



District of Muskoka 2024 Growth Strategy Study

Public Information Session 1
April 4, 2024

Presentation Outline



Growth Strategy Update Study

- Summary Long-Term Population, Housing and Employment Forecast Scenarios, 2021 to 2051
- Residential and Non-Residential Growth Allocations by Area Municipality
- Conclusions & Next Steps

Development Charge Background Study

- Overview of Development Charges
- Eligible Services and Capital Costs
- Timelines

Introduction



- As part of a five-year review, the District of Muskoka is updating their growth strategy. This update will form a key input to a comprehensive and defensible D.C. background study update.
- The growth strategy update will also form a critical background document to the District's Official Plan and a variety of other land use planning functions.
- As a result of this recent growth pressure, there is a need to update the District's long-term population, housing and employment growth forecast over to 2051.

District of Muskoka

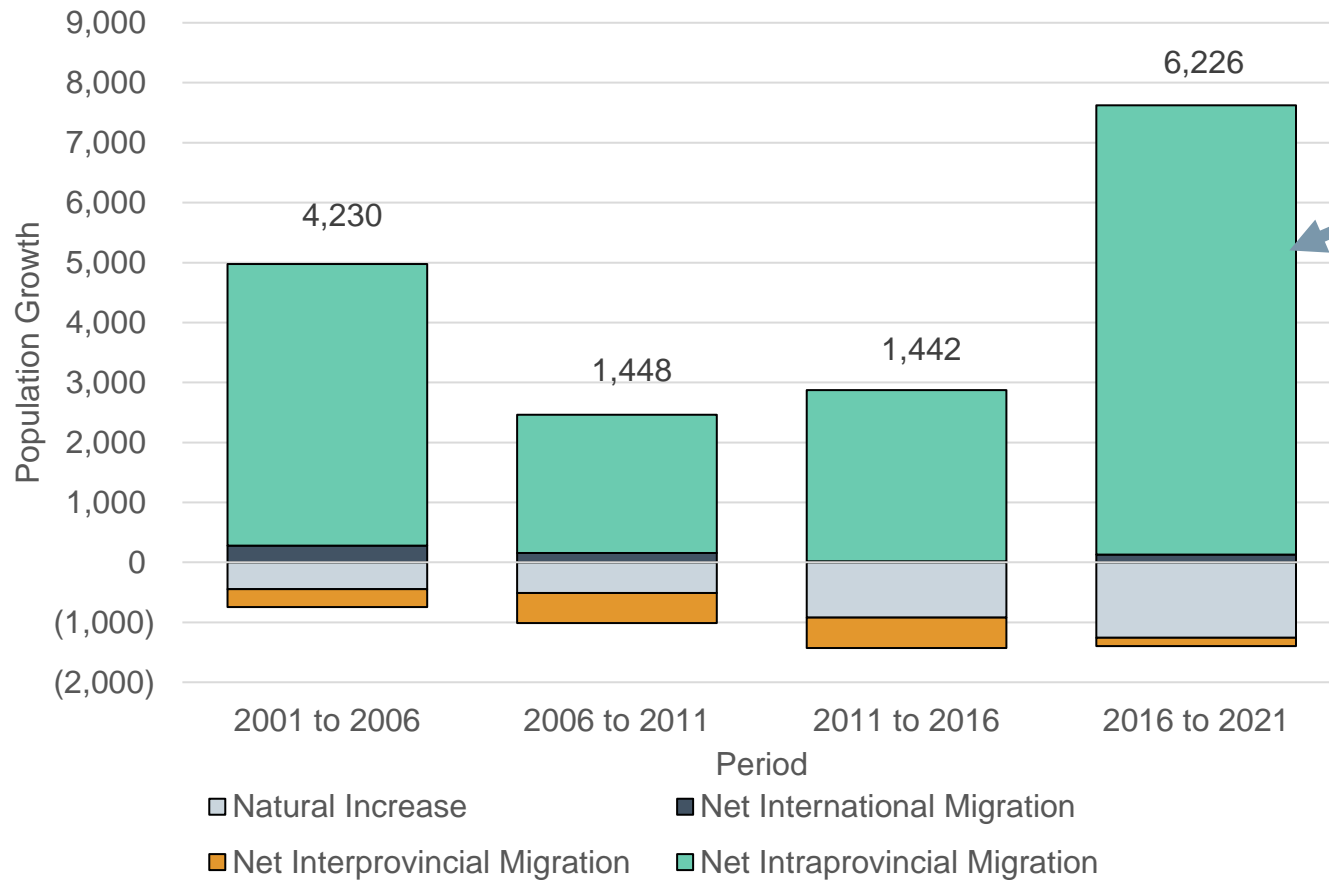
Long-Term Population and Housing Forecast,
2021 to 2051

Summary of Key Growth Drivers



District of Muskoka

Components of Permanent Population Change, 2001 to 2021



45-64 Age Group: 43%

Intra-Provincial Migration was the largest component of Net Migration for Muskoka from 2001 and 2021.

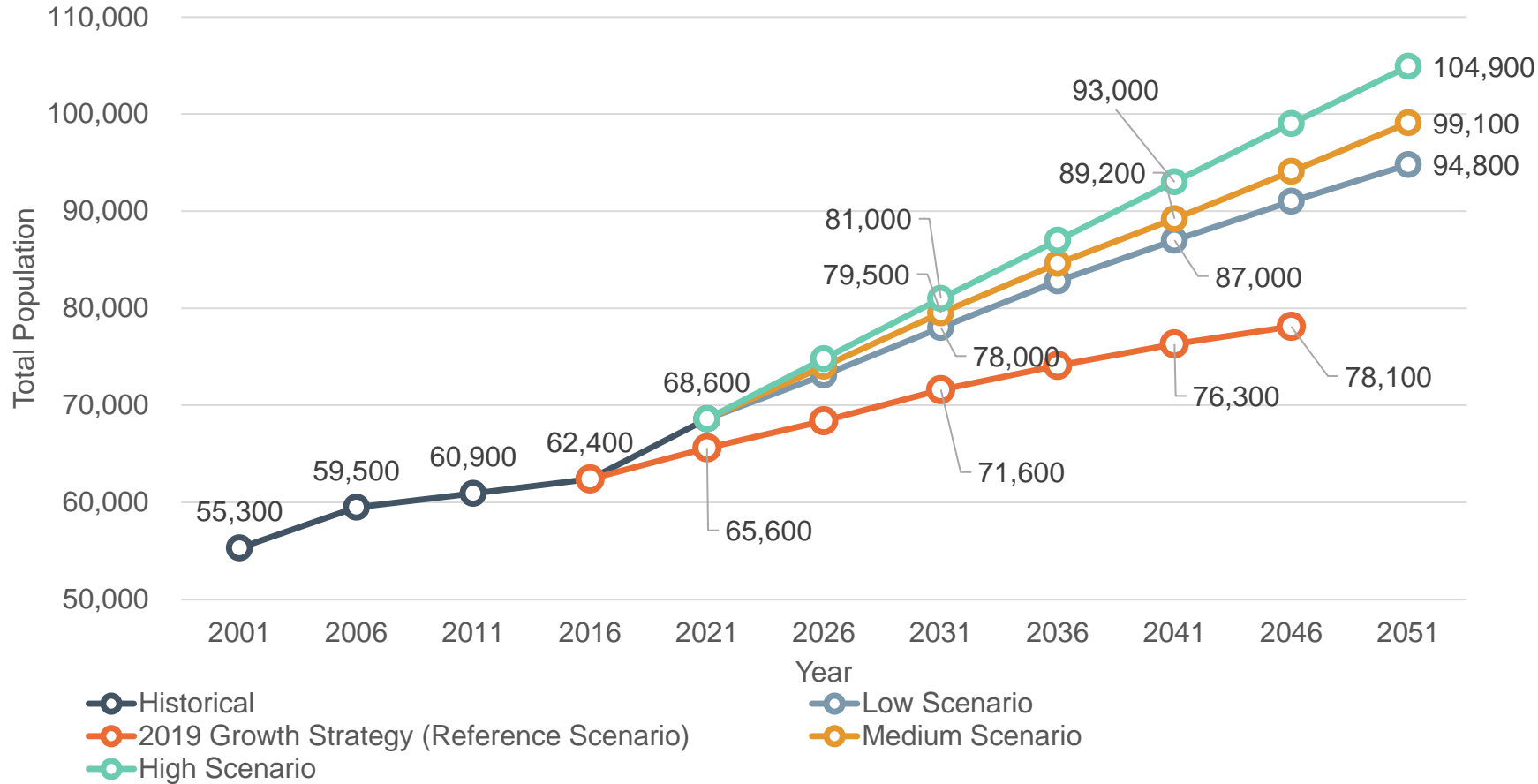
Census Division	Share of Migration from Canadian Census Divisions to Muskoka, 2015 to 2020
G.T.H.A.	38%
G.G.H. Outer-Ring	34%
G.G.H. Total	72%
Remaining Ontario	22%
Ontario Total	93%
Outside Ontario	7%
Total	100%

