

Attachment A



Hemson Consulting Ltd

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MEMORANDUM

To: Elizabeth Howson, Macaulay Shiomi Howson Ltd.
From: Russell Mathew, Michael Skelly
Date: November 18, 2024
Re: Uxbridge Urban Area Housing Analysis Update

Hemson Consulting was retained by Macaulay Shiomi Howson Ltd. (MSH) on behalf of the Township of Uxbridge in 2018 to assess the potential housing and population growth in relation to servicing capacity within the Uxbridge Urban Area. This work concluded with a memorandum dated January 17, 2019 that was received by Township Council as an attachment to a January 21, 2019 staff report. This memorandum is a 2024 update of the 2018 analysis and provides the following:

- Estimate of the current remaining servicing capacity in the Uxbridge Urban Area; and
- An assessment of the ultimate housing unit and population capacity in the Uxbridge Urban Area, accounting for the current potential within the Built-Up Area, in the context of the new Region of Durham Official Plan and focusing on the development potential of Downtown Uxbridge.

The purpose of the memorandum is to inform the current review of the Township of Uxbridge servicing allocation policy. This report is an updated version of the October 25, 2024 memorandum, and incorporates minor corrections regarding development application information.

A. DEVELOPMENT IN THE UXBRIDGE URBAN AREA IS LIMITED BY SERVICING CAPACITY

The Region of Durham is responsible for water and wastewater servicing for the Uxbridge Urban Area. Wastewater is treated by the Uxbridge Brook Water Pollution Control Plant (hereafter referred to as “the Plant”), which is owned and operated by the Region of Durham. The current wastewater capacity of the Plant for the Uxbridge Urban Area equates to a population of 15,000. The well-based municipal water supply in the Uxbridge Urban Area is also drawn and treated by the Region of Durham. Water supply potential is

understood to exceed that of the wastewater treatment capacity. The wastewater system is the limiting infrastructure for growth in Uxbridge and this fact is a key consideration in the analysis presented in this memorandum.

The approval of new development in the Uxbridge Urban Area is conditional on the availability of municipal water and wastewater services in accordance with the requirements of the Township of Uxbridge Official Plan.

The Region of Durham is currently in the design process of a project to make improvements to the Plant in order to optimize its performance and possibly increase its treatment capacity. The design process is to be followed by a construction tender. The Region estimates that approximately 2 to 3 years would be required for construction of the upgrades. Following this, there would be a number of years of monitoring the performance of the Plant before a determination can be made as to whether there has been an improvement in the Plant's operation that would allow for an increase in the capacity service population for the Uxbridge Urban Area. Regional staff expect that, if the upgrades to the Plant are successful, the capacity potential may increase to 16,480 residents from the current capacity of 15,000.

i. Uxbridge Official Plan Provides Policy Direction on Development Phasing

Section 2.2.7 of the Uxbridge Official Plan addresses development phasing in the Uxbridge Urban Area and includes the goal of managing development "...in a manner which efficiently uses land, and existing resources, infrastructure and public service facilities and to avoid any premature or unnecessary expansion of infrastructure." (Section 2.2.7.1) Policy 2.2.7.2 on phasing previously gave priority to development of plans within what was referred to as Phase 1 which encompasses most of the existing developed areas in the Uxbridge Urban Area.

As part of an April 4, 2024 settlement decision by the Ontario Land Tribunal (OLT) regarding appeals filed by Bridgebrook Corporation, the Township's Official Plan policies, including the development phasing policies, were modified by deleting references to "Future Residential Area" and replacing them with "Evolving Neighbourhood Area" as well as removing references to Phase 1 and Phase 2 with respect to the phasing of new development in the Uxbridge Urban Area. There remains policy direction in the Official Plan that the Township shall encourage infilling within existing development areas (e.g. Section 2.2.7.1). The new Region of Durham Official Plan and the new 2024 Provincial Planning Statement (PPS) also both provide strong policy direction encouraging infill development and intensification.

With respect to servicing allocation, Policy 2.2.7.4 of the Uxbridge Official Plan states that the Township, in conjunction with the Region shall develop a policy to be used as the basis for the reservation of sewage and water capacity. The Township's servicing allocation policy is discussed below.

ii. Region of Durham Official Plan Policy Context

The Region of Durham Official Plan had designated the former Phase 2 lands in Uxbridge as Special Study Areas. These could be considered for development when phasing considerations of the Uxbridge Official Plan were satisfied. A Regional Official Plan Amendment (ROPA) was required to designate these lands for development subject to consideration of the amount and rate of development that has occurred in the area designated "Living Area" and the availability of servicing capacity (Section 12.1.3).

