

**This submission dated Oct 8 2022 to MOE is in Support of the three reports below:**

- 1 The IGMS Draft Preferred Growth Concept presented by Curt Benson, (Attachment 1 ) At the Halton Regional Council Workshop of Feb 9<sup>th</sup> 2022
- 2 The Milton Town Council Report DS-006-22 of Jan 27 2022 , Halton Region Official Plan review – Draft Preferred Growth Concept and Land Needs Assessment. (Attachment 2)
- 3 The July 16 2021 Halton Hills Council vote for urban expansion (Attachment 3)

**This submission does not Supported**

The ROPA 49 as presented to the Province for approval, by Halton Region and now circulated by Ministry of Environment for public comment. This ROPA is unacceptable in its present form and should be modified to conform to the Feb 9<sup>th</sup> 2022 Draft Preferred Growth Concept presented by Curt Benson and to Provincial policy as detailed in “ A Place to Grow: Growth Plan for the Greater Golden Horseshoe”

**Discussion**

ROPA 49 as submitted to the Province is not a planning document, rather it's a political document that reflects a power imbalance between the populous south (Oakville and Burlington) and the more rural north (Milton and Halton Hills).

The crux of the issue arose at the Feb 9 2022 workshop wherein Integrated Growth Management Study, preferred Growth Concept, presented by Curt Benson, Director, Planning Services and Chief Planning Official at Halton Region, was rejected by the workshop council, even though it was the culmination of years of painstaking dialogue, analysis and compromise of the needs of all four municipalities. Mr Benson was now instructed to come back with a “no urban expansion” option..

The council by virtue of its southern (Oakville, Burlington) political majority rejected their expert planners recommendation and shut out the input of the minority towns of Milton and Halton Hills. This is simply wrong. This is politics, this is not good planning.

The deficiencies of ROPA 49 are already obvious today. As a long range planning document it fails to consider the present rate of land consumption as well as the short term urban boundary expansion needs of Halton Hills and Milton.

For example in Milton industrial area, Orlando Corporation Porta Lands on Jan 17 2022 made an application to develop- 262 acres gross. Similarly Brocholonna on April 22 2022 at Derry Rd & Fifth Line applied to develop 100 acres gross. And just south of Brocholonna there is another 260 acres that is or will shortly receive an application (See attachment 4) At this rate Milton will shortly have to turn away large developments and jobs for lack of future shovel ready land. The complete failure of ROPA 49 to plan for this obvious need means it has to be rejected by the Province. ROPA 49 barely plan for 5 years yet for the 30 year time horizon to 2051 and needs to include the Provincial Significant Employment lands designated in Halton by the Province.

... As Mississauga is built out the demand for Halton employment land will accelerate, especially logistics and warehousing. The purpose of the OP is to avoid Halton losing it's competitiveness due to a shortage of large tracts of shovel ready land and ROPA 49 is a failure in this aspect.

Similarity in Halton Hills schools, hospital and park lands needs are ignored (See attachment 5) as well as the prime logistics Halton Hills Employment lands straddling Hwy 401 & Hwy 407 and potentially Hwy 413.

In considering ROPA 49 what if the positions of Oakville and Burlington are wrong and Milton and Halton Hills are right on the growth plan. How will this be rectified? An annual review does not cut it as large infrastructure and allocation programmes have to be planned years and decades in advance, it just kicks the can further down the road. Large future employers may not want to participate in lengthily regional delays. ROPA 49 is a short term bandage when a long term viable vision is required. It is noteworthy that in case of error on the OP Urban Expansion, it will be Milton and Halton Hills that suffer most, they will be the ones to pay the price for a bad ROPA 49., not Oakville and Burlington.

The Region's promise of an expedited 5 year ROPR review is doubtful, based on it's recent record and scramble to get ROPA 49 completed. As before there will be requests for extensions and no guarantee that the "updated plan" will fill the holes that this ROPA 49 has omitted. Repeating the same studies and hoping for a different result is madness. As Albert Einstein once said "Insanity is doing the same thing over and over and expecting different results."

There is something fundamentally wrong with a voting system where a citizen of Burlington, who is non-resident in Halton Hills dictates to a resident of Halton Hills how to shape their town, their expansion for parks and hospitals, their future for jobs and extent of greenfield residential development.

Oakville and Burlington have grown and virtually exhausted their supply of white belt land . It is unfair for them to block Milton and Halton Hills from developing their whitebelt lands, to prosper as complete communities. .

It is time to recognize that Halton Hills and Milton have matured and should be treated as equals in regional planning and not have their ambitions to build complete communities be frustrated by a geographically and philosophically distant politicians in Oakville and Milton.

To that end I propose 3 Options:

### **Option 1**

It split the North and South into separate Official Plans one for the North one for the South and each can do their own thing while continuing to share regional infrastructure (water, roads, sanitary sewers, waste services) .The OP for the north would simply be the implementation of the resolutions approved by both councils (attached) Similarly for the south, they would implement their own LNA;s and recommended growth plans passed by local council. .

### **Option 2**

Maintain the regional structure for all matters except for matters of ROPR. but the ROPR decision would be decided by four votes, one granted to each municipality i.e Oakville, Milton, Burlington and Halton Hills

. Rather than the current representation by population this proposal is for representation by geographical location. It recognises that Milton and Halton Hills have a much larger area than Burlington and Oakville, and that Milton and Halton Hills control virtually all the whitebelt land in Halton Region and . If a vote were taken today at regional council on ROPA 49 under this voting format, the vote would be tied 2-2 forcing further negotiating to reach consensus.

Compromise would have to be made based not on population but rather based on individual town needs, with each having an **equal voice and only then submitted to the Province for approval.**

### **Option 3**

Today the Province has the power to step in and amend ROPA 49 to conform to provincial policy. The province has to step in and make the decision for urban expansion that the region failed to do.

The province's vision for growth has been respected by the regions of York, Peel and Durham, as they all voted for at least modest growth via urban boundary expansion. Why should Halton be treated differently. To do so would set a dangerous planning precedent, infringing on the planning powers of the province. .

### **Conclusion**

In conclusion, the Province should step in and reject Halton Regions ROPA 49 as inadequate to address the future land needs of the region and substitute in its place the recommendation of the IGMS Draft Preferred Growth Concept presented by Curt Benson, (Attachment 1 ) At the Halton Regional Council Workshop of Feb 9<sup>th</sup> 2022.

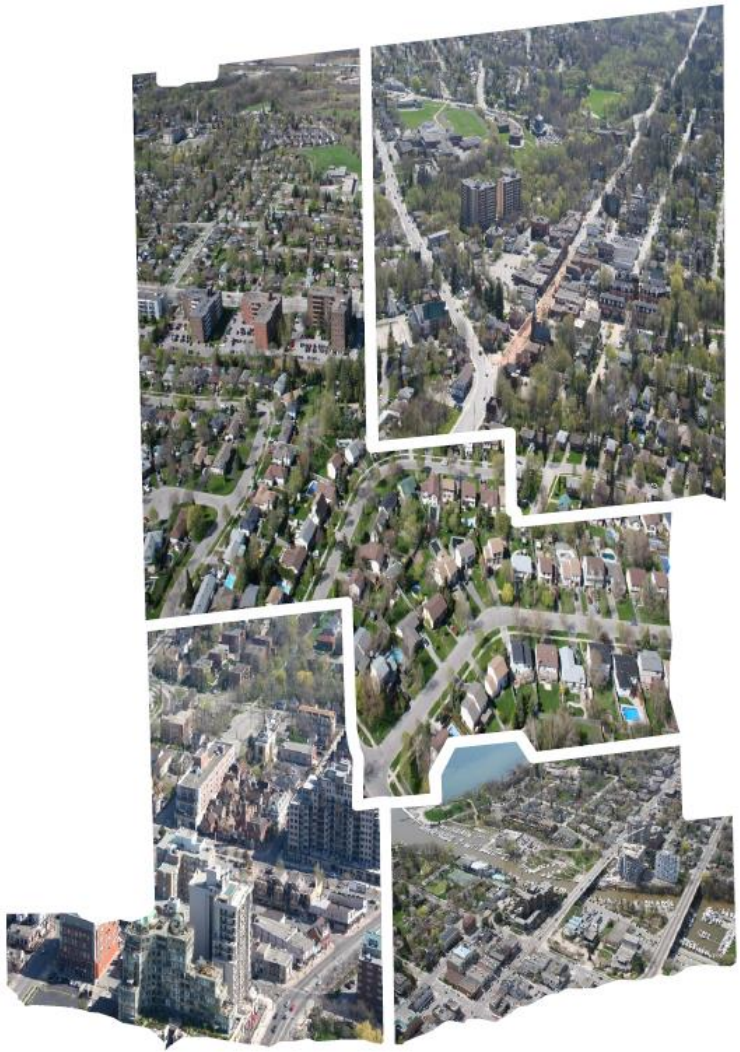
Thank you for your time and patience in reviewing my submission. I am available for further dialogue if needed.

# Integrated Growth Management Strategy

Preferred Growth Concept

Background Information & Draft Recommendation

Regional Council Workshop  
February 9, 2021

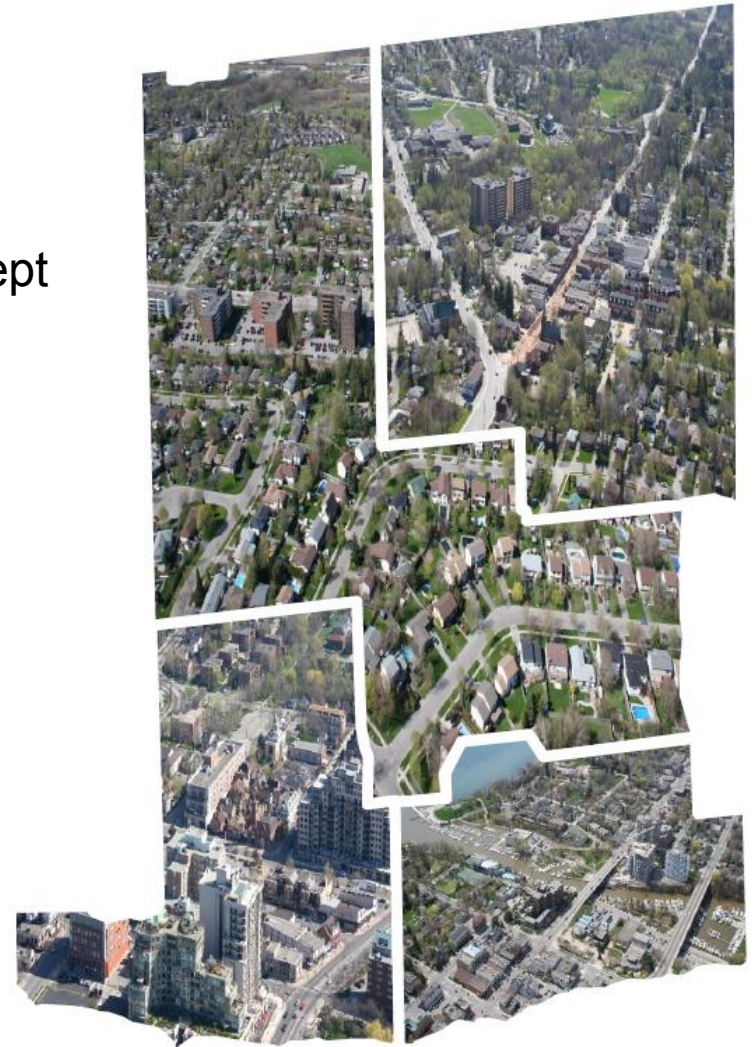


# Preferred Growth Concept

## Presentation Overview

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1. Developing a Preferred Growth Concept
2. An Overview of the Preferred Growth Concept
3. Key Questions on the Preferred Growth Concept
4. Next Steps



# Developing a Preferred Growth Concept

## Overview of the Regional Official Plan Review (ROPR) Process

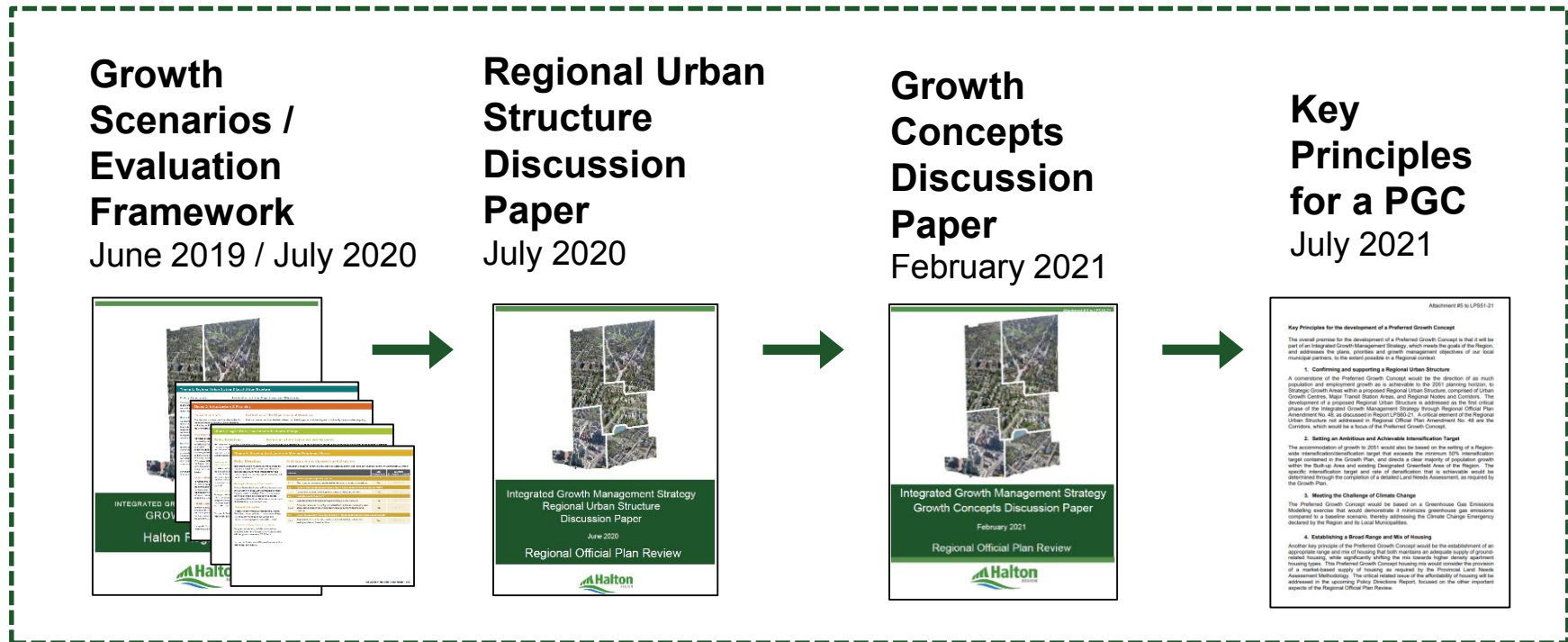
- The ROPR has advanced important discussions and analysis to inform planning.



# Developing a Preferred Growth Concept

## Overview of the Integrated Growth Management Strategy (IGMS) Process







- The IGMS has included a number of steps toward a Preferred Growth Concept.

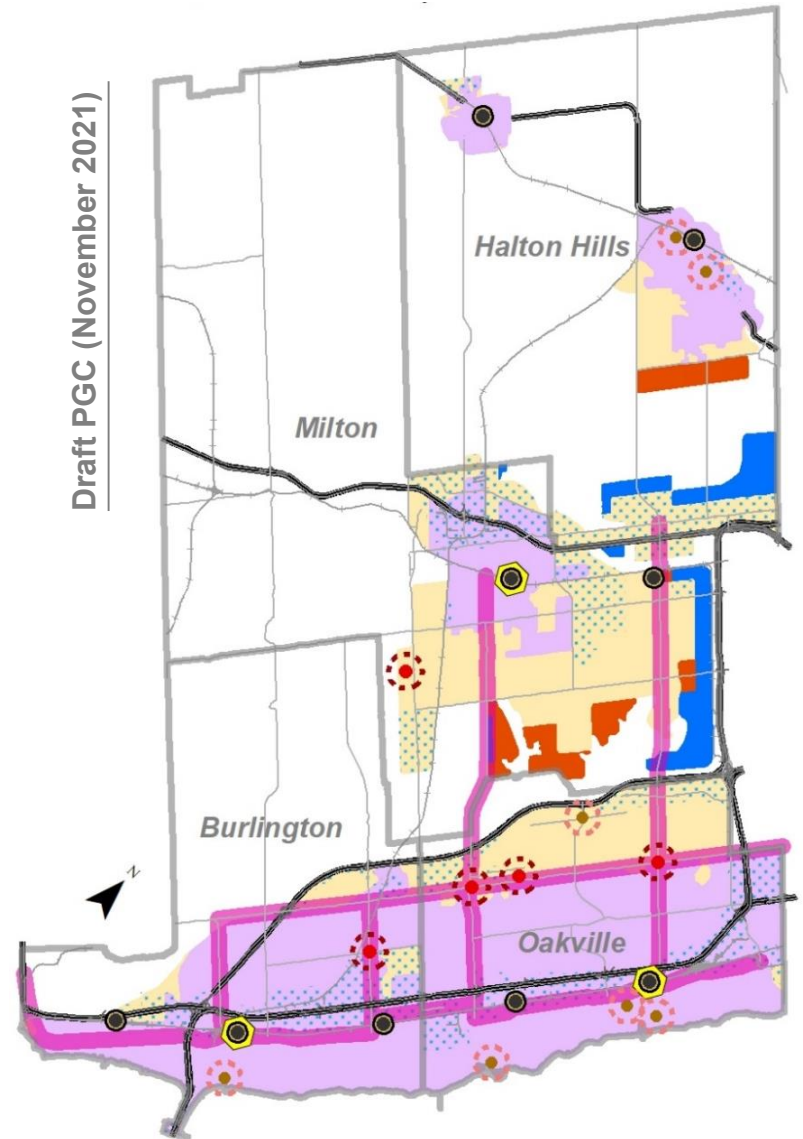


# Developing a Preferred Growth Concept

## Draft Preferred Growth Concept

- In November 2021, Regional staff presented information on a Draft Preferred Growth Concept.
- Building on this work, a **Preferred Growth Concept Report** has now been prepared, supported by the following technical studies and assessments:

-  Land Needs Assessment
-  GHG Emissions Assessment
-  Agricultural Impact Assessment
-  Natural Heritage & Water Resources Assessment
-  Infrastructure Assessments
-  Fiscal Impact Assessment





# Preferred Growth Concept

## Overview

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The Preferred Growth Concept represents an approach to accommodating growth in Halton Region to 2051 that:



Directs a significant **majority of growth to existing urban areas** in Halton.