Note: Population includes net Census undercount. Figures have been rounded. Population figures exclude Wahta Mohawk Territory and Moose Point 79 Indian Reserve.

Source: Historical derived from Statistics Canada Census, 2001 to 2021 by Watson & Associates Economists Ltd.

District of Muskoka

Permanent Population Forecast, 2001 to 2051



2021 to 2051 Average Annual Growth Rates

High Scenario: **1.4%**

Medium Scenario: **1.2%**

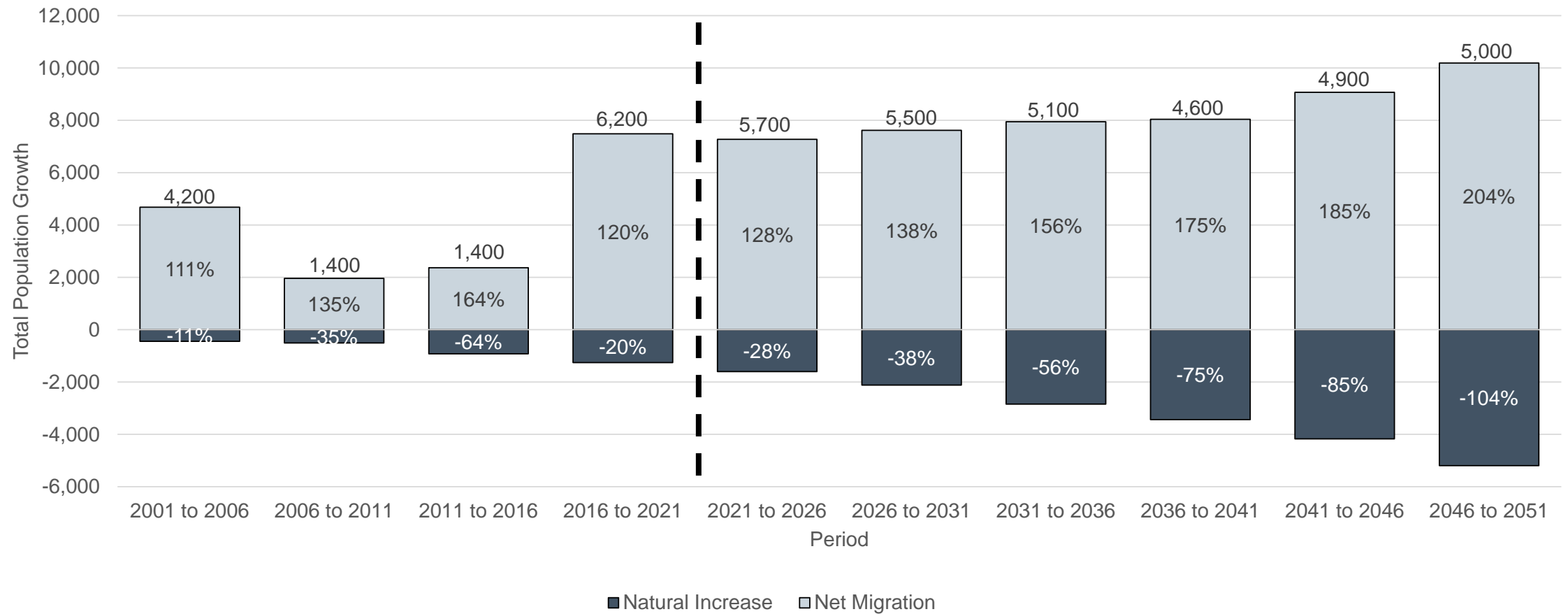
Low Scenario: **1.1%**

Note: Figures have been rounded. Population figures exclude Wahta Mohawk Territory and Moose Point 79 Indian Reserve. Population figures include net Census undercount.

Source: Historical derived from Statistics Canada. Reference scenario is taken from the 2019 Growth Strategy update for the District of Muskoka. Forecast prepared by Watson & Associates Economists Ltd.