The ROPA resulting from the April 2024 OLT decision referenced above, redesignates lands in the previous Special Study Areas in the Region of Durham Official Plan to 'Specific Policy Area D'. The purpose of the amendment is to allow development to occur on the subject lands and other lands in the former Phase 2, subject to the availability of servicing capacity, without requiring a ROPA. The amendment resulting from the April 2024 OLT hearing (Policy 13.2.4) states that municipal servicing capacity is limited and requires the regular monitoring of servicing capacity "to ensure that development approvals do not exceed available capacity". Further, Policy 13.2.4 provides:

To manage development in an orderly and sequential manner that efficiently uses existing infrastructure, the Region shall continue to encourage infill development within the Uxbridge Urban Area in accordance with the relevant policies of the area municipal official plan.

iii. Township of Uxbridge Servicing Allocation Policy

Due to the limited servicing capacity for the Uxbridge Urban Area, the Township has had a servicing allocation policy in place since 2010 to guide decisions by Council regarding development applications. The Servicing Allocation policy was developed to:

Ensure that servicing capacity is allocated to best meet the objectives of the Township, as determined by the Township, and to implement Provincial and Regional policy to manage development in a manner which efficiently uses land, and existing resources, infrastructure and public service facilities.

In addition to conforming to the Township's Official Plan and addressing Township and agency comments in a manner satisfactory to the Township, the Servicing Allocation Policy

sets out a number of criteria to be used in the evaluation of development proposals. The criteria include considerations related to:

- Achievement of objectives of the Downtown Vision and Action Plan and/or Community Improvement Plan;
- Mixed-use development;
- Affordable housing as defined by the Provincial Policy Statement;
- Provision of public facilities;
- Achievement of LEED, Energy Star or similar certification;
- Developments that can be serviced immediately with minimal or no municipal investment in infrastructure;
- Significant new employment opportunities, beyond construction or “spin off jobs”; and
- Other significant public benefits as determined by the Township.

There have been a number of amendments to the original Township of Uxbridge Servicing Allocation Policy. Of note are the amendments that reserved system capacity for the following:

- Long-term care facility or facilities (population of 231) given the shortage of such facilities and approval of a Provincial capital planning grant for the design of a new facility as part of a hospital rebuild, and
- Development or redevelopment within Downtown Uxbridge (population of 600). Council determined that there was a need to address the requirement of allocation in the Downtown area to allow for redevelopment opportunities to be realized.

The amendments to the Servicing Allocation Policy note that the reservation of capacity does not guarantee that any development approvals will be granted as they are subject to a separate process under the *Planning Act*.

B. ESTIMATE OF REMAINING SERVICING CAPACITY FOR UXBRIDGE URBAN AREA

In consultation with the Region of Durham, Township of Uxbridge staff have recently updated the estimate of the remaining servicing capacity for the Uxbridge Urban Area, after accounting for existing serviced population and allocation reservations.

The analysis indicates that there is remaining capacity of 668 persons when accounting for the population associated with existing servicing connections, allocations and servicing reservations (see Table 1 below). Additional detail on the development applications that comprise the estimates are provided in Appendix A.

Table 1: Uxbridge Urban Area Remaining Servicing Capacity Estimate

Item	Population
(a) Existing Serviced Population (Region of Durham estimate at year end 2023)	12,231
(b) Existing Allocations	
▪ Allocation for unconnected units/lots with existing sewers along frontage	555
▪ Allocation for Downtown Uxbridge	600
▪ Allocation for Long-Term Care	231
▪ Allocation for public lands	<u>150</u>
Sub-total – Existing Allocations	1,536
(c) Capacity Reserves	
Unbuilt development with capacity allocated by the Region	238
Planned development with capacity reserved by the Township	<u>327</u>
Sub-Total – Capacity Reservations	565
Total Allocated/Reserved (a + b + c)	14,332
Existing Servicing Capacity	15,000
Remaining Servicing Capacity	668

The following is a summary of the components of the remaining servicing capacity estimate:

- The Region of Durham produces an annual estimate of the serviced population in the Uxbridge Urban Area based on residential servicing connections. The most recent estimate of 12,231 people is as of year end 2023.
- The Region maintains an allocation for 555 people for unconnected units/lots with existing sewer infrastructure along their frontage.

- The allocation for 600 people for Downtown Uxbridge and 231 persons for a long-term care facility or facilities are both Township Council approved allocations within the Township’s servicing allocation policy.
- A servicing allocation is reserved for municipally owned lands at Herrema Park for a future potential 50 unit townhouse development.
- Unbuilt approved developments with servicing capacity already allocated by the Region.
- Planned development with capacity reserved by the Township. These are conditional reservations provided that required conditions associated with planning applications are met.