Directs **compact, transit-supportive growth** to the Regional Urban Structure.



Plans for **significant shifts in future housing mix and employment type**.



Responds to the need to plan for a market-based supply of housing and employment land demand through **measured urban boundary expansions**.



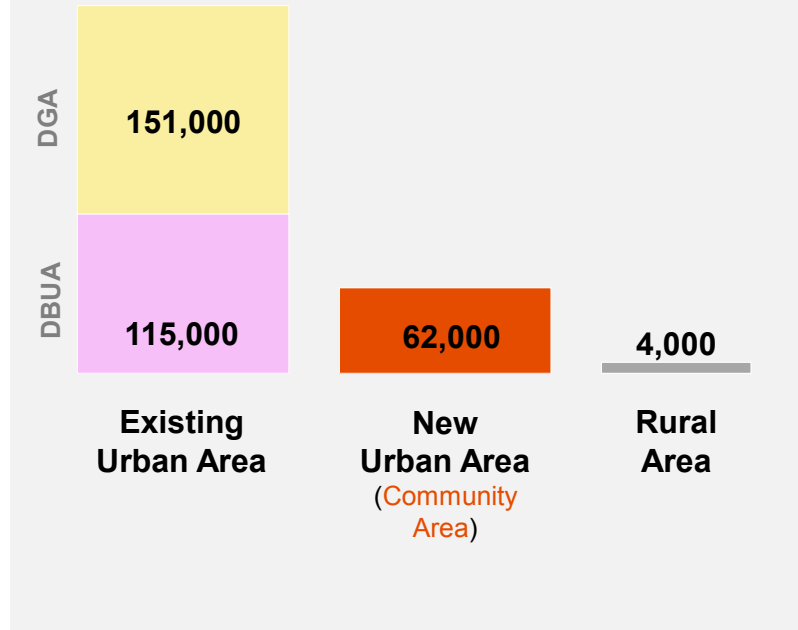
Reinforces and supports **Local Plans and Priorities**.

# Preferred Growth Concept

## Population Growth by Policy Areas to 2051

- Plans for an additional **333,000 people** in Halton Region between 2031 and 2051.
- Vast majority of new population – **266,000 people or 80 per cent** – accommodated within Halton’s existing Urban Area.
  - Includes a significant proportion in Strategic Growth Areas within both the Delineated Built-Up Area (DBUA) and Designated Greenfield Area (DGA).
- The remaining population – **62,000 people or 20 per cent** – are accommodated on new Community Area lands proposed to be added in Milton and Halton Hills.

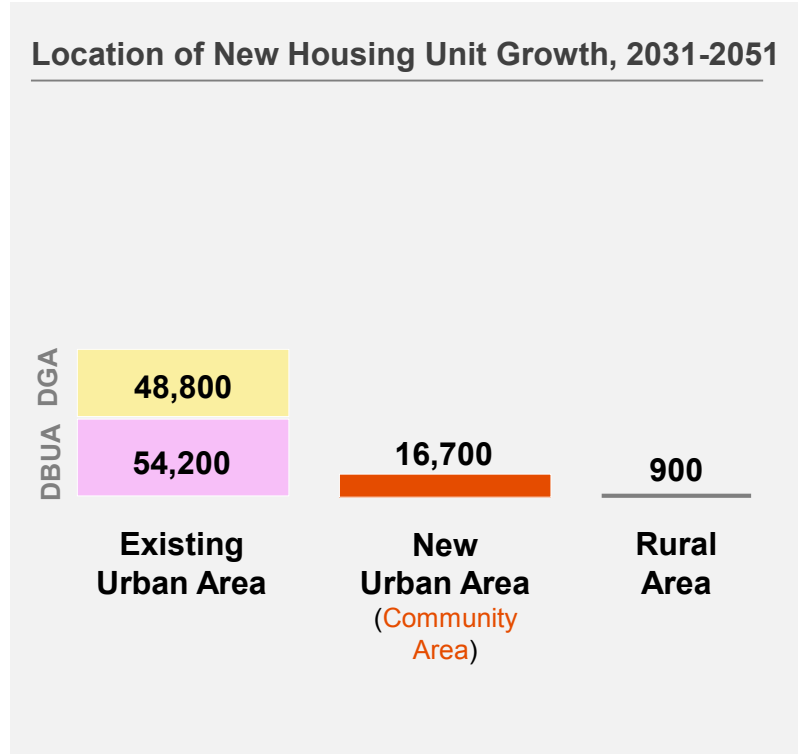
Location of New Population Growth, 2031-2051



# Preferred Growth Concept

## Housing Unit Growth by Policy Areas to 2051

- Plans for **120,500 new housing units** between 2031 and 2051.
- Vast majority of new units – **103,900 units or 86 per cent** – accommodated within Halton’s existing Urban Area.
- The remaining units – **16,700 units or 14 per cent** – are accommodated on new Community Area lands proposed to be added in Milton and Halton Hills.
- These housing units are planned to achieve a mix that sees a significant shift to growth in apartments, at **49 per cent** of new units.



PGC Housing Mix	Singles & Semis	Rows	Apartments	Accessory Units	Total
2031 - 2051	26,800	30,600	60,600	2,500	120,500
	23%	25%	49%	2%	

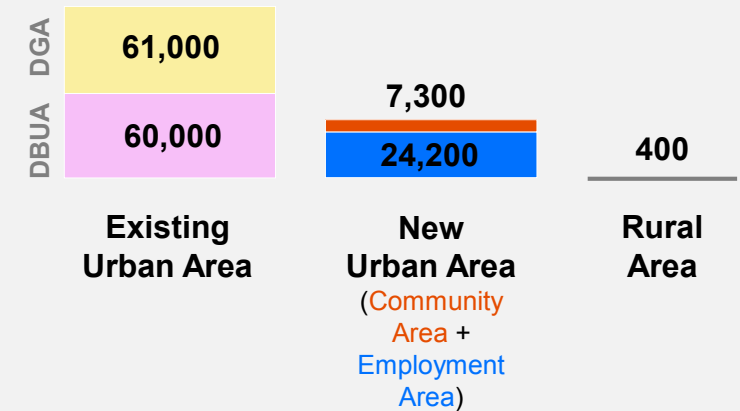


# Preferred Growth Concept

## Employment Growth by Policy Areas to 2051

- Plans for an additional **150,000 jobs** in Halton Region between 2031 and 2051.
- Vast majority of the additional jobs – **118,000 jobs or just under 80 per cent** – are accommodated in Halton’s existing Urban Area.
  - Includes a significant proportion of growth to Strategic Growth Areas across Halton in the form of office employment.
- The remaining jobs – **31,500 jobs or about 20 per cent** – are accommodated on new Community Area and Employment Area lands proposed to be added in Milton and Halton Hills. These are largely jobs associated with employment uses that by their nature locate on employment lands.

Location of New Employment Growth, 2031-2051



# Preferred Growth Concept

## Preferred Growth Concept Mapping






- The Policy Areas and Strategic Growth Areas where growth is directed through the Preferred Growth Concept are identified on the adjacent map.

### Amount, Type, & Location of New Urban Land Need






Municipality	Community Area	Employment Area	Total New DGA
Milton	710 ha	670 ha	1,380 ha
Halton Hills	410 ha	400 ha	750 ha
<b>Total</b>	<b>1,120 ha</b>	<b>1,070 ha</b>	<b>2,190 ha</b>

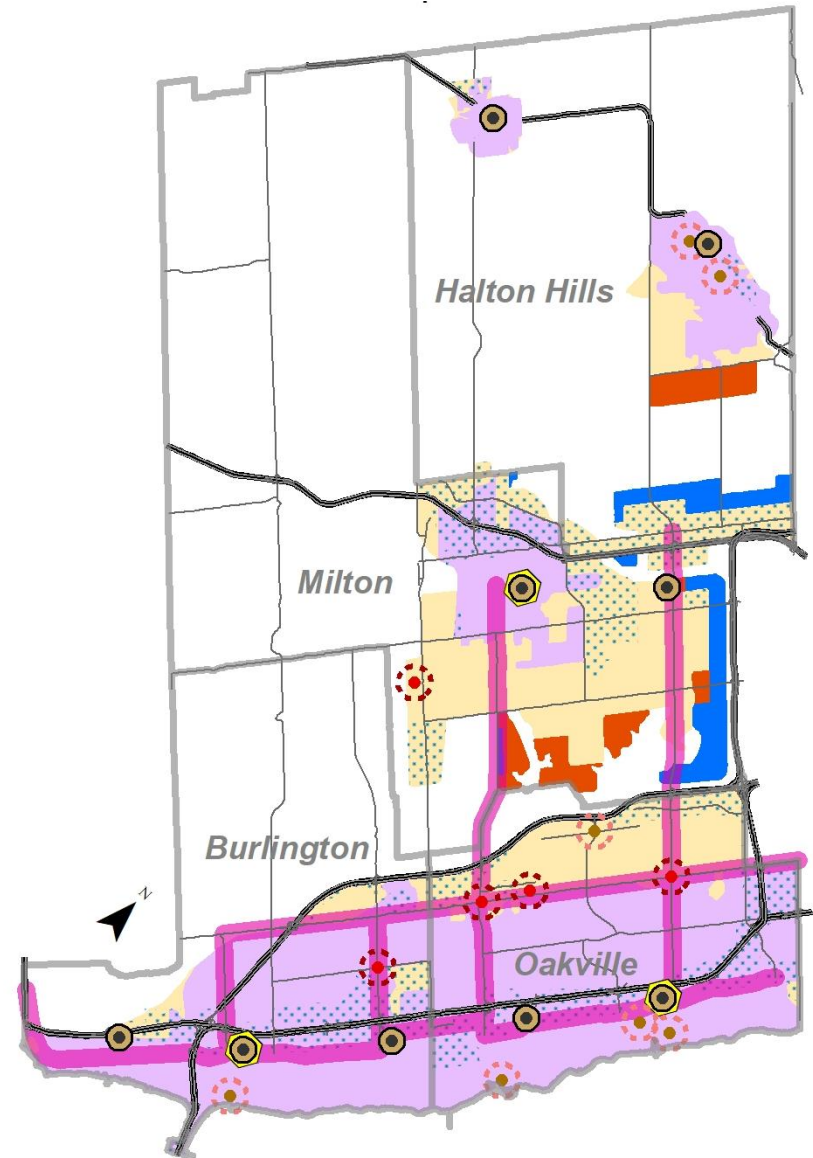
### Legend

#### Policy Areas

-  Delineated Built-Up Area
-  Designated Greenfield Area
-  Existing Employment Areas
-  New Community Area
-  New Employment Area

#### Strategic Growth Areas

-  Urban Growth Centre
-  Major Transit Station Area
-  Primary Regional Node
-  Secondary Regional Node
-  Regional Corridor



# Preferred Growth Concept

## Key Questions: The Land Needs Assessment Methodology

### What is the Land Needs Assessment (LNA) methodology and how does it inform the Preferred Growth Concept?

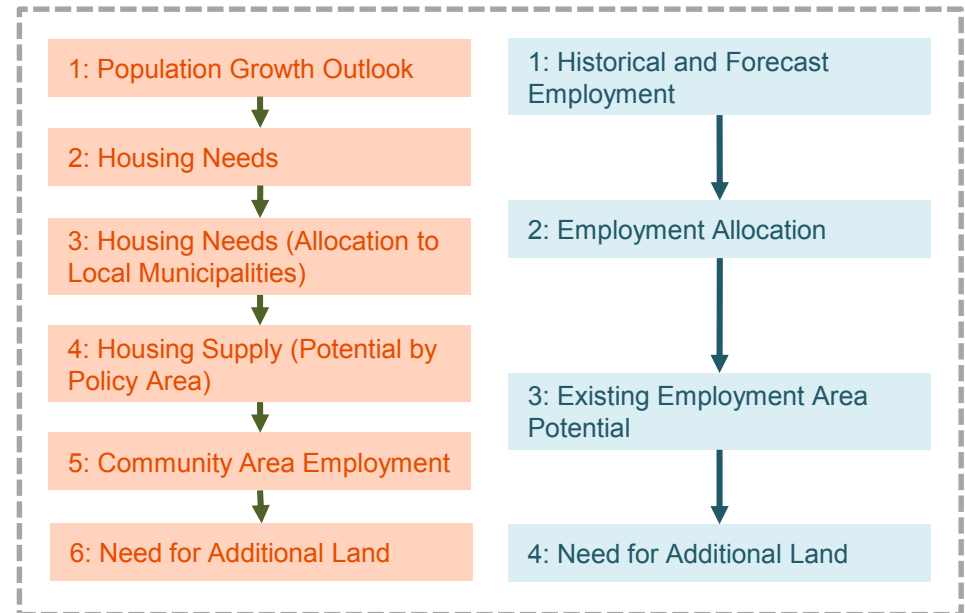
- A standard methodology for assessing land needs to implement the Growth Plan which must be used by Halton in planning to accommodate growth to 2051.
- Identifies a series of steps to be used in planning for population and employment growth.
- The LNA is one of a number of technical studies that underpin the Preferred Growth Concept.



Growth Plan for the GGH



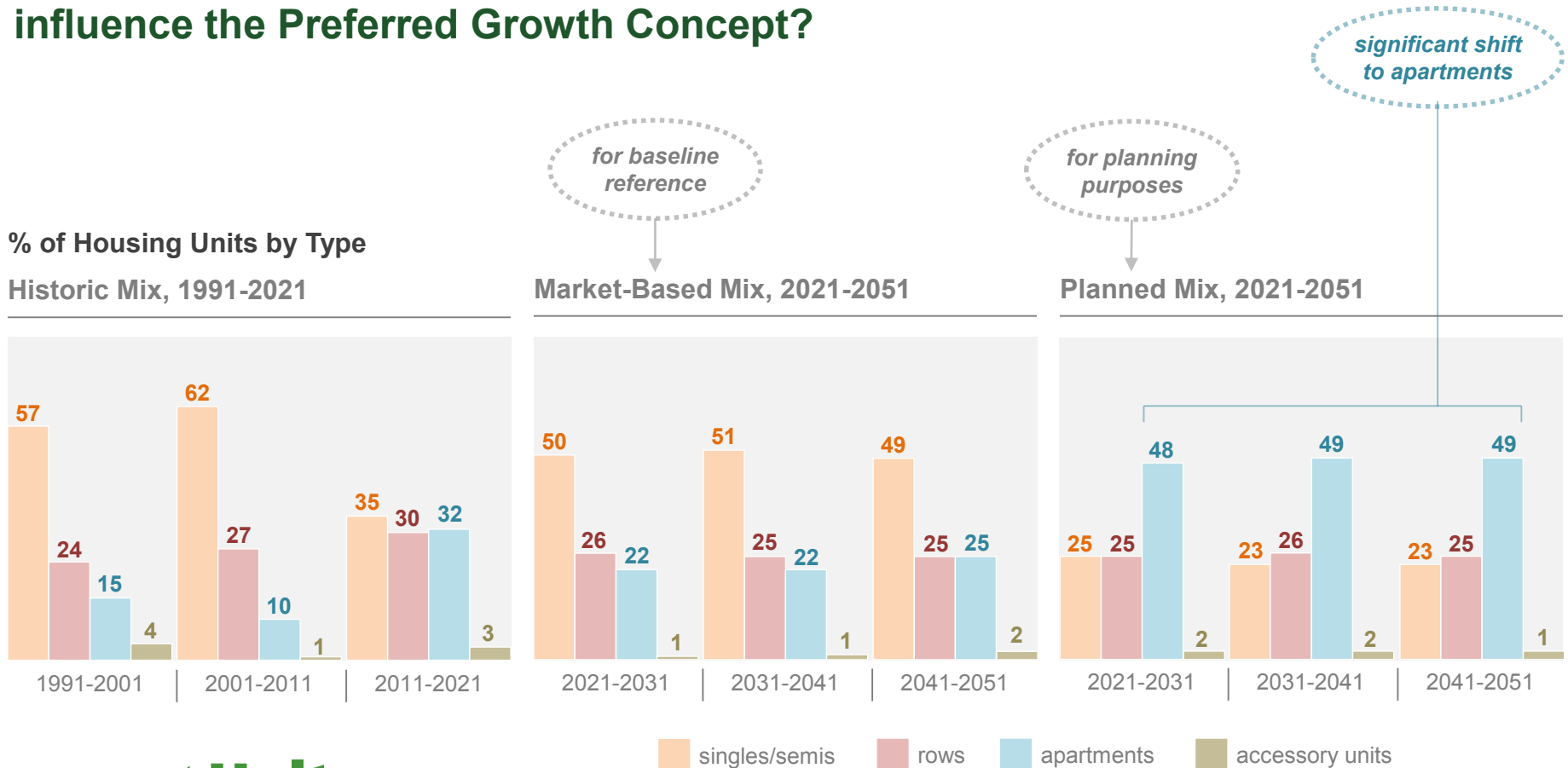
Land Needs Assessment



# Preferred Growth Concept

Key Questions: The Planned Mix of Housing Units in the Preferred Growth Concept

The LNA identifies a market-based forecast for the mix of housing units in Halton – how does this influence the Preferred Growth Concept?