District of Muskoka – Medium (Recommended) Scenario

Component of Permanent Population Growth, 2001 to 2051

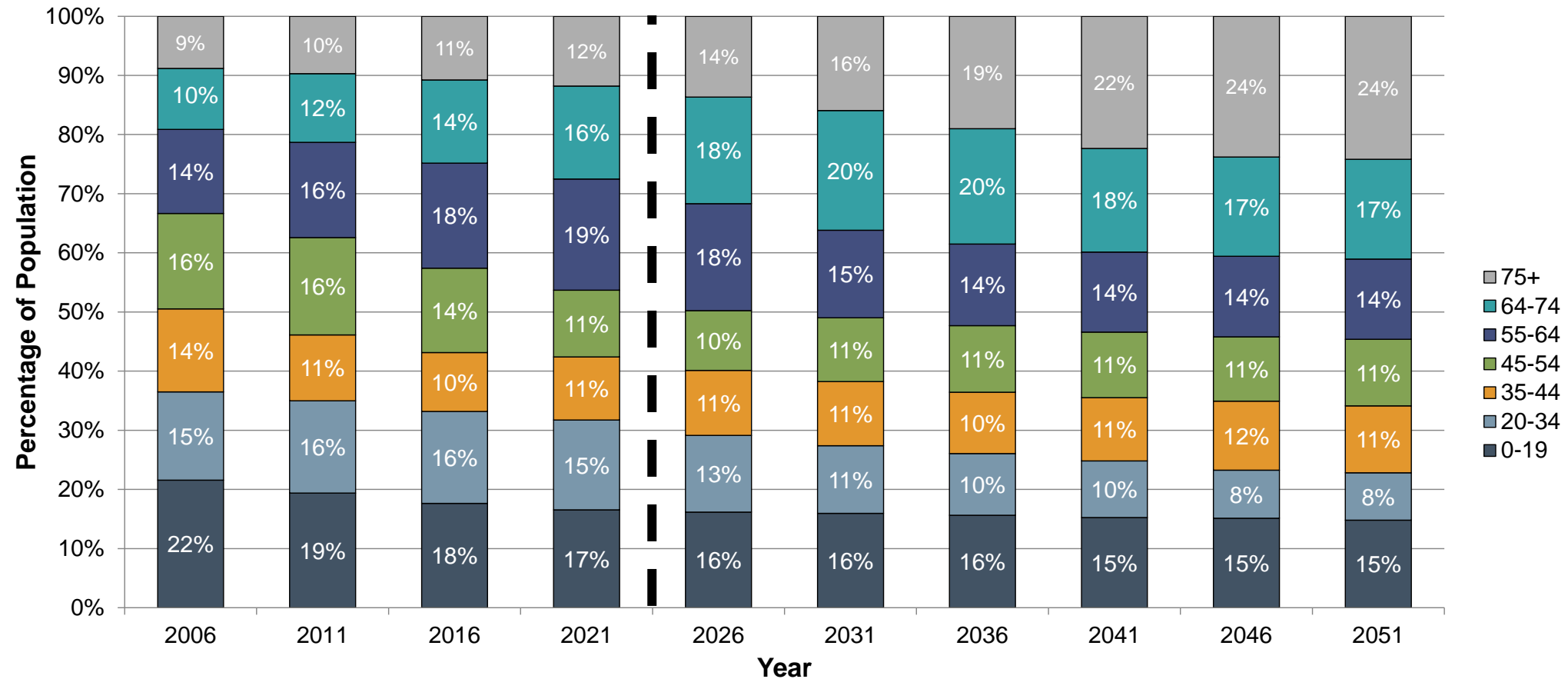


Note: Figures have been rounded. Population figures exclude Wahta Mohawk Territory and Moose Point 79 Indian Reserve. Population figures include net Census undercount.

Source: Historical derived from Statistics Canada, forecast prepared by Watson & Associates Economists Ltd.

District of Muskoka – Medium (Recommended) Scenario

Permanent Population Forecast by Age Group, 2006 to 2051

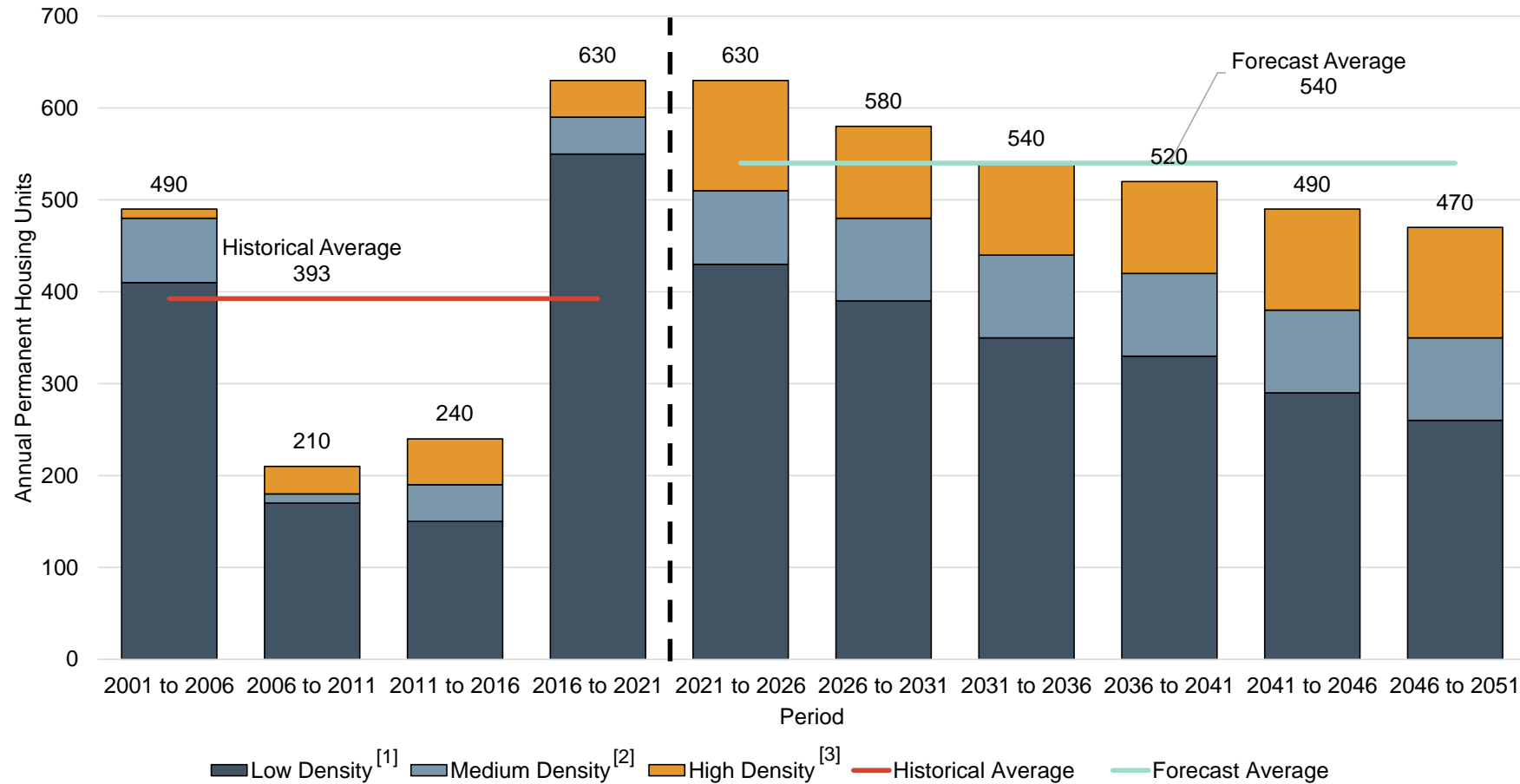


Note: Figures have been rounded. Population figures exclude Wahta Mohawk Territory and Moose Point 79 Indian Reserve. Population figures include net Census undercount.

Source: Historical derived from Statistics Canada, forecast prepared by Watson & Associates Economists Ltd.