Population estimates for the proposed, new developments referenced above are calculated by applying the Region’s persons per unit (PPU) assumptions by unit type for servicing analysis of new development to the proposed housing units. The Region’s PPU assumptions are shown in Table 2 below.

Table 2: Region of Durham Person Per Unit Assumptions for Servicing Analysis

Unit Type	Persons Per Unit
Single and Semi-Detached	3.5
Row Houses	3.0
Apartment – One Bedroom or Bachelor	1.5
Apartment – Two Bedroom	2.5
Apartment – Three Bedroom	3.5
Apartment – Four Bedroom or Larger	4.5
Assisted or Communal Living Facilities	1 per bed

Source: Region of Durham

Additional residential development potential within the Uxbridge Urban Area has also been identified by Township staff totalling 4,940 population consisting of:

- 1,003 population associated with potential developments within the Uxbridge Built Boundary (mainly developments at the pre-consultation stage); and,
- 3,937 population from the development of the Evolving Neighbourhood Area comprised of the Bridgebrook property and Mason Homes at the north end of the Uxbridge Urban Area and the Furlan lands in the southeast of the Uxbridge Urban Area.

In total, the reserved allocated population of 14,332 plus the population that would be generated from potential developments of 4,940 results in a total population of 19,272. This population exceeds the treatment capacity of the Plant even assuming that the current planned upgrades are successful in increasing the current capacity.

C. ASSESSMENT OF UXBRIDGE INTENSIFICATION POTENTIAL

The 600 persons new population allocated to Downtown Uxbridge was an estimate first prepared in 2017, prior to changes to the Provincial, Regional and Township planning legislative and policy framework as well as a range of municipal initiatives and other changes supporting intensification as well as supply and demand factors contributing to the development of an updated outlook for intensification in Downtown Uxbridge.

i. Township of Uxbridge has been Planning for the Revitalization of Downtown

The Township of Uxbridge has undertaken a number of significant initiatives related to the planning for the revitalization of Downtown Uxbridge:

- The Township, in partnership with the Region, Province and Federal Government planned and raised capital for a major culvert project to reduce flooding in Downtown Uxbridge, which had become a significant flood risk, especially during regional storm events. The new culvert became operational in the first half of 2021 and has allowed for the potential for increased levels of development in Downtown Uxbridge, particularly east of Toronto Street.
- A Downtown Vision Statement was initially approved by Council in 2009. Launched in 2020, the Uxbridge Downtown Revitalization Project put forward an updated long-term vision for the Downtown which was approved by Council in December 2020. A Downtown Revitalization Strategic Plan & Action Plan (Downtown Action Plan) was approved by Council in 2022 with a goal to “renew and improve the economic, physical and social well-being of Uxbridge’s town centre.” The Action Plan recognizes that a revitalized downtown requires both residential and commercial opportunities and that Downtown should offer a range of residential opportunities. One of the 12 Vision statements for Downtown Uxbridge in the future states that “The Downtown offers a range of residential opportunities that take into consideration accessibility requirements, economic factors and own and/or rent options.” The Strategy also aims to provide “work and living opportunities that respond to people’s needs across a spectrum of ages and interests.”

- The Uxbridge Community Improvement Plan (CIP) was adopted in 2009 and most recently updated in 2022. The CIP is intended to stimulate development and redevelopment in Downtown Uxbridge to help realize the vision for Downtown as established in the Township’s Official Plan and the 2020 Downtown Action Plan Vision.
- The Uxbridge Urban Area Secondary Plan which is part of the Uxbridge Official Plan provides special direction related to the Main Central Area, which comprises the most significant portion of the Downtown. This area is to be the most diverse focus of activity and use within the Urban Area. The Main Central Area is to be maintained as “the focal point of the community for residents and visitors” with its own unique heritage character.
- As part of implementing the Downtown Action Plan, a review was undertaken of the Official Plan and amendments to the Plan and the Zoning By-law adopted to support the goals of the Downtown Action Plan. Among the proposed changes within the Downtown Area are amendments to permit a maximum building height of 6 storeys as of right, with the potential for 8 storeys at key downtown locations. The Floor Space Index (FSI) was also increased from 3 to 3.5 as well as other policy changes related to urban design. Previously the maximum permitted height was 4 storeys and the maximum FSI was 3. However, an increase in height of 2 storeys and in density of 20 percent was permitted through bonusing. Changes to the *Planning Act* removed the ability to bonus in this area leading to the changes.
- The Region of Durham supported the above proposed amendments to the Township of Uxbridge Official Plan and Zoning By-law regarding development in Downtown Uxbridge as they were evaluated by Regional staff as meeting the policies related to the development of Rural Regional Centres in the new Region of Durham Official Plan.
- Downtown Uxbridge is designated as a Rural Regional Centre in the Regional Official Plan. Section 5.3.2 states that it is the policy of Council to:
 - Support the planning and development of Rural Regional Centres as focal points for urban activities and centralized hubs for commercial uses such as retail shopping and service uses, public service facilities and the establishment of community hubs, office uses and residential and mixed-use development within their respective Townships.
- Area municipalities, such as Uxbridge, in consultation with the Region, are to include policies in their official plans to enable balanced population and employment growth (Policy 5.3.3.c). The boundaries of the Rural Regional Centre are slightly different than