# Preferred Growth Concept

Key Questions: The Planned Mix of Housing Units in the Preferred Growth Concept

## How does the Preferred Growth Concept respond to the LNA direction to provide a market-based supply of housing to the ‘extent possible’?

- The LNA does not specifically define ‘market demand’ yet it does require that a market-based supply of housing be provided to ‘the extent possible’.
- The planned housing unit growth in the Preferred Growth Concept achieves the Growth Plan’s intensification objectives, advances Halton’s Key Principles for planning for growth, accommodates significant apartment growth while still addressing demand for other types of units over the planning period.

% of Housing Unit Growth to 2051

	Market-Based Forecast	Preferred Growth Concept
<b>Singles &amp; Semis</b>	<b>50%</b>	<b>23%</b>
<b>Rows</b>	<b>25%</b>	<b>25%</b>
<b>Apartments</b>	<b>23%</b>	<b>49%</b>
<b>Accessory Units</b>	<b>1%</b>	<b>2%</b>

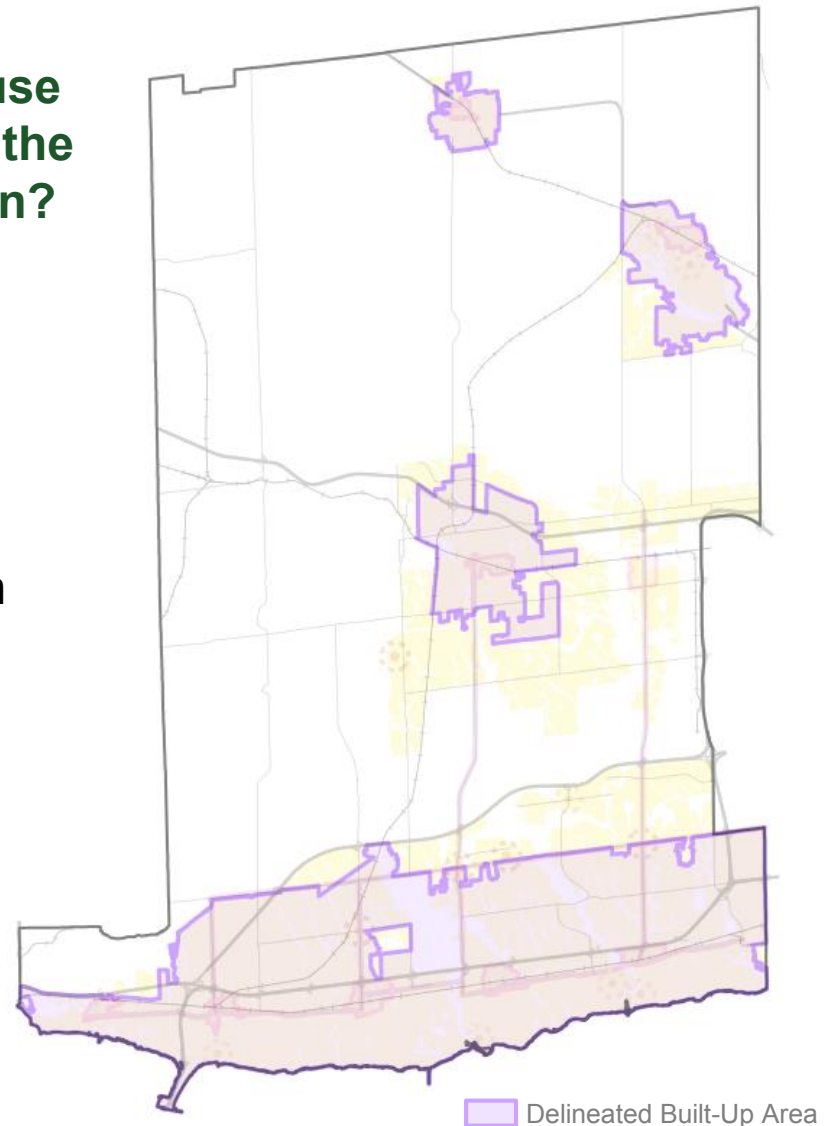


# Preferred Growth Concept

Key Questions: Planning for Intensification & 'Densification'

## Why does the Preferred Growth Concept use an intensification target of 45% instead of the 50% minimum identified in the Growth Plan?

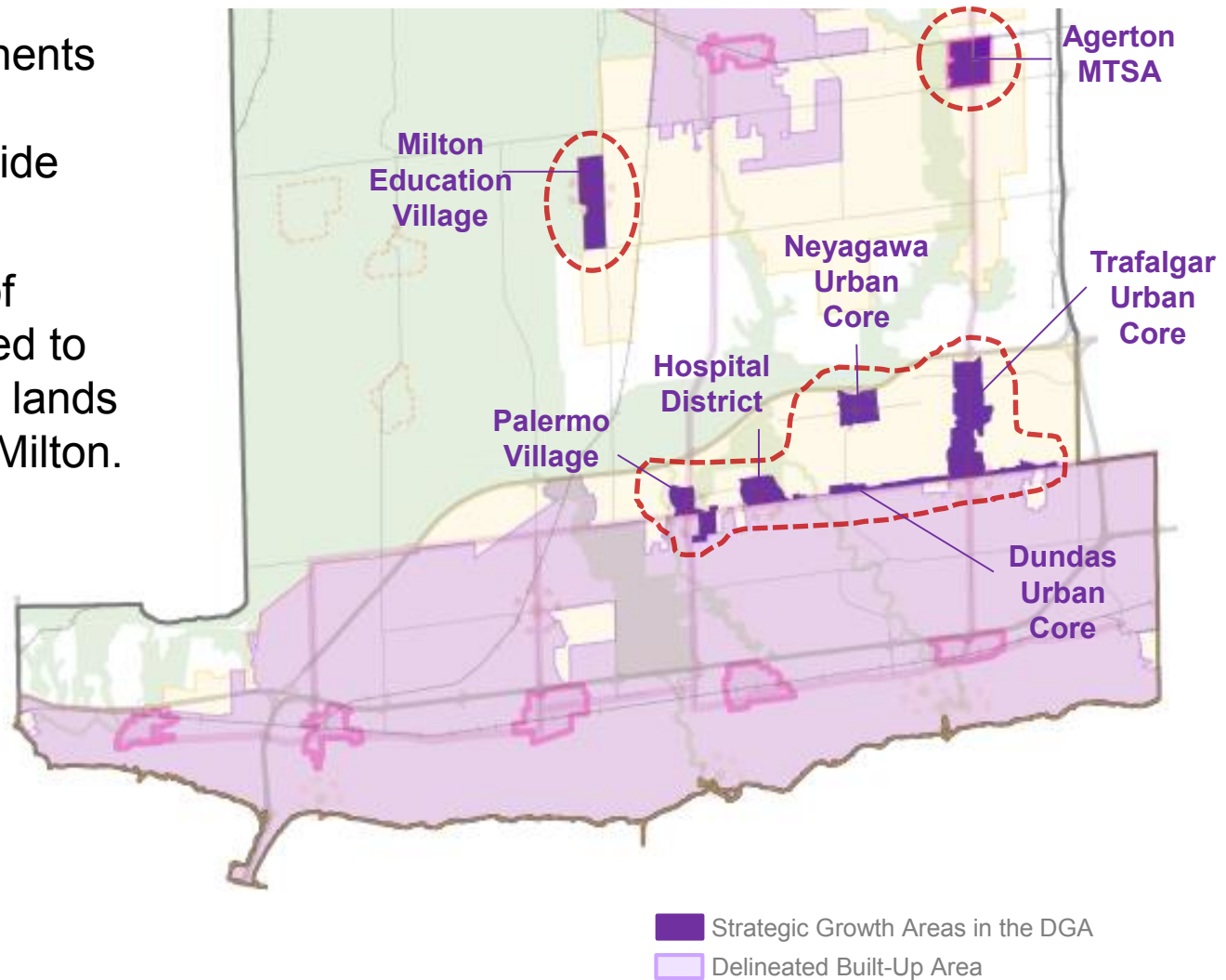
- The Delineated Built-Up Area (DBUA) was identified by the Province and represents the extent of developed lands as of 2006.
- Development within the DBUA is considered 'intensification', and the Growth Plan requires 50% of new units to be located within this area.
- This policy presents limitations in Halton's context, and the Growth Plan enables use of an alternative intensification target.



# Preferred Growth Concept

## Key Questions: Planning for Intensification & 'Densification'

- There are key components of the Regional Urban Structure located outside the DBUA in Halton.
- A significant amount of growth is being directed to these areas, including lands in North Oakville and Milton.

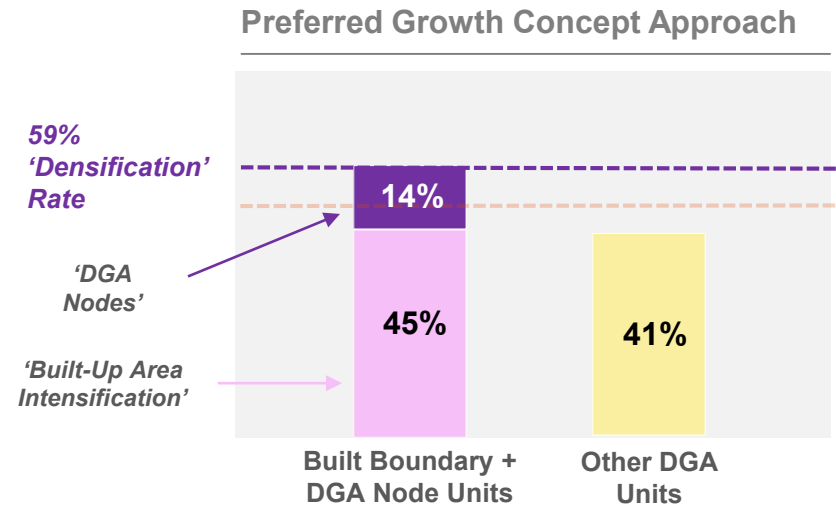


# Preferred Growth Concept

Key Questions: Planning for Intensification & 'Densification'

## How does the Preferred Growth Concept's approach to intensification compare to the one set out in the Growth Plan?

- The approach set out in the Preferred Growth Concept meets the Growth Plan's intensification objectives, accommodating almost 60 per cent of growth through intensification-type development.
- Using the Growth Plan target would mean less growth allocated to important areas in Halton or would require a housing mix of over 70 per cent apartments, which would not reflect the market-based forecast or what can realistically be achieved.

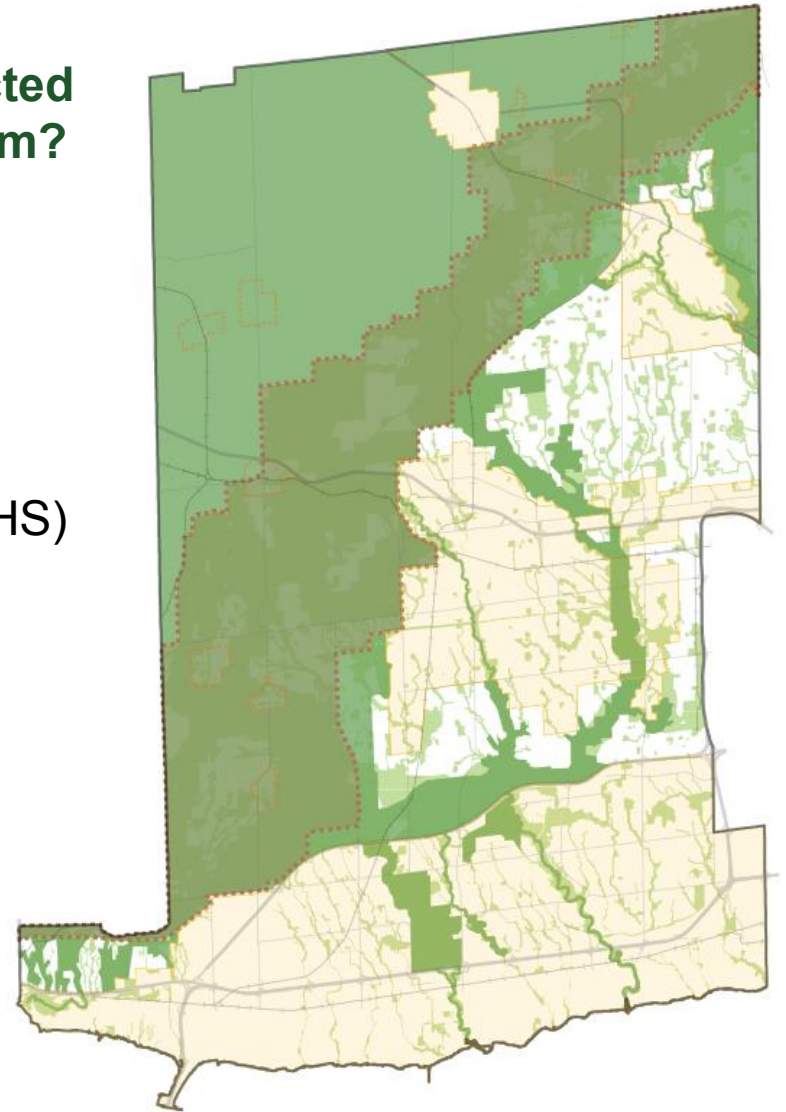


# Preferred Growth Concept

## Key Questions: Planning for Growth in Halton – Permanent Protections

### How much land in Halton Region is protected from urban development over the long-term?

- The Niagara Escarpment Plan (NEP) and Greenbelt Plan (GBP) apply throughout Halton, providing permanent protection for natural heritage and agriculture.
- The Regional Natural Heritage System (NHS) provides further protection across Halton.



NEP / GBP Areas	Regional NHS *	Total Permanently Protected Areas	Total Halton Area
53,650 ha	6,850 ha	60,500 ha	96,950 ha
55.3 %	7.1 %	62.4 %	-

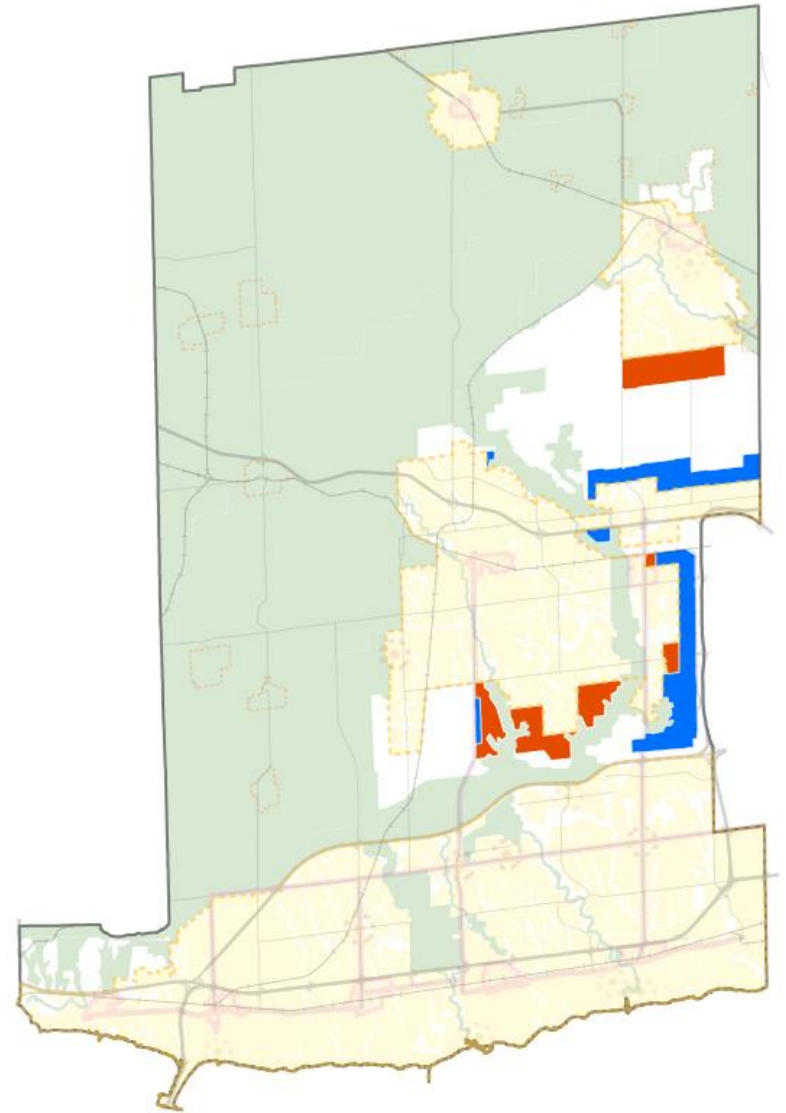
\* Regional NHS Outside of Provincial Plan Areas

# Preferred Growth Concept

Key Questions: Planning for New Communities in the DGA – Land Needs

## Why does the Preferred Growth Concept expand Halton's urban boundaries to accommodate growth?

- While the majority of growth to 2051 is directed to Halton's existing urban areas, the LNA identified a need for additional Community Area and Employment Area lands to accommodate growth.
- This is due to a shortfall in the supply of existing land available to accommodate about 15,000 ground-related housing units (i.e., singles, semis, and rows) and 24,000 jobs associated with businesses that must locate on employment lands.

