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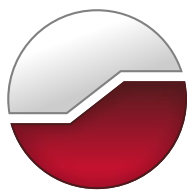
**Housing Market Needs Assessment  
Block 213 Meadow Ridge  
Subdivision  
Carleton Place, Ontario**

GEMTEC Project: 101882.002

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**Housing Market Needs Assessment**  
**Block 213 Meadow Ridge Subdivision**  
Carleton Place, Ontario

April 21, 2025  
GEMTEC Project: 101882.002

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## 1.0 INTRODUCTION AND APPLICATION BACKGROUND

GEMTEC Engineers and Scientists Limited (GEMTEC) has been retained as the consultant for Pegasus Development Corporation to prepare this Housing Market Needs Assessment in support of Planning Act approvals for their proposed development at Block 213 within the Meadow Ridge Subdivision. Block 213 is legally described as “BLOCK 213, PLAN 27M81 TOWN OF CARLETON PLACE,” and is identified in yellow within Figure 1.



**Figure 1: Subject Lands (Oct 2024) (Source: Google Earth)**

The proposed development and the Meadow Ridge Subdivision are located in the south-east portion of Carleton Place, east of McNeely Avenue and north of Highway 7. The subject property is presently vacant and cleared. Adjacent properties are residential, with existing townhomes to the north and existing semi-detached dwellings to the east and south. Block 213 fronts onto Hooper Street, which is to the west. Opposite Hooper Street are lands owned by others which are designated Highway District within the Town of Carleton Place Official Plan.

The proposed development is a condominium neighbourhood consisting of 77 single-detached dwellings. The proposed homes have two bedrooms, two bathrooms, and have a floor area of 96.8 square metres (1,042 square feet).

Specific house prices cannot be determined at this juncture given uncertain timeframes associated with Planning Act approvals and construction, and the inability to predict a variety of market conditions that will impact construction and labour costs, financing, and local and regional real estate conditions at the time the units are sold. In recent years these cost factors have fluctuated considerably within short periods of time.

Notwithstanding the inability to determine and communicate house prices within this report, it is intended that the proposed dwelling units will be marketed towards individuals and small households seeking newly constructed small low-rise homes at prices that are lower than other homes presently available on the market. It is Pegasus' experience that many prospective purchasers who approach them with the objective of purchasing homes, have budgets that are well beneath the selling price for conventional new home products. While this development is not necessarily intended to satisfy the definition of affordable housing within the Provincial Policy Statement, it will enhance the range of locally available housing options and contribute to fulfilling the needs of individuals and families who cannot afford new housing currently available on the market.

The proposed homes closely resemble townhome-style dwellings but have added privacy and spatial separation afforded by their physical independence from adjacent units. Two parking spaces are provided per dwelling unit; one within an attached private garage and the other within the driveway. Twenty-two visitor street parking spaces are also proposed.

Including yards adjacent to each dwelling unit, the development includes approximately 8,128 square metres of landscaped area within the 13,922 square metre property, which represents a landscaping percentage of 58.4 percent.

Aside from the nine proposed dwelling units that front directly onto Hooper Street, access to Block 213 is proposed by way of a private common element condominium roadway, connecting units to the Hooper Street public right-of-way to the west. A sidewalk is included on one side of the private road within the development.

## **2.0 CONTEXT**

A multitude of policy documents and reporting by various levels of government speak to regional housing supply challenges, including those relevant to the Town, Lanark County, and the Province. In the context of the proposed development, relevant information from key applicable policy documents and reports is summarized and considered within this section.

### **2.1 Provincial Planning Statement, 2024**

The Provincial Planning Statement (PPS) provides policy direction on land use planning matters of provincial interest. Section 2.2 of the PPS addresses housing and in part it establishes that planning authorities shall provide “an appropriate range and mix of housing options and



densities to meet projected needs of current and future residents...” Policy 2.2.1 b) establishes that planning authorities shall provide housing by permitting and facilitating all housing options and promoting densities for new housing which efficiently use land, resources, and infrastructure.

The proposed development will introduce additional low-rise, higher-density single-detached units to the Town of Carleton Place, which will support the municipality’s provision of choice in the range and mix of housing options available.

## **2.2 Report of the Ontario Housing Affordability Task Force, 2022**

The 2022 Report of the Ontario Housing Affordability Task Force, prepared by a group of industry experts appointed by the Province, identifies insufficient housing development and increasing housing prices as two key issues facing Ontario housing. The proposed development will provide seventy-seven (77) dwelling units to help meet the needs of Ontario’s growing population and provide additional options for those who may be unable to afford housing currently available on the market.

The 2022 Report identifies more housing density across the province as one solution to address Ontario housing issues. Based upon the size of the dwelling units proposed and their development in a private condominium road format, the proposal represents a density that is higher than conventional single-detached dwellings constructed on public rights-of-way.