the Downtown Uxbridge delineation in the Township of Uxbridge Official Plan, however, many of the differences are related to the exclusion of non-developable lands.

ii. Potential Intensification Sites in Downtown Uxbridge were identified through the Region’s Municipal Comprehensive Review (MCR) Work

The Region of Durham Official Plan was approved in part, with modifications, by the Province in September 2024. The Regional Official Plan was the result of an MCR process undertaken by the Region. The Plan provides population and employment forecasts, intensification and density targets among other growth management and land use planning policies to guide growth and development in the Region, including the Township of Uxbridge.

As an input to the Region’s MCR, the Region’s Housing Intensification Study Technical Report (August 2021), estimated the capacity for accommodating residential and mixed-use growth within the Region’s Built-Up Area. For Uxbridge, the assessment of intensification potential focused on Downtown Uxbridge. Through an examination of “soft sites” (vacant and/or underutilized sites and existing low density sites that may be appropriate for redevelopment) and the development pipeline, a potential of 500 units was identified consisting of 300 medium density and 200 high density units. In addition, a potential of approximately 100 units through gentle intensification was identified.

The map for Downtown Uxbridge from the Housing Intensification Study Technical Report is provided below in Figure 1 with identified potential intensification sites shaded in orange (mid-rise apartment buildings) and yellow (townhouses). In addition, the Downtown Action Plan includes a map illustrating the potential for more extensive redevelopment opportunities in the Downtown Area, as shown in Figure 2.

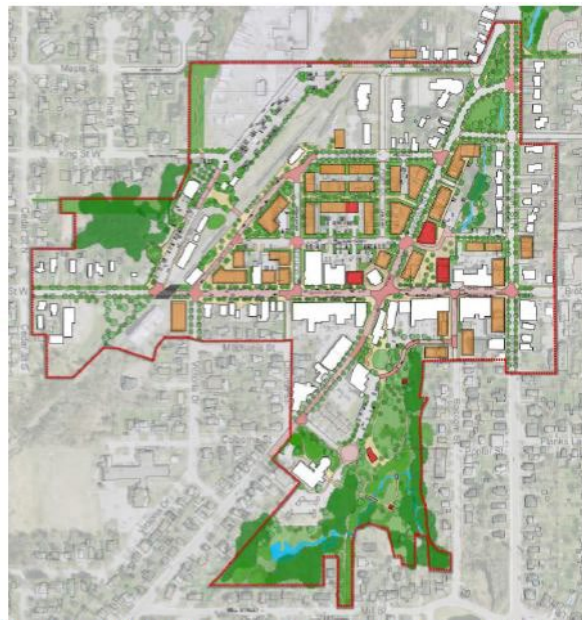
Figure 1: Intensification Sites Identified through Durham Region MCR

Figure A-C-27: Uxbridge Downtown Summary Supply Total People, Units and Jobs with People and Jobs Per Hectare Density

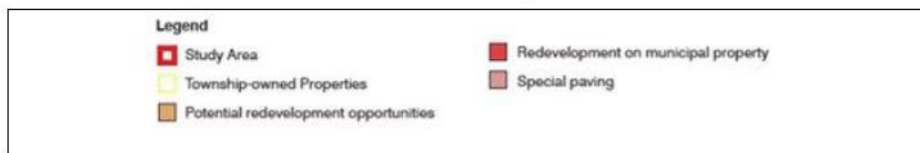


Source: Housing Intensification Study Technical Report – August 24, 2021, Watson & Associates and USI

Figure 2: Intensification Potential in the Downtown Revitalization Project Study Area



Map of the Uxbridge Downtown Revitalization Project Study Area



Source: Township of Uxbridge Downtown Revitalization Strategic Plan & Action Plan, March 2022

iii. Current Applications Indicate Development Interest in Downtown Uxbridge and the Uxbridge

Based on information from the Township of Uxbridge staff, there are currently 12 development applications located in Downtown Uxbridge proposing a total of 494 units with the vast majority being apartment units (see Table 3). While many of these developments are at the pre-consultation stage and may not ultimately translate into new development, it still is a strong indicator of the current and long-term development interest in Downtown Uxbridge. In addition, about two-thirds of the units being proposed are located outside of the potential intensification sites identified through the Region’s MCR work, demonstrating that there is a larger supply of potential intensification sites in Downtown Uxbridge. Appendix B provides a map of the current development applications in the Uxbridge Urban Area, including all the downtown applications highlighted in the following tables.