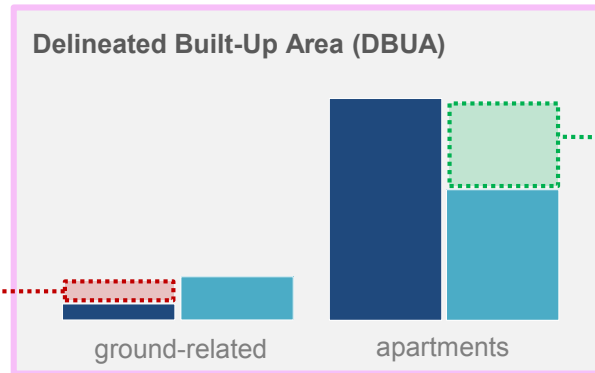


# Preferred Growth Concept

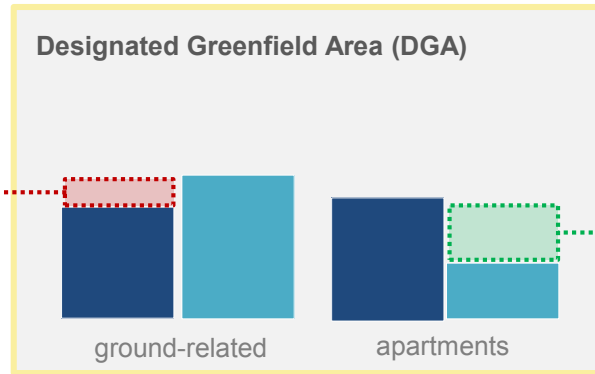
Key Questions: Planning for New Communities in the DGA – Land Needs

## How does the Land Needs Assessment conclude there is need for more land to accommodate growth?

- The shortfall of ground-related units in the DBUA is expected to be addressed through small lot redevelopment not realized to date but expected to occur over the next 30 years.



- The **shortfall of ground-related units in the DGA requires additional land**, as there are no redevelopment opportunities and the demand for these housing units cannot be expected to be addressed in other housing forms.



- The surplus of apartment units in both the DBUA and DGA reflects the extent to which the significant supply potential for apartments can be reasonably expected to be absorbed by 2051.
- The Preferred Growth Concept assumes a significant shift toward apartments (50% of new housing units). However, growth beyond this proportion would require intensification well beyond reasonable market expectations.

# Preferred Growth Concept

Key Questions: Planning for New Communities in the DGA – Planned Density

## What is the planned density for the new Community Areas in Milton and Halton Hills under the Preferred Growth Concept?

- The planned density for new Community Area lands is **65 people and jobs per hectare**. The planned density for new Employment Areas is **23 jobs per hectare**.
- By comparison, the Sustainable Halton lands added to the Designated Greenfield Area in ROPA 38 were to develop at a minimum density of **50 people and jobs combined per hectare**.

DGA – 65 Persons & Jobs / ha



Boyne Community, Milton: Full Build-Out



# Preferred Growth Concept

Key Questions: Planning for New Communities in the DGA – Planned Density

## What kind of communities and housing will be developed in new Community Areas planned at 65 people and jobs per hectare?

- All new Community Area lands in the Designated Greenfield Area will be planned as complete communities.
- In order to meet the overall planned density and provide an appropriate range and mix of housing units, new communities in the Designated Greenfield Area will contain a range of ground-related housing, including the ‘missing middle’ housing types.





# Preferred Growth Concept

Key Questions: Planning for New Communities in the DGA – Planned Density

## Will the new Community Area lands in the Preferred Growth Concept be planned at densities that support transit?

- At 65 people and jobs per hectare, the planned density for new Community Areas will be transit supportive and generally between ‘basic’ and ‘frequent’ transit service based on Provincial transit-supportive guidelines.
- The nodes and corridors that form the Regional Urban Structure and that connect with new Community Areas are planned at densities that would enable higher order transit.

Transit service type	Suggested minimum density
<b>Basic Transit Service</b> (One bus every 20-30 minutes)	22 units per ha / 50 residents & jobs combined
<b>Frequent Transit Service</b> (One Bus every 10-15 minutes)	37 units per ha / 80 residents & jobs combined
<b>Very Frequent Bus Service</b> (One bus every 5 minutes with potential for LRT or BRT)	45 units per ha / 100 residents & jobs combined
<b>Dedicated Rapid Transit</b> (LRT/BRT)	72 units per ha / 160 residents & jobs combined
<b>Subway</b>	90 units per ha / 200 residents & jobs combined

Ministry of Transportation Transit-Supportive Guidelines

# Preferred Growth Concept

## Key Questions: Planning for New Communities in the DGA – Planned Density

### Why do the densities for new Designated Greenfield Areas in the LNA for Milton and Halton Hills appear lower than 65 people and jobs per hectares?

- A number of factors inform the time at which planned densities are achieved.

	Milton	Halton Hills
<b>Existing DGA Community Area (developable ha)</b>	<b>3,310</b>	<b>680</b>
<i>Density – Existing DGA</i>	64.4	54.7
<b>New Community Area DGA (developable ha)</b>	<b>710</b>	<b>410</b>
<i>Density – New DGA</i>	61.1	54.4

- In Halton Hills, very low density in older existing DGAs (i.e. Stewarttown) result in a lower overall density of 54.7.

- Milton**  
Apartment housing units in the new DGA communities will not be built out by 2051. Additionally, it takes sometime beyond the completion of most of housing in an area to reach its employment potential.
- Halton Hills**  
The new DGAs will be planned to accommodate 65 residents plus jobs per hectare and will reach 62 by 2051. At the request of the Town, additional considerations were given to include about 50 hectares of land for Town-wide community uses. In the density calculation, there is no employment attributed to the uses for the 50 hectares of town-wide community use. As a result, the overall density for new DGA is reduced.

## Preferred Growth Concept

Key Questions: Planning for New Communities in the DGA – Planned Density

### What kind of growth can be expected on new Community Area lands, such as the Rattlesnake Point Golf Course in Milton?

- Under the Preferred Growth Concept, the Rattlesnake Point Golf Course, located northeast of Regional Road 25 and Lower Base Line in Milton, would be planned to accommodate about 3,230 housing units.
- With an estimated 3.6 persons per unit, this results in about 11,630 residents. The jobs associated with this population would bring the total residents and jobs to 12,980.
- On 190 hectares of land, this is equivalent to 68 people and jobs per hectare.

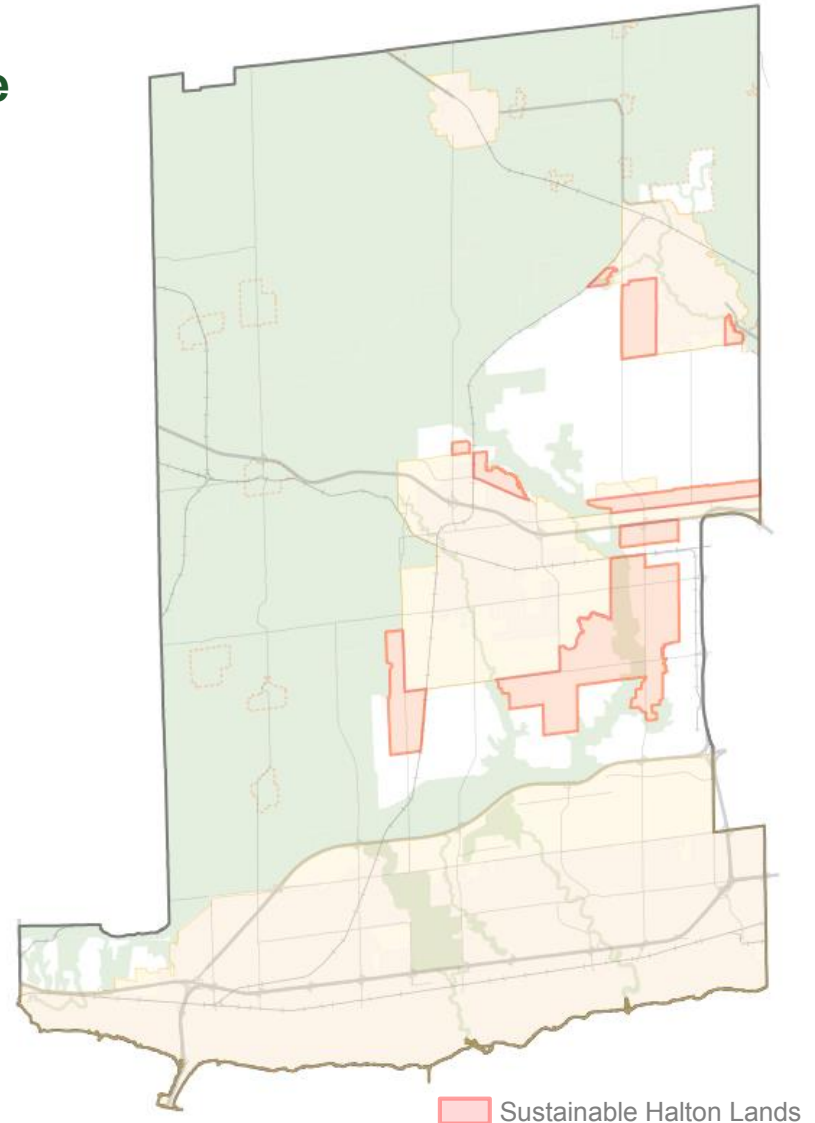


# Preferred Growth Concept

Key Questions: Existing Urban Areas

## How are existing undeveloped lands in the Urban Area planned for in the Preferred Growth Concept?

- Through the Sustainable Halton process and ROPA 38, about 2,800 hectares of land were added to the Urban Area to accommodate growth to 2031.
- The Growth Plan now requires municipalities to plan for growth between 2031 and 2051.
- The IGMS has confirmed that additional land supply beyond these areas is not required until after 2036 for both community and employment land needs.

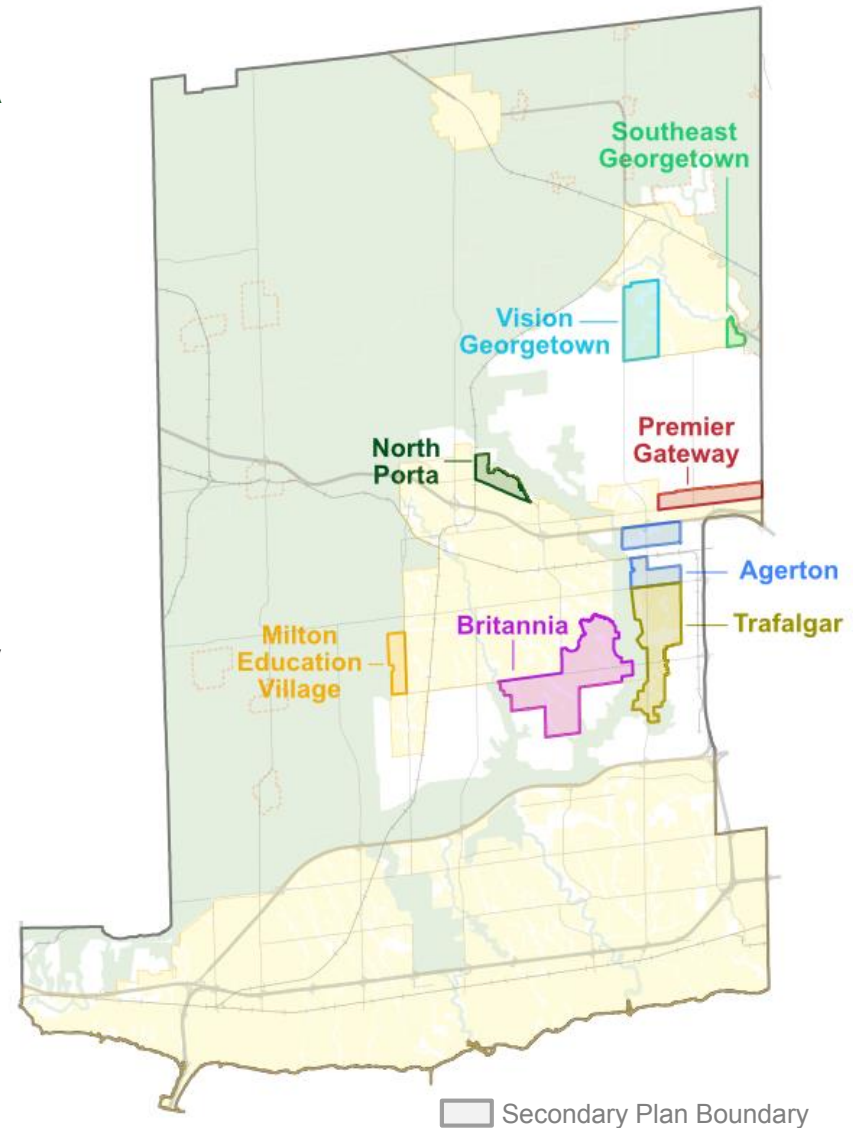


# Preferred Growth Concept

Key Questions: Existing Secondary Plans

## Can the secondary plans for existing DGA lands be reopened with added density to accommodate the growth to 2051?

- Secondary Plans are a product of several years of careful planning, study and public engagement. They implement the land use policies in force and effect at the time they are developed.
- Revisiting approved or adopted Secondary Plans would come with significant challenges and opposition as any changes would ultimately be subject to third party appeals and litigation.

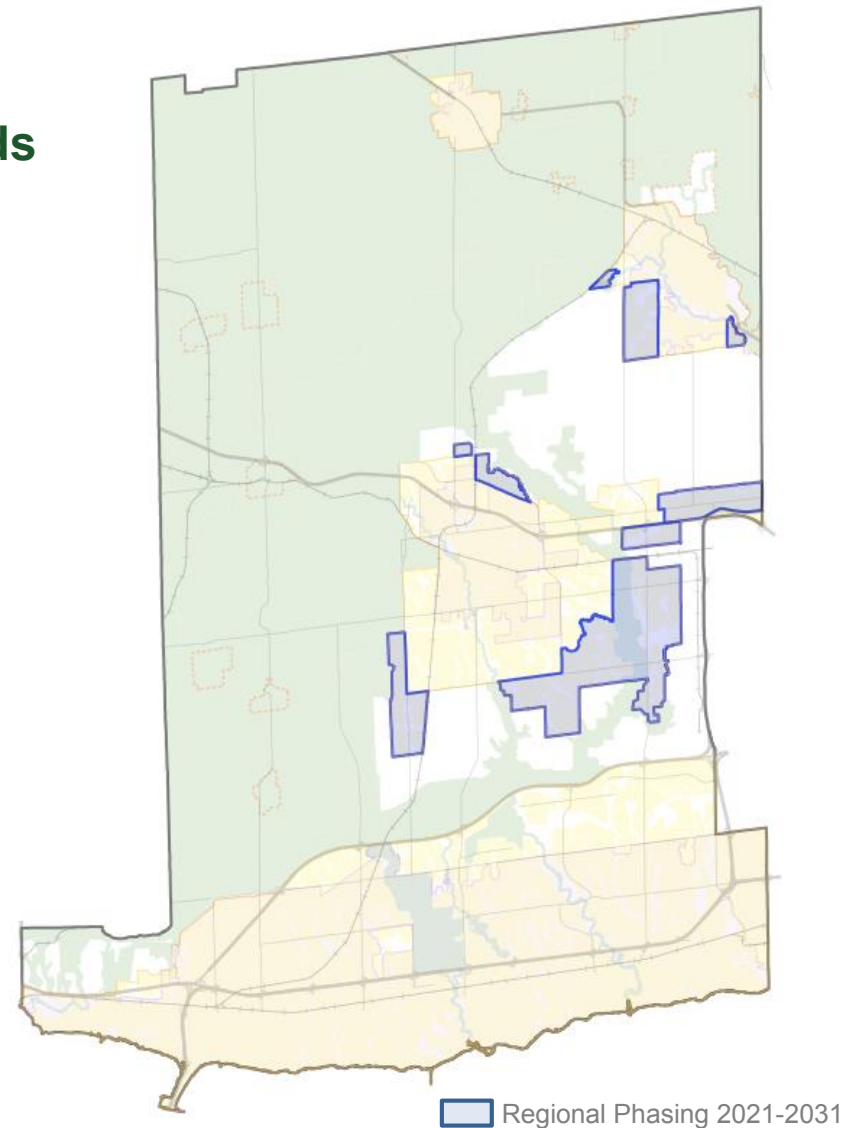


# Preferred Growth Concept

Key Questions: Regional Phasing of Development

## How can the Region's existing phasing policies be used to ensure new urban lands are only developed when required?

- The Regional Official Plan contains a strong framework for development phasing, including Table 2a and Map 5.
- Intensification and the development of Strategic Growth Areas is identified as the highest priority for urban development.
- Existing policies identify the importance of monitoring intensification and identify criteria that must be met for development to occur within any Regional Phase.



## Preferred Growth Concept

Key Questions: The Need for Urban Expansion – Ground-Related Units

### Why can't all growth be accommodated within Halton's existing urban areas, or, without expansions to Halton's urban boundaries?

- An approach where all growth is accommodated within the Region's existing urban areas would mean the 15,500 households expected to occupy ground-related units would instead choose apartment units.
- This approach is also not consistent with Provincial plans and policies which require provision of a market-based supply of housing to the extent possible.

