County of Essex

GROWTH MANAGEMENT REPORT

TOWN OF AMHERSTBURG
TOWN OF ESSEX
TOWN OF KINGSVILLE
MUNICIPALITY OF LAKESHORE
TOWN OF LASALLE
MUNICIPALITY OF LEAMINGTON
TOWN OF TECUMSEH

LAND ACKNOWLEDGEMENT

We begin by acknowledging that the land on which we gather is the traditional territory of the Three Fires Confederacy of First Nations, comprised of the Ojibway, Odawa and Potawatomie Peoples.

To recognize the land is an expression of gratitude to those whose territory you reside on, and a way of honouring the Indigenous people who have been living and working on the land from time immemorial.

We value the significant historical and contemporary contributions of local and regional First Nations and all the Original Peoples of Turtle Island.

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INTRODUCTION

Planning how communities will grow is one of the most important responsibilities of a County and its partner municipalities. Growth includes both housing and jobs, and ensuring there is sufficient land available to meet the forecasted needs. Forecasted needs are determined using population forecasts – in this case 25 years – and translating those needs into housing, jobs, and the land needed to achieve the forecast. The land needs generally include opportunities for growing within the current settlement area boundaries and whether additional land, or a settlement area expansion, is needed.

Within the County of Essex, planning for growth is a shared responsibility between the County and its partner municipalities: Amherstburg, Essex, Kingsville, Lakeshore, La Salle, Leamington, and Tecumseh. This partnership and sharing of responsibilities is found in the current County of Essex Official Plan where the responsibilities are outlined in the policies. The responsibilities are as follows:

- Population and employment forecasts for growth are completed by the County of Essex;
- Analysis to determine if there is sufficient vacant land supply for housing and jobs (done as separate analysis for housing and for jobs) is completed by the County of Essex;
- If there is a need for additional land for growth, the amount of land is determined by the County of Essex for housing and jobs as separate analysis and results; and,
- The determination of where the additional vacant land supply will be accommodated or located is done by the partner municipality.

In essence, the County of Essex determines “how much” land is needed; the partner municipality determines “where” the land will be located for growth. The land needs are determined separately for community land (housing) and employment land (jobs).

POLICY CONTEXT FOR PLANNING FOR GROWTH

Planning for growth requires communities to fulfill the requirements of the Province of Ontario. These requirements are set out in two key documents: the Provincial Policy Statement (2020) and the Land Needs Assessment Methodology (Province of Ontario).

Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (PPS 2020) identifies that municipalities must plan for growth and also identifies the requirements for growth. The following policies of

the Provincial Policy Statement (2020) are relevant to this requirement of planning for growth:

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. ….. Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas.

1.1.3.8 A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

- *a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- *b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;*
- *c) in prime agricultural areas:*
  1. *the lands do not comprise specialty crop areas;*
  2. *alternative locations have been evaluated, and*
     - *i. there are no reasonable alternatives which avoid prime agricultural areas; and*
     - *ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- *d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and*
- *e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.

This report addresses Policy 1.1.2 of the Provincial Policy Statement (2020) – determining land supply needs for the planning horizon to 2051.

Land Needs Assessment Methodology

The Land Needs Assessment Methodology outlines the requirements to assess the need for additional land for growth – for housing and for jobs (employment). The Land Needs Assessment Methodology requires the following:

1. Population and Jobs Forecasts – these forecasts are completed for both housing and jobs to a future date. For the County of Essex, the future date is 25 years or 2051.
2. Translate the population and job requirements into the following:
    a. Housing needs – determine the number of houses needed and further categorize these housing needs by type (low density, medium density, high density);
    b. Job needs – determine the jobs by type which are typically categorized into:
        i. Primary (example: manufacturing);
        ii. Population Related (example: retail)
        iii. Office

In the case of the County of Essex, the agricultural sector of the economy is quite strong and integral to jobs in the County. A forecast of agricultural jobs was necessary as the agricultural industry has related services and businesses that would be part of the future land supply needs for employment.

Further, the office market in the County of Essex is not part of the forecast as the office market is largely in the adjacent City of Windsor.

3. Complete an assessment of existing land supply for housing and jobs. This step involves undertaking an inventory of available lands, which are currently vacant (or available for redevelopment) to determine how much of the forecasted need can be accommodated within the existing vacant land.
4. Compare the existing supply to forecasted need. Where there is a deficit (i.e. less supply than the forecasted need), an expansion to a settlement area is required.

COUNTY OF ESSEX APPROACH TO LAND NEEDS ASSESSMENT

Applying the Land Needs Methodology in the County of Essex requires consideration of a number of key factors related to the County and its partner municipalities. These are decisions to implement the appropriate approach to growth planning and the relationship between the County and its partner municipalities.

Growth is Forecasted for Each Local Municipality

The Land Needs Assessment Methodology and the PPS 2020 both require the County of Essex to undertake growth forecasting for population, housing, and jobs. The County of Essex is made up of seven local municipalities, each of whom has settlement areas, housing markets, employment needs and more. Forecasting growth solely at a County

level would not address individual needs and local circumstances. There are areas of the County where land needs and supply differ greatly. In some instances, sufficient vacant land is present for housing and jobs. In other instances, there is the potential need for additional vacant land for housing and/or jobs. Completing the analysis at the County level has the potential to mask these differences. Therefore, while an analysis will be completed at the County level, the analysis will also be done for each partner municipality at the local level.

If there is a deficiency in land to meet the forecasted growth in a partner municipality, the partner municipality will determine through its own process where that growth will be accommodated. This process is a Local Comprehensive Review for which there are policies in the current County Official Plan with details on the breadth of the Local Comprehensive Review.

Population, Housing and Jobs Forecasts

In 2022, the County of Essex completed the forecasts for population, housing and jobs to 2046. This work was done by Watson and Associates Economists Ltd. (Watson Report). The Watson Report and the forecasts contained in that report are the basis of the Land Needs Assessment. The details of the forecasts can be found in the report which is available on the County's website. One of the key decisions in the Watson Report was to include a range of forecasts (low, medium, high) for population, housing and jobs. The range of forecasts are carried forward into the Land Needs Assessment.

Key Influences on Forecasting Land Needs

Forecasting land needs requires understanding the influences and assumptions regarding how growth occurs. These assumptions differ for housing and jobs. The following sections provide a description of the influences for each of housing and jobs.

Terminology

Forecasting land needs for housing and jobs requires translating the PPS 2020 policies into the forecasts. Essentially this requires certain assumptions to be made related to intensification, greenfield development, and density. The terminology used in the housing assumptions is important, so definitions are provided below to assist in understanding how these elements of growth are applied.

Intensification: means 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.

Greenfield Development: means the development of a property, site or area that is within the settlement area but has not been previously developed. Quite often greenfield development is vacant land that has never been developed.

Density: Density, related to housing, is the number of developed housing units in a specific area of land. Residential density, for example, is usually measured by dwelling units per hectare (uph). Density is typically broken out further to specify the units per hectare for low density housing (single detached; semi-detached); medium density housing (townhouses); and high density housing (apartments).

The following terminology is noted related to employment.

Employment Land Employment: Jobs accommodated primarily in industrial-type buildings. The vast majority are located within business parks and industrial areas. However, some employment land can be found in older community areas.

Population-Related Employment: Jobs that exist primarily to serve the resident population, including retail, education, health care, local government and work-at-home employment, the vast majority of which are located in across communities such as in downtowns, retail plazas and more.

Housing: Influences and Assumptions

Understanding Why Choices Must be Made

The PPS 2020 requires growth forecasting for housing to implement both intensification and greenfield development. Each is approached differently in applying the methodology. Essentially there are decisions to be made to reflect local circumstances in the County of Essex. These decisions are to be made based on a number of factors such as historical growth context, current and future approaches to how and where growth will occur and addressing broader public interest goals.

Intensification for Housing

Intensification addresses using previously developed sites (example, a school that has closed) for housing. Intensification can also come in other forms including additional units in existing homes. Through recent legislation, the Ontario government now permits up to three units on a residential lot in a settlement area. This is a form of intensification that all municipalities will experience.

Intensification is currently identified in the County Official Plan as providing 15% of future housing units within the County. In discussion with local municipal partners, it was agreed that the legislative changes for additional units on a residential lot would add an additional 5% to the percentage of intensification. Consequently, the base case for intensification would be 20% of future housing units.

However, municipalities can and are experiencing higher levels of intensification through key decisions, including, for example:

a) Planning for transit and development on key transit corridors (LaSalle, Tecumseh);
b) Promoting housing in historic downtowns (Amherstburg, Tecumseh, Kingsville, Leamington, Essex); and,
c) Planning for higher density housing to meet the needs of an aging population (all municipalities).

In order to understand how intensification could support and implement planned growth, a range of assumptions regarding the percentage of future units from intensification will be applied. The analysis for housing growth will test scenarios of intensification ranging from 20% to 40%. Ultimately the decision on the level of intensification to forecast will be addressed through the evaluation criteria analysis in this report and feedback from County and local Councils, local municipal staff, stakeholders, and the public.

Greenfield Development for Housing

Greenfield housing development is typically measured as units per hectare which is then further segregated by housing type. It is important to note that the units per hectare assumptions are “net” figures. That means that items such as roads, stormwater ponds, parks, and schools are not included in the density measurements. This is done so that there is a reasoned understanding of the number of units to be achieved. The forecast methodology does address planning for the land area needed for roads, stormwater ponds, parks, and schools – please refer to the later section on Community Infrastructure.

There are currently no density policies in the County of Essex Official Plan for housing. Research on greenfield density reveals the following are typical ranges in communities like those in Essex. It is important to note that density figures in larger communities and cities would typically be higher – particularly for higher density housing. The figures below are more typical of the density measurements found in communities that are of the size of those is the County of Essex.

Type of Housing	Density (units per hectare – uph)
Low Density (Single Detached, Semi-Detached)	15
Medium Density (Townhouses, Apartments up to 3 storeys)	40
High Density (Apartments greater than 3 storeys)	80

In addition to the above densities, an approach to increase density in greenfield areas would support and implement more compact, transit supportive housing. Within the County of Essex, these densities would be the following:

Type of Housing	Density (units per hectare – uph)
Low Density (Single Detached, Semi-Detached)	20
Medium Density (Townhouses)	60
High Density (Apartments)	100

The decision on the density approach for greenfield development will be determined through the evaluation criteria analysis in this report and the engagement of County and local Councils, local municipal staff, stakeholders, and the public.

Jobs: Influences and Assumptions

Planning for jobs/employment involves a number of influences and assumptions. Planning for jobs applies to two categories of employment: Employment Land Employment and Population Related Employment. In both of these types of employment, the calculations result in a net amount of land. The amount of land is then increased to address community infrastructure – please see the section on Community Infrastructure for more detailed information.

Primary employment is the traditional employment base in Essex and Ontario: manufacturing, logistics, and materials handling are examples. Planning for primary employment typically uses a jobs per hectare approach. This approach translates the forecasted employment in the primary sector to the number of net hectares required. For the County of Essex, a jobs per hectare assumption would be 25 jobs per hectare which is typical of this type of community. Increasing the jobs per hectare to a denser form of development will also be analysed for implications for overall land supply needs for primary employment.

The County of Essex has a significant agricultural employment sector. This sector is largely found in the rural and agricultural areas of the partner municipalities. However,

there are jobs related to the agricultural sector that would logically be located on employment land. This includes jobs in industries/businesses such as farm equipment manufacturing, farm product input manufacturing (e.g. chemicals), and more. Research was undertaken to determine the relationship between job growth in agricultural and the related jobs that would be in agricultural services. This was determined through a research study from the Iowa State University and results in an increase in the forecasted jobs of 4% of the total jobs.[1] That is, 4% of the increase in total jobs forecasted are employment jobs related to agriculture. This quantum is added to the forecasted jobs for employment land for each partner municipality.

Population related employment is the services and retail nature of commercial enterprises. These types of jobs are found typically in commercial and retail stores as well as services such as medical/health (doctor's offices, dentist offices, professional offices). The analysis is a two part calculation – first, a square footage per job to account for the space is calculated; second, the square footage per job is increased to accommodate on-site service needs such as parking, loading and landscaping. Similar to the primary employment, a range of density assumptions will be analyzed to understand the implications for employment land needs. This involves decreasing the square footage per employee. The base case will be 400 square feet per employee and lower assumptions will be analyzed. The total square footage (square metres) is then calculated as the number of hectares required.

One item to note – intensification of lands for employment typically is very small and not a factor in the forecasts. It is very difficult to predict intensification of land for employment (e.g. a manufacturing facility) because this is not a consistent or typically found approach. Similarly, for commercial land, intensification can occur – an example is a new commercial stand-alone restaurant in an existing plaza. This type of intensification is also not a significant factor in the forecasts. Therefore, intensification of existing built employment and commercial lands is not considered in the forecasts.

Community Infrastructure: Influences and Assumptions

The above calculations are considered the "net" land supply to understand the land needed for housing units and for jobs. The net supply is prior to considering factors such as parks, roads (as examples) which can be characterized as community infrastructure. Adjustment (increasing) of the supply occurs to address factors such as:

- New roads,
- Parkland,
- Infrastructure (sewer, water, stormwater),
- Active transportation,

[1] *Agriculture and Agriculture-Related Manufacturing Economic Impacts in Iowa*, Dave Swenson and Liesl Eathington , Department of Economics Iowa State University, February 2013

- Other infrastructure (hydro corridors, provincial highways),
- Environmental and natural heritage features,
- Other matters such as undevelopable areas/parcels due to site specific issues.

Land supply analysis for residential needs uses a typical increase of 42% of net supply due to the above factors.

Land for jobs (employment) uses a typical increase of 25% recognizing that employment areas typically do not have parks, schools, community centres.

Market Supply and Vacancy Factors

Land supply analysis typically includes adjustments to address uncertainties in the supply of land. These factors address matters such as land that may not develop (remnant parcels) due to a variety of factors such as a landowner who chooses not to develop the land, changes in the land market outside of land supply that influence developability of a site, etc. An adjustment of 10% is applied to the forecasted supply to address the market and vacancy factors.

METHOD FOR ASSESSING LAND NEEDS

Analysing the need for additional land for housing and jobs follows the methodology established by the Province of Ontario. This methodology is broken down into the following steps for housing and jobs.

STEP	HOUSING	JOBS	COMMENT
Create the Forecast	Population Growth is forecasted to 2051. A range of low, medium, and high scenarios is used.	Employment growth is forecasted to 2051. A range of low, medium, and high scenarios is used.	This was completed in the Watson Report.
Assign the forecast to land use categories	The population is assigned based on household formation to forecast housing need by dwelling type.	The employment forecast is categorized by type of employment: • Employment Land • Work at Home • No Fixed Place of Work • Population Related Employment • Primary Employment • Institutional	These details are found in the Watson Report.
Allocate the forecast	The forecasted housing units are allocated by local municipality. Housing was then allocated by intensification first and then greenfield land. Greenfield forecasted growth is used	The forecasted employment growth is categorized further by municipality and into: • Employment Land • Population Related Employment	The housing units are allocated to municipalities and then further categorized so that the need for additional vacant land can be assessed.