Table 3: Residential Development Applications in Downtown Uxbridge

Map ID	Address	Rows	Apts	Total	Planning Status
6	29 Maple Street		10	10	Site plan in progress
7	34 & 36 Brock Street		4	4	Approved
8	15-23 Main Street North		95	95	Site plan in progress
21	52 King Street West	3		3	Pre-consultation
12	73 Albert Street		21	21	Pre-consultation
13	168 Brock Street		90	90	Pre-consultation
14	17 Bascom Street		121	121	Pre-consultation
15	42 Toronto Street North		8	8	Pre-consultation
16	62 King Street West		73	73	Pre-consultation
17	108 Brock Street West		3	3	Pre-consultation
19	83 Brock Street West		18	18	Pre-consultation
22	2 Victoria Drive		48	48	Pre-consultation
Total		3	491	494	

Source: Township of Uxbridge

Outside of Downtown and within the Built-Up Area of Uxbridge, there are also a number of active infill development applications, mainly for row and apartment units totalling 201 units in various locations (see Table 4).

Table 4: Residential Development Applications Outside of Downtown in the BUA

Map ID	Address/Project	Ground Related	Apts	Total	Status
1	Butternut Phase 2		62	62	In site plan process
3	Evendale Developments Apts		59	59	Approved
4	Evendale Developments – Commercial Block with Apts		5	5	In site plan process
5	62 Mill Street	23		23	Approved
9	150 Cemetery Road	25		25	In re-zoning process
10	153 Cemetery Road	3		3	In land division/consent process
11	181 Toronto Street South	10		10	In subdivision and site plan process
18	202 Brock Street East	10		10	Pre-consultation
20	191 Toronto Street South	4		4	Pre-consultation
Total		75	126	201	

Note: Ground-related units consist of single-detached, semi-detached and row units

Source: Township of Uxbridge

iv. Forecast for Housing Growth in Downtown Uxbridge and the Rest of the BUA

In the Region of Durham Official Plan, the Township of Uxbridge is forecast to grow to a total population of 29,830 by 2051. Within this forecast, the Urban population is projected to reach 19,000 by 2051 with growth of 2,920 households from 2021 to 2051 (rounded to 2,900 below). Approximately half of the forecast housing unit growth, based on the detailed analysis in the MCR, is allocated to the Built-Up Area (see Table 5). In the Township of Uxbridge, the Built-Up Area (BUA) and Designated Greenfield Area (DGA) are contained entirely within the Uxbridge Urban Area.

Table 5: Uxbridge Forecast Housing Growth by Land Use Category, 2021-2051

	Built-Up Area	DGA	Rural	Total
Township of Uxbridge	1,440	1,090	370	2,900

Source: Durham Region Growth Management Study – Phase 2 – Area Municipal Growth Allocations and Land Needs, 2051, October 17, 2022

Table 6 breaks down the Uxbridge BUA forecast from 2021 to 2051 by housing type in the Region's MCR. Over three quarters of the forecast unit growth is in medium density housing, which consist of row units as well as second units in the Durham Region MCR work. Since mid-2021, there has been growth of an estimated 279 units in the Uxbridge BUA, leaving a total of 1,161 units forecast from 2024 to 2051. All of the residential unit growth since 2021 has been in areas outside of Downtown Uxbridge.

Table 6: Forecast Uxbridge BUA Housing Growth and Recent Growth Estimate by Housing Type

	Low Density	Medium Density	High Density	Total
BUA Forecast 2021-2051	105	1,105	230	1,440
Estimate of growth 2021-2024	70	197	12	279
Remainder of forecast 2024-2051	35	908	218	1,161

Source: Durham Region Growth Management Study – Phase 2 – Area Municipal Growth Allocations and Land Needs, 2051, October 17, 2022 and Hemson estimate of actual growth

Note: Low Density includes single-detached, semi-detached and other detached houses as defined by Statistics Canada; Medium Density comprises townhouses, back-to-back townhouses and apartments in duplexes; High Density is composed of apartments and stacked townhouses

Taking into consideration the intensification potential in Downtown Uxbridge and the rest of the BUA as well as current development applications, an adjusted outlook for growth in the BUA was prepared and summarized in Table 7. The forecast for Downtown takes into account the following:

- Potential intensification sites in Downtown Uxbridge consisting of vacant lots and underutilized sites and associated growth potential;
- Current development applications in the Downtown area; and,
- Forecast BUA units for Uxbridge in the Region’s MCR work;

The higher number of apartment units in the adjusted forecast reflects the likely demand for this type of housing as reflected in current development applications as well as the potential challenges for assembling enough parcels of sufficient size to accommodate the approximate 900 row houses. The adjusted BUA forecast for Uxbridge is broken down into a forecast for the Downtown and for the rest of the BUA.