## **2.3 Lanark County and the Town of Smiths Falls Municipal Tools to Support Affordable Housing, 2023**

The 2023 Municipal Tools to Support Affordable Housing Report, prepared by SHS Consulting and WSP, focuses on the need for affordable housing in Lanark County, identifies barriers to providing this housing and recommends municipal initiatives and policy changes to encourage affordable housing development. The Municipal Tools to Support Affordable Housing Report was updated in May 2023 to include 2021 census data, having originally only included 2016 census data.

The 2023 Report identifies Carleton Place as having high population growth (+17.6% increase from 2016 to 2021), household growth (+21.8% increase from 2016 to 2021), the second fastest population growth rate in the County, and states that growth is expected to continue.

The proposed development of seventy-seven (77) dwelling units will help the Town of Carleton Place accommodate this expected continued growth.

The 2023 Report identifies couples without children as the most common household type in Carleton Place (28%) and asserts that the growth of small households (households with one or two persons) is the highest in the County and that this trend expected to continue. The proposed development will provide homes suitable to address the continued growth in demand

for both small households and households of with three or four family members, a household size which has also grown in Carleton Place between 2016 and 2021.

The Housing Report also identified Carleton Place as being one area in Lanark County with higher shares of households facing affordability issues (26.0%), compared to 23.2% for Lanark County as a whole. By increasing the quantity of housing and the range of housing options available, the proposed development can directly and indirectly support the demands of those who cannot afford housing currently available on the market.

Three goals to address the identified housing gaps in Lanark County are established within the 2023 Report:

1. To encourage a broad range of housing options which meet the needs of current and future Lanark County residents.
2. To increase the supply of market-rate and affordable rental housing across all communities in Lanark County.
3. To support economic growth and community wellbeing through an adequate supply of housing which is affordable to households with moderate incomes.

The proposed development supports and helps satisfy many of the objectives of the 2023 Municipal Tools to Support Affordable Housing Report, including the three goals outlined above.

## **2.4 Lanark County Foundations for the Future, 2019**

Foundations for the Future, which was prepared by the Lanark County Social Services Department, provided a ten-year housing and homelessness plan for Lanark County and was developed in conjunction with the 2018 Lanark County Housing Study as an update to the Lanark County Housing and Homelessness Blueprint published in 2014. Foundations for the Future identified a projected population growth of 8,236 in Carleton Place between 2016 and 2038.

Foundations for the Future includes several Directions to address Lanark County housing and homelessness concerns, including “Direction #1: Increase the Supply of Affordable Housing” and “Direction #2: Plan for a Diverse Range of Housing Choices”.

The proposed development does not provide affordable housing pursuant to the definition of affordable housing within the Foundations for the Future report and it cannot be argued that it will directly address homelessness. However, the introduction of 77 new dwelling units – ones that are smaller and more affordable than other comparable market rate housing – will help to accommodate the projected increase in population and can be considered part of the solution to delivering an appropriate range of housing in Carleton Place. Indirectly, the additional units proposed will support the above referenced Directions of the Foundations for the Future plan for Lanark County.

## 2.5 Town of Carleton Place Official Plan, 2013

The Town of Carleton Place Official Plan provides guidance for growth and development within the Town of Carleton Place. Referring to 2013 estimates, the Official Plan states it is designed “to encourage and manage growth which will result in a forecasted population of approximately 11,132 (low growth scenario) to 13,571 (high growth scenario) by the year 2031.” Section 6.21.1 establishes that Council will strive to meet affordable housing targets “by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents of the Town...”

The proposed development will contribute to satisfying housing demands in the community by providing higher-density, low-rise, single-detached dwellings in a greenfield area of Carleton Place.

## 2.6 Town of Carleton Place Official Plan, 2023

Lanark County issued notice of approval of the 2023 Town of Carleton Place Official Plan in May 2024, following which it was appealed by three parties to the Ontario Land Tribunal. Although, the Official Plan hasn't yet come into full effect, policies that generally support the provision of more homes and affordable and a boarder choice in housing were not the subject of any of the appeals. Accordingly, it is appropriate to consider them as part of this report.