District of Muskoka – Medium (Recommended) Scenario

Incremental Permanent Housing Growth by Structure Type



2021 to 2051 permanent housing growth: **16,150 units**

2021 to 2051 Permanent Housing Mix:
Low: **64%**
Medium: **16%**
High: **20%**

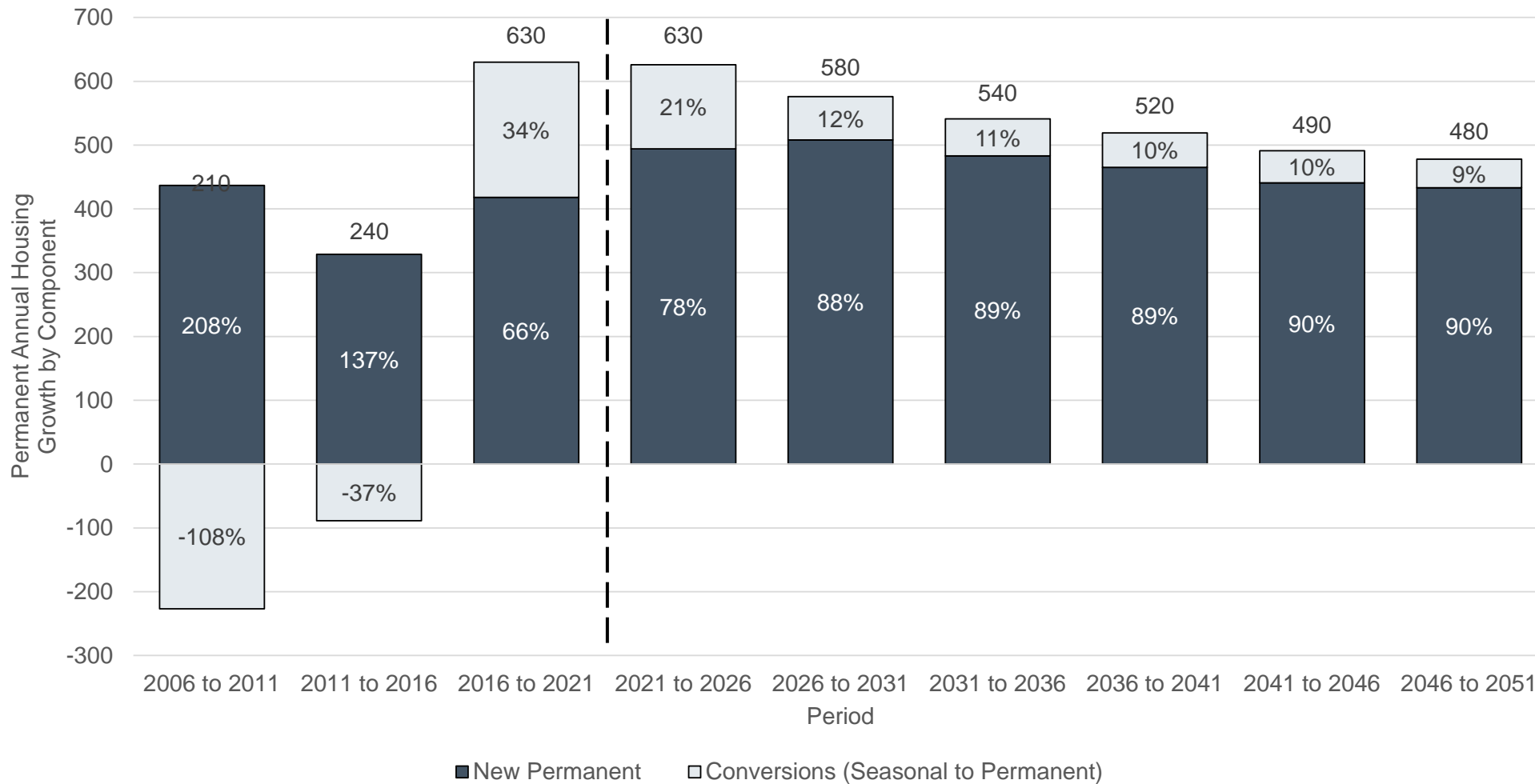
Note: Figures have been rounded and include conversion of seasonal dwellings to permanent dwellings.
Low Density includes singles and semis.
Medium density includes townhouses and apartments in duplexes.
High Density includes bachelor, 1-bedroom and 2-bedroom + apartments.

Source: 2006 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

District of Muskoka – Medium (Recommended) Scenario

Incremental Permanent Housing Growth

(Permanent Households and Conversions of Seasonal Dwellings)



2021 to 2051 total housing growth by component:

New Units: **89%**

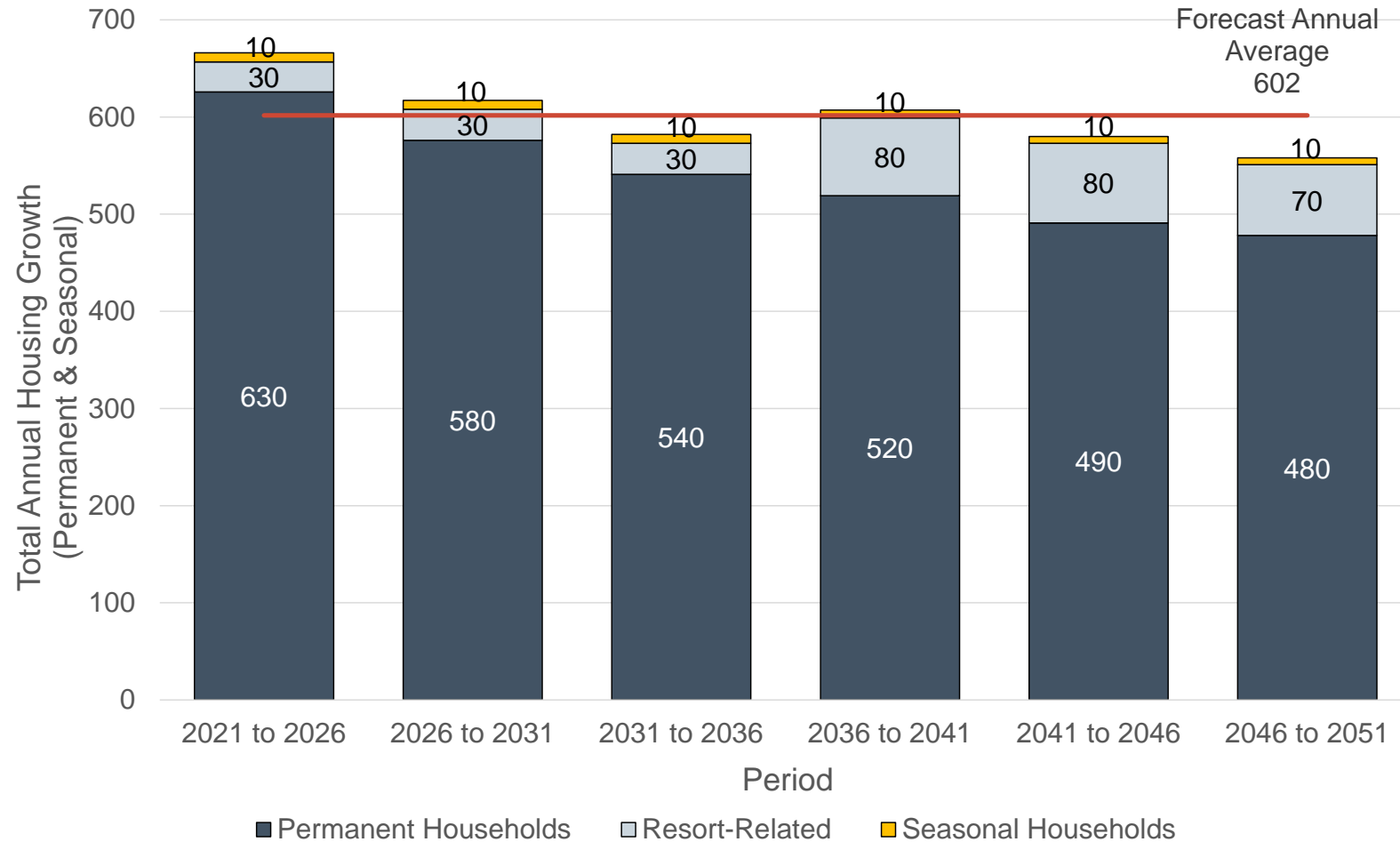
Conversions: **11%**

Source: 2001 to 2021 derived from Statistics Canada Census data. 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

District of Muskoka – Medium (Recommended) Scenario



Incremental Total Housing Forecast by Type, 2021 to 2051



2021 to 2051:

Total Permanent Units:
16,150

New Gross Seasonal Units:
3,720 (123 annually)

Conversions from seasonal dwellings to permanent households:
1,800 (60 annually)

Net Seasonal Units:
1,920 (64 annually)