STEP	HOUSING	JOBS	COMMENT
	for assessing the need for future settlement area land.	Work at Home, Primary, and No Fixed Place of Work are excluded from these forecasts as there is no land need in a settlement area associated with these jobs. Institutional jobs are split equally between Employment Land and Population Related Employment. For employment land, 4% of the total increase in jobs for the community is added to the employment land jobs to recognize industries serving agriculture.	The employment growth is allocated by municipality. The employment is then further categorized for the two categories that require land in settlement areas.
Determine the Existing Supply	Determine the existing vacant land supply for low, medium, and high density housing. This includes sites in active development applications and vacant residential land.	Determine the existing vacant land supply for the two categories of employment. This is vacant land which is used for the available supply.	This information has been provided by the partner municipalities.
Calculate the Need	The forecasted housing units are assessed against	The forecasted employment growth is assessed against	

STEP	HOUSING	JOBS	COMMENT
	the available supply. If the forecasted number of units and the land area required exceeds the available supply, a settlement area expansion is needed.	the available supply. If the forecast exceeds the supply, a settlement area expansion is needed.	

It is important to note that for both housing and employment, there are a range of scenarios that are used to determine the need for settlement area land. These scenarios relate to policy choices about intensification and density for housing and density for employment. Four scenarios have been created and are described in the next section of this report.

GROWTH OPTIONS

Four scenarios of growth have been prepared for housing and for jobs. These scenarios are described below. For all scenarios, the Community Infrastructure approach to land needs remains the same as described above.

Scenario 1: Status Quo

In this scenario, the existing densities that have been used for planning for growth will be applied. This results in the following approach:

Housing:

Description	Approach
Intensification	20%
Greenfield - Low Density	15 units per hectare
Greenfield - Medium Density	40 units per hectare
Greenfield - High Density	80 units per hectare

Jobs:

Description	Approach
Primary Employment	25 jobs per hectare
Population Related Employment	400 square feet per employee + 35% for parking, loading, landscaping, driveways

Scenario 2: No Settlement Area Expansion

In this scenario, the densities are increased for both housing and jobs so that all growth occurs within the existing settlement area boundaries.

Housing:

Description	Approach
Intensification	40%
Greenfield - Low Density	20 units per hectare
Greenfield - Medium Density	60 units per hectare
Greenfield - High Density	100 units per hectare

Jobs:

Description	Approach
Primary Employment	35 + jobs per hectare
Population Related Employment	200 square feet per employee + 35% for parking, loading, landscaping, driveways

Scenario 3: Balanced Growth

In this scenario increases in density are utilized for housing to recognize that the County and its partner municipalities are experiencing more diverse forms of housing.

Housing:

Description	Approach
Intensification	30%
Greenfield - Low Density	25 units per hectare
Greenfield - Medium Density	50 units per hectare
Greenfield - High Density	80 units per hectare

Jobs:

Description	Approach
Primary Employment	30 jobs per hectare
Population Related Employment	200 square feet per employee + 35% for parking, loading, landscaping, driveways

Scenario 4: Higher Density Housing and Higher Density Employment Areas

In this scenario, both housing and jobs densities are increased. The housing is primarily through intensification while the jobs increase is for vacant land.

Housing:

Description	Approach
Intensification	40%
Greenfield - Low Density	25 units per hectare
Greenfield - Medium Density	50 units per hectare
Greenfield - High Density	80 units per hectare

Jobs:

Description	Approach
Primary Employment	30 jobs per hectare
Population Related Employment	300 square feet per employee + 35% for parking, loading, landscaping, driveways

LAND NEEDS FOR HOUSING

The assessment of land needs for the County of Essex and each partner municipality is found in Appendix “B”. The assessment of land needs is included for the range of housing forecasts (low, medium, and high) together with the analysis of each Growth Option for housing needs.

The following summary provides the results of the analysis for the County of Essex and each partner municipality.

Housing Land Supply Needs

This section includes tables and summary discussion of the analysis for housing supply land needs based on the housing unit forecast to 2051. The summary table provides information for the total need for housing supply for all forms of housing.

Municipality	Scenario 1 – Status Quo	Scenario 2 – No Expansion	Scenario 3 – Mixed Density	Scenario 4 – Higher Density
County of Essex	Additional land needed	No additional land needed	Additional land needed	Additional land needed
Amherstburg	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Essex	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Kingsville	No additional land needed	No additional land needed	No additional land needed	No additional land needed
LaSalle	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Lakeshore	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Leamington	Additional land needed	No additional land needed	Additional land needed	Additional land needed
Tecumseh	Additional land needed	No additional land needed	No additional land needed	No additional land needed

Discussion of Housing Land Supply Needs

The analysis for Housing Supply Land confirms that three of the partner municipalities require a settlement area expansion for this type of growth. The following is a summary of the details for each municipality. For the table above, it is to be noted that for the municipalities shown as requiring additional land, some of the forecast housing unit scenarios (low or medium) may not result in additional land being required. However, if any forecast housing unit scenario resulted in additional land being required, the municipality is identified as requiring additional housing supply land.

Tables are included to assess the relative need for additional vacant land for housing purposes for those municipalities that will need additional land.

It is important to note that the detailed tables in the Appendix provide more information for each community. Scenario 2 – no settlement area expansion – is a policy decision. Selection of this option as the preferred option would mean the current settlement area boundaries would remain.

Amherstburg:

The Town of Amherstburg has 181.8 ha of vacant residential land.

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 1 – Status Quo	0 ha	0 ha	52.2 ha
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed
Option 3 – Mixed Density	0 ha	0 ha	13.0 ha
Option 4 – Higher Density	0 ha	0 ha	0 ha

As can been seen from the above table, the Town has sufficient land for housing in all growth scenarios and density scenarios.

Essex:

The Town of Essex has 151 ha of vacant land for housing according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 1 – Status Quo	0 ha	34 ha	62.0 ha

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed
Option 3 – Mixed Density	0 ha	10.0 ha	26.6 ha
Option 4 – Higher Density	0 ha	3.3 ha	19.1 ha

As can been seen from the above table, the Town has sufficient land for housing in all growth scenarios and density scenarios.

Kingsville:

The Town of Kingsville has 188 ha of vacant land for housing according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 1 – Status Quo	49.2 ha	108.4 ha	153.8 ha
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed
Option 3 – Mixed Density	25.2 ha	60.1 ha	86.8 ha
Option 4 – Higher Density	16.5 ha	49.4 ha	74.5 ha

As can been seen from the above table, the Town has sufficient land for housing in all growth scenarios and density scenarios.

Lakeshore:

The Town of Lakeshore has 1,055 ha of vacant land for housing according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 1 – Status Quo	307.84 ha	403.1 ha	475.9 ha
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed
Option 3 – Mixed Density	172.0 ha	228.6 ha	271.9 ha

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 4 – Higher Density	156.8 ha	209.5 ha	250.0 ha

As can been seen from the above table, the Municipality has sufficient land for housing in all growth scenarios and density scenarios.

LaSalle:

The Town of LaSalle has 470 ha of vacant land for housing according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 1 – Status Quo	106.8 ha	188.8 ha	251.4 ha
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed
Option 3 – Mixed Density	43.6 ha	93.3 ha	131.2 ha
Option 4 – Higher Density	28.3 ha	74.2 ha	109.2 ha

As can been seen from the above table, the Town has sufficient land for housing in all growth scenarios and density scenarios.

Leamington:

The Town of Leamington has 135.71 ha of vacant land for housing according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 1 – Status Quo	236.2 ha	314.3 ha	372.6 ha
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed
Option 3 – Mixed Density	139.2 ha	187.2 ha	222.8 ha
Option 4 – Higher Density	125.2 ha	169.5 ha	202.3 ha

The growth scenarios require additional vacant land for housing to achieve the growth forecasts for Leamington in the forecasted scenarios – Options 1, 3, 4.

Tecumseh:

The Town of Tecumseh has 302.4 ha of vacant land for housing according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 1 – Status Quo	246.4 ha	314.0 ha	365.6 ha
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed
Option 3 – Mixed Density	154.2 ha	196.7 ha	229.4 ha
Option 4 – Higher Density	138.8 ha	177.4 ha	207.3 ha

As can been seen from the above table, the Town has sufficient land for housing in Options 3 and 4. Option 1 requires settlement area expansions for the status quo density.

County of Essex:

The forecasted need for land for housing supply at the County level is determined through the summary of additional vacant land need for each municipality. It is important to note that where a municipality has been identified as not needing a settlement area expansion for land for housing supply the total for that municipality is zero (0). In this manner, municipalities with an oversupply (or a negative amount of land needed) are not reducing the total at the County level.

Growth Option	Low Forecast	Medium Forecast	High Forecast
Option 1 – Status Quo	870.6 ha	1,360.7 ha	1,733.3 ha
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed
Option 3 – Mixed Density	463.8 ha	757.8 ha	981.9 ha
Option 4 – Higher Density	380.3 ha	653.2 ha	861.7 ha

The County has a total of 2,484 ha of vacant residential land. Based on the analysis above, Leamington requires additional land for housing beyond its current settlement area boundaries. Tecumseh will also require a settlement area expansion if the Status Quo Option is recommended.

LAND NEEDS FOR JOBS

The assessment of land needs for the County of Essex and each partner municipality is found in Appendix “C”. The assessment of land needs is included for the range of employment forecasts (low, medium, and high) together with the analysis of each Growth Option for Employment Land and Population Related Employment.

The following summary provides the results of the analysis for the County of Essex and each partner municipality.

Employment Land Needs

This section includes tables and summary discussion of the analysis for employment land needs based on the jobs forecast to 2051.

Municipality	Scenario 1 – Status Quo	Scenario 2 – No Expansion	Scenario 3 – Mixed Employment Density	Scenario 4 – Higher Employment Density
County of Essex	Additional land needed	No additional land needed	Additional land needed	Additional land needed
Amherstburg	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Essex	Additional land needed	No additional land needed	Additional land needed	Additional land needed
Kingsville	Additional land needed	No additional land needed	Additional land needed	Additional land needed
LaSalle	Additional land needed	No additional land needed	Additional land needed	Additional land needed
Lakeshore	Additional land needed	No additional land needed	Additional land needed	Additional land needed
Leamington	Additional land needed	No additional land needed	No additional land needed	No additional land needed
Tecumseh	No additional land needed	No additional land needed	No additional land needed	No additional land needed

Discussion of Employment Land Needs

The analysis for Employment Land confirms that four of the partner municipalities require a settlement area expansion for this type of growth depending on the forecast used. The following is a summary of the details for each municipality. For the table above, it is to be noted that for the municipalities shown as requiring additional land, some of the forecast job scenarios (low or medium) may not result in additional land being required. However, if any forecast job scenario resulted in additional land being required, the municipality is identified as requiring additional employment land.

Tables are included to assess the relative need for additional vacant land for employment purposes for those municipalities that will need additional employment land.

Amherstburg:

The Town of Amherstburg has 560 ha of vacant employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	44.4 ha	57.4 ha	67.2 ha	25 Jobs/Hectare
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	55 Jobs/Hectare
Option 3 – Mixed Density	37.0 ha	47.6 ha	56.0 ha	30 Jobs/Hectare
Option 4 – Higher Density	37.0 ha	47.6 ha	56.0 ha	30 Jobs/Hectare

No expansion or additional land is required for employment land purposes.

Essex:

The Town of Essex has 30.7 ha of vacant employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	55.9 ha	76.7 ha	91.7 ha	25 Jobs/Hectare

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	55 Jobs/Hectare
Option 3 – Mixed Density	46.6 ha	63.9 ha	76.5 ha	30 Jobs/Hectare
Option 4 – Higher Density	46.6 ha	63.9 ha	76.5 ha	30 Jobs/Hectare

With regard to Option 2, no additional land would be needed for employment type jobs. This is achieved utilizing a Jobs Per Hectare Rate of 55 for the analysis for the Town. For comparative purposes, 55 jobs per hectare is the density found in communities that are larger and typically have an office function in the community. The Town of Essex is not likely to experience an employment land density of 55 jobs per hectare. An expansion is required for employment land.

Kingsville:

The Town of Kingsville has 33.06 ha of vacant employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	46.2 ha	67.4 ha	77.0 ha	25 Jobs/Hectare
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	45 Jobs/Hectare
Option 3 – Mixed Density	38.5 ha	56.2 ha	64.2 ha	30 Jobs/Hectare
Option 4 – Higher Density	38.5 ha	56.2 ha	64.2 ha	30 Jobs/Hectare

With regard to Option 2, no additional land would be needed for employment type jobs. This is achieved utilizing a Jobs Per Hectare Rate of 45 as shown above. For comparative purposes, 45 jobs per hectare is the density found in communities that are larger and typically have a mixed office/employment function. The Town of Kingsville is not likely to experience an employment land density of 45 jobs per hectare. An expansion is required for employment land.

Lakeshore:

The Town of Lakeshore has 251.15 ha of vacant employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	244.5 ha	335.5 ha	405.9 ha	25 Jobs/Hectare
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	30 Jobs/Hectare
Option 3 – Mixed Density	203.8 ha	279.6 ha	338.3 ha	30 Jobs/Hectare
Option 4 – Higher Density	203.8 ha	279.6 ha	338.3 ha	30 Jobs/Hectare

With regard to Option 2, no additional land would be needed for employment type jobs using the increased density of 30 jobs per hectare. Further discussion is required with the Town regarding the employment land need. The existing vacant supply is a significant number yet an expansion of the settlement area is required to plan for the forecasted jobs. However, some of the existing supply may not be in the most marketable locations to meet the Town's planned growth for employment. Settlement area expansion is required for employment land in addition to addressing the location of the current supply of employment land.

LaSalle:

The Town of LaSalle has 21 ha of vacant employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	63.6 ha	85.7 ha	95.9 ha	25 Jobs/Hectare
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	85 Jobs/Hectare
Option 3 – Mixed Density	53.0 ha	71.4 ha	80.0 ha	30 Jobs/Hectare
Option 4 – Higher Density	53.0 ha	71.4 ha	80.0 ha	30 Jobs/Hectare

With regard to Option 2, no additional land would be needed for employment type jobs. This is achieved utilizing a Jobs Per Hectare Rate of 85 as shown above. For comparative purposes, 85 jobs per hectare is the density found in cities with larger downtowns including mixed office/employment function. The Town of LaSalle is not likely to experience an employment land density of 85 jobs per hectare. An expansion is required for employment land. It is noted that in the instance of LaSalle, there is a significant supply of population related employment land for the forecast period. The Town may wish to consider redesignating some of that land for employment or broadening the land use permissions to include employment type uses.

Leamington:

The Town of Leamington has 238.45 ha of vacant employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	83.2 ha	110.8 ha	126.7 ha	25 Jobs/Hectare
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	30 Jobs/Hectare
Option 3 – Mixed Density	69.3 ha	92.3 ha	105.6 ha	30 Jobs/Hectare
Option 4 – Higher Density	69.3 ha	92.3 ha	105.6 ha	30 Jobs/Hectare

No expansion or additional land is required for employment land purposes.

Tecumseh:

The Town of Tecumseh has 204.7 ha of vacant employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	137.5 ha	185.0 ha	223.4 ha	25 Jobs/Hectare
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	30 Jobs/Hectare
Option 3 – Mixed Density	114.6 ha	154.2 ha	186.2 ha	30 Jobs/Hectare

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 4 – Higher Density	114.6 ha	154.2 ha	186.2 ha	30 Jobs/Hectare

No expansion or additional land is required for employment land purposes.

