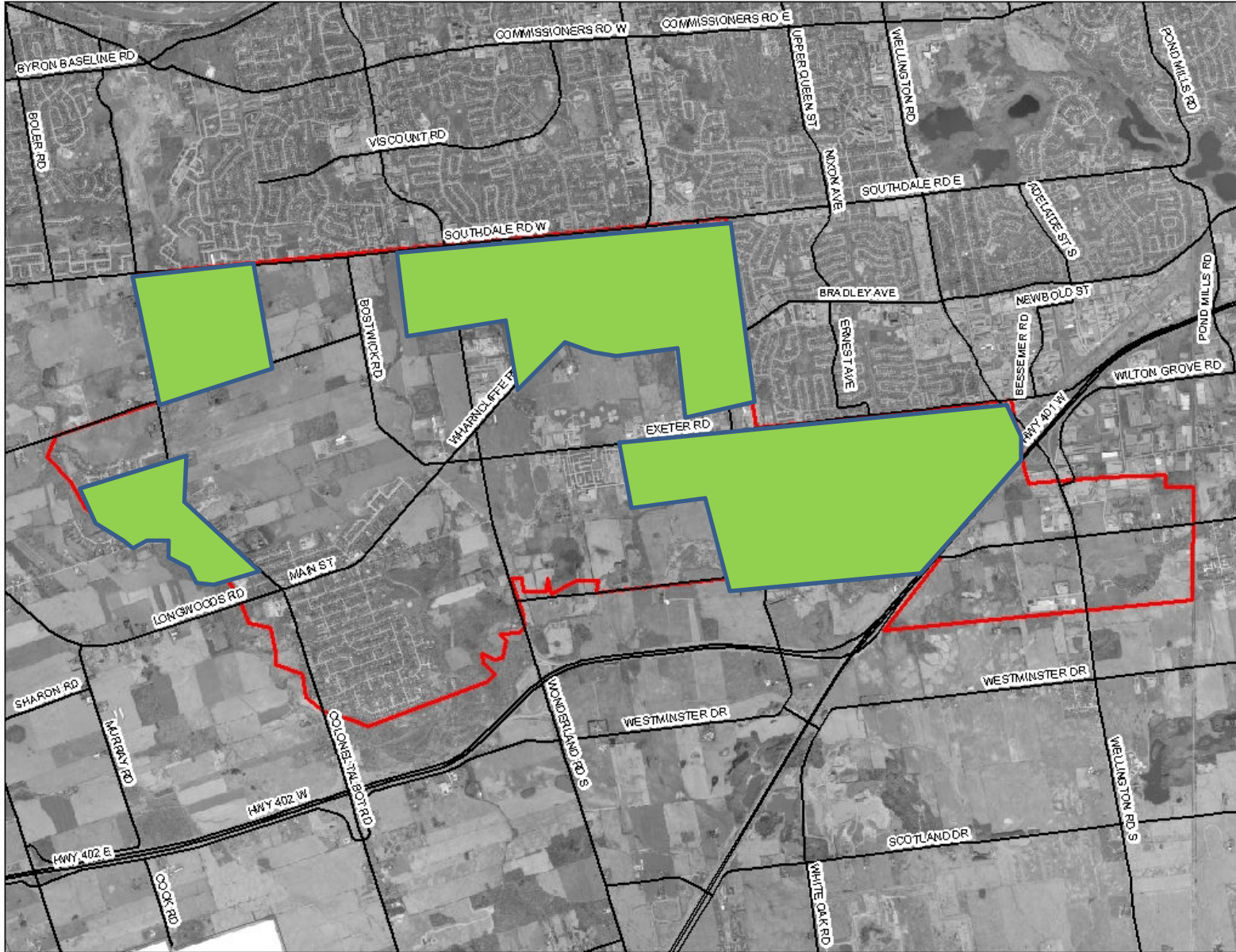
Social

- Neighbourhoods not complete
- Community Centre not included

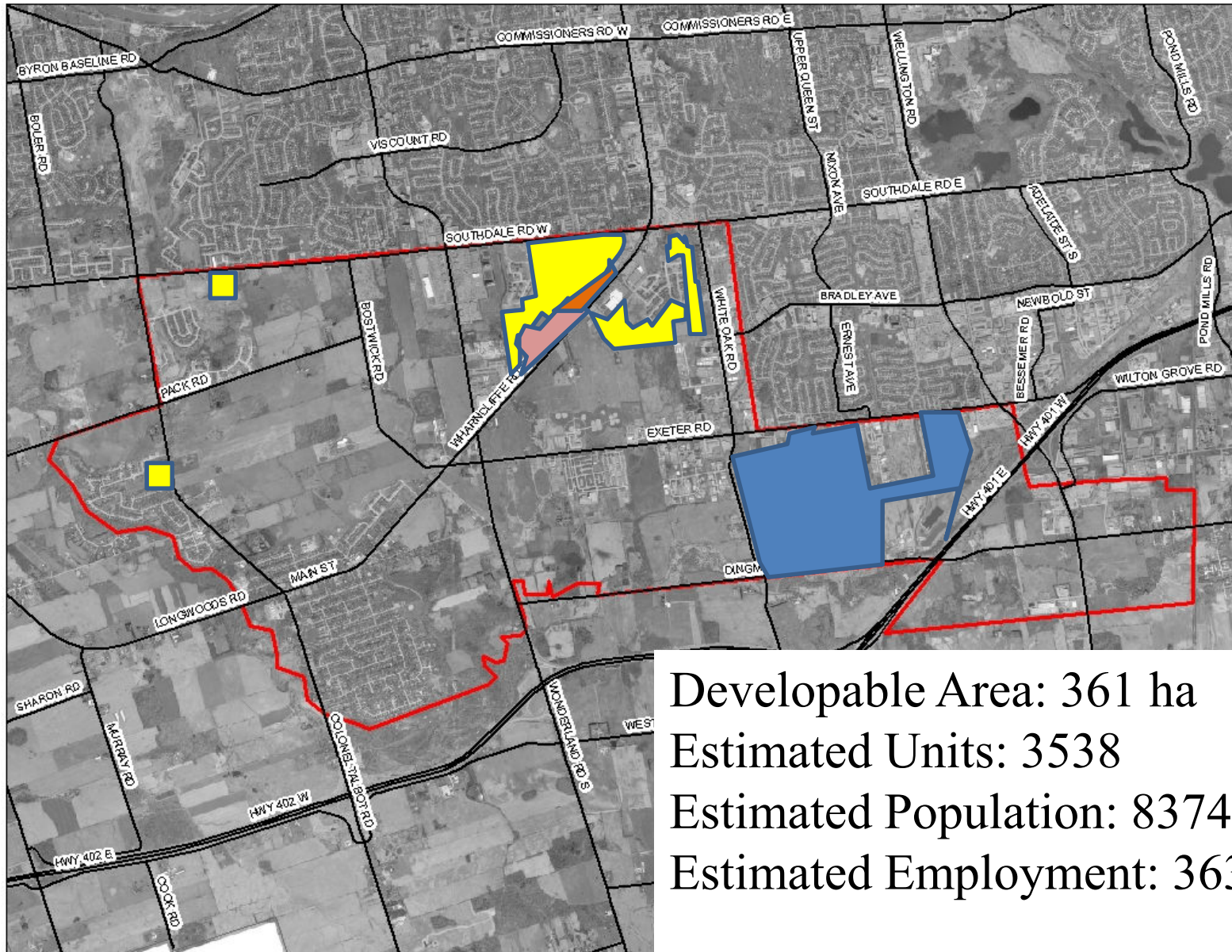
Technical

- Interim Servicing consistent with OP policies

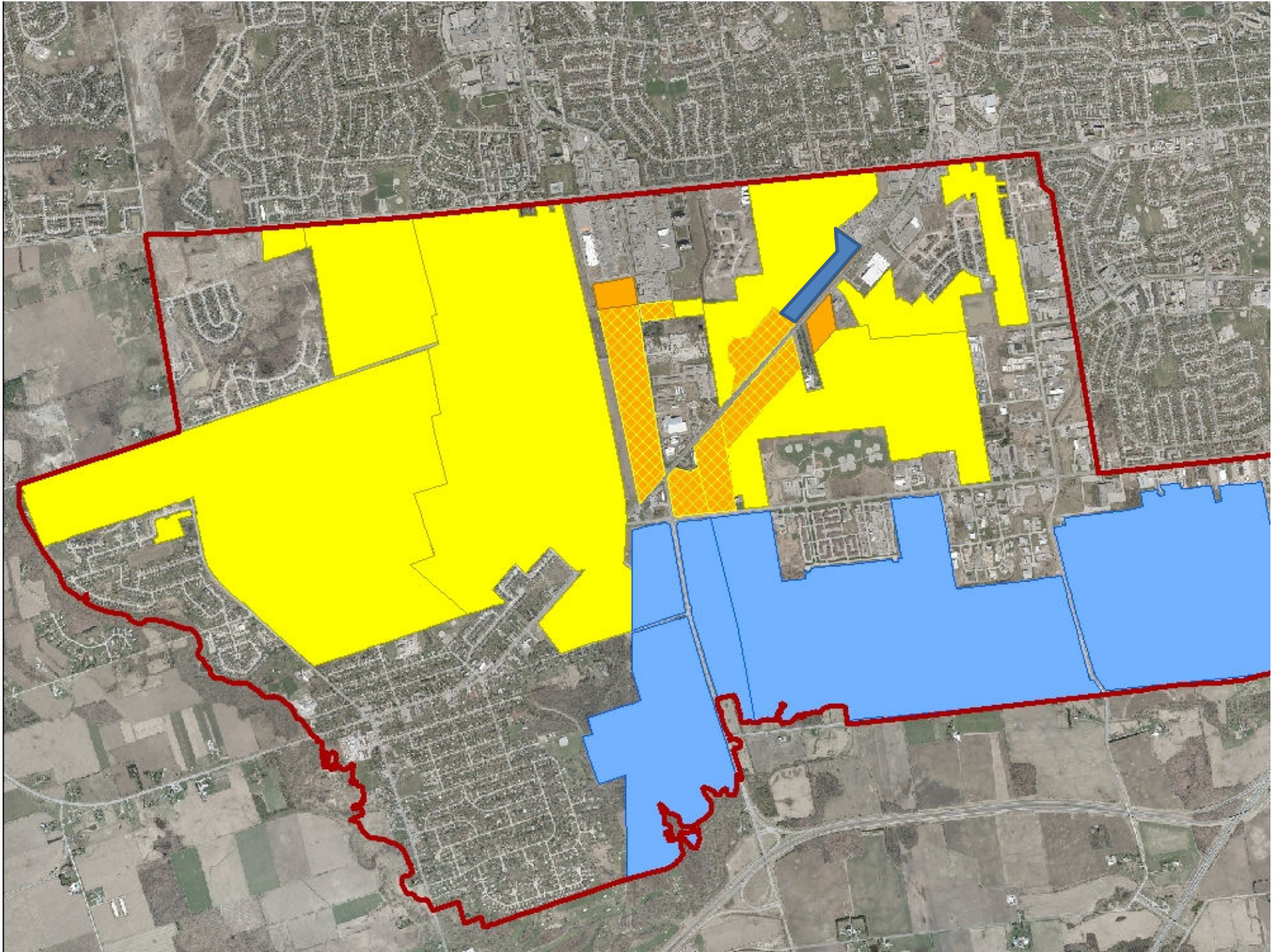
Option 1 Status Quo:



Option 1 Status Quo:



Developable Area: 361 ha
Estimated Units: 3538
Estimated Population: 8374
Estimated Employment: 3630



SWAP Phasing Options

Option 5 Full Build-Out →

Environmental

- Studies completed

Financial

- Estimate **\$604 million** for construction of all services
- Estimate \$508 million is growth related