*Insufficient Land for  
Ground-Related  
Housing Units*



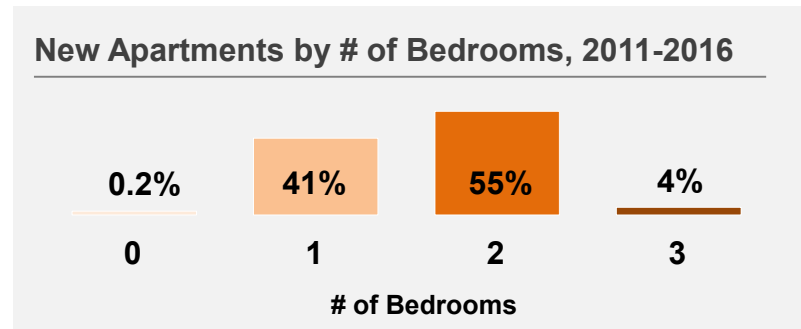
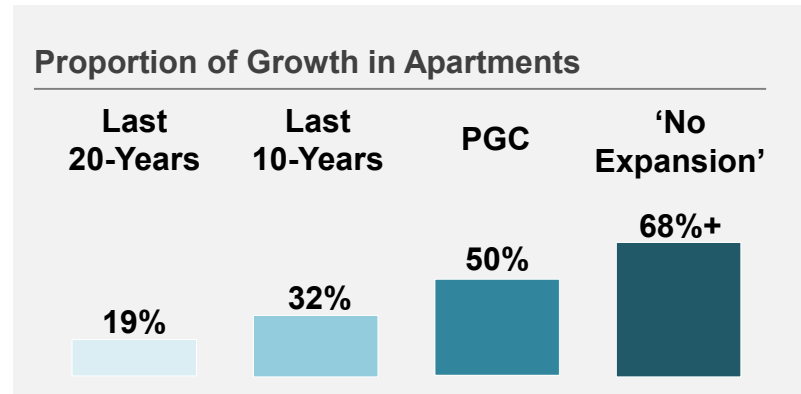
# Preferred Growth Concept

Key Questions: The Need for Urban Expansion – Reasonable Expectations for Growth

## Why can't all growth be accommodated within Halton's existing urban areas, or, without expansions to Halton's urban boundaries?

*Unreasonable Apartment Growth Expectations*

- A 'no expansion' approach would require levels of intensification and a shift to apartment units well beyond reasonable expectations, creating the potential for failure to achieve the planned amount of housing and the population forecasts as mandated by the Growth Plan.
- Based on the 2016 Census, of the 4,170 apartment units built between 2011 and 2016 in Halton, only 4.3 per cent were units with 3 or more bedrooms.





# Preferred Growth Concept

Key Questions: The Need for Urban Expansion – Employment Growth

## Why can't all growth be accommodated within Halton's existing urban areas, or, without expansions to Halton's urban boundaries?

- An approach where all growth is accommodated within the Region's existing urban areas would result in an inability to accommodate a significant number of forecasted jobs in Halton.
- There are 24,000 'Employment Land Employment' jobs associated with businesses that locate in Employment Areas.

*Insufficient Land for  
Employment Land  
Employment*



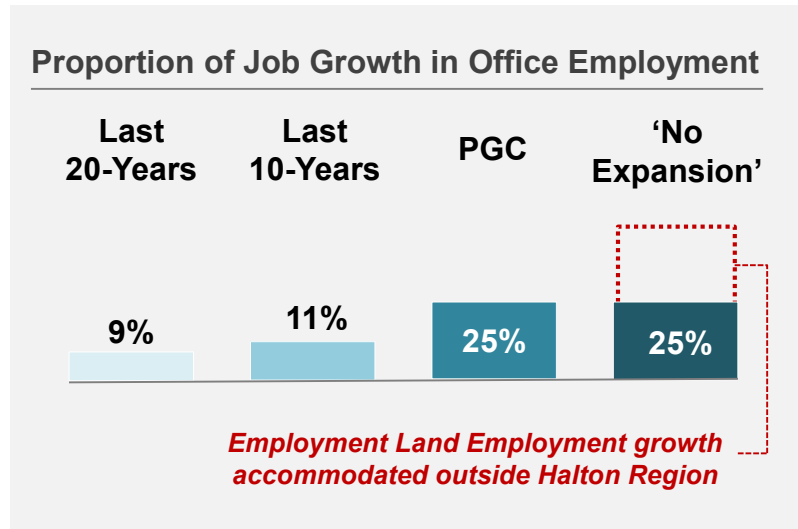
# Preferred Growth Concept

Key Questions: The Need for Urban Expansion – Reasonable Expectations for Growth

## Why can't all growth be accommodated within Halton's existing urban areas, or, without expansions to Halton's urban boundaries?

- A 'no expansion' approach would not provide enough land for Employment Land Employment job growth. As this cannot be made up in the Major Office Employment, given the significant shift already planned, these jobs would locate outside Halton, resulting in a failure to achieve the Growth Plan forecasts.
- The Preferred Growth Concept is based on accommodating significant growth in mixed-used areas, but strong demand for industrial/commercial land.

*Unreasonable  
Employment Growth  
Expectations*



# Preferred Growth Concept

Key Questions: The Need for Urban Expansion – Housing Affordability

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## Why can't all growth be accommodated within Halton's existing urban areas, or, without expansions to Halton's urban boundaries?



- Having the housing mix available to respond to market demand is one factor that influences affordability.
- The Preferred Growth Concept includes limited expansions that allow for a housing mix that contains a reasonable amount of ground-related housing while still advancing a significant shift to apartments.
- Housing affordability is a complex issue driven by many economic, market, planning, and social factors.



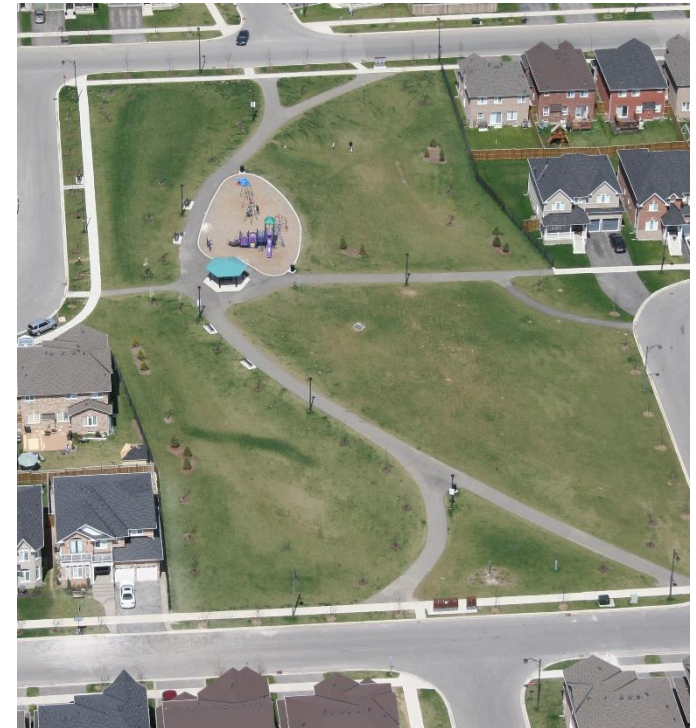
# Preferred Growth Concept

Key Questions: The Need for Urban Expansion – Municipal Services

## Why can't all growth be accommodated within Halton's existing urban areas, or, without expansions to Halton's urban boundaries?

- An approach to accommodating all growth within Halton's existing areas would result in increased pressure on municipalities and public agencies to compromise existing standards related to parks, open space, schools, community services, and environmental protection.

*Potential Impacts to  
Public Service  
Standards*



# Preferred Growth Concept

Key Questions: The Need for Urban Expansion – Local Plans & Priorities

## Why can't all growth be accommodated within Halton's existing urban areas, or, without expansions to Halton's urban boundaries?

- Incorporating Local Plans and Priorities has been an important objective of the Integrated Growth Management Strategy.
- An approach that did not include any additional Community Area or Employment Area lands would be at odds with defined Local Municipal Plans and Priorities, in particular where municipalities are supportive of new greenfield growth.

*Reflecting Local Planning Visions & Strategic Priorities*

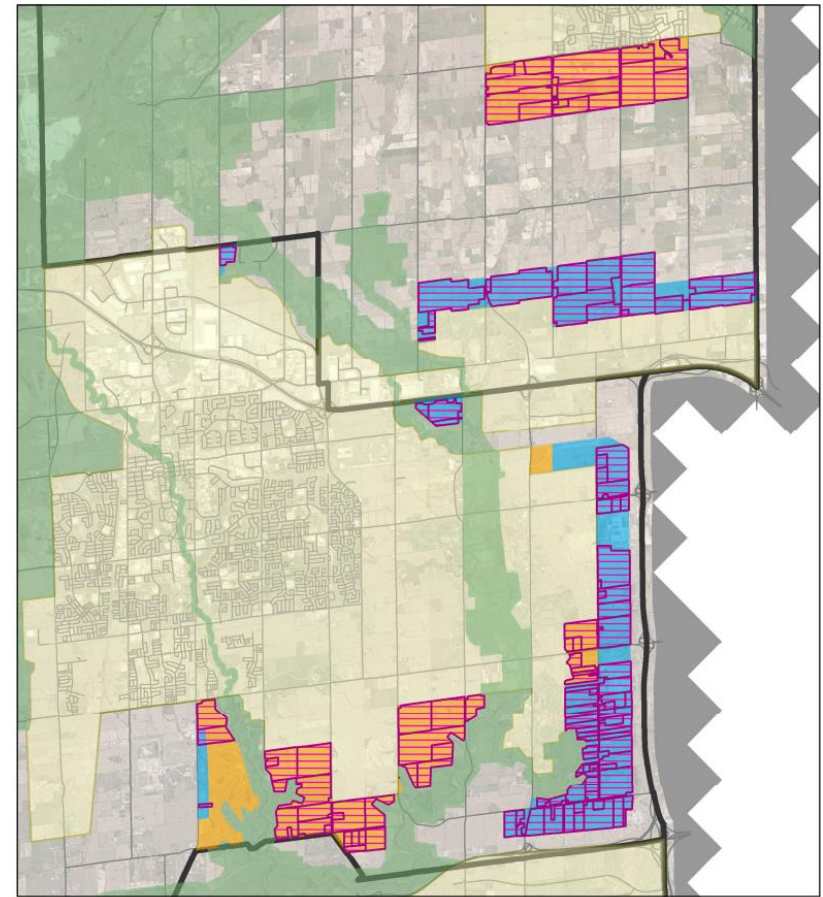


# Preferred Growth Concept

## Key Questions: Agricultural Impacts

### What are the impacts on the Preferred Growth Concept in terms of the loss of lands that are farmed?

- About 2,100 hectares of land are proposed to be added to Halton's Urban Area.
- Based on a review of Municipal Property Assessment Corporation (MPAC) property codes, these lands include about:
  - **1,670 hectares** of agriculture or agriculture-related lands (identified as 'farming properties' on the adjacent map);
  - **430 hectares** of non-agricultural lands (i.e. golf courses, rural residences, commercial, and/or industrial uses).



# Preferred Growth Concept

## Key Questions: Agricultural Impacts

### What information is available on the ownership of farmland in Halton and how much land is farmer-owned?

- Based on Municipal Property Assessment Corporation (MPAC) information, 495 properties are assessed as farming properties within the 'Whitebelt Area', representing about 6,140 ha (81.3%) of that total area.
- Cross-referencing the MPAC ownership information against the Farm Business Registration (FBR) program, it confirms that 91 of the 495 farming properties are owned by registered farming companies which is about 1,560 ha, or about 25.4% of the 6,140 ha of farming properties within the whitebelt area

Whitebelt Area (net ha)	Area identified as Farming Properties (net ha)	%
7,550	6,140	81.3%

Farming Properties by Ownership Type	Area identified as Farming Properties (net ha)	%
Confirmed Farm Ownership	1,560	25.4%
Non-Farming Company Ownership	4,580	74.6%

# Preferred Growth Concept

Key Questions: Addressing Climate Change

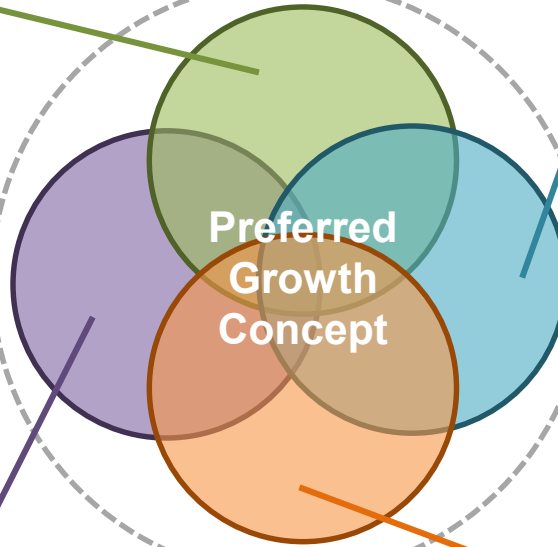
## How does the Preferred Growth Concept address climate change objectives?

Continue to protect the Natural Heritage System such that 50% of the Region remain protected for natural heritage



Continue to protect Prime Agricultural Areas for farming and food security

Climate Resiliency



Address Greenhouse Gas Emissions

Over 80% of population, housing unit, and employment growth directed to the existing Urban Areas



Direct growth to Strategic Growth Areas where public services, infrastructure and transit exist



# Preferred Growth Concept

Key Questions: Process Considerations & the Role of the Province

---

## Who has the final say on how Halton Region plans for growth?

- The Minister is the approval authority for the Regional Official Plan Amendment implementing the IGMS and Preferred Growth Concept, and may substitute their decision for any decision that Regional Council makes.
- The Minister's decision is not subject to appeal.
- The Regional Official Plan Amendment submitted to the Province must be supported by a Land Needs Assessment prepared according to the Provincial Land Needs Assessment Methodology, and therefore the Minister must be satisfied that the Region's LNA meets Provincial requirements. The Land Needs Assessment that accompanies the Preferred Growth Concept conforms to the Methodology and has identified the need for an urban boundary expansion.

# Preferred Growth Concept

Key Questions: Process Considerations & the Role of the Province

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## What are the implications of not making a decision on the Preferred Growth Concept and/or meeting the July 1, 2022 deadline?

- The IGMS is one component of a broader integrated planning approach. The timing and delivery of a series of cascading projects would be impacted:
  - New Best Planning Estimates;
  - Water, Wastewater, Transportation Master Plans;
  - Development Charge By-Law Update;
  - Infrastructure Staging and Financing (Allocation) Programs;
  - Local Municipal Plan Updates & Area-Specific Plans for SGAs and New Communities;
  - Other Local Municipal Plans for Community Services, Capital Infrastructure and DCs
- An updated official plan is an effective tool in articulating and defending the public interest through the development review and approval process. Without an updated official plan, there are risks in terms of how the Region and Local Municipalities are able to defend their interests at the Ontario Land Tribunal.

# Preferred Growth Concept

Key Questions: Process Considerations & the Role of the Province

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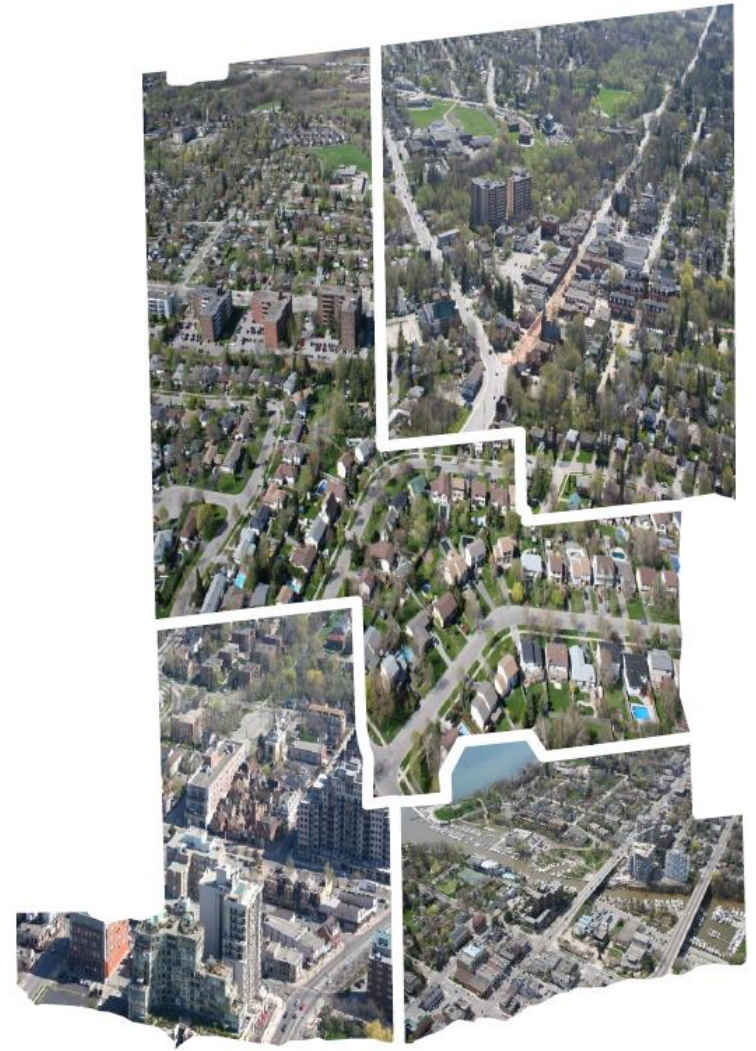
## Why are policy changes related to agriculture, natural heritage, climate change, etc. not happening until 2023?

- The Preferred Growth Concept, if supported by Regional Council, will be addressed through an amendment that only addresses aspects of Growth Plan conformity on where and how to grow.
- The Regional Official Plan currently contains strong foundational objectives and policies related to agriculture, natural heritage and climate change. While these policies may require changes to address conformity with Provincial plans and policies, they also require further discussion with key stakeholders, the public and our municipal and public agency partners.
- Unlike the growth-related changes, these policies are not subject to the July 2022 deadline mandated by the Places to Grow Act. This approach has been supported by Regional Council as identified in Report No. LPS51-21.