Table 7: Adjusted BUA Housing Unit Forecast, 2024-2051

	Low Density	Medium Density	High Density	Total
Downtown	0	100	500	600
Rest of BUA	50	300	250	600
Total	50	400	750	1,200

Source: Hemson Consulting

The increased growth in row and apartment units reflects the continuing diversification of Uxbridge's housing stock, responding to the needs of current and future residents. Although Uxbridge still functions as a rural centre, it is increasingly becoming part of the urban housing market in the Greater Toronto Area (GTA) and as a result, is experiencing increased demand for a variety of housing types, as illustrated by the recent row house developments and the number of apartment units under application.

Achievement of the component of the medium density forecast that comprises row house development may be challenging to achieve, in both the Downtown and the rest of the BUA due to the need for larger sites and land assembly, the potential need for re-development of existing built properties and diminishing larger redevelopment opportunities within the boundaries of the Uxbridge Urban Area for row housing.

The Medium Density housing type category in the Region's MCR forecast includes second units. A number of recent Provincial policy initiatives are aimed at encouraging increased levels of growth in additional residential units.

- In late 2022, the *Planning Act* was amended to permit additional residential units as-of-right in urban areas that have municipal water and sewage servicing. The changes allow for up to three units per lot in existing residential areas. Other changes were made to remove barriers related to development changes, parkland requirements, parking requirements, minimum unit sizes and others to encourage the additional residential units.
- Through Bill 185, an enhanced regulation-making authority was proposed to provide the Minister with broader authority to remove municipal zoning by-law barriers that could be limiting the development of Additional Residential Units.

For Uxbridge, in the Durham Region MCR forecast, 85 second units are forecast for the BUA from 2021 to 2051 and 5 units in the Designated Greenfield Area. In our view, this is a reasonable projection for second units given the recent Provincial initiatives, the ground-related housing base in Uxbridge and the recent relatively modest growth in second units. Given the existing base of ground-related units in Downtown Uxbridge, it is estimated that 10 of the second unit growth would occur within the Downtown area.

Using the Region's Persons Per Unit assumptions for servicing analysis, the above housing unit forecast for Downtown Uxbridge would generate a population of approximately 1,300. A representative average Persons Per Unit of 2 was used to estimate the population associated with apartment unit growth (1,000 persons) and a Persons Per Unit assumption of 3 for the medium density housing (300 persons). The projected second unit growth is

part of the medium density housing category, consistent with the Region's MCR work. Population associated with a potential long term care facility or facilities which has a servicing reservation for 231 persons would be accounted for as institutional population.

The now-dated 600 persons servicing allocation reservation for new development in Downtown Uxbridge is a low figure in the context of current policies for intensification, proposed zoning for the downtown area as well as the level of current development interest. The new Regional Plan indicates intensification growth from 2021 to 2051 of 1,440 units within the Built-Up Area. Deducting built and under construction from 2021 to today, there would be about 1,200 units remaining over the period to 2051. As a now-25-year forecast for the Built-Up Area, the 1,200 units is a reasonable policy-based forecast for the Uxbridge Urban Area. The background work to the Regional Official Plan indicates a high proportion of these units would be medium density. Based on availability of sites and market demand (measured by development interest), a higher proportion of apartments in the BUA is warranted.

For the purposes of estimating the intensification potential in Uxbridge, it would be reasonable to allocate half of the 1,200 remaining intensification units to the Downtown and the other half to the rest of the BUA. Further, a housing mix in the Downtown of about 100 medium density units (rows and ARUs) and 500 apartment units (stacked townhouses and low and medium rise apartments) would be reasonable over the next 25 years. This translates to an estimated population of 1,300. The 500 apartment units (1,000 population) would represent the construction of a 100 unit building about every five years over the forecast period.

D. CONCLUSIONS

The Township of Uxbridge has prepared a recent estimate of remaining servicing capacity for the Uxbridge Brook Water Pollution Control Plant which is calculated at 668 people. This takes into account committed servicing allocation reservations including for the Downtown and long-term care facilities; unbuilt development with capacity allocated by the Region; and planned development with capacity reserved by the Township. It uses persons per unit factors provided by the Region. Hemson concurs with the approach used by the Township in arriving at this estimate.