The updated 2023 Official Plan includes changes which seek to encourage more affordable and attainable housing. New policy 6.21 establishes that Council shall target the provision 25 percent of all new housing as either affordable or attainable housing. As acknowledged within the Preamble to Official Plan Amendment No. 8 there is no established definition for the word attainable. Nevertheless, it is the case that the dwelling types proposed are specifically being developed in an effort to provide a housing product for purchasers with more moderate budgets. Accordingly, the proposed development should be considered as attainable housing, especially when compared with conventional low-rise greenfield development. The updated Official Plan is very supportive of the provision of attainable housing, such as those proposed within Block 213, as evidenced by the following policy excerpts:

*The Town shall also contribute to the provision of affordable and attainable housing through the following policies:*

*8. Encourage in cooperation with other levels of government, the development of affordable and attainable ownership and rental housing, including the development of not-for-profit housing by cooperative, municipal, and private non-profit housing corporations.*



*9. Encourage cost-effective development standards and densities for new residential development to reduce the cost of housing.*

*10. Promoting the location and development of affordable and attainable housing units in proximity to schools, recreation facilities, open space, and commercial hubs, including grocery stores. Notwithstanding the latter, affordable and attainable housing units should also be promoted throughout all designations that permit residential uses.*

*12. Provide for increased density through bonus provisions as stated in Section 3.5.4.1.*

*13. Provide financial relief from development, planning, permit, and other fees normally charged for projects or in the form of tax incentives and payment of fees through mechanisms such as a Community Improvement Plan for projects that provide permanent affordable or accessible housing;*

*16. Encourage the development of smaller dwelling units and lot sizes, where housing can be demonstrated to be more affordable and attainable due to lower construction costs;*

*18. Offer a range of planning and regulatory incentives that encourage affordable and attainable housing. Such incentives may include:*

*a. Fast-tracking development applications that contain an affordable housing component;*

*b. Application of height and/or density bonusing, as set out in Policy 4.6;*

*c. Reducing parking or landscape open space requirements; and,*

*d. Providing financial incentives, in the form of waived Development Charges, for affordable and attainable housing projects.*

As of the writing of this report, there have not yet been any discussions with staff regarding financial relief or other incentives referred to within the above updated policy.

The proposed development provides 77 new housing units that are consistent with the updated Official Plan objectives to introduce significant numbers of affordable or attainable housing units within the Town of Carleton Place.

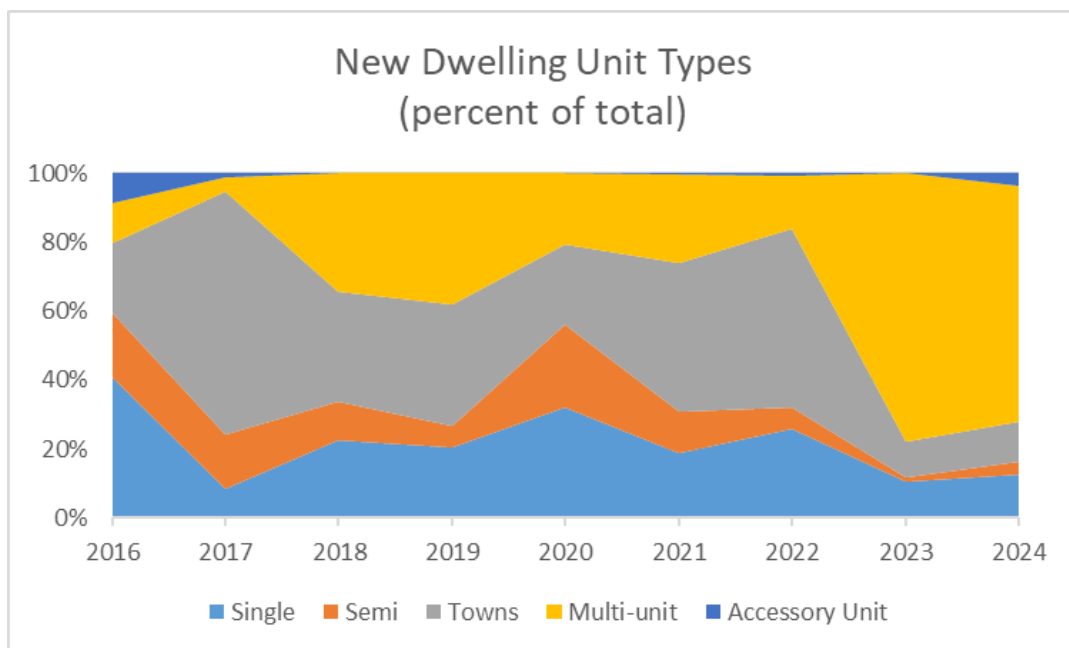
## 2.7 Town of Carleton Place Development Services Department Activity Report Card, 2024

The Town of Carleton Place 2024 Development Services Department Activity Report Card (the Report Card) provides an annual summary of development activities and trends in Carleton Place.