County of Essex:

The forecasted need for employment land at the County level is determined through the summary of additional vacant land need for each municipality. It is important to note that where a municipality has been identified as not needing a settlement area expansion for employment land the total for that municipality is zero (0). In this manner, municipalities with an oversupply (or a negative amount of land needed) are not reducing the total at the County level.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	675.3 ha	918.5 ha	1,087.9 ha	25 Jobs/Hectare
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	30 Jobs/Hectare
Option 3 – Mixed Density	562.74 ha	765.42 ha	906.58 ha	30 Jobs/Hectare
Option 4 – Higher Density	562.74 ha	765.42 ha	906.58 ha	30 Jobs/Hectare

The County has a total of 1,339 ha of vacant employment land. Settlement area expansions for employment land are required in four partner municipalities.

Population Related Employment Land Needs

This section includes tables and summary discussion of the analysis for population related employment land needs based on the jobs forecast to 2051.

Municipality	Scenario 1 – Status Quo	Scenario 2 – No Expansion	Scenario 3 – Mixed Employment Density	Scenario 4 – Higher Employment Density
County of Essex	Additional land needed	No additional land needed	Additional land needed	Additional land needed
Amherstburg	Additional land needed	No additional land needed	Additional land needed	Additional land needed
Essex	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Kingsville	Additional land needed	No additional land needed	Additional land needed	Additional land needed
LaSalle	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Lakeshore	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Leamington	No additional land needed	No additional land needed	No additional land needed	No additional land needed
Tecumseh	No additional land needed	No additional land needed	No additional land needed	No additional land needed

Discussion of Population Related Employment Land Needs

The analysis for Employment Land confirms that four of the partner municipalities require a settlement area expansion for this type of growth. The following is a summary of the details for each municipality. For the table above, it is to be noted that for the municipalities shown as requiring additional land, some of the forecast job scenarios (low or medium) may not result in additional land being required. However, if any forecast job scenario resulted in additional land being required, the municipality is identified as requiring additional employment land.

Tables are included to assess the relative need for additional vacant land for employment purposes for those municipalities that will need additional employment land.

Amherstburg:

The Town of Amherstburg has 0 ha of vacant population related employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	9.0 ha	11.7 ha	13.5 ha	400 sq.ft/employee
Option 2 – No Expansion	Not a viable option	Not a viable option	Not a viable option	200 sq.ft/employee
Option 3 – Mixed Density	4.5 ha	5.9 ha	6.7 ha	200 sq.ft/employee
Option 4 – Higher Density	6.7 ha	8.8 ha	10.1 ha	300 sq.ft/employee

Amherstburg has a significant supply of employment land per the above section. Further discussion with the Town is required to determine if any of the supply for population related employment can be provided on those lands. This option would also need a review to ensure the population related employment is provided in the right location – close to residential communities.

Essex:

The Town of Essex has 13.2 ha of vacant population related employment land according to the municipality's information. Approximately 3.6 ha of this land is outside the settlement area.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	4.1 ha	6.6 ha	7.6 ha	400 sq.ft/employee
Option 2 – No Expansion	Not a viable option	Not a viable option	Not a viable option	200 sq.ft/employee
Option 3 – Mixed Density	2.1 ha	3.3 ha	3.8 ha	200 sq.ft/employee
Option 4 – Higher Density	3.1 ha	4.9 ha	5.7 ha	300 sq.ft/employee

The forecasted needs are below the 13.2 ha of supply. If the lands outside the settlement area are excluded from the vacant supply, the conclusions are the same and no settlement area expansion is required for population related employment.

Kingsville:

The Town of Kingsville has 4.11 ha of vacant population related employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	7.6 ha	10.0 ha	11.7 ha	400 sq.ft/employee
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	180 sq.ft/employee
Option 3 – Mixed Density	3.8 ha	5.0 ha	5.9 ha	200 sq.ft/employee
Option 4 – Higher Density	5.7 ha	7.5 ha	8.8 ha	300 sq.ft/employee

With regard to Option 2, no additional land would be needed for population related type jobs. This is achieved through increasing the density (or lowering the square footage per employee) slightly. The slight increase in density is likely not achievable given the nature of the type of development. The density figures in Options 1, 3 and 4 are more realistic. Additional population related employment land is required.

Lakeshore:

The Town of Lakeshore has 43.22 ha of vacant population related employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	14.2 ha	18.6 ha	22.1 ha	400 sq.ft/employee
Option 2 – No Expansion	Not a viable option	Not a viable option	Not a viable option	200 sq.ft/employee
Option 3 – Mixed Density	7.1 ha	9.3 ha	11.0 ha	200 sq.ft/employee
Option 4 – Higher Density	10.6 ha	14.0 ha	16.6 ha	300 sq.ft/employee

The forecasted needs are less than the available supply and an expansion is not required for this type of employment land.

LaSalle:

The Town of LaSalle has 109 ha of vacant population related employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	12.4 ha	16.9 ha	19.3 ha	400 sq.ft/employee
Option 2 – No Expansion	Not a viable option	Not a viable option	Not a viable option	200 sq.ft/employee
Option 3 – Mixed Density	6.2 ha	8.5 ha	9.7 ha	200 sq.ft/employee
Option 4 – Higher Density	9.3 ha	12.7 ha	14.5 ha	300 sq.ft/employee

The forecasted needs are less than the available supply and an expansion is not required for this type of employment land.

Leamington:

The Town of Leamington has 381.73 ha of vacant population related employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	13.1 ha	16.9 ha	19.3 ha	400 sq.ft/employee
Option 2 – No Expansion	Not a viable option	Not a viable option	Not a viable option	200 sq.ft/employee
Option 3 – Mixed Density	6.6 ha	8.5 ha	9.7 ha	200 sq.ft/employee
Option 4 – Higher Density	9.8 ha	12.7 ha	14.5 ha	300 sq.ft/employee

The forecasted needs are less than the available supply and an expansion is not required for this type of employment land.

Tecumseh:

The Town of Tecumseh has 97.7 ha of vacant population related employment land according to the municipality's information.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	12.4 ha	15.2 ha	17.6 ha	400 sq.ft/employee
Option 2 – No Expansion	Not a viable option	Not a viable option	Not a viable option	200 sq.ft/employee
Option 3 – Mixed Density	6.2 ha	7.6 ha	8.8 ha	200 sq.ft/employee
Option 4 – Higher Density	9.3 ha	11.4 ha	13.2 ha	300 sq.ft/employee

The forecasted needs are less than the available supply and an expansion is not required for this type of employment land.

County of Essex:

The forecasted need for population related employment land at the County level is determined through the summary of additional vacant land need for each municipality. It is important to note that where a municipality has been identified as not needing a settlement area expansion for employment land the total for that municipality is zero (0). In this manner, municipalities with an oversupply (or a negative amount of land needed) are not reducing the total at the County level.

Growth Option	Low Forecast	Medium Forecast	High Forecast	Density
Option 1 – Status Quo	72.8 ha	95.9 ha	111.1 ha	400 sq.ft/employee
Option 2 – No Expansion	No additional land needed	No additional land needed	No additional land needed	180 sq.ft/employee
Option 3 – Mixed Density	33.1 ha	43.6 ha	50.5 ha	200 sq.ft/employee
Option 4 – Higher Density	47.85 ha	63.09 ha	73.11 ha	300 sq.ft/employee

At the County level, there is 649 ha of vacant Population Related Employment. However, when examined at a local municipality level, two municipalities have less supply than is forecasted and thus require settlement area expansions.

EVALUATING GROWTH OPTIONS

It is important to reiterate that the County of Essex, in accordance with its Official Plan, determines the quantum or amount of additional land needed for growth in each of the partner municipalities. The partner municipality will go through a separate analysis to determine where growth will occur. Evaluating growth options for the County focuses on how to determine which option and approach to growth is the appropriate decision.

Principles for Evaluating Growth Options

Evaluating growth options for the County of Essex is distinctive from other communities in that the analysis focuses on principles to which a growth option should align. These principles are described below, followed by a summary evaluation of the growth options. Note that the evaluation of the growth options is not done by partner municipality. The analysis is qualitative (not quantitative analysis) with a summary and recommended growth option determined.

Evaluation Principle	Why this Matters	How is it evaluated?
Complete Communities	Complete communities are those that provide a full range of services for residents. The full range of services includes the expected physical infrastructure (roads, sewers, water, sidewalks) but also includes parks, schools, trails, libraries, active transportation, and local shopping.	Options that provide sufficient land including community infrastructure land will be more favourable.
Housing Mix	Providing a range of housing types and unit sizes is important to contributing to the overall supply of housing. Housing mix also provides opportunities, together with complete communities, of providing residents with opportunities to grow older in the communities where they have lived as adults. Further, housing mix also provides	Options that provide sufficient size of land needed to ensure housing mix can be achieved will be more favourable.

Evaluation Principle	Why this Matters	How is it evaluated?
	opportunities for those who have lived in a community to continue to do so as they enter the workforce.	
Affordability of Housing	The current challenges with housing supply are also being experienced with housing affordability. There are a number of factors that impact affordability beyond a municipality's responsibilities. However, a municipality can provide an increased supply of housing, at more density, to support housing affordability.	Options that increase density beyond the Status Quo are more favourable.
Transit supportive densities	Each of the partner municipalities in the County of Essex have different approaches to transit. However, planning for transit supportive densities is important as it ensures transit, whether provided now or at a future date, will have sufficient ridership to be successful.	Options that are closer to transit supportive densities will be more favourable. Transit supportive residential densities are a minimum of 22 units per hectare for basic transit service (bus) to 45 units per hectare for frequent bus service.[2] Transit supportive employment land densities are a minimum of 20 jobs per hectare.[3] It is acknowledged that not all partner municipalities have transit. However, land use density is integral to future transit options so planning for transit supportive densities is appropriate.

[2] Ministry of Transportation, Ontario. *Transit Supportive Guidelines*. 2012
[3] Metro Council, Twin Cities. *Land Use Densities: Guidelines for Transit-Oriented Development.* 2006

Evaluation Principle	Why this Matters	How is it evaluated?
Assessing density in the County of Essex context	It is important to ensure that the proposed densities for development that are used in the analysis can be achieved in the County. The densities should not be similar to ones found in larger cities and communities but should reflect the general development pattern within the County.	Density options that cannot be achieved in the County of Essex will not be utilized.
Intensification and housing	The County Official Plan currently has an intensification rate of 15%. Larger communities with housing supply issues and market pricing issues are utilizing intensification rates of up to 60% of future housing supply. Intensification makes use of existing infrastructure generally and is related to optimizing land and public infrastructure.	Intensification will be assessed against what can be achieved in the County and its partner municipalities.
Protecting agricultural land	The County of Essex has a strong agricultural resource and land base as well as a strong economy. Protection of the agricultural land base from being utilized for settlement area expansions, to the extent that is possible given that settlement area expansions are needed, is an important principle.	Options that use less agricultural land will be more favourable.
Addressing climate change and climate resilience	In most communities, buildings and transportation are the largest impacts on climate. Communities that consume more land for urban	Options that minimize the amount of land needed will be more favourable.

Evaluation Principle	Why this Matters	How is it evaluated?
	purposes face increasing climate challenges. Minimizing the amount of land for urban purposes is an important consideration. Climate change and climate resilience is also related to complete communities, transit supportive densities, and protecting agricultural land.	
Optimizing land and public infrastructure	Servicing growth and providing services to newly growing communities is a key principle. Optimizing land, providing more density in the County of Essex context, is important to aligning to the Provincial Policy Statement (2020) and fiscal responsibility.	Growth options that provide more density and a greater mix of housing units will be more favourable.
Natural Heritage Protection	In all options, implementation of the County's approach to natural heritage must be implemented. For these reasons, natural heritage is not assessed as a criteria but is noted as very important for its relationship to successful agriculture and climate change resiliency.	
Infrastructure	In all options, it is assumed lands will be serviced through municipally provided sewer and water. Through the Local Comprehensive Review of each partner municipality, the availability of servicing (which is provided by the partner municipality) will be assessed, in accordance with County policies.	

Evaluation of Growth Options

Housing

Evaluation Principle	Option 1 – Status Quo	Option 2 – No Expansion	Option 3 – Mixed Density	Option 4 – Higher Density
Complete Communities	This option allows communities to achieve the public service and community facilities described above. There may be more facilities required due to the lower overall densities in this option (to minimize travel distances for residents to those facilities).	This option does allow communities to achieve the public service and community facilities described above.	This option does allow communities to achieve the public service and community facilities described above.	This option does allow communities to achieve the public service and community facilities described above.
Housing Mix	This option maintains the existing housing mix with a slight increase in apartments due to additional dwelling units.	This option would result in higher density housing across all types (low, medium and high density). This option provides the greatest number of medium	This option would result in more dense housing being provided and increasing the supply of medium and high density housing.	This option would result in higher density housing across all types (low, medium and high density). This option provides the second greatest number of

Evaluation Principle	Option 1 – Status Quo	Option 2 – No Expansion	Option 3 – Mixed Density	Option 4 – Higher Density
		and high density units.		medium and high density units.
Affordability of Housing	This option continues the current approach to housing affordability with generally more expensive housing.	This option provides a greater number of medium and high density housing units due to the higher intensification rate. The vacant residential land would be built at higher densities which should result in lower costs of housing.	This option provides more medium and high density housing units than Option 1 and less than Option 2. Affordability is improved over the Status Quo option.	This option provides a similar number of medium and high density housing units as Option 2 but will be slightly less overall in terms of improving affordability due to the lower greenfield densities.
Transit supportive densities	This option has limited ability to achieve transit supportive densities.	This option has the greatest potential to achieve transit supportive densities.	This option has the second least ability to achieve transit supportive densities.	This option has the second most ability to achieve transit supportive densities.
Assessing density in the County of Essex context	This option continues the current approach to density and can be achieved.	Higher densities would be required in some communities in order to implement no expansion. The greenfield densities in this option are consistent with what similar sized communities utilize. However, in some	The proposed densities are similar to what is being built in the partner municipalities with slight increases in density.	The proposed densities are similar to what is being built in the partner municipalities with slight increases in density.

Evaluation Principle	Option 1 – Status Quo	Option 2 – No Expansion	Option 3 – Mixed Density	Option 4 – Higher Density
		instances, the densities needed to eliminate the need for an expansion are well beyond what is achievable in the County of Essex (example: over 80 uph for low density housing).		
Intensification and housing	This option has the least intensification and contributes the least to optimizing land and public infrastructure.	This option has the most intensification.	This option has the second most intensification.	This option has the most intensification.
Protecting agricultural land	This option would result in the most consumption of agricultural land.	This option would result in the least consumption of agricultural land.	This option would result in the second most consumption of agricultural land.	This option would result in the second least consumption of agricultural land.
Addressing climate change and climate resilience	This option retains the current approach to climate change.	This option improves the ability to address climate change through less consumption of land.	This option has the second least ability to address climate change.	This option has the second most ability to address climate change.
Optimizing land and public infrastructure	This option has the least ability to optimize land and public infrastructure.	This option has the most ability to optimize land and public infrastructure.	This option has the second least ability to optimize land and public infrastructure.	This option has the second most ability to optimize land and public infrastructure.

Recommended Growth Approach for Housing

The above factors and the comparative qualitative analysis provide information to assist in the selection of the preferred Growth Option. The differences between the Growth Options lie in the approach to intensification and the densities for vacant land for housing.

Option 1 is not recommended. Option 1 delivers the least favourable outcomes across nearly all evaluation criteria.

Option 2 is not recommended. Option 2 results in some communities being required to develop at densities that are not achievable for those communities.