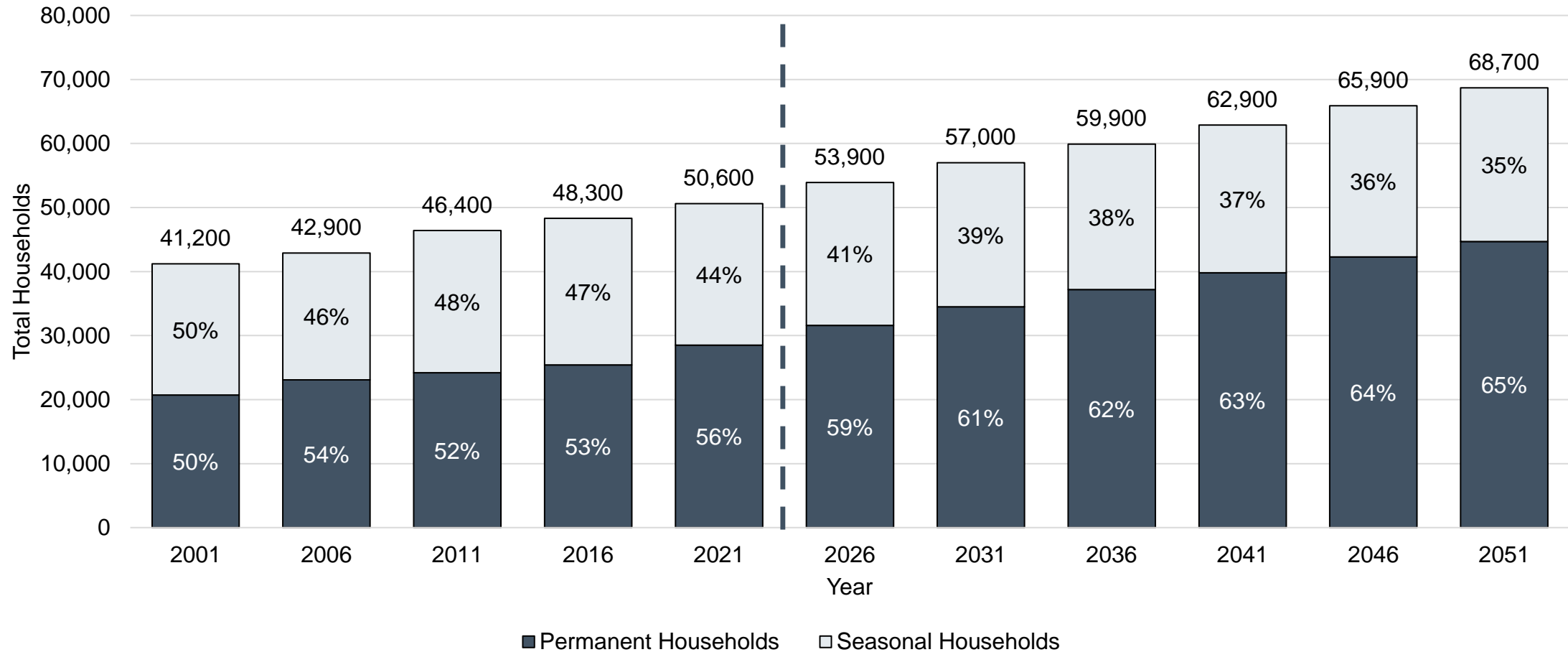
Note: Permanent Households include new developments and conversions from existing seasonal to permanent households. Net seasonal dwellings represents new seasonal units adjusted for conversions from seasonal to permanent occupancy.

Source: 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

District of Muskoka – Medium (Recommended) Scenario



Total Housing Forecast by Type, 2001 to 2051



Note: Permanent Households include new developments and conversions from existing seasonal to permanent households.

Net seasonal dwellings represents new seasonal units adjusted for conversions from seasonal to permanent occupancy.

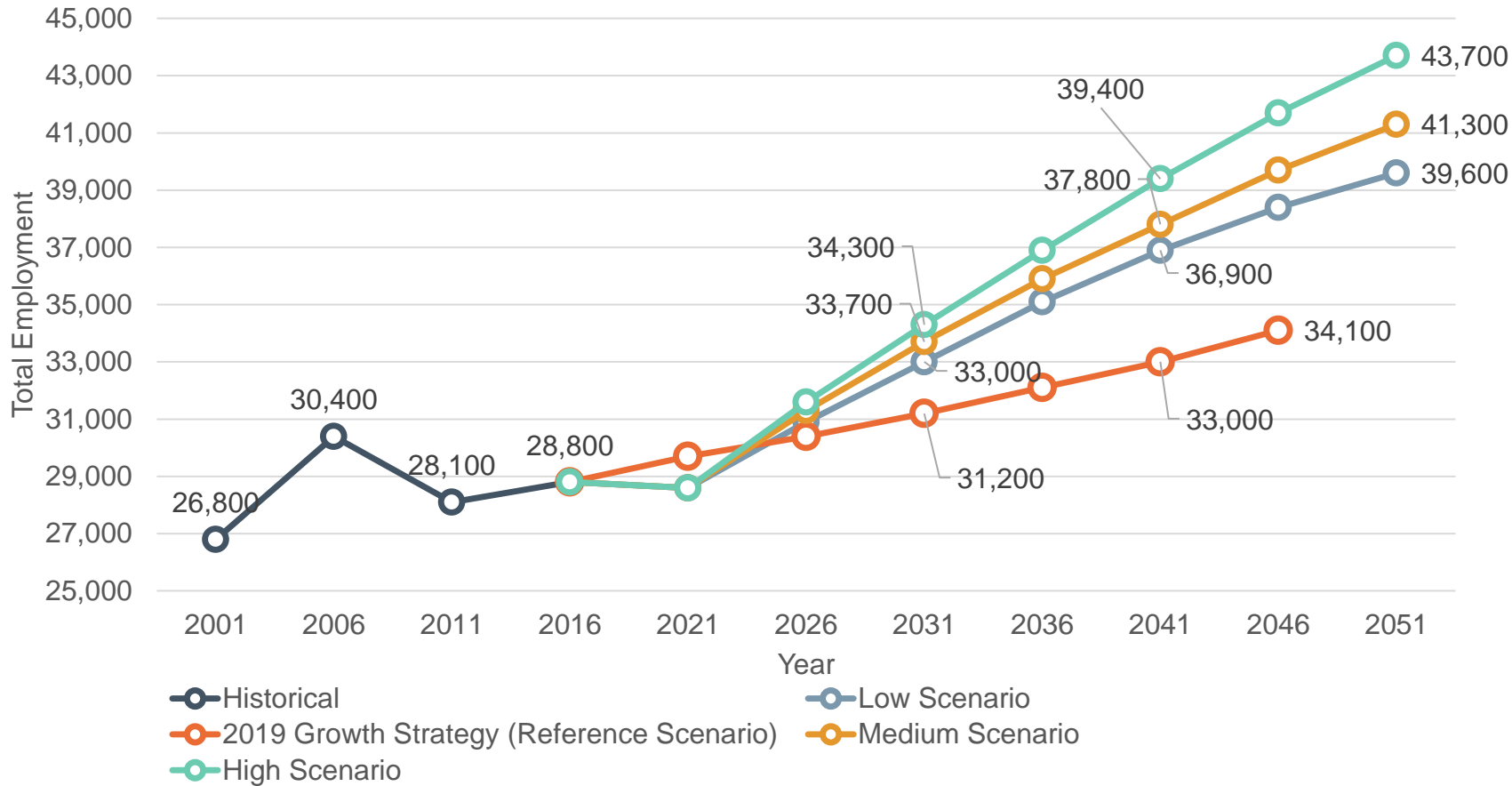
Source: 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

District of Muskoka

Long-Term Employment Forecast, 2021 to 2051

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Employment Forecast Scenarios, 2001 to 2051