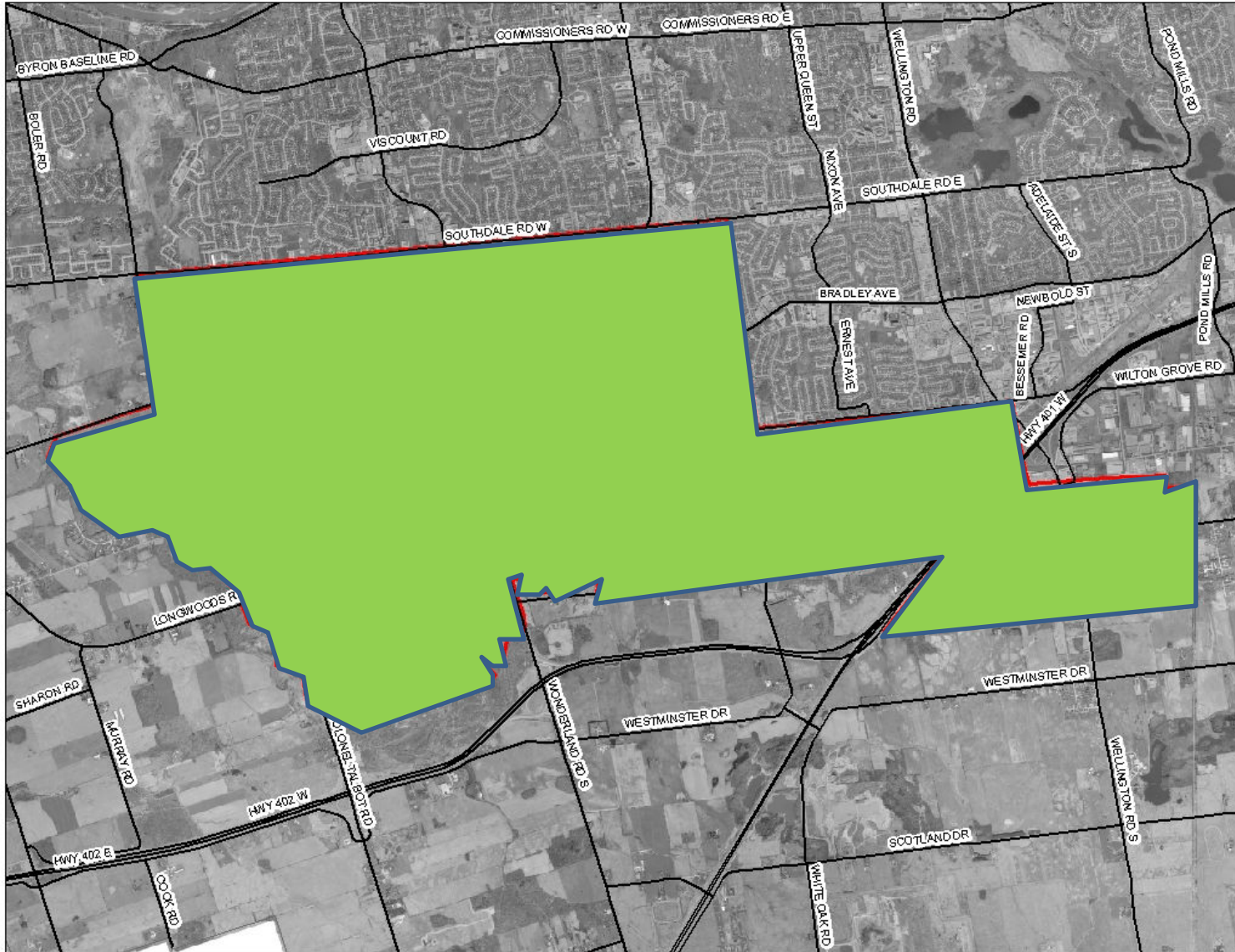
Social

- Estimate **30 to 50 years** for completion

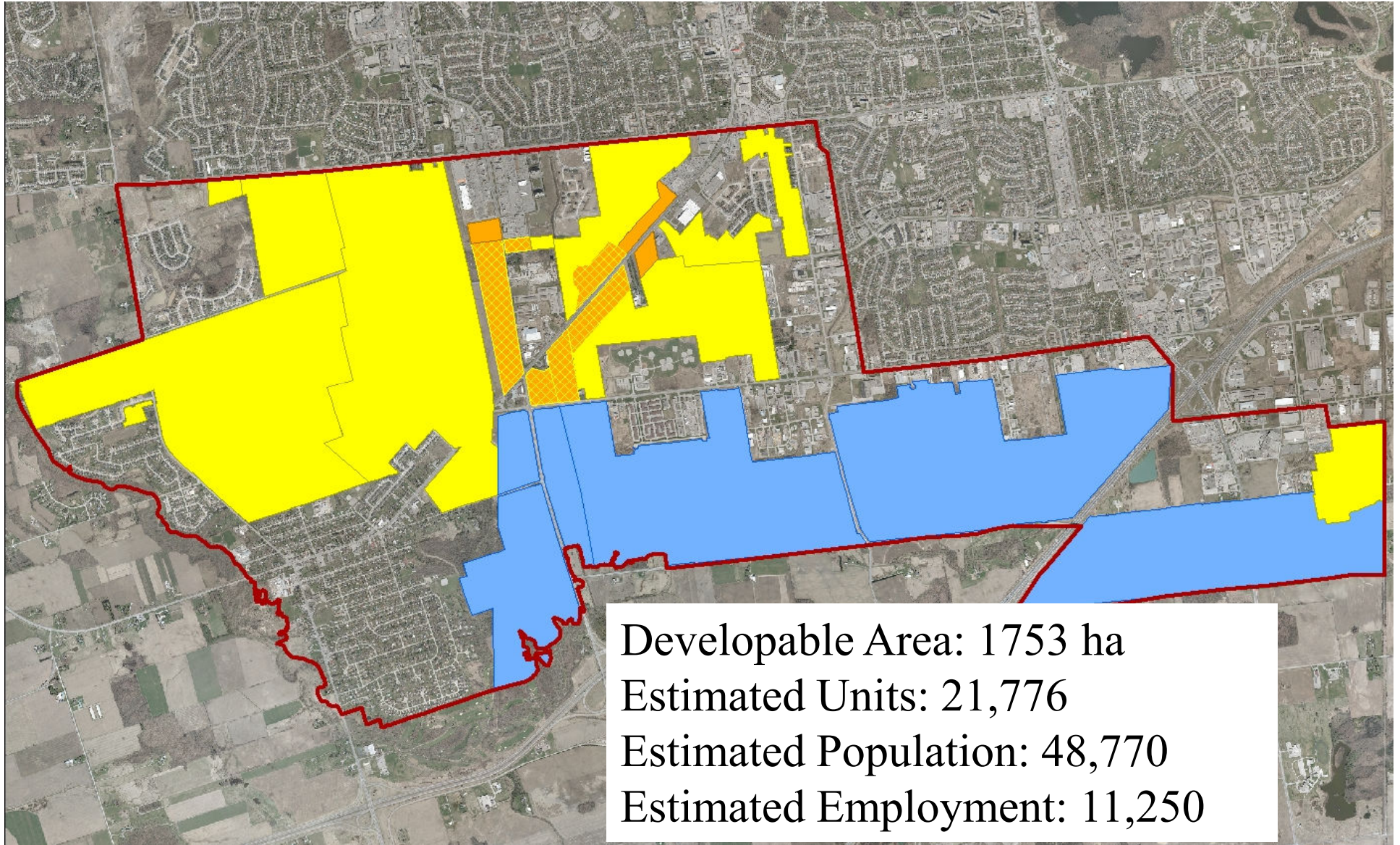
Technical

- Re-think SWAP land uses,
- Operation/ Maintenance of Services

Option 5 Full Build-Out:



Option 5 Full Build-Out:



SWAP Phasing Options

Option 2 Fill in the Gaps →

Environmental

- Studies completed

Financial

- Beyond GMIS (**\$105 Million**)