Option 3 and Option 4 have the same densities for vacant land. The difference between Option 3 and Option 4 is the rate of intensification (Option 3 is 30% and Option 4 is 40%). In reviewing the availability of land for intensification based on information from the partner municipalities, it is clear that intensification can be achieved in the future; currently, each municipality is seeing intensification in various housing types. However, utilizing an intensification rate of 40% as in Option 4 takes the County and its partner municipalities to intensification rates closer to what is being achieved in the Greater Toronto Area. This is not consistent with the growth in the County and would be a significant challenge to achieve.

The recommended Option is Option 3.

Employment

The analysis for both employment land employment and population related employment are combined in this analysis.

Evaluation Principle	Option 1 – Status Quo	Option 2 – No Expansion	Option 3 – Mixed Density	Option 4 – Higher Density
Complete Communities	This option allows communities to achieve the public service and community facilities described above.	This option does allow communities to achieve the public service and community facilities described above.	This option does allow communities to achieve the public service and community facilities described above.	This option does allow communities to achieve the public service and community facilities described above.
Housing Mix	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Affordability of Housing	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Transit supportive densities	This option achieves transit supportive densities.	This option achieves transit supportive densities.	This option achieves transit supportive densities.	This option achieves transit supportive densities.
Assessing density in the County of Essex context	This option continues the current approach to density and can be achieved.	This option has the highest densities for employment and population related employment. These densities are likely beyond what can be achieved in the County.	The employment land density is greater than Option 1 and within a realistic density for this type of job. The population related employment density is a significant difference from similar type densities	Both the employment and population related densities are achievable in the County.

Evaluation Principle	Option 1 – Status Quo	Option 2 – No Expansion	Option 3 – Mixed Density	Option 4 – Higher Density
			in communities similar to the County.	
Intensification and housing	Not applicable.	Not applicable.	Not applicable.	Not applicable.
Protecting agricultural land	This option would result in the most consumption of agricultural land.	This option would result in the least consumption of agricultural land.	This option would result in the second most consumption of agricultural land.	This option would result in the second least consumption of agricultural land.
Addressing climate change and climate resilience	This option retains the current approach to climate change.	This option improves the ability to address climate change through less consumption of land.	This option has the second least ability to address climate change.	This option has the second most ability to address climate change.
Optimizing land and public infrastructure	This option has the least ability to optimize land and public infrastructure.	This option has the most ability to optimize land and public infrastructure.	This option has the second least ability to optimize land and public infrastructure.	This option has the second most ability to optimize land and public infrastructure.

Recommended Growth Approach for Employment

The above factors and the comparative qualitative analysis provide information to assist in the selection of the preferred Growth Option. The differences between the Growth Options lie in the approach to intensification and the densities for vacant land.

Option 1 is not recommended. Option 1 delivers the least favourable outcomes across nearly all evaluation criteria.

Option 2 is not recommended. Option 2 would be a challenge to achieve and may ultimately be unachievable.

Option 3 and Option 4 have the same densities for employment land with differing densities for population related employment. The densities for population related employment in Option 4 result in a denser form of development versus Option 1. These densities are achievable and would support a number of other growth principles including mixed use development and complete communities. Option 3 is a challenge to achieve the population related densities.

The recommended Option is Option 4.

CONCLUSION

This section of the report is a summary of the recommendations for the Growth Management Strategy for the County of Essex.

Recommendation 1: Population, Housing and Employment Forecasts

The range of population, housing and employment forecasts in the Watson and Associates Report - *Growth Analysis Report* (October 2022) are appropriate for growth management planning. This means the low, medium, and high scenarios for population, housing, and jobs will be utilized and carried forward into the new Official Plan.

Recommendation 2: County and Municipal Land Requirements

The forecasted additional vacant land for the County of Essex will be determined through the totals for municipalities requiring additional supply. Those municipalities with a current forecasted oversupply will not reduce the additional vacant land supply required for the County of Essex.

Recommendation 3: Recommended Growth Forecast

In determining the selected amount of additional vacant land for residential and housing purposes, the amount utilized will be the high forecast. This ensures the partner municipality can plan for the future amount of land required and plan to achieve a number of important principles including complete communities, transit supportive densities, housing mix, and housing affordability.

Recommendation 4: Residential Growth Option

The Growth Option for Residential Land Supply is Option 3 which results in the following:

Intensification:	30%	
Greenfield Densities:	Low Density:	25 units per hectare
	Medium Density:	50 units per hectare
	High Density:	80 units per hectare

Recommendation 5: Employment Growth Option

The Growth Option for Employment Land Supply is Option 4 which results in the following:

Employment Land Density: 30 jobs per hectare
Population Related Employment: 300 square feet/employee + 35% for site needs

Recommendation 6: Recommended Additional Vacant Land Supply

The following are the recommended additional vacant land required:

Residential

Community	Total
County of Essex	87.07 ha
Amherstburg	0 ha
Essex	0 ha
Kingsville	0 ha
Lakeshore	0 ha
LaSalle	0 ha
Leamington	87.07 ha
Tecumseh	0 ha

Employment

Community	Population Related	Employment Land	Total
County of Essex	14.8 ha	222.9 ha	237.7 ha
Amherstburg	10.1 ha	0 ha	10.1 ha
Essex	0 ha	45.75 ha	45.75 ha
Kingsville	4.7 ha	31.1 ha	35.8 ha
Lakeshore	0 ha	87.1 ha	87.1 ha
LaSalle	0 ha	58.9 ha	58.9 ha
Leamington	0 ha	0 ha	0 ha
Tecumseh	0 ha	0 ha	0 ha

Recommendation 7: Local Comprehensive Reviews

Within the above analysis, there are local circumstances which warrant closer review by the partner municipality. These have been identified in the analysis in this report. It is recommended the partner municipality review the issue and provide direction through their Local Comprehensive Review. The land supply needs will also be implemented through Local Comprehensive Reviews.

Recommendation 8: Regular Updating of Forecasts

The analysis of land needed for housing and jobs is based on the forecasts completed in 2022 by Watson & Associates Economists. Regular updating of forecasts – every five years – is recommended to ensure that the County and its partner municipalities are assessing land needs on a regular basis. This will allow the County and the municipalities to assess land supply needs regularly thus looking forward in terms of land needs.

APPENDIX A – BACKGROUND INFORMATION ON DATA

Forecasting land needs requires a number of key pieces of information in order to complete the analysis. This Appendix provides the data sources and notes/commentary to assist in understanding the information sources.

Data Input: Population, Housing Units, and Jobs

The forecasts for population, housing units and jobs are taken from the report completed by Watson and Associates Economists Ltd. entitled "*Growth Analysis Report*" dated October 5, 2022. No changes to the results of the Watson Report in terms of the forecasts have been made.

Data Input: Housing Units in current applications for Development

A data questionnaire was prepared requesting information from each local municipality regarding active development applications for housing. Active development applications were characterized as follows:

	Low Density (singles/semis)	Medium Density (townhouses, row houses, apartments in duplexes)	High Density (Bachelor, 1 bedroom + apartments)
Pre-Consultation			
Final Approval (no building permit yet issued)			
Draft Approved			
Application Received			
TOTAL			

This information was provided in the Phase 1 work of the Official Plan Review. The information was updated in the spring of 2023 so that the most current information could be utilized.

Data Input: Vacant Land

Land within settlement areas that is not subject to proposed or current development applications is characterized as vacant land available for development. Information was

requested from each local municipality regarding vacant land (number of hectares) categorized as follows:

- Residential
- Employment
- Population Related Employment

APPENDIX B – HOUSING SUPPLY NEED BY MUNICIPALITY

SUMMARY OF FORECASTED LAND NEEDED FOR HOUSING AND COMPLETE COMMUNITIES

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		-74.33	-1.98	52.18	181.84
Essex		-1.34	34.04	61.95	151.00
Kingsville		49.17	108.43	153.76	188.00
Lakeshore		307.84	403.11	475.88	1055.53
LaSalle		106.75	188.80	251.40	470.00
Leamington		236.19	314.31	372.61	135.71
Tecumseh		246.36	313.96	365.64	302.40
County of Essex		870.62	1,360.66	1,733.31	2,484.48

SETTLEMENT AREA EXPANSION REQUIREMENTS FOR HOUSING AND COMPLETE COMMUNITIES

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required
Amherstburg		0.00	0.00	0.00
Essex		0.00	0.00	0.00
Kingsville		0.00	0.00	0.00
Lakeshore		0.00	0.00	0.00
LaSalle		0.00	0.00	0.00
Leamington		100.48	178.60	236.90
Tecumseh		0.00	0.00	0.00
County of Essex		100.48	178.60	236.90

AMHERSTBURG

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		8,500	3,420
Medium Scenario		11,800	4,280
High Scenario		14,200	4,920

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		2,868	958	707
Medium Scenario		2,868	1,044	793
High Scenario		2,868	1,108	857

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		-453	-373	-287
Medium Scenario		147	-304	-268
High Scenario		597	-253	-257

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		-52.07	-16.08	-6.19	-74.33
Medium Scenario		16.90	-13.10	-5.78	-1.98
High Scenario		68.62	-10.91	-5.54	52.18

ESSEX

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		4,200	1,900
Medium Scenario		6,400	2,400
High Scenario		8,000	2,700

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,072	389	862
Medium Scenario		1,072	439	912
High Scenario		1,072	469	942

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		113	-154	-357
Medium Scenario		403	-144	-282
High Scenario		628	-129	-217

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		12.99	-6.64	-7.69	-1.34
Medium Scenario		46.32	-6.21	-6.08	34.04
High Scenario		72.18	-5.56	-4.68	61.95

KINGSVILLE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		7,300	1,850
Medium Scenario		10,300	2,305
High Scenario		12,400	2,655

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,612	369	340
Medium Scenario		1,612	443	414
High Scenario		1,612	499	470

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		238	501	10
Medium Scenario		693	657	21
High Scenario		1,043	771	30

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		27.36	21.59	0.22	49.17
Medium Scenario		79.66	28.32	0.45	108.43
High Scenario		119.89	33.23	0.65	153.76

LAKESHORE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		13,300	5,445
Medium Scenario		18,600	6,810
High Scenario		22,500	7,800

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		360	983.5	1,242.5
Medium Scenario		360	1,120	1,379
High Scenario		360	1,219	1,478

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		2,560	331.5	-32.5
Medium Scenario		3,280	540	131
High Scenario		3,830	701	252

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		294.25	14.29	-0.70	307.84
Medium Scenario		377.01	23.28	2.82	403.11
High Scenario		440.23	30.22	5.43	475.88

LASALLE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		12,000	5,450
Medium Scenario		16,700	6,820
High Scenario		20,100	7,860

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,361	1,034	2,612
Medium Scenario		1,361	1,171	2,749
High Scenario		1,361	1,275	2,853

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,044	-587	-587
Medium Scenario		1,639	-219	-219
High Scenario		2,094	57	57

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		120.00	-0.60	-12.65	106.75
Medium Scenario		188.39	5.13	-4.72	188.80
High Scenario		240.69	9.48	1.23	251.40

LEAMINGTON

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		12,300	5,000
Medium Scenario		16,900	6,300
High Scenario		20,300	7,300

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		363	1,132	606
Medium Scenario		363	1,262	736
High Scenario		363	1,362	836

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,557	1,318	19
Medium Scenario		2,037	1,838	44
High Scenario		2,397	2,223	59

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		178.97	56.81	0.41	236.19
Medium Scenario		234.14	79.22	0.95	314.31
High Scenario		275.52	95.82	1.27	372.61

TECUMSEH

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		11,300	5,500
Medium Scenario		15,300	6,900
High Scenario		18,300	7,900

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		148	626	661
Medium Scenario		148	766	801
High Scenario		148	866	901

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,497	924	1,599
Medium Scenario		1,907	1,189	2,019
High Scenario		2,217	1,399	2,339

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		172.07	39.83	34.46	246.36
Medium Scenario		219.20	51.25	43.51	313.96
High Scenario		254.83	60.30	50.41	365.54

SUMMARY OF FORECASTED LAND NEEDED FOR HOUSING AND COMPLETE COMMUNITIES

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		-70.44	-20.36	17.14	181.84
Essex		-67.07	-43.36	-22.24	151.00
Kingsville		5.69	22.75	33.83	188.00
Lakeshore		59.02	81.73	99.25	1,055.53
LaSalle		54.42	109.58	151.68	470.00
Leamington		63.03	86.17	103.26	135.71
Tecumseh		157.89	201.65	235.33	302.40
County of Essex		202.54	438.16	618.26	2,484.48

SETTLEMENT AREA EXPANSION REQUIREMENTS FOR HOUSING AND COMPLETE COMMUNITIES

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required
Amherstburg		0.00	0.00	0.00
Essex		0.00	0.00	0.00
Kingsville		0.00	0.00	0.00
Lakeshore		0.00	0.00	0.00
LaSalle		0.00	0.00	0.00
Leamington		0.00	0.00	0.00
Tecumseh		0.00	0.00	0.00
County of Essex		0.00	0.00	0.00

AMHERSTBURG

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		8,500	3,420
Medium Scenario		11,800	4,280
High Scenario		14,200	4,920

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		2,868	1,300	1,049
Medium Scenario		2,868	1,472	1,221
High Scenario		2,868	1,600	1,349

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		-453	-715	-629
Medium Scenario		147	-732	-696
High Scenario		597	-745	-749

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		-39.05	-20.55	-10.84	-70.44
Medium Scenario		12.67	-21.03	-12.00	-20.36
High Scenario		51.47	-21.41	-12.91	17.14

ESSEX

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		4,200	1,900
Medium Scenario		6,400	2,400
High Scenario		8,000	2,700

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,072	579	1,052
Medium Scenario		1,072	679	1,152
High Scenario		1,072	739	1,212

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		113	-344	-547
Medium Scenario		403	-384	-522
High Scenario		628	-399	-487

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		9.74	-29.66	-47.16	-67.07
Medium Scenario		34.74	-33.10	-45.00	-43.36
High Scenario		54.14	-34.40	-41.98	-22.24

KINGSVILLE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		7,300	1,850
Medium Scenario		10,300	2,305
High Scenario		12,400	2,655

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,612	679	650
Medium Scenario		1,612	827	798
High Scenario		1,612	939	910

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		238	191	-300
Medium Scenario		693	273	-363
High Scenario		1,043	331	-410

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		6.84	2.99	-4.14	5.69
Medium Scenario		19.91	7.84	-5.01	22.75
High Scenario		29.97	9.51	-5.66	33.83

LAKESHORE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		13,300	5,445
Medium Scenario		18,600	6,810
High Scenario		22,500	7,800

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		360	1,528	1,787
Medium Scenario		360	1,801	2,060
High Scenario		360	1,999	2,258

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		2,560	-213	-577
Medium Scenario		3,280	-141	-550
High Scenario		3,830	-79	-528

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		73.56	-4.59	-9.95	59.02
Medium Scenario		94.25	-3.04	-9.48	81.73
High Scenario		110.06	-1.70	-9.10	99.25

LASALLE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		12,000	5,450
Medium Scenario		16,700	6,820
High Scenario		20,100	7,860

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,361	1,579	3,157
Medium Scenario		1,361	1,853	3,431
High Scenario		1,361	2,061	3,639

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,044	-559	-1,132
Medium Scenario		1,639	-563	-901
High Scenario		2,094	-566	-729

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		90.00	-16.06	-19.52	54.42
Medium Scenario		141.29	-16.18	-15.53	109.58
High Scenario		180.52	-16.26	-12.57	151.68

LEAMINGTON

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		12,300	5,000
Medium Scenario		16,900	6,300
High Scenario		20,300	7,300