2016 to 2051 Annual Growth Rates

High Scenario:
1.2%

Reference Scenario:
1.0%

Low Scenario:
0.9%

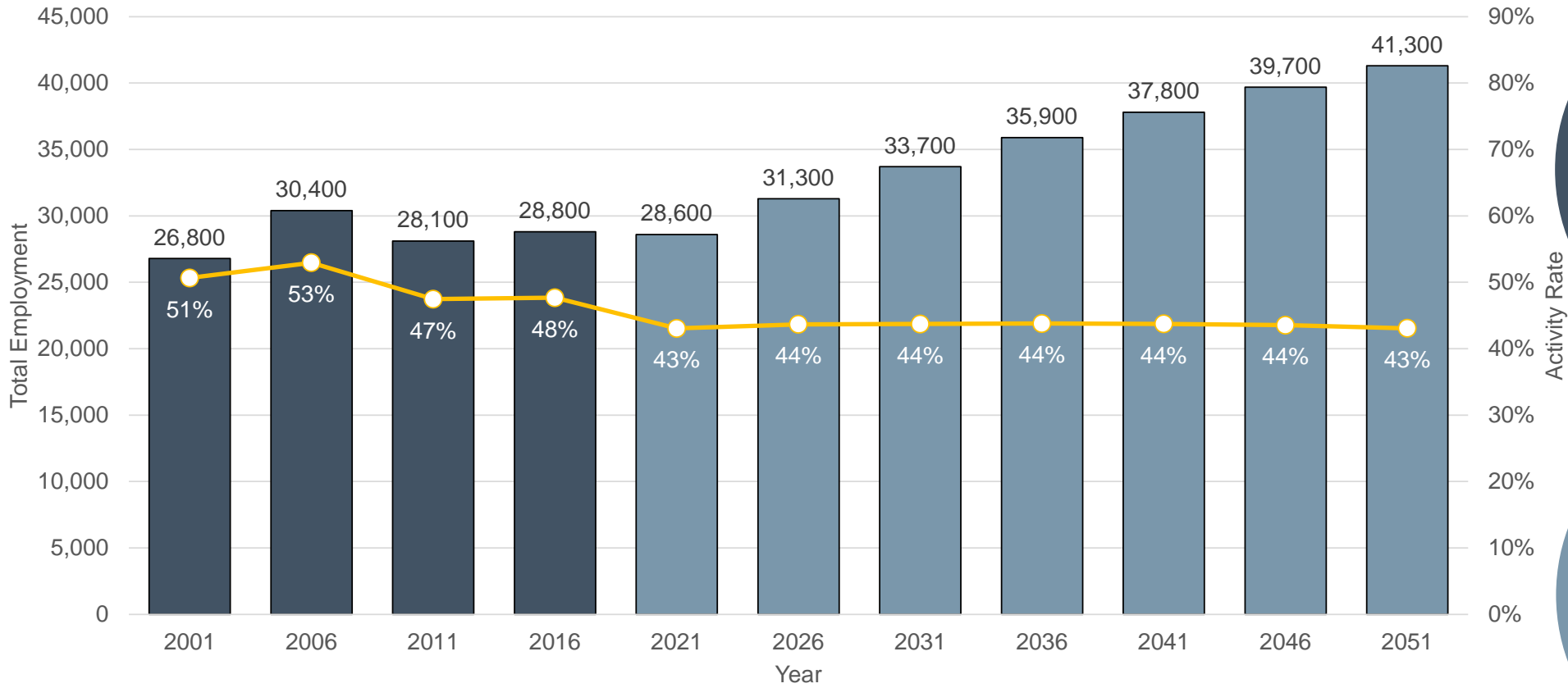
Note:

- Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
- Employment figures include work at home and no fixed place of work. Figures have been rounded.

Source: Historical derived from Statistics Canada Census 2001 to 2016. Reference scenario is taken from the 2019 Growth Strategy Update for the District of Muskoka. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

District of Muskoka

Employment Forecast - Reference Scenario, 2001 to 2051



2001 to 2016
Historical
Employment
Growth:
2,000 jobs
(100 jobs
annually)

2021 to 2051
Forecast
Employment
Growth:
12,700 jobs
(420 jobs
annually)

Note:

- Activity rate is calculated using the population without the undercount.
- Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
- Employment figures include work at home and no fixed place of work. Figures have been rounded and exclude Wahta Mohawk Territory and Moose Point 79 Indian Reserve

Source: Historical derived from Statistics Canada Census 2001 to 2016. 2021 to 2051 forecast by Watson & Associates Economists Ltd.

District of Muskoka Allocations

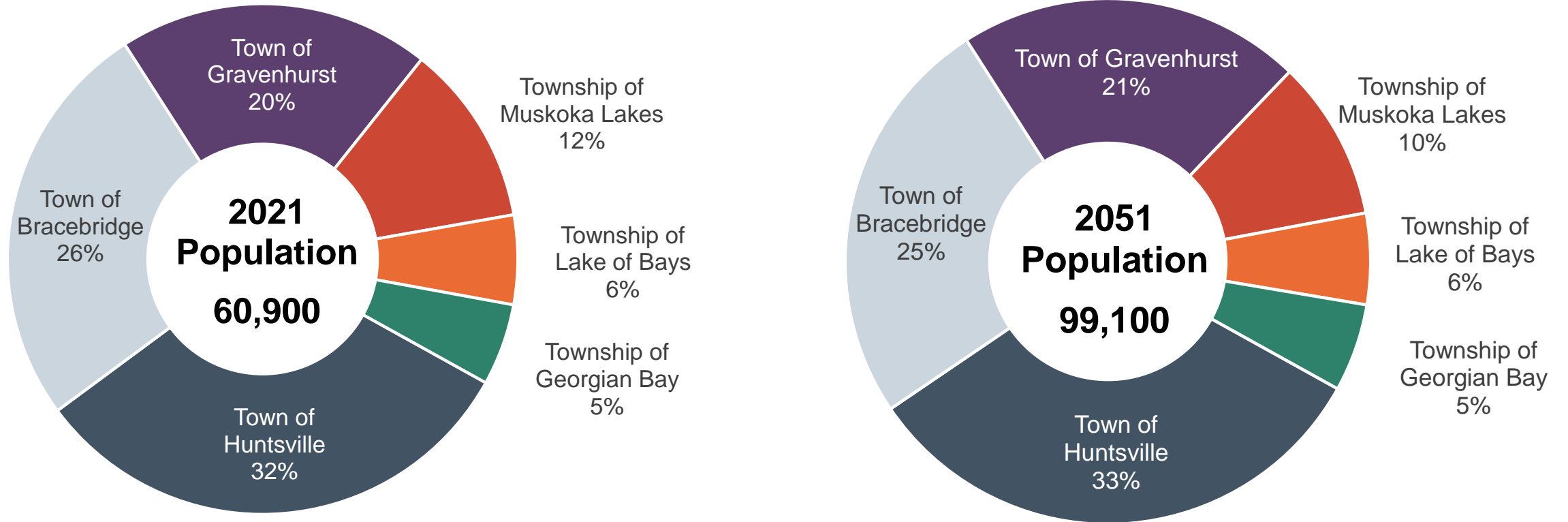
Medium (Recommended) Scenario

Population, Household and Employment Summary

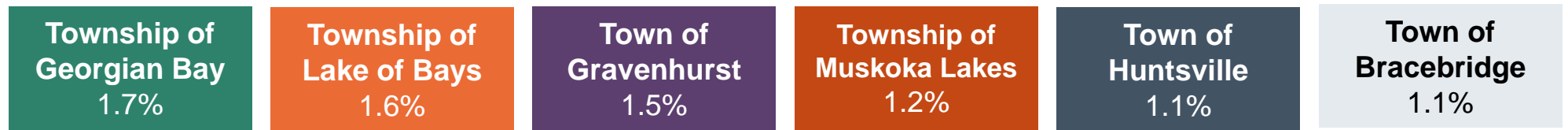
2021 to 2051

District of Muskoka Area Municipal Allocations

Total Permanent Population Allocations



2021 to 2051 Average Annual Growth Rates



Note: Total population includes residents from permanent households and net seasonal dwellings. Figures have been rounded and include net Census undercount.