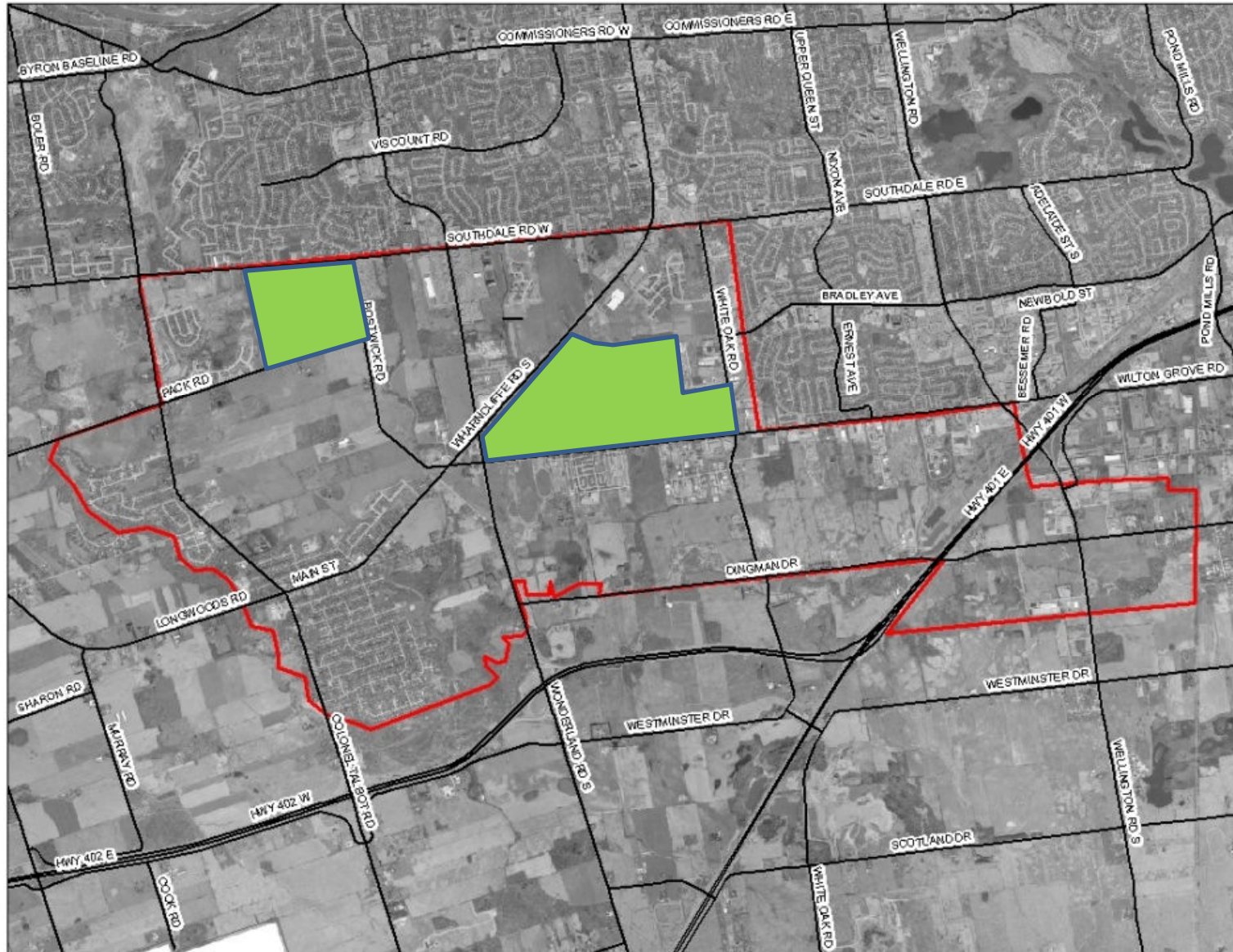
Social

- Neighbourhoods would become complete

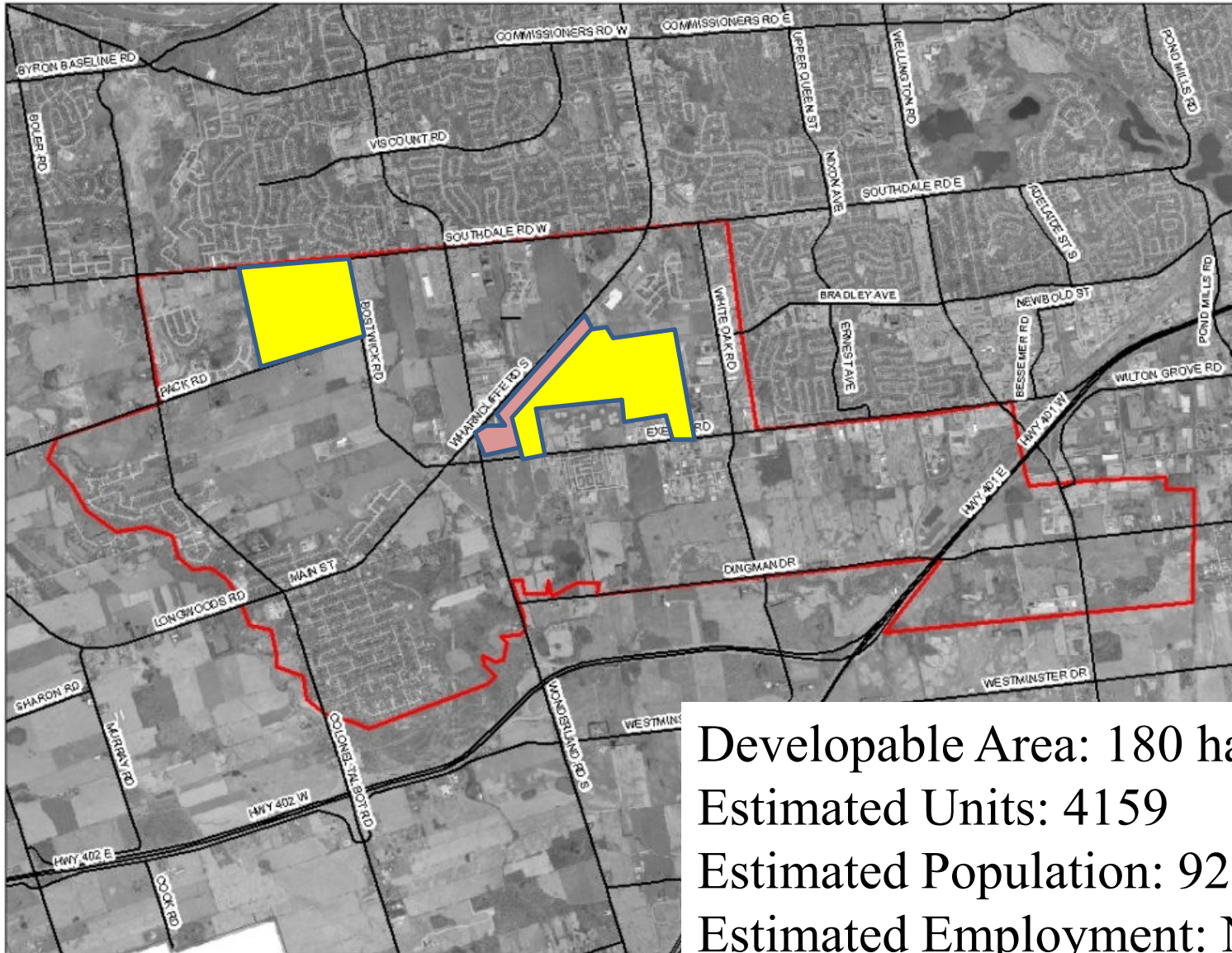
Technical

- Interim servicing not consistent with GMIS or OP Policies

Option 2 Fill in the Gaps:



Option 2 Fill in the Gaps:



Developable Area: 180 ha
Estimated Units: 4159
Estimated Population: 9211
Estimated Employment: N/A

SWAP Phasing Options

Option 3 Lambeth “Out” →

Environmental
- Studies completed

Financial
- Beyond GMIS (**\$157 Million**)

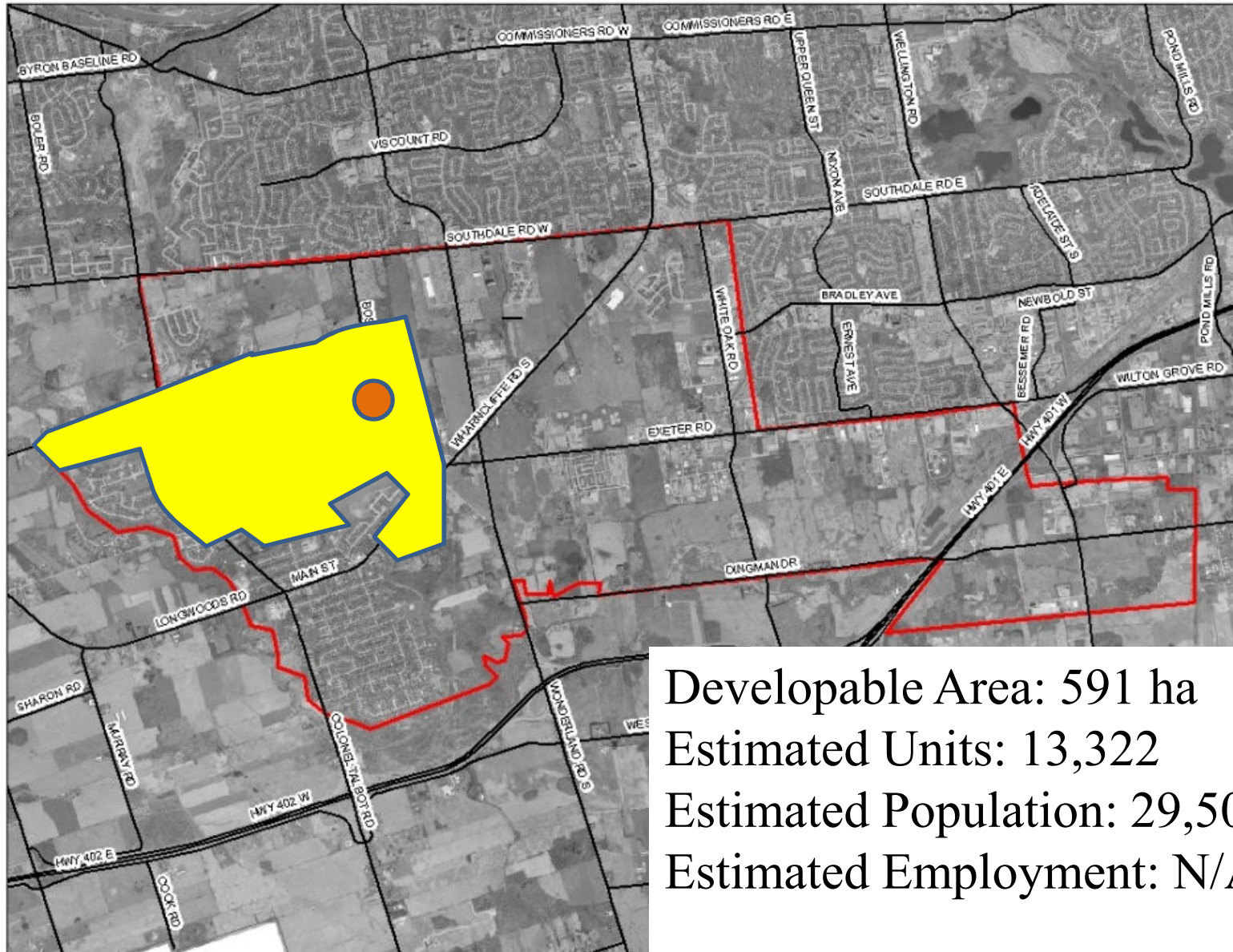
Social
- Separation from Southdale Rd W

Technical
- Interim servicing not consistent
with GMIS or OP Policies

Option 3 Lambeth "Out":



Option 3 Lambeth “Out”:



Developable Area: 591 ha
Estimated Units: 13,322
Estimated Population: 29,506
Estimated Employment: N/A

SWAP Phasing Options

Option 4 Wonderland Rd S “Corridor Hug”



Environmental

- Studies completed

Financial

- Beyond GMIS (**\$50 Million**)

Social

- Primarily commercial/industrial with some residential under mixed use.