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		363	1,632	1,106
Medium Scenario		363	1,892	1,366
High Scenario		363	2,092	1,566

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,557	818	-481
Medium Scenario		2,037	1,208	-586
High Scenario		2,397	1,493	-671

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		53.69	17.63	-8.29	63.03
Medium Scenario		70.24	26.03	-10.10	86.17
High Scenario		82.66	32.18	-11.57	103.26

TECUMSEH

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		11,300	5,500
Medium Scenario		15,300	6,900
High Scenario		18,300	7,900

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		148	1,176	1,211
Medium Scenario		148	1,456	1,491
High Scenario		148	1,656	1,691

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,497	374	1,049
Medium Scenario		1,907	499	1,329
High Scenario		2,217	609	1,549

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		129.05	10.75	18.09	157.89
Medium Scenario		164.40	14.34	22.91	201.65
High Scenario		191.12	17.50	26.71	235.33

Option 3 – Balanced Growth

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		-59.87	-18.11	13.13	181.84
Essex		-10.53	10.03	26.62	151.00
Kingsville		25.22	60.14	86.84	188.00
Lakeshore		172.03	228.57	271.89	1,055.53
LaSalle		43.60	93.31	131.21	470.00
Leamington		139.23	187.16	222.78	135.71
Tecumseh		154.16	196.70	229.41	302.40
County of Essex		463.82	757.80	981.88	2,484.48

SETTLEMENT AREA EXPANSION REQUIREMENTS FOR HOUSING AND COMPLETE COMMUNITIES

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required
Amherstburg		0.00	0.00	0.00
Essex		0.00	0.00	0.00
Kingsville		0.00	0.00	0.00
Lakeshore		0.00	0.00	0.00
LaSalle		0.00	0.00	0.00
Leamington		3.52	51.45	87.07
Tecumseh		0.00	0.00	0.00
County of Essex		3.52	51.45	87.07

AMHERSTBURG

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		8,500	3,420
Medium Scenario		11,800	4,280
High Scenario		14,200	4,920

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		2,868	1,129	878
Medium Scenario		2,868	1,258	1,007
High Scenario		2,868	1,354	1,103

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		-453	-544	-458
Medium Scenario		147	-518	-482
High Scenario		597	-499	-503

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		-31.24	-18.76	-9.87	-59.87
Medium Scenario		10.14	-17.86	-10.39	-18.11
High Scenario		41.17	-17.21	-10.84	13.13

ESSEX

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		4,200	1,900
Medium Scenario		6,400	2,400
High Scenario		8,000	2,700

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,072	484	1,052
Medium Scenario		1,072	559	1,152
High Scenario		1,072	604	1,212

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		113	-344	957
Medium Scenario		403	-384	1,032
High Scenario		628	-399	1,077

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		7.79	-8.59	-9.74	-10.53
Medium Scenario		27.79	-9.10	-8.66	10.03
High Scenario		43.31	-9.10	-7.59	26.62

KINGSVILLE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		7,300	1,850
Medium Scenario		10,300	2,305
High Scenario		12,400	2,655

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,612	524	495
Medium Scenario		1,612	635	606
High Scenario		1,612	719	690

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		238	346	-145
Medium Scenario		693	465	-171
High Scenario		1,043	551	-190

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		16.41	11.93	-3.13	25.22
Medium Scenario		47.79	16.03	-3.69	60.14
High Scenario		71.93	19.00	-4.09	86.84

LAKESHORE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		13,300	5,445
Medium Scenario		18,600	6,810
High Scenario		22,500	7,800

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		360	1,256	1,515
Medium Scenario		360	1,461	1,720
High Scenario		360	1,609	1,868

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		2,560	59	-305
Medium Scenario		3,280	200	-210
High Scenario		3,830	311	-138

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		176.55	2.04	-6.57	172.03
Medium Scenario		226.21	6.88	-4.52	228.57
High Scenario		264.14	10.72	-2.97	271.89

LASALLE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		12,000	5,450
Medium Scenario		16,700	6,820
High Scenario		20,100	7,860

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,361	1,307	2,885
Medium Scenario		1,361	1,512	3,090
High Scenario		1,361	1,668	3,246

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,044	-287	-860
Medium Scenario		1,639	-222	-560
High Scenario		2,094	-173	-336

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		72.00	-9.88	-18.52	43.60
Medium Scenario		113.03	-7.66	-12.07	93.31
High Scenario		144.41	-5.97	-7.24	131.21

LEAMINGTON

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		12,300	5,000
Medium Scenario		16,900	6,300
High Scenario		20,300	7,300

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		363	1,382	856
Medium Scenario		363	1,577	1,051
High Scenario		363	1,727	1,201

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,557	1,068	-231
Medium Scenario		2,037	1,523	-271
High Scenario		2,397	1,858	-306

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		107.38	36.83	-4.98	139.23
Medium Scenario		140.48	52.52	-5.84	187.16
High Scenario		165.31	64.07	-6.59	222.78

TECUMSEH

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		11,300	5,500
Medium Scenario		15,300	6,900
High Scenario		18,300	7,900

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		148	901	936
Medium Scenario		148	1,111	1,146
High Scenario		148	1,261	1,296

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,497	649	1,324
Medium Scenario		1,907	844	1,674
High Scenario		2,217	1,004	1,944

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		103.24	22.38	28.53	154.16
Medium Scenario		131.52	29.10	36.08	196.70
High Scenario		152.90	34.62	41.90	229.41

Option 4 – Higher Density Housing

SUMMARY OF FORECASTED LAND NEEDED FOR HOUSING AND COMPLETE COMMUNITIES

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		-69.45	-30.10	-0.66	181.84
Essex		-15.86	3.30	19.06	151.00
Kingsville		16.53	49.38	74.51	188.00
Lakeshore		156.77	209.49	250.03	1,055.53
LaSalle		28.33	74.20	109.19	470.00
Leamington		125.22	169.51	202.33	135.71
Tecumseh		138.75	177.37	207.28	302.40
County of Essex		380.29	653.15	861.74	2,484.48

SETTLEMENT AREA EXPANSION REQUIREMENTS FOR HOUSING AND COMPLETE COMMUNITIES

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required
Amherstburg		0.00	0.00	0.00
Essex		0.00	0.00	0.00
Kingsville		0.00	0.00	0.00
Lakeshore		0.00	0.00	0.00
LaSalle		0.00	0.00	0.00
Leamington		0.00	33.80	66.62
Tecumseh		0.00	0.00	0.00
County of Essex		0.00	33.80	66.62

AMHERSTBURG

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		8,500	3,420
Medium Scenario		11,800	4,280
High Scenario		14,200	4,920

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		2,868	1,300	1,049
Medium Scenario		2,868	1,472	1,221
High Scenario		2,868	1,600	1,349

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		-453	-715	-629
Medium Scenario		147	-732	-696
High Scenario		597	-745	-749

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		-31.24	-24.66	-13.56	-69.45
Medium Scenario		10.14	-25.24	-15.00	-30.10
High Scenario		41.17	-25.69	-16.14	-0.66

ESSEX

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		4,200	1,900
Medium Scenario		6,400	2,400
High Scenario		8,000	2,700

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,072	579	1,052
Medium Scenario		1,072	679	1,152
High Scenario		1,072	739	1,212

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		113	-344	-547
Medium Scenario		403	-384	-522
High Scenario		628	-399	-487

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		7.79	-11.86	-11.79	-15.86
Medium Scenario		27.79	-13.24	-11.25	3.30
High Scenario		43.31	-13.76	-10.50	19.06

KINGSVILLE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		7,300	1,850
Medium Scenario		10,300	2,305
High Scenario		12,400	2,655

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,612	679	650
Medium Scenario		1,612	827	798
High Scenario		1,612	939	910

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		238	191	-300
Medium Scenario		693	273	-363
High Scenario		1,043	331	-410

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		16.41	6.59	-6.47	16.53
Medium Scenario		47.79	9.41	-7.82	49.38
High Scenario		71.93	11.41	-8.84	74.51

LAKESHORE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		13,300	5,445
Medium Scenario		18,600	6,810
High Scenario		22,500	7,800

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		360	1,528	1,787
Medium Scenario		360	1,801	2,060
High Scenario		360	1,999	2,258

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		2,560	-213	-577
Medium Scenario		3,280	-141	-550
High Scenario		3,830	-79	-528

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		176.55	-7.34	-12.44	156.77
Medium Scenario		226.21	-4.86	-11.85	209.49
High Scenario		264.14	-2.72	-11.38	250.03

LASALLE

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		12,000	5,450
Medium Scenario		16,700	6,820
High Scenario		20,100	7,860

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,361	1,579	3,157
Medium Scenario		1,361	1,853	3,431
High Scenario		1,361	2,061	3,639

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,044	-559	-1132
Medium Scenario		1,639	-563	-901
High Scenario		2,094	-566	-729

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		72.00	-19.28	-24.40	28.33
Medium Scenario		113.03	-19.41	-19.42	74.20
High Scenario		144.41	-19.52	-15.71	109.19

LEAMINGTON

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		12,300	5,000
Medium Scenario		16,900	6,300
High Scenario		20,300	7,300

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		363	1,632	1,106
Medium Scenario		363	1,892	1,366
High Scenario		363	2,092	1,566

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,557	818	-481
Medium Scenario		2,037	1,208	-586
High Scenario		2,397	1,493	-306

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		107.38	28.21	-10.37	125.22
Medium Scenario		140.48	41.66	-12.63	169.51
High Scenario		165.31	51.48	-14.46	202.33

TECUMSEH

2051 Population and Housing Forecast (Increase)

Growth Scenario		Population Increase (#)	Housing Unit Increase (#)
Low Scenario		11,300	5,500
Medium Scenario		15,300	6,900
High Scenario		18,300	7,900

Existing Supply of Vacant Land with Units in Application and Intensification Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		148	1,176	1,211
Medium Scenario		148	1,456	1,491
High Scenario		148	1,656	1,691

Required Additional Housing Units

Growth Scenario		Low Density	Medium Density	High Density
Low Scenario		1,497	374	1,049
Medium Scenario		1,907	499	1,329
High Scenario		2,217	609	1,549

Required Land for Housing and Complete Communities

Growth Scenario		Low Density	Medium Density	High Density	Total
Low Scenario		103.24	12.90	22.61	138.75
Medium Scenario		131.52	17.21	28.64	177.37
High Scenario		152.90	21.00	33.38	207.28

APPENDIX C – EMPLOYMENT LAND SUPPLY NEED BY MUNICIPALITY

EMPLOYMENT LAND

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		44.44	57.42	67.21	560.00
Essex		55.88	76.67	91.74	30.70
Kingsville		46.20	67.43	77.00	33.06
Lakeshore		244.53	335.50	405.90	251.15
LaSalle		63.58	85.69	95.92	21.00
Leamington		83.16	110.77	126.72	238.45
Tecumseh		137.50	185.02	223.41	204.70
County of Essex		675.29	918.50	1,087.90	1,339.06

POPULATION RELATED

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		8.97	11.73	13.46	0.00
Essex		4.14	6.56	7.59	13.20
Kingsville		7.59	10.01	11.73	4.11
Lakeshore		14.15	18.63	22.08	43.22
LaSalle		12.42	16.91	19.32	109.00
Leamington		13.11	16.91	19.32	381.73
Tecumseh		12.42	15.18	17.60	97.70
County of Essex		72.80	95.92	111.10	648.96

Amherstburg

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	808	1,044	1,222
Population Related	1,300	1,700	1,950

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	44.44	57.42	67.21
Population Related	8.97	11.73	13.46

Essex

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,016	1,394	1,668
Population Related	600	950	1100

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	55.88	76.67	91.74
Population Related	4.14	6.56	7.59

Kingsville

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	840	1,226	1,400
Population Related	1,100	1,450	1,700

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	46.20	67.43	77.00
Population Related	7.59	10.01	11.73

Lakeshore

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	4,446	6,100	7,380
Population Related	2,050	2,700	3,200

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	244.53	335.50	405.90
Population Related	14.15	18.63	22.08

LaSalle

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,156	1,558	1,744
Population Related	1,800	2,400	2,850

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	63.58	85.69	95.92
Population Related	12.42	16.91	19.32

Leamington

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,512	2,014	2,304
Population Related	1,900	2,450	2,800

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	83.16	110.77	126.72
Population Related	13.11	16.91	19.32

Tecumseh

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	2,500	3,364	4,062
Population Related	1,800	2,250	2,500

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	137.50	185.02	223.41
Population Related	12.42	15.18	17.60

Option 2 – No Expansion

EMPLOYMENT LAND

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		27.78	35.89	42.01	560.00
Essex		25.40	34.85	41.70	30.70
Kingsville		25.67	37.46	42.78	33.06
Lakeshore		203.78	279.58	338.25	251.15
LaSalle		18.70	25.20	28.21	21.00
Leamington		69.30	92.31	105.60	238.45
Tecumseh		114.58	154.18	186.18	204.70
County of Essex		485.20	659.48	784.72	1,339.06

POPULATION RELATED

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		4.49	5.87	6.73	0.00
Essex		2.07	3.28	3.80	13.20
Kingsville		3.42	4.50	5.28	4.11
Lakeshore		7.07	9.32	11.04	43.22
LaSalle		6.21	8.45	9.66	109.00
Leamington		6.56	8.45	9.66	381.73
Tecumseh		6.21	7.59	8.80	97.70
County of Essex		36.02	47.46	54.96	648.96

Amherstburg

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	808	1,044	1,222
Population Related	1,300	1,,700	1,950

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	27.78	35.89	42.01
Population Related	4.49	5.87	6.73

Essex

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,016	1,394	1,668
Population Related	600	950	1,100

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	25.40	34.85	41.70
Population Related	2.07	3.28	3.80

Kingsville

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	840	1,226	1,400
Population Related	1,100	1,450	1,700

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	25.67	37.46	42.78
Population Related	3.42	4.50	5.28

Lakeshore

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	4,446	6,100	7,380
Population Related	2,050	2,700	3,200

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	203.78	279.58	338.25
Population Related	7.07	9.32	11.04

LaSalle

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,156	1,558	1,744
Population Related	1,800	2,400	2,850

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	18.70	25.20	28.21
Population Related	6.21	8.45	9.66

Leamington

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,512	2,014	2,304
Population Related	1,900	2,450	2,,800

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	69.30	92.31	105.60
Population Related	6.56	8.45	9.66

Tecumseh

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	2,500	3,364	4,062
Population Related	1,800	2,250	2,500

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	114.58	154.18	186.18
Population Related	6.21	7.59	8.80

EMPLOYMENT LAND

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		37.03	47.85	56.01	560.00
Essex		46.57	63.89	76.45	30.70
Kingsville		38.50	56.19	64.17	33.06
Lakeshore		203.78	279.58	338.25	251.15
LaSalle		52.98	71.41	79.93	21.00
Leamington		69.30	92.31	105.60	238.45
Tecumseh		114.58	154.18	186.18	204.70
County of Essex		562.74	765.42	906.58	1,339.06

POPULATION RELATED

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		4.49	5.87	6.73	0.00
Essex		2.07	3.28	3.80	13.20
Kingsville		3.80	5.00	5.87	4.11
Lakeshore		7.07	9.32	11.04	43.22
LaSalle		6.21	8.45	9.66	109.00
Leamington		6.56	8.45	9.66	381.73
Tecumseh		6.21	7.59	8.80	97.70
County of Essex		36.40	47.96	55.55	648.96

Amherstburg

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	808	1,044	1,222
Population Related	1,300	1,700	1,950