The Report Card notes that in 2018 Lanark County forecasted a 97% increase in growth in Carleton Place by 2038, which would increase the Town's population to approximately 8,735 households. The Report Card asserted that this could translate into annual growth of 3%, or 215 homes per year. The Report Card refers to Lanark County's implementation of a Growth Management Strategy, which preliminarily estimates population growth in Lanark County is anticipated to grow at a rate of 1.5 percent to 2051, which could translate into an estimated housing increase of 16,910 housing units across the County. The Report Card indicates that "Carleton Place is projected to add 164 housing units per year, nearly doubling the historical average of 89 units annually." The Report Card specifically mentions a shift away from low-density forms of housing in relation to declining affordability.

The 2024 Report Card identified an increase in the number of new dwelling units, from 182 in 2023 to 262 in 2024. This represents a year-over-year increase of 44 percent. The Report Card provided 3- and 5-year averages of 200 and 235 new dwellings per year.

The Report Card also provides information about the types of new dwellings being constructed. Figure 2 is based on the information presented within the Report Card, and confirms that the proportion of units being completed in recent years heavily favours multiple detached dwellings.



**Figure 2: New Dwelling Unit Types by % in Carleton Place (2016-2024)**

The proposed development is intended to meet the demands of purchasers seeking more moderately priced new single-detached dwellings – a housing product that is less common in recent years.

## **2.8 Town of Carleton Place 2024 Community Housing Needs Assessment**

The 2024 Community Housing Needs Assessment prepared by the Town of Carleton Place assesses housing availability, quality, and affordability and evaluates projected growth in order to provide an indication of anticipated future need.

In part, the Assessment observes that “while the market price of accommodation has increased steadily over the past 10 years, income levels within the community have failed to keep pace,” and that “...the price of housing remains disproportionality higher than annual household incomes which is contributing to a high volume of inventory of available homes and proportionately lower sales.”

The Assessment identifies six priority topic areas as it concerns future community needs: affordable homeownership, smaller/accessible units, “over housing,” and more subsidized housing.

The proposed development provides small two-unit single detached dwellings that will be affordable relative to conventional larger new single-detached dwelling units available on the market. The proposal addresses some of the most poignant areas of concerns raised within the Town’s Community Housing Needs Assessment.”

## **3.0 DEVELOPMENT PROPOSAL NEEDS ASSESSMENT**

Carleton Place has experienced a growth rate of 17.6% between 2016 and 2021 (Statistics Canada, 2022) and is forecasted to continue to experience growth of as much as 97% between 2018 and 2038. To help meet this expected rapid growth, continued development of dwelling units is required in the Town. Statistics Canada indicates couples without children are the most common household types in Carleton Place, at 28% in 2021, while one person households make up the second most common household type in Carleton Place, at 27.6% in 2021 - figures which are both trending upwards from 2016. These trends in the growth of small households are anticipated to continue based on the Municipal Tools to Support Affordable Housing Report (2023). The proposed seventy-seven (77) two-bedroom single detached dwellings will provide units suitable for these household types.

Egis (formerly McIntosh Perry) prepared and submitted a Socio-Economic Statement for the subject property in 2021, which assessed the median sale price trend for detached dwellings

and row units in Carleton Place between 2010 and 2020. The Statement indicated a continued rise in housing cost over this time frame. Table 1.0 below summarizes the findings:

**Table 1: Median Sale Price Trend**

Unit Type	Median Sale Price in 2010	Median Sale Price in 2020
Detached Dwellings	\$244,200	\$479,250
Row Units	\$192,750	\$424,900

Statistics Canada indicates average monthly housing costs for homeowners in Carleton Place has risen from \$1,350 to \$1,492 between 2016 and 2021. A continued rise in housing cost following 2021 can be anticipated based on the trend in available data and the general concern for housing affordability in more recent government reports, such as the Lanark County and the Town of Smiths Falls Municipal Tools to Support Affordable Housing Report (2023) and Report of the Ontario Housing Affordability Task Force (2022).

The proposed 3-storey single-detached dwellings aim to provide a more affordable product that is currently missing from the real estate landscape locally. While this development is not intended to satisfy the definition of affordable housing within the Provincial Planning Statement or the Town’s recently updated Official Plan, it will enhance the range of available housing options and will help fill gaps in the local housing market.

**4.0 CONCLUSION**

The proposed development of Meadow Ridge Block 213 satisfies many of the housing-related goals and objectives identified by various levels of government, as identified in Section 2.0 of this report. Proceeding with approvals for the proposed development is in the interest of the Town of Carleton Place, Lanark County, and Ontario as it will help meet the housing concerns acknowledged by these governing bodies and identified through this review of relevant metrics.

**We trust this report provides sufficient information for your present purposes. If you have any questions concerning this report, please do not hesitate to contact our office.**

  
Benjamin Clare, MCIP RPP  
Senior Planner

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geotechnical	géotechnique
environmental	environnement
structural	structures
field services	surveillance de chantier
materials testing	service de laboratoire des matériaux

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