# Next Steps

## ROPR Timeline

- No decisions are being made at today's Council Workshop and the consideration of the Preferred Growth Concept and the ROPR Policy Directions will occur at a future meeting.
- There is a Provincial requirement for Regional Council to adopt a Regional Official Plan Amendment addressing Growth Plan conformity by July 1, 2022.
- The Policy Directions related to other components of the ROPR, including agriculture, natural heritage, climate change, and plan implementation will be advanced in late-2022 and early-2023 in accordance with the ROPR Work Plan.





# The Corporation of the Town of Milton

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Report To: Council

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From: Jill Hogan, Acting Commissioner, Development Services

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Date: January 17, 2022

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Report No: DS-006-22

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Subject: Halton Region Official Plan Review - Draft Preferred Growth Concept and Draft Land Needs Assessment.

**Recommendation:** THAT Council endorse Halton Region’s Preferred Growth Concept;

AND THAT Council requests that Halton Region phase a concurrent and steady stream of development land in Milton, through updated “Best Planning Estimates” to ensure shovel-ready employment land and an appropriate balance between residential intensification and new greenfield development to 2051.

## EXECUTIVE SUMMARY

- This report provides a summary of Halton Region’s Draft Preferred Growth Concept (PGC) and Draft Land Needs Assessment (LNA).
- The Region has made significant changes to their work to reflect the Town’s comments and concerns as articulated in the Town of Milton’s “Halton Balanced” Growth Concept.
- The Region’s PGC necessitates urban boundary expansions for Community Area and Employment Area within Milton and Halton Hills.
- This report recommends Milton Council support the quantum and location of the urban boundary expansion in Milton.
- This report further requests that Halton Region phase a concurrent and steady stream of development land in Milton, to ensure shovel-ready employment land and an appropriate balance between residential intensification and new greenfield development to 2051.

## REPORT

### Background

In April 2021, Milton Council directed staff to develop an alternative to the Growth Options presented by the Region. In June 2021 through report DS-55-21, Milton Council

## REPORT

### Background

endorsed the “Halton Balanced” Growth Concept as input into Halton Region’s Official Plan review.

Malone Given Parsons Ltd. (“MGP”) is the planning and land economics consultant for the Town of Milton. MGP has provided their own analysis and background work, which staff believes demonstrates both the feasibility and priority for inclusion of the Town of Milton’s remaining whitebelt lands within the Settlement Area Boundary to 2051. This work was intended as input to the Region’s Municipal Comprehensive Review (“MCR”). This work also provided the technical rationale behind the “Halton Balanced” Growth Concept.

The “Halton Balanced” Growth Concept would support sustainable future growth in Milton and Halton Region through the following important growth objectives:

- Directing growth strategically by reinforcing intensification along transit corridors and Major Transit Station Areas in the Region;
- Providing a market-based, realistic and achievable supply of housing for the Region;
- Facilitating the efficient use of land in line with existing and planned Regional infrastructure;
- Ensuring a healthy inventory of employment lands;
- Increasing densities in greenfield areas; and
- Creating mixed-use, compact, complete communities, while protecting the Provincial Greenbelt, the Region’s Natural Heritage System and a large proportion of Agricultural lands in the Region.

On November 17, 2021, a workshop was convened for Halton Region Council. Halton Region staff provided a detailed presentation on the Draft Preferred Growth Concept (PGC) and Land Needs Assessment (LNA) to Regional Council. The workshop presentation can be accessed via the following link: <https://edmweb.halton.ca/OnBaseAgendaOnline/Meetings/ViewMeeting?id=4266&doctype=1>

This report provides a summary of Halton Region’s Draft PGC and LNA and compares the Region’s PGC and the Town of Milton’s “Halton Balanced” Growth Concept

### Discussion

With assistance from Malone Given Parson (MGP) the following provides a summary and comments on Halton Region’s Preferred Growth Concept (PGC) and Land Needs Assessment (LNA) in relation to the Town of Milton.

**Discussion**

**Preferred Growth Concept**

Halton Region’s PGC necessitates settlement area boundary expansions for Community Area and Employment Area within Milton and Halton Hills. The portion of land allocated to Milton is summarized in Table 1 below and Attachment 1.

*Table 1: Milton’s Land Allocation According to Halton Region’s Preferred Growth Concept*

	Halton Region	As Measured by MGP
New Community Area	695	705
New Employment Area	620	660
<b>Total NEW DGA</b>	<b>1,315 ha</b>	<b>1,365 ha</b>

In an attempt to confirm the land areas generated by Halton Region’s LNA, a measurement was performed by MGP showing a 50-hectare discrepancy of an unknown source.

**Preferred Growth Concept Comparison**

The PGC is closest in nature to Halton’s Growth Concept 4, which was based on 50% intensification in the Built-Up Area. The following table summarizes the differences between the Preferred Concept and Concept 4. It is noted that the requirement for new land in Milton is similar to that shown in Concept 4.

*Table 2: Halton Region’s Preferred Concept in Comparison with their Concept 4*

	Preferred Concept	Concept 4	Difference
Community Area	695	720	-25
Employment Area	620	550	70
Non-Developable Area	445	660	
<b>Gross Area</b>	<b>1,760 ha</b>	<b>1,930 ha</b>	

The Milton “Balanced Option” included adding the entire whitebelt into the Settlement Area Boundary. The comparison of this option to the PGC is found in Table 3 below and Attachment 2. The “Balanced Option” assumed a greenfield density of 50 residents and jobs per hectare; whereas, the PGC assumes a greenfield density of 65 residents and jobs per hectare. **The difference in Greenfield density largely accounts for the difference in community land area required through settlement area boundary expansion between the two options.**

*Table 3: Halton Region’s Preferred Concept in Comparison with Milton’s “Balanced Option”*

## Discussion

	Preferred Concept	Milton's Balanced-Option	Difference
Community Area	695	1,000	-305
Employment Area	620	1,300	-680
<b>Total Developable Area</b>	<b>1,315</b>	<b>2,300</b>	<b>-985</b>
Non-Developable Area	445	1,680	
<b>Gross Area</b>	<b>1,760 ha</b>	<b>3,980 ha</b>	

### Summary of Preferred Growth Concept

Table 4 contains the proposed allocation of population from 2031 to 2051 under the Draft Preferred Growth Concept (PGC). The allocations are based on direction of:

- 116,000 people to the Built-Up Area throughout the Region, focused predominantly in Oakville and Burlington, in Urban Growth Centres, Major Transit Station Areas and other important Strategic Growth Areas, such as Midtown Oakville, Downtown Burlington, and Uptown Oakville;
- 150,000 people to the existing Designated Greenfield Area of the Region, predominantly in Milton and Oakville, and including “densification” of Strategic Growth Areas such as the Trafalgar Urban Core and Hospital District in Oakville, and the Milton Education Village; and,
- 62,000 people to the proposed new Designated Greenfield Area in Milton and Halton Hills.

*Table 4: Draft Preferred Growth Concept: Population Growth by Local Municipality*

Municipality	Population		
	2021	2031	2051
Burlington	195,000	218,000	267,500
Oakville	222,000	280,000	373,500
Milton	138,000	187,000	334,500
Halton Hills	66,000	82,500	124,500

The Draft PGC has been based on a Region-wide intensification rate of 45 percent, with a densification/intensification target of 85 percent of housing units directed within the existing urban area, thereby meeting the “intensification first” and minimization of urban expansion objectives of the Growth Plan.

### *Employment Growth:*

- Over 27 percent of employment growth in the Major Office category between



**Discussion**

2031 and 2051, representing a significant shift towards office employment in the Region, and directed to mixed use Strategic Growth Areas within the Built-up Area, supporting local and Regional Urban Structures;

- Only 42 percent of employment growth in the Employment Land Employment category predominantly on employment lands, accommodating in-demand logistics/warehousing and other manufacturing uses, necessitating a measured urban boundary expansion;
- The remaining 43 percent of employment growth in the Population-Related Employment category to serve the residential communities throughout the Region.

*Table 5: Draft Preferred Growth Concept: Employment Growth by Local Municipality*

Municipality	Employment		
	2021	2031	2051
Burlington	98,000	106,000	123,000
Oakville	111,000	138,000	177,000
Milton	44,500	70,000	133,000
Halton Hills	24,500	36,000	68,000
Halton Region	278,000	350,000	500,000

Table 5 contains the proposed allocation of employment to 2051 under the Draft PGC. The allocations are based on the direction of:

- 61,000 predominantly Major Office and Population-Related jobs to the Built-Up Area throughout the Region, focused in Urban Growth Centres, Major Transit Station Areas and other important Strategic Growth Areas;
- 61,000 jobs to the existing Designated Greenfield Area of the Region, predominantly in Milton and Halton Hills, and including “densification” of Strategic Growth Areas; and,
- 27,000 Employment Land Employment and Population-Related jobs to proposed new Designated Greenfield Area, **predominantly located along the Highway 407 and 401 corridors in Milton** and the Highway 401 corridor in Halton Hills.

**Concluding Remarks - Preferred Growth Concept (PGC)**

- Overall, the Region has made great progress in advancing the review to this stage.
- The Region has made significant changes to their work to reflect the Town’s comments and suggestions.

## Discussion

- While the proposed quantum of NEW employment and community areas in Milton is less than what was recommended through the “Halton Balanced” Growth Concept, staff is of the view that the new community area in Southeast Milton and employment land along 401/407 will provide a sufficient supply of new development land to 2051.
- Staff are also pleased to see the quantum of development in the Built-Up Area (Old Milton) has been “right sized”.
- Staff recommend the Milton Council endorse the PGC.

### The Town of Milton’s “Ask” of Halton Region

While it is noted that the Nov 2021 Region Workshop did not speak to phasing (Region staff will be making phasing recommendations in the Feb 2022 Report), it is critical that the following is raised NOW for consideration:

#### *EMPLOYMENT LANDS:*

- Milton needs a steady flow of investment ready employment lands. Planning work for delivery on new employment lands to accommodate warehouse/logistics will need to commence prior to 2031.
- Derry Green will be built out by 2031 and Milton can’t afford to have a 10 year gap of shovel ready employment lands. This would not be practical or fiscally responsible for the Town and Region.

#### *COMMUNITY LANDS:*

- Milton’s NEW community (whitebelt) lands must be phased to ensure a continuous supply of market based housing beyond 2031.
- The Region must bring forward the **CONCURRENT** delivery of existing areas (Agerton/Trafalgar/Britannia/MEV to pre-2031) to ensure Milton has land for innovation/knowledge based job creation in a mixed-use areas.
- Substantial build-out of the Boyne area must be recognized within the 2021-2031 horizon.

### Other Considerations - Best Planning Estimates

Development phasing in Halton is predicated on the “Best Planning Estimates (BPEs)”. The BPEs are a planning tool used to identify where and when development is expected to take place across the Region. The BPEs provide direction in determining the timely provision of both hard infrastructure (roads, water and wastewater) and community infrastructure (schools, community recreation etc.). The current BPEs were approved by Regional Council in 2011 for growth to 2031 and will need to be updated following the approval of the updated



## Discussion

Regional Official Plan. It is critical that the updated BPE's facilitate development phasing in Milton that is:

- Practical and fiscally responsible.
- Ensures a market-based supply of housing.
- Ensures a shovel-ready supply of employment lands.
- Allows a **concurrent** steady stream of developable land balanced between greenfield and intensification.

## Next Steps

It is the intent of Region staff to bring forward a recommendation on the Preferred Growth Concept in February 2022, together with a comprehensive set of technical studies addressing:

- climate change;
- water and wastewater infrastructure;
- transportation infrastructure;
- agricultural impact;
- natural heritage/water resources; and,
- financial impact.

If endorsed by Regional Council, the Preferred Growth Concept will form the foundation of the Integrated Growth Management Strategy, which will be implemented through an amendment to the Regional Official Plan.



## Financial Impact

As noted above, Halton Region is expected to present further financial analysis as part of the final package of comprehensive studies in February 2022. Findings of the financial analysis that has been undertaken to date by Hemson Consulting on behalf of the Region have included that:

- the capital investment required for each of the scenarios was fairly consistent;
- pressure on the tax rates in excess of the rate of inflation can be expected in all local municipalities. This pressure was slightly less in scenarios that involved a higher degree of low and medium density residential development;
- the non-residential assessment base was relatively consistent between scenarios, and is expected to grow from being 20% of the overall property tax base to 25% by 2051.

These findings relied on a number of assumptions with respect to service levels, municipal policies, infrastructure assumption and the pace of growth.

The Town has separately undertaken fiscal impact analysis for the planning horizon to 2041 (exclusive of the proposed new growth areas as considered in the Region's Official Plan process). The most recent such study was presented in November 2021 through report CORS-056-21. The Town's fiscal analysis also highlights the importance of the timely development of non-residential areas as is recommended in this report. Management of the timing of the construction of new infrastructure and the expansion of services will also remain critical to influencing future changes in the Town's property tax rates. Should the Town continue with the annual funding strategies that are associated with the existing infrastructure deficit, the fire services and transit master plans, and other priorities of Council, it can be expected that Milton will be better positioned to expand services to the proposed new urban areas.

Respectfully submitted,

Jill Hogan, MCIP, RPP  
Acting Commissioner, Development Services

For questions, please contact: Jill Hogan

Phone: Ext. 2304

## Attachments

Attachment 1: Halton Preferred Concept for Milton as measured by MGP

Attachment 2: Halton Preferred Growth Concept Compared to Milton Balanced Growth Concept.