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	37.03	47.85	56.01
Population Related	4.49	5.87	6.73

Essex

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,016	1,394	1,668
Population Related	600	950	1,100

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	46.57	63.89	76.45

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Population Related	2.07	3.28	3.80

Kingsville

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	840	1,226	1,400
Population Related	1,100	1,450	1,700

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	38.50	56.19	64.17
Population Related	3.80	5.00	5.87

Lakeshore

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	4,446	6,100	7,380
Population Related	2,050	2,700	3,200

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	203.78	279.58	338.25
Population Related	7.07	9.32	11.04

LaSalle

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,156	1,558	1,744
Population Related	1,800	2,400	2,850

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	52.98	71.41	79.93
Population Related	6.21	8.45	9.66

Leamington

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,512	2,014	2,304
Population Related	1,900	2,450	2,800

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	69.30	92.31	105.60
Population Related	6.56	8.45	9.66

Tecumseh

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	2,500	3,364	4,062
Population Related	1,800	2,250	2,500

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	114.58	154.18	186.18
Population Related	6.21	7.59	8.80

EMPLOYMENT LAND

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		37.03	47.85	56.01	560.00
Essex		46.57	63.89	76.45	30.70
Kingsville		38.50	56.19	64.17	33.06
Lakeshore		203.78	279.58	338.25	251.15
LaSalle		52.98	71.41	79.93	21.00
Leamington		69.30	92.31	105.60	238.45
Tecumseh		114.58	154.18	186.18	204.70
County of Essex		562.74	765.42	906.58	1,339.06

POPULATION RELATED

COMMUNITY		Low Scenario Ha Required	Medium Scenario Ha Required	High Scenario Ha Required	Available Land Ha
Amherstburg		6.73	8.80	10.09	0.00
Essex		3.11	4.92	5.69	13.20
Kingsville		5.69	7.50	8.80	4.11
Lakeshore		10.61	13.97	16.56	43.22
LaSalle		9.32	12.68	14.49	109.00
Leamington		9.83	12.68	14.49	381.73
Tecumseh		9.32	11.39	13.20	97.70
County of Essex		54.60	71.94	83.32	648.96

Amherstburg

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	808	1,044	1,222
Population Related	1,300	1,700	1,950

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	37.03	47.85	56.01
Population Related	6.73	8.80	10.09

Essex

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,016	1,394	1,668
Population Related	600	950	1,100

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	46.57	63.89	76.45
Population Related	3.11	4.92	5.69

Kingsville

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	840	1,226	1,400
Population Related	1,100	1,450	1,700

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	38.50	56.19	64.17
Population Related	5.69	7.50	8.80

Lakeshore

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	4,446	6,100	7,380
Population Related	2,050	2,700	3,200

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	203.78	279.58	338.25
Population Related	10.61	13.97	16.56

LaSalle

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,156	1,558	1,744
Population Related	1,800	2,400	2,850

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	52.98	71.41	79.93
Population Related	9.32	12.68	14.49

Leamington

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	1,512	2,014	2,304
Population Related	1,900	2,450	2,800

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	69.30	92.31	105.60
Population Related	9.83	12.68	14.49

Tecumseh

	Low Scenario Jobs	Medium Scenario Jobs	High Scenario Jobs
Employment Land	2,500	3,364	4,062
Population Related	1,800	2,250	2,500

	Low Scenario Ha Required	Medium Ha Required	High Scenario Ha Required
Employment Land	114.58	154.18	186.18
Population Related	9.32	11.39	13.20

APPENDIX D – HOUSING DENSITY IN ESSEX COUNTY

Housing Density – Medium

Development:	The Lofts at St. Anthony, Amherstburg
Type of Units:	Apartment-style
Number of Housing Units:	16 (4 stories, including basement units)
Property Size:	0.36 ha
Density:	44 du/ha

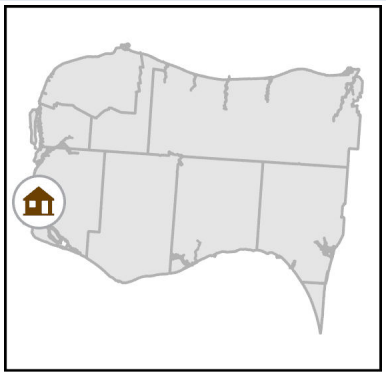


Photo Source: PJR by Jackie Lassaline dated March 8, 2022

Photo Source: County of Essex Staff taken on September 19, 2023

Photo Source: County of Essex Staff taken on September 19, 2023

Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 19, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Forhan Street, Amherstburg
Type of Units:	Semi-detached
Number of Housing Units:	36
Property Size:	1.09 ha (Average Lot Size: 31 ft by 110 ft)
Density:	33 du/ha

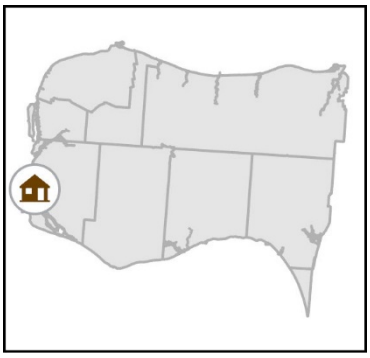


Photo Source: Google Maps, image captured 2023

Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 19, 2023 by the County of Essex Infrastructure and Planning Services Department.

Housing Density – High

Development:	River's Edge Apartments, Amherstburg
Type of Units:	Apartment-style
Number of Housing Units:	114 (6 stories)
Property Size:	1.14 ha
Density:	100 du/ha

Photo Source: County of Essex Staff taken on September 19, 2023

Photo Source: riversedgeapts.ca

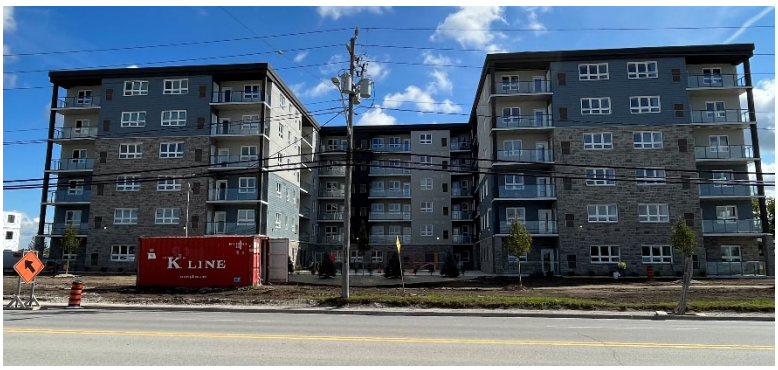


Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 20, 2023 by the County of Essex Infrastructure and Planning Services Department.

Housing Density – Medium

Development:	189 Talbot Street North, Essex
Type of Units:	Apartment-style
Number of Housing Units:	17 (3 stories)
Property Size:	0.25 ha
Density:	68 du/ha

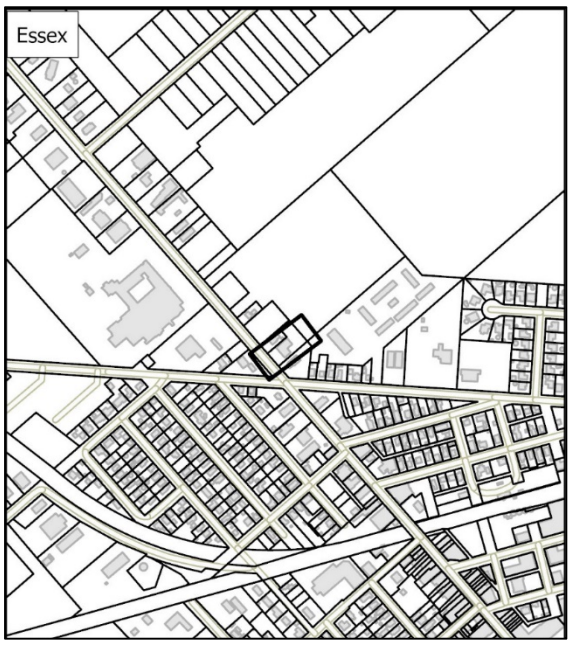


Photo Source: County of Essex Staff taken on September 21, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Lane Street, Essex
Type of Units:	Townhouses
Number of Housing Units:	25
Property Size:	0.73 ha (Average Lot Size: 25 ft by 120 ft)
Density:	34 du/ha

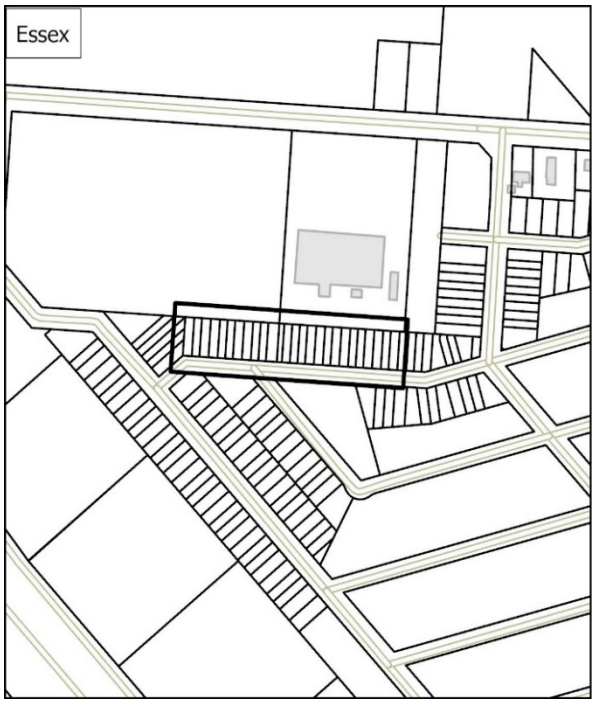


Photo Source: County of Essex Staff taken on September 21, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Former Harrow Junior Public School
Type of Units:	Semi-detached
Number of Housing Units:	34
Property Size:	1.27 ha (Average lot size: 29.5 ft by 130 ft)
Density:	26 du/ha

Photo Source: County of Essex
Staff taken on September 19, 2023

This map was prepared on September 20, 2023 by the County of Essex Infrastructure and Planning Services Department.

Housing Density – High

Development:	Weston Apartments, Essex
Type of Units:	Apartment-style
Number of Housing Units:	56 (6 stories)
Property Size:	0.56 ha
Density:	100 du/ha

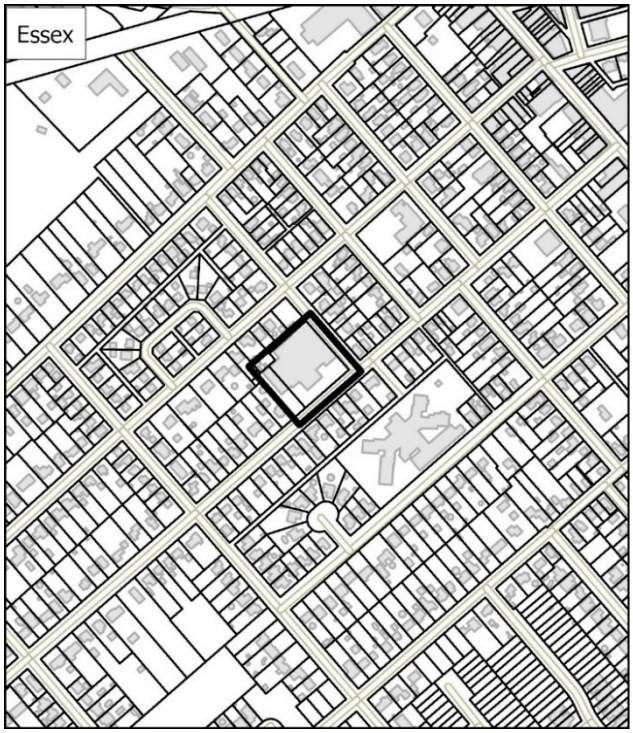
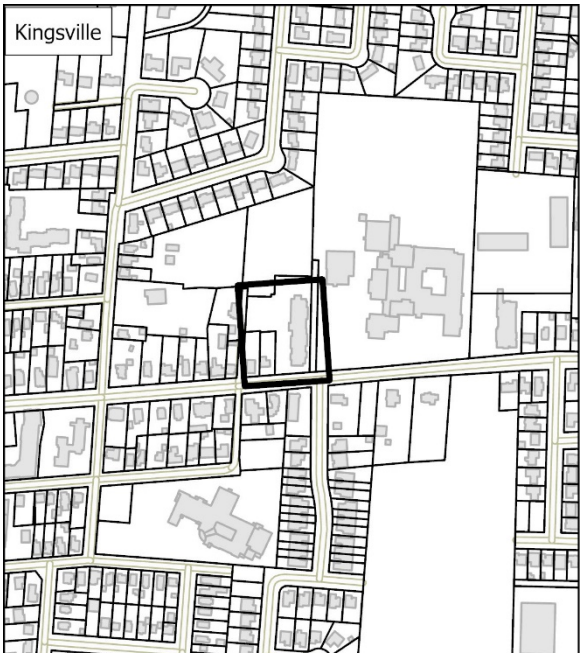


Photo Source: County of Essex Staff taken on September 21, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Medium

Development:	140 Main Street East, Kingsville
Type of Units:	Apartment-style
Number of Housing Units:	30 (3 stories)
Property Size:	0.62 ha
Density:	48 du/ha



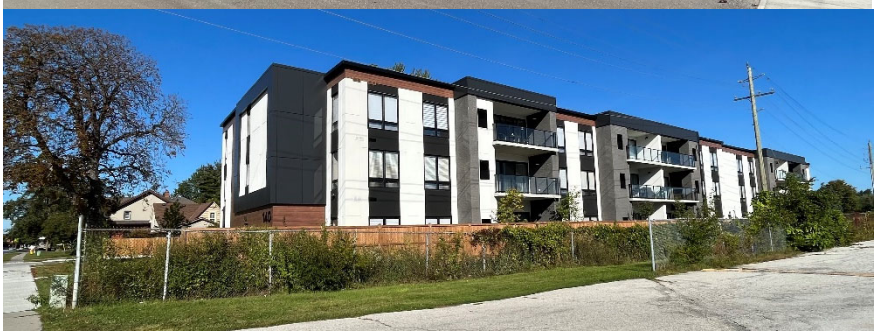


Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 20, 2023 by the County of Essex Infrastructure and Planning Services Department.