The Township of Uxbridge has been committed to the revitalization of its Downtown area through the preparation and implementation of a Downtown Action Plan, significant infrastructure investment and the enhancement of the land use planning framework for Downtown. The extent of current development applications in Downtown Uxbridge is an indication of development interest in this area.

An adjusted housing unit forecast for the Built-Up Area and Downtown Uxbridge was prepared which maintains the total unit forecast in the Region's MCR growth allocation, with an increased share of growth for apartment units and fewer medium density housing units. It is anticipated that this revised outlook for growth in Downtown Uxbridge will help inform the review of Township's Servicing Allocation Policy, in particular the reservation for population growth in Downtown Uxbridge.

APPENDIX A
UXBRIDGE BROOK WPCP CAPACITY TRACKING
TABLE

UXBRIDGE BROOK WPCP CAPACITY TRACKING (CONFIDENTIAL INFORMATION)

Per Capita Flow Rate = 348 lpcd Design Per Capita is 375 lpcd however 348 is being used based on the XCG analysis and report
 WPCP Rated Capacity as per ECA = 5,221 m³/d
 Interim Service Population Limit = 15,000 persons

Last updated: By the Township of Uxbridge on October 1, 2024 and Hemson Consulting on October 25, 2024

	Map ID	sub total	POPULATION			Limit	Remaining	NOTES
			Uxbridge	Cumulative				
EXISTING CONNECTIONS AND ALLOCATIONS								
Existing Served Population (as of December 31, 2023)		12,231						Updated as per Aaron Christie's email of September 24, 2024
Allocation to former St John Training School (aka - Kennedy House) - This has been reviewed and it appears that allocation for 200 people for this site is not required.								Uxbridge notes - Meeting of October 1/24: Removal of 200 units from the allocation for St. Johns training school
Allocation to unconnected units/lots with existing sewers along frontage		555						Region has provided map which shows unconnected lots
Allocation for Downtown - Uxbridge		600						As per current allocation policy number under review based on changes in a range of factors likely to be increased
Allocation for Long Term Care - Uxbridge		231						As per current allocation policy majority to be used for OVH remainder for alternative location
Allocation for Herrema Park - 50 Townhouse Units		150						
TOTAL EXISTING CONNECTIONS AND ALLOCATIONS				13,767	15,000	1,233		

Region Design Criteria	Persons/Unit
Single Family Dwelling, Semi-Detached, and Links	3.5
Townhouses	3.0
Apartment	
-1 Bedroom or Bachelor	1.5
-2 Bedroom	2.5
-3 Bedroom	3.5
-4 Bedroom or larger	4.5

	Map ID	sub total	POPULATION			Limit	Remaining	NOTES
			Uxbridge	Cumulative				
UNBUILT DEVELOPMENT WITH CAPACITY ALLOCATED BY REGION (REGISTERED / AGREEMENT)								
Butternut Phase 2 - Site Plan Amendment not received yet - intent to submit for 62 units - as of Oct. 1/24 (1 bedroom apts. Free of care)	1	93						Allocation already confirmed for this development by Township
John Harvey Street (12,14, 16, 18 John Harvey) - 4 Semi-Detached dwellings	2	14						
Everdale Developments - Apartment Building - SPD 2021-01 Conditional (25 1 Bedroom (37.5) 26 are 2 bedroom (65) and 8 3 bedroom (28)	3	131						Site Plan Approval stage
TOTAL UNBUILT DEVELOPMENT WITH CAPACITY ALLOCATED BY REGION (REGISTERED / AGREEMENT)				14,005	15,000	995		

	Map ID	sub total	POPULATION			Limit	Remaining	NOTES
			Uxbridge	Cumulative				
PLANNED DEVELOPMENT WITH CAPACITY RESERVED BY TOWNSHIP (CONDITIONAL)								
62 Mill Street (Mosak Homes-Ontario Inc. 2373521) SPD 2014-01, Condo 2022-1 (23 Units Single Family Dwelling)	5	81						
29 Maple Street - Apt. Building - SPD 2024-03 (6 2 Bedroom Apts. And 4 1 Bedroom Apts.)	6	21						
34&36 Brock St. (John Rodych) - SPD 2022-08 (4 Units -2 Bedrooms) (10)	7	10						
Kindred Works (15-23 Main Street - 20 First Avenue) - SPD 2024-06 - 95 total units	8	202						41 units (1 Bedroom), 49 units (2 Bedrooms), 5 units (3 Bedroom)
Everdale Developments Commercial Block with Residential	4	13						5 residential units (2 Bedroom)
TOTAL PLANNED DEVELOPMENT WITH CAPACITY RESERVED BY TOWNSHIP (CONDITIONAL)				14,332	15,000	668		