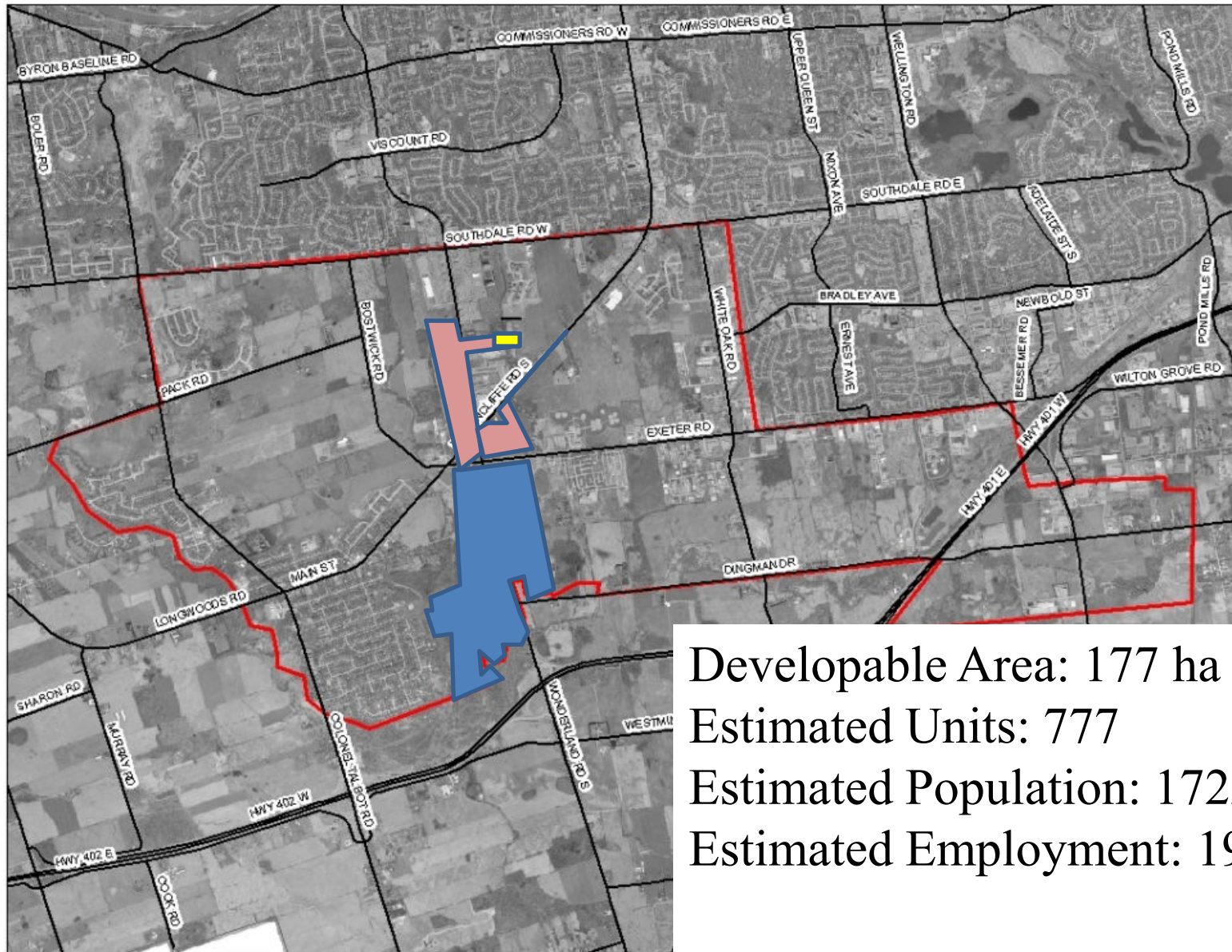
Technical

- re-evaluation of land uses with Industrial Land Strategy & Hwy 401 Gateway
- Does not fit into single servicing drainage area

Option 4 Wonderland Rd S “Corridor Hug”:

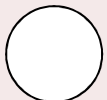
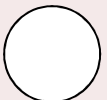
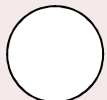
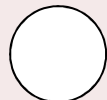
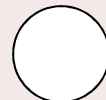
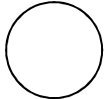
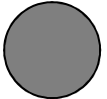
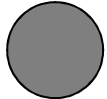

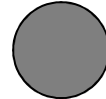

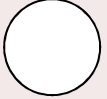

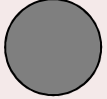
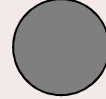
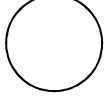
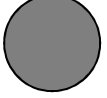
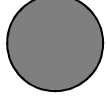

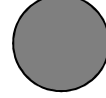


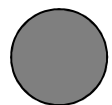
Option 4 Wonderland Rd S “Corridor Hug”:



Developable Area: 177 ha
Estimated Units: 777
Estimated Population: 1722
Estimated Employment: 1940

SUMMARY - SWAP Phasing Options

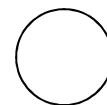
Category	Status Quo	Gaps	Lambeth Out	Wonderland Hug	Full build-out
Environment					
Financial					
Social					
Technical					