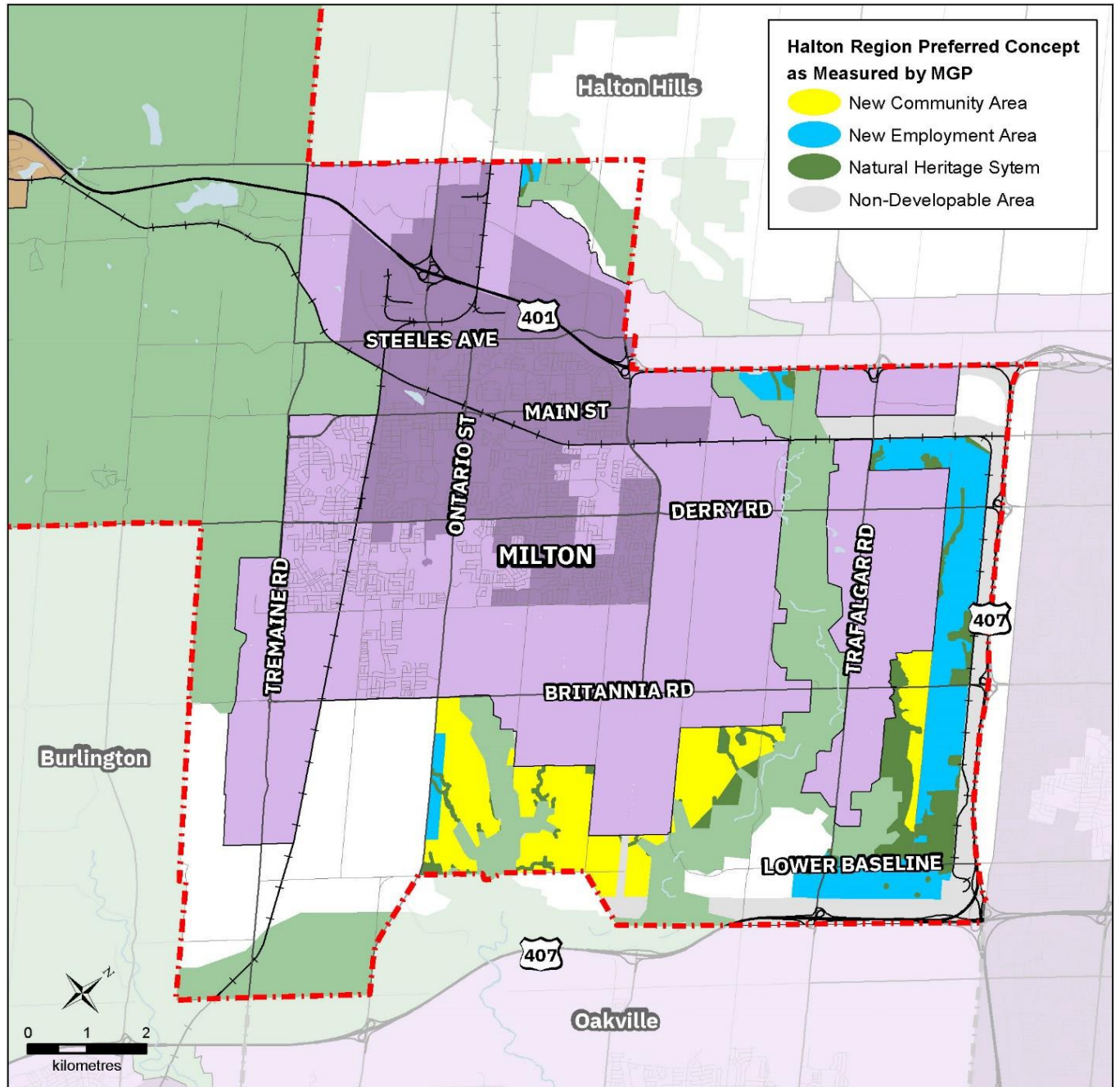


CAO Approval  
Andrew M. Siltala  
Chief Administrative Officer

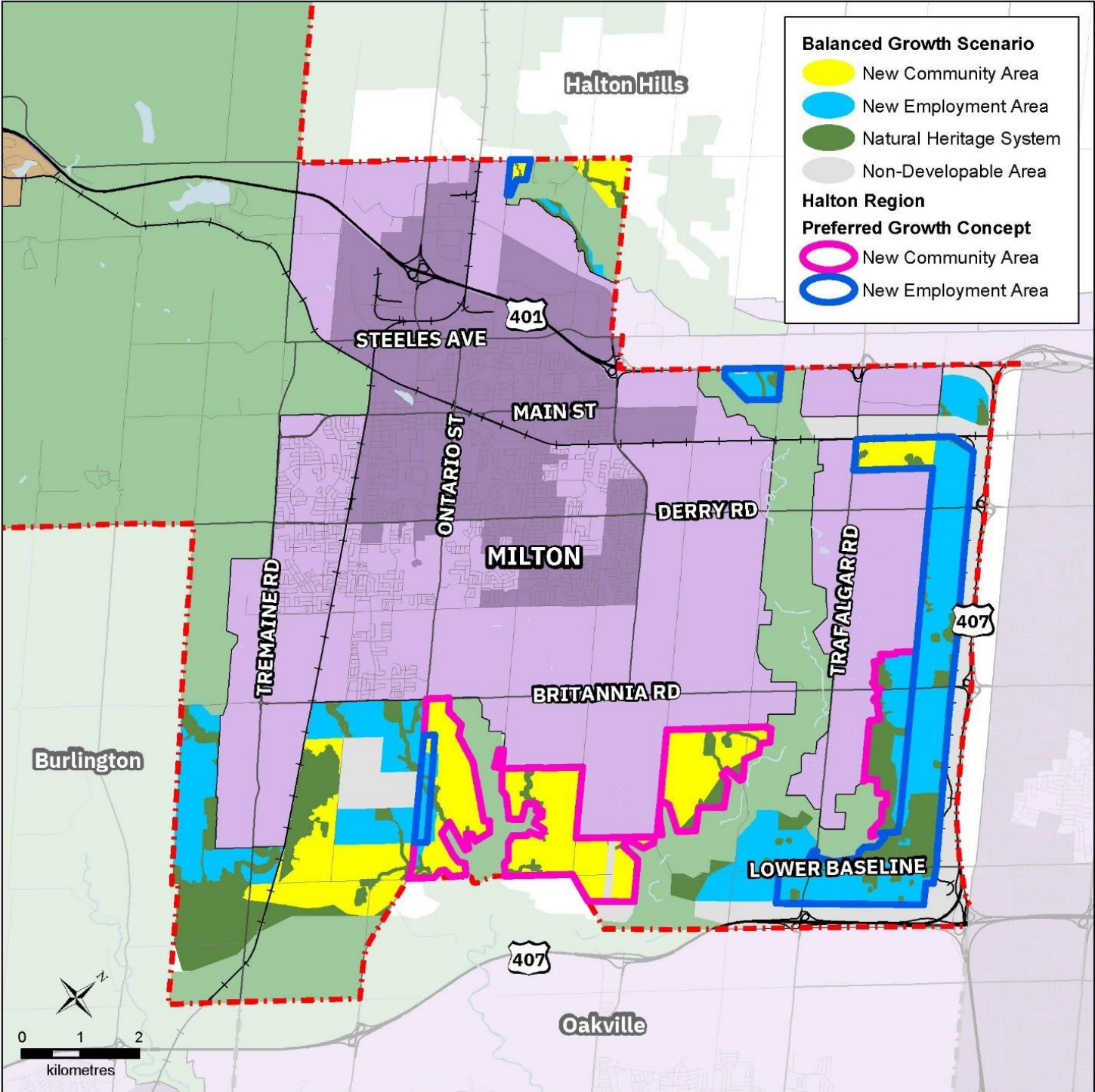
### Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.

Attachment 1 - Halton Preferred Concept for Milton as measured by MGP



*Attachment 2 - Halton Preferred Growth Concept Compared to Milton Balanced Growth Concept*





THE CORPORATION  
OF  
THE TOWN OF HALTON HILLS  
Special Council

**Resolution Number**

**Title:** REPORT NO. PD-2021-0045

**Date:** Tuesday, July 6, 2021

**The vote approved basically Concept 2 in the Attached Report**

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**Moved By** Councillor J. Fogal

**Seconded By** Mayor R. Bonnette

THAT Report No. PD-2021-0045 dated June 30 2021 regarding the Halton Region Official Plan Review – Growth Concepts be received;

AND FURTHER THAT the Town continue to advance a three-pronged growth strategy to the 2051 planning horizon comprised of the following elements:

- Intensification inside the Georgetown and Acton Built Up Area (BUA) with a focus on key strategic growth areas such as the Georgetown GO Station/Mill Street Corridor, Downtown Georgetown, the Civic Centre District, the Guelph Street Corridor and Downtown Acton/Acton GO in accordance with locally approved policies as may be updated from time to time;
- Compact residential and mixed-use development within Designated Greenfield Areas (DGA);
- Development within designated Employment Areas;

AND FURTHER THAT in keeping with the general findings and objectives of the Town's Employment Lands Needs Study (2020), Economic Development and Tourism Strategy (2021), Foreign Direct Investment (FDI) Strategy (2020), and the Business Concierge Program (2021), the Region of Halton be advised that Council is supportive of the provision of approximately 350 gross hectares of additional employment lands net of the Natural Heritage System within the Town to the 2051 planning horizon;

AND FURTHER THAT building on the strategic location, development and investment attraction momentum, and designation as a Provincially Significant Employment Zone in accordance with *A Place to Grow: The Growth Plan for the Greater Golden Horseshoe*, the Halton Hills Premier Gateway be prioritized for the location of additional employment lands to the 2051 planning horizon;

AND FURTHER THAT in keeping with the complete communities provisions of *A Place to Grow: The Growth Plan for the Greater Golden Horseshoe* as well as the general direction set out in the Town's Strategic Plan, the Region of Halton be advised that Council is supportive of a modest expansion to the Georgetown Urban Area, similar in scale to that approved through the Sustainable Halton process



(ROPA 38 and OPA 10) of approximately 350 gross hectares net of the Natural Heritage System to accommodate compact residential and mixed use development once the existing DGA are substantially built out in the mid to late 2030s along with providing opportunities for the proposed redevelopment of the Georgetown Hospital;

AND FURTHER THAT any phasing provisions do not preclude the early redevelopment of the Georgetown Hospital and other ancillary uses, and Region of Halton be requested to work with the Town of Halton Hills, Halton Healthcare, Ministry of Health and Long Term Care, the Ministry of Municipal Affairs and Housing and other stakeholders to expedite the proposed redevelopment of the Georgetown Hospital;

AND FURTHER THAT any new additional urban lands be subject to appropriate phasing policies to ensure a seamless and moderate scale and pace of development is in keeping with the direction set in the Town's Strategic Plan and Official Plan;

AND FURTHER THAT development be in accordance with the Town's Green Development Standards as updated from time to time and low carbon opportunities continue to be pursued in keeping with the direction set out in the Town's Strategic Plan, the Official Plan and the Low Carbon Transition Strategy once finalized;

AND FURTHER THAT the Region of Halton be requested to work with the Town of Halton Hills, Ontario Ministry of Agriculture, Food and Rural Affairs, Halton Region Federation of Agriculture, the farming community and other key rural stakeholders to develop policies that recognize and enhance the role of the farming community in maintaining key natural heritage features and the broader Natural Heritage System, as well as good farming practices and the contribution it can have on reducing the effects of climate change;

AND FURTHER THAT the Region of Halton be requested to work with the Town of Halton Hills and the farming community and other rural stakeholders on maintaining and growing the viability of farming in Halton Region, especially in near urban areas on a variety of issues including potable water supply, farm equipment traffic movement, runoff and drainage, and other farming conflicts;

AND FURTHER THAT the foregoing recommendations be utilized by the Region of Halton in the development of a Preferred Growth Concept for purposes of updating the Regional Official Plan to the 2051 planning horizon.



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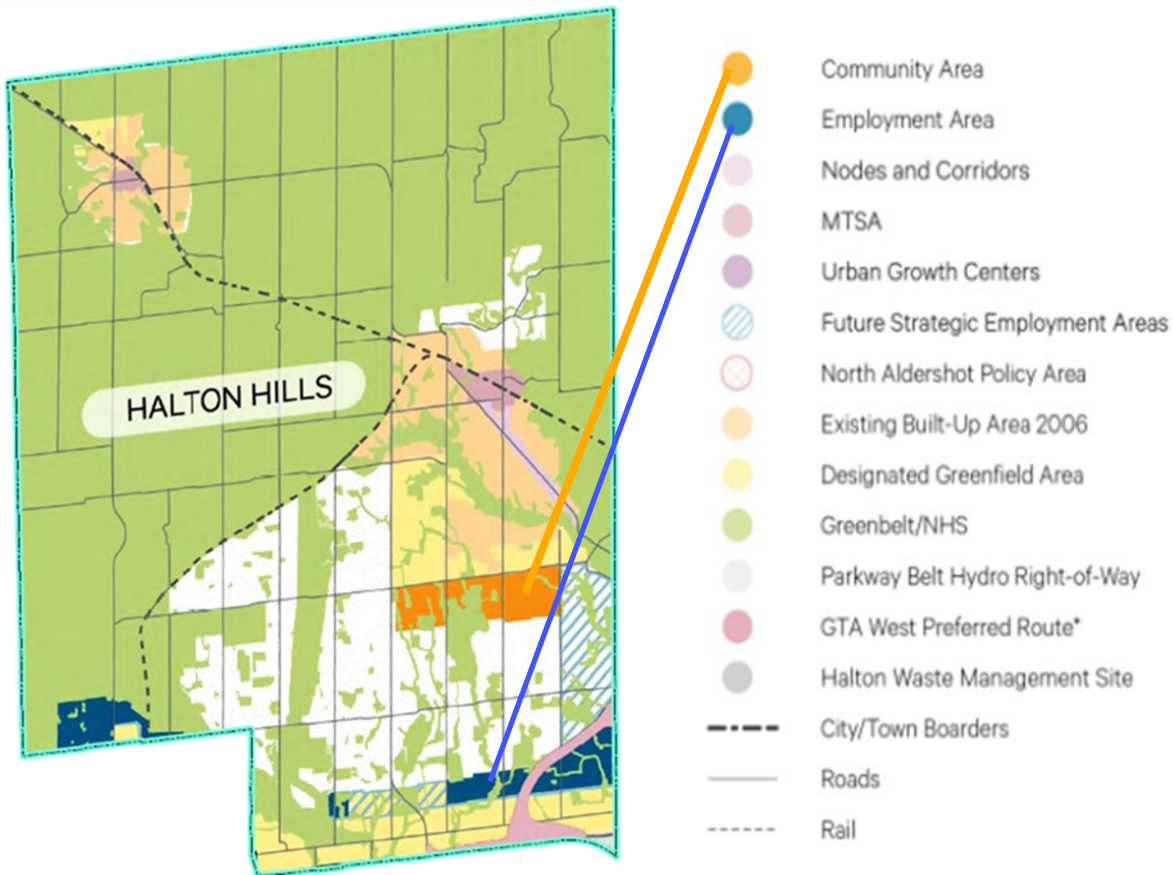
Mayor Rick Bonnette

Town of Halton Hills Preferred Concept for Growth to 2051 as Recommended on Page 1

**Concept 2 – 70% Densification/Limited Greenfield Expansion**

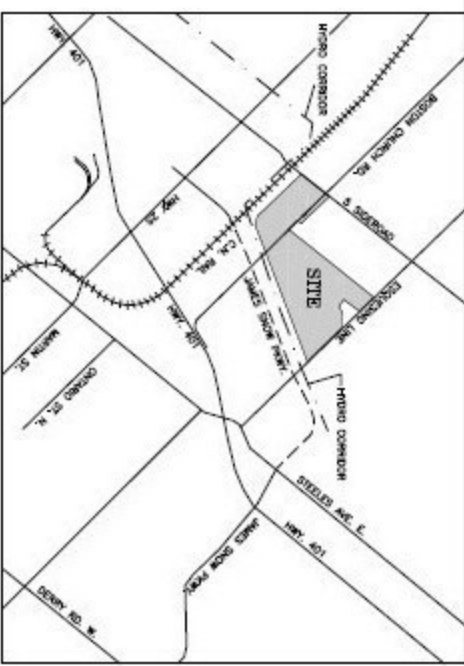
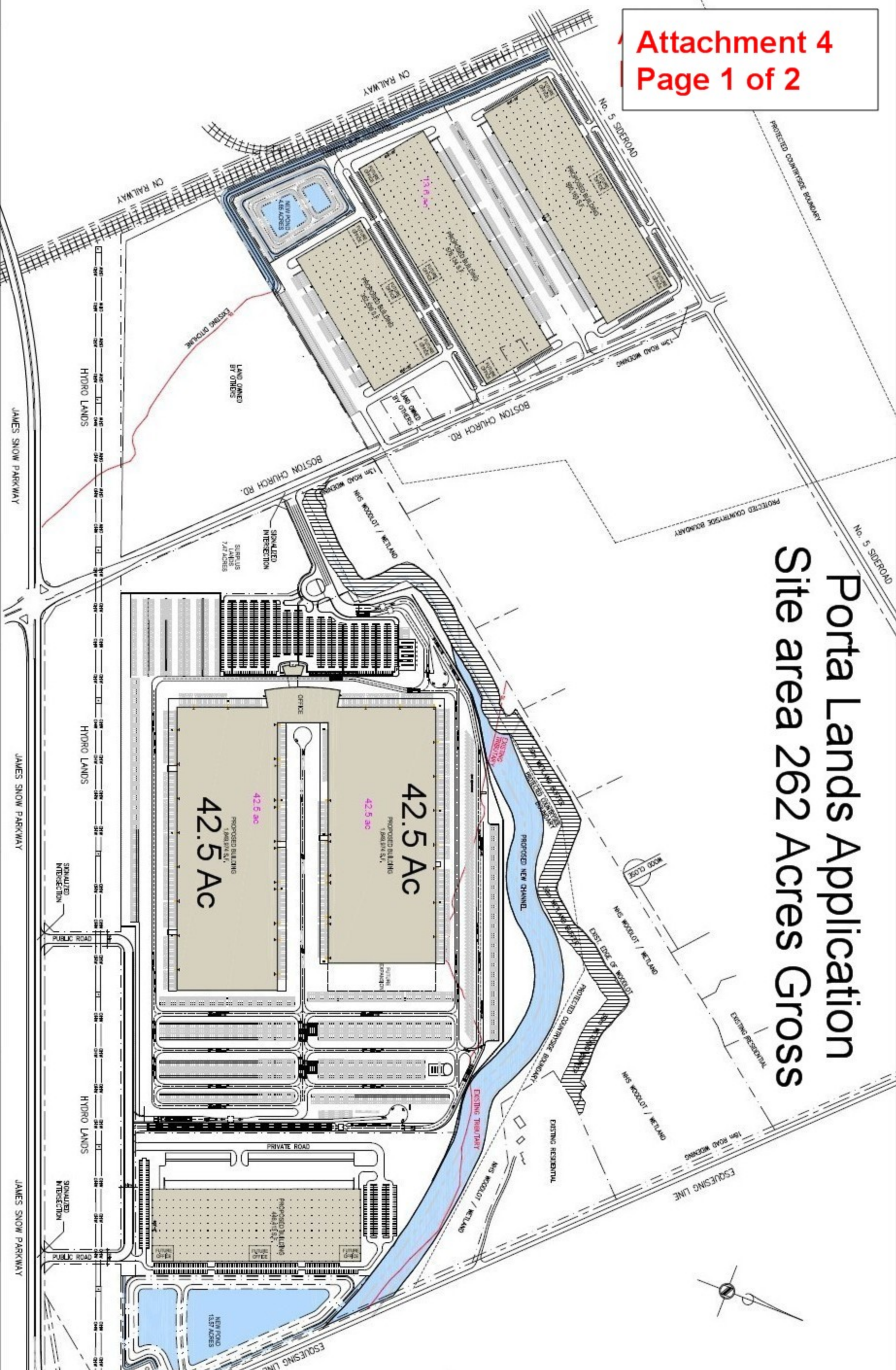
This Concept proposes:

- a minimum of 50% of all new housing will be located within the existing BUA
- all new DGA would be planned for a density of 65 persons and jobs per ha
- additional 20% densification between 2031-2051 (70% total)
- Region-wide total of 106,700 apartments
- Region-wide total of 68,000 ground-related units
- Total estimated Region wide Community Area DGA of 730 ha
  - Halton Hills estimated share of 330 ha (approximately 1 Vision Georgetown)
- Total estimated Region wide Employment Area DGA of 1,100 ha
  - Halton Hills estimated share of 500 ha



\*Current preferred route, subject to change

# Porta Lands Application Site area 262 Acres Gross



KEY PLAN  
NTS

SITE STATISTICS	
SITE AREA - WEST OF BOSTON CHURCH	74.97 ACRES
TOTAL LAND TO BE DEVELOPED	66.23 ACRES
SITE AREA - EAST OF BOSTON CHURCH	262.25 ACRES
TOTAL LAND TO BE DEVELOPED	175.58 ACRES
BUILDING AREA - WEST OF BOSTON CHURCH	1,488,836 S.F.
BUILDING AREA - EAST OF BOSTON CHURCH	2,296,387 S.F.
TOTAL BUILDING AREA	3,785,223 S.F.