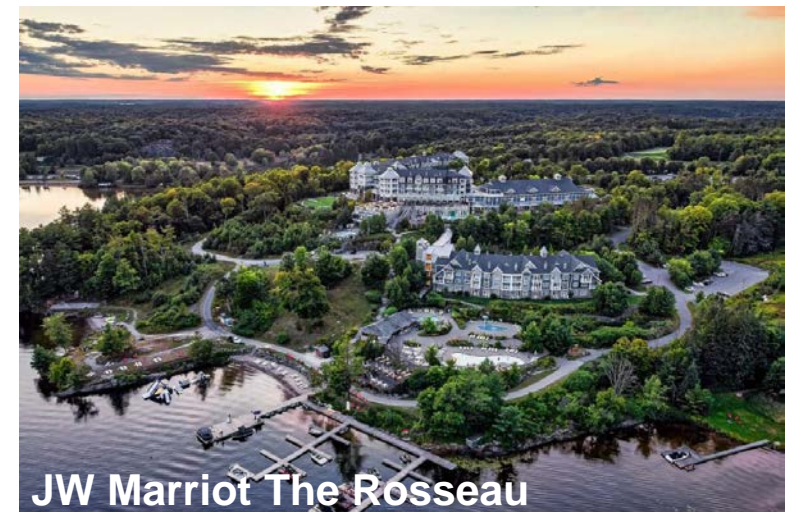
Source: Historical 2011 to 2021 derived from Statistics Canada Census profile and 2023 Second Home Study, 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

District of Muskoka Area Municipal Allocations

Total Seasonal Population Allocations

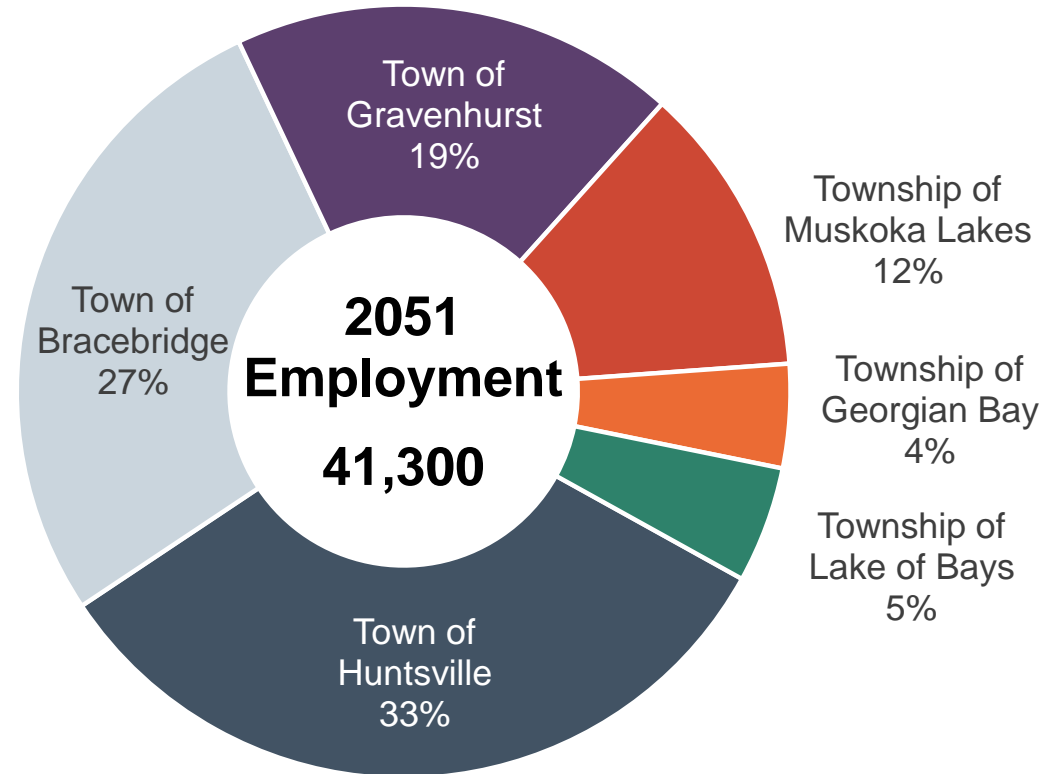
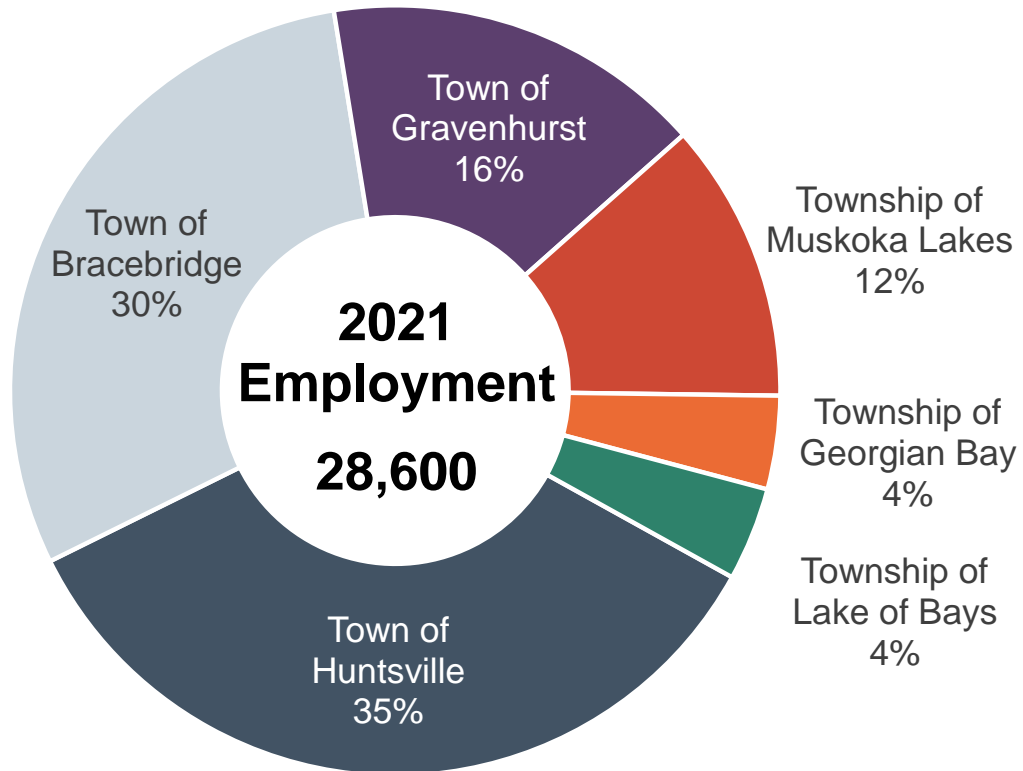


- Population from traditional second home development (i.e. cottages) is expected to be modest over the forecast, due to the conversions of these dwellings to permanent households. Forecast second home development is largely concentrated in the Townships of Lake of Bays and Muskoka Lakes.
- Seasonal population growth is anticipated to be largely driven by resort-related development in Gravenhurst and Huntsville (Taboo, Deerhurst, and Grandview).



District of Muskoka Area Municipal Allocations

Total Employment Allocations



2021 to 2051 Average Annual Growth Rates



Note: Total employment figures include work at home and no fixed place of work. Figures have been rounded and exclude Wahta Mohawk Territory and Moose Point 79 Indian Reserve
 Source: 2021 to 2051 by forecasted by Watson & Associates Economist Ltd.