Significant
Constraint



Moderate
Constraint



No
Constraint



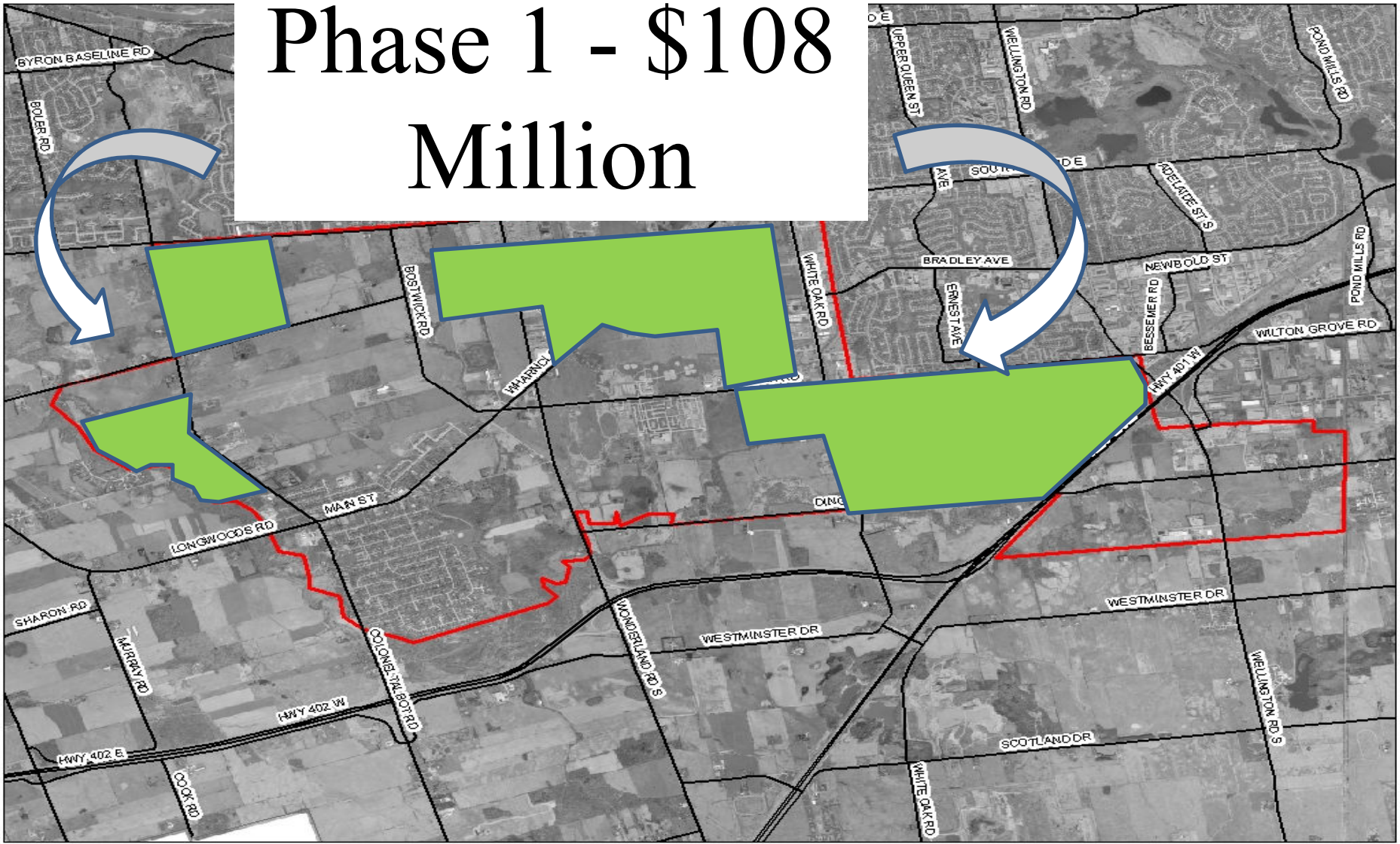
Preferred Phasing Option

- **Phase 1** – as recommended in SWAP
- **Phase 2** - revised option
- **Phase 3** - everything else in SWAP identify as future pending significant financial investment
 - Trigger to be incorporated into OP policies

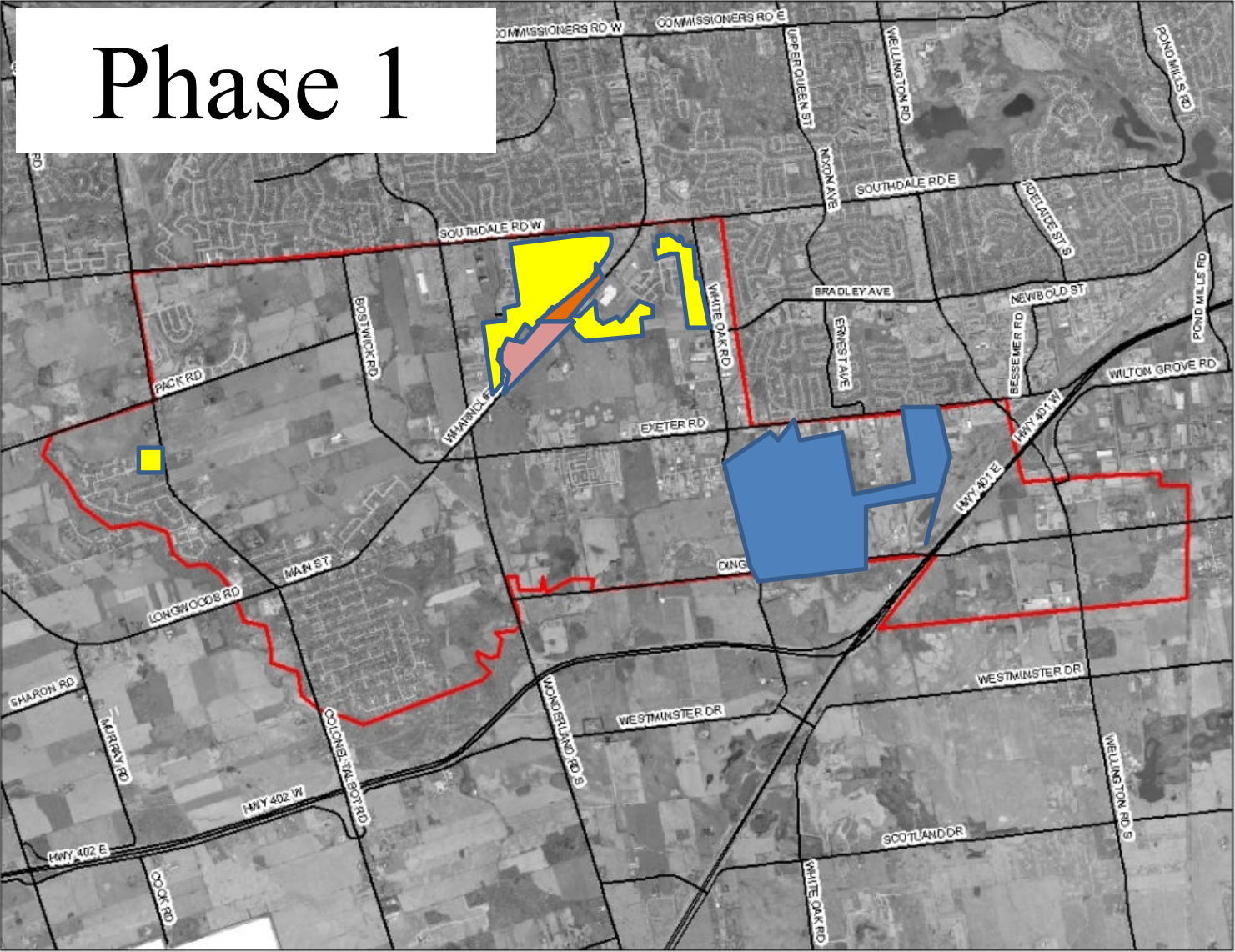


Preferred Phasing Option

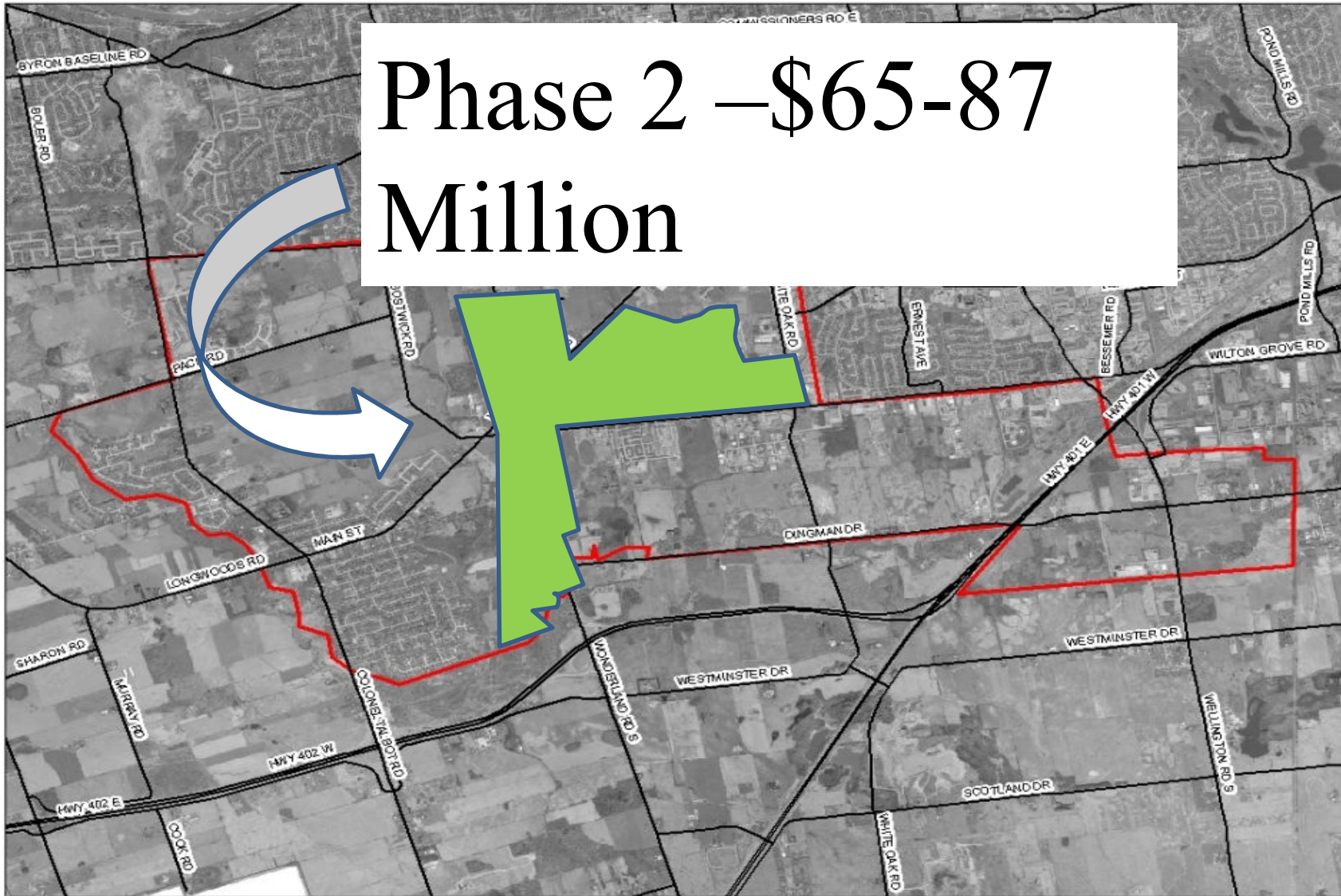
Phase 1 - \$108
Million



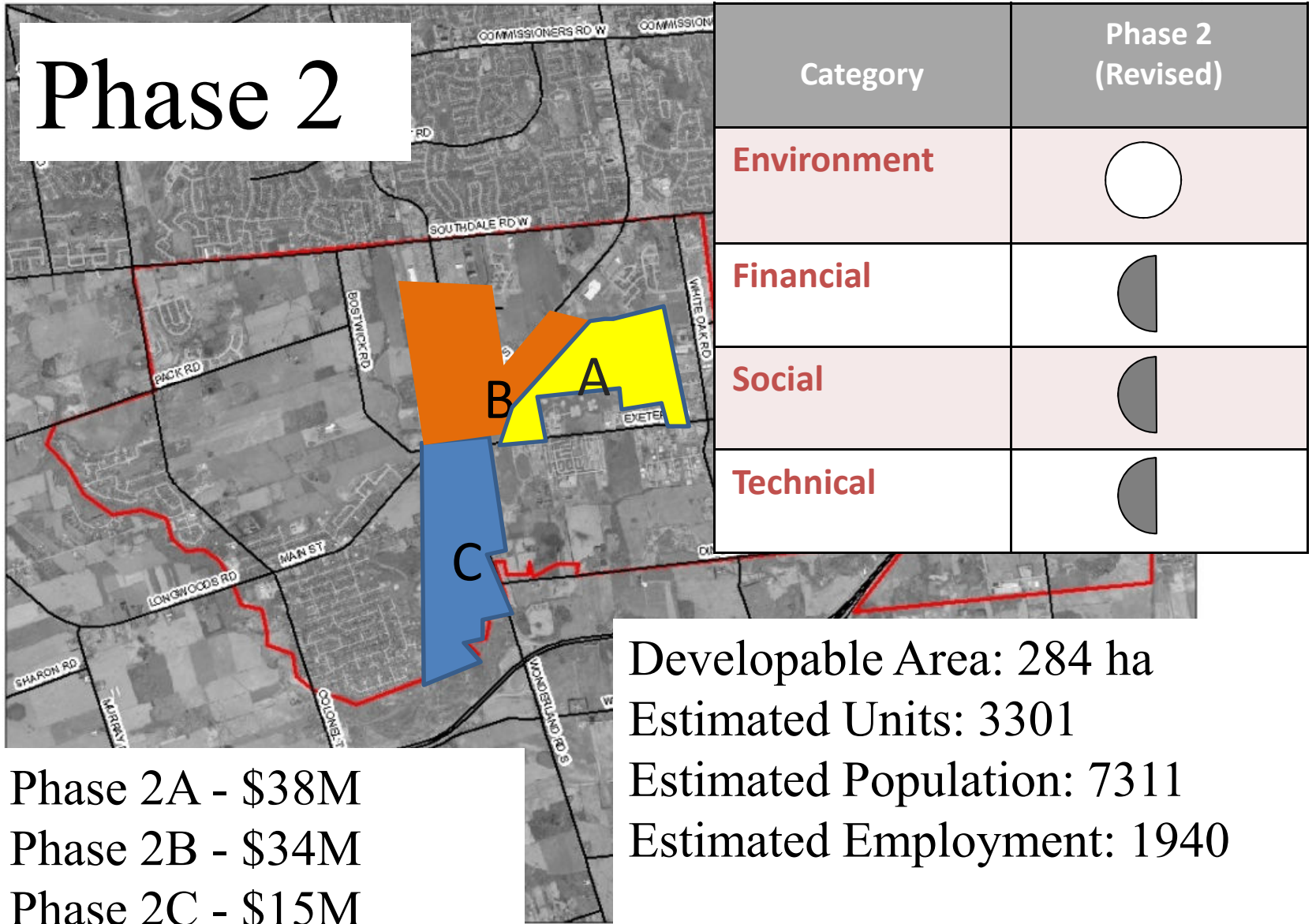
Preferred Phasing Options



Preferred Phasing Option



Preferred Phasing Options



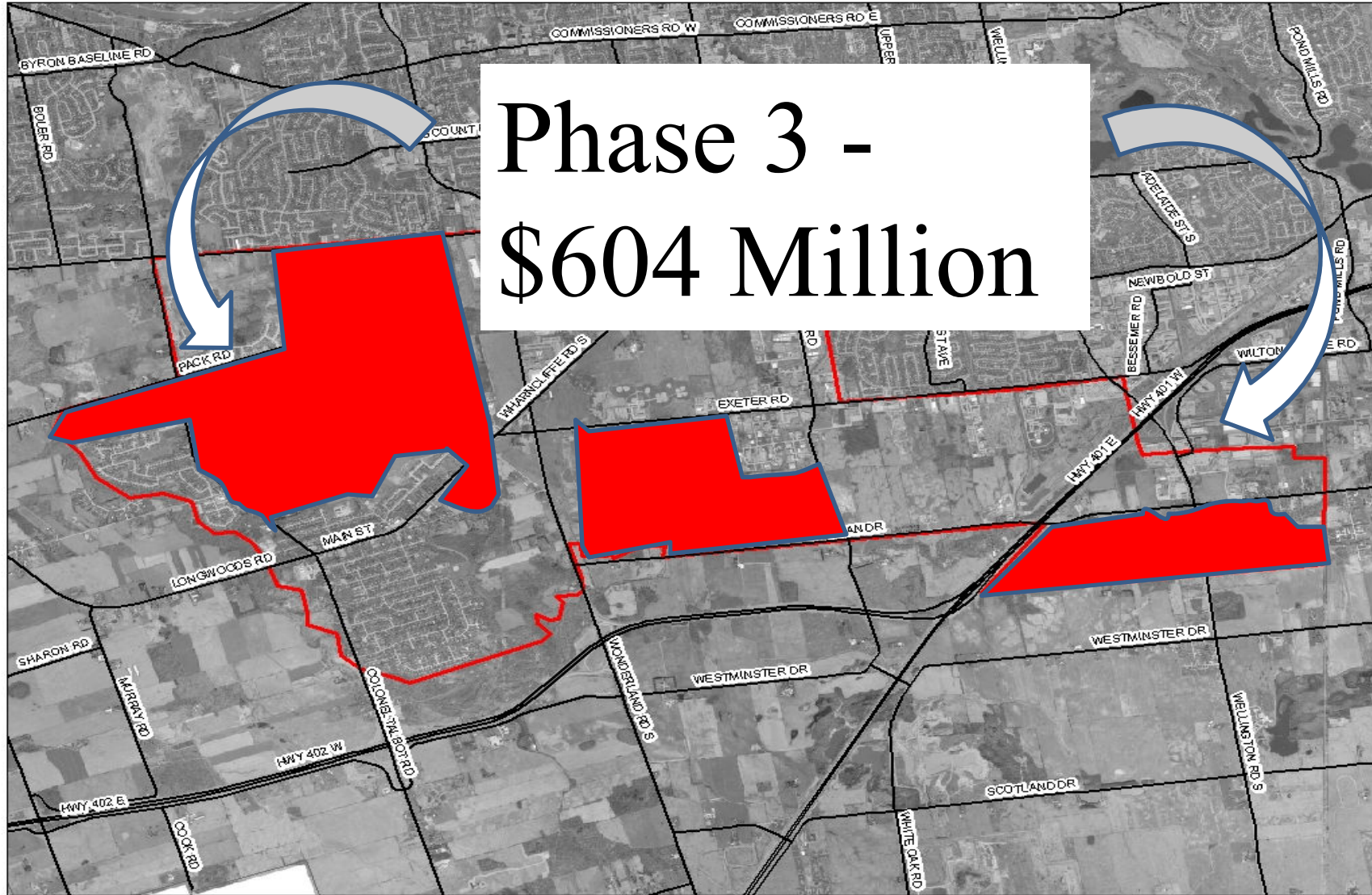
Phase 2

Category	Phase 2 (Revised)
Environment	○
Financial	◐
Social	◐
Technical	◐

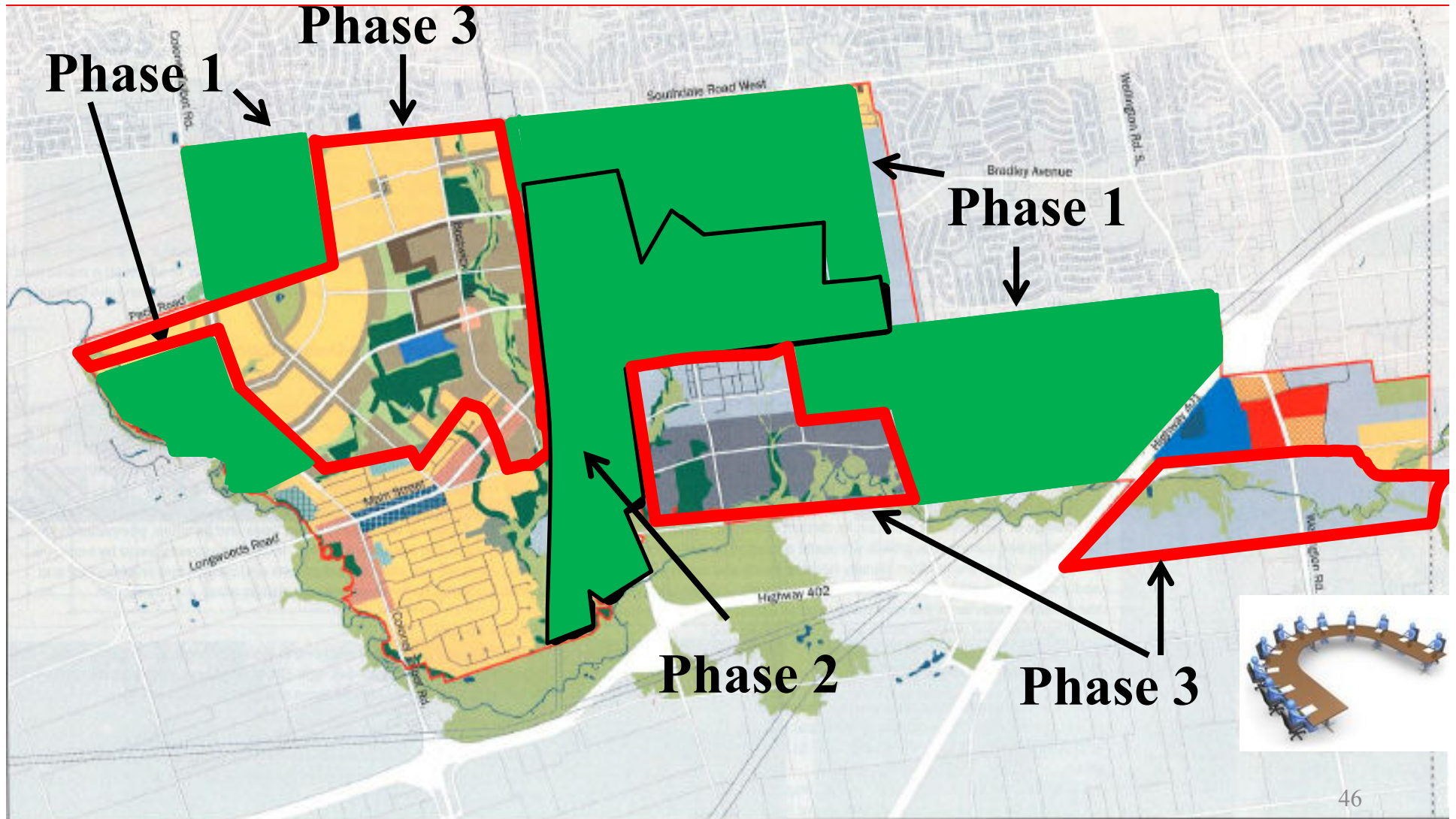
Phase 2A - \$38M
 Phase 2B - \$34M
 Phase 2C - \$15M

Developable Area: 284 ha
 Estimated Units: 3301
 Estimated Population: 7311
 Estimated Employment: 1940

Preferred Phasing Option



Preferred Option - Overlay



Recommendations



1. Amend Policy 2.6.4.1. iv) to:

- Replace references to “Southside Pollution Control Plant” with “ultimate servicing solution”.
- Recognize that additional capacity will be made at the Greenway Pollution Control Plant to provide for additional lands for development in the Southwest Area in advance of the ultimate servicing solution.
- Add a policy to identify the trigger for when the additional capacity will be made available at the Greenway PCP for additional development, including a requirement that the GMIS be revised to reflect the additional works, and that the works also be identified in the Development Charges update.

Recommendations - Cont'd



2. Amend the Servicing Strategy for the Southwest Area Plan to include the recommended 3 Phase Servicing Strategy:

- Phase 1: Committed Servicing
- Phase 2: Additional capacity created at the Greenway PCP
- Phase 3: Ultimate Servicing Solution/Future Development

Recommendations - Cont'd



3. Revise the Southwest Area Plan to come back at a Public Participation Meeting to approve the Plan in December, 2011 to include:

- The 3 Phase Servicing Strategy,
- On-going Landowner and Public consultation,
- Address and resolve outstanding Council direction (environmental issues, Wharnccliffe/Wonderland/Exeter triangle and Wonderland Gateway/ extent and amount of industrial lands), and
- Refine the Preferred Land Use Plan, including the amount and form of “mixed use development”.

Discussion.....