	Map ID	sub total	POPULATION			Limit	Remaining	NOTES
			Uxbridge	Cumulative				
POTENTIAL DEVELOPMENTS IN UXBRIDGE BUILT BOUNDARY (NO CAPACITY ALLOCATED / RESERVED) PREVIOUSLY PHASE 1								
SLIB 2022-01 (150 Cemetery Road (Fabio Furlan - Coral Creek) - 25 Units total - 2 semis and 23 townhomes)	9	76						
153 Cemetery Road (Consent) - Jordan Lehman - LD 55-2021; LD 056-2021; LD 057-2021 and LD 058-2021 (3 single family dwelling units)	10	11						
181 Toronto St. S, Uxbridge - Ontario Incorporated 2773791/ Sam Arabi - SPD 2022-06; SUB 2022-0210 Townhouse units)	11	30						
73 Albert Street (Pre-Con)	12	42						21 Additional Residential units to existing (14) already there - we are unsure of the bedrooms category approx. (11) 1 Bedroom and (10) 2 Bedroom
168 Brock Street (Pre-Con)	13	180						90 Residential Units- approx. (45) 1 Bedroom and (45) 2 Bedroom - unsure of bedroom category
17 Bascom Street (Pre-Con)	14	303						121 Residential Units - (24) 1 Bedroom, (73) 2 Bedroom, (24) 3 Bedroom
42 Toronto Street North (Pre-Con)	15	24						8 Residential Units (4) 2 Bedroom, (4) 3 Bedroom
62 King Street West (Pre-Con)	16	136						12 Residential Units per floor - (24) 2 Bedroom, (48) 1 Bedroom - plus a penthouse
108 Brock Street West (Pre-Con)	17	7						3 Residential Units - (2) 2 Bedroom, (1) 1 Bedroom
202 Brock Street East (Pre-Con)	18	30						10 Townhouse Units
83 Brock Street West (Shell Property)	19	35						18 Residential Units - (10) 1 Bedroom, (8) 2 Bedroom
191 Toronto Street South (Pre-Con)	20	12						(4) Units (Row Townhouses)
52 King Street West	21	9						(3) Townhouses
2 Victoria Drive	22	108						48 Units (12 units per floor) (16) 1 Bedroom, (28) 2 Bedroom, (4) 3 Bedroom
TOTAL POTENTIAL DEVELOPMENT WITHIN BUILT BOUNDARY				15,335	15,000	-335		

	Map ID	sub total	POPULATION			Limit	Remaining	NOTES
			Uxbridge	Cumulative				
POTENTIAL DEVELOPMENTS IN EVOLVING NEIGHBOURHOOD LANDS (NO CAPACITY ALLOCATED/RESERVED) PREVIOUSLY PHASE 2								
Mason Homes SLIB 2024-01, Region File S-U-2024-01 (Lands north of R. Crust subdivision) - (154 single family dwellings and 82 Townhomes)	23	785						
Furlan (Coral Creek Homes) - Lands southeast of Testa subdivision - 261 Single Family Units, 47 Towns	24	1,304						No application submission yet as per Township Development Services Staff - 261 singles, 47 TH (+ Retirement Home + Rental @ 150ppha) Density to be confirmed
Bridgebrook Corp. SLIB 2021-01 (Lands north of Quaker Village subdivision)	25	1,848						541 total units (449 Single Family Dwellings and 92 Townhouse units) - plus a medium density block
TOTAL POTENTIAL DEVELOPMENT IN BUILT BOUNDARY AND EVOLVING NEIGHBOURHOODS				19,272	15,000	-4,272		Regional Official Plan urban population target for 2051 is 19,000 persons for 2031 is 14,170 (Figure 2 Envision Durham)

APPENDIX B
CURRENT RESIDENTIAL PLANNING APPLICATIONS
IN UXBRIDGE URBAN AREA



The Regional Municipality of Durham

As updated by the Township of Uxbridge October 2024

Uxbridge Brook WPCP Capacity Utilization

Legend

- Unbuilt Residential Development with Sanitary Capacity Allocated (By Region)
- Planned Residential Development with Sanitary Capacity (By Township)
- Potential Developments in Uxbridge Built Boundary (No Capacity Allocated/Reserved) Previously Phase 1
- Potential Developments in Evolving Neighbourhood Lands (No Capacity Allocated/Reserved) Previously Phase 2

Urban Area Boundary

0 250 500 750 1,000 Meters

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