District of Muskoka

Conclusions

District of Muskoka

Conclusions



- Average sale prices for non-waterfront properties in Muskoka have steadily increased across the District in recent years, however, housing prices remain comparatively lower than many municipalities within the District's commuter-shed directly to the south.
- Demand for waterfront properties in Muskoka through new development and conversions of seasonal dwellings to permanent occupancy appear to have reached their peak in 2021/2022 and demand for seasonal dwellings is anticipated to moderate over the near- and longer-term relative to recent trends.
- Adults between 45 and 64 years of age have accounted for the largest share of intra-provincial migration into Muskoka over the past 20 years.
- Eroding housing affordability within the G.T.H.A./G.G.H., growing regional employment opportunities and increased opportunities for hybrid/remote work, which was accelerated by COVID-19, will continue to drive an increasing share of younger adults and families to migrate to the District of Muskoka.

District of Muskoka

Conclusions



- Over the forecast, the District is expected to grow to 99,100 residents by 2051, representing an average growth rate of 1.2%.
- Due to the aging of the population, housing typologies are expected to shift towards medium and higher density forms such as townhouses and apartments.
- Conversions of seasonal dwellings to permanent households are expected to slow down over the 30-year forecast period, averaging 60 units per year.
- Similarly, new seasonal development is also expected to slow down as well, averaging 69 units per year.
- Muskoka is expected to add an additional 12,700 jobs over the 30-year forecast period.
- Commercial jobs are anticipated to account for 33% of total employment growth, followed by no fixed place of work and institutional employment.

District of Muskoka

Conclusions



- Most of the permanent population and employment growth is anticipated to occur in the Town of Bracebridge, the Town of Gravenhurst and the Town of Huntsville.
- Traditional second home development (i.e. cottages) is expected to be concentrated in the Townships of Lake of Bays and Muskoka Lakes.
- Seasonal population growth is anticipated to be largely driven by resort-related development. Approximately 90% of the District's resort-related development are located in Gravenhurst and Huntsville.

District of Muskoka

Next Steps



- Preparation of draft D.C. growth forecast (late March 2024)
- Allocations by Urban Serviced and Rural Area (mid March 2024)
- Urban Land Needs Assessment (mid April 2024)
 - Area Municipality Meeting to discuss results (late April 2024)
- Growth Strategy Update Draft Report (mid May 2024)
- Finalize Growth Strategy Update Report (mid June 2024)
- Presentation to Council (late June 2024)

District of Muskoka

Development Charges Background Study

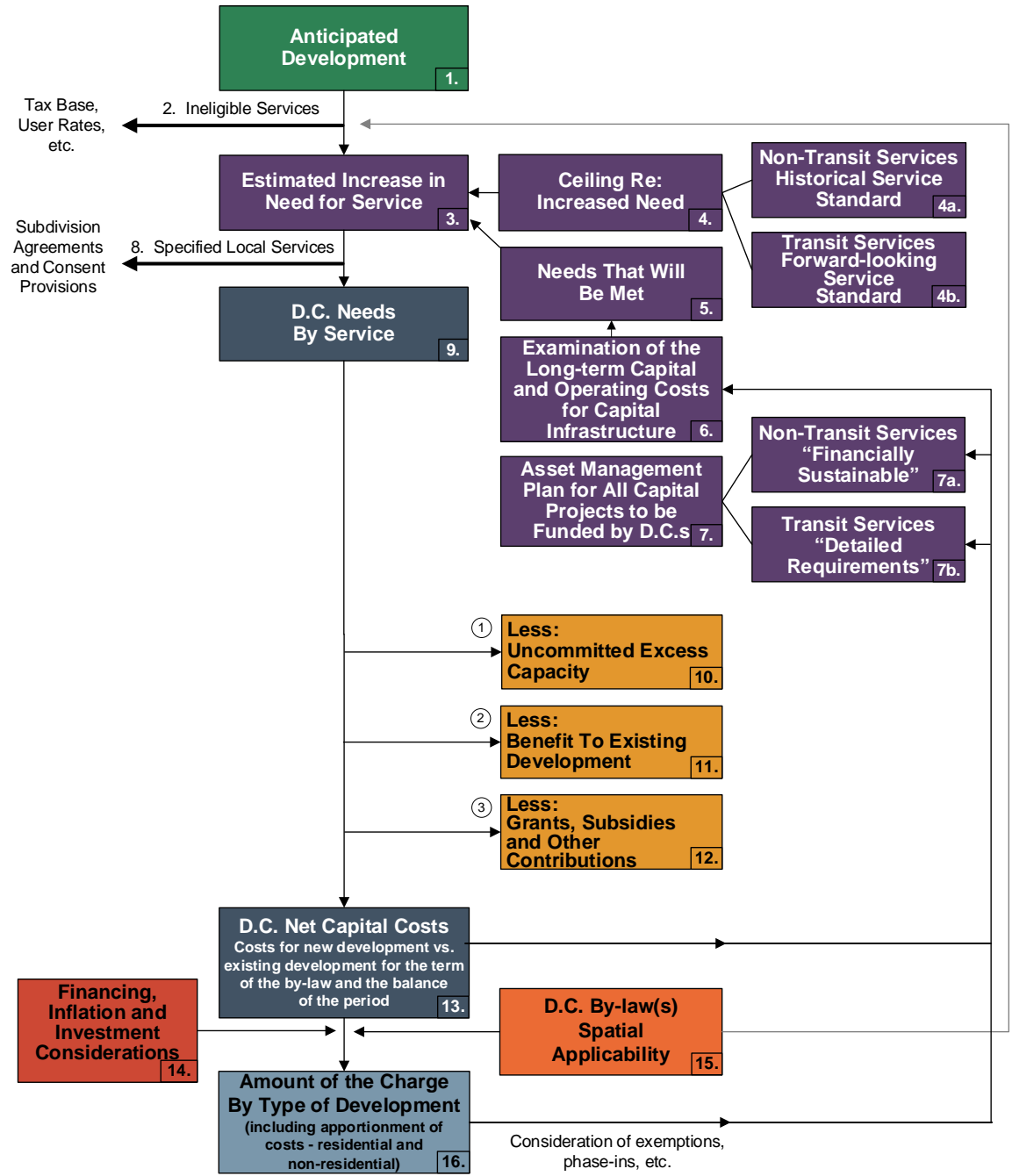
Development Charges

Overview



- Purpose of development charges (D.C.s) is to recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (e.g., internal roads, watermains, roads, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.), as amended
- The District currently imposes development charges under By-law 2019-49

The Process of Calculating a Development Charge under the Act that must be followed





D.C. Eligible Services

- Water
- Wastewater
- Stormwater
- Services related to a highway
- Electrical power
- Toronto-York subway extension
- Transit
- Waste Diversion
- Policing
- Fire
- Ambulance
- Library
- Long-term Care
- Parks and Recreation
- Public Health
- Childcare and Early Years
- Provincial Offences Act
- Emergency preparedness
- Airports (only for the Region of Waterloo)

Capital Costs



Eligible capital costs

- Acquire land or interest in land
- Improve land
- Acquire, lease, construct or improve buildings, facilities and structures (includes furniture and equipment)
- Equipment and rolling stock
- Capital component of a lease for the above
- Circulation materials for Libraries
- Interest on money borrowed to pay for the above
- Authorized costs incurred or proposed to be incurred by others on behalf of a municipality/local board

Ineligible capital costs

- Parkland acquisition
- Vehicle & Equipment with an average life less than 7 years
- Computer equipment
- Studies

Development Charges Background Study

Milestones