## Site Area 262 Acres



Milton North Business Park  
Milton, Ontario

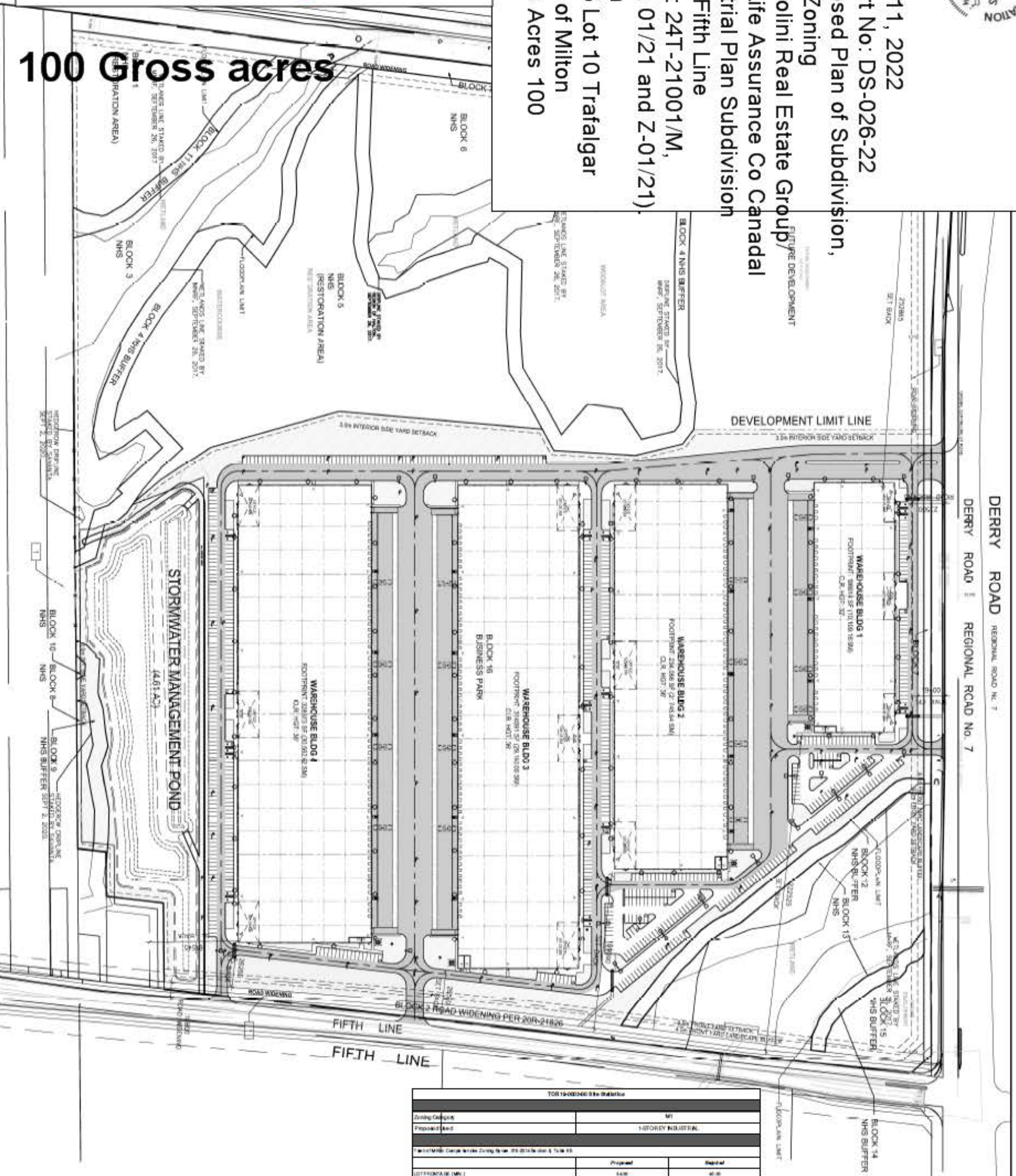
CONCEPT PLAN  
SCALE: 1:2500  
DATE: SEPT. 15, 2021

A-1

April 11, 2022  
 Report No: DS-026-22  
 Proposed Plan of Subdivision,  
 OPA Zoning  
 Broccolini Real Estate Group  
 Sun Life Assurance Co Canadal  
 Industrial Plan Subdivision  
 6712 Fifth Line  
 (Files: 24T-21001/M,  
 LOPA 01/21 and Z-01/21)  
 Milton  
 Con 5 Lot 10 Trafalgar  
 Town of Milton  
 Gross Acres 100

Attachment 4 Page 2 of 2

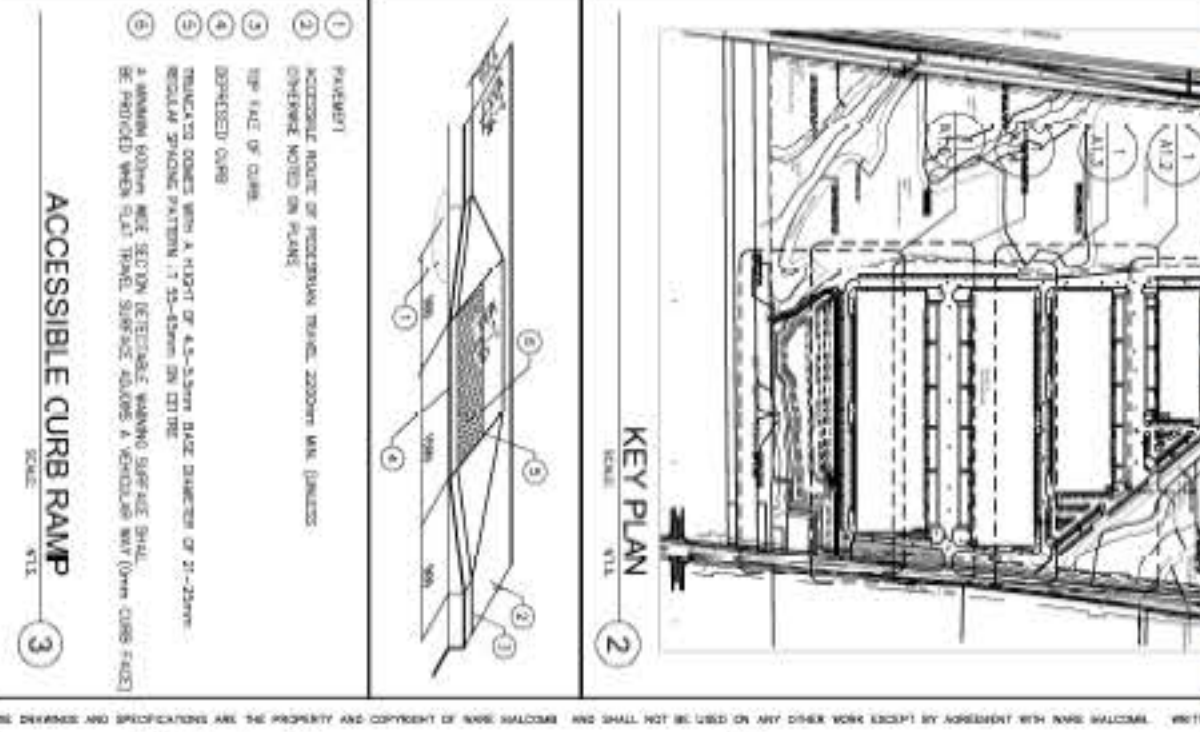
100 Gross acres



OVERALL SITE PLAN  
 SCALE: 1/8" = 1'-0"

TOR 14-00-040 Site Statistics	
Zoning Category	M1
Proposed Use	1-STORY INDUSTRIAL
TOTAL M2000 Gross Area (Gross Area) (G.A.)	1,146,000 sq. ft.
PROPOSED	EXISTING
GROSS FLOOR AREA (M2)	6,430
NET FLOOR AREA (M2)	48,300

Item	Description	M1 Zone		M2 Zone	
		Proposed	Permitted	Proposed	Permitted
1	LANDSCAPE ARCHITECTURE	1	1	1	1
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98	LANDSCAPE ARCHITECTURE	1	1	1	1
99	LANDSCAPE ARCHITECTURE	1	1	1	1
100	LANDSCAPE ARCHITECTURE	1	1	1	1



1. PARKING
2. ACCESSIBLE ROUTE OF PROGRESSIVE TRAVEL: 2000MM MIN. CLEARANCE
3. OVERHANG: NONE ON CURB
4. SLOPE: 1:12
5. SURFACE: CURB
6. FINISH: CONCRETE WITH A HEIGHT OF 45-55MM MAX. DUCT DIMENSION OF 2'-2" MAX.
7. FINISH: CONCRETE WITH A HEIGHT OF 45-55MM MAX. DUCT DIMENSION OF 2'-2" MAX.
8. FINISH: CONCRETE WITH A HEIGHT OF 45-55MM MAX. DUCT DIMENSION OF 2'-2" MAX.
9. FINISH: CONCRETE WITH A HEIGHT OF 45-55MM MAX. DUCT DIMENSION OF 2'-2" MAX.
10. FINISH: CONCRETE WITH A HEIGHT OF 45-55MM MAX. DUCT DIMENSION OF 2'-2" MAX.

**ACCESSIBLE CURB RAMP**  
 SCALE: 1/8" = 1'-0"

**KEY PLAN**  
 SCALE: 1/8" = 1'-0"

**OVERALL SITE PLAN**  
 SCALE: 1/8" = 1'-0"

DATE	REMARKS
2020-03-19	ISSUED FOR CLIENT REVIEW
2021-10-12	ISSUED FOR SECOND RESUBMISSION (OPA, ZBA, AND SUBDIVISION)
2021-12-15	ISSUED FOR OPA APPLICATION
2021-12-15	ISSUED FOR THIRD RESUBMISSION (OPA, ZBA, AND SUBDIVISION)

**SUN LIFE ASSURANCE CO CANADAL INDUSTRIAL DEVELOPMENT 6712 FIFTH LINE MILTON, ONTARIO**

**FIGURE 3 DS-026-22**

CAUTION - IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

June 7, 2021

Parks need 142 Acres Greenfield Urban Expansion. See below.  
Schools and hospital also have similar needs.

Mr. Curt Benson  
Director of Planning Services and Chief Planning Official  
Halton Region  
1151 Bronte Road  
Oakville, Ontario M7A 2J3

## RE: Regional Official Plan Update – Parkland Requirements

Dear Mr. Benson:

I am writing to you again to raise a matter that the Town of Halton Hills has been working on for a number of years related to the Town's future parkland needs, as related to your presentation to Town Council on May 3, 2021 regarding the Regional Growth Options being considered to 2051.

The Town has been undertaking a Parkland Acquisition Study since 2015, which is intended to identify the Town's parkland needs to 2031. In May 2019, Council approved various recommendations related to Parkland Policies in and practices in the Town, as it related to the Parkland Acquisition Study. The full report, along with appendices can be viewed [here](#).

A key outcome of this study update is that the Town will need to look outside of the current urban boundaries in order to acquire and construct suitable parkland to meet the community's needs into the future. This is even further highlighted based on the Region's Growth options being considered as part of the Region's OPA review.

As part of the recommendations to Council the Town is implementing policies intended to allow maximum flexibility in dealing with parkland in existing urban intensification areas (i.e. strata parks, off-site dedication, etc.) however there will be a significant need for additional parkland generated by the growing population to 2031, and additional needs for further population growth to 2051.

**Park needs outside existing urban area**

In total, it is expected that there will be deficit of 57.43 ha (141.91 acres) of land to meet parkland needs to 2031 even after Council's approval of a reduced parkland provision standard of 2.2ha per 1,000 persons. Based on the availability of developable tablelands in the existing Urban Areas, it is not practically feasible to obtain the size and quantity of parcel required for a major community/Town-wide park.

To that end, we are again requesting that the Region consider clearly permitting major public park uses in areas outside of the existing or proposed Urban Areas, in recognition of the scarcity and limitations of land within the existing urban areas. We understand that similar considerations may be required for school boards related to

**1 Halton Hills Drive, Halton Hills, Ontario L7G 5G2**

School sites & Hospital site needed outside existing urban area

potential secondary school sites as well as for potential expansion uses for the Georgetown Hospital. Parks are a critical infrastructure and service provided by the Town, as evidenced through the COVID-19 pandemic, when parks have seen dramatic increases in use.

The additional estimated population growth of 27,900 to 92,690 would result in a parkland need of 61ha-204ha of additional parkland based on current Town standards. Based on the experience with Vision Georgetown, the development of approximately 430ha of land resulted in an estimated parkland dedication of 20ha based on Planning Act Provisions. With a proposed area varying from 730ha to 2,080ha, we expect that only from 34ha to 97ha of parkland would be acquired through the planning process. This would still leave the Town with a significant shortfall of parkland to meet the community's needs. Further, with some of the options being considered there is a higher proportion of intensification through apartment units versus ground level units. Those types of apartment units will have an even higher need for adequate parkland to due to the practicality of implementing public and private outdoor amenity space in this type of development.

The Town has begun identifying/assessing potential park sites for acquisition, and consideration of this request is key for the Town to advance this review.

Please feel free to contact me if you have any questions.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Warren Harris". The signature is written in a cursive, slightly slanted style.

Warren Harris, OALA, PMP  
Commissioner of Recreation and Parks  
Town of Halton Hills

cc:

Chris Mills, Acting CAO, Town of Halton Hills

John Linhardt, Commissioner of Planning and Sustainability, Town of Halton Hills

Kevin Okimi, Director of Parks and Open Space, Town of Halton Hills



June 18, 2021

Mayor & Members of Council  
Town of Halton Hills  
1 Halton Hills Drive  
Halton Hills, ON  
L7G 5G2

**Need 40 to 45 Acres Greenfiled Urban Expansion**  
**See Page 2, underlined.**

Your Worship and Members of Council:

I am writing today to provide you with information about the status of the Georgetown Hospital and a planning process that we are currently undertaking that I believe will be an important factor to consider in your Growth Concept options deliberations. Under ordinary circumstances, myself or Denise Hardenne, President and CEO of Halton Healthcare would delegate and participate in the workshop. Unfortunately, the demands of the pandemic have challenged hospitals like never before and we are unable to address you in person.

Let me reassure you that every resource, every team member and every leader in our organization is focused on responding to this pandemic and nothing is more important to us than ensuring the health and safety of our patients, our community and our healthcare teams.

We also recognize the importance of planning for the future.

The pandemic has underscored the urgent need to redevelop our hospital to ensure we are better prepared to respond to issues such as infectious diseases and have the space required to treat more patients.

Space constraints and aging infrastructure have become obstacles to delivering the comprehensive care our patients deserve. There is no doubt the redevelopment of the Georgetown Hospital is required to meet the growing needs of our communities and accommodate state-of-the-art technology and evolving models of care.

The Ministry of Health capital planning process uses a multi-staged method to advance project proposals through various approvals and typically takes several years to complete.

Halton Healthcare has a successful record of delivering major capital infrastructure projects on time and on budget and we are committed to progressing through the required planning stages despite the pandemic.

I am pleased to inform you that during this challenging time, we have continued to meet planning timelines and have advanced our planning through the first two steps of the Ministry's planning process. The first step is a Pre-Capital planning stage that requires the Hospital to document the need for redevelopment. This includes an exhaustive look at both the clinical service needs of the community and the physical capacity of the Hospital facilities to accommodate those services. This work confirmed with the Ministry that redevelopment was required and moving to Stage I planning, which is a form of "business case" for a major capital project was endorsed by the Ministry. This Stage includes options for the redevelopment.



Our Board of Directors approved the Stage I submission and we formally submitted the documents to the Ministry of Health in April 2021, for Ministry review. While all options for redevelopment are currently on the table with the Ministry, we believe there is a likelihood the existing site may not be suitable to support the scope of redevelopment currently contemplated in our Stage I submission. In anticipation that the planning process outcome might dictate the need for a new green field redevelopment, the Hospital would need to find a site of approximately 40 to 45 acres to accommodate the project. Simply put, parcels of land of that size are not available inside the existing Georgetown urban boundary.

The redevelopment of Georgetown Hospital is a transformative capital project for our community, the likes of which has not been seen for many decades. Please consider the future healthcare needs of the residents of your community and the future growth needs of the Georgetown Hospital during your planning and growth options deliberations.

Sincerely,

A handwritten signature in blue ink, appearing to read "William J. Bailey".

Bill Bailey  
Senior Vice President, Redevelopment, Facilities & Retail Operations  
Halton Healthcare





## Georgetown Hospital Redevelopment

Prepared in consultation with Halton Healthcare

### Fact Sheet

as of July 2, 2021

#### Existing Situation:

- Existing Hospital built in the 1950's
- Building systems and controls are out-of-date for current needs
- Overall analysis conducted by Halton Healthcare shows that the building has reached the end of its useful life.
- Expansions/renovations completed in 2014 to upgrade Emergency Department and CT scanner

#### Provincial Process:

- Halton Healthcare currently engaged with the Ministry of Health in a 6-stage multi-year planning process
- Stage 1 material was submitted to the Ministry in April, 2021 that included the business plan for the redevelopment of the Georgetown Hospital
- All options for redevelopment are currently being reviewed by the Ministry

#### Need for Future Hospital:

- Analysis conducted by Halton Healthcare indicates that there is a likelihood that the existing site may not be suitable to support the scope of redevelopment currently contemplated in the Stage 1 submission
- It was determined that a 40 – 45 acres greenfield site would be required to accommodate the scope of development
- Technical Advisors were hired to review numerous sites and assess their viability
- Key components included
  - Transportation access
  - Servicing
  - Timing
- Halton Healthcare Advisors concluded that a greenfield site is not available within current urban boundary

#### Next Steps:

- Halton Healthcare will continue to work through Provincial 6-step process
- Re-engage in search for new site – paused due to overwhelming staff impacts due to COVID

1 Halton Hills Drive, Georgetown, L7G 5G2

905-873-2600 | 1-877-712-2205 | haltonhills.ca