

DEVELOPMENT TRENDS AND GROWTH PROJECTIONS



Town of Carleton Place
OP Ad Hoc Committee
Monday, July 26, 2021

Current Population Statistics

2016 Census Population
10,644

2020 Assumed Population
13,153

Average Household Size
2.5



PROJECTED POPULATION GROWTH



Population projections allocated by the
County of Lanark

97% increase to 2038

2038 Population (Projected)

20,964

+7,811 between 2020 and 2038

OP Density Provisions

LOW DENSITY

- Includes single & semi-detached, duplex, triplex & converted dwellings
- < 22 units per net ha



MEDIUM DENSITY

- Town- & rowhouses, apartment dwellings
- 22 to 35 units per net ha



HIGH DENSITY

- Apartment dwellings
- 35+ units per net ha



Available Lands for Development



- Town – **908 ha** (2,244 ac)
- **303 ha** of vacant land within municipal boundaries
 - **163.8 ha** designated as Residential lands
 - **54%** of vacant lands designated as Residential lands
 - **58.1 ha** designated as Residential – Draft Plan of Subdivision approved
 - Remaining lands designated for commercial, business park, industrial and strategic property
- **15.60 ha** identified as Strategic Properties
 - Intended for redevelopment/intensification with target density of **35 units / net ha**
- **Infill development**
 - Developed at average density of immediate area with intent of ensuring compatibility

Low Density

- 77.7% of total land area
- 10.69 avg. density / net ha
- Majority of dwelling units in Town

Medium Density

- 12.79% of total land area
- 27.29 avg. density / net ha

High Density

- 9.6% of total land area
- 57.84 avg. density / net ha

CURRENT RESIDENTIAL DEVELOPMENT TRENDS



- Current rate of **250 building permits** annually
 - Approximately 625 people per year
 - Based on the last 4 years
- At current rate, County population projections will be met by **2033**

CURRENT RESIDENTIAL DEVELOPMENT TRENDS



RESIDENTIAL DEVELOPMENT TRENDS



- **5264** dwelling units in 2020
- **2149** residential units approved and/or registered & slated for future development
- **3125** units required to meet projected population growth based on 2.5 persons / household
- **+975** residential dwelling units required to meet required residential supply for 2038 projections



+



Employment Trends

- 1431 residing in and employed in Town
- 2038 projections – additional employment of 1328 required based on population increase
- Town has sufficient employment lands to accommodate projected employment need



SUMMARY



The Town needs to plan for and accommodate 97% increase in population



There are sufficient lands to accommodate projected population growth and employment need



Shortage of 975 units needed to meet 2038 projections based on approved and registered subdivisions



Low density development accounts for the majority of existing development in the town

Thank you!

Questions?

Comments?

Concerns?



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