Housing Density – High

Development:	Lakeside Park Place, Kingsville
Type of Units:	Apartment-style
Number of Housing Units:	39 (6 stories, underground parking)
Property Size:	0.25 ha
Density:	156 du/ha

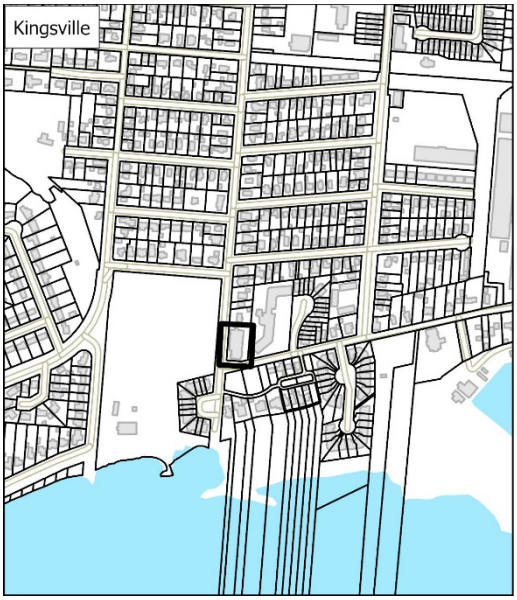


Photo Source: thelegaledgeteam.ca

Photo Source: thelegaledgeteam.ca

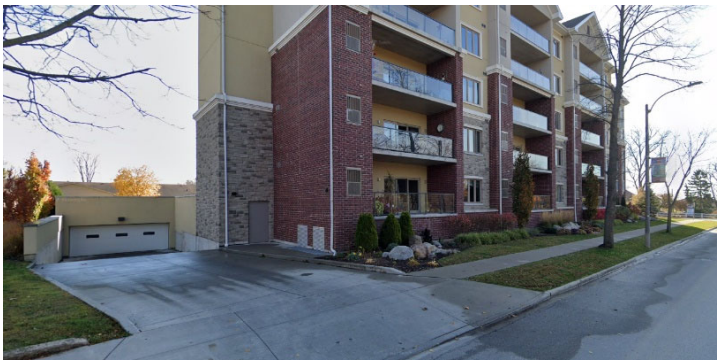


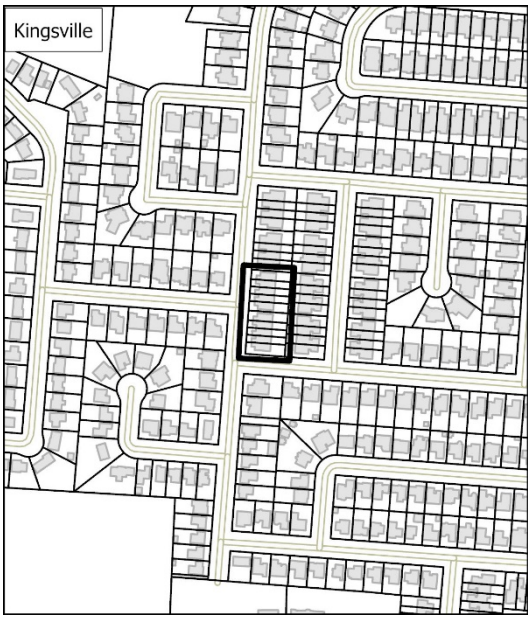
Photo Source: Google Maps, Street View, image Capture Nov. 2022

Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 20, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Woodycrest Avenue, Kingsville
Type of Units:	Townhouses (5-unit)
Number of Housing Units:	10
Property Size:	0.34 ha (Typical Lot Size = 25 ft by 130 ft)
Density:	29 du/ha



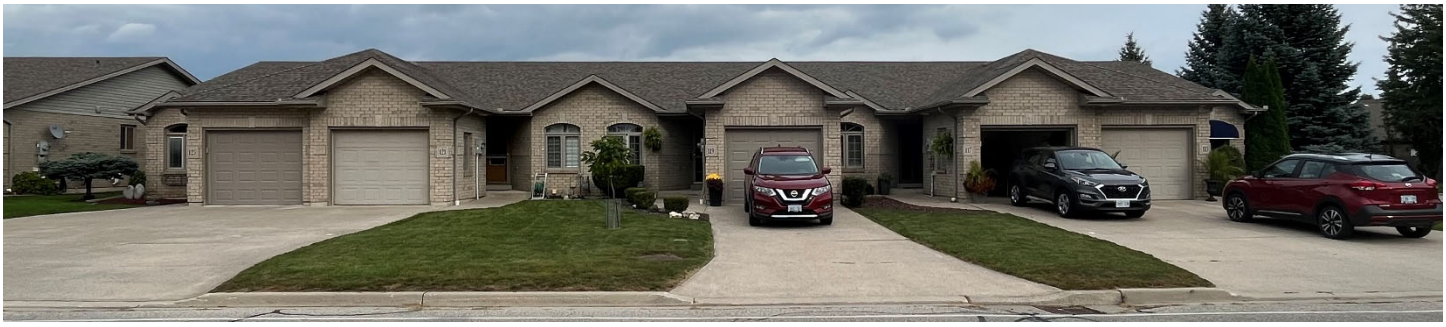
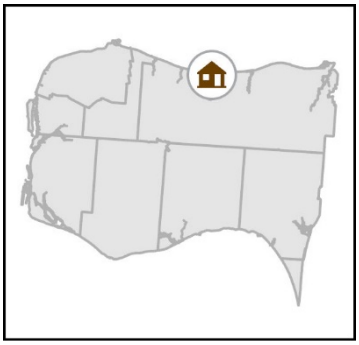


Photo Source: County of Essex Staff
taken on September 19, 2023

This map was prepared on September 20, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Medium

Development: 642 St. Charles Street, Belle River
Type of Units: Apartment-style
Number of Housing Units: 20 (2 stories)
Property Size: 0.32 ha
Density: 62 du/ha



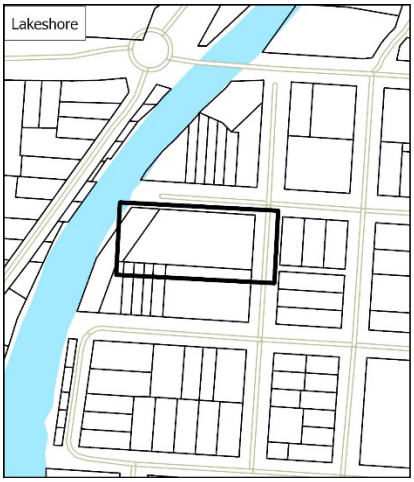


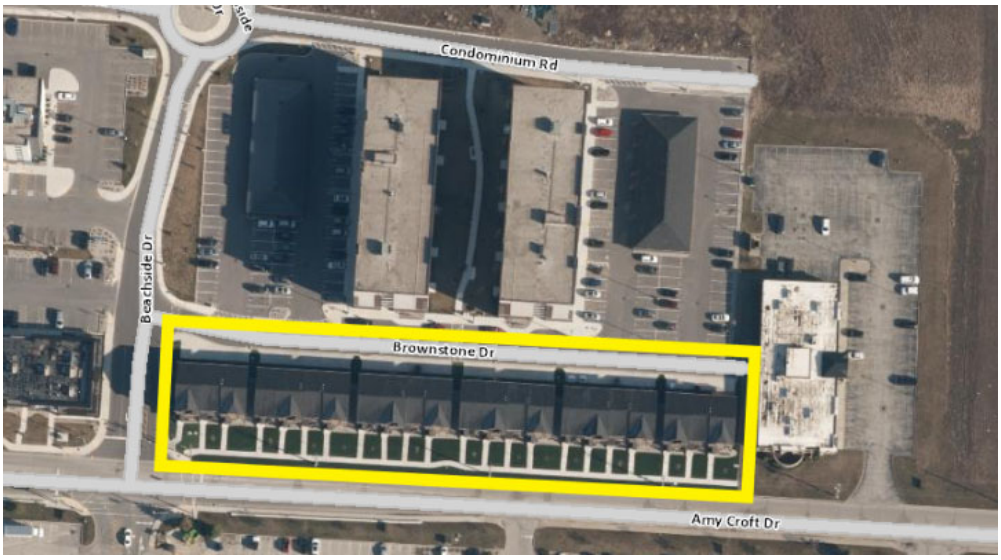
Photo Source: Google Maps, Street View, image captured June 2014

Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 20, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Beachside Brownstones, Lakeshore
Type of Units:	Townhouses (3-unit & 4-unit)
Number of Housing Units:	22
Property Size:	0.37 ha
Density:	59 du/ha



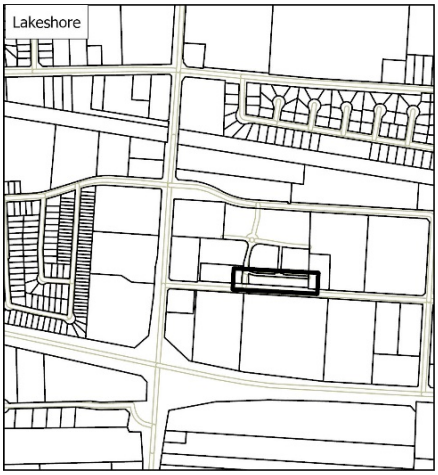


Photo Source: Google Maps, image captured 2023

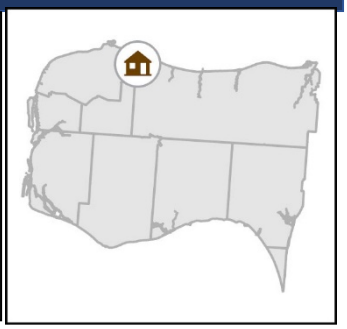
Photo Source: County of Essex Staff taken on September 19, 2023

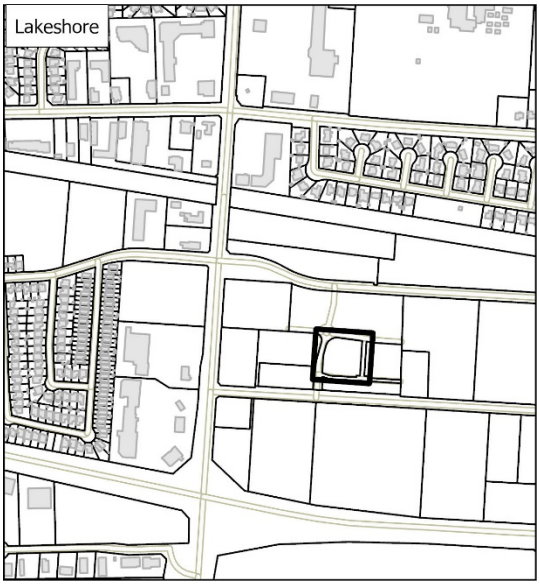
Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 20, 2023 by the Infrastructure and Planning Services Department.

Housing Density – High

Development:	Beachside Condos, Lakeshore
Type of Units:	Apartment-style
Number of Housing Units:	58 (6 stories)
Property Size:	0.55 ha
Density:	105 du/ha





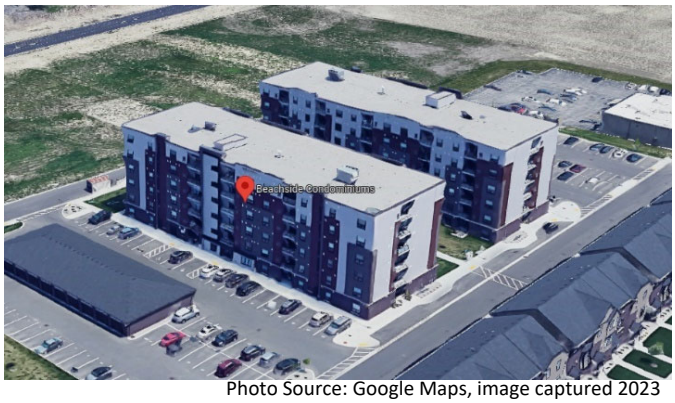


Photo Source: Google Maps, image captured 2023

Photo Source: County of Essex Staff taken on September 19, 2023

Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Medium

Development:	110 Talbot Street West, Leamington
Type of Units:	Apartment-style
Number of Housing Units:	12 (3 stories)
Property Size:	0.27 ha
Density:	44 du/ha

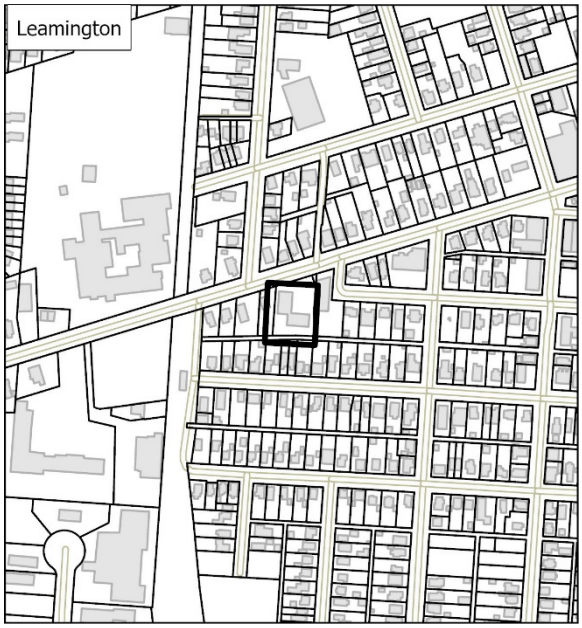


Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Bennie Avenue, Leamington
Type of Units:	Semi-detached
Number of Housing Units:	24
Property Size:	0.87 ha (Typical lot size: 32 ft by 120 ft)
Density:	27 du/ha

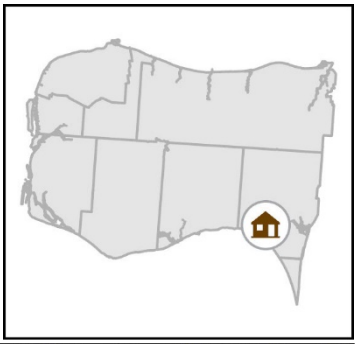


Photo Source: County of Essex
Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – High

Development:	Seacliff Heights, Leamington
Type of Units:	Apartment-style
Number of Housing Units:	106 (6 stories)
Property Size:	1.12 ha
Density:	94 du/ha

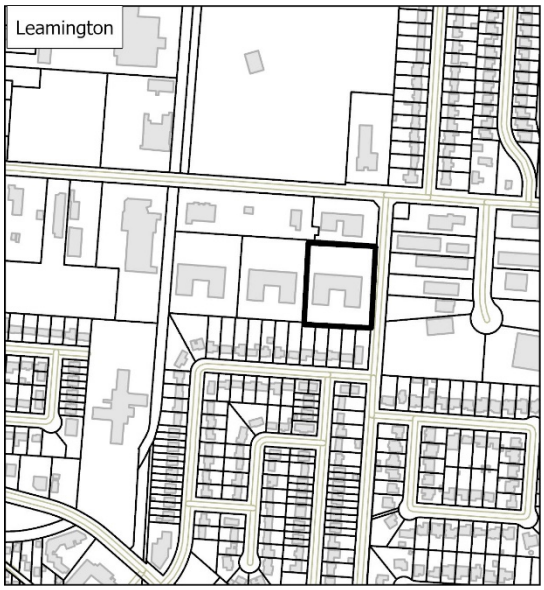
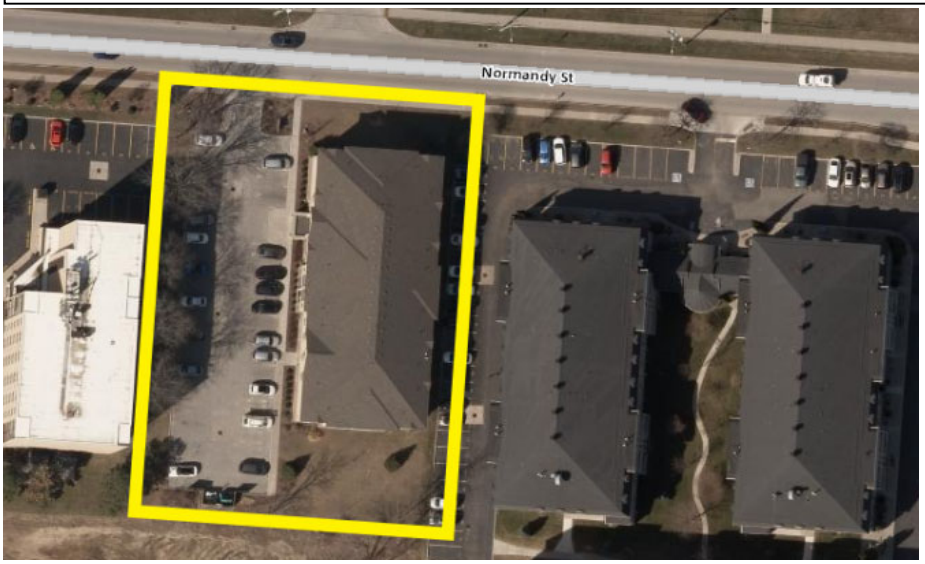


Photo Source: County of Essex Staff
taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Medium

Development:	1935 Normandy Street, LaSalle
Type of Units:	Apartment-style
Number of Housing Units:	24 (3 stories)
Property Size:	0.31 ha
Density:	77 du/ha



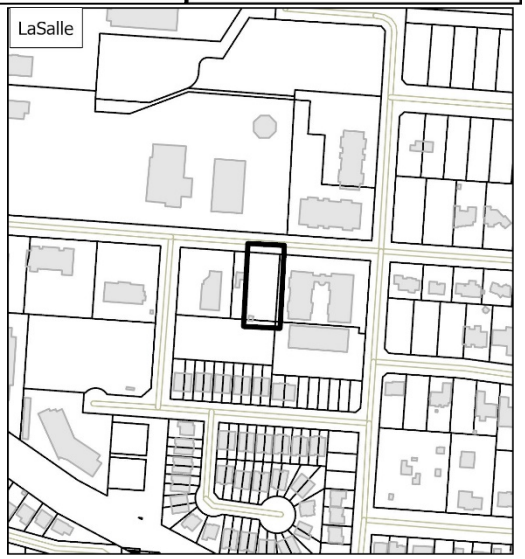


Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Commisso Crescent, LaSalle
Type of Units:	Townhouses (3-unit)
Number of Housing Units:	24
Property Size:	1.03 ha (Average Lot Size: 40 ft by 120 ft)
Density:	23 du/ha

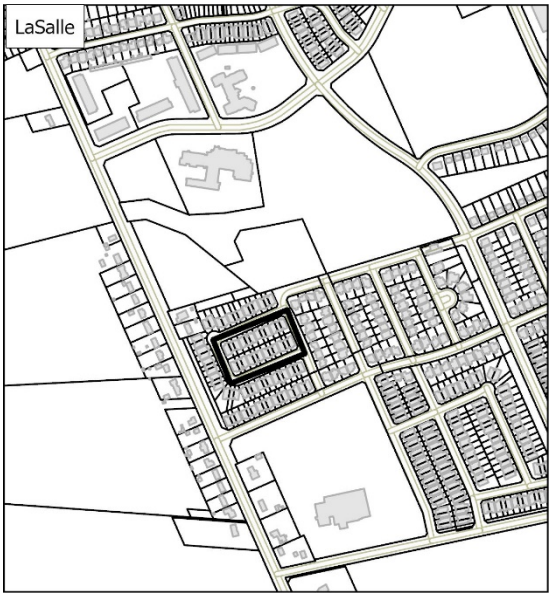


Photo Source: County of Essex Staff taken on September 19, 2023

Photo Source: Google Maps, image captured 2023

Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Heritage Drive, LaSalle
Type of Units:	Semi-detached
Number of Housing Units:	18
Property Size:	0.69 ha (Average Lot Size: 29 ft by 126 ft)
Density:	26 du/ha

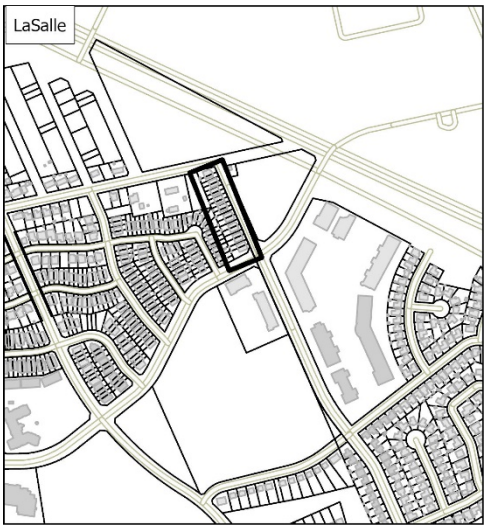


Photo Source: County of Essex Staff taken on September 19, 2023

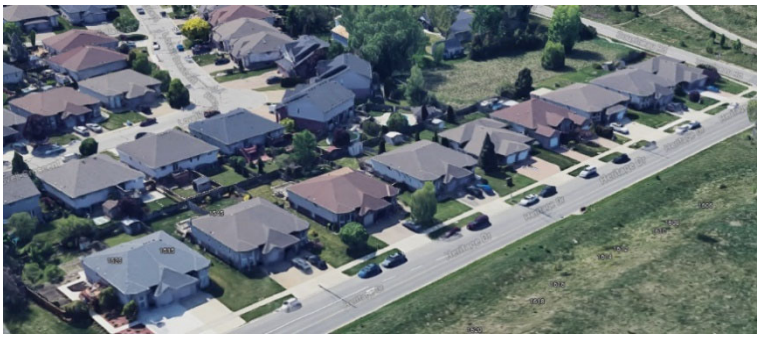


Photo Source: Google Maps, image captured 2023

Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – High

Development:	Westview Condos, LaSalle
Type of Units:	Apartment-style
Number of Housing Units:	72 (4 stories)
Property Size:	0.96 ha
Density:	75 du/ha

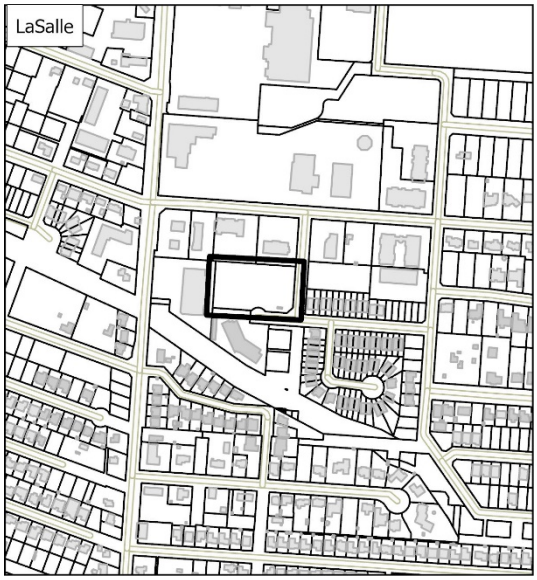
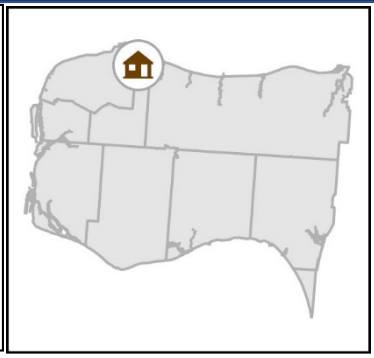


Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – High

Development:	Gateway Tower Condo, Tecumseh
Type of Units:	Apartment-style
Number of Housing Units:	99 (3 stories along the street, 6 stories in rear)
Property Size:	1.08 ha
Density:	91 du/ha



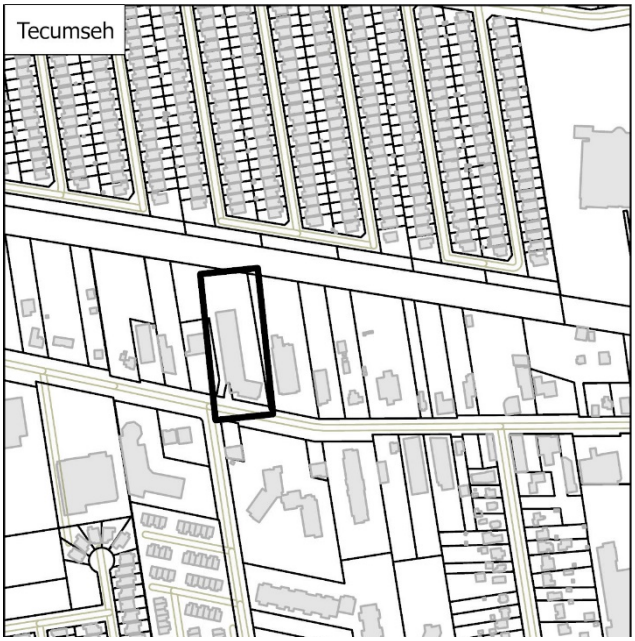


Photo Source: Google Maps, image captured 2023

Photo Source: County of Essex Staff taken on September 19, 2023

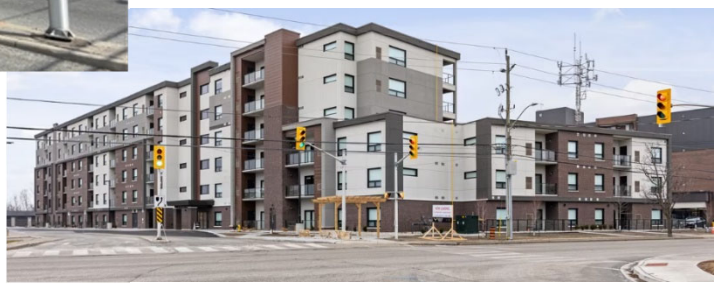


Photo Source: apartments.com

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Low

Development:	Southfield Drive, Tecumseh
Type of Units:	Townhouses (4-unit, 6-unit, 7-unit)
Number of Housing Units:	23
Property Size:	0.53 ha (Average Lot Size: 22 ft by 90 ft)
Density:	43 du/ha

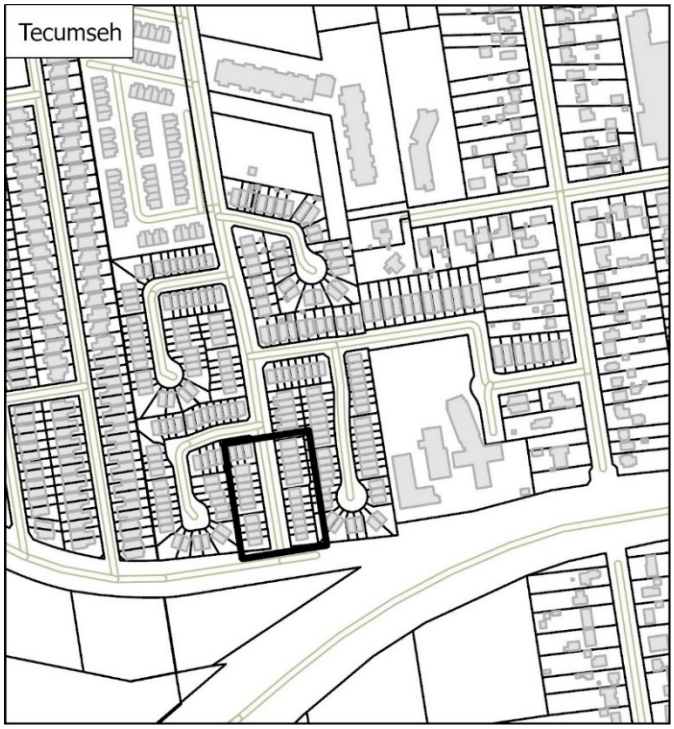


Photo Source: County of Essex Staff taken on September 19, 2023

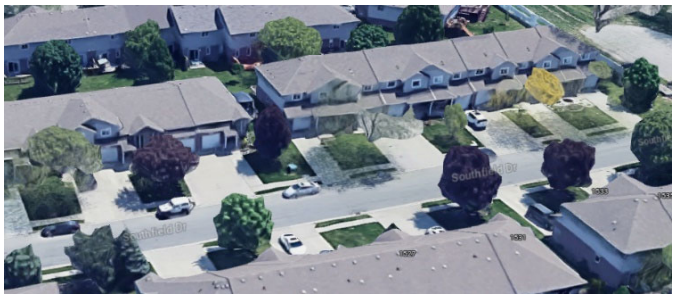


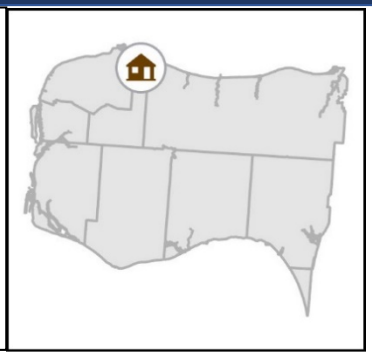
Photo Source: Google Maps, image captured 2023

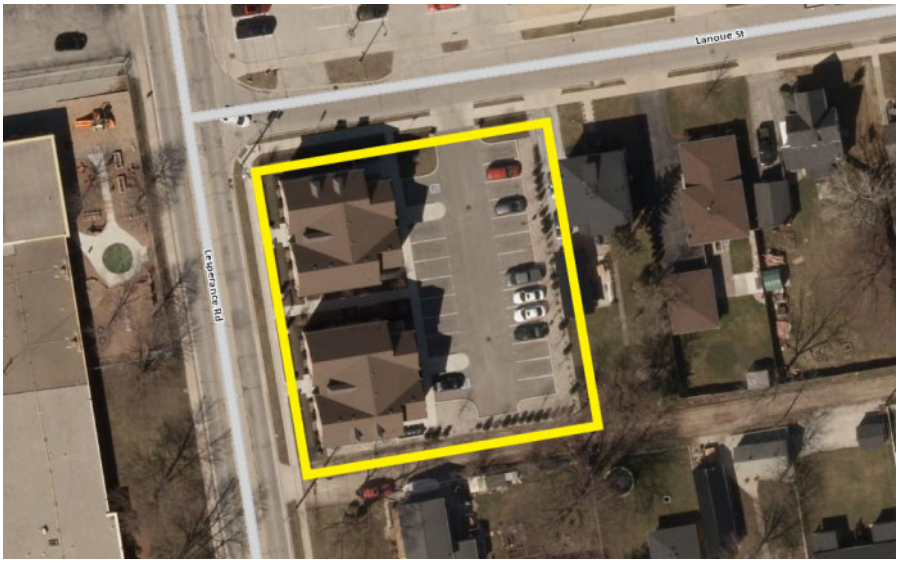
Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.

Housing Density – Medium

Development:	St. Anne Arms, Tecumseh
Type of Units:	Apartment-style
Number of Housing Units:	12 (two 3-storey buildings)
Property Size:	0.19 ha
Density:	63 du/ha





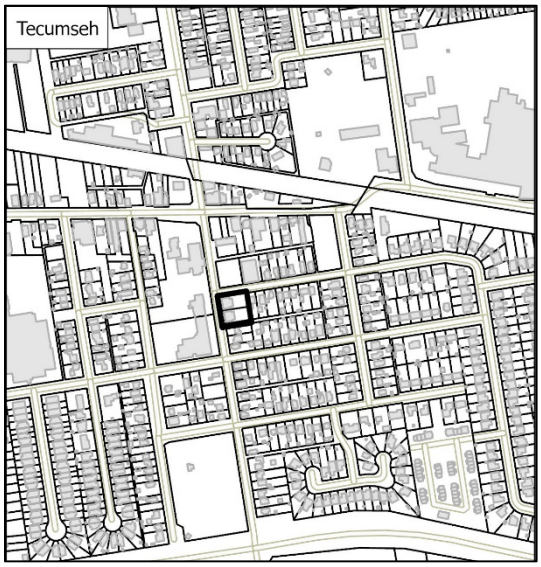


Photo Source: Google Maps, image captured 2023

Photo Source: County of Essex Staff taken on September 19, 2023

This map was prepared on September 21, 2023 by the Infrastructure and Planning Services